



Waitakere City Council  
*Te Taiao o Waitakere*

## NOTICE OF MEETING

# PROJECTS SPECIAL COMMITTEE

I hereby give notice that a Meeting of the Projects Special Committee will be held on:-

**DATE:**      **Wednesday, 4 October 2006**                      **TIME:**                      **9.30 am**

**VENUE:**      **Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere**

to consider the business as set out herein and to take any necessary action connected therewith.

29 September 2006

Audrey Chan  
**COMMITTEE SECRETARY**

Telephone (09) 836 8000 extn 8603

### **MEMBERSHIP:**

Councillors	RP	Dallow, QPM, JP (Chairman)
	AK	Corban, OBE, JP (Deputy Chairman)
	DQ	Battersby, JP
	JM	Clews, QSO, JP
	LA	Cooper
	C	Harding, JP
	PA	Hulse

Mayor RA Harvey, QSO, JP (ex officio)  
Deputy Mayor CA Stone (ex officio)

(Quorum 4 members)

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(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted).

**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD AT  
WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,  
WAITAKERE, ON WEDNESDAY, 4 OCTOBER 2006  
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 Chairman 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 September 2006

**RECOMMENDATION**

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 6 September 2006 as circulated, be taken as read and now be confirmed.



4 **WAITAKERE CENTRAL TRANSPORT INTERCHANGE - CONSTRUCTION STATUS  
AUGUST/SEPTEMBER 2006**

**PURPOSE OF THE REPORT**

The purpose of this report is to provide a monthly construction status update to the Projects Special Committee on the Waitakere Central Transport Interchange Project. The period for this report covers August/September 2006.

**BACKGROUND**

The Waitakere Central Transport Interchange was last reported to Projects Special Committee on 6 September 2006 in a report entitled "Waitakere Central Transport Interchange - Construction Status July/August 2006."

**DESIGN ISSUES LINK BRIDGE PROJECT**

No design issues are outstanding.

**PROGRESS LINK BRIDGE PROJECT**

**Construction Status**

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

- The escalator to the central platform has had its timber roof built and glazing mounts fitted;
- The lift to the centre island platform is completed;
- Tiling to the Link Bridge deck is complete;
- Glazing of the Link Bridge pivot windows is complete;
- Construction of the Railside Avenue escalator is underway;
- Handrail installation is complete;
- Lighting and security camera installation is complete;
- The bridge is in daily use over the full bridge width.

*A1-A7* Status of construction is further reported in the following reports attached at pages A1 to A7:

- Architect's Report No. 10;
- Canam Construction's report for the period to 21 September 2006.

**Timeline Status**

No formal claims for extensions of time have been received by Canam, although the Project Team believes that a claim may be forthcoming due to access problems in the rail corridor and interface requirements through opening part of the Link Bridge to public use.

As reported last month the anticipated completion date of separable portion 1 remains at 20 October 2006, due to late supply of the shelf glass from overseas and also due to access delays on the rail platform preventing Canam completing the escalator glazing.

Ontrack's railway and platform work in the rail corridor is almost complete and this has enabled Canam to regain access for completing the remaining work on the central escalator structure. Work on the Railside Avenue escalator structure is planned for completion in mid December of this year.

The current timeline status is provided in Table 1 below:

<b>TIMELINE STATUS LINK BRIDGE</b>			
<b>Key contract dates / times</b>	<b>As at contract award 12 December 2005</b>	<b>Change</b>	<b>As at August/ September 2006</b>
Contract Commencement Date	12 December 2005	-	-
Target Contract Completion - separable portion 1 Link Bridge structure	17 August 2006	9 weeks *	20 October 2006
Target Contract Completion - separable portion 2 escalator structure on Railside Avenue	22 December 2006	-	22 December 2006
<b>Extensions of Time approved to date</b>	-	-	-

**Table 1. Timeline Status**

Note \* due to late supply of escalator, steelwork, interface problems with Ontrack and late supply of shelf glazing from overseas.

### Financial Status

The total expenditure on the contract to date has been \$3,582,246, including \$721,808 for this period consisting of the second lift and escalator, glazing, tiling, lighting, handrails and contractors preliminary and general items. The approved contract variations total \$195,404 and comprise repairs to uncharted sewer and water mains, additional water proofing measures to the glazing and minor changes to lighting, conduits, Exeloo toilets, the landscaping of Stevies Reserve and 3M film.

Summarised financial status for the construction project is provided in Table 2 below.

<b>FINANCIAL STATUS LINK BRIDGE</b>			
<b>Project Costs</b>	<b>As at contract award 12 December 2005</b>	<b>Change</b>	<b>As at August 2006</b>
<b>BUDGET COMMITMENT</b>			
Contract Sum Awarded	\$4,725,228	-	\$4,725,228
Contract Variations Approved from contingency	-	\$195,404	\$195,404
Contingency Sum	\$750,000	\$195,404	\$554,596
<b>Total Construction Cost (incl. contingency)</b>	<b>\$5,475,228</b>		<b>\$5,475,228</b>
<b>EXPENDITURE TO DATE</b>			
Contract Sum		76%	\$3,582,246
Contingency		-	-
<b>Total Construction Expenditure To Date</b>			<b>\$3,582,246</b>

**Table 2. Financial Status**

## Project Risks

The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:

- Possible tagging and vandalism of the bridge and glazing is being minimised by the application of a tough, clear two part epoxy coating to exposed concrete surfaces. In addition a sacrificial 3M film is shortly to be applied to the glazing as it is cheaper to replace the film than the expensive glass panels. Four security cameras have been erected on the bridge with monitoring being undertaken by Council Security staff during and after working hours. A contract has also been entered into with Creative Input Limited to supply light classical music piped over the bridge to deter congregation of the youth. The music is to be provided on an "end less loop" system (20 hours long) with a continuous play regime 24 hours per day, 365 days per year.

## Quality

Ongoing quality audits are being conducted by the Architect, Consulting Engineers, the Council's independent quality assurance consultant and the 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 no health and safety incidents were reported. Audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

## STREETSCAPE, BUS STOPS, TAXI RANK AND LANDSCAPING

### Design

The design is completed and matters of a minor nature are being attended to through use of the Architects Variation Order system.

## PROGRESS STREETSCAPE, BUS STOPS, TAXI RANK AND LANDSCAPING

### Construction Status

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

- A building consent has been granted;
- Concrete slabs to the old parking area and concrete walkways have been removed;
- Trees and shrubs have been removed;
- Construction of the retaining wall has commenced;
- Telecom have completed about fifty percent of the protective works to their cables.

A8

Status of construction is further reported in the following report attached at page A8:

- HEB Smithbridge Limited's (HEBS) report for the period to 21 September 2006.

### Timeline Status

The project is delayed at two locations, the area currently occupied by Canam in constructing the Railside Avenue escalator and the area surrounding the four APN Outdoor Limited advertising hoardings. Although HEB Smithbridge Limited's are able to work in other locations of the site, the area identified as separable portion 1 is now bisected by Canam and the APN hoardings making progress of the work in this area slow. Further details of the APN hoardings and their impact on the project is given under "Risks". Consequently it is unlikely that the full extent of separable portion 1 can be completed on time but efforts will be made to manage the works in order that bus operations are not delayed or hindered.

The current timeline status is provided in Table 3 below:

<b>TIMELINE STATUS RAILSIDE AVENUE STREETSCAPE</b>			
<b>Key contract dates/times</b>	<b>As at contract award 18 August 2006</b>	<b>Change</b>	<b>As at August/ September 2006</b>
Contract Commencement Date	28 August 2006	-	-
Target Contract Completion - separable portion 1 northern Bus Bay	24 October 2006	8 weeks *	22 December 2007
Target Contract Completion - separable portion 2 balance of the works.	31 January 2007	-	31 January 2007
<b>Extensions of Time approved to date</b>	-	-	-

**Table 3. Timeline Status**

Note \* due to access constraints at the APN Outdoor hoardings and part of the site occupied by Canam for constructing the Railside escalator.

### Financial Status

HEB Smithbridge Limited's have not invoiced any works at the end of August 2006 and the project financial status remains unchanged at this date.

Summarised financial status for the construction project is provided in Table 4 below.

<b>FINANCIAL STATUS RAILSIDE AVENUE STREETSCAPE</b>			
<b>Project Costs</b>	<b>As at contract award 18 August 2006</b>	<b>Change</b>	<b>As at August 2006</b>
<b>BUDGET COMMITMENT</b>			
Contract Sum Awarded	\$1,329,960	-	\$1,329,960
Contract Variations Approved from contingency	-	-	-
Contingency, Engineering and Supervision	\$264,778	-	\$264,788
Total Construction Cost (incl. contingency)	\$1,594,738		\$1,594,738
<b>EXPENDITURE TO DATE</b>			
<b>Contract Sum</b>		-	-
Contingency		-	-
<b>Total Construction Expenditure To Date</b>		-	-

**Table 4. Financial Status**

## Project Risks

The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:

- In terms of the understanding that the Project Team had with APN, the four old billboards in the rail corridor were to be removed by APN by 1 September 2006 and the new foundations and billboard columns for new raised signs be erected thereafter once a building consent had been obtained by APN. APN then advised the Project Team that they were no longer able to undertake the proposed billboard modification works as Ontrack had decided not to renew their contract as at December 2007. The time period between September 2006 and December 2007 does not give APN adequate time to recoup the upfront construction costs, estimated at \$80,000. APN have had the contract with Ontrack for approximately 7 years and were informed that the contract which is New Zealand wide will be competitively tendered. APN have offered to move their billboards to other acceptable railway locations in the City, but other than one site on the railway embankment at Titirangi Road, Council's planners have declined to accept this proposal.
- APN have obtained verbal agreement from Ontrack that two of the four billboards could be removed from Railside Avenue, with one of these being located on the railway embankment at Titirangi Road Rail Bridge and one scrapped. The remaining two billboards APN proposes, would be modified and raised with Council funding. APN reports that Ontrack will write into the new advertising contract for December 2007 that the successful tenderer is required to purchase these two billboards at depreciated cost. The cost of the remaining two billboards is estimated at \$40,350 with depreciated cost taken as linear over a 10-
- year period. Consequently Council potentially suffers little financial risk (estimated at a maximum of \$40,350 minus \$36,315 equal to \$4,035 per year or say \$6,000 over the time period remaining) but achieves a successful project outcome. There are potential delays likely as Ontrack are unlikely to sign off this proposal until a resource consent for Titirangi Road embankment sign is obtained and a legal agreement is in force. This could delay this part of the works by three months or more and be subject to extension of time claims by HEB Smithbridge Limited's.
- Discussions were held with the Project Architects to determine the impact of a "status quo" approach. This requires a redesign costing \$6,000 to the streetscape and results in some delays but the project costs will reduce as there is less paving to be constructed and fewer shelters to be erected. This approach is sub optimal as the four existing billboards are not removed and remain an unsightly blemish at a low level, impeding pedestrian flow to Council's Waitakere Central Interchange Project.
- The Project Team is taking legal advice on the matter but initial indications point to a clear understanding that the four hoardings are "inviolable". Accordingly a four party agreement would have to be drafted to ensure agreement between APN Outdoor, Ontrack, Auckland Regional Transport Network Limited and Council is obtained in order to protect Council's funding of the two modified hoardings and to ensure that the depreciated value of these hoardings is recovered after December 2007, if this option is pursued. This process is likely to take some time as Ontrack are unlikely to sign any agreement until a resource consent approving the relocation of one hoarding to the Titirangi Bridge embankment is granted.
- Consequently completion of the sidewalk and streetscape works in the vicinity of the hoardings is likely to be delayed until January 2007.

## Quality

There is nothing to report at this stage due to the project start up only commencing in late August.

## Health and Safety

HEB Smithbridge Limited's have initiated a protective barrier along Railside Avenue in order that rail commuters and pedestrians can safely walk beside the construction works.

## PARK AND RIDE FACILITY WEST OF THE RAILWAY LINE

It is planned to construct a 120 bay park and ride facility for the use of rail commuters, on the western side of the rail tracks.

As reported previously, Ontrack require this site for the rail double tracking works and until such time as this land is leased to Council, commuters will be required to park their cars in the surrounding on-street parking.

## CONCLUSION

The Waitakere Central Transport Interchange Project is a complex project comprising several sub-projects which have interfaces between pedestrians, bus/taxi services, railway services, railway contractors, motorised transport, advertising companies and stations and the new Waitakere Central: Civic Centre. Recently, good progress has been made in resolving many issues in regard to these sub-projects and Canam has been able to make good progress with the build of the new link bridge. The streetscape works by HEB Smithbridge Limited's is suffering delays due to access and to changes to advertising hoardings.

The Project Team is confident that the streetscape project can be completed by the end of January 2007.

## RECOMMENDATION

That the Waitakere Central Transport Interchange - Construction Status August/September 2006 report be received.

Report prepared by: Alan Tresadern: Group Manager, Project Services.

