

Council Platform	Council Outcome (Level of Service)	Performance Measure	Annual Target (2004/2005)	2004/2005 Annual Results	2005/2006 First Quarter Results
	<i>(including children and young people)</i>				
		Increase in percentage of residents who have had some positive contact with people in their neighbourhood	75% or more	95%	Annual Measure
	<i>Residents are satisfied with leisure facilities and usage of these facilities increases.</i>	Number of visits to the West Wave Aquatic Centre increases.	736,000 or more	715,949	177,824
		Number of visits to the Massey Leisure Centre increases.	195,519 or more	176,402	53,220
		Usage of sportsfields in winter increases.	85% or more	38%	Currently reviewing
		Users of West Wave Aquatic Centre are satisfied with facilities.	No target given	Not measured	Annual Measure
		Users of Massey Leisure Centre are satisfied with facilities.	No target given	Not measured	Annual Measure
	<i>Residents are satisfied with public space and community facilities and usage of these facilities increases.</i>	People with children visit a Council playground at least once a month.	75% or more	69%	Annual Measure
		More of the City's neighbourhood parks meet the quality standards set in the Parks Strategy.	40% or more	54.6%	Currently reviewing
		Number of groups regularly using the Council's community centres increases. (10 bookings or more in a year)	145 or more	162	170
		Residents who have used a City library in the last year increases.	73% or more	76%	Currently reviewing
		Residents' participation in adult/community education in Waitakere City increases.	26% or more	25%	Currently reviewing
		Residents' awareness of what Citizens' Advice Bureaux provides increases.	85% or more	88%	Currently reviewing
		Number of visitors to all Community Houses increases.	90,000	121,800	Approx 13,404
		Number of casual hirers using the Council's community centres increases.	119,500 or more	108,270	21,872
	<i>There are more arts and cultural and citywide events available to the public.</i>	Number of Council facilitated public art projects increases.	Increase from previous year	14 projects	Currently reviewing

Council Platform	Council Outcome (Level of Service)	Performance Measure	Annual Target (2004/2005)	2004/2005 Annual Results	2005/2006 First Quarter Results
		Number of arts & cultural initiatives open to public participation increases.	55 or more	Not measured	Currently reviewing
		Number and participation of Council initiated citywide events increases.	25 events – 35,000 participants	25 events and 86,150 participants	11 events and 9,481 participants
<p>Utilising several satisfaction surveys, other outcomes areas analysed under this Council Platform include:</p> <ul style="list-style-type: none"> Residents believe that Waitakere City is a great and safe place to live. Residents are satisfied with the variety and location of parks in Waitakere City. Residents feel that the leisure facilities and activities available in the City meet their needs. Users satisfied with the range and quality of information available in the City's libraries. Residents are satisfied with lighting in public walkways in parks. Residents are satisfied with environmental health services. Residents believe that people in their local community work together and support each other. Residents satisfied with provision and quality of community buildings for use or hire in the city. 					
Active Democracy	<i>Council demonstrates prudent and transparent decision-making processes.</i>	Annual Plan operational work programme is completed within the approved time frame.	95% or more	Not measured	Currently reviewing
		Annual Plan capital works programmes have commenced or are in progress within the approved time frame.	95% or more	Not measured	Currently reviewing
		Council upholds the principles of the Treaty in its decision-making process.	No target given	Not measured	Currently reviewing
		Elected Council is more representative of the cultural diversity of the city.	No target given	1 Councillor of Asian Ethnicity	Currently reviewing
	<i>People know how to get involved in local issues and feel comfortable in doing so.</i>	There is a high voter participation in Council elections.	40% or more	35.8%	Annual measure
<p>Utilising several satisfaction surveys, other outcomes areas analysed under this Council Platform include:</p> <ul style="list-style-type: none"> Residents believe that the public can influence the Council's decision making. Iwi Maori and Pan-tribal Maori organisations feel they can influence the decisions that affect them. People know how to get involved in local issues (including Council decision-making) and feel comfortable in doing so. Pacific Islands organisations feel that their relationship with the Council has strengthened over the last year. Iwi maori and Pan-tribal Maori organisations in the City feel that their relationship with Council has strengthened over the last year. Residents are satisfied with the way that the Council involves people in key decisions. 					

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Council Platform	Council Outcome (Level of Service)	Performance Measure	Annual Target (2004/2005)	2004/2005 Annual Results	2005/2006 First Quarter Results
<ul style="list-style-type: none"> Children and youth know what the Council does and how they can get involved in the development of the City. Residents believe that Council's services and assets are managed in a financially responsible manner. Residents believe that they are adequately informed about key issues relating to Council. Residents are satisfied with value for money from rates. 					
Green Network	<i>Residents (including businesses) are aware of and take an active part in improving the natural environment.</i>	Number of businesses participating in environmental initiatives is increased.	60 or more additional businesses	68 businesses	Currently reviewing
		Increase in residents who have deliberately taken actions during the past year, with the intent of improving the natural environment.	65% or more	56%	Currently reviewing
		Maintain or increase the number of people working in partnership with the Council in Green Network projects involving planting and weed removal.	3250 or more	9,157	Bi-Annual Measure
		More eco-sourced native trees and plants are planted in the city annually.	100,000 or more	150,241	Bi-Annual Measure
		Increase in privately owned natural areas with management plan in place and being implemented	30.0 hectares or more	39 hectares	Bi-Annual Measure
	<i>More residents use the Green Network.</i>	More residents using the Green Network annually.	67% or more	57%	Bi-Annual Measure
		Increase the length of public access track to and along the coast or streams that is useable in all weathers.	1.0km or more	0.10 km	Bi-Annual Measure
	<i>The environmental needs of all parks & reserves in the city, including weed control, are managed on a comprehensive and ongoing basis.</i>	Increase in hectares of bush areas and esplanade reserves with restoration programmes underway.	30 hectares, 210 total or more	100.97 total (number of hectares is unknown)	Bi-Annual Measure
		More Weeds Management Plans in place for priority areas (public land) identified in the Weeds Strategy.	30 or more	40	Bi-Annual Measure
		Increase in number of passive reserves (stream or bush) that are maintained and/or enhanced (e.g. weeds, signs, paths etc.)	130 hectares or more	128.5 hectares	Bi-Annual Measure

Council Platform	Council Outcome (Level of Service)	Performance Measure	Annual Target (2004/2005)	2004/2005 Annual Results	2005/2006 First Quarter Results
	Water quality of streams (and wetlands) in the city increases and provides a better habitat for native fish.	Water quality of the Billy Joe stream downstream of the Kay Road baileff site is maintained.	Water quality is within acceptable guidelines	100%	Bi-Annual Measure
		Water quality in urban streams is maintained i.e. baseline results are maintained. Improvement achieved in Twin Streams catchments i.e. Oratia/Opanuku & Swanson Streams.	Baseline results are achieved	No change	Bi-Annual Measure
		Stream restoration projects to control slippage and erosion are completed.	10 or more	9 completed, 2 pending	Bi-Annual Measure
		Stream length [and wetlands if measurable] that provides moderate or better habitat for native fish is increased.	75% or more	Not measured	Bi-Annual Measure
		Variety of native fish found in targeted streams is maintained, and increased in the long term.	6 or more	6	Currently reviewing
		New stormwater treatment systems that improve stormwater quality are in place in priority catchments, as identified by the Regional Stormwater Strategy.	5 new or more	14 new	Currently reviewing
	There are processes in place to permanently protect the Waitakere Ranges.	Number and/or variety of native fauna increases at monitoring sites including Opanuku and Oratia ecological corridors.	6 or more	Not measured	Currently reviewing
		Increase in hectares of the city's outstanding landforms and significant or better native vegetation legally protected through public ownership or legal encumbrance.	50 hectares or more	38.4 hectares	Bi-Annual Measure
Three Waters	Drinking water systems are safe, reliable and clean.	Ensure water quality complies with the Ministry of Health's Drinking Water Standards for New Zealand (2000).	A grade achieved	100% - A grade achieved	100% - A grade achieved
		Respond to water main breaks within 2 hours.	98% or more	93.3	96%
		Restore service within 6 hours of a water main break.	98%	92.6%	100%
		Customers are supplied with water at pressure and flow complying with levels of service.	90% or more	95% or more	95%
	Continue to reduce water use and wastewater generation.	Keep peak wastewater flows within Waitakere City's share of the capacity of the western interceptor.	95% or more	93%	88%

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Council Platform	Council Outcome (Level of Service)	Performance Measure	Annual Target (2004/2005)	2004/2005 Annual Results	2005/2006 First Quarter Results
		A local reduction in peak wastewater flows is achieved from infiltration and inflow programmes.	25% or more	54%	Annual measure 100%
		Reduce average domestic metered water use per person.	167 litres or less	????	
		Reduce water loss in the water supply system.	11.5% or less	11.0%	11.0%
		Limit the number of breaks in the water reticulation network.	15.0 per 1,000 properties or less	14.2 per 1,000 properties	9.1 per 1,000 properties
	Treatments of stormwater and wastewater ensure no adverse effects on either the environment or public health.	Limit the number of blockages and overflows in the Wastewater network.	17.0 per 1,000 properties or less	16.7 per 1,000 properties	4.3 per 1,000 properties
		Dry weather overflows during normal operation (due to capacity) of the local and regional networks have been avoided.	0 overflows	0 overflows	0 overflows
		Improved treatment standards at the Mangere wastewater treatment plants (operated by Watercare) as monitored by the Watercare shareholders group.	Improvement is identified	Improvements (combined)	Currently reviewing
		Ensure no overflows from local pumping stations that cause adverse effects on either the environment or public health.	0	0	0
	Flooding is kept to a minimum and callouts are responded to promptly.	Minimise the number of flood incidents.	5 new systems	14	0.94
		Respond to flood callouts within 3 hours.	90% or more	92%	92%
	Sustainable water options are encouraged by Council (and other agencies) and supported by the community.	Increase percentage of households that have water saving devices installed.	90% or more	92%	Currently reviewing
		Watercare Service Ltd's objectives or measures are consistent with demand management or treatment systems that are compatible with reuse and recycling initiatives and the natural water cycle.	At least not inconsistent	Not inconsistent	Currently reviewing
		Sustainable management solutions for water, wastewater and stormwater are achieved in new developments.	All new development areas	Not measured	Currently Reviewing

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Council Platform	Council Outcome (Level of Service)	Performance Measure	Annual Target (2004/2005)	2004/2005 Annual Results	2005/2006 First Quarter Results
<p>Utilising several satisfaction surveys, other outcomes areas analysed under this Council Platform include:</p> <ul style="list-style-type: none"> Residents are aware of actions they might take to conserve water or protect water quality in streams. Community awareness of sustainable wastewater solutions. 					
Energy and Air	Waitakere City is 'carbon neutral' (i.e. no greenhouse gas emissions – as much CO2 is absorbed through trees as is generated.)	There is a reduction in CO2 emissions (including transport, electricity and businesses) in the City.	No target given	To be developed	Currently reviewing
	Waitakere City Council has completed a greenhouse gas inventory and set a target (based on inventory).	Waitakere City Council has completed a greenhouse gas inventory and set a target (based on inventory).	No target given	To be developed	Currently reviewing
	Waitakere City's air quality is compliant with national air quality standards.	There are no exceedances of Ministry for the Environment air quality standards at monitoring sites in the city.	0 exceedances	0 exceedances over MFE but exceedances over regional guidelines	No exceedances ³
	There is a significant increase in local renewable energy supply.	Percentage of vehicles tested at the WCC Testing Station that pass overseas emission standards increases. Number of households using solar water heating increases.	70%	71%	Currently reviewing
		Number of households with insulation levels above legal standards increases. At least one major renewable energy project is installed by 2005 (report on progress).	No target given	To be Developed	Currently reviewing
			No target given	To be Developed	Currently reviewing
<p>Utilising several satisfaction surveys, other outcomes areas analysed under this Council Platform include:</p> <ul style="list-style-type: none"> Residents are satisfied with air quality in the city. 					
Zero Waste	Residents are satisfied with	Number of clean-ups by the community	175 or more	105	Currently

³ No exceedances of the National Ambient Air Quality Standards, Ambient Air Quality Guidelines or Regional Air Quality Targets at any of the monitoring sites in the Waitakere district.

Council Platform	Council Outcome (Level of Service)	Performance Measure	Annual Target (2004/2005)	2004/2005 Annual Results	2005/2006 First Quarter Results
	Council's waste services and take an active part in clean-ups.	increases.			reviewing
	All waste is turned to beneficial use.	Waste entering the Transfer Station (from within and outside the City) is diverted from a landfill through reuse, recycling, recovery or composting initiatives. Includes waste reported as being diverted.	23% or more	23%	22%
		A greater proportion of city green waste and city collected waste delivered to the Transfer Station is recycled or composted.	50% or more	45.2%	42%
	Domestic & inorganic waste, litter, and dumping in Waitakere City is reduced.	Reduce the volume per resident of domestic waste, litter, and dumping generated from Waitakere City and deposited at the Transfer Station (including inorganic waste but excluding kerbside recycling).	145kg per person or less	157.1kg per person	33.4kg
		Reduce City Council collected domestic waste per person deposited at the Transfer Station.	115kg per person or less	123.3kg per person	31.8kg
		Reduce collected City inorganic waste per person deposited at the Transfer Station.	30kg per person or less	29.4kg per person	Currently reviewing
		Number of schools, businesses & community groups working with Council in litter abatement practices.	200 groups or more	301 groups	Currently reviewing
	There are no adverse environmental effects resulting from landfill or former waste sites.	Compliance with resource consent conditions and other legislative requirements for ensuring safe and environmentally acceptable former waste sites.	100% compliance	100% compliance	Currently reviewing
		All closed landfill sites that have been identified are being managed to avoid, remedy or mitigate adverse environmental effects.	90% or more managed	100%	Currently reviewing
		All residual waste goes to approved landfill site(s).	100%	100%	Currently reviewing
Utilising several satisfaction surveys, other outcomes areas analysed under this Council Platform include:					
<ul style="list-style-type: none"> Residents are satisfied with the Council's dealing with litter. Residents are satisfied with the weekly domestic rubbish collection service. 					

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APPENDIX TWO: Leisure Participation during July – September 2005

Westwave Aquatic Centre First Quarter Visitor Statistics

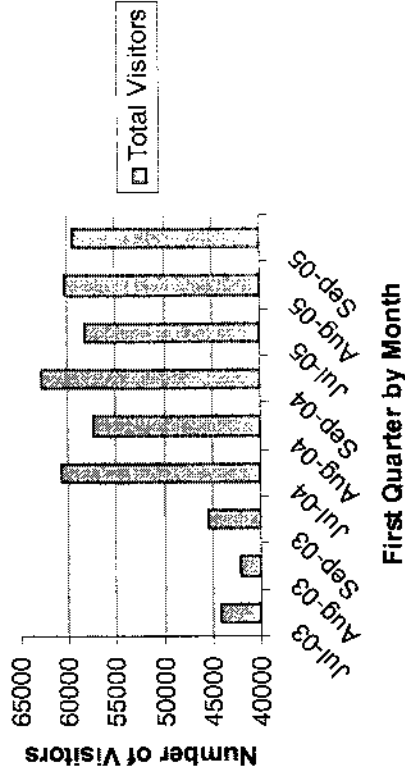
	Senior	Adult	Student	Child	Therapist	Other	Total
Jul-03	1307	15489	16128	10344	800		55212
Aug-03	1367	14743	16273	8781	800		51545
Sep-03	1308	15223	16581	11413	800		57538
	3982	45455	48982	30538	2400		164295
Jul-04	1880	23284	17820	16511	800	265	60560
Aug-04	2288	22190	17883	13939	800	229	57329
Sep-04	2207	24175	18099	17127	800	232	62640
	6375	69649	53802	47577	2400	726	180529
Jul-05	1557	22589	17286	15433	800	472	58137
Aug-05	2193	26134	17601	12892	800	574	60194
Sep-05	1693	23817	17170	15517	800	496	59493
	5443	72540	52057	43842	2400	1542	177824

Note: 'Other' includes those purchasing showers and special needs groups

Massey Leisure Centre First Quarter Visitor Statistics

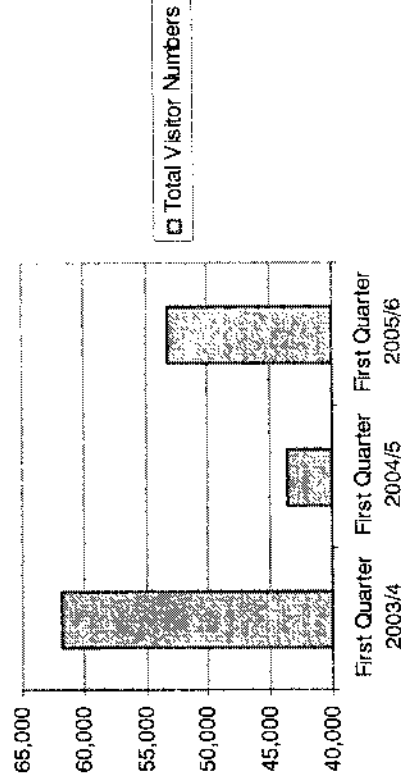
Quarter	Total Visitor Numbers
Jul 03 - Sept 03	61,712
Jul 04 - Sept 04	43,550
Jul 05 - Sept 05	53,220

Visitors to Westwave Aquatic Centre



First Quarter by Month

Visitors to Massey Leisure Centre



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APPENDIX THREE: Events Held During July - September 2005

Event	Date	Location	Attendance
All Blacks Opening Training Session	27 July 2005	Douglas Track and Field	2,400 Spectators 100 children attended coaching clinic
Festival of Cultures	14 August 2005	New Lynn Community Centre	1,500 attendance
Te Taumata Runanga Awards	3 September 2005	Council Chambers	16 recipients 130 attendees
The Legend Event	3 September 2005	Road Race	160 athletes participated
Memorial Tree Planting	10 September 2005	Te Pai Park	Mayoral event -- 70 attendees
Waitakere Moon Festival 2005	16 & 17 September 2005	New Lynn Community Centre	5,000 attendees plus the Prime Minister & Consuls General
Guardians of the Mauri Launch	22 September 2005	Council Chambers	100 attendees

Source: Taken from City Events Update, Agenda Report for Arts and Events Special Committee, 12 October 2005

Arts Event	Date	Location	Attendance
Going West Books and Writers Festival	September 2005	Tirirangi Community Centre	11 events, approx 3,000 attendees
Exhibition and Workshop	September 2005	Lopdell House	
Exhibition and Workshop	September 2005	Corban Estate Arts Centre	

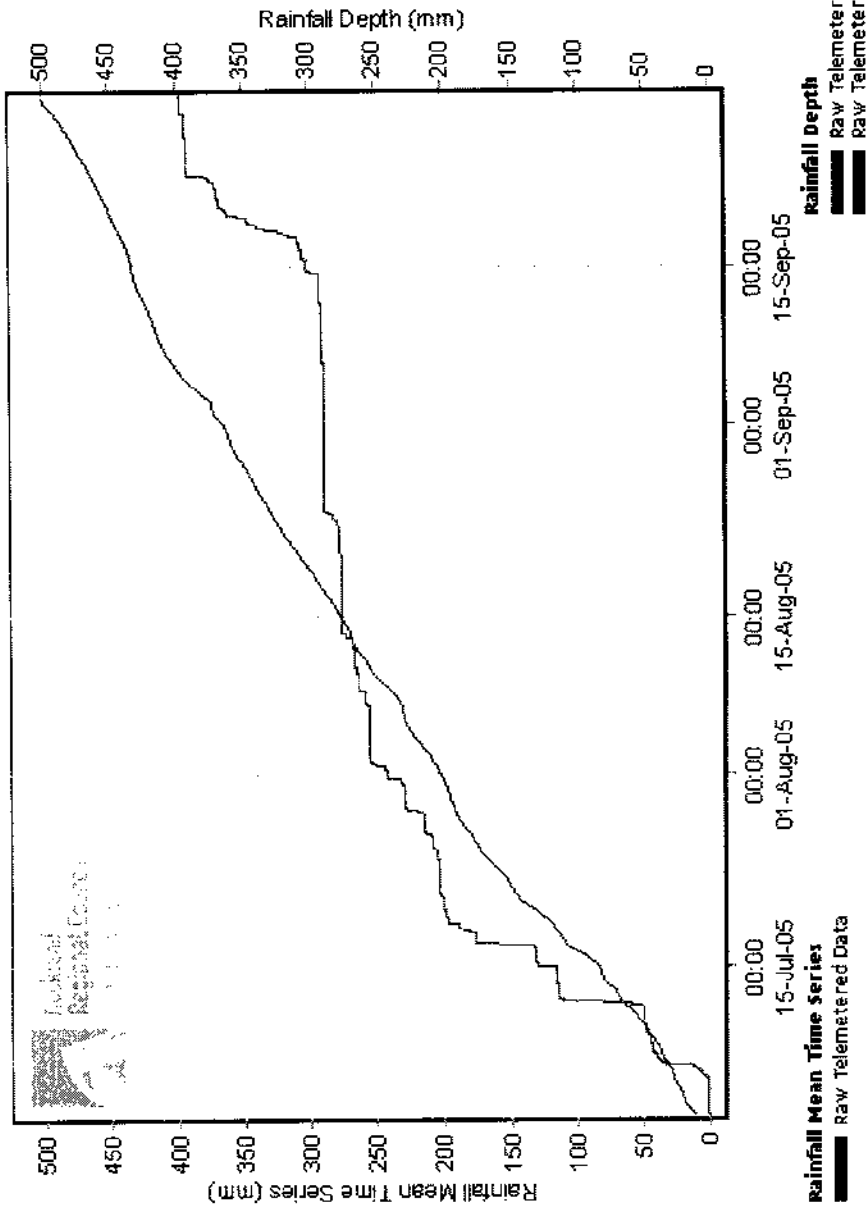
Location	Public Art Projects	Progress
New Lynn Library	1x major project – 350 sq metres of cast concrete art wall	Completed
	3x public art works	Completed
	1x minor restoration project	Completed
Waitakere Central Library	1x Project	Delivered for installation
	6x Projects	Under construction
Civic Centre	8x Contracts/commissions	Under construction
Trust Stadium Jetty	1x Arts/design project	Completed
Summerlands	2x Arts contracts	Under fabrication
Paremuka Bridge	1x Project	Awaiting installation

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APPENDIX FOUR: Rainfall in the Waitakere Region during the First Quarter 2005

Swanson Rainfall

Fri, 1 Jul 2005 15:41 to Fri, 30 Sep 2005 15:41 (Incrementing Data)



Note that the blue line is expected rainfall for the Waitakere region and the green line is the actual rainfall that occurred. Source: www.arc.govt.nz – Rainfall data.

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APPENDIX FIVE: Solid Waste Benchmarking Figures

Council	Domestic Waste Per Person First Quarter 2005
Waitakere City Council	127kg
Auckland City Council	199kg
Manukau City Council	221kg
North Shore City Council	150kg
Rodney District Council	153kg
Papakura District Council	182kg
Franklin District Council	n/a

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Source: Reclaiming Auckland's Resources – Resource Recovery Network for the Auckland Region, July 2005 (Produced by Emission New Zealand Limited)

**SUPPLEMENTARY AGENDA TO A MEETING OF THE TENDERS SUBCOMMITTEE
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON FRIDAY, 25 NOVEMBER 2005,
COMMENCING AT 9.00 AM**

8 CONTRACT NO. SD05001A - NEW LYNN STREETScape UPGRADING STAGE 1

PURPOSE OF THE REPORT

The purpose of this report is to seek the approval of the Tenders Subcommittee to award Contract No. SD 05001A - New Lynn Streetscape Upgrading Stage 1.

BACKGROUND

The contract is Stage 1 of streetscape improvement works to be undertaken in the New Lynn Business District. Stage 1 includes the closure of Todd Avenue to vehicular traffic and the transformation of the complete Todd Triangle area into a pedestrian passage and seating area.

It also includes the upgrading of the Lynmall side of Great North Road between Todd Triangle and Memorial Drive and the completion of improvements around the "waka" at the entrance to Memorial Drive.

The projects have been the subject of extensive consultation with the New Lynn community over the past two years. The legal process to enable the closure of Todd Avenue has also been successfully completed. Further stages are anticipated to follow in subsequent years.

SCOPE OF WORK

The work includes extensive paving and patterned concrete pavements of various textures and colours, along with grassing, gardens, seating, lighting and tree planting on two distinct levels separated by a retaining wall and steps within the Todd Triangle envelope. Also included are new stormwater systems, new kerb and channelling and relocation of the pedestrian crossing signals.

The Great North Road improvements include predominantly similar paving and concrete pavements along with kerb and channel renewal, seating and lighting, with the works in the "waka" area emphasising its purpose as a working sundial heightened with various surfacing and landscaping additions.

The New Lynn Community Board has been involved with the design development and the designs have all been approved by the City Development Committee.

TENDERS RECEIVED

Tenders were publicly advertised with eight sets of documents being uplifted. Three tenders were received by the closing date of 11 October 2005. These are summarised in Table 1 below:

TENDERER	REG OFFICE	TENDER PRICE (excl.GST)
P and M Paving and Construction Ltd	Parnell	\$1,657,929.02
John Fillmore Contracting Ltd	Royal Oak	\$1,685,710.50
HEB Smithbridge Ltd	Drury	\$1,787,269.84
Pre-tender contract estimate		\$1,150,000.00

Table 1 - Summary of Tender Prices

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All prices were significantly higher than the Pre-Tender Contract Estimate. They were in excess of the Engineers Estimate generally throughout all items, this estimate being based on the preliminary estimates which appeared valid at the time. While some of this can be attributed to escalating construction costs, reasons for the high prices are difficult to pinpoint. There are large variations in the way the contractors have priced the work, with some prices significantly higher than normal construction rates received in 2005/2006.

The three totals are of similar amounts suggesting the prices are indicative of current market rates. This may be caused partly by the large amount of this type of work understood to be in the market at this time, such as Auckland City's recent announcement of significant upgrades in the inner city over the next three years.

From discussions with Contractors it is also understood that town centre work is now perceived by the market as requiring significant additional management and costs due to the high level of communication resource needed to liaise with businesspeople throughout the project, and possible complications on each stage that arise through this process. Anticipated risk then drives up the price.

The current higher market is unlikely to change over the next few years, with the increase in demand for construction services of this type. Therefore prices are more likely to rise than fall, when considered in combination with inflation.

TENDER EVALUATION

In accordance with the conditions of tendering, tenders were evaluated generally in line with the Weighted Attribute Method contained in Transfund New Zealand's "Competitive Pricing Procedures Manual".

These procedures require that where the tender includes Provisional Sums (work valued by the Principal and placed within the Schedule of Prices) they are deducted from the Tender Sum prior to evaluating each tender.

In this contract the value of Provisional Sums is \$ 8,000.00

A summary of the evaluation results is shown in Table 2:

Tender Evaluation	Attributes	Exper.	Track Record	Tech. Skill	Resour.	Manag. Skill	Method.	Price	Contract Number SD05001A
									Total Weights
	Weights	10	20	5	5	5	5	50	100
Tenderer	Tender Sum	Grades							INDEX
P & M Paving and Construction Ltd	\$1,649,929.02	78	71	70	70	69	69	52	62
John Fillmore Contracting Ltd	\$1,677,710.50	74	74	75	72	74	71	50	62
HEB Smithbridge Ltd	\$1,779,269.84	68	59	73	67	62	62	44	54
Med.n Tender Price	\$1,677,710.50								

Table 2 - Summary of Tender Evaluation

Tenderers were required to supply sites of similar projects they had completed and members of the evaluation team visited sites prior to evaluation. P & M Paving and Construction Limited and John Fillmore Contracting Limited have both carried out several similar projects to very good standards of workmanship and scored higher than HEB Smithbridge Limited who had not had as much experience in this area.

P & M Paving and Construction Limited have recently completed streetscape upgrading projects in Glen Innes and Panmure which contained similar complex paving and concrete works to the New Lynn project.

The result of the evaluation process resulted in two tenderers receiving the same index but by virtue of their lower price P & M Paving and Construction Limited was chosen as the preferred tenderer.

NEGOTIATION PROCESS

Under Council's Conditions of Tendering Council may enter into negotiation with a preferred tenderer. Discussions were held with P & M Paving and Construction Limited where a number of high rates were examined. The Contractor agreed to seek further sub contract prices in an effort to reduce these items.

Council officers also carried out a "value engineering" process to look at possibilities for removal of non-critical items while still retaining the overall concepts of the project.

The result of this process resulted in P & M Paving and Construction Limited submitting the following revised price:

TENDERER	REG OFFICE	REVISED TENDER PRICE (excl.GST)
P and M Paving and Construction Ltd	Parnell	\$1,560, 775.60

TAGS, ERRORS OR OMISSIONS

The initial tenders from P & M Paving and Construction Limited and John Fillmore Contracting Limited both contained arithmetic errors. Both tenderers confirmed their submitted prices in writing.

There were no errors in the revised tender price from P & M Paving and Construction Limited and no other tags or omissions.

CREDIT CHECK

A credit check on P & M Paving and Construction Limited dated 31 October, 2005 shows nothing adverse.

SUMMARY

The results of the tender evaluation and as summarised in Table 2 shows that the tenders submitted by P & M Paving and Construction Limited and John Fillmore Contracting Limited achieved the same index of 62. By virtue of their lower price P & M Paving and Construction Limited was identified as the preferred tenderer.

A negotiation process was completed and P & M Paving and Construction Limited submitted a revised tender sum indicating significant savings over the original tender sum.

However, as listed below, the tender submitted by P & M Paving and Construction Limited exceeds the available project budget. To implement the project in its entirety in one contract this shortfall in funding has to be made up. This report seeks to have the Tender Subcommittee put forward a recommendation to the Finance and Operational Performance Committee for the additional funding required.

As part of Council's contracting process "Quality and Health and Safety is not negotiable" - all contractors have had this focus clearly reinforced through the contract documents and this will be strongly reiterated at the subsequent pre-start meeting and imposed during the contract period.

JOB COSTS

	<u>EXCL. GST</u>
Revised tender sum - P & M Paving and Construction Limited	\$1,560,775.60
Contingency	\$ 110,000.00
Engineering & Supervision	\$ 110,000.00

Total Job Cost	\$1,780,775.80

SOURCE OF FUNDING

Budget Description (from Annual Budget line item)	Codes	Budget	Committed to Other Projects	Allocation to This Project	Unallocated Balance
New Lynn/ Great North/Totara	75-9120-48410	\$ 50,000.00	\$0	\$ 50,000.00	\$0
New Lynn-Todd	75-9120-48420	\$290,000.00	\$0	\$ 290,000.00	\$0
New Lynn	75-9120-50890	\$567,000.00	\$0	\$ 567,000.00	\$0
New Lynn- Mem.	75-9825-51120	\$405,000.00	\$40,000.00	\$ 365,000.00	\$0
		TOTAL	BUDGET	\$1,272,000.00	

Funding Shortfall is therefore \$ 508,775.80.

OPTIONS

Options to allow the project to proceed in 2005/2006 include the following:

1. That the shortfall in funding of \$509,000 be raised from additional loan funding.
2. That the Great North Road section of the proposed works (Value \$228,000) be deferred until Stage 2 of the project. This would reduce the additional funding required in 2005/2006 to \$281,000.

While this is a possible option it is not recommended due to the high community expectations of delivery this year. The project has already been delayed by a year due to the appeal process over the closure of Todd Avenue. The need for the work was also in part to address safety issues, and the condition of the existing brick paving has already generated concerns and complaints from the community.

RECOMMENDATIONS

1. That the Contract No. SD05001A - New Lynn Streetscape Upgrading Stage 1 report be received.

2. That subject to additional funding of \$509,000 (GST exclusive) being approved by Council, the tender from P & M Paving and Construction Limited for Contract No. SD 05001A - New Lynn Streetscape Upgrading Stage 1 in the sum of \$1,560,775.60 plus \$195,096.95 GST, totalling \$1,755,872.55 be accepted.
3. That it be recommended to the Finance and Operational Performance Committee that additional loan funding of \$509,000 (GST exclusive) be approved to complete the New Lynn Streetscape Upgrading Stage 1 development.
4. That authority to enter into Contract No. SD 05001A - New Lynn Streetscape Upgrading Stage 1 on behalf of Council be delegated to the Group Manager: Project Services.

Report prepared by: Neil Prendiville, Roading Projects Manager.



NEW LYNN STREETScape UPGRADING STAGE 1 - SUPPLEMENTARY INFORMATION

This information is provided in addition to the appended Tenders Subcommittee Report and gives the Committee further background to the issue.

BACKGROUND

Streetscape and safety improvements to the New Lynn Town Centre are planned as part of the urban development programme. This project is aimed at improving pedestrian safety, through replacement of tired and uneven pavers, and also achieves the objective of establishing the design and quality of materials to be used in a staged programme of improvement projects throughout the commercial centre. Stage One of the project is made up of three separable portions which have been combined into one contract for consistency of product and ease of project management. These are:

- Todd Triangle Upgrading
- Great North Road Upgrading (East side Todd to Memorial)
- Memorial Corner (Completion of landscaping around the "Waka Sculpture")

The Todd Triangle Upgrading which was to be the initial project in New Lynn has already been delayed 18 months due to objections to the closure of Todd Avenue. There is now high community expectation that the works will progress in 2005/2006.

STRATEGIC CONTEXT

New Lynn is one of Waitakere's three major "defined town centres", along with Henderson and Westgate. Sitting astride the rail line, with a significant employment and retail base, a surrounding residential community and keen developer interest, New Lynn's continuing success is vital to attaining a sustainable future for the whole city.

One of the key performance indicators for a successful town centre is related to increasing the proportion of visits that are primarily for social reasons, and the number of "chance encounters" – the "added value" reasons to visit or locate a business in a town centre. This proportion is boosted through creating attractive places to meet friends and family, or to network with business colleagues. Ensuring a well designed, high-quality public realm sets the standard for private development, and business operation, as well as creating an inviting "public living room" for the New Lynn community and their visitors.

TENDER MARKET

Submitted prices were significantly above those expected. Subsequent discussions with contractors have indicated that prices are unlikely to change significantly over the next three years due to the current volume and demand for this type of expertise. This is further reinforced by the following:

- Auckland City Council has a \$25 million dollar upgrade programme in 2005/2006.
- Auckland City Council has announced further upgrades of the CBD area over subsequent years.
- There are only four or five contractors in Auckland that specialise in this type of work in commercial centres, therefore the demand for their services is at a premium.

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OPTIONS

Following negotiations with the Contractor which produced reductions of \$97,000 there is still a shortfall of \$509,000 in funding available in the current year. Available options are as follows:

Option 1

Approve the recommendation of the Tenders Sub-Committee that additional loan funding of \$509,000 (ex GST) be raised in \$2005/2006. This would allow the full three- part project to be completed this financial year.

Option 2

Defer the Great North Rd portion of the work until 2006/2007. This deletes \$228,000 (ex GST) from the required budget and would require \$281,000 (ex GST) of additional loan funding to be raised in 2005/2006.

Option 3

Defer both the Great North Road and Memorial Corner portions until 2006/2007. There is sufficient total funding then available to complete the Todd Triangle Upgrading in 2005/2006 without raising additional loan funding. To achieve this funds currently assigned to these two projects would need to be reassigned to the Todd Triangle project.

While options 2 and 3 are possibilities, as stated above they are not recommended due to high community expectations that the three projects will be completed in 2005/2006. This is further reinforced by the fact that prices are unlikely to be any more competitive in 6 months time and that an experienced and high quality contractor is in place subject to funding approval.

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**MINUTES OF A MEETING OF THE TENDERS SUBCOMMITTEE HELD IN THE
CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON FRIDAY, 25 NOVEMBER 2005, COMMENCING AT 9.00 AM**

PRESENT: Councillor JM Clews, QSO, JP (Chairperson)
Director: Strategy & Development
Director: Quality Assurance
Director: Finance

IN ATTENDANCE: Group Manager: Asset Management
Roading Projects Manager
Special Projects Engineer
Parks & Assets Contracts Engineer
Parks Development Officer
Intern Committee Secretary, S McDaid
Committee Administrator: S Riley

1 APOLOGIES

2300/2005
MOVED by A Magee, seconded R Rudd:

That apologies from Cr Clow, HV O'Rourke, J Dragicevich, R McLeod and W Paki for absence be received and sustained.

CARRIED

2 URGENT BUSINESS

There was no Urgent Business.

3 CONFIRMATION OF MINUTES

2301/2005
MOVED by A Pollock, seconded R Rudd:

That the minutes of the Meetings of the Tenders Subcommittee held on Friday, 2 September 2005 and Friday, 11 November 2005, as circulated, be taken as read and now be confirmed.

CARRIED

4 EXTENSION OF CONTRACT NO. EW02674C - SERVICE CONNECTIONS FOR WATER SUPPLY, WASTEWATER AND STORMWATER

2302/2005

MOVED by A Magee, seconded R Rudd:

That the Extension of Contract No. EW02674C - Service Connections for Water Supply, Wastewater and Stormwater report be received.

CARRIED

2303/2005

MOVED by A Magee, seconded A Pollock:

1. That approval be given to extend Contract No. EW02674C - Service Connections for Water Supply, Wastewater and Stormwater to Techscape Limited for 20 months to cover the period 1 November 2005 to 30 June 2007, in the sum of \$951,250.00 plus \$118,906.25, totalling \$1,070,156.25.
2. That the commitment to the 2006/2007 financial year totalling \$570,750.00 plus \$71,343.75 GST totalling \$642,093.75 be approved for Contract No. EW02674C - Service Connections for Water Supply, Wastewater and Stormwater.
3. That the Group Manager: Asset Management be delegated the authority to issue the notice to Techscape Limited extending Contract No. EW02674C - Service Connections for Water Supply, Wastewater and Stormwater for the period 1 November 2005 through to 30 June 2007.
4. That approval be given to extend Contract No. EW02674C - Service Connections for Water Supply, Wastewater and Stormwater to Techscape Limited for 20 months to cover the period 1 November 2005 to 30 June 2007 on the basis that this will provide cost certainty and ongoing continuity of service over this period.

CARRIED

5 PROJECT TWIN STREAMS RANUI-MASSEY COMMUNITY CONTRACT

2304/2005

MOVED by A Magee, seconded R Rudd:

1. That the Project Twin Streams Ranui-Massey Community Contract report be received.
2. That the negotiated contract in the sum of \$280,000 plus \$35,000 GST totalling \$315,000 over three (3) years with Te Ūkaipō Mercy Initiatives for Rangatahi Limited for the Project Twin Streams Ranui-Massey Community Contract be accepted.
3. That the commitment to the 2006/2007 financial year for the Project Twin Streams Ranui-Massey Community Contract of \$75,000, plus \$9,375 GST totalling \$84,375 be approved subject to contractor performance and funding availability.
4. That the commitment to the 2007/2008 financial year for the Project Twin Streams Ranui-Massey Community Contract of \$100,000, plus \$12,500 GST totalling \$112,500 be approved subject to contractor performance and funding availability.

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5. That the commitment to the 2008/2009 financial year for the Project Twin Streams Ranui-Massey Community Contract of \$50,000, plus \$6,250 GST totalling \$56,250 be approved subject to contractor performance and funding availability.
6. That the authority to enter into the Project Twin Streams Ranui-Massey Community Contract on behalf of Council be delegated to the Group Manager: Asset Management.

CARRIED

6 CONTRACT NO. PK05029B - SWANSON STATION PARK DEVELOPMENT

2305/2005

MOVED by R Rudd, seconded A Pollock:

1. That the Contract No. PK05029B - Swanson Station Park Development report be received.
2. That subject to a satisfactory credit check and further funding of \$153,103.13 (GST exclusive) being approved by Council, the tender from Brett Garea Environments Limited for Contract No. PK05029B - Swanson Station Park Development in the sum of \$371,298.30 plus \$46,412.28 GST, totalling \$417,710.58 be accepted.
3. That it be recommended to the Finance and Operational Performance Committee that additional loan funding of \$153,103.13 (GST exclusive) be approved to complete the Swanson Station Park development.
4. That authority to enter into Contract No. PK05029B - Swanson Station Park Development on behalf of Council be delegated to the Group Manager: Asset Management.

CARRIED

7 ARCHITECTURAL SERVICES FOR THE CIVIL DEFENCE EMERGENCY MANAGEMENT EMERGENCY OPERATIONS CENTRE PROJECT

2306/2005

MOVED by R Rudd, seconded A Magee:

1. That the Architectural Services for the Civil Defence Emergency Management Emergency Operations Centre Project report be received.
2. That approval be given for the issuing of a sole invitation to tender for the Civil Defence Emergency Management Emergency Operations Centre project based on the excellent track record of Architectus Bowes Clifford Thomson (and the results of the benchmarking process relating to costs).
3. That approval be given to engage Architectus Bowes Clifford Thomson to provide architectural services for the new Civil Defence Emergency Management Emergency Operations Centre project.

CARRIED

8 CONTRACT NO. SD05001A - NEW LYNN STREETScape UPGRADING STAGE 1

2307/2005

MOVED by A Magee, seconded R Rudd:

1. That the Contract No. SD05001A - New Lynn Streetscape Upgrading Stage 1 report be received.
2. That subject to additional funding of \$509,000 (GST exclusive) being approved by Council, the tender from P & M Paving and Construction Limited for Contract No. SD05001A - New Lynn Streetscape Upgrading Stage 1 in the sum of \$1,560,775.60 plus \$195,096.95 GST, totalling \$1,755,872.55 be accepted.
3. That it be recommended to the Finance and Operational Performance Committee that additional loan funding of \$509,000 (GST exclusive) be approved to complete the New Lynn Streetscape Upgrading Stage 1 development.
4. That authority to enter into Contract No. SD05001A - New Lynn Streetscape Upgrading Stage 1 on behalf of Council be delegated to the Group Manager: Project Services.

CARRIED

9.16 am

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT A MEETING OF THE TENDERS
SUBCOMMITTEE HELD ON

DATE:.....

CHAIRPERSON:.....

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