



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, 7 March 2007**                      **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.

2 March 2007

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, 7 MARCH 2007, 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, 31 January 2007

**RECOMMENDATION**

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 31 January 2007, as circulated, be taken as read and now be confirmed.



**4 WAITAKERE CENTRAL CIVIC CENTRE - CONSTRUCTION STATUS REPORT  
OCTOBER 2006 / FEBRUARY 2007**

**PURPOSE OF THE REPORT**

The purpose of this report is to provide a status update to the Projects Special Committee for the twelve-month defects liability period of the Waitakere Central Civic Centre construction project. The period for this report covers October 2006 to February 2007.

**BACKGROUND**

The Waitakere Central Civic Centre construction project was last reported to Projects Special Committee on 6 September 2006 in a report entitled "Waitakere Central Civic Centre Construction Status July/August 2006."

## **DEFECTS LIABILITY PERIOD**

Practical Completion for this contract was achieved in two separable portions as follows:

1. The main buildings (Civic wing and Administration wing) – 26 June 2006
2. Link Bridges at levels 2 and 3, site works and the Green Roof – 24 July 2006

Each portion has a twelve-month Defects Liability Period, during which the contractor is responsible for reinstatement of defective works at no cost to the Council.

## **DEFECTIVE WORKS STATUS**

The following items have been identified as defective works that are to be reinstated during the defects liability period:

### **Rain Gardens**

The majority of the gardens on the property serve dual functionality as rain filtration devices for stormwater run-off in accordance with best practice sustainable drainage design. The functionality of these gardens to filter pollutants from stormwater run-off is dependant on specific soil properties. Tests taken on the rain garden soil identified it as sub standard to the contract specification. The soil in the rain gardens has been removed and replaced to specification.

Planting, which was held in abeyance while the soil replacement was completed, is now in progress and being undertaken wherever possible after hours. However, for expediency, limited planting is being carried out during business hours on the explicit instruction that the impact to users is minimised.

### **Roadway Failure**

A section of the road to the northwest of the administration building has indications of failure of the formation layers. An investigation undertaken by an engineering consultant on behalf of the contractor has confirmed that portions of the formation layers of this roadway have failed and these formation layers will be reinstated in the next few weeks. The work will be undertaken after-hours where possible, so as to minimise disruption to users, and access to the western car parking area will be maintained during the works period. It is relevant to note that this failure occurred adjacent to the area in which a land slip occurred on the neighbouring development, requiring that the original roadwork programme be suspended which unfortunately caused the road works to be undertaken during a wet period in July/August of 2006.

### **Marmoleum Floor Covering**

Adhesion of the marmoleum floor covering on levels 1 and 6 of the administration wing failed as a result of incorrect installation procedure. This floor covering has been replaced.

### **Air Quality – Defective Works**

Air temperature issues at various parts of the building due to ineffective plant have been identified and addressed by the contractor as they arose. Changes of ambient weather conditions through the summer caused parts of the building to exceed specified temperature ranges. To some extent this is expected as part of the commissioning phase. However, certain inadequacies in the mechanical system have been identified and rectified by the contractor.

## **General Minor Snags**

A myriad general minor snag issues that are common to a project of this nature have been dealt with as they arise through a system established between the contractor, consultants and council's Facilities Manager. This process will be ongoing throughout the Defects Liability Period.

## **NON DEFECTIVE WORKS STATUS**

The following items which cannot be classified as defective works under the construction contract, but for which performance was unacceptable, have been identified and addressed as follows:

### **Glare and Heat – North Façade Administration Wing**

Excessive glare as well as associated heat along the northern façade of the Administration wing, was identified shortly after initial occupation. An investigation revealed that the specified roller style blinds on the northern façade of the administration wing could not adequately control the glare through the windows. In addition, the dark colouring of the fabric of these blinds caused excessive heat build-up of the blind material. As a result, alternative vertical louver style blinds have been installed in the affected areas, which have proven to be effective.

A similar glare issue adjacent the main stairwell was reported as an issue in July. However, as the sun's declination altered towards summer, this issue disappeared. It is expected that this issue may have been more associated with new occupation of the building and will be monitored as winter approaches and the sun's incidence angles reduce.

### **Air Quality – Non Defective Works**

Air temperatures in parts of the building due to ineffective design have been identified and addressed as follows:

- Alterations to plant controlling air in the copy centre. This is partly to accommodate new and larger capacity printing equipment installed after the Move;
- An air curtain is to be installed at the main public entry doors to manage cold drafts entering the One Stop Shop area;
- An air curtain is to be installed at the staff entry door adjacent to the Link Bridge staircase.

### **Western Staff Entrance Canopy**

During inclement weather, the need for a canopy over the western staff entrance was identified due to wind funnelling effects around this door. A suitable canopy has been designed and is in the process of being installed.

### **Accessibility Ramp – Level 6 Balcony**

The design did not provide for suitable accessibility to the balcony on level 6 of the administration wing. As a result, and for code compliance, a suitable accessibility ramp has been designed and building consent application has been made. This ramp will be installed with a separate door, in the alleyway at the western end of the cafeteria, upon receipt of the consent.

## **POST CONTRACT WORKS STATUS**

The following fit-out and specific items which did not form part of the main construction contract, were installed separately following practical completion:

### Rose Garden

A rose garden has been constructed adjacent the intersection of Henderson Valley Road and Smythe Road. This work is complete.

### Rock Gardens

Enhancements to the larger rain gardens to include colourful plants as well as rock garden features have been added to the specification of the rain gardens in order to improve the appearance of the rain gardens.

### Monolith Sign

A monolith sign to identify the property and mark the main property entry point on the corner of Henderson Valley Road and Smythe Road has been designed and is scheduled for installation during March/April 2006. The sign will be approximately 6.5 metres high and consist of two facades addressing entry from both directions along Henderson Valley Road.

### FINANCIAL STATUS

Final cost reports for this contract are not available at this date. However, it is expected that a full cost report will be presented for the April 2007 construction status report.

There are no costs associated with defects repair works which are covered under the contract defects liability clauses. Non defect works and post contract works that are currently in progress are yet to be quantified but provisional estimated costs for these works indicate that these will be covered within the project contingency sum, as previously reported on 6 September 2006 and summarised, for reference, in Table 1 below:

<b>FINANCIAL STATUS - As Reported 6 September 2006</b>			
<b>Project Costs</b>	<b>As at contract award October 2004</b>	<b>Change</b>	<b>As at August 2006</b>
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	\$199,479	\$399,479
Contract Variations (incl. value engineered savings)	-	\$1,685,861	\$1,685,861
<b>Contingency Sum</b>	<b>\$2,000,000</b>	<b>(\$1,885,340)</b>	<b>\$114,660</b>
<b>Total Construction Cost (incl. contingency)</b>	<b>\$38,486,199</b>		<b>\$38,486,199</b>

Table 1. Financial Status

### PROJECT RISKS

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

- While a provisional agreement on a final contract sum has been reached in principal between the contractor and quantity surveyor, confirmation of this sum cannot be reported until the final minor Contract Instructions have been evaluated. While indications are that the remaining contingency sum will be sufficient to cover these costs, there remains a small risk until this is confirmed. Confirmation is expected in time for the April 2007 status report;

- Glare adjacent to the main stairwell of the administration wing reported in winter, will be monitored as winter approaches. Remedial works may be required if this issue recurs.

## 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. While the quality of construction audited to date has generally been of a high standard, the following items have been recorded as reported elsewhere in this report:

- Rain garden soil quality;
- Roadway failure;
- Marmoleum flooring adhesion;
- Air temperatures.

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

## CONCLUSION

During the defects liability period a number of defects have been identified and either repaired or are programmed for repair in the near future. The most significant of these are the soil quality in the rain gardens and the roadway formation layer failure. Both of these defects have been accepted by the contractor for remedial works under defects liability.

The current financial status of the project at completion, but subject to confirmation of the final account, is that all additional costs are likely to be accommodated within the contingency sum, including additional costs for secondary vibration isolation measures and a number of client initiated changes.

An identified glare issue on the northern façade of the administration wing may require additional glare control measures, which could further impact on the contingency sum.

The combined results of the value engineering programme together with the positive and co-operative relations between the Contractor, Architect, Quantity Surveyor and the Council's officers means that the project costs are within the budget, subject to confirmation of the final contract accounts.

## RECOMMENDATION

That the Waitakere Central Civic Centre - Construction Status Report October 2006 / February 2007 be received.

Report prepared by: John Schermbrucker, Special Projects Manager.



**5 WAITAKERE CENTRAL TRANSPORT INTERCHANGE - CONSTRUCTION STATUS REPORT JANUARY / FEBRUARY 2007**

**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 January / February 2007.

**BACKGROUND**

The Waitakere Central Transport Interchange was last reported to Projects Special Committee on 31 January 2007 in a report entitled "Waitakere Central Transport Interchange - Construction Status November / December 2006."

**DESIGN ISSUES LINK BRIDGE PROJECT**

The design is complete.

**PROGRESS LINK BRIDGE PROJECT**

**Construction Status**

The bridge has achieved practical completion. Minor additional works such as signage and repair of defects is all that is outstanding.

**Financial Status**

The total expenditure on the contract to date remains at \$4,841,648. The final account is in preparation and current indications are that the project should come in under the total contract sum plus contingency amount. A final figure cannot be prepared until bridge signage and the remaining extra works are agreed.

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

<b>FINANCIAL STATUS LINK BRIDGE</b>			
<b>Project Costs</b>	As at contract award 12 December 2005	Change	As at February 2007
<b>BUDGET COMMITMENT</b>			
Contract Sum Awarded	\$4,725,228	-	\$4,725,228
Contract Variations Approved from contingency	-	\$330,660	\$330,660
Contingency Sum	\$750,000	\$330,660	\$419,340
<b>Total Construction Cost (incl. contingency)</b>	<b>\$5,475,228</b>		<b>\$5,475,228</b>
<b>EXPENDITURE TO DATE</b>			
Contract Sum		100%	\$4,725,228
Contingency		16%	\$116,420
<b>Total Construction Expenditure To Date</b>			<b>\$4,841,648</b>

**Table 2. Financial Status**

### **Coffee Kiosk**

Supreme Beanz Limited has withdrawn their tender for the installation of a Coffee Kiosk due to health reasons of the owner/ operator. As Supreme Beanz was the only tenderer, it is not possible to award the tender to any other party. An informal approach was made to Esquires Coffee Houses to determine if they have any interests in establishing a second facility on the link bridge, additional to their current shop now trading in Central One. The results of this enquiry are that Esquires want to postpone making any decision on the coffee kiosk for 12 months until their operations in Central One bed in. Accordingly, instructions have been issued to Canam to close off service connections and to install a hatch cover flush with the bridge surface.

### **Rail Corridor Landscaping**

At the previous meeting, it was raised by the Projects Special Committee that Ontrack should "green" the rail corridor in Henderson in the small gap between the two tracks directly to the North of the link bridge and also in the triangle of land fronting onto the Japanese Garden. These two areas of the rail corridor are particularly unsightly, and are covered with weeds and litter. An email was sent to Ontrack's Asset and Corridor Manager on 31 January 2007 as well as a phone call was made requesting Ontrack to respond to Council's request. To date Ontrack have not replied to the Project Team's letter.

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

### **Design**

There are no design issues outstanding.

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

### **Construction Status**

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

- Construction of the retaining wall is complete;
- The speed table is complete;
- Foundations for bus shelters are complete;
- Bus shelter erection is nearing completion;
- Free Standing Unit (FSU) advertising units are complete.

*A1-A3* Status of construction is further reported in the following reports attached at pages A1 to A3:

- Architect's Report No. 14;
- HEB Smithbridge Limited's (HEB) report for the period to 22 February 2007.

### **Timeline Status**

HEB are not progressing as rapidly with the works as hoped due to interfacing complexity with a heavily trafficked road, extra work requested by Council, vertical alignment issues in tying into existing road surfaces in terms of ensuring adequate drainage flow paths and the HEB site manager being absent while on extended leave. Although the quality of work remains high, the commitment to timely completion is lacking. The project team are dealing with this matter at a higher level with HEB management to ensure a strong commitment is given to completing the works.

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 February 2007</b>
Contract Commencement Date	28 August 2006	-	-
Target Contract Completion - separable portion 1 northern Bus Bay	24 October 2006	8 weeks *	22 December 2006
Target Contract Completion - separable portion 2 balance of the works.	31 January 2007	4 weeks	28 February 2007
Extensions of Time approved to date	-	14 days	23 February 2007

**Table 3. Timeline Status**

Note \* due to access constraints at the APN Outdoor Hoardings, Telecom protective works and part of the site occupied by Canam for constructing the Railside Avenue escalator and redesign of works around the old hoardings.

### Financial Status

The total expenditure on the contract to date has been \$966,029 including \$348,907 for this period consisting of foundations, concrete work, steel reinforcing, raised speed table and preliminary and general items.

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 February 2007</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
<b>Total Construction Cost (incl. contingency)</b>	<b>\$1,594,738</b>		<b>\$1,594,738</b>
<b>EXPENDITURE TO DATE</b>			
Contract Sum		73%	\$966,029
Contingency		-	-
<b>Total Construction Expenditure To Date</b>		-	<b>\$966,029</b>

**Table 4. Financial Status**

## **Project Risks**

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

- Tagging of the concrete retaining wall has occurred and an instruction has been issued to the Architects to address this issue by suitable means such as planting creepers and the application of graffiti guard coatings.

## **Quality**

Ongoing quality audits are being conducted by the Architect, Consulting Engineers and the Council's project team. Quality of construction audited to date has been of an acceptable 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.

## **Bus Shelters and Bus Stops**

Council has entered into an agreement with Adshel Limited for the provision of bus shelters at favourable rates by cross subsidising costs against advertising revenue from ten advertising units (FSU's) recently erected along Railside Avenue. Council receives a 12% share of revenue from advertising on these FSU units. It is planned to achieve bus shelter erection by the end of February 2007.

The bus interchange with newly routed bus services is also planned to be operational on 25 February 2007.

## **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. This land is currently leased by Aroha Enterprises (Aroha). The project budget provides \$500,000 for land purchase and \$585,000 for design and construction of the facility. Indications are that Ontrack will not sell the land to Council and that a lease will apply.

Ontrack now require this site for a further twelve months for the rail double tracking staging 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. While it is Ontrack's intention to lease the Aroha Land to Council for a park and ride facility, if the land is required for their own purposes, then this requirement will take priority over a commercial lease to Council. Ontrack also require Council to provide verification that the lease area will be used for rail commuter parking and be managed as such, with an agreed parking methodology being required prior to them entering into a lease with Council for this area.

## **CONCLUSION**

The Waitakere Central Transport Interchange link bridge is in daily use by the public and it is considered a successful project. Minor additional signage is still outstanding.

The Streetscape project is under construction with some delays to the programme but the Project Team is confident that the bus interchange can commence functioning by the end of February 2007.

### **RECOMMENDATION**

That the Waitakere Central Transport Interchange - Construction Status Report January / February 2007 be received.

Report prepared by: Joe Schady, Senior Engineer, Special Projects.



## **6 CIVIL DEFENCE EMERGENCY OPERATIONS CENTRE - CONSTRUCTION STATUS REPORT NOVEMBER 2006 / FEBRUARY 2007**

### **PURPOSE OF THE REPORT**

The purpose of this report is to provide a construction status update to the Projects Special Committee on the Civil Defence Emergency Operations Centre (EOC) Upgrade project. The period for this report covers November 2006 to February 2007.

### **BACKGROUND**

The Civil Defence EOC Upgrade project was last reported to Projects Special Committee on 6 September 2006 in a report entitled "Civil Defence Emergency Management – New Emergency Operations Centre, Project Status September 2006" where it was resolved to allow the project to proceed to tender. The contract was awarded in October 2006 and construction commenced in November 2006

### **DESIGN**

As reported in the last project update a review of the developed design was undertaken by the Project Control Group, which confirmed that the proposal was suitable to meet Council's operational requirements. No significant changes have been made to the design since this review. However, some minor amendments have been made to improve the functionality of the EOC. In summary these changes are:

- Moving the building footprint by 750mm towards the western boundary of the site (This item was instructed before construction commenced and therefore incurred no additional construction cost);
- The conversion of one toilet cubicle into a shower;
- Relocation of one storeroom door;
- Redesign of sewer connection.

### **CONSTRUCTION STATUS**

Formal award of the contract was issued to Skyward Construction Ltd (Skyward) on 2 November 2006 and site operations commenced during the week commencing 6 November 2006. Completion of the construction phase is expected on 3 August 2007.

During the report period the following activities have been completed:

- Clearance of vegetation;
- Demolition of the old Emergency Operations Centre;
- Bulk excavation;
- Set out of footings;
- Excavations for footings and foundations;
- Installation of steel works for footings and foundations;
- Compliance inspection of footings;
- Sub floor and foundation block work;
- Compliance inspection of sub floor block work;
- Construction of the under floor service trenches.

### TIMELINE STATUS

No claims for extensions of time have been received from Skyward.

Construction commenced during November 2006 with planned completion of the construction period of August 2007. A summary of the current timeline status is given in table 1 below.

All sub trades are reported as progressing to programme and special thanks have been expressed to Hudson Concrete who continued to work on the project despite the sudden death of the owner of the company.

<b>TIMELINE STATUS</b>			
<b>Key contract dates / times</b>	<b>As at contract award October 2006</b>	<b>Change</b>	<b>As at February 2007</b>
Acceptance of Tender	20 October 2006	-	20 October 2006
Contract Commencement	2 November 2006	-	2 November 2006
Contract Period	190 working days	-	190 working days
Extension of Time (at tendered daily rate cost)	-	-	-
Extension of Time (at no cost)	-	-	-
Due Date for Completion (Practical Completion)	3 August 2007	-	3 August 2007
Due Date for Defects Liability Period	1 August 2008	-	1 August 2008
Fit Out and Commissioning (15 working days)	24 August 2007	-	24 August 2007

**Table 1. Timeline Status**

### FINANCIAL STATUS

Contingency expenditure during the three month period since the contract commenced amounted to \$67,701 which is approximately \$20,000 higher than forecast.

Aside from numerous items typical of a construction project of this magnitude, the following more significant items were reported:

- Additional cost beyond provisional allowance for the supply and installation of the fire protection system \$13,461
- Changes to timber frame and block work \$3,647
- Changes to structural steel work due to design clarifications \$7,100
- Additional work to service trenches due to revised seal detail \$9,939
- Additional two courses of block work \$5,887
- Revised ply specification due to supplier warranty change \$6,390
- Additional conduits for data and power cables \$4,410
- Additional retaining wall \$5,000
- Replacement of public sewer line \$3,734

It is noted that while the provisional cost of these items are reported below in a worst case scenario, the costs are subject to interrogation by the quantity surveyor, which may result in reduced cost at time of agreement.

The combined outcome of ongoing value engineering and contingent expense on the contract to date result in the cost of these variations being accommodated within the contract contingency sum. The current level of contingency expenditure amounts to 3.7% of the contract sum. Ongoing value engineering will continue to be applied to achieve savings to offset additional costs.

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

FINANCIAL STATUS			
Project Costs	As at contract award October 2006	Change	As at February 2007
Tender Award Value (excl. contingency)	\$1,708,325		\$1,708,325
Contract Variations	-	\$67,701	\$67,701
Contingency Sum	\$140,000	(\$67,701)	\$72,299
<b>Total Construction Cost (incl. contingency)</b>	<b>\$1,848,325</b>		<b>\$1,848,325</b>

Table 2. Financial Status

At this stage the project is still forecast to come in within overall budget.

## PROJECT RISKS

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

- **Error in the design of the public sewer connection:** This issue was discovered early during the earthworks phase of the project and resulted in alterations to the sewer connection design and replacement of the public sewer line through the site. As the issue was identified early in the project the additional cost to the project was kept to a minimum. However, some concern was expressed at the fall of the connection. At a recent site meeting it was confirmed that Skyward had managed to install the run of main pipe work at an acceptable fall but it was noted that extra care needed to be taken during the installation of the final connection.

- **Slow delivery of aluminium joinery from Thermosash:** This is a perceived risk based on previous experience gained at the construction of the Civic Centre and the Waitakere Central Library. Early engagement of Thermosash together with a series of meetings to confirm shop drawings is expected to mitigate any delays that might occur.
- **Delivery of structural steel work:** Delays in the confirmation of steel work drawings led to the delay in securing the order with the steel work fabricator. This risk to the timeline has been mitigated by revising the programme to accept part delivery of the critical steel work.
- **Installation of roof within required programme:** This is a perceived risk and early engagement of the roofing sub contractor together with a series of meetings to confirm shop drawings is expected to mitigate any delays that might occur.
- **Complaints from neighbours:** As the site is located in a residential area with homes on three boundaries a risk of complaints was identified. Initial mitigation measures included an invitation by the Civil Defence staff to pre-view the project prior to commencement of construction and a letter of notification from Skyward prior to the start of site operations. To date only one complaint has been recorded which was due to a sub contractor starting a lorry early in the morning. The sub contractor was made aware of the complaint and to date no other issues have been reported.
- **Graffiti Attacks:** Measures that have been introduced to discourage graffiti have proven effective and no graffiti attacks have been reported.

## QUALITY

Ongoing quality audits are being conducted by the architect, consulting engineers, 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 significant health and safety incidents were reported. Safety audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

## CONCLUSION

Despite encountering issues with the presence of a public sewer main and delays to the steel work delivery, the project continues to remain on programme and the contractor has made good progress. Contingency expenditure has been higher than forecast due to a combination of unforeseen circumstances and design omissions. Ongoing value engineering will be applied to mitigate these costs wherever possible. The project is still expected to come in within budget.

## RECOMMENDATION

That the Civil Defence Emergency Operations Centre - Construction Status Report November 2006 / February 2007 report be received.

Report prepared by: Steve Burris, Senior Engineer, Special Projects.

