

WELLINGTON CITY COUNCIL

Registration of Interest

Redevelopment and Utilisation of the Band Rotunda, Oriental Bay, Wellington



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The Opportunity in a Nutshell

What is the opportunity?

We are seeking registrations of interest from developers interested in taking on the challenge of preserving one of Wellington's iconic buildings – the Band Rotunda in Oriental Bay. The Rotunda is facing some critical issues both because of its location, where it is vulnerable to rising seas levels, and because of structural problems.

We are looking for a person or group with the vision and expertise to resolve the issues, rehabilitate the building and provide a vibrant, publicly accessible space which will continue to grace the Oriental Bay seafront for many years to come. We are not committed to any particular idea or use for the building, but we do have some very specific criteria for the preferred solution.

Our criteria for the preferred solution are:

- Commercial viability – this is in relation to both the redevelopment project and the ongoing operational activity proposed for the building;
- Construction that is long lasting, suited to the marine environment and addresses potential climate change impact;
- Provision for publicly accessible commercial use;
- Provision to accommodate current amenity requirements;
- Contribution to heritage, local landmark and urban design values.

What do you need to know about the Rotunda?

There are issues affecting the Rotunda that you need to be aware of before submitting a registration of interest.

1. The Band Rotunda requires extensive remediation due to deterioration of the concrete slab between the upper and lower levels of the building. Council's engineers have determined that the building is not safe for occupation.
2. Given the nature of the structural issues and the closure of the building, no detailed seismic assessment has been completed, it is not currently classified as earthquake prone.
3. Rehabilitation of the building will need to include replacement of the inter floor slab which is likely to require removal of the upper part of the building.
4. Any redevelopment will also need to address rising sea levels affecting the lower part of the building.
5. Development must comply with urban design restrictions and guidelines for the Property.
6. Any development should assume that the Property will be provided on an 'as-is, where-is' basis with no warranties as to condition or suitability for any particular use.

Site Specific Information

- The site address is 245b Oriental Parade, Wellington
- The legal description is LOT 1 DP 11079
- District Plan Reference is 12/ 235
- The heritage building listing is 2/Historic Place 2894
- The land falls under the Council's District Plan – Open Space A

Background Site Information

The Band Rotunda is an integral part of the Oriental Parade seawall. It is semi-circular, with a central ground floor corridor parallel with Oriental Parade. The addition of another floor, which housed a restaurant, preserves the building's essential lines, although the cantilevered balcony on the seaward elevation has considerably changed the original low-key emphasis.

The original building was designed as a bathing pavilion with a viewing platform above which housed a relocated band rotunda. The lines of the building were low-slung and Moderne, with a simple stepped parapet over the central entrance and a balcony of concrete set in a grill pattern. A plan cornice marked the roof line. Post and ball lights added emphasis to the top and small grilled windows on the street elevation lit the toilets on either side of the entrance. The windows to the changing rooms on the seaward elevation were plain sliding casements. Construction is reinforced concrete foundations, walls and roof with some precast concrete beams. Ornamental iron work in grills and gates survives (2012).

The Band Rotunda's historic value is derived from its construction by the Wellington City Council as a public facility for the use and enjoyment of visitors and residents of Oriental Bay.

What factors do you need to consider?

The development and/or utilisation of the Rotunda needs to display and reflect a high quality of urban design and incorporate the following:

1. The Rotunda's zoning (Open Space A) and the relevant objectives and policies for that zone.
2. Any requirements relating to the building's heritage listing.
3. The Rotunda's design guide objectives and policies (as attached).
4. Suitability and sustainability of the proposed use.
5. How the development addresses Oriental Parade and Oriental Parade frontages.
6. Appropriate service access and car parking for potential users of the facility.
7. Architectural design (in relation to the local context).

For any planning queries relating to the Band Rotunda, you are able to email our Planning team at planning@wcc.govt.nz.

Is there an opportunity to visit the site?

The outside of the Rotunda is publically accessible. Interior inspections will not be provided for this Registration of Interest phase.

What is the process for selecting the successful response?

This Registration of Interest is the only phase of the process that will be openly advertised. If the Council decides to progress with any of the responses received, it will only contact those Respondents that progress to the next phase.

How do I respond to the registration of interest?

Please see Section 3 of this Registration of Interest. It provides information on how to develop your proposal, content required and the minimum information we need.

What is the deadline to submit my registration of interest?

The deadline for submission of registration of interest response is 4.00pm, Friday 22 June 2018.

SECTION 1: Registration of Interest - Key Information



1.1 Context

- a. This is an invitation to interested parties to submit a Registration of Interest for the development and utilisation of the Band Rotunda 245b Oriental Parade, Wellington.
 - b. This Registration of Interest is the first step in a multi-step procurement process. Following evaluation, shortlisted Respondent/s will be invited to undertake second step involving commercial dialogue with the Council to conclude the identification of the preferred party and the agreement to the terms of a sale and purchase agreement.
 - c. This document deals only with the first step i.e. the Registration of Interest process.
 - d. Words and phrases that have special meanings are shown by the use of capitals e.g. Respondent, which means 'a person, organisation, business or other entity that submits a Registration in response to the ROI. The term Respondent includes its officers, employees, contractors, consultants, agents and representatives. The term Respondent differs from a supplier, which is any other business in the market place that does not submit a Registration.' Definitions are at the end of [Section 4](#).
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1.2 Our timeline

- a. Here is our estimate timeline for this Registration of Interest.

Steps in the Registration of Interest process:

Date:

Deadline for Questions from parties:

15/06/2018

Deadline for Responses: 4.00pm Friday 22/06/2018

Respondents notified of shortlisting:

29/06/2018

Stage 2 to commence with shortlisted Respondent/s:

July 2018

- b. All dates and times are dates and times in New Zealand.
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1.3 How to contact us

- a. All enquiries and requests to inspect the building must be directed to our Point of Contact. We will manage all external communications through this Point of Contact.

- b. **Our Point of Contact**

Name: Ray Yates

Title: Senior Procurement Specialist

Email: procurement@wcc.govt.nz



1.4 Developing and submitting your Registration

- a. This is an open, competitive tender process. The Registration of Interest sets out the step-by-step process and conditions that apply.
 - b. Take time to read and understand the Registration of Interest. In particular:
 - i. develop a strong understanding of our Requirements detailed in Section 1.
 - ii. in structuring your Registration consider how it will be evaluated. Section 2 describes our Evaluation Approach.
 - c. For helpful hints on tendering and access to a supplier resource centre go to: [www.procurement.govt.nz/for suppliers](http://www.procurement.govt.nz/for-suppliers).
 - d. If anything is unclear or you have a question, ask us to explain. Please do so before the Deadline for Questions. Email our [Point of Contact](#).
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- e. In submitting your Registration you must follow the response structure that is provided in Section 3.
 - f. Please ensure your proposal is kept to a maximum of 10 pages (including supporting information, brochures etc.).
 - g. In sending your response via email, please restrict email to less than 10MB, otherwise these will not be accepted.
 - h. Check you have provided all information requested, and in the format and order asked for.
 - i. Please ensure you get your Registration to us before the Deadline for Registration.
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1.5 Address for submitting your Registration

Registrations must be submitted by email to the following address::

To: WCCProcurementTender@wcc.govt.nz

Subject: ROI – Redevelopment and Utilisation of the Band Rotunda, 245b Oriental Parade, Wellington.

If you have any issues submitting your registration, please email our Contact Person.



1.6 Later changes to the ROI or ROI process

If, after publishing the ROIs, we need to change anything about the ROIs, or ROI process, or want to provide parties with additional information, this will be posted on the Councils website or by direct email to parties that have communicated directly with our contact person (Point 1.3).

SECTION 2: Our Evaluation Approach

This section sets out the Evaluation Approach that will be used to assess responses to this Registration of Interest process.

2.1 Evaluation model

The evaluation model that will be used to shortlist Respondents is a scored system with weighted criteria.

2.2 Evaluation criteria

Registrations will be evaluated on their merits according to the following evaluation criteria and weightings from the detail provided in your response (Section 3).

Criterion
Commercial viability – in relation to the redevelopment project and the ongoing operational activity proposed for the building
Construction that is long lasting, suited to the marine environment and addresses potential climate change impact
Provision for publicly accessible commercial use
Provision to accommodate current amenity requirements
Contribution to heritage, local landmark and urban design values

2.3 Scoring

The following scoring scale will be used as a guide when evaluating Registrations. Scores by individual panel members may be modified through a moderation process across the whole evaluation panel.

Rating	Definition	Score
EXCELLENT significantly exceeds the criterion	Exceeds the criterion. Exceptional demonstration by the Respondent of the relevant ability, understanding, experience, skills, resource and quality measures required to meet the criterion. The Registration identifies factors that will offer potential added value, with supporting evidence.	9-10
GOOD exceeds the criterion in some aspects	Satisfies the criterion with minor additional benefits. Above average demonstration by the Respondent of the relevant ability, understanding, experience, skills, resource and quality measures required to meet the criterion. The Registration identifies factors that will offer potential added value, with supporting evidence.	7-8
ACCEPTABLE meets the criterion in full, but at a minimal	Satisfies the criterion. Demonstration by the Respondent of the relevant ability, understanding, experience, skills, resource, and quality measures required to meet the criterion, with supporting evidence.	5-6

level		
MINOR RESERVATIONS marginally deficient	Satisfies the criterion with minor reservations. Some minor reservations of the Respondent's relevant ability, understanding, experience, skills, resource and quality measures required to meet the criterion, with little or no supporting evidence.	3-4
SERIOUS RESERVATIONS significant issues that need to be addressed	Satisfies the criterion with major reservations. Considerable reservations of the respondent's relevant ability, understanding, experience, skills, resource and quality measures required to meet the criterion, with little or no supporting evidence.	1-2
UNACCEPTABLE significant issues not capable of being resolved	Does not meet the criterion. Does not comply and/or insufficient information provided to demonstrate that the Respondent has the ability, understanding, experience, skills, resource and quality measures required to meet the criterion, with little or no supporting evidence.	0

SECTION 3: Proposal Format Information

Please use this provided format to respond to our Registration of Interest. We recommend that you address and provide solutions to the points below (as a minimum).

3.1. Executive summary

Please provide an executive summary that:

- Introduces you, your group or organisation
- Outlines key aspects of your proposal to the Council
- Outlines alignment with elements specific to the site

3.2. Business plan

Please provide a summary of the following:

- Proposed usage for the property
- Commercial proposition including proposed ownership model
- How it will contribute to the long term site usage
- How does your approach mitigate the impacts of the building's structural issues
- Preservation of surrounding heritage elements incorporating 'public good' elements
- Indicative timeline for development
- Any other information which evidences the ongoing sustainability of your proposal

3.3. Indicative concept sketch

Please provide an indicative concept sketch (nominally a bulk and location plan) to support your plan.

Please note that your design must consider the following:

- To display a high quality of urban design in the conceptual plan provided
- The Rotunda's heritage classification and Open Space A zoning and the relevant objectives and policies for that zone
- The design guide objectives and policies (attached to the tender)
- The potential uses for the re-developed Rotunda
- How the development addresses Oriental Bay and Oriental Parade
- Appropriate access and car parking for any proposed use of the site

The level of design effort at this registration of interest stage is expected to be constrained to a 'bulk and location' study only¹.

3.4. Risks and hazards

Please provide a list of any significant risks and/or hazards that your proposed occupation or usage of the property may encounter and your proposed actions to eliminate (at best) or mitigate (manage) them.

Please use this template to document these: [Significant Hazard Register](#)

3.5. Alternative proposals

Our preference is to select the preferred Respondent on basis set out in Section 3. However, Council may consider alternative proposals at its sole discretion.

3.6. Page limits

We would expect that your proposal should not consist of more than 10 pages.

¹ The purpose of a bulk and location study is to assess what can be achieved on site, taking into account current and proposed District Plan Development Controls.