

## Minutes of the Special General Meeting 26<sup>th</sup> April 2021 1.00pm

**Present: Building Sub Committee:** Jo Hayes, Jan Davis, Trish Patterson, Kevin Holmes, John Sowerby, Alan Haslett, Terry Stone, Janice Willoughby

**Apology:** Ash Fitchett

**Present: Taradale BC Members:** Pat Hay, Margaret Williams, Robyn Andersen, Michael Mountcastle, Anne Dempsey, Clodagh Norris, Dave Halliday, Sue Fenwick, Phil Holt, Doreen Nunn, Joyce Chapman, Alison Lott, Ngaire Billington, Garth Lawrence, Simone Stranaghan, Ron Humphreys, Sheryn Thomson, Anne Hodgson, Glenys Kefalas, Anne Thorn, Chris Hagen, Peter Lambourn, Sue Lambourn, Margaret O'Leary, Jim Brown, Alison Hucker, Julie Haslett, Noel Chambers, Brian Boxall, Carol Fraser, Joan Duthie, Viv Pinkham, Catherine Barker, Ruth Spittle, Diana Lees, Helen Grant, Margaret Hall, Margaret Vaughan, Raewyn Cooper, Gus Van der Linden, Annelies Van der Linden, Jan Stanfield, Mike Smith, Bev Withers

**Apologies:** Cath Halpin, Phyllida Isles, Ken Carmichael, Carolyn Yeomans, Shona Richards, Mary Burney

Welcome everyone.

You will all be aware that we have been granted approval in principle by the Napier City Council to build adjacent to Central Football offices in Clyde Jeffrey Drive. This approval is subject to us obtaining Resource Consent, then a Building Consent and a lease agreement before we can begin to build.

Ash and Janice have done a lot of work on the Resource Consent. We need to get the building plan drawn up by an architectural draughtsman before they can proceed with lodging the application. The cheapest way to do this is, through a builder.

Kevin has drawn up several draft plans before we settled on the one which you have all seen and been invited to give feedback about.

Kevin has approached several builders to try to get quotes. This has been a battle as builders have so much work that they are unwilling to spend time quoting for jobs unless there is a strong likelihood that they will get them.

Also, as the plans are not yet properly drawn up the best, we can get is an estimate. On top of the basic building cost there is about another \$200 000 to be budgeted for. For example, we have to provide a minimum of nine sealed car parks which will cost about \$40 000.

The three estimates we have obtained for the basic building are:

The lowest is CoreSteel at \$1770 per m2. Estimated total cost would be: \$737871.

The next is Waipukurau Construction \$1857 per m2. Total cost \$758 771

The other one is \$3000-3600 per m2. Total about \$1 097 694.

One of the first companies that Kevin approached was CoreSteel. They have also been the most helpful to deal with. And their price is the lowest. They use a patented steel construction method which is cheaper than conventional building methods.

Members of the building committee have had a look at a building CoreSteel are completing and were very happy with the finish. Also, Kevin spoke to the chairman of Ohaupo Sports Trust who had CoreSteel build a building similar to but larger than ours. This man expressed satisfaction with the build. To be able to move forward with the project we have reached the stage where we need to make a decision about the builder.

Our preferred builder until now has been CoreSteel, but Waipukurau Construction's estimate was only received on Friday evening. We would like to investigate this further. So today we would like approval from the meeting to negotiate with the two lowest estimates and the Building Committee then select one of these as our builder of choice.

Before I formerly move this, are there any questions?

Simone Stranaghan - Has an estimated time been gives for building start? No but probably not until early next year as we have to get our finance in place. Lease – is this a lease between us and Council – Yes with right of renewal.

Sue Fenwick – Take into consideration wood opposed to steel – Terry - supply of wood will not be a problem.

Mike Smith - Where is CoreSteel based – Thames St Napier

Michael Mountcastle – Funding query re shortfall – Jo to cover later in meeting

Ron Humphreys – Insulation with metal can be difficult – Kevin – it is like a batt system. Jo – we will check this out with CoreSteel.

Robyn Andersen - were we aware Waipukurau went into liquidation 2006. – No

I (Jo Hayes) move that the building committee be authorized to negotiate with CoreSteel and Waipukurau Construction to select one as our builder.

Seconded: Jan Davis.

Carried Unanimously

Funding update:

We have \$519 000 in investments but will need \$250-300 000 more.

Our Expression of Interest to apply to ECCT Community Assets and Facilities Fund has been approved. Applications close on 31 July and the committee meet at the end of September. Note the word Community in this fund's name. To be successful we need to demonstrate that the clubrooms will not just be used by our Bridge Club but by the wider community. Our research has shown that there is a shortage of suitable, affordable venues for small groups. We have a list of ten possible other users. Having the two rooms will allow concurrent use by different sized groups. If our application is successful we could get \$80 000-\$100 000 from the fund.

We will also be applying to the Lotteries Grants Board for Lotteries Community funding. Applications close 1 September, the board meets 1 December. Again, being able to demonstrate community use is essential to success. I have had no indication of how much a successful application would result in.

We will be putting in applications for operating costs and if successful the costs these cover could go into the building fund.

Any questions?

None

Meeting closed 1.30pm

DRAFT