

Panama Greenways & Cultural Centre. Design Feasibility. Fee Proposal.

29 August
2024

Isthmus.



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Cover + Contents
Otāhuhu Portage
Crossing Event 2019
Isthmus Images

Introduction.

Tēnā rā tātou!

We are pleased to provide you with our services to assist with the design and feasibility of Panama Road Greenways and a new Cultural Centre at Ian Shaw Park.

Isthmus integrate both Architecture and Landscape Architecture for community facilities. We are proudly design-led and we recommend a design-led feasibility process that commences with respecting the whenua, confirming the physical requirements of the Greenways and Cultural Centre and understanding the needs of future users.

To get the project moving, we propose Project A & B be undertaken specific to Walk and Cycle connections, acknowledging that Project C, identified as a Cultural Centre be undertaken within its own Feasibility Phase.

We will partner with Re-Nature as Civil Engineers who specialise in walkway projects delivered up and down the country. Isthmus have most recently worked on the Ōtāhuhu Portage Connection with the Māngere Ōtāhuhu Local Board, Mana Whenua and Auckland Council, and we were also involved previously with the Toia Community Center Ōtāhuhu. Re-Nature are currently involved with walk cycle connections in East Tāmaki, and just completed the Patuone Walkway at Barry's Point Rd in Takapuna. Damian from Isthmus, and Andrew from Re-Nature have worked previously together, and been involved in numerous other walkways around Tāmaki in previous roles with Auckland Council as well.

For the Cultural Centre, they act as neighbourhood social centres - a meeting point for whānau, community, sports teams, clubs and hobbyists. They have the potential to express the values, identity and freedoms of communities, therefore they are an exciting design prospect!

We believe we bring a unique ability towards maximising the community value from the project, and we do this through unlocking the wider site opportunities (the incredible history, visual and recreational amenity) to support positive outcomes for the Riverside Community, and as part of a wider network of green connections for access.

We see 'people' and 'community' as partners in the design process, holding an inherent grass roots knowledge that we don't necessarily have access to. Realising potential in people is what drives Isthmus to search for deeper meaning and relationships in any project we do, the benefits of which resonate long after the design and project teams have gone through a range of engagement processes and tools. We build and iterate with the community a shared vision, understanding the ripple effect caused when good design and effective engagement go hand in hand, providing deeper, and more resilient outcomes.

We see this as an incredible opportunity to support the Panama Riverside Friends Society towards achieving this vision and contributing to the wider benefit of Tāmaki Makarau. We provide you with the attached, to helpfully stimulate discussion, and make a plan going forward. We are more than happy to discuss and work to find the best solution for you — please feel free to contact us at any time.

Nāku nā

Damian Powley
Principal Landscape Architect/ Isthmus



Left Kumutoto.
Isthmus 2020

About Isthmus.

We are Isthmus—our kaupapa is to regenerate Aotearoa by connecting land, people and culture.

We are designers—our approach integrates knowledge from architecture, graphic design, landscape architecture, and urban design.

We live and breathe our values of creativity, curiosity, authenticity, and tenacity. Social, environmental and economic sustainability principles are embedded within our projects that span: building, communication, education, infrastructure, master planning, public space and regeneration.

Our tikanga are markers that help us navigate, test and correct our course: We are a group; We partner locally; We acknowledge the Treaty; We are generous and we care; We are continually learning; and, we leave the land and water healthier. By committing to these we are unified as a studio, designing for mauri to exist through land, people and culture.



We are a group.

We partner locally.
We acknowledge the Treaty.
We are generous and we care.
We are continually learning.
We leave the land and water healthier.

We design with you.

Our studio is an open system. We work with communities, client and consultants in our place and yours.

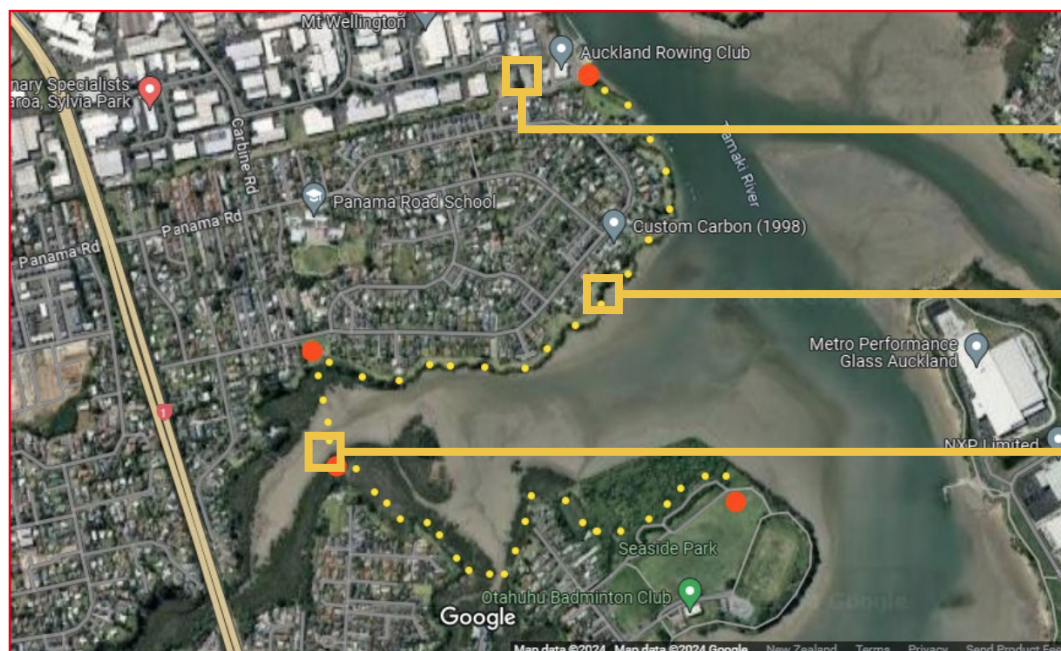
We use design thinking.

Four stages—discover, define, develop, deliver—ensure we solve the right problem.

Left Damian @ Isthmus Studio. 2020

Overall Project Scope.

Design feasibility for the Panama Road Greenways Project to comprise of three projects: a new walkway and bridge connection between Ian Shaw Park and Seaside Park; and a new Cultural Centre building at Ian Shaw Park.



Project C
New Cultural Centre,
Ian Shaw Park

Project A
Stage 1 of Greenway
from Ian Shaw Park to
Flat Rock Reserve

Project B
Stage 2 of Greenway
from Flat Rock Reserve
to Seaside Park via
Bridge Crossing of
Tāmaki Inlet

Project A:

- Focus: Stage 1 of the greenway from Ian Shaw Park to Flat Rock Reserve.
- Objectives:
 - a. Enhance pedestrian and cycling connectivity between Ian Shaw Park and Flat Rock Reserve.
 - b. Incorporate cultural and ecological considerations in design and implementation.

Project B:

- Focus: Stage 2 of the greenway from Flat Rock Reserve to Seaside Park via Walking/Cycle Bridge.
- Objectives:
 - c. Extend pedestrian and cycling connectivity from Flat Rock Reserve to Seaside Park.
 - d. Provide safe and accessible access to recreational amenities and natural landscapes.
 - e. Preserve and enhance cultural and ecological values along the greenway corridor.

Project C:

- Focus: Stage 3 of the development construction of the state-of-the-art cultural center at Ian Shaw Park
- Objectives:
 - f. Strengthen social connections and promote unity among residents – a place to gather and engage.
 - g. Provide opportunities for residents to explore and showcase their talents and creativity.
 - h. Provide a hub for cultural exchange and dialogue promoting diversity and understanding within the community.
 - i. Enhance quality of life and contribute to the enrichment and vibrancy of the community as a whole

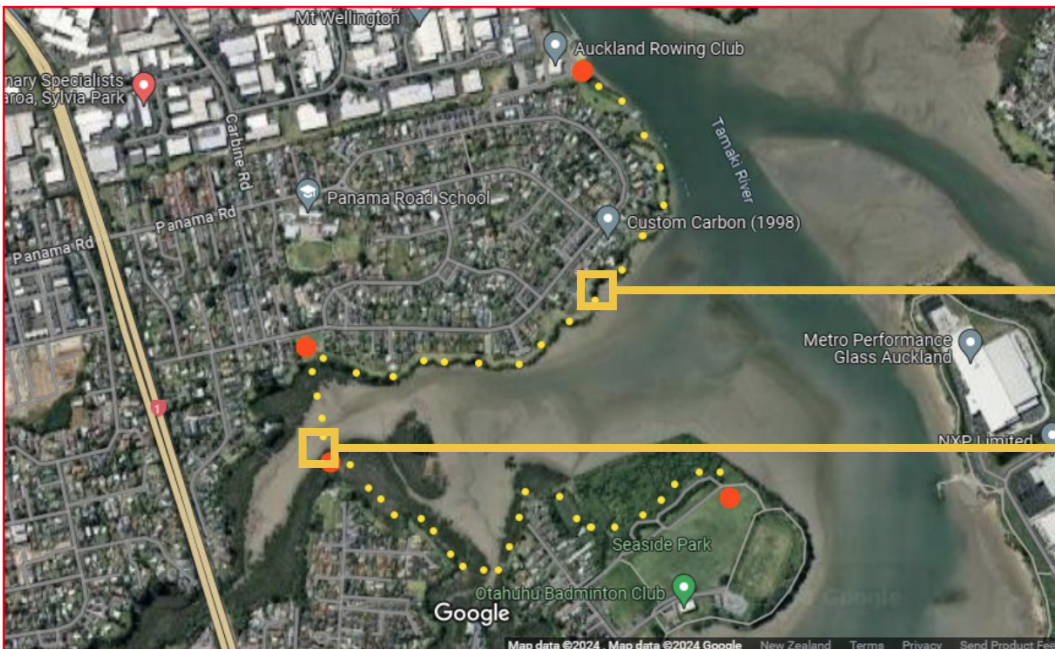
01. Panama Road Greenways.



Above:
Ngāmotu Walkway New Plymouth.
Isthmus
2005

Projects A&B: Panama Road Greenways. Design Feasibility.

The scope of the Feasibility Phase Project A & B is to investigate and deliver a defined Walk and Cycle alignment along the Panama Esplanade connecting to Seaside Park Ōtāhuhu.



Project A
Stage 1 of Greenway
from Ian Shaw Park to
Flat Rock Reserve

Project B
Stage 2 of Greenway
from Flat Rock Reserve
to Seaside Park via
Bridge Crossing of
Tāmaki Inlet

The opportunity and benefits for undertaking this project would support:

- provision for better access and amenity to community users along the waters edge.
- connecting the community to wider walk and cycle connections across Tāmaki
- connect the community within its wider landscape context with views up and down the Tāmaki Estuary/ history/ stories of place and people
- spaces in the community to recreate, be active, meet others.

Projects A&B: Panama Road Greenways cont'd.

Methodology - Walkway and Bridge Crossing

Scope and key actions include:

- Meet with project and community leads
- Define route alignments and options (up to x 5 options)
- Define design opportunities for cultural and landscape connections
- Define general specification arrangement for materials, form for pathways and boardwalks
- Cost estimates for each section along with various options

Scope and key actions continued:

- Engage specialist input for desktop analysis and review to help determine route alignment. We anticipate a peer review with specialist input from; arborist, geotechnical, archaeologist, land contamination, coastal environment, and planning reviews.
- Prepare a Document Feasibility Report for Projects A and B
- Undertake initial engagement with the Riverside community to establish route alignment and options
- Work with community leads during Feasibility Development.

Project Duration:

- We anticipate this works to take approximately 8 weeks to finalise.
- We have allowed for weekly update meetings online, but also expect that a few are best held in person, and we would come to Panama Rd, or best location for in person hui.
- The project will be led by Damian Powley, Principal Landscape Architect as your primary point of contact. Andrew McKenzie from ReNature will work alongside Damian in a sub-consultant capacity.



Above:
Rotorua Lakefront Boardwalk.
Isthmus
2024

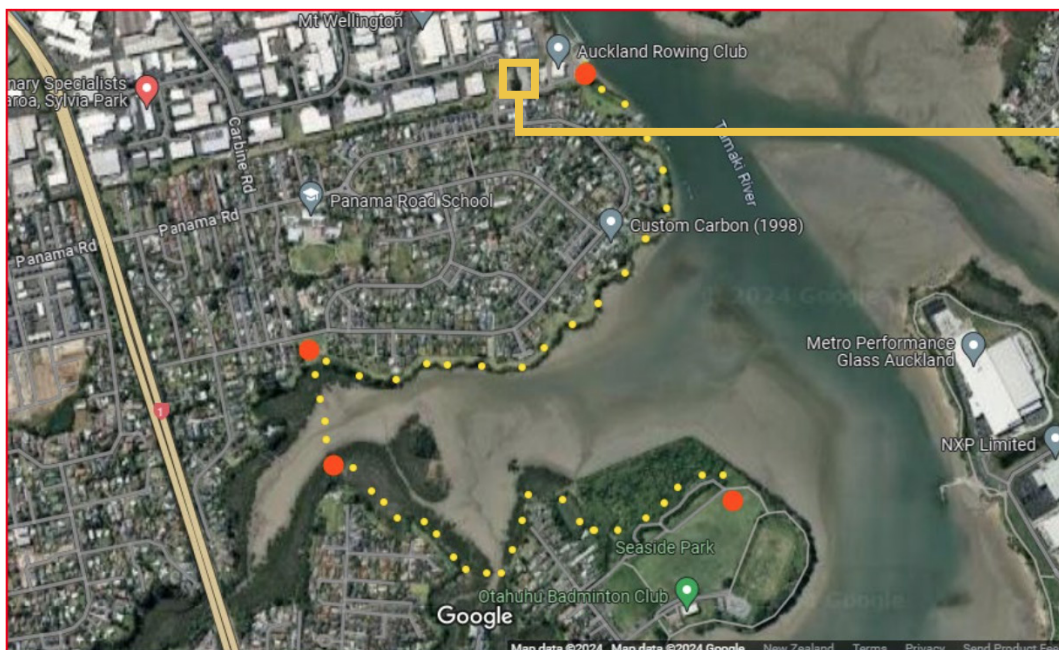
02. Cultural Centre.



Above:
Te Panuku Tu Cultural Centre.
Isthmus
2022
*to be built

Project C: Cultural Centre. Design Feasibility.

Design feasibility for Project C (below), a new Cultural Centre at Ian Shaw Park as part of the Panama Road Greenways Project.



Project C
New Cultural Centre,
Ian Shaw Park

The Objectives for this Project Are:

- Strengthen social connections and promote unity among residents – a place to gather and engage.
- Provide opportunities for residents to explore and showcase their talents and creativity.
- Provide a hub for cultural exchange and dialogue promoting diversity and understanding within the community.
- Enhance quality of life and contribute to the enrichment and vibrancy of the community as a whole.

Scope and Key Actions for Phase 1 (refer next page) of this Project Include:

- Meet with project and community leads.
- Prepare community centre activity, spaces and sustainability brief.
- Undertake site analysis.

- Prepare cultural centre design feasibility (bulk and location, gross floor area, type of structure) to enable QS to provide rough estimate cost range.
- Undertake stakeholder analysis and engagement.
- Prepare a design feasibility report that captures the above.

Project Duration:

- We anticipate a programme of 6 weeks for Phase 1 of this project (refer next page).
- We have allowed for weekly update meetings online.
- The project will be led by Damian Powley, Principal Landscape Architect as your primary point of contact to enable close connection with the Walkway Connections project, however Linda Sun, Associate Architect will be the Cultural Centre design lead.

Project C: Cultural Centre Cont'd.

Methodology - Cultural Centre

We create value in projects by being design-led. Our approach integrates landscape, architecture, and urban design. We recommend the feasibility study commence with design exploration. Once the fundamentals of how we accommodate cultural and community spaces, activities and gathering areas are understood, we can then work on the viability and implementation of the project.

We therefore recommend the project be phased as follows, which allows for the progressive compilation of a full feasibility report for the Cultural Centre to be completed, as well as the potential for hold points between phases if needed:

Phase 1 Design Exploration

- Confirm Cultural Centre brief
- Site Analysis*
- Design Feasibility
- Initial, high level construction options to inform cost (cost analysis phase 2).
- Stakeholder Analysis*

Output: Design Feasibility Report

The Design Exploration Phase will test the overall physical parameters for the Cultural Centre. This initial design work can then be shared and tested with stakeholders for feedback. We intend to undertake both the Walkway and Cultural Centre Phase in parallel.

*Please refer to attached programme.

This phase will be prepared by Isthmus Group.

Time: 6 weeks.

Phase 2 Viability

- Strategic Alignment
- Cost Analysis*
- Risk Assessment*
- Economic Impact Assessment*
- Financial Analysis
- Initial Programme/Timeline

Output: Economic Feasibility Report

The Viability Phase will providing cost, risk and financial understanding of the overall project.

This phase will be prepared by Quantity Surveying and Economics Collaborators, utilising the Design Feasibility Report, prepared by Isthmus Group.

Time: Anticipate 4-6 weeks.

Phase 3 Implementation

- Management & Governance
- Timeline*
- Recommendations*

Output: Full Feasibility Report

The Implementation Phase will bring together the earlier outputs and provide a comprehensive report that can support future funding and delivery conversations.

This phase will be prepared by Isthmus Group.

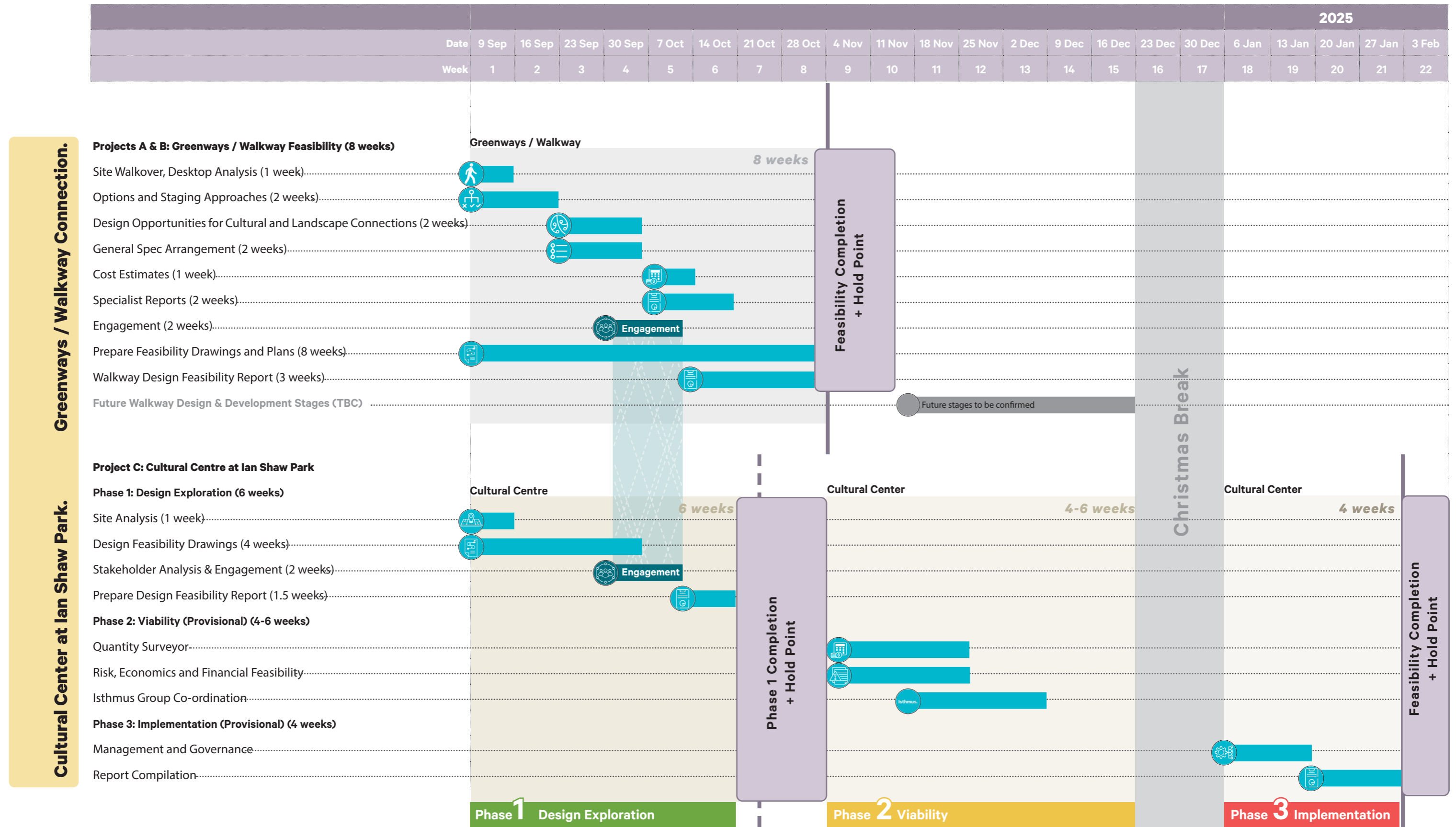
Time: Anticipate 4 weeks.

**These aspects were requested in your Feasibility Brief, dated 8 May 2024.*

03. Programme.



Panama Road Feasibility Study / Greenways & Cultural Center Project



04. Fee Proposal.

Proposed Fees.

Please find our consultants fees (excluding GST) below.

Projects A & B includes Landscape / Civil & selected consultant fees to complete works described in this proposal.

Project C includes Architectural Feasibility complete Phase 1 - Design Exploration for the Cultural Centre project and provisional fees for Phases 2 & 3. The fees for Phases 2 & 3 can be confirmed prior to their commencement, once we have a fuller understanding of the project following the completion of Phase 1.

Proposed Fee for Projects A & B - Panama Road Walkway (to Seaside Park) - Feasibility Stage

Stage 1: Feasibility Phase (Isthmus Scope of Works)

- Site walkover, route alignment and optioneering	\$2,500
*desktop survey and analysis for Feasibility Phase	
- Staging approach with relevant route options for sections:	
— Project A: Ian Shaw Park to Flat Rock Reserve	\$2,200
— Project B: Flat Rock Reserve to Seaside Park via Walking/ Cycle Bridge	
- Design opportunities for cultural and landscape connections	\$1,800
- General specification arrangement for materials, form and optioneering	\$2,400
- Cost estimates for each section and route options	\$3,500
- Engagement with community to highlight initial plans and test input (2x workshops)	\$4,000
- Prepare concept drawings and plans	\$6,000
- Design Feasibility Report with project recommendations and delivery pathway	\$2,500
Stage 1: Feasibility Total	\$24,900.00

Stage 1: Feasibility Phase (Specialist Input)

- Specialist inputs including arborist, geotechnical, archaeologist, land contamination, coastal and planning assessments. *Initial desktop analysis to inform design and route alignment. Further detailed assessments required during Developed and Detail Design Phases.	\$10,000 (provisional sum)
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PROJECT HOLD POINT: Pending approvals and stakeholder confirmation

* We propose to engage and undertake Phase 1" Feasibility Stage until further stakeholders, and programming for the project is determined. The phases through to construction delivery yet to be determined are outlined as

Stage 2: Developed Design	tba
Stage 3: Resource and Building Consent Documentation	tba
Stage 4: Detail Design & Tender Documentation	tba
Stage 5: Construction Observation	tba

We have anticipated the over-all cost estimate to full construction and completion to be approx 6.5 million. This feasibility phase works out to be roughly 5% of overall Professional Service costs.

Proposed Fee for Project C - Cultural Centre at Ian Shaw Park - Feasibility Phase

Phase 1: Design Exploration

Site Analysis

— Site Visit	\$3,200
— Understand Current Conditions	
— Understand Zoning and Infrastructure	

Design Feasibility

— Confirm Community Centre Brief/Design Requirements	\$14,150
— Community Centre Design (bulk & location, floor plans, floor areas, room schedules, building height, type of structure)	

Stakeholder Analysis

— Identify Key Stakeholders	\$8,500
— Gather Feedback and Support for Project from these Stakeholders (2 x workshops)	

Prepare Design Feasibility Report

— Record & Present all the Above Material	\$2,000
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Phase 1: Design Exploration Total (excl. GST)**\$27,850.00**

PROJECT HOLD POINT: If required.

For Phase 2 we suggest working with a Quantity Surveyor to gain accurate construction costs and Economic Advisors to provide financial and economic analysis.

Phase 2: Viability

Provisional Fees

- Quantity Surveyor: Recommended Supplier Dan Vaizey	\$2,000
- Risk, Economics & Financial: Recommended Supplier Urban Economics	\$11,500
- Isthmus Group Co-ordination	\$5,000

For Phase 3, we will compile the work completed under Phases 1 & 2 into an overall Feasibility Report

Phase 3: Implementation

Provisional Fees

- Isthmus Group: Report Compilation & Recommendations	\$5,000
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Summary of Proposed Fees for Projects A, B & C.

Projects A & B Feasibility Stage 1	\$24,900
Project C Feasibility Phase 1	\$27,850
Sub-total for Projects A, B & C	\$52,750.00
Disbursements @ 4%	\$2,110
Total for Phase 1, Projects A, B & C (excl. GST) (Isthmus Scope)	\$54,860.00
Projects A & B - Stage 1 Specialist Input	\$10,000 (Provisional)

Provisional Sums for Project C

Project C Feasibility Phases 2 & 3	\$23,500
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Overall Total Costs to Complete Full Stages & Programme Design Feasibility Package

Project A + B - Panama Rd Greenways to Seaside Park Ōtāhuhu	\$34,900
Project C - Panama Rd Cultural Centre	\$51,080
Disbursements	\$2,110
Total	\$88,090.00

Contract Agreement.

We would propose that the contract agreement be in the standard form for Conditions of Contract for Consultancy Services – CCCS Form Agreement.



Left
Maungawhau Tihi
Boardwalk.
Isthmus.
2022

Assumptions & Exclusions.

Assumptions & Exclusions.

Additional work not outlined in the scope of this proposal would be agreed in advance, either at an hourly rate or as a lump sum fee as appropriate.

We have assumed the following:

- We have only provided a fixed fee for Feasibility Phase, as we understand you will need flexibility after this stage, all other stages will need to be discussed and a fee agreed.
- No site survey included, we will use Auckland Council GIS mapping as the basis for our site analysis and design. A Property File or Land Information Memorandum from Auckland Council may be helpful, but we have not allowed for this cost.
- Design drawings will be high-level, sufficient to inform feasibility. Typically these will include: site plan, floor plan, indicative structure, building height but no include elevation design. Up to two options can be explored.
- High-level building costs will be informed by square metre rates by Rawlinsons or equivalent as well as comparable buildings.
- We will work with you to identify Stakeholders. We have assumed engagement with stakeholders to gather feedback and support from the project will occur via in-person workshops in the Panama Road neighbourhood. We have allowed for 2 workshops at 2 hours each, along with associated preparation and write-up time. Should more than 2 workshops be required, we would be happy to do this on an hourly rate and provide a fee estimate in advance.

The following items are excluded:

- Landscape and Visual assessment by separate fee appointment if required.
- Consenting strategy and planning services are not included, however if planning services are required, we are happy to recommend consultants we have worked with previously. It may be advantageous to obtain consenting advice during or following the design feasibility.

- Civil, Geotech, Stormwater/Drainage engineering services.
- Specialist and large format printing.
- Bespoke workshop materials (i.e beyond pens, markers and paper).
- Excludes marketing material or visualisation renderings for marketing purposes.

Other:

- This offer is valid for three months from the date of submission.
- All prices are exclusive of GST.
- Deliverables will be electronic .pdf and we will provide you with 3 x Hard Copies of the Design Feasibility Report.
- Disbursements to cover printing and travel will be charged at 4%.
- Hourly rates are fixed for 12 months, however these are subject to annual review and may be updated periodically if required.

Our Hourly Rates.

Isthmus Hourly Rates 2024:

Principal	\$300
Associate	\$250
Senior	\$200
Intermediate	\$175
Graduate	\$150

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Ngā mihi nui

**Land.
People.
Culture.
Isthmus.**