

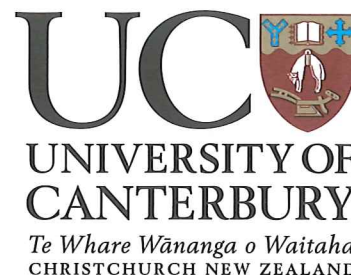
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5/11/2015

Liam Stoneley

via FYI

fyi-request-3207-52d0f3f1@requests.fyi.org.nz

Dear Liam

OIA 15.53 ALICE CANDY CARPARK

Further to your request, submitted via the FYI website regarding the Aotahi Carpark (known to the University as Alice Candy Carpark), please find to follow answers to your questions.

1. *What was the cost of the new carpark that has been laid behind Aotahi?*
\$192,880.37
Note that additional work is outlined in some of the attached materials, over and above the car park specifically
2. *How many carparks will it provide?*
82
3. *Who are those carpark being allocated to – staff, students, visitors?*
Contractors
4. *Please provide any documents, reports or communications that give reasons for the carpark and the use of that land for a carpark. Specially, anything that justifies its cost and existence.*
Please find these appended below. Names of contractors have been removed to protect information that would be likely to unreasonably prejudice their commercial position under s9(2)(b)(ii) of the Official Information Act (OIA).
5. *Please provide any other information relevant to the above questions.*
In addition
 - i. a series of internal emails were circulated that contained free and frank advice to senior UC officers regarding the budget cycle and project timelines. This material is withheld in order to maintain the effective conduct of public affairs under s(2)(g) of the Official Information Act
 - ii. project and site specific technical documentation, including budget and planning data developed and provided by UC's preferred supplier, has been withheld under s9(2)(ba)(i) of the OIA in order to protect information which is subject to an obligation of confidence

You have the right to complain to the Ombudsman under s28(3) of the OIA to seek a review of this decision.

Regards

Tom Norcliffe
Associate Registrar

August 2014

Proposed Construction car parking provisions for 2015

Background

The ongoing transformation of the UC campus will reach a new level of intensity during the 2014/15 summer break with both CETF and RSIC construction sites established alongside 9 remediation and 2 infrastructure projects. It is estimated that this scope of work will need to be supported by approximately 1200 construction staff all of which need to get to work. This is almost double our previous maximum construction staffing peak levels of 650 experienced in the summer of 2014. This combination of a significantly increased scale of construction, the people it involves and the need to provide a safe environment within which UC can continue to operate has been a prime consideration for the newly formed Campus Construction Safety group.

Our remediation experience to date has shown that contractor carparking has been an issue for both the campus and the surrounding neighbourhoods. This has come in the form of increased pressure on all of the Ilam campus parking which has necessitated the allocation of 100 free Contractor specific parks most of which are located around the Creyke Rd Hawkins house and the purchase of 25 UC parking permits. During the construction peaks within the summer breaks the Fine Arts and Law carparks have been available free for contractor use. UC's neighbours have also experienced an expanded pressure and scale of non-residents parking on the surrounding streets.

UC's ability to continue to comply with the CCC parking requirements has also been affected by the large number of construction hoardings and traffic management plans required directly removing 463 carparks from service by the start of 2015.

The culmination of these pressures have required there to be a rethink of the contractor carparking provision for the next 3 yrs at least.

Car parking options

The options considered for the provision of temporary contractor carparking included

Temporary construction – this involves the temporary establishment of carparks at various green space locations on campus. These would be made from recycled concrete chip or a gravel base with a temporary edge detail they would however still need a temporary resource consent and stormwater treatment. Unfortunately they would not be the most aesthetically pleasing solution so are best suited to edge of campus locations away from main entrances or frontages. They would be available to contractors at the current daily cost of \$7.50/day.

Construction hoardings – This is where the site construction hoardings are expanded to accommodate some construction car parking. This obviously is the contractors preferred option but the scale and location of the current construction zones and their impact on campus requires them to be minimised not expanded so this was not considered further.

Construction of a car parking building – The capital cost ,design and consent time for this permanent solution makes this option unachievable within the short timeframe available so was not considered further.

Reallocation of existing UC parks – This involves the temporary reallocation of established UC staff or student asphalted car parks for specific contractor use which are either charged or made available free . This is currently in place around the Hawkins Creyke road house providing 70 parks.

The reallocation areas being considered are a section of the Dove dale Campus Carpark No 2 where initially 80 will be provided free on a trial basis .This will encourage the early morning car poolers to drop off their occupants to site and then park with a no cost option. Contractor vehicles will need specific identification as the remaining Staff student Dovedale car parks will continue to be charged.

Another area currently being considered is a section of the western side of the Student union carpark to encourage the potential use of the Student event centre as a Contractor lunch location should this proposal be successful. This would be available at a daily charge. This proposal attempts to provide a centralised contractor lunch location for all contractors complete with an approved smoking area with morning teas delivered to site so as to reduce the contractor pressure on UC student site amenities at key times.

Temporary car park options

A wide variety of locations were considered and preliminary construction costs were established with allowances made for reinstatement as these options are clearly temporary as they use crushed concrete or gravel chip as a base. Locations that have been priced with a financial assessment include are shown on the site map (see appendix). The financial options assessment (see appendix) is conservative and based on a 75% occupancy during the parking year (Feb –Nov).

1 Alice Candy West - 95 parks Cost \$201K Income \$96K pa . This option is preferred as it placed away from site frontage bit still at the edge of campus and is no available with the loss of the Archives project.

2 McMillan Brown South - 47 parks Cost \$117K Income \$48K pa . This is close to option 1 but displaces specific functions and events held within this zone

3 Music south - 82 parks Cost \$197K Income \$83K pa . This requires the removal of a number of significant trees and effects an area adjacent to the Music amphitheatre which is being encouraged as an outdoor option for performances with the loss of use of the Jack Mann theatre.

4 Between Uni drive and Science road - 97 parks Cost 237K Income \$97k This significant Ilam road frontage site would also require the bringing forward of the time frame for the removal of the pines at the south end.

5 Science road North – 35 parks Cost \$81K Income \$35K This small extension of the Sciences carpark requires the removal of a significant group of cedars for relatively little return.

6 Ilam fields East – 443 Parks Cost \$985K Income \$449K – This high profile community site adjacent to Ilam road provides the the greatest number of parks .It also provides the greatest

impact on the student experience in terms of green fields availability for sport and clubs , large student event location and general green space all of which is a unique aspect of UC.

7 Research and industry zone – 115 parks Cost \$281K Income \$109K – This Creyke road frontage site utilises the north undeveloped section of the proposed R&I development . This area also includes the Hawkins Creyke road office and it is not proposed to shift this . It does however require the R&I development to be under way and the Creyke road houses be demolished prior to the carpark being established .Should this not occur then the current default provision of the existing 70 parks in this area would remain available at no cost.

8 Fine Arts Carpark East - 176 parks Cost \$380K Income \$178K – This high profile site along the Clyde road frontage requires the removal of a large number of prominent trees earth mounds and borders the much photographed large concrete entrance sign by University drive.

CCC Parking Plan

These have been confirmed as being linked to the UC staff and student numbers with the carpark count only related to those available on campus for that purpose so this precludes those used at UC accommodation facilities. By December of 2015 UC will have lost some 463 carparks with approx. 160 of these being permanent with the rest being returned to service when the respective construction hoardings are removed. This will of course be a moving feast as the cycle of remediation works progresses .So although at December 2015 UC will officially be 138 carparks short of the 3106 required within the CCC City Plan at that time it can readily confirm that some 283 parks are only unavailable on a temporary basis.

Recommendation

Of the options considered it is proposed to establish the details and progress the detailed planning for the following

Alice Candy East built option 1 with a daily charge	95
Research and Industry built option 7 with a daily charge	108 or 70
Undertake the Dovedale Carpark 2 allocation at no cost on a trial basis	80
Proposed provision of contractor specific car parking in 2015	283 or 245

This approach will also ensure we are only providing 138 car parks less than the current CCC Cityplan requirements of 3106 while a further 283 are temporarily unavailable.

Financial Approval Memorandum

Learning Resources

To:	Alex Hanlon
From:	Rob Oudshoorn
CC:	Shelley Ranson
Date:	13-1-15
Subject:	Temporary contractor carpark and footpath works

Project number – B1847

Summary of project

As a part of the campus construction site safety initiatives approved for this year was the construction of a temporary carpark in the Alice Candy green space and the enlargement of a range of footpaths to accommodate the new pedestrian routes and loadings on Campus.

As the scope of work through out the campus has the potential to be considerably disruptive to the operation and safety of the university community and with it's requirement to coordinate with the various other projects on site quotations were requested from 3 contractors (already established onsite) who initially confirmed they could meet the tight summer break timeframe requirements.

This approach was confirmed when taking into account the difficulties encountered in getting a quality response from the market for the recently tendered civil based fire main upgrade contract. Quotations were therefore requested from s9(2)(b)(ii) with the best pricing coming from s9(2)(b).

This disruptive work is is planned to be completed by the start of term 1 . To achieve this it requires a contractor establishment on site by 19th Jan.

The s9(2)(b) pricing received was

P&G	\$26645.29
Footpath upgrades	\$177278.68
Contractor carpark	\$192880.37
Contaminated material allowance	\$79019.00
Quotation value	\$475823.34 ex gst

With the contaminated material allowance included (not expected to be used) and a 10% contingency allowed for a total expenditure for this scope of work is expected to be a maximum of \$526005. ex gst. Work for the contractor carpark and one stream based footpath is still subject to a successful resource consent application so full project completion dates are uncertain at this time.

Item being approved

P-O TBA	s9(2)(b)(ii)	\$475823.34
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This document is to be filed in the project files. It is not to be amended without permission.

and approved.

Budget for this item has been allocated from an enlarged 2015 Minor capital budget to accommodate this and other Campus site safety initiatives.

ENDORSEMENTS & APPROVALS

Signature	Date
Rob Oudshoorn Engineering Services Manager Project Manger	14-1-15
Alex Hanlon Director, Learning Resources Endorsed / Approved	14 th January 2015
Keith Longden Director, Finance Endorsed / Approved	15/1/15

Referred to Rod Caw, Vice-Chancellor,
as in excess of \$500,000.

Released under OIA