



**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD IN  
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON WEDNESDAY, 4 MAY 2005 COMMENCING AT 9.30 AM.**

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**1 APOLOGIES**



**2 URGENT BUSINESS**

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

**NOTE:** Urgent Business need not be dealt with now and may be delayed until later in the meeting.



**3 CONFIRMATION OF MINUTES**

Meeting Minutes - Wednesday, 6 April 2005

**RECOMMENDATION**

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 6 April 2005, as circulated, be taken as read and now be confirmed.



#### 4 WAITAKERE CENTRAL CIVIC CENTRE - CONSTRUCTION STATUS REPORT

##### **PURPOSE OF THE REPORT**

The purpose of this report is to provide a monthly construction status update to Projects Special Committee on the Waitakere Central Civic Centre construction project. The period for this report covers March/April 2005.

##### **BACKGROUND**

The Waitakere Central Civic Centre construction project was last reported to Projects Special Committee on 6 April 2005 in a report entitled "Waitakere Central Civic Centre - Construction Status Report". The following resolutions emanated from that meeting:

- “2. *That the Waitakere News includes a progress update report on the Civic Centre proposal with site plans for the information of the community.*
3. *That a further report be brought back to the Projects Special Committee on the interim decision of the Hearings Commissioner on the siting of the railway station and the effect of that decision on the Waitakere Central project and double tracking of the railway.”*

497/2005

##### **DESIGN**

###### **Footbridge over Rail Track**

Integration of designs for the footbridge between the Civic Centre project and the transport interchange continues as the transport interchange design process nears completion. While not formally within the scope of the Civic Centre project, the footbridge over the rail track is an essential element of the new Civic Centre and every effort is being made to ensure that the design will be in harmony with both the new Civic Centre and the transport interchange.

###### **Shop Drawings**

The mammoth task of reviewing detailed sub-contractor's "shop drawings" for virtually all elements of the building by the design team continues according to programme.

###### **Artworks**

Individual art opportunities have been identified throughout the public areas of the facility and separate art production contracts will be let to individual artists in the near future for design and production of these artworks.

The integration of art into the carpets and floor coverings is being investigated and planned by the lead artist and arts team. Proposals by a number of suppliers have been reviewed and planning of art for the carpets has commenced.

Prominent art pieces are planned for the council chamber and foyer area and the planning of these pieces is ongoing.

Relocation of the Chinese Lions from the existing Civic Centre entrance is being investigated and a new location is yet to be decided with due cognisance of Feng Shui issues.

## Japanese Garden

Planning for the relocation/construction of the new Japanese Garden is well under way and is being managed as a sub-project in parallel to the Civic Centre construction. The design team is working in close collaboration with the designers of both the Civic Centre as well as with Waitakere Properties Limited on the adjoining site to ensure seamless integration between the projects.

It is planned that the new Japanese Garden will be complete in time for the opening of the new Civic Centre.

## PROGRESS

### Construction Status as at March 2005

During the report period, the following activities have taken place:

- Foundations completed;
- Ground floor slabs completed;
- Precast under-floor ducting completed;
- Precasting panel production progressing with over 80 panels completed;
- Level 1 wall panel erection on administration wing in progress;
- Level 1 structure on the civic wing in progress;
- Exposed aggregate panel construction continues off-site with the first exposed aggregate panels erected on site;
- Drainage works continue.

A1-A5 Status of construction is further reported in the following reports attached at pages A1 to A5.

- Architect's Report No. 4;
- Canam Construction's report for the period to 14 April 2005.

### Timeline Status

The process of assessing and implementing vibration isolation measures has necessitated a revision of the works programme with an impact on the overall timeframe for construction. The resulting time extension claim from Canam Construction is currently under professional review and is expected to be finalised shortly. In the interim, a provisional time cost allowance has been estimated in the reported costs based on a provisional extension of time of 20 working days.

There has been no change in the contractual timeline status during the report period. However, it is likely that agreement will be reached over the current extension of time claim during the agenda period of this report. In this event, verbal update of the timeline status will be reported at the meeting.

Feedback from the Director's Group that preference for completion of the 2005/2006 Annual Plan process and end-of-year deliberations at the existing facility prior to moving to the new facility has resulted in "The Move" date being amended to mid-July 2006. This amendment has no bearing on the construction contract dates which are set. However, this adjustment provides additional contingency time during the post-construction fit out period and is reflected in Table 1 below:

TIMELINE STATUS			
Key contract dates / times	As at contract award October 2004	Change	As at April 2005
Acceptance of Tender	7 October 2004	-	7 October 2004
Contract Commencement	3 November 2004	-	3 November 2004
Contract Period	350 working days	-	350 working days
Extensions of Time (provisional estimate)	-	20 w.d. (prov)	20 w.d. (prov.)
Due Date for Completion (Practical Completion)	12 April 2006	-	15 May 2006
Fit Out and Commissioning (10 working days)	1 May 2006	-	29 May 2006
<b>Contingency Time</b>	<b>33 working days</b>		<b>33 working days</b>
<b>“The Move” (To be conducted on a week-end)</b>	<b>17/18 June 2006</b>	20 w.days	<b>15/16 July 2006</b>

Table 1. Timeline Status

### FINANCIAL STATUS

During this report period, the net variation costs, which are partially offset by ongoing value engineered savings, amounted to a contingent cost for the month of \$ 48,820 against the Contingency Sum. This variance comprised numerous small items typical of a construction project, none of which could be considered of singular significance and does not constitute an extraordinary level of variance cost on a project of this scale.

The areas in question included, mechanical services, removal of existing foundations, duct access hatches, amended specification to brick types and miscellaneous small items.

The current level of contingency expenditure amounts to 0.6% of the contract sum, which is considered well within forecast limits for this project. The current financial status of the project is deemed to be in a healthy state.

A6-A13

A summarised financial status for the construction project is provided in Table 2 below. The quantity surveyor's (Rawlinsons) report is attached at pages A6 to A13.

FINANCIAL STATUS			
Project Costs	As at contract award 10/04	Change	As at April 2005
Net Tender Sum	\$36,042,399	-	\$36,042,399
Primary Vibration Isolation Measures	\$243,800	-	\$243,800
<b>Tender Award Value (excl. contingency)</b>	<b>\$36,286,199</b>		<b>\$36,286,199</b>
Secondary Vibration Isolation Measures	\$200,000	\$189,382	\$389,382
Contract Variations	-	\$237,874	\$237,874
Value Engineered Savings	-	(\$392,142)	(\$392,142)
Provisional Extension of Time Cost: Under review - (estimated allowance based on provisional 20 days)	-	\$177,800	\$177,800
<b>Contingency Sum</b>	<b>\$2,000,000</b>	<b>(\$212,914)</b>	<b>\$1,787,086</b>
<b>Total Construction Cost (incl. contingency)</b>	<b>\$38,486,199</b>		<b>\$38,486,199</b>

Table 2. Financial Status

## QUALITY

Ongoing quality audits are being conducted by the architect, consulting engineers, Council's independent quality assurance consultant and Council's project manager. Quality of construction audited to date has been of a high standard and no significant quality issues have been reported.

Quality audits undertaken to date confirm that the Contractor's general attitude to maintenance of quality construction practice on site is good.

## HEALTH AND SAFETY

During the report period one incident was reported where a workman slipped and cut his leg on a pile casing. This incident was dealt with appropriately and measures have been taken to prevent reoccurrence by removing hazards and rolling over the edges of pile casings. No further incidents have been reported.

Quality audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

## CONCLUSION

Installation of secondary vibration isolation measures is nearing completion. No further vibration isolation measures have been deemed necessary during the report period.

Further cost savings have been achieved through the ongoing value engineering programme, diligence, rigour and project management of this project. The value of contingent expenditure for the month was \$ 48,820, which amounts to less than 0.6% of the contract sum and is well within forecast limits.

The current status of the project as the structural building works continue through levels 1, 2 and 3 is that approximately 10% of the contingency sum has been expended to date. The time taken in resolving the vibration isolation and drainage issues can be accommodated within the allowed time contingency with no impact on the revised date for Council's move to the new facility. However, it is prudent to be aware that the extension of time claim is currently under professional review and is provisionally based on an estimated value of 20 working days. Negotiations in regard to this time claim are nearing conclusion and this issue will be updated verbally at the meeting, in the event that conclusion is reached.

The combined results of the value engineering programme together with the positive and co-operative relations between the contractor, architect, quantity surveyor and Council's officers means that the project budget remains in a relatively strong position for the current stage of the project. This diligence and rigour will be ongoing throughout the project.

## RECOMMENDATION

That the Waitakere Central Civic Centre - Construction Status Report be received.

Report prepared by: John Schermbrucker, Special Projects Manager.



5 **NEW LYNN LIBRARY AND MEMORIAL SQUARE - CONSTRUCTION STATUS REPORT**

**PURPOSE OF THE REPORT**

The purpose of this report is to provide the Projects Special Committee with an update on the progress of the New Lynn Library and Memorial Square project.

**BACKGROUND**

This project consists of the integration of a new public library together with a council service centre, Citizens Advice Bureau, and Memorial Square.

Council entered into Contract ST02018 B with Watts and Hughes Construction Company Ltd in November 2004 to construct the New Lynn Library and Memorial Square. Construction commenced in early December and is scheduled for completion in August 2005.

Due to high demand on internal project management resources within the Special Projects area, the project management of the construction phases was contracted out to N-Compass Project Managers.

**SUPPLEMENTARY INFORMATION**

*A14-A15*

A copy of the project status report for April 2005 from the project managers (N-Compass Project Managers) is attached at pages A14 to A15. Due to the fact that there have been no significant changes to the budget during this report period, the report has been kept very brief.

**DESIGN**

The current significant design issues being resolved for the library building include the joinery items, specifically the issues desk, and the revised design for the mechanical services system.

A meeting has been held with the RSA to discuss the design of the 'poppy wall' at the front of the library and their wish to incorporate a cenotaph. This meeting has resulted in agreement to keep the cenotaph and poppy wall separate; therefore the design details of the poppy wall can be completed and the wall can be constructed as originally planned.

**PROGRESS**

Construction is continuing and progress during the last month:

- Completion of the first level of the art wall;
- Completion of the mezzanine level floor pour;
- Placement of the shutters for the second level of the art wall.

Construction is progressing well and the library is on track for opening in October 2005, as shown in the table below:

TIMELINE STATUS		
Key contract dates / times	As at contract award November 2004	As at March 2005
Acceptance of Tender	26 November 2004	26 November 2004
Contract Commencement	6 December 2004	6 December 2004
Contract Period	165 working days	165 working days
Extensions of Time (provisional estimate)	-	8 w.d.
Due Date for Completion (Practical Completion)	10 August 2005	22 August 2005
Fit Out (15 working days)	31 August 2005	12 September 2005
<b>Contingency Time</b>	<b>23 working days</b>	<b>15 working days</b>
<b>Public Opening</b>	<b>4 October 2005</b>	<b>4 October 2005</b>

Table 1. Timeline Status

## FINANCIAL

### Value Management

During this report period, no significant further savings have been identified.

### Contingent Expenditure

During this report period, no significant contingent expenditure has been required.

### Financial Status

A summarised financial status for the construction contract is provided in the table below. (Note: this table remains unchanged from the previous month)

FINANCIAL STATUS			
Project Costs	As at contract award 11/04	Change	As at March 2005
Revised Tender Sum	\$3,401,222	-	\$3,401,222
<b>Tender Award Value (excl. contingency)</b>	<b>\$3,401,222</b>	<b>-</b>	<b>\$3,401,222</b>
Less anticipated additional savings (incl. in tender report)	(\$50,000)	(\$5,500)	(\$55,500)
Less additional savings (post contract award)	-	(\$59,750)	(\$59,750)
Plus anticipated additional cost (incl. in tender report)	\$70,000	-	\$70,000
Additional costs (post contract award)	-	\$61,340	\$61,340
Unallocated (to be tagged to project contingency)	\$3,643	\$3,910	\$7,553
<b>Contingency Sum</b>	<b>\$157,000</b>	<b>-</b>	<b>\$157,000</b>
<b>Total Construction Budget</b>	<b>\$3,581,865</b>	<b>-</b>	<b>\$3,581,865</b>

Table 2. Financial Status

Significant work by the project managers and Council's own staff together with the Architects and the Contractor has resulted in unforeseen cost items being offset by additional savings. Considering that the building is now 'out of the ground' and the contingency sum for the contract remains untouched at \$157,000, the risk of over expenditure for this project is therefore considered to be low.

### **QUALITY**

Ongoing quality audits are being conducted by the architect, structural engineer and project managers. Whilst there have been some quality issues identified on site, these have not been significant and have been dealt with by the contractor in an appropriate manner.

### **HEALTH AND SAFETY**

To date no significant issues have been reported.

### **CONCLUSION**

Construction is progressing and the library is on track for opening in October 2005.

During this report period no additional savings have been made and no contingent expenditure has been required, therefore the construction contingency for the contract remains untouched. The risk of over expenditure for the project is therefore considered to be low.

### **RECOMMENDATION**

That the New Lynn Library & Memorial Square - Construction Status Report be received.

Report prepared by: Peter Sewell, Special Projects Engineer.



**PUBLIC EXCLUDED MATTERS**

**6 WAITAKERE CENTRAL LIBRARY/UNITEC - CONSTRUCTION STATUS REPORT**

This item will be considered in the Confidential Supplement of the agenda, and has been circulated to members separately with this agenda.

**PROCEDURAL MOTION TO EXCLUDE THE PUBLIC**

That the public be excluded from the following part of the proceedings of this meeting, namely, Waitakere Central Library/Unitec - Construction Status Report.

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation of the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
<ul style="list-style-type: none"> <li>Waitakere Central Library/Unitec - Construction Status</li> </ul>	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none"> <li>protect information where the making available of the information - would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;</li> <li>enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</li> </ul>	<p>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.</p>

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 7(2)(b)(ii) and 7(2)(i) of that Act which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public as follows:

- The report contains information which if released could affect the Council's negotiations and Council's future access to commercial information from parties concerned.*

