



**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD IN  
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON WEDNESDAY, 1 MARCH 2006, COMMENCING AT 9.30 AM.**

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**1 APOLOGIES**



**2 URGENT BUSINESS**

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

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

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

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



**3 CONFIRMATION OF MINUTES**

Meeting Minutes - Wednesday, 1 February 2006

**RECOMMENDATION**

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 1 February 2006, as circulated, be taken as read and now be confirmed.

The public excluded minutes are included in the Confidential Supplement.



#### 4 **CHANGE OF NAME OF RAILWAY STATIONS**

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

The purpose of this report is to update progress on the applications for the change of name of the Henderson railway station and Waitakere railway station.

##### **BACKGROUND**

A consultation process has been completed in relation to the proposal to change the name of two railway stations Henderson station to Waitakere Central station and Waitakere station to Waitakere Village station.

At its meeting on 21 September 2005 the Council resolved:

*“That the Council advise the New Zealand Geographic Board that it has resolved to change the name of Henderson railway station to Waitakere Central railway station and to change the name of Waitakere railway station to Waitakere Village railway station and requests that the New Zealand Geographic Board consider and implement the changes.”*

1798/2005

##### **STRATEGIC CONTEXT**

The redevelopment of the Henderson Town Centre will reinforce Henderson's role as the central business and civic district of Waitakere City. The integrated transport interchange and civic centre are being promoted as Waitakere Central to reflect the role of Henderson Town Centre as the heart of Waitakere City. This enhancement of the Henderson station also helps deliver Council's vision for an integrated public transport system.

The proposed change of name of the Waitakere station to Waitakere Village station reflects the village atmosphere of that location.

##### **ISSUES**

The applications for the change of name of the Henderson station to Waitakere Central station and Waitakere station to Waitakere Village station have been sent and Council are waiting for a response.

The New Zealand Geographic Board allows a period of three months to process such applications. Upon obtaining approval for the name change, Auckland Regional Transport Authority would be requested to change the names in timetables and signage at the stations.

##### **RESOURCES**

There may be some costs involved with the proposed changes to the names of the railway stations in relation to updating rail network maps, signs and timetable information. Council officers are in discussions with Auckland Regional Transport Authority about the costs and if the name changes can be introduced as part of any future planned timetable changes by Auckland Regional Transport Authority.

## CONCLUSION

The necessary legal steps have been taken to further Council's direction in this matter.

## RECOMMENDATION

That the Change of Name of Stations report be received.

Report prepared by: Kevin Wright, Manager: Transport Strategy.



## 5 WAITAKERE CENTRAL CIVIC CENTRE - CONSTRUCTION STATUS JANUARY/FEBRUARY 2006

### PURPOSE OF THE REPORT

The purpose of this report is to provide a monthly construction status update to the Projects Special Committee on the Waitakere Central Civic Centre construction project. The period for this report covers January/February 2006.

### BACKGROUND

The Waitakere Central Civic Centre construction project was last reported to Projects Special Committee on 1 February 2006 in a report entitled "Waitakere Central Civic Centre Construction Status November 2005 / January 2006".

### DESIGN

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

- Artwork design and implementation is ongoing;
- Joinery design is nearing completion;
- Design for additional weather protection to the Civic Centre portion of the link-bridge roof is under way;
- Co-ordination of the interface with adjacent developments is ongoing:
  - Japanese Garden;
  - Civic Square;
  - Waitakere Properties Limited development;
  - Waitakere Central Transport Interchange;
  - Green roof planting project.

Short presentations on the status of art works and landscape works for the project will be made by the Project's Arts Adviser and the Project's Landscape Co-ordinator, as part of this agenda item.

## CONSTRUCTION STATUS

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

- The structure of both wings is complete and fit out and finishing are underway;
- Structural steel fabrication is complete on both wings and nearing completion on the link;
- Off site production of aluminium windows by Thermosash continues to be slow due to Thermosash's heavy commitment on building projects in the region. Thermosash has taken measures at several stages to ensure joinery delivery to site will meet the revised schedule. However, delivery of windows to site remains slow and this has a ripple effect on other dependant trades;
- Carpentry framing is well under way to all levels. However, carpentry has been delayed by Thermosash's slow window delivery issue;
- Services installations are well underway in all levels of both wings and the link;
- On-site drainage works are complete;
- Forming of the car park area has commenced and the southern portion of the car park is due to be surfaced;
- The green roof trial planting project is underway and a preferred growing medium has been selected. Installation is due to commence shortly;
- The portion of the Link Bridge roof between the Level 3 civic link, is a contiguous structural element that spans the link bridge between the level 3 civic link and Railside Avenue and it is scheduled that this roof will be constructed as part of the Link Bridge works. It is not economically viable to separate the roof into separate structural segments and therefore the portion of the link bridge roof that is situated between the level 3 civic link and the site boundary is programmed for construction contemporaneously with the Link Bridge works in June/July 2006.

A1-A5

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

- Architect's Report No. 13;
- Canam Construction's report for the period to 16 February 2006.

## TIMELINE STATUS

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

Ongoing delays have been reported for delivery of aluminium joinery from Thermosash. While this issue has been reported previously and construction activities have been rescheduled a number of times to accommodate the delays, Canam have been able to accommodate the issue to date without an extension of time. However, the contract period has less than 4 months to run and further delays by Thermosash may not be able to be absorbed in the programme. The situation is being monitored constantly.

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

<b>TIMELINE STATUS</b>			
<b>Key contract dates / times</b>	<b>As at contract award October 2004</b>	<b>Change</b>	<b>As at February 2006</b>
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 public interface)</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 a saving of \$7,342, which is primarily due to ongoing value engineering together with reduced actual costs for variations at time of agreement, against previously reported worst-case estimated costs.

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 58% of the contingency sum. The current level of contingency expenditure amounts to 3.2% 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.

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

<b>FINANCIAL STATUS</b>			
<b>Project Costs</b>	<b>As at contract award October 2004</b>	<b>Change</b>	<b>As at February 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	\$ 198,182	\$ 398,182
Contract Variations	-	\$1,964,806	\$1,964,806
Value Engineered Savings	-	(\$1,008,904)	(\$1,008,904)
<b>Contingency Sum</b>	<b>\$ 2,000,000</b>	<b>(\$1,154,084)</b>	<b>\$ 845,916</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:

- Slow delivery of aluminium joinery from Thermosash due to Thermosash's over-commitment in the current buoyant construction market and capacity limitations at Thermosash's factory continue to be a risk to the completion date. However, Canam has managed this process within their programme to date. Continuous cajoling of Thermosash has resulted in a continuous but slow supply of windows. This is a temporary regional problem on all construction projects involving Thermosash, due to the current extraordinarily buoyant construction market;
- Interface with the Waitakere Central Transport Interchange project:
  - Significant issues which may affect contemporaneous completion of the link bridge 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;
  - Details of the windows are currently under revision on the link bridge and this has a spill-over impact on the Civic Centre link area because of a hold on the steel fabrication while the window details are finalised;
- 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 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 underway with Ontrack have achieved approval by Ontrack to install Council's fibre optic cable link across the rail corridor. Ongoing discussions with key Ontrack and Council staff are continuing to ensure timely implementation of this cable;
- 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. However, the recent spike in fuel prices may have an effect on fuel-related construction costs dependant upon the period at which fuel prices are sustained at this high level;
- Graffiti Attacks: Measures that have been introduced to discourage graffiti have proven effective and only one minor graffiti attack has taken place in the last 6 months. The anti-graffiti treatment that had been applied to the tagged panel proved effective in facilitating easy removal;
- Pou Whenua carvings: Issues between the carvers and arts design team over design principles have delayed commencement of the carving of the 2 pou whenuas. While this is not yet a critical path item, it is being monitored while the design differences are resolved.

## QUALITY

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

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

## HEALTH AND SAFETY

During the report period no 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

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 a saving of \$7,342. This makes the total amount of contingency expended to date \$1,154,084 which amounts to 3.2% of the contract sum and is within forecast limits.

The current status of the project as the structural works are completed and fit out continues is that approximately 58% 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. It is noted that all costs reported to date have been accommodated within the contingency sum, including additional costs for secondary vibration isolation measures and a number of client initiated changes, which are not considered to be true contingent events.

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 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 January/February 2006 report be received.

Report prepared by: John Schermbrucker, Special Projects Manager.



**PUBLIC EXCLUDED MATTERS**

**6 WAITAKERE CENTRAL TRANSPORT INTERCHANGE - CONSTRUCTION STATUS JANUARY/FEBRUARY 2006**

**7 WAITAKERE CENTRAL LIBRARY/UNITEC - CONSTRUCTION STATUS JANUARY/FEBRUARY 2006**

These items 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 parts of the proceeding of this meeting, namely, Waitakere Central Transport Interchange - Construction Status January/February 2006, and Waitakere Central Library/Unitec - Construction Status January/February 2006.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation of each of the matters, 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 matters to be considered.	Reason for passing this resolution in relation to the matters.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
Waitakere Central: Henderson Transport Interchange - Construction Status Report- January/February 2006	The withholding of information is necessary in order to: <ul style="list-style-type: none"> <li>• enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</li> </ul>	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.
Waitakere Central Library/Unitec - Construction Status Report January/February 2006	<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>	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.

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 parts of the proceedings of the meeting in public as follows:

- *The reports contain information which if released could affect the Council's ability to conduct negotiations and Council's future access of commercial information from parties concerned.*

