

Waitakere Central - Civic Centre - VARIATIONS SUMMARY							
C.I.	VPR	VO	Description	Estimated	Canam Submitted	AGREED	COMMENTS
NO	NO	NO					
FINANCIAL STATUS SUMMARY							
				At contract award 10/04	Change	At July 2005	
			Tender sum	36,042,399		36,042,399	
			Primary vibration isolation	243,800		243,800	
			Secondary vibration isolation	200,000	201,500	401,500	
			Contract Variations (including extension of time at \$ 177,800)	0	995,689	995,689	
			Value Engineered Savings	0	-644,147	-644,147	
			Contingency	2,000,000	-663,042	1,446,958	
			Total Construction Cost (incl. contingency)	38,486,199		38,486,199	

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Waitakere Central - Civic Centre**MONETARY ALLOWANCE EXPENDITURE**

SQ Ref	Description	Contract Value	Estimated Expenditure To Date	Estimated Future Expenditure	ESTIMATED FINAL VALUE	Comments
BUILDERS WORK						
3211	Structural Steel Additional roof bracing	5,000.00	0.00	5,000.00	5,000.00	
3212	Carpentry Additional fixing to louvres	5,000.00	0.00	5,000.00	5,000.00	
3213	Partitions to gas store	1,000.00	0.00	1,000.00	1,000.00	
3214	Window reveals	82,000.00	0.00	82,000.00	82,000.00	
3215	Doors and Frames Hardware to aluminium doors	10,000.00	0.00	10,000.00	10,000.00	
3216	Suspended Ceilings Soffit to stair 5	18,000.00	0.00	18,000.00	18,000.00	
3217	Tiling Silicone seal	12,000.00	0.00	12,000.00	12,000.00	
3218	Painting Intumescent coatings	5,000.00	0.00	5,000.00	5,000.00	
3219	Blinds Electrical operated blinds to glazed facaded wall (Civic Building)	80,000.00	0.00	80,000.00	80,000.00	
3220	Electrical operated blinds to skylight windows (Civic Building)	15,000.00	0.00	15,000.00	15,000.00	
3221	Roller blinds (Admin & Civic Buildings)	150,000.00	0.00	150,000.00	150,000.00	
3222	Signage Entry / building signage	20,000.00	0.00	20,000.00	20,000.00	
3223	Directional signage	20,000.00	0.00	20,000.00	20,000.00	
3224	Fixtures & Fittings Fixtures & fittings	500,000.00	0.00	500,000.00	500,000.00	
3225	Commercial kitchen	100,000.00	0.00	100,000.00	100,000.00	
3226	Social club bar	10,000.00	0.00	10,000.00	10,000.00	

Waitakere Central - Civic Centre

MONETARY ALLOWANCE EXPENDITURE

SQ Ref	Description	Contract Value	Estimated Expenditure To Date	Estimated Future Expenditure	ESTIMATED FINAL VALUE	Comments
Negative Sums						
3227	Vibration Isolation	Omitted	0.00	Omitted	0.00	
3228	Structural support and concrete slab to green roof	100,000.00	0.00	-100,000.00	-100,000.00	
3229	Glass roof to overbridge	-100,000.00	0.00	-100,000.00	-100,000.00	
3230	Broadloom carpet in-lieu of carpet tiles	-150,000.00	0.00	-150,000.00	-150,000.00	
Price Fluctuation						
3231	Price Fluctuation for specified materials	220,000.00	0.00	220,000.00	220,000.00	
SERVICES						
Electrical						
3232	AV / PA system	150,000.00	0.00	150,000.00	150,000.00	
3233	Electrical transformer	65,000.00	0.00	65,000.00	65,000.00	
3234	Incoming telephone	5,000.00	0.00	5,000.00	5,000.00	
EXTERNAL WORKS						
Drainage						
3235	Diverting existing 525 dia SW pipe around civic centre	115,000.00	0.00	0.00	0.00	Omit Cl 7.1
3226	New SW line across WPL property	58,000.00	0.00	58,000.00	58,000.00	
External Services						
3237	Underground fuel storage with pump	100,000.00	0.00	100,000.00	100,000.00	
Fencing						
3238	Fencing	10,000.00	0.00	10,000.00	10,000.00	
Fixtures						
3239	Bollards	10,000.00	0.00	10,000.00	10,000.00	
3240	seating and misc fixtures	20,000.00	0.00	20,000.00	20,000.00	
Landscaping						
		150,000.00	0.00	150,000.00	150,000.00	
		50,000.00	0.00	50,000.00	50,000.00	
	Canam Margin (6%)	1,636,000.00	0.00	1,521,000.00	1,521,000.00	
		98,160.00	0.00	91,260.00	91,260.00	
	TOTAL (To Summary)	1,734,160.00	0.00	1,612,260.00	1,612,260.00	

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Waitakere Central - Civic Centre

VARIATION PRICE REQUEST SUMMARY

VPR		VO No.		CI No.		Description		Estimated	Submitted	Agreed	Status / Comment
VPR No.	Date	VO No.	CI No.	Description	Estimated	Submitted	Agreed	Status / Comment			
001	26-Nov-04		191	Bentonite installation				Agreed see CI62.1			
002	26-Nov-04		191	Lighting Plugs				Agreed (see CI 191)			
003	11-Jan-05		209	Tiling	(25,000)			ATC 434 / waiting add paint			
004	03-Feb-05		209	Chamber Wall - Revised Structure				Agreed (see CI 209)			
005	18-Feb-05	5	265.4/357	Rubber Pads				Supersede CI			
006	22-Feb-05			Alternative Bricks Types		5,300		Supersede CI 330.1			
007	24-Feb-05			Exposed Aggregate Panels				ATC 416			
008	04-Mar-05	416.6.0		Level 3 Link Bridges Roof				Agreed see CI 416.6.0			
009				Floor boxes							
010	11-Mar-05			Incoming Electrical Ducts				Agreed CI457.3.0			
011	14-Mar-05		463.6.0	Revised Tender Price	17,850		Agreed	ATC 154&160 & 581			
011.1	14-Mar-05			Prices for Tender tags 4 & 5							
011.2	14-Mar-05			Revised Carpentry price		1,746	Agreed	ATC 80 & 581			
011.3	14-Mar-05		463.6.1	Additional Data Points				Excluding from the budget			
012	15-Mar-05			Green Roof system		1,590		ATC 416			
013	29-Mar-05			Panel 19's Finish	xxxxxxx		xxxxxxx	Agreed See CI390			
014	04-Apr-05			Fire Dampers							
015	06-Apr-05			Louvers Finishes				ATC 593 & CMM116			
016	07-Apr-05			Level 7 Plant Deck		12,996					
017	14-Apr-05			Additional items list							
018	09-May-05			Mechanical essential supply		890		ATC 593 & 598 & CMM 116			
019.1	09-May-05			Computer room normal & emergency cooling load		46,078		ATC 593 & CMM 116			
019.2	09-May-05			Pir control			No cost	ATC 593 & 598 (not changed)			
020	18-May-05		409	ATC 561 - Electrical variations				See CI 409			
021	23-May-05			Revised mech services supplies				Monetary Allowances			
022.1	25-May-05			Carpet option 1: in areas marked 1				Monetary Allowances			
022.2	25-May-05			Carpet option 1: in areas marked 2				Monetary Allowances			
022.3	25-May-05			Carpet option 1: in areas marked 3				Monetary Allowances			
023.1	25-May-05			Carpet option 1: In all areas marked 1, 2 and 3				Monetary Allowances			
023.2	25-May-05			Carpet option 1: In all areas marked 2 and 3				Monetary Allowances			
024	26-May-05			Vision strips' basic design				Monetary Allowances \$100,000			
025	26-May-05			Fuelling station				budget - ATC 683 = \$86,506			
026.1	27-May-05			ATC 592: Trox jet diffusers: Delete the originally							
026.2	27-May-05			Replace with Trox DUK-V-160 jet diffusers							
027.1	30-May-05			Single line diagram				CI 348.1			
028.1	08-Jun-05			Gas services							

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VPR No.	VPR Date	VO No.	CI No.	Description	Estimated	Submitted	Agreed	Status / Comment
029.1	09-Jun-05		544	AV system		16,207		ATC 661 \$38,896.70
030	09-Jun-05			Waste water connection				ATC 684
031.1	10-Jun-05			Revised single line diagram				ATC 619 & CMM CAN 142
032.1	14-Jun-05			Stair 5, levels 5 to 6				
033.1	14-Jun-05			WC pans and cisterns: In non-accessible WC				
033.2	14-Jun-05			In accessible WC				
034.1	27-Jun-05			Downpipes				
035	01-Jul-05			Carpet proposal B: Option 3a		13,438		Extra cost
				Civic Wing: Montpellier, Attitudes, Karatex				
				Admin Wing: Entropy, Chopstix				
036	01-Jul-05			Carpet Proposal A:	15,000			Not additional lighting
				Faucets in bathrooms				
				Helicopter take-off and landing facility				
ATC 175				Additional Items	60,000		(63,000)	Based on Canam ATC 175
				Issue Architectus Rev C drawings				
				Underfloor Duct Omit Additional Items for Under Slab				
				Ducts				
ATC 245				Electrical service variations Construction Issue drgs		5,120		See also ATC 450
ATC 446				MATV system		(3,159)		James to confirm
ATC 429				Additional doors (for Construction Issue drawings)	5,500			\$20,321.96 savings submitted /
ATC 398				Alternative light fittings	(10,000)			Not yet approved
ATC 364				Value Engineering Floor Vents + Floor box trims		(17,924)		Engineer to issue CI
ATC 152				Revised Acoustics PC Sum		(14,100)		see CMM116
ATC 593				Change to jet diffusers			3,148	ATC372 additional to CI42.1.1
ATC372				Apply frosted film to glass smoke baffle			5,989	
				Bridge revised roof design + Omit negative Monetary	212,000			CI 331.1.0 / Waiting final design
				Allowances (schedule item 3229)				Schedule item 3156 \$ 23,250
ATC 668				Web forge grating grid AA - ATC 668 \$47,679.50		25,895		
				ATC 707 Precast Half beams		24,472.22		
				ATC 707 Revised edge detail		24,883.50		
				Joint between precast panel wall: 10 mm to 16mm		28,377.26		
				Total estimated and submitted and agreed	225,350	171,810	(54,656)	
						342,497		



PROJECT STATUS REPORT

PROJECT NAME: ST02018 – New Lynn Library and Memorial Square

CLIENT: Waitakere City Council

DATE OF REPORT: 12 July 2005

PROGRESS

The opening date for the New Lynn Library has been revised to 18 October 2005 from 4 October 2005. This does not affect the operation of the Library during this period as the existing Library lease expires on 31 October 2005.

With an impending EOT claim for wet weather of four days, the revised date for the completion of the building works is 6 September 2005. The period of 29 working days from 6 September to 18 October allows for 15 working days for fit out and 14 working days of contingency time. It is anticipated that the 14 working days of contingency should adequately cover any further extensions of time due to wet weather and other delays.

TIMELINE STATUS		
Key contract dates / times	As at contract award November 2004	As at 12 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
Original Contract Completion Date	10 th August 2005	10 th August 2005
Extensions of Time		19 working days
Due Date for Completion (Practical Completion)	10 August 2005	6 September 2005
Fit Out (15 working days)		27 September 2005
Contingency Time		14 working days
Public Opening		18 October 2005

Progress during the last month includes:

- Roofing is complete.
- Interior framing is complete.
- Plastering of the block walls is 80% complete.
- Skylights 80% complete.
- Soffit linings 75% complete.
- Aluminium joinery 40% complete.
- Western carpark 50% complete.

Work Continuing:

- 1st fix for the electrical and mechanical services.
- Interior linings.
- Window manufacture.
- Window installation.
- Skylights on roof.
- Remedial work to the art wall.
- Toilets fit out.
- External cladding.
- Western carpark.

Work due to Commence:

- Planter boxes and Memorial square paving.
- Footpath along McRae Way.
- Data cabling along McRae Way.
- Lift installation.
- External cladding to the northern and western elevations.
- Ceilings.
- External light poles.
- Glazing of Windows.

BUDGET

Project Budget - Proposed Expenditure

The following is a summary of the project budget as outlined in the financial tracking report. The available project budget has increased by \$88,500, which is for work to the Western carpark and McRae Way. This additional budget of \$88,500 has come from Transport Assets Section for work carried out under this project.

Item	Budget allocation approved by Sponsor 13/6/05	Budget allocation as at 12/07/05 (to be approved by sponsor)
Administration	\$27,525	\$27,241
Communication & Opening	\$19,167	\$19,227
Professional Services	\$485,088	\$498,588
Consent Fees	\$30,000	\$16,500
Artwork	\$50,000	\$70,000
External Services	\$91,366	\$91,366
Building Fit out	\$220,000	\$220,000
Building Construction & Memorial Square	\$3,418,443	\$3,451,238*
Car park in McRae Way, work carried out under this project (budget from Transport Assets)		\$88,500*
Contingency	\$157,000 *	\$105,840*
Project Contingency	\$1411	
Available budget	\$4,500,000	\$4,588,500

The following significant adjustments (reallocation) had been made to the budget allocations above:

- Professional services - increase by \$13,500. This is to allow for potential claims for additional fees by consultants as a result of increased work or change of scope.
- Consent fees - reduction by \$13,500 on the basis of actual fees charged to date. There is an allowance of approximately \$500 for additional fees due to minor amendments to the building consent.
- Art work - increase by \$20,000. The cost of the concrete art walls is significantly higher than anticipated. Without this increase to the budget, the other art proposals for the interior of the library cannot proceed. Therefore the Project Sponsor has approved this reallocation of budget.
- Anticipated Building Construction and Memorial Square cost - increase by \$32,795. This is due to variations to the Watts & Hughes contract, which are dealt with in more detail in the "Construction Budget" section of this report. Note, the current anticipated contract sum of the Watts & Hughes contract is \$3,539,788 which includes the \$88,500 for work to the Western carpark and McRae Way, paid for by the Transport Assets Section of Council.
- Contingency - reduction by \$51,160. This allows for the net effect of the above-mentioned budget reallocations and it has been adjusted to maintain the anticipated project expenditure within the available budget of 4,588,500. It is our opinion that the contingency sum of \$105,840 is adequate from hereon, considering that the completion of the building works is only approximately 8 weeks away.

* The following figures add up to form the Construction budget of \$3,645,578, which is detailed in the "Construction Budget" section of this report.

Construction Budget

	Tender Report Breakdown	Current Breakdown 12/07/2005	Comment
Revised Tender Sum (dated 24 November 2004)	\$3,401,222	\$3,401,222	No change
Less additional Savings (post contract award):			
Confirmed Savings		-\$114,455	See attached sheet A
Anticipated further Savings	-\$50,000	-\$23,150	See attached sheet A
Plus Anticipated additional cost (incl. in Tender Report)	\$70,000	\$24,022	See attached sheet B
Confirmed Additional costs		\$24,644	
Additional Costs post tender award:			
Confirmed Additional costs		\$82,298	See attached sheet B
Anticipated Additional costs		\$145,157	See attached sheet B
Anticipated Watts & Hughes contract sum	\$3,421,222	\$3,539,738	
Plus Contingency	\$157,000	\$105,840	
Total Job Cost	\$3,578,222	\$3,645,578	
Project Contingency	\$3,643		
Job Cost Budget	\$3,581,865	\$3,645,578	

As discussed in the previous section, the reduction to the contingency sum (and project contingency), relative to the previous report is due to the reallocation of \$20,000 to the arts budget and the net effect of variations (savings and additional costs) of approximately \$33,000 to the main construction contract.

The savings as detailed in the attached sheet A have generally remained the same and are \$137,605.

The additional costs as detailed in attached sheet B have increased by \$121,805, of which \$88,500 is covered by a budget increase from Transport Assets Section. The balance of \$33,305 has been allowed for from the contingency (and project contingency) amount.

The more significant movements in the "Additional Costs" report are as follows:

- Stainless steel handrail, glass balustrade and aluminium ladder - the QS had estimated \$4,400, however the contractors estimate for this is \$16,422.
- Veneer plywood to Interior wall and stairs – the QS had estimated \$4000 however the contractors estimate for this is \$7,000.
- An allowance of \$30,000 has been made for the cost of supplying courtyard pavers that was omitted by Watts & Hughes from their tender sum. There was an error of \$50,000 in the tender price and Watts & Hughes has advised Council of this, although they have not lodged a formal claim for this. There appears to be no contractual basis for a claim, however there is the question of fairness. This issue will be dealt with at the end of the contract works.
- Allowances totalling \$17,300 have been made for the additional works to the art wall, which consists of self compacting concrete and the remedial work to the surface of the art wall. There is some uncertainty as to who is responsible for the remedial works. This sum allows for half of the cost of these works which Council may be responsible for. This issue will be dealt with next month, once the remedial works to the art wall are complete.
- Ventilation and power to lift room space - Ventilation to the lift control room was not shown in the design documentation and consequently has not been included in the mechanical services sub-contractors design and price. This is likely to cost approximately \$12,000.
- Additional costs of \$9,500 for final cost of waterproofing the plenums, staging of works around the memorial for ANZAC day and ducting for the Library security gates omitted from the design documentation.
- Joinery cost - the confirmed cost is approximately \$7,300 less than the anticipated cost in the previous report (reduction).
- TV/Audio installation – The cost of \$21,706 allowed for in the previous report has been deleted (reduction). Elements of this work have been allowed for in the fitout budget and it is currently anticipated that this cost will fall within the fitout budget allocation. This will be confirmed once the prices for all of the fitout items had been obtained. However, if there is a shortfall in the fitout budget, a reallocation of budget will be made from the contingency sum to cover the shortfall, if any.
- Western Carpark - a cost of \$67,357 has been shown in the report, which is \$21,143 less than the \$88,500 budget allocated to this project from Transport Assets Section (reduction). This difference is the cost of work to McRae Way, which was included in the original tender sum which in effect is a reimbursement of this cost.

In summary the net effect on these and other minor amendments to the additional cost report has resulted in a reduction to the contingency sum of the previously mentioned \$33,305.

QUALITY

The art wall along McRae Way is currently being stripped of polystyrene and a section of the wall will be repaired, painted and inspected by Craig Craig Moller to ensure that the remedial work carried out by Watts & Hughes is of a suitable standard prior to the entire wall being repaired and painted.

HEALTH AND SAFETY

No lost time injuries have been recorded.

DESIGN ISSUES

As a result of changes to the shelving layout and the addition of heaters in the ceiling space, the reflected ceiling plan required revision. This unfortunately has still not been completed by the consultant team and CCM has advised that this will be completed and issued to Watts & Hughes on Wednesday 13 July. The late issue of this information has resulted in a delay to the ceiling of approximately 6 days. Watts & Hughes have advised that this may result in a delay to the project but at this stage have not submitted an extension of time claim.

Ventilation to the lift control room was not shown in the design documentation and consequently has not been included in the mechanical services sub-contractors design and price. This is currently being resolved by the subcontractors, CCM and URS.

OTHER ISSUES AND COMMENTS

CLAIM FOR ADDITIONAL PROFESSIONAL SERVICES FEES

A claim for additional fees of \$3,307.50 by URS for redesign of the lighting layout has been submitted to Council by CCM. There is some validity to this claim, which is currently being assessed by the Project Managers. URS has also advised CCM of another potential claim of \$20,083.50 for redesign and additional work due to failure by the contractor to complete tasks to the design documentation, and additional engineering time associated with construction cost reducing measures. This claim has not been formally submitted by CCM to Council. In the first instance, this has been dealt with by the Project Managers with a preliminary letter to CCM disputing the assertions and validity of this claim.

CONSULTANT PERFORMANCE

Some design and construction issues have arisen due to, what is perceived by the Project Managers to be, poor consultant performance. This has been addressed by several correspondences to CCM and a formal advice to Council of these issues. A process of proactive response to design issues has been put in place to minimise any effect on the construction contract and hence potential claim by the contractor.

END

New Lynn Library & Memorial Square

SAVINGS (Sheet A)

Description	Anticipated	Confirmed	Status / Comment
Revised structural steel paint spec' & remeasure		(6,062)	
Sensor in-lieu of Lift Pump & drainage		(2,743)	
Omit 5 No. Data & Power Floor Boxes		(1,292)	
Excavation quantities		(6,730)	
Kerb to Memorial Square , reduce quantity		(19,368)	
Retention		(21,000)	
External windows & doors finishes		(11,000)	
Revised carpet spec		(16,500)	
Poppy Wall (over measure)	(10,000)		W&H to confirm
Walls to McDonalds (reduction)	(550)		W&H to confirm
Roof Insulation		(2,000)	
Delete cable tray in Plenum		(2,500)	
Check meters (deleted two)		(1,085)	
Omit Provisional Quantities			
Excavation Trade		(4,000)	
Alternative Electrical light fittings	(12,000)		W&H to confirm
Gib stopping to wall to lesser standard	(600)		
Delete site sign board		(2,500)	
Alternative plumbing fittings		(3,000)	
Consider deleting hose reels & change fire ext		(4,000)	
Door split jam		(827)	
Mechanical Services (initial saving relative to the initial estimate by Heatwave)		(9,848)	
	(23,150)	(114,455)	
<u>Total anticipated and confirmed Savings</u>	(137,605)		

New Lynn Library & Memorial Square

ADDITIONAL COSTS (Sheet B)

Description	Additional Costs Incl in Tender		Additional Costs Post		Status/ Comment
	Anticipated	Confirmed	Anticipated	Confirmed	
Additional Joinery cost		12,965			
Roof access hatch		2,929			
S/S handrail to roof structure	16,422				
Aluminum ladder					
S/S handrail & glass balustrade (add to prov sum)					
Veneer plywood to stair walls	7,000				Submitted cost \$11,997
Timber capping	600				
TV/Audio installation (priced as part of W&H contract)		8,750			
Data specification				18,800	
Foundation Water proofing				5,000	
Waterproofing to Plenum Walls				38,125	
Security conduit to lift basement (NTT 18)				2,745	
Additional window				1465	
Extent of Art wall to Central wall (increase)			1,500		
Increase door W-G28 size				113	
Additional 2 No. doors				989	
Extension of time claim 2 for DPM				1,180	
Extension of time claim 3 for waterproof membrane				2,360	
Additional window to CAB			1,000		
Lighting to Memorial Square			10,000		Waiting W&H final cost
Additional Steel Work (estimated based on Global Engineering claim dated 01/06/05 Under design by structural consultant)				11,521	Waiting W&H final cost
Additional costs identified 11/7/05					
Pavers supply cost - W&H omitted from tender price.			30000		Omitted by Watts and Hughes from their original tender sum
Self compacting concrete ofr art wall			7300		Required for the Art Wall
Stage area for RSA (additional P&G)			2500		Staging required to cordon off the RSA Memorial
Chasing slab for security gates			2000		Omitted from original design
Remedial to art wall			10000		To be discussed with Watts and Hughes
					Omitted from the original quote as the lift motor room was not shown on the original drawings
Mechanical services to the lift room			11000		
Additional data to CAB			500		
Additional Trees			1000		
Western Carpark			67,357.00		
Power to Lift Room			1,000.00		
	24,022	24,644	146,157	82,298	
Total anticipated additional costs			276,121		