



**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD IN  
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON WEDNESDAY, 17 AUGUST 2005, COMMENCING AT 2.00 PM.**

---

**TABLE OF CONTENTS**

<b><u>ITEM</u></b>		<b><u>PAGE NO.</u></b>
1	<b>APOLOGIES</b>	<b>1</b>
2	<b>URGENT BUSINESS</b>	<b>1</b>
3	<b>CONFIRMATION OF MINUTES</b>	<b>1</b>
4	<b>CIVIC SQUARE AND JAPANESE GARDEN CONCEPT</b>	<b>2</b>
5	<b>WAITAKERE CENTRAL CIVIC CENTRE CONSTRUCTION STATUS REPORT JUNE / JULY 2005</b>	<b>7</b>
6	<b>NEW LYNN LIBRARY AND MEMORIAL SQUARE - CONSTRUCTION STATUS REPORT JUNE / JULY 2005</b>	<b>11</b>
	<b>PUBLIC EXCLUDED MATTER</b>	<b>15</b>
7	<b>WAITAKERE CENTRAL LIBRARY/UNITEC - CONSTRUCTION STATUS REPORT JUNE / JULY 2005</b>	<b>15</b>
	<b>PROCEDURAL MOTION TO EXCLUDE THE PUBLIC</b>	<b>15</b>

**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD IN  
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON WEDNESDAY, 17 AUGUST 2005, COMMENCING AT 2.00 PM.**

---

**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 - Tuesday, 6 July 2005

**RECOMMENDATION**

That the minutes of the Meeting of the Projects Special Committee held on Tuesday, 6 July 2005, including the Public Excluded minutes, as circulated, be taken as read and now be confirmed.



#### **4 CIVIC SQUARE AND JAPANESE GARDEN CONCEPT**

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

The purpose of this report is to present the design concept for the Civic Square and Japanese Garden to the Projects Special Committee for their information.

##### **BACKGROUND**

The current Japanese Garden was completed in February 1998. The garden was a gift to Waitakere City from its sister city Kakogawa in Japan.

The development of the new Waitakere Central building in Henderson and the subsequent sale of the current Civic Centre site and subdivision of the land behind on which the Japanese Garden sits has necessitated the need to find a new location for the re-establishment of the Japanese Garden.

In February 2005 the Mayor of Kakogawa City, Mr Tarumoto, the former Mayor Mr Kinoshita and Mr Hisashi Tamagawa (Tama) visited Waitakere City and were shown the proposed new site of the Japanese Garden in Henderson. The envoy confirmed that they were happy with the new site and the size of the garden and it was agreed that when a concept plan had been developed it would be sent to Kakogawa for peer review.

Since November 2004 Council staff have been working on the development of a concept plan. This has involved facilitating workshops between Council, Waitakere Properties Limited (and their associated consultants, Ignite Architects and Bridget Gilbert Landscape Architect), and Architectus to progress integrated design of the outdoor spaces of the Waitakere Properties Limited site with the Council building development. Concurrently Council has also been working with Elly Maejima a Japanese garden designer, to specifically develop the Japanese Garden concept and ensure it meets Japanese design sensibilities. Elly Maejima will also provide a translation of the concept to be sent to Kakogawa and be involved in planting details for the garden during the detailed design phase.

##### **STRATEGIC CONTEXT**

The development of urban plazas and open space associated with business areas, such as the Japanese Garden and Civic Square, contribute to the urban and rural villages strategic platform of Council. They contribute by ensuring the creation of imaginative, interlinked urban public places and by providing people friendly green spaces in urban areas.

The development of these spaces also meets objectives in the Parks Strategy 1999 which is to increase the use and enjoyment of parks within the City.

##### **ISSUES**

Urban parks and open spaces play a pivotal role in shaping the success of cities and towns. By providing for a variety of activities and social gathering they contribute significantly to the quality of urban life.

The integrated development of the Waitakere Central Civic building alongside the associated business park being developed by Waitakere Properties Limited, the Transport interchange and the upgrade of Henderson Town Centre offers a unique opportunity to create a series of urban open spaces that ensure all these disparate elements are linked both physically and visually and provide areas for social interaction and relief from the built-up environment of the Town Centre.

- A1 The Civic Square and Japanese Garden open space developments have been designed to integrate with the overall development of the site at Henderson and the proposed development being undertaken by Waitakere Properties Limited. The A4 colour drawing as attached at page A1 shows the concept for the development of the entire site and indicates the context in which the two areas are located.
- A2-A3 The A3 drawings as attached at pages A2 to A3 outline the detailed concept plans for the Civic Square and Japanese Garden.

## **Design Statements**

### Japanese Garden

The need to relocate the existing Japanese Garden to the new Civic Centre site has required the development of a new concept for the garden that is more fitting to its new, highly visible and urban location. The current garden was designed as a private, secluded garden in the form of a traditional 'tea garden'. This Japanese garden style requires that you cannot view the garden from outside and that it is discovered. The new Civic Centre site for the garden is overlooked by the overpass entry and office windows, thus requiring a more public style of Japanese Garden, known as a 'viewing garden'.

The garden has been developed as three distinct areas which subtly transition between one another using Japanese design elements.

### Area A - viewing garden

The eastern most area is the traditional Japanese 'viewing garden'. This concept is derived from the idea that the garden is viewed from a main point. The main feature of the viewing garden will be a layered, three dimensional tableau of rock and water features interspersed with layered and clipped green vegetation. The plant choice will be a mix of native and exotic, the key features being plants that provide a strong Japanese style through their natural shapes and textures. The intention is to create a tranquil and traditional style view. Access to the garden will be gained from the Mayors office and from a small low gate from one of the platforms. These will lead to a loop walk through the garden. It is not intended to provide opportunities to sit within the garden itself, only to walk through it, as the viewing is focused from the platforms and office windows.

### Area B - quiet contemplation

This is a transition area between the viewing garden and the public plaza through a series of timber platforms and a traditional threshold and gateway (relocated from the existing garden). This is the main public viewing point for the garden.

### Area C - public plaza (Japanese Square)

This western end of the garden becomes a more modern interpretation of the Japanese garden and forms the transition between the garden and the public footpaths and Civic square area. The space will contain more formal water features (one of which is located in front of the Directors' meeting room) which contrast with the natural water features located in the viewing garden.

### Civic Square

The design concept for the Civic Square aims to draw from the design references that have been made in the larger scale master planning of the Waitakere Central Development - namely, that this site is essentially a microcosm of the broader Waitakere setting and is a celebration of the various and dramatic natural features throughout the region.

The Civic Square is intended as a 'grounding point' and locates the overall development within the specific location of Henderson. Two major landscape and land use shaping elements have been identified as intrinsic to the character of Henderson today - water and the alluvial soils.

It is proposed to use simple bands of paving materials to represent the typically richly layered soil strata of the region. A series of rills and shallow pools of water pass through the Square subtly defining spaces and activity areas. The water will be fed from two separate water sources within the Japanese garden and thus, in the Civic Square has become the converged stream. Surface water will be collected in bands of soak stone integrated into the paving pattern further expressing the interplay of water in the moulding of the alluvial soils.

Spatial definition is proposed through the use of deciduous London Plane trees, reminiscent of the grapevine vegetation typical of much of the early Henderson landscape. Additional interest is intended through the use of steel framed vertical garden structures. These again pick up on the early viticulture references but will be planted with native plant material typical of the upper catchment location thus suggesting a link back to the nearby Waitakere foothills bush from where the water originates. The training of native plants on a man made structure also alludes to the managing of nature that has been required to enable the establishment of Henderson.

The judicious use of artworks will highlight entry points and provide a strong visual link to other key open space areas within the development. It is intended to use a range of cultural references for the artworks thus celebrating the ethnic diversity of the area.

#### Integration with other Henderson Projects

Design of these two open space areas is consistent with other design work being undertaken throughout Henderson. Elements that ensure that linkage include:

- Use of entry boulevard paving pattern on Waitakere Properties Limited side of entry street to Civic Centre;
- Use of Henderson Town Centre furniture and materials palette to ensure consistency between projects;
- Incorporation of the Walkway of Fame;
- Use of plane trees for the main boulevard;
- Integration of art components within the design;
- Circulation that meets the requirements of clear access and movement within the site.

#### Crime Prevention Through Environmental Design (CPTED)

The concept has been reviewed by both Council's Crime Prevention Through Environmental Design and Security experts and they have confirmed that the design concept is satisfactory in terms of Crime Prevention Through Environmental Design and safety issues.

#### Art Integration

There are a number of opportunities for integration of art within the Civic Square development. It is proposed that the Japanese Garden will have an individual design aesthetic that will focus on Japanese features, therefore not requiring any specific art integration. There is an opportunity for some art integration in the vertical elements proposed for the Japanese Square area.

The Civic Square also offers opportunity for incorporation of some art elements. Council's Manager: Arts and the lead artists for the Civic project have been consulted and will be working with the design team to confirm these opportunities.

### Iwi Consultation

Meetings with both Te Kawerau a Maki and Ngati Whatua were undertaken on 26 and 27 July 2005.

### Removal of Existing Japanese Garden Features

When Glidepath (the new owners of the Council back site) indicate they need site access, any elements within the existing Japanese Garden that can be re-used will be removed and stored on the Civic Centre site, ready for incorporation into the new garden when that construction begins. The features being re-used will be the hard elements, such as rocks and the bamboo gate.

A costing exercise has been undertaken with professional arborists to determine the feasibility of relocating the existing plant and tree stock within the garden. The quality of many of the tree species is not high and with an estimated cost of \$130,000 to remove, temporarily store and then relocate the trees, it was decided that the purchase of new large grade tree and plant stock would be more cost effective, as such none of the existing plants or trees within the site will be relocated to the new Japanese Garden.

### Staging

The Waitakere Properties Limited development is a staged project. At this time Block D is proposed for completion in line with the completion of the Civic Centre building in June 2006. Block E1 will be the next building completed.

It is proposed that all of the Japanese Garden and the majority of the Civic Square will be completed for June 2006. The Civic Square abuts Block E1, so there will be a requirement to construct the square with a 3-metre transition edge that will be completed when block E1 has been constructed. This edge will be determined by the design and a temporary fence will be constructed to define the Civic Square area and block construction work from the square while building E1 is being constructed through 2006/2007. A temporary hedge will be planted along the northern edge of the Japanese Garden site to block future construction work until such time as the Waitakere Properties Limited Block G1 is completed (adjacent to the Japanese garden).

## **RESOURCES**

### **Preliminary Costings**

Preliminary costings have been undertaken by quantity surveyors for the Civic Square and Japanese Garden project.

The preliminary costings for the development of all three open space areas (based on the concept plan) was \$2.5 million. Based on this preliminary figure, a rationalisation of detailed design was undertaken which reduced the costs by \$750,000, this brings the total cost estimate for the project to \$1.75 million.

The budget allocated for these projects is sourced from both Waitakere Properties Limited and Council and currently stands at \$1.6 million, details of which are outlined below:

### **Japanese Garden**

\$300,000 allocated in the Civic Centre project for the relocation of the Japanese Garden.

## Civic Square

The Civic Square project is a collaborative project between Waitakere Properties Limited and Waitakere City Council. A budget of \$800,000 was allocated in the 2005/2006 Annual Plan for the Civic Square development. This area covers the Waitakere City contribution to the Civic Square and the Japanese Square linkage to the Japanese garden.

Waitakere Properties Limited have confirmed that their contribution of the funding for the Civic Square development will be contributed as part of their subdivision process and constitute their reserves contribution component of the subdivision. As such, it is required that the Civic Square and Japanese Garden areas be vested in Council. At this stage it is estimated that the Reserve Contribution component will be \$250,000 (the final amount of the reserve contribution credit is still being finalised). Waitakere Properties Limited have also confirmed an additional contribution of \$250,000 to the Civic Square development.

Currently there is a \$150,000 shortfall in the budget. It is believed that this difference can be accommodated through minor cost cutting of the construction budget through the detailed design process. It is not anticipated that this will affect the achievement of the overall concept in any way.

A further update report will be brought back to the Committee confirming the costs and updating on design details after the detailed design process has been undertaken.

## CONCLUSION

Based on the above it is considered that the design concept as presented represents a sophisticated and integrated open space development adjacent to the Civic Centre that provides all the elements that will create a vibrant and interesting area accessible to both Civic Centre and business park users, the residents of Waitakere City and visitors to the City.

The costings indicate that the concept as presented is feasible to construct within the allocated budgets, and Waitakere Properties Limited have confirmed their commitment to developing the spaces in order to complement their development through the creation of high quality urban space.

## RECOMMENDATIONS

1. That the Civic Square and Japanese Garden Concept report be received.
2. That a copy of this report be forwarded to the Henderson Community Board for their information.

Report prepared by: Renee Lambert, Service Manager: Parks Planning.



5 **WAITAKERE CENTRAL CIVIC CENTRE CONSTRUCTION STATUS REPORT JUNE / JULY 2005**

**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 Civic Centre construction project. The period for this report covers June/July 2005.

**BACKGROUND**

The Waitakere Central Civic Centre construction project was last reported to Projects Special Committee on 6 July 2005 in a report entitled "Waitakere Central Civic Centre - Construction Status Report".

**DESIGN**

The following design issues are currently being dealt with by the design team:

- Artwork design is ongoing with site meetings for artists planning artwork locations;
- Design work and documentation for the kitchens is nearing completion;
- Investigation for emergency services helipad alternative use of the car park is complete;
- Design co-ordination of the interface with adjacent developments is ongoing:
  - Japanese Garden;
  - Transport Interchange;
  - Waitakere Properties Limited development.
- Detailed design work on the stormwater outfall pipeline is nearing completion;
- Extension of Council's fibre optic cable link between the Aquatic Centre, Waitakere Central Library and Civic Centre is in progress;
- The external colour scheme design is nearing completion;
- Joinery design is in progress.

**PROGRESS**

**Construction Status**

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

- Ground beams and slabs for the link area are in progress;
- Precasting panel production progressing with over 128 on-site panels is completed including 3-D curved beams for the civic gallery;
- Exposed aggregate precast panel production is ongoing off-site to programme;
- Level 5 structure on the administration wing has commenced;
- Level 3 structure on the civic wing is complete and the roof structure has commenced;
- Structural steel fabrication is well under way for both wings;
- Carpentry framing on level 1 has commenced;
- Windows shop-drawing approvals continue and window production has commenced;
- First-fix services installations have commenced on levels 1 and 2;
- Main on-site drainage works and the rainwater storage tank are complete. Minor drainage works to progress with general siteworks later in the programme.

A4-A7

Status of construction is further reported in the following reports is attached at pages A4 to A7:

- Architect's Report No. 7;
- Canam Construction's report for the period to 8 July 2005.

### TIMELINE STATUS

No claims for extensions of time have been noted during the report period and there is no change in construction data reported in Table 1 since the previous report.

"The Move" project team, which is co-ordinating the relocation of staff to the new facility have identified that preliminary moving of certain non-critical public interface activities will commence ahead of the primary date targeted for the official relocation of the 'One-Stop-Shop' public service areas. While moving of these non-critical to public service functions will commence in early July 2006, this team has provisionally identified the week-end of 22/23 July 2006 as the official 'big bang' move date for the 'One-Stop-Shop' public service areas. This is the date provisionally set for public notification of relocated service delivery to the new Waitakere Central Civic Centre, which has been selected to permit appropriate closure of all critical end of financial year activities, prior to the disruptions associated with the physical move.

Progress over the report period has been generally in line with the construction programme except for some inclement weather conditions during the period. However, the contract provides for average weather for the region and no impact is expected on the completion date resulting from this adverse weather.

Current timeline status including agreed extensions of time to date is provided in Table 1 below:

TIMELINE STATUS			
Key contract Dates / Times	As at contract award October 2004	Change	As at June 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
Extension of Time (at tendered daily rate cost)	-	20 w.d.	20 working days
Extension of Time (at no cost)	-	10 w.d.	10 working days
Due Date for Completion (Practical Completion)	12 April 2006	(30 w.d.)	29 May 2006
Due Date for Liquidated Damages Application	12 April 2006	PC + 2 wks	9 June 2006
Fit Out and Commissioning (10 working days)	1 May 2006	-	13 June 2006
<b>Contingency Time</b>	<b>33 working days</b>		<b>28 working days</b>
<b>"The Move" (Provisional date for relocation of the One-Stop-Shop amended to permit end of year activities)</b>	<b>17/18 June 2006</b>	Provisional Target Date	<b>22/23 July 2006</b>

Table 1 - Timeline Status

## FINANCIAL STATUS

Contingency expenditure during the report period amounted to \$126,070 which is considered to be reasonable for a project of this scale. Aside from numerous items typical of a construction project of this magnitude, the following more significant items were reported: 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.

• Web forge gratings for safe maintenance access:	\$25,895
• Precast half beams:	\$24,472
• Structural edge detail revision:	\$24,883
• Precast panel wall joint amendment:	\$28,377
• Brick lintel amendment:	\$35,593
• Services block and walls on rail corridor:	\$18,379
• Alternative partitioning system:	Saving of \$42,497

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, yielding net contingency expenditure to date inclusive of these variation costs, of 28% of the contingency sum.

The current level of contingency expenditure amounts to 1.5% of the contract sum, which is within forecast limits for contingency expenditure at this stage of the project. The current financial status of the project is deemed to be in a healthy state.

A8-A19

Summarised financial status for the construction project is provided in Table 2 below and the quantity surveyor's (Rawlinsons) report as attached at pages A8 to A19.

FINANCIAL STATUS			
Project Costs	As at Contract Award 10/04	Change	As at June 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	\$201,500	\$401,500
Contract Variations (including extension of time at \$177,800)	-	\$995,689	\$995,689
Value Engineered Savings	-	(\$644,147)	(\$644,147)
<b>Contingency Sum</b>	<b>\$2,000,000</b>	<b>(\$553,042)</b>	<b>\$1,446,958</b>
<b>Total Construction Cost (incl. contingency)</b>	<b>\$38,486,199</b>		<b>\$38,486,199</b>

Table 2 - Financial Status

## PROJECT RISKS

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

- Interface with the Waitakere Central Transport Interchange project -
  - Project Sponsorship has recently transferred to City Services for the implementation stages, which ensures closer monitoring opportunities of interface issues between the projects.
  - Significant issues which may affect contemporaneous completion of this project with the Civic Centre have been identified and are currently being managed to ensure that no delay is caused to the Civic Centre opening date.
- Interface with Waitakere Properties Limited's development of the adjacent property -
  - Regular co-ordination meetings are held between the professional teams to ensure seamless integration between the projects.
  - A shared stormwater outfall pipeline discharging to Opanuku stream is currently under design. Physical constraints are being managed to minimise negative impact on provisional costs assigned to this activity at time of tender.
  - A public square and the Japanese Garden separate the two projects and design co-ordination is being jointly developed between the respective professional teams to ensure integrated and aesthetic designs.
- Negotiations are underway with Ontrack for approval to install Council's fibre optic cable link across the rail corridor. Ongoing discussions with key Ontrack and Council staff are required to ensure timely approval by Ontrack to achieve activation of this link prior to the planned operational move date.
- At time of tender, a provisional sum allowance was provided in the schedule for possible price fluctuations of certain key trade base materials for steelwork, metalwork, aluminium louvers, reinforcement and hotmix. While best efforts are being made to manage and mitigate this risk, the price fluctuations are outside the influence of Council. At time of reporting, no adverse impact on the provisional sum has been identified.
- Graffiti Attacks: Several instances of graffiti attacks on parts of the structure have been reported. Advice from the Tag-Out-Trust was obtained and an independent tag control service has been retained by Canam Construction for the duration of the construction contract. Council will continue this service after completion through its ongoing contract with the Tag-Out-Trust. Since mitigation measures were implemented during the last fortnight, no further attacks have been reported.

## 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 a minor health and safety incident was reported where a carpenter stood on a nail. Appropriate remedial action was taken by the contractor and no time was lost. The incident was reported and managed in an appropriate manner.

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 \$126,070. This makes the total amount of contingency expended to date \$553,042 which amounts to 1.5% 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- 5 is that approximately 28% of the contingency sum has been expended to date. Estimated contingency expenditure costs have been reported on a worst case scenario and it is expected that actual costs when confirmed, will be less.

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 mean 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 June / July 2005 be received.

Report prepared by: John Schermbrucker, Special Projects Manager.



## 6 NEW LYNN LIBRARY AND MEMORIAL SQUARE - CONSTRUCTION STATUS REPORT JUNE / JULY 2005

### 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 No. ST02018 B with Watts and Hughes Construction Company Limited (Watts & Hughes) in November 2004 to construct the New Lynn Library and Memorial Square. Construction commenced in early December 2004 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 Limited (N-Compass).

### SUPPLEMENTARY INFORMATION

A20-A28

A copy of the project status report dated 12 July 2005 from N-Compass is attached at pages A20 to A28.

## DESIGN

As a result of changes to the shelving layout the reflected ceiling plan required revision. Due to the late delivery of this amended design to the contractor by the consultant team, the contractor has advised that this may cause a minor contract completion delay. However, at this stage a formal extension of time claim has not been received from the contractor.

A design omission has been identified in the lift control room because the ventilation was not included in the original documentation, and therefore this will result in additional cost to the project. This design omission is currently being resolved by the consultant team and an allowance for the likely additional cost has been included in the financial section of this report.

## PROGRESS

Construction is continuing and progress during the last month includes:

- Completion of the roof;
- Completion of interior framing;
- Continuation of block work plastering;
- Continuation of installation of skylights;
- Continuation of installation of soffit linings;
- Continuation of installation of aluminium joinery;
- Commencement of car park works.

Construction is generally progressing well and although further extension of time claims for wet weather have been approved, the library is still on track for opening in October 2005. The confirmed opening date has now been set as 18 October 2005, as shown in the table below:

TIMELINE STATUS		
Key Contract Dates / Times	As at contract award November 2004	As at July 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)	-	19 working days
Due Date for Completion (Practical Completion)	10 August 2005	6 September 2005
Fit Out (15 working days)	31 August 2005	27 September 2005
Contingency Time		14 working days
Public Opening		18 October 2005

**Table 1 - Timeline Status**

## FINANCIAL

### Value Management

During this report period, no further significant savings have been identified and so the savings total remains at \$137,605. The opportunity for identifying further savings has been steadily diminishing as the project nears completion and therefore the savings total is not expected to change any further.

## Contingent Expenditure

### Consultant contingent expenditure

Whilst no formal variations have been issued to any of the consultants during this period, the professional services budget has been increased by \$13,500 in anticipation of likely fee claims relating to increased work or change of scope.

### Construction contingent expenditure

**Courtyard pavers** - an allowance of \$30,000 has been set aside for the potential cost of courtyard pavers, which was omitted by Watts & Hughes (in error) from their tender sum. The error actually amounted to \$50,000 and whilst no formal claim has been received from Watts & Hughes for this item and there appears to be no contractual basis for a claim, it is anticipated that the issue will be need to be addressed further at the end of the contract works.

**Art wall** - an allowance of \$17,300 has been made for additional remedial works to the art wall as there is uncertainty as to who is responsible for the cost of the remedial works. It is anticipated that this issue will be addressed next month when the remedial works are complete.

**Handrail, balustrade and ladder** - Due to an underestimation by the quantity surveyor, these items will cost more than originally expected, resulting in \$12,022 of additional cost to the project.

**Ventilation to lift room** - Due to a design omission the ventilation and power supply to the lift room was not included in the original documentation and therefore the inclusion of these necessary items will result in approximately \$12,000 of additional cost to the project.

**Other** - Additional costs totalling \$9,500 include the final cost of waterproofing the under floor plenums, staging of works to allow ANZAC day celebrations and ducting for the library security gates.

### Other Contingent Expenditure

The cost of the art walls is significantly higher than expected and therefore the arts budget has been increased from \$50,000 to \$70,000 by re-allocating part of the construction contingency. This increase is necessary in order to allow the other arts projects within the library to proceed.

## Financial Status

The overall project budget of \$4,500,000 has been increased by \$88,500 to \$4,588,500 because the works on the western car park, which are being separately funded by the Transports Assets section of Council, are to be included in Watts and Hughes' construction contract.

In addition to this overall budget increase to accommodate an increased scope of works, there have been some re-allocations within the approved budget figure and therefore the revised construction budget is now \$3,645,578.

Based on this revised construction budget, a summarised financial status for the construction contract is provided in the table below.

FINANCIAL STATUS			
Project Costs	As at Contract Award 11/04	Change	As at July 2005
Revised Tender Sum	\$3,401,222	-	\$3,401,222
Tender Award Value (excl. contingency)	\$3,401,222	-	\$3,401,222
Less Anticipated Additional Savings	(\$50,000)	(\$87,605)	(\$137,605)
Plus Anticipated Additional Cost (incl. in tender report)	\$70,000	(\$21,334)	\$48,666
Additional Costs (post contract award)	-	\$227,455	\$227,455
<b>Plus Contingency</b>	<b>\$157,000</b>	<b>(\$51,160)</b>	<b>\$105,840</b>
Total Construction Cost	\$3,578,222	\$67,356	\$3,645,578
Project Contingency	\$3,643	(\$3,643)	\$0
Total Construction Budget	\$3,581,865	\$63,713	\$3,645,578

**Table 2 - Financial Status**

As can be seen from the table above, there is still \$105,840 of construction contingency remaining. The risk of unforeseen contingent expenditure is rapidly decreasing as the project nears completion and therefore the risk of over-expenditure on this project is considered to be very low.

## QUALITY

Ongoing site quality audits are being conducted by the architect, structural engineer and project managers and remedial works are currently being carried out on the art wall along McRae Way. Performance issues on the part of the architect and their subconsultants have been highlighted by way of formal correspondence from the project managers. As a result a process of pro-active response to design issues has been implemented in order to minimise any effect on the construction contract and hence potential claim by the contractor.

## 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 there has been some relatively significant contingent expenditure, which has resulted in the contingency being reduced to \$105,840. However, this is considered a significant amount given the remaining works to be completed and the risk of over expenditure for the project is still considered to be very low.

## RECOMMENDATION

That the New Lynn Library and Memorial Square - Construction Status Report June / July 2005 be received.

Report prepared by: Peter Sewell, Special Projects Engineer.



**PUBLIC EXCLUDED MATTER**

**7 WAITAKERE CENTRAL LIBRARY/UNITEC - CONSTRUCTION STATUS REPORT JUNE / JULY 2005**

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 June / July 2005.

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 Report June / July 2005</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 ability to conduct negotiations and Council's future access of commercial information from parties concerned.*

