

12 August 2024

Official Information Request No.8140014181
(Please quote this in any correspondence)

Rhys Hurley
By email - rhys@taxpayers.org.nz

Tēnā koe Rhys

Local Government Official Information and Meetings Act 1987 (LGOIMA)

Re: Eke Panuku Offices

Thank you for your email which we received on 16 July 2024 in which you requested information about the Eke Panuku offices. The specific details of your request and our response is below.

We request the following information:

- ***Please include all photos of floor 22 before and after the renovations then if possible all photos after the furniture, desks, etc were put in.***
- ***Please provide a total cost break down of the \$0.92 million in spending for the move, renovations and purchases.***
 - ***Further please provide receipts, bills or anything else to show the cost of this.***

Please find receipts and images attached as per your request.

When Eke Panuku moved into Auckland House it was assigned two levels: 21 and 22. These floors were previously used by Auckland Council teams, who were moved to occupy other corporate office accommodation following the opening of the Council's new Albany office.

The change of tenancy provided an opportunity to bring forward some cyclical maintenance and to make some changes to the floor layout in Auckland House to better suit the increased workstation density Eke Panuku wanted for its staff.

In regard to the breakdown of the reconfiguration and refit cost of Level 22, Auckland House:

Floor reconfiguration and fit-out Level 22 = \$586,095

The majority of the cost for floor reconfiguration and fit-out related to:

- bringing forward the cyclical maintenance including prepping walls, filling holes, re-plastering where needed and painting.

- removing some internal meeting room walls (two sets of approximately 2m by 3m internal walls),
- making good the ceiling and carpet tiles, refreshing where worn and stained.
- upgrading the internal core lighting to modern standards, adding sound proofing to existing meeting rooms and adding Eke Panuku wall pictures.

Removal of selected internal meeting rooms was undertaken knowing that there would be more meeting room/collaboration space available in due course on level 21 (see below), and as mentioned to increase the number and density of workstations onto level 22.

Relocation = \$99,000

Floors 21 and 22 were provided to Eke Panuku rent free with the previous occupants old office furniture still in place.

The relocation cost includes:

- moving furniture and equipment from Wyndham Street to Auckland House,
- moving furniture from Auckland House to storage,
- moving surplus furniture from Auckland House by 'All Heart' for repurposing, a sustainable re-direction service for surplus office furniture.

Bathroom renewals and refurbishment = \$280,481

The bathrooms on level 22 of Albert Street were over 30 years old and were in need of modernisation. When we started working on them we discovered some serious waste water related issues with leakages weakening the floor screed beneath the floor tiles. This required additional repairs to the flooring, plumbing and electrical connections. We recycled components where we could, including urinals, hand dryers and soap dispensers which were not replaced.

Level 21

Eke Panuku is preparing to move into the second level available to it – Level 21. We agreed to operate from one floor (Level 22) as best we could using shared meeting spaces elsewhere in the building. This has been problematic operationally. However, it was always on the basis it was temporary until we could also occupy level 21.

\$1.7m had been approved for the reconfiguration and fit-out of level 21 (to achieve a similar level of functionality to the former office in Wyndham St). As time has gone by, the HVAC requirements on level 21, and a better picture of our actual needs, options and costs has led the executive team to undertake a full review of our original intentions early this month (July).

The conclusion is that given the cost of what was originally scoped, the council's overall financial position and an evaluation of benefits gained from various expenditure options, we have decided to significantly reduce the scope of the planned work on level 21. The most pressing need is to be able to access more space which can be used for various forms of meetings, collaborative project work and breakout spaces. We consider this can be sufficiently achieved by taking an approach that does not involve the renewal of the bathrooms on this level, or addition or removal of walls and thus eliminating any HVAC

complications and costs. We are still in the process of finalising costs for this reduced scope, but it will involve a material reduction in the original budget agreed by the board.

The decision by Auckland Council to release the information contained in this response was made by **Carl Gosbee, Chief Financial Officer, Eke Panuku Development Auckland**.

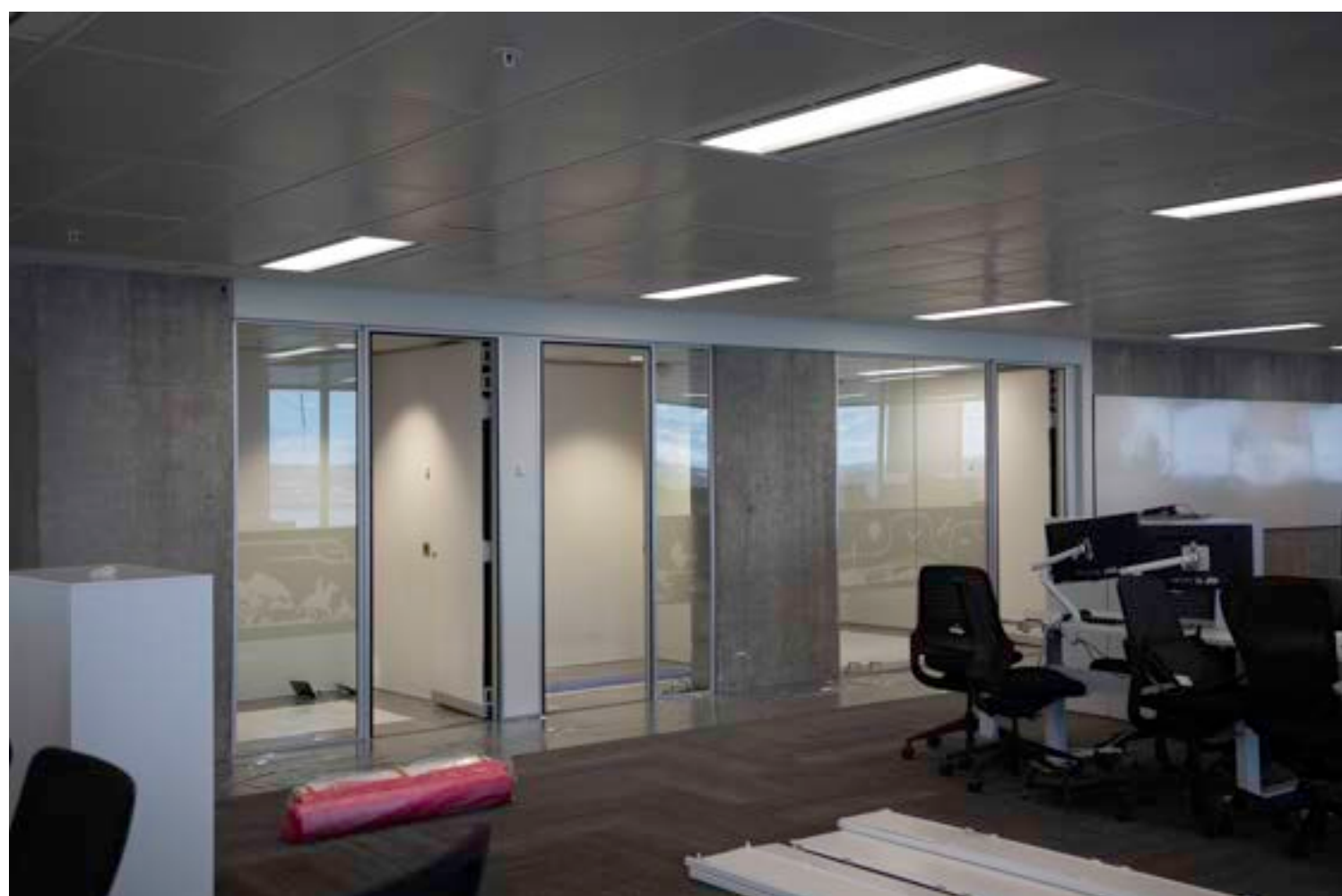
You have the right to seek an investigation and review of this response by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

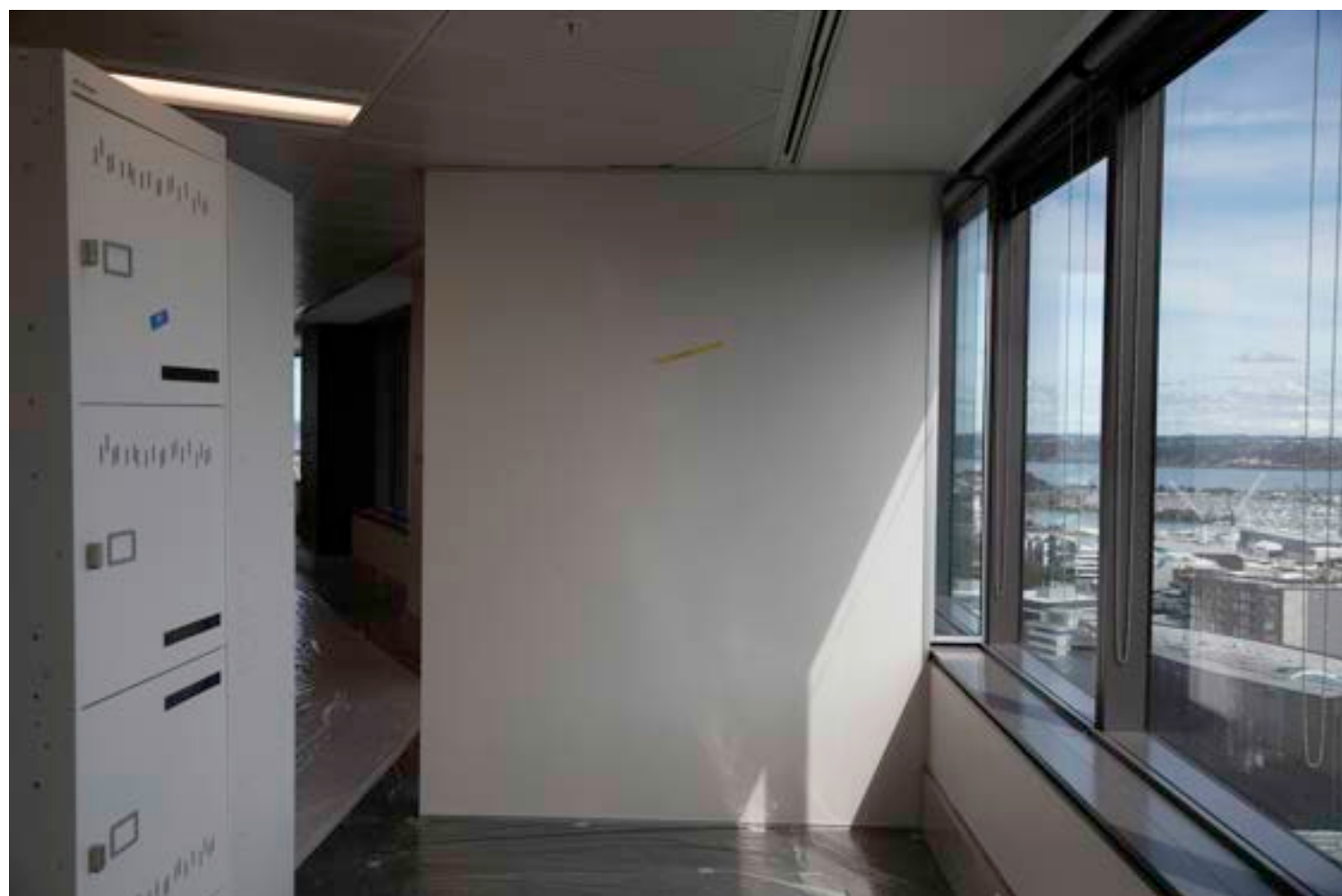
If you have any questions please contact me at elaine.tunai-po@aucklandcouncil.govt.nz or contact me on 09 301 0101, quoting LGOIMA No. 814001418.

Ngā mihi

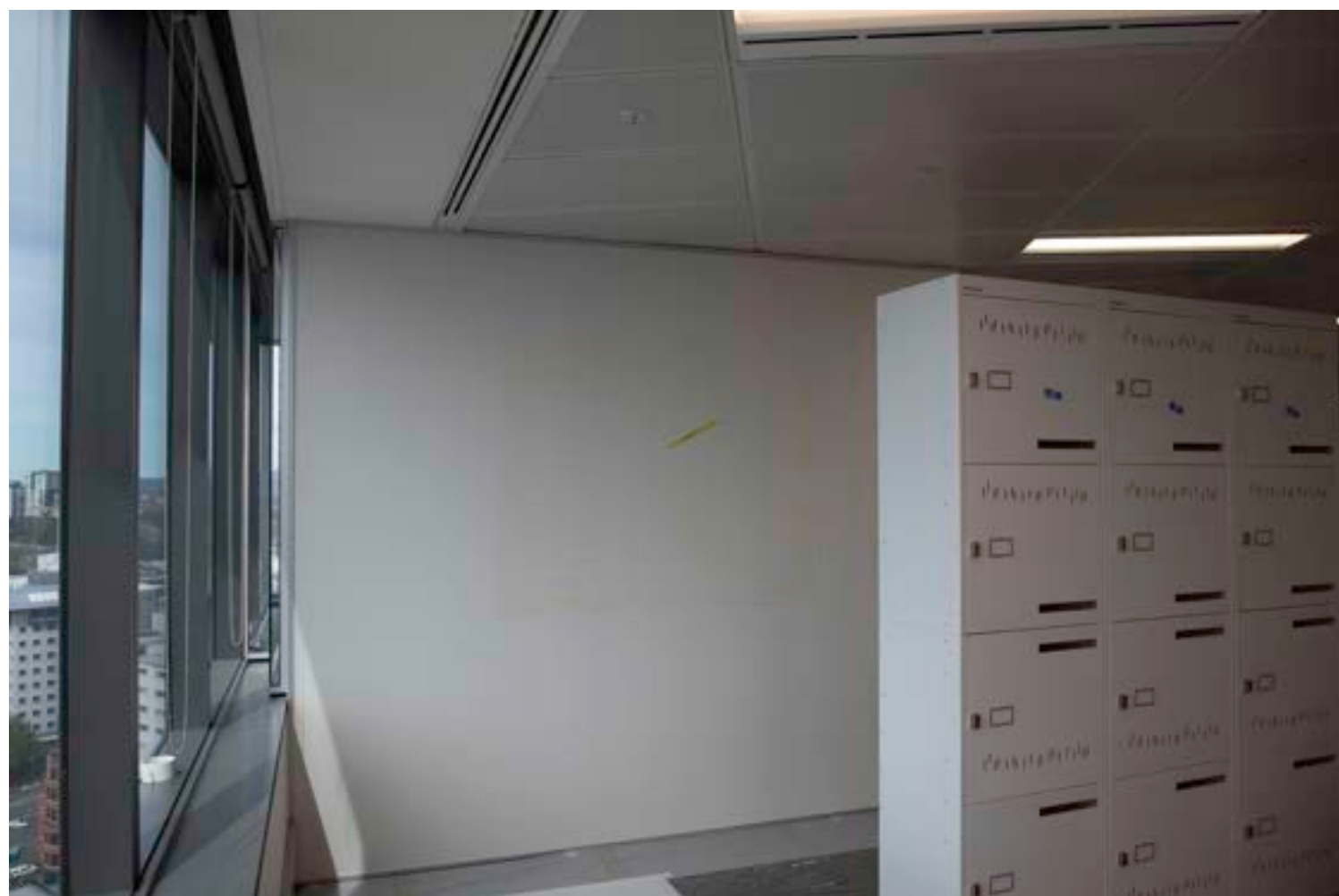
A handwritten signature in black ink, appearing to read 'Elaine Tunai-Po', with a stylized flourish at the end.

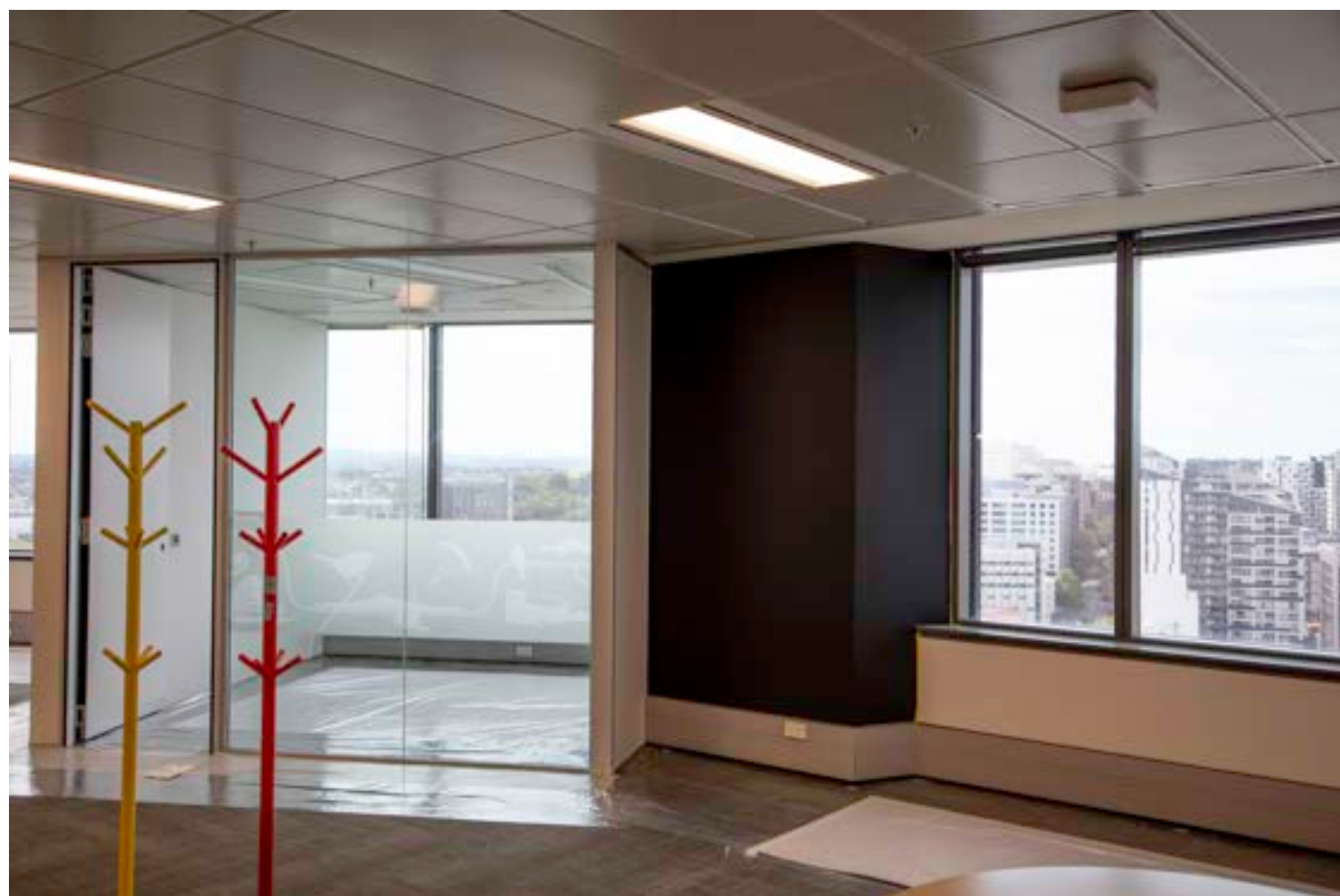
Elaine Tunai-Po
Privacy & Official Information Business Partner
Governance Services

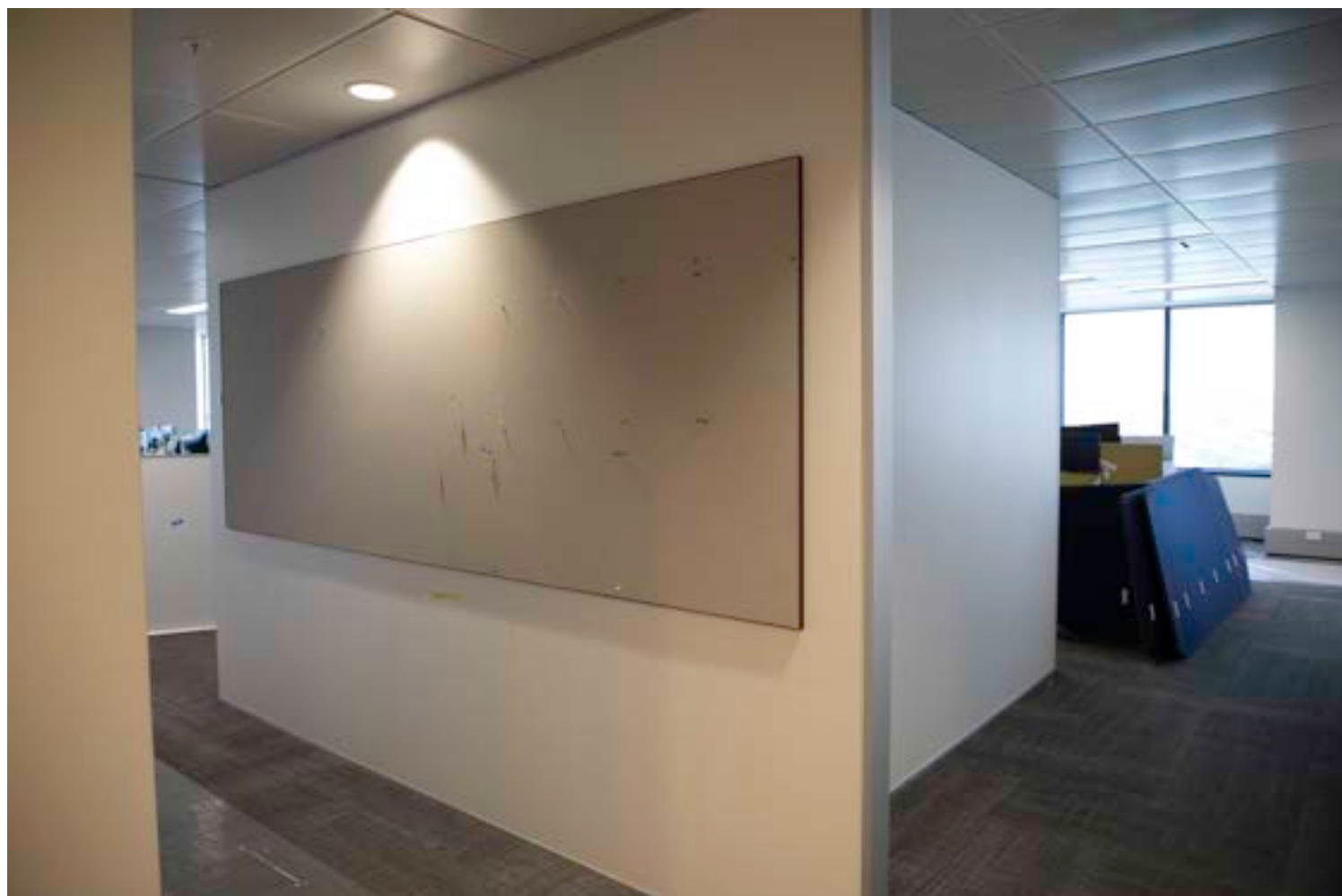


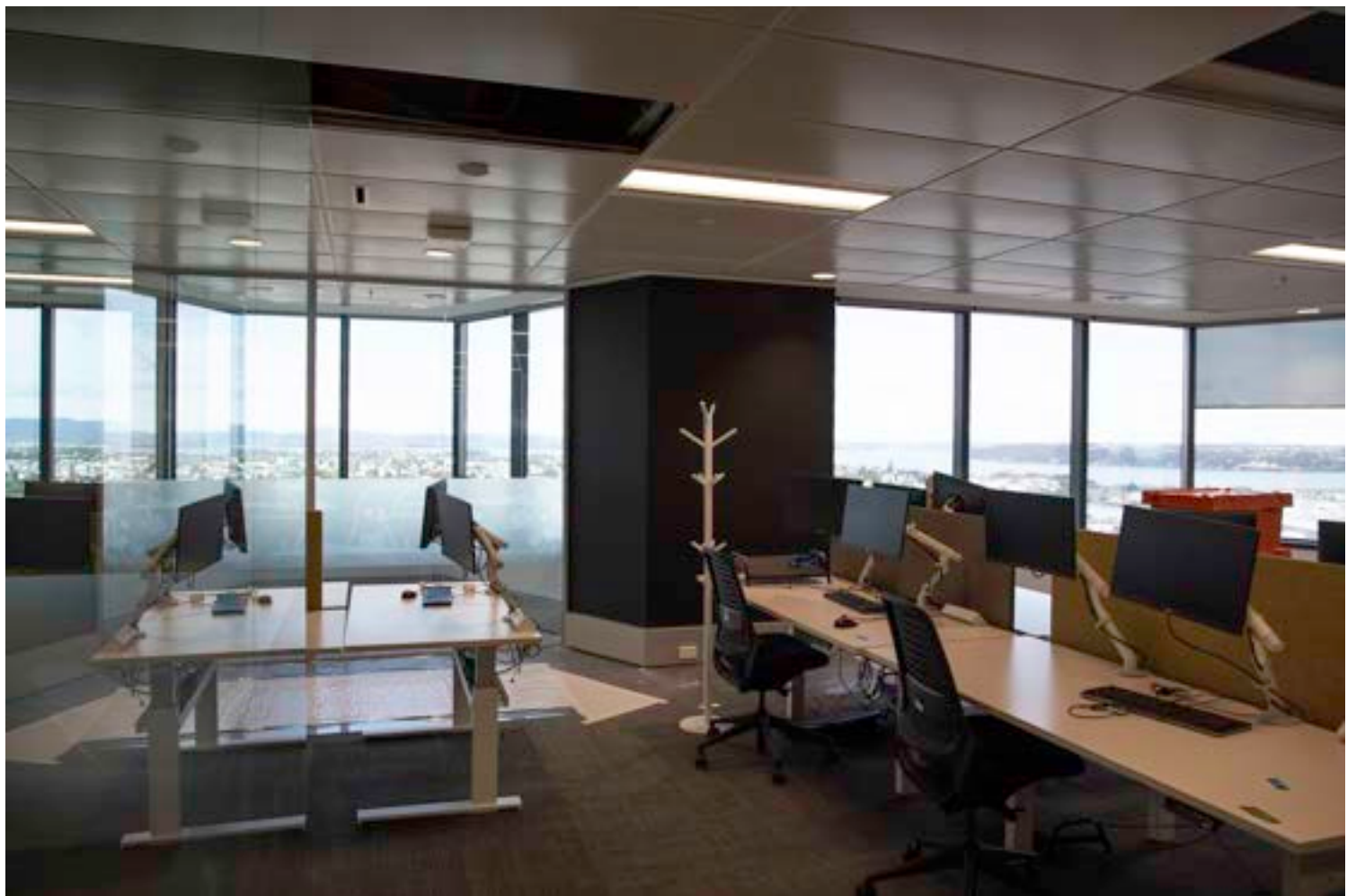
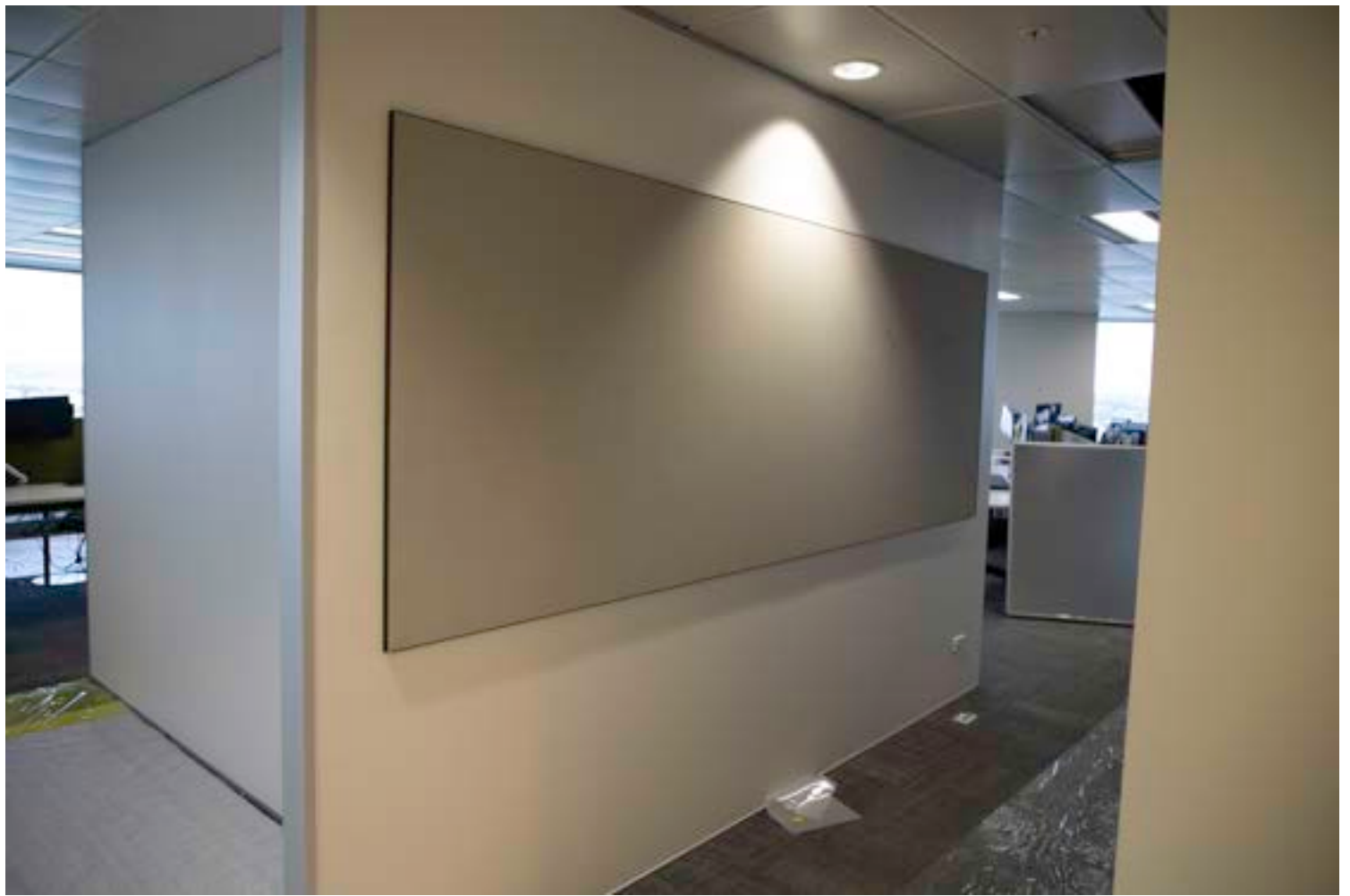


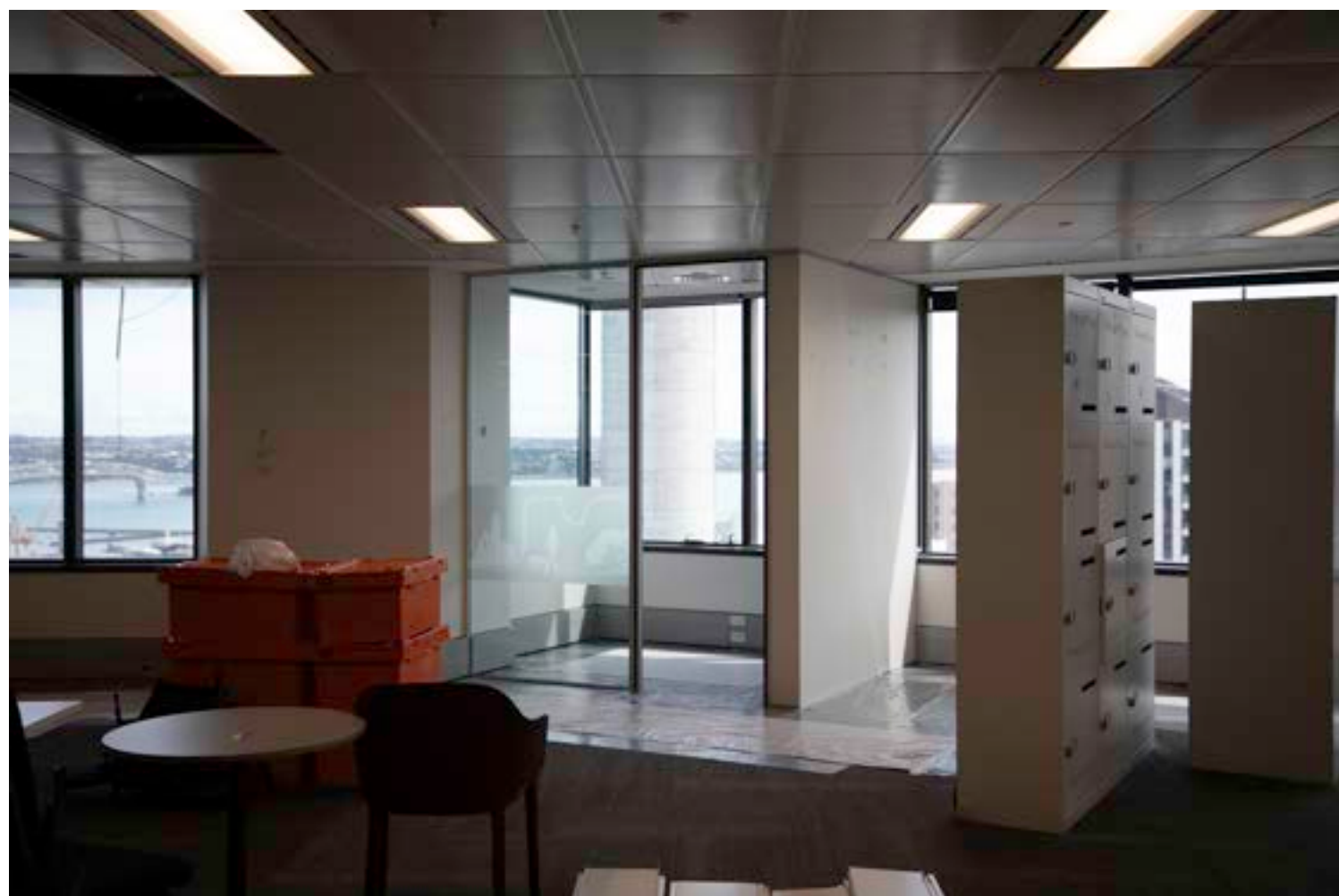


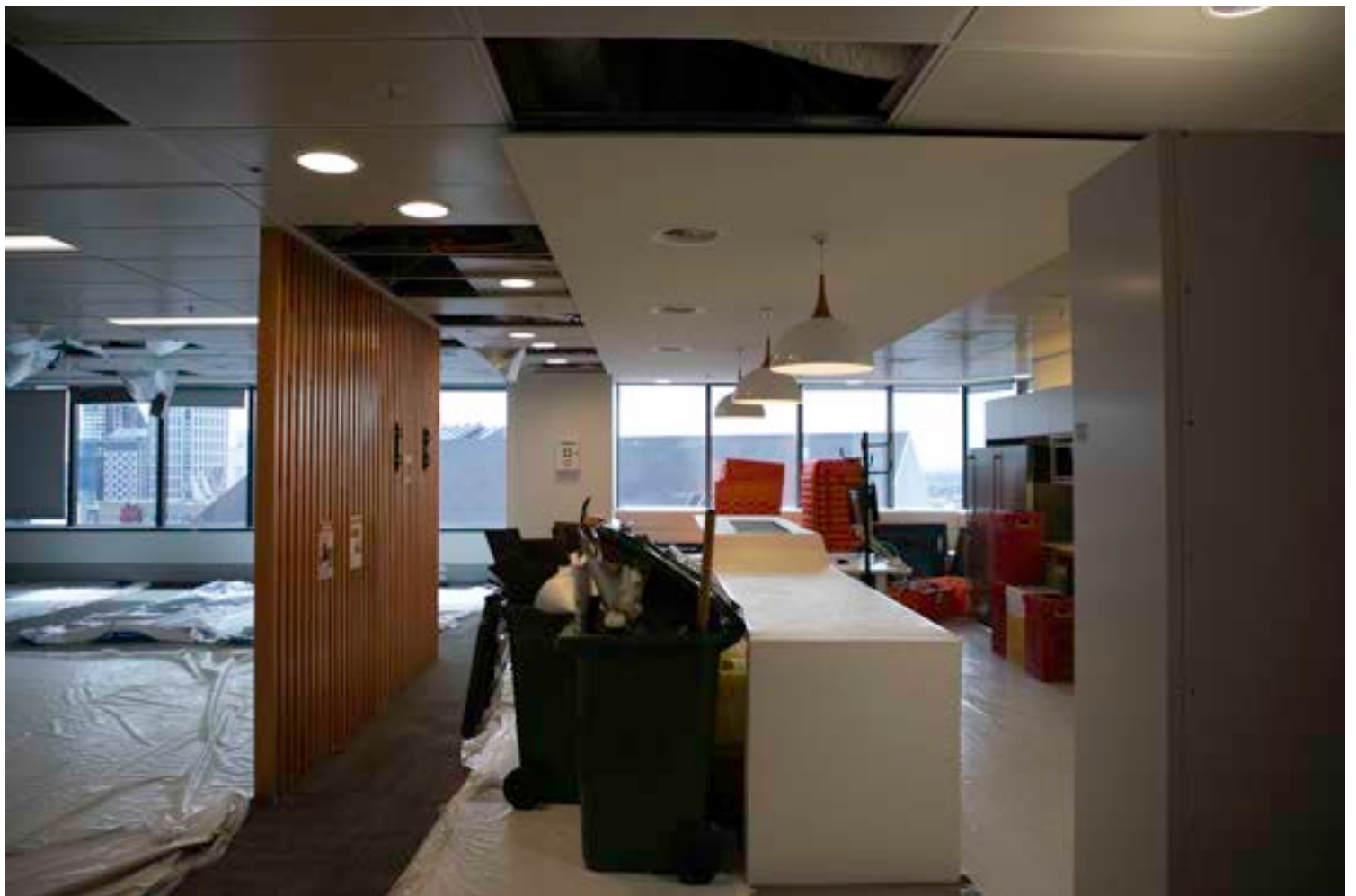


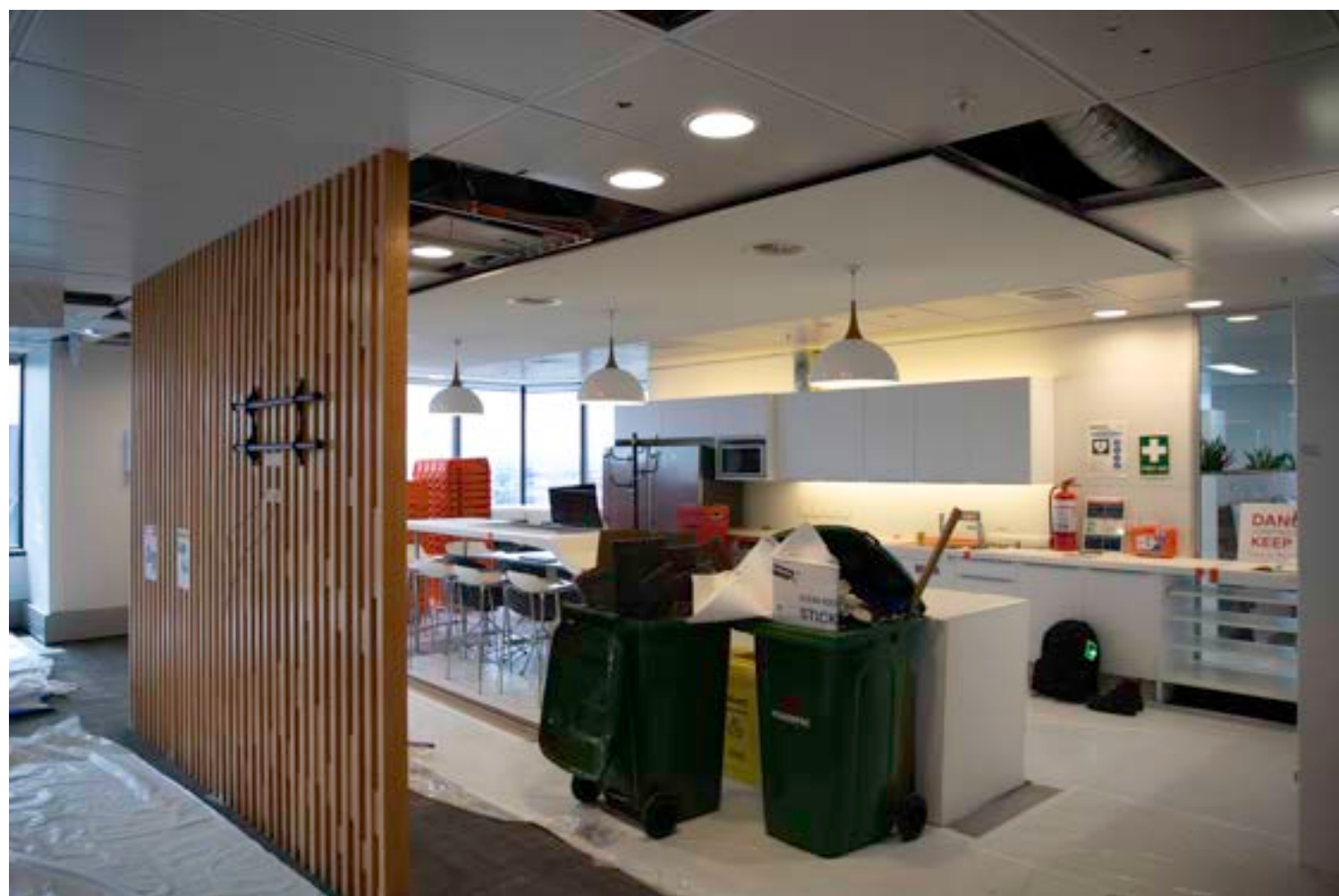
















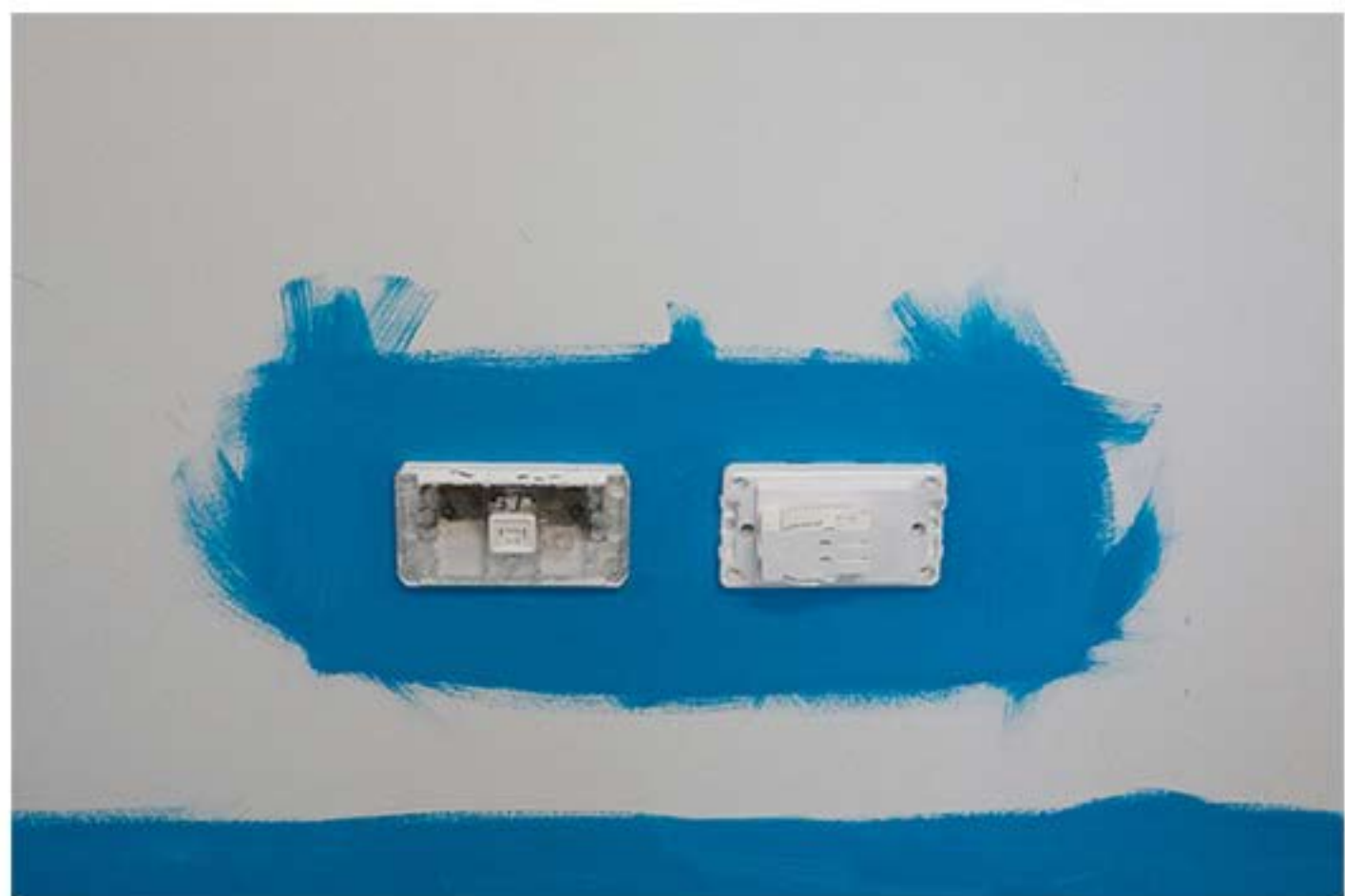






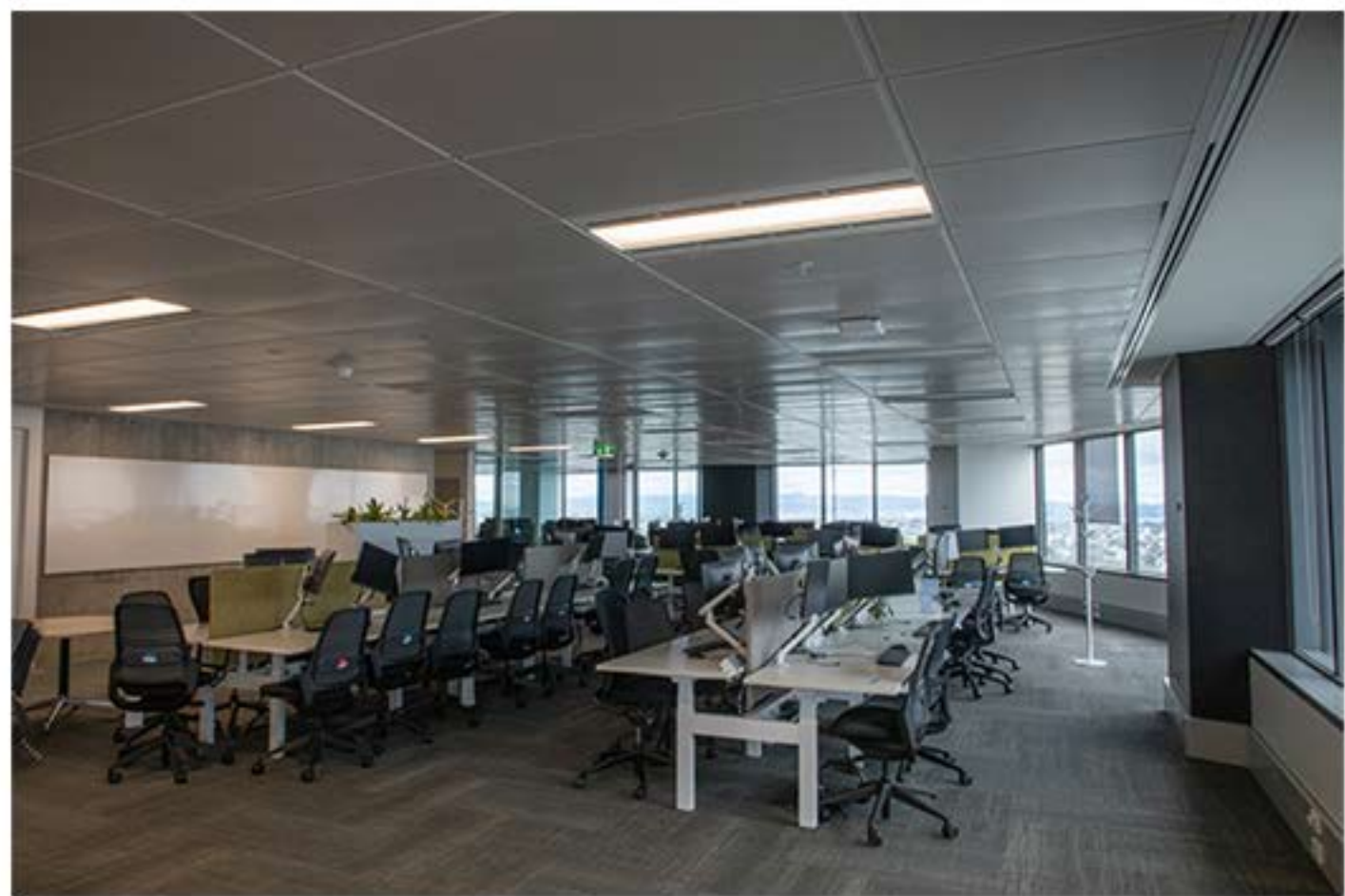


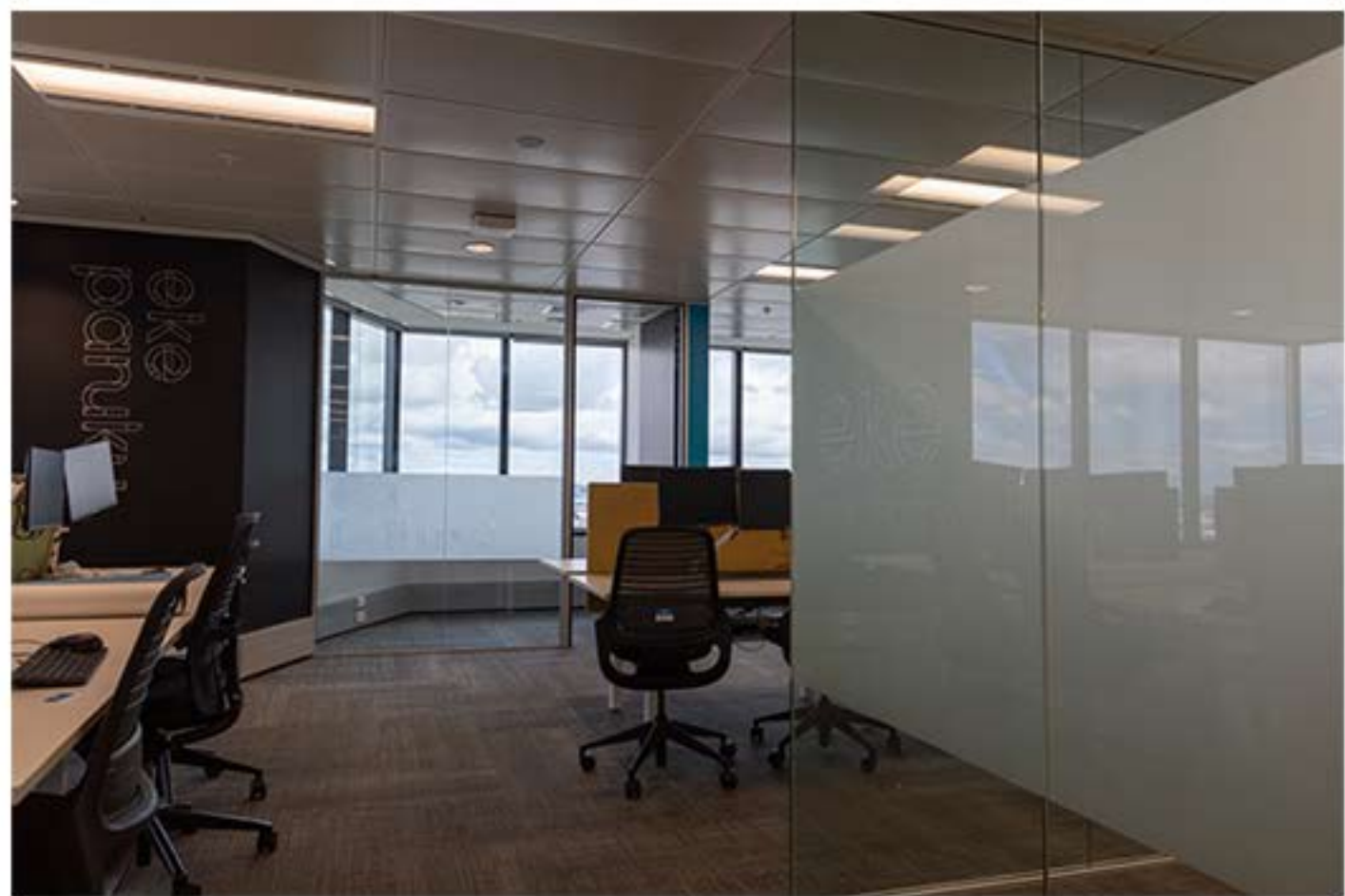


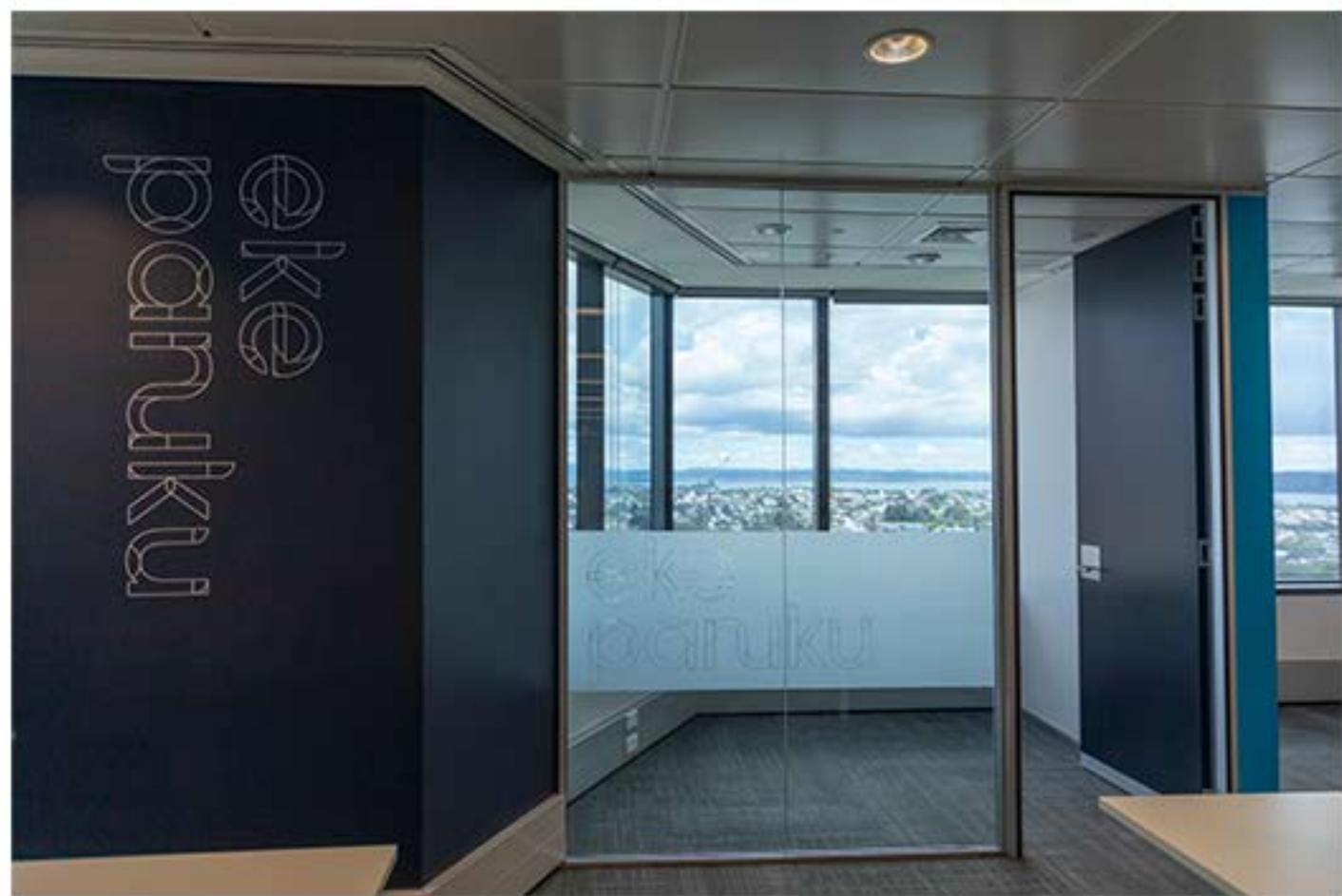




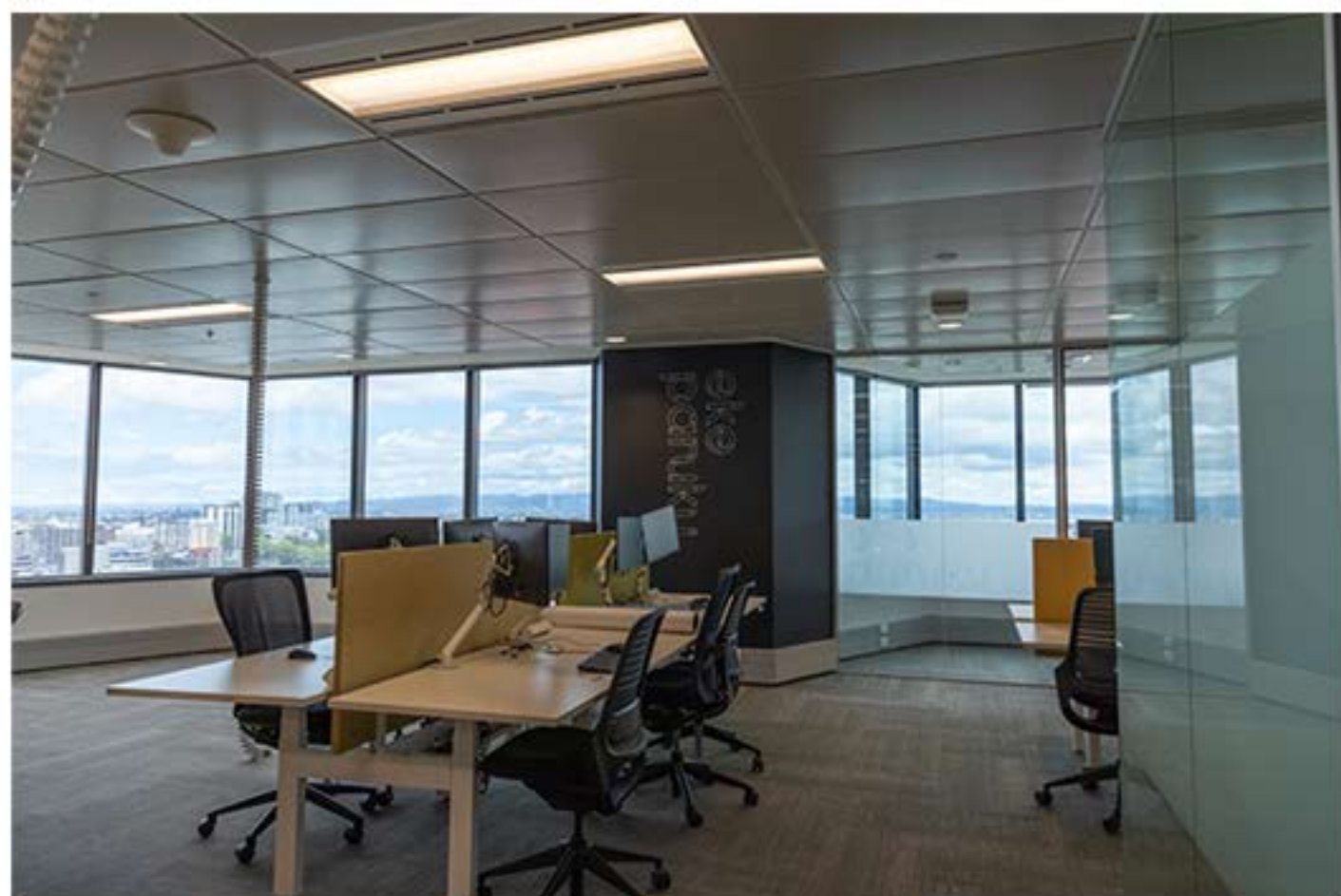


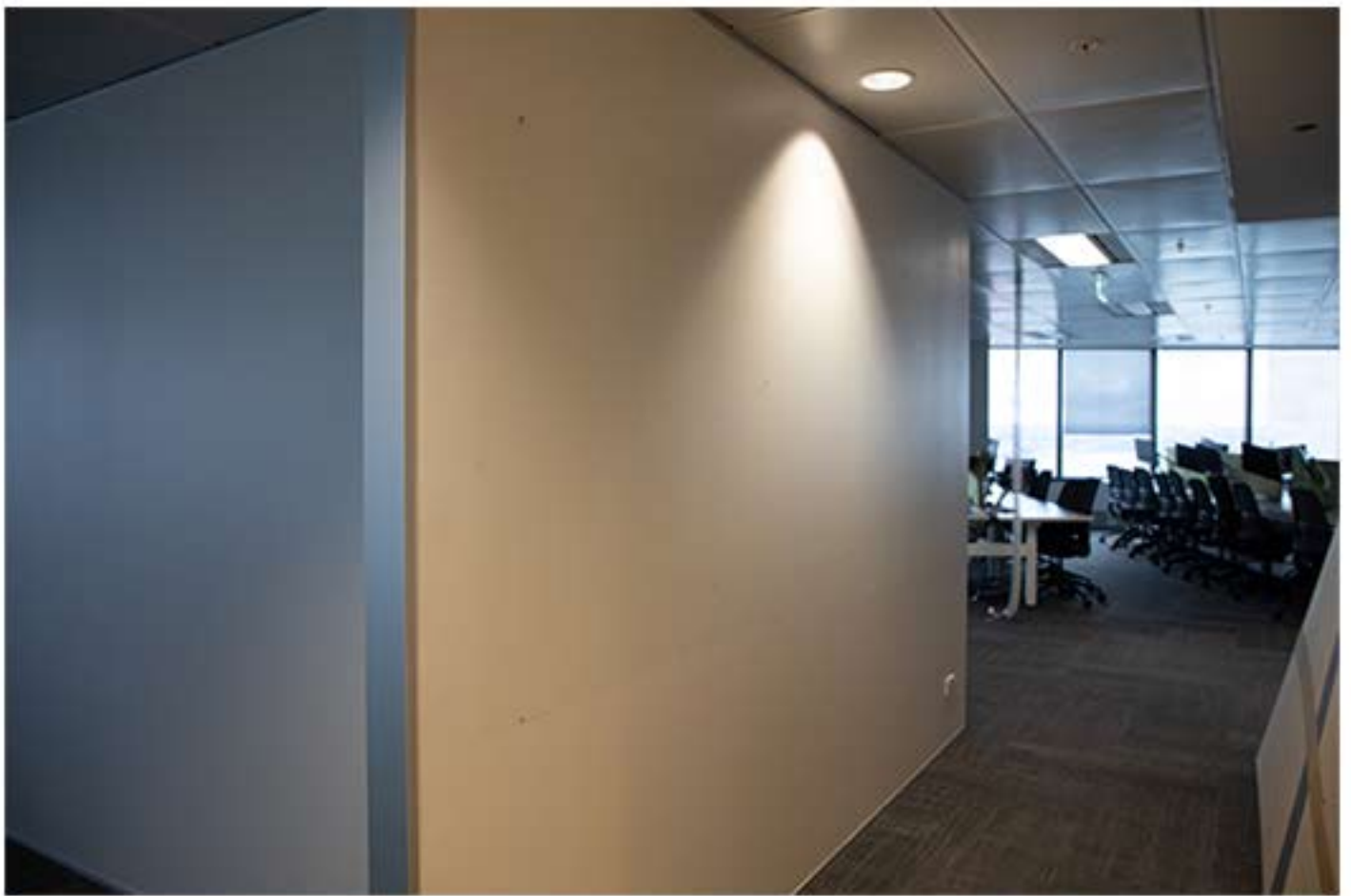


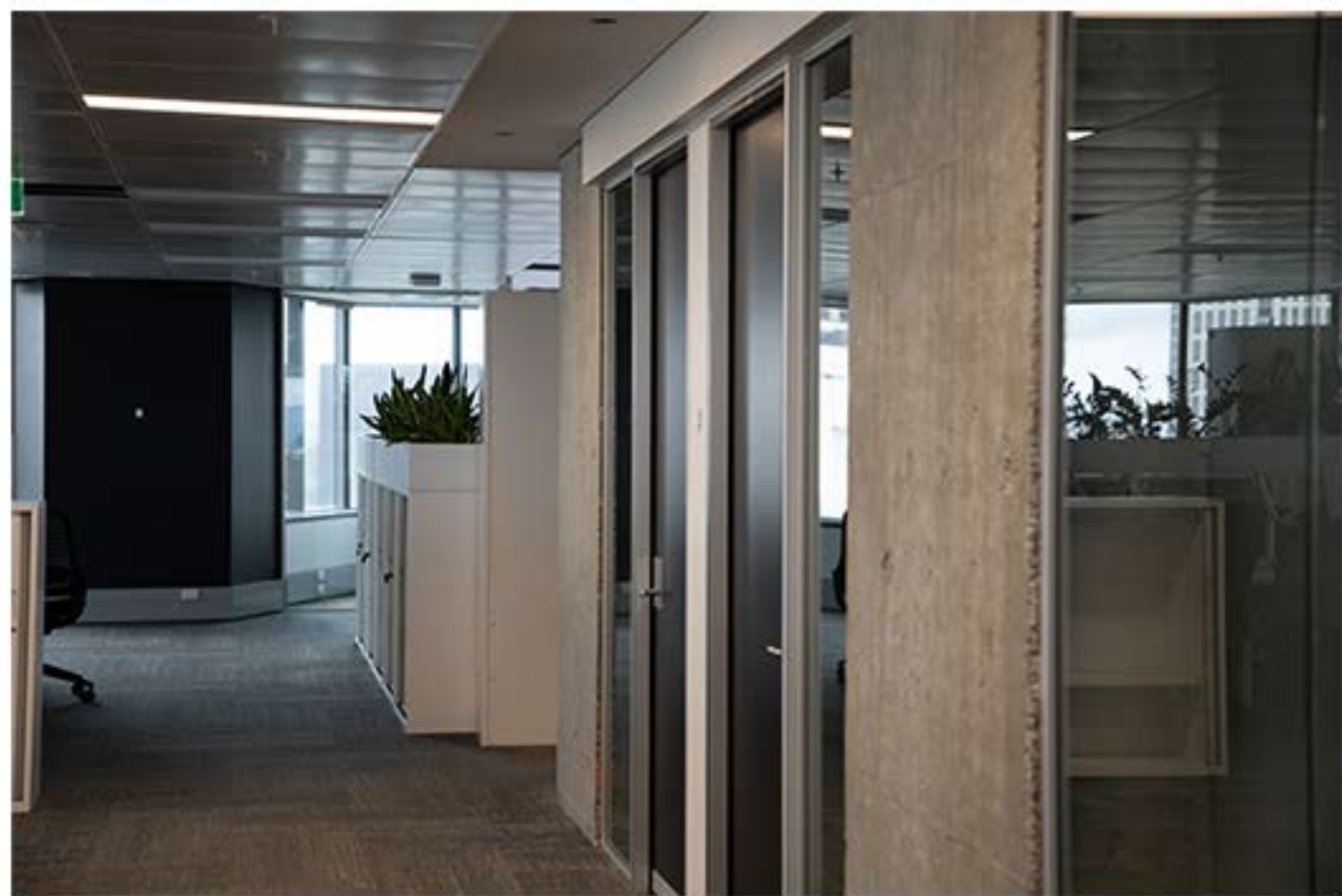
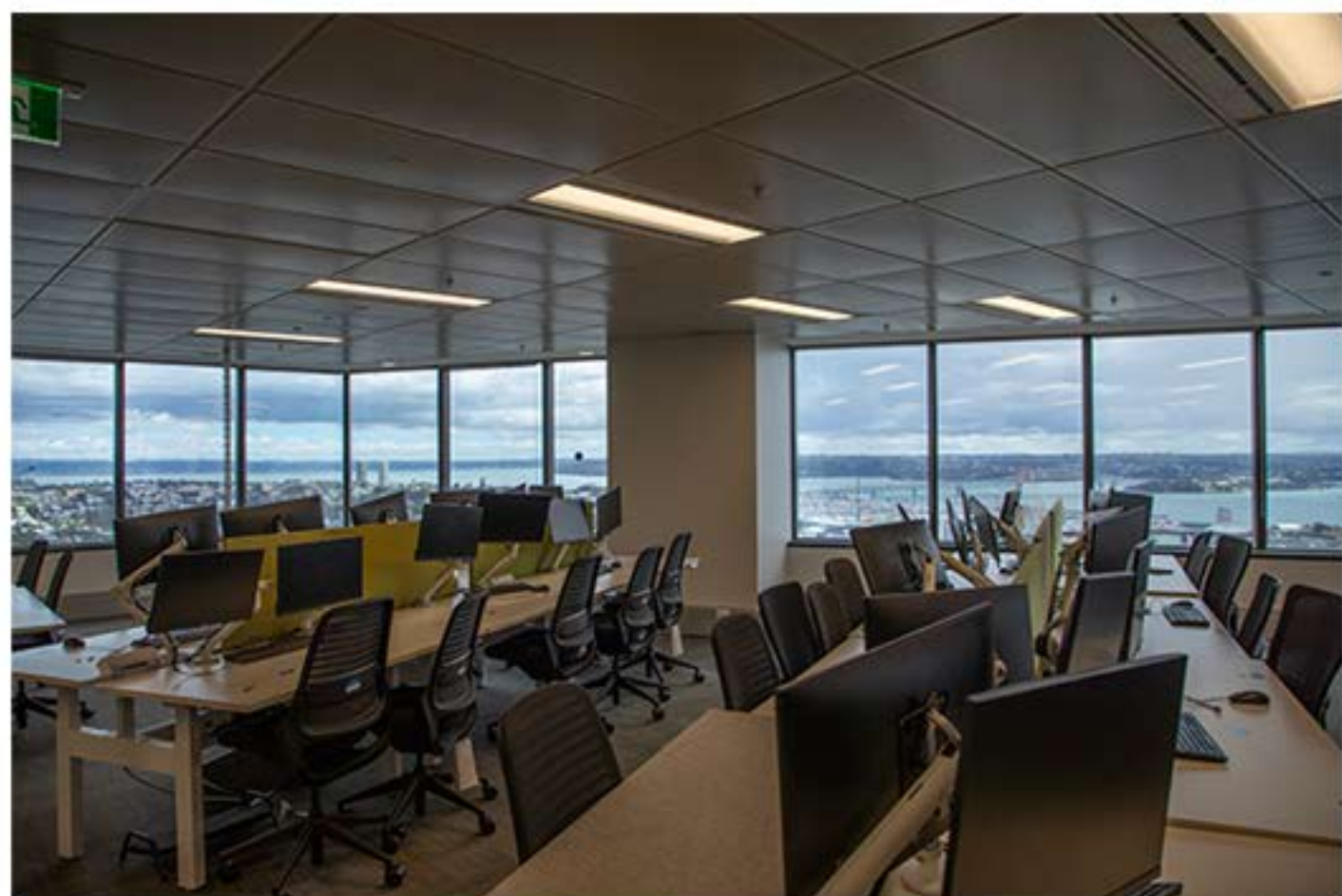


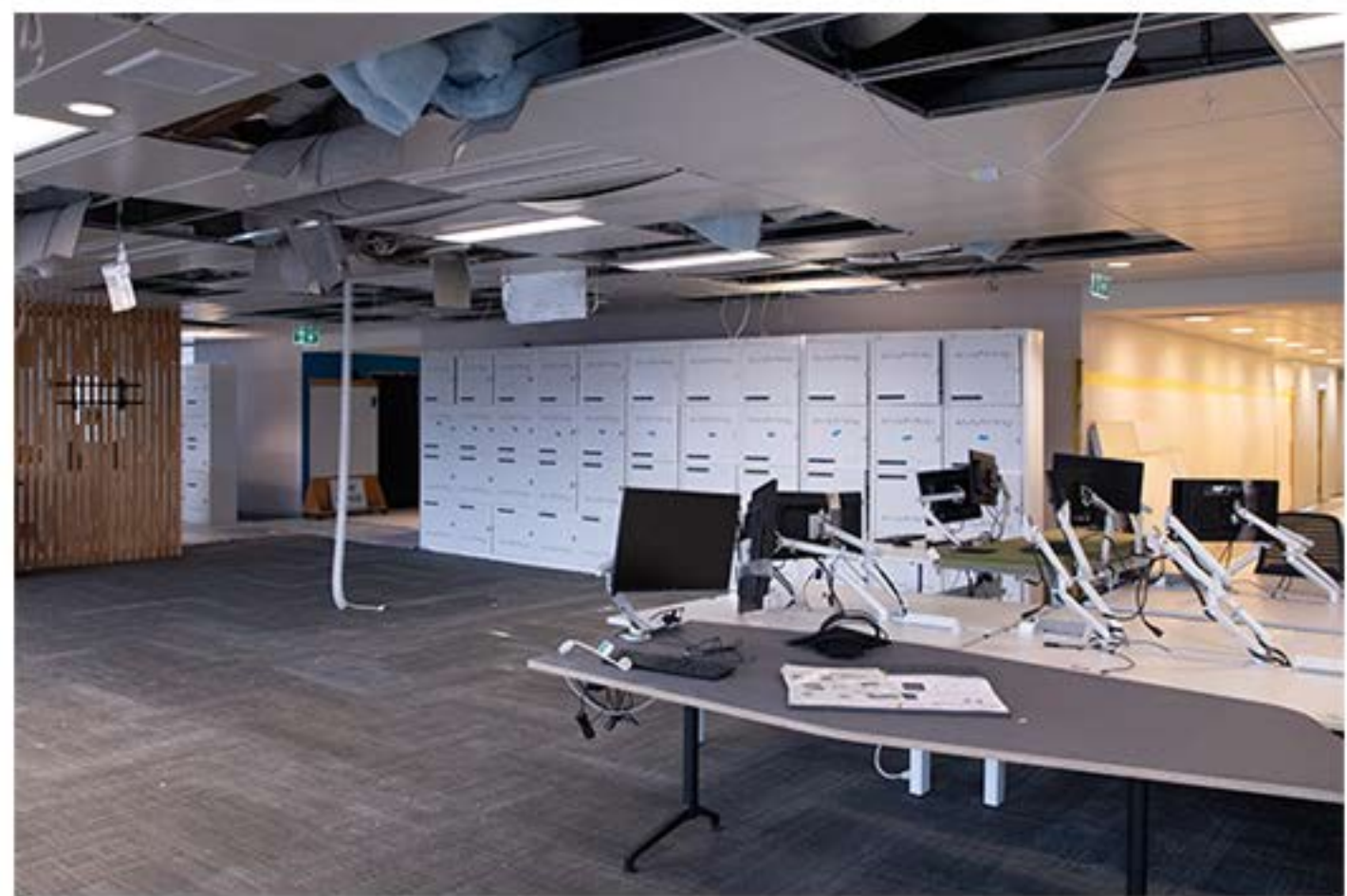




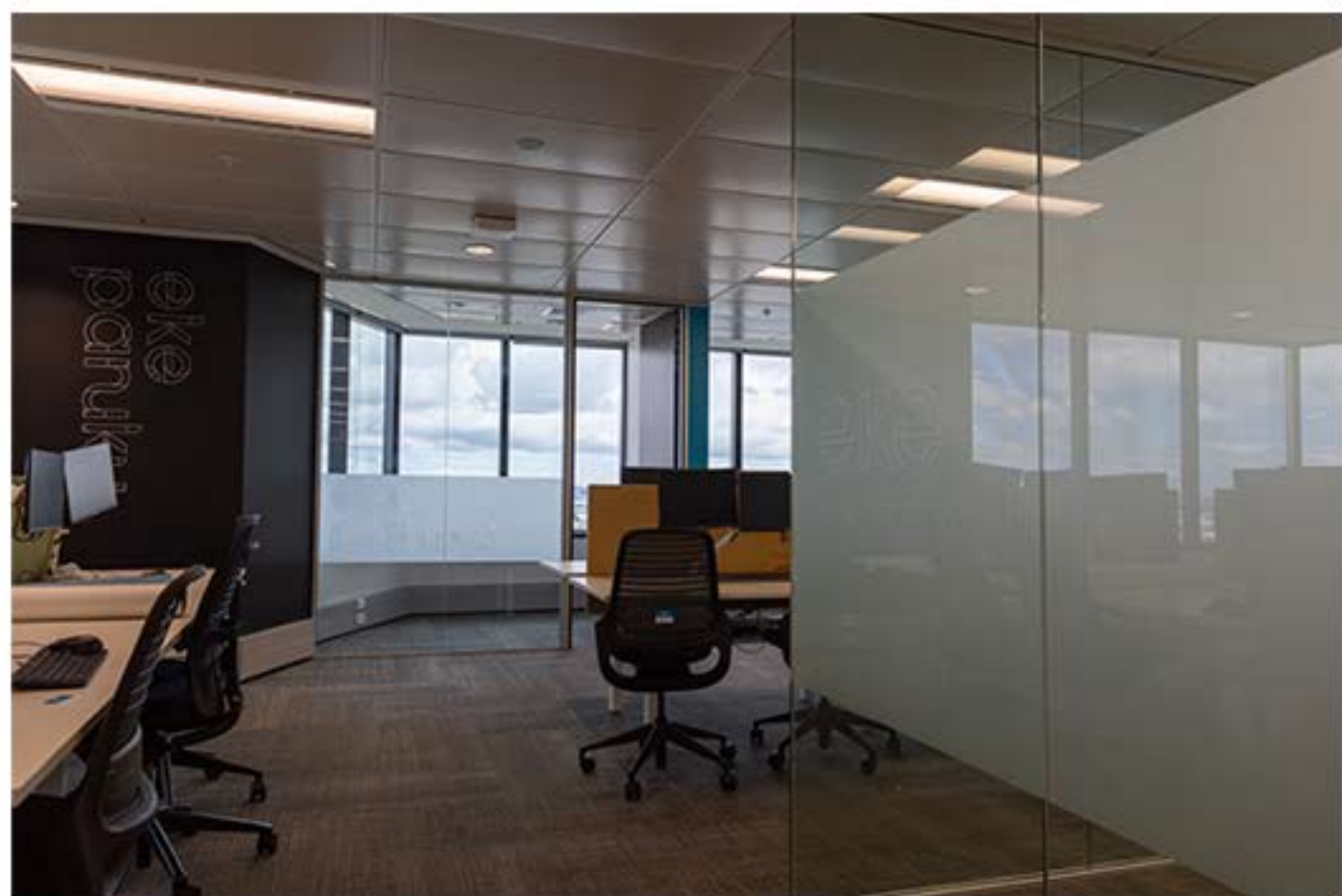


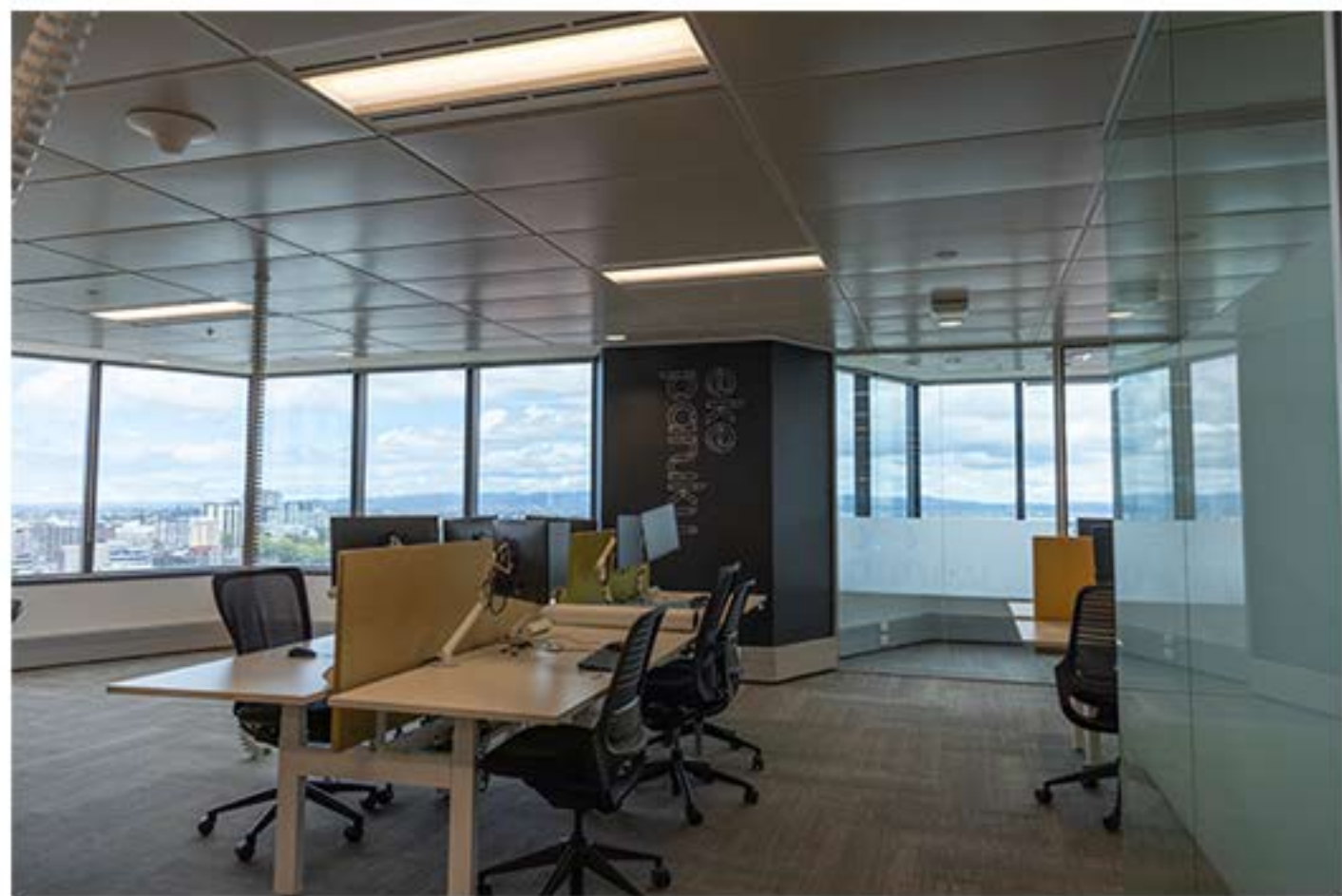














Eke Panuku
Development
Auckland



Expedite.

TAX INVOICE

Eke Panuku
82 Wyndham Street
Auckland CBD
1010
NEW ZEALAND

Invoice Date
4 Dec 2023

Invoice Number
INV-0018

Reference
A0106 Eke
Panuku_Auckland HQ-3-1

GST Number
133611908

Expedite Projects Limited
Shed 24, Lobby 2, 143
Quay Street
Auckland Central
Auckland
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Delivery Project Manager , Site Manager	1.00	26,488.00	26,488.00
Floor, Wall & Furniture Protection (Polyweave & Coreflute), General Site Preliminaries , Site Signage (Inc. H&S Signage), Rubbish Removal Inc. Site Labour, Interim & Final Site Cleans	1.00	14,050.00	14,050.00
Demo	1.00	20,474.48	20,474.48
Ceilings	1.00	15,523.18	15,523.18
Painting	1.00	25,217.19	25,217.19
Whiteboards - Relocated & reinstalled, Acoustic Panelling (FH), Relocate Feature Timber Screens	1.00	16,114.25	16,114.25
Make Good Carpet Flooring (Resulting from Demo)	1.00	9,373.05	9,373.05
Reconfigure HVAC System to Suit the new open plan layout including controls, Commissioning & Completion Documentation	1.00	30,725.00	30,725.00
Fire Systems	1.00	42,220.00	42,220.00
Electrical and Data	1.00	82,791.74	82,791.74
Relocation of Furniture at 135 Albert & Placement & reconnection, Removal of existing furniture from L21 & 22 not used, Relocation of Furniture from 88 Wyndham & 135 Albert Placement & reconnections	1.00	29,700.63	29,700.63
Subtotal			312,677.52
TOTAL GST 15%			46,901.63
TOTAL NZD			359,579.15

Due Date: 20 Jan 2024

Bank Account Number: 12-3211-0032356-000
GST: 133-611-908



PAYMENT ADVICE

To: Expedite Projects Limited
Shed 24, Lobby 2, 143 Quay Street
Auckland Central
Auckland
NEW ZEALAND

Customer	Eke Panuku
Invoice Number	INV-0018
Amount Due	359,579.15
Due Date	20 Jan 2024
Amount Enclosed	<div>Enter the amount you are paying above</div>

Expedite.

TAX INVOICE

Eke Panuku
82 Wyndham Street
Auckland CBD
1010
NEW ZEALAND

PO 6500137447

Invoice Date
20 Dec 2023

Invoice Number
INV-0019

Reference
A0106 Eke
Panuku_Auckland HQ-2-1

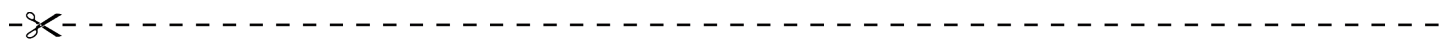
GST Number
133611908

Expedite Projects Limited
Shed 24, Lobby 2, 143
Quay Street
Auckland Central
Auckland
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Project & Cost Management Services	1.00	28,064.00	28,064.00
Design Services Inc. Furniture Scheduling, Phase 1 Feasibility - Variation	1.00	27,060.00	27,060.00
Building Consent - Exemption Application	1.00	4,030.00	4,030.00
Fire Engineering, HVAC Statement , Emergency Lighting Design, Accessibility Statement , Electrical & Lighting Design, Fire Protection Services Design	1.00	18,961.00	18,961.00
Subtotal			78,115.00
TOTAL GST 15%			11,717.25
TOTAL NZD			89,832.25

Due Date: 20 Jan 2024

Bank Account Number: 12-3211-0032356-000
GST: 133-611-908



PAYMENT ADVICE

To: Expedite Projects Limited
Shed 24, Lobby 2, 143 Quay Street
Auckland Central
Auckland
NEW ZEALAND

Customer Eke Panuku

Invoice Number INV-0019

Amount Due 89,832.25

Due Date 20 Jan 2024

Amount Enclosed

Enter the amount you are paying above

Expedite.

DRAFT INVOICE

Eke Panuku
82 Wyndham Street
Auckland CBD
1010
NEW ZEALAND

Invoice Date
20 Feb 2024

Invoice Number
INV-0031

Reference
A0106 Eke
Panuku_Auckland HQ-3-2

GST Number
133611908

Expedite Projects Limited
Shed 24, Lobby 2, 143
Quay Street
Auckland Central
Auckland
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Delivery Project Manager , Site Manager	1.00	11,352.00	11,352.00
Ceilings	1.00	1,724.80	1,724.80
Painting	1.00	2,801.91	2,801.91
Whiteboards - Relocated & reinstalled, Acoustic Panelling (FH), Relocate Feature Timber Screens	1.00	16,114.25	16,114.25
Frosted Film - Feature Design - To Existing (Provisional Sum)	1.00	8,957.41	8,957.41
Electrical and Data	1.00	20,697.93	20,697.93
Relocation of Furniture at 135 Albert & Placement & reconnection, Removal of existing furniture from L21 & 22 not used, Relocation of Furniture from 88 Wyndham & 135 Albert Placement & reconnections	1.00	69,301.47	69,301.47
Paint all lift lobby walls in "Bowie" blue as requested.	1.00	6,350.00	6,350.00
Supply and install of Asona Wood Print Tiles, excluding services.	1.00	18,854.32	18,854.32
Subtotal			156,154.09
TOTAL GST 15%			23,423.12
TOTAL NZD			179,577.21

Due Date: 20 Mar 2024

Bank Account Number: 12-3211-0032356-000
GST: 133-611-908



PAYMENT ADVICE

To: Expedite Projects Limited
Shed 24, Lobby 2, 143 Quay Street
Auckland Central
Auckland
NEW ZEALAND

Customer	Eke Panuku
Invoice Number	INV-0031
Amount Due	179,577.21
Due Date	20 Mar 2024
Amount Enclosed	<div>Enter the amount you are paying above</div>

Expedite.

TAX INVOICE

Eke Panuku
82 Wyndham Street
Auckland CBD
1010
NEW ZEALAND

PO 6500138862

Invoice Date
1 Mar 2024

Invoice Number
INV-0056

Reference
A0106 Eke
Panuku_Auckland HQ-4-1

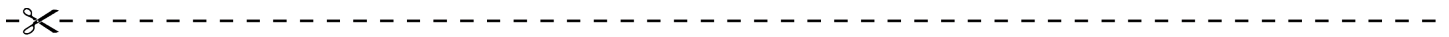
GST Number
133611908

Expedite Projects Limited
Shed 24, Lobby 2, 143
Quay Street
Auckland Central
Auckland
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Project & Cost Management Services	1.00	20,631.00	20,631.00
Design Services, Furniture Scheduling	1.00	42,320.00	42,320.00
Fire Protection Engineer	1.00	4,140.00	4,140.00
Mechanical Engineer	1.00	33,810.00	33,810.00
Hydraulic Engineer	1.00	4,312.50	4,312.50
Fire Report	1.00	8,280.00	8,280.00
Lighting Engineer	1.00	6,900.00	6,900.00
Emergency Lighting Engineer	1.00	3,450.00	3,450.00
Accessibility Statement	1.00	1,035.00	1,035.00
Electrical Engineer	1.00	13,800.00	13,800.00
Credit to balance final invoice	1.00	(529.82)	(529.82)
Subtotal			138,148.68
TOTAL GST 15%			20,722.31
TOTAL NZD			158,870.99

Due Date: 7 Mar 2024

Bank Account Number: 12-3211-0032356-000
GST: 133-611-908



PAYMENT ADVICE

To: Expedite Projects Limited
Shed 24, Lobby 2, 143 Quay Street
Auckland Central
Auckland
NEW ZEALAND

Customer	Eke Panuku
Invoice Number	INV-0056
Amount Due	158,870.99
Due Date	7 Mar 2024
Amount Enclosed	<div>Enter the amount you are paying above</div>

TAX INVOICE

Eke Panuku
82 Wyndham Street
Auckland CBD
1010
NEW ZEALAND

Invoice Date
28 May 2024

Invoice Number
INV-0086

Reference
A0106 Eke
Panuku_Auckland HQ-3-3

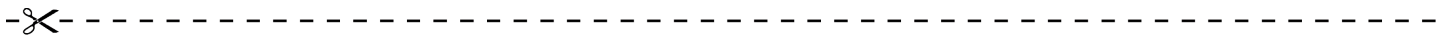
GST Number
133611908

Expedite Projects Limited
Shed 24, Lobby 2, 143
Quay Street
Auckland Central
Auckland
NEW ZEALAND

PO 650013862

Description	Quantity	Unit Price	Amount NZD
Certifications & Approvals	1.00	492.00	492.00
Preliminaries & General	0.25	15,250.00	3,812.50
Demolition	1.00	25,407.18	25,407.18
Partitions & Doors	0.60	43,822.75	26,293.65
Ceilings	1.00	2,549.44	2,549.44
Joinery	0.10	65,393.65	6,539.37
Flooring	0.35	31,969.55	11,189.34
Hydraulics	0.30	70,294.62	21,088.39
Heating Ventilating & Air-Conditioning	0.50	6,916.92	3,458.46
ire Protection	0.90	9,461.53	8,515.38
Electrical & Data	0.50	7,584.64	3,792.32
Subtotal			113,138.03
TOTAL GST 15%			16,970.73
TOTAL NZD			130,108.76

Due Date: 20 Jun 2024
Bank Account Number: 12-3211-0032356-000
GST: 133-611-908



PAYMENT ADVICE

To: Expedite Projects Limited
Shed 24, Lobby 2, 143 Quay Street
Auckland Central
Auckland
NEW ZEALAND

Customer	Eke Panuku
Invoice Number	INV-0086
Amount Due	130,108.76
Due Date	20 Jun 2024
Amount Enclosed	<div>Enter the amount you are paying above</div>

TAX INVOICE

Eke Panuku
82 Wyndham Street
Auckland CBD
1010
NEW ZEALAND

Invoice Date
20 Jun 2024

Invoice Number
INV-0092

Reference
A0106 Eke
Panuku_Auckland HQ-3-5

GST Number
133611908

Expedite Projects Limited
Shed 24, Lobby 2, 143
Quay Street
Auckland Central
Auckland
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Preliminaries & General	0.75	15,250.00	11,437.50
Partitions & Doors	0.40	43,822.75	17,529.10
Joinery	0.90	65,393.65	58,854.29
Flooring	0.65	31,969.55	20,780.21
Signage & Frosting	1.00	1,338.45	1,338.45
Hydraulics	0.70	70,294.62	49,206.23
Heating Ventilating & Air-Conditioning	0.50	6,916.92	3,458.46
ire Protection	0.10	9,461.53	946.15
Electrical & Data	0.50	7,584.64	3,792.32
Subtotal			167,342.71
TOTAL GST 15%			25,101.41
TOTAL NZD			192,444.12

Due Date: 20 Jul 2024
Bank Account Number: 12-3211-0032356-000
GST: 133-611-908



PAYMENT ADVICE

To: Expedite Projects Limited
Shed 24, Lobby 2, 143 Quay Street
Auckland Central
Auckland
NEW ZEALAND

Customer	Eke Panuku
Invoice Number	INV-0092
Amount Due	192,444.12
Due Date	20 Jul 2024
Amount Enclosed	<div>Enter the amount you are paying above</div>