

Architect's report no.09

project	WAITAKERE CITY RAIL BRIDGE	file ref	0355-F06-007-FC
job no.	0355	date	25 AUGUST 2006
client	WAITAKERE CITY COUNCIL		

1.0 Client/Brief

- Artwork consideration is with WCC and preliminary design work is underway by Artist for an applied film artwork to the window at the eastern end of the link bridge.
- Stevies Reserve landscaping .Construction is proceeding ,underground services are 75% installed , kerb and channelling 75% installed
- The Area B streetscape .Tenders have been received, the contract let, and construction work is about to commence.
- Building Consent for this work should be issued within the coming week.
- Work on redesign of canopy glazing to reduce rain ingress. Detailed design work has been completed. Price has been reviewed by WT Partnership and submitted to WCC by Canam. Formal sign off of price from WCC been received and a VO for the work issued .Detailed design work is completed and shop drawings have been submitted and reviewed. Construction work is underway.
- Escalator 3 /4 roof extension at Railside Avenue. A price from Canam has been received and a VO issued for this work to proceed. Building consent has been issued.

Architecture
Urban Design
Planning
Interior Architecture

Architectus Auckland
1 Centre Street
PO Box 90621 AMSC
Auckland New Zealand
T 64 9 307 5970
F 64 9 307 5972
auckland@architectus.co.nz
www.architectus.co.nz

Directors:
Malcolm Bowes
Patrick Clifford
Michael Thomson

2.0 Design Issues

- We are maintaining continuing coordination with all parties involved in the platform design and construction.
- All glazing design issues are resolved except for very minor issues. (see shop drawing section)
- Revision of sanitary sewer and stormwater drainage in the Stevies Lane area has been completed by CMM and an instruction has been issued to Canam. This work is now in progress on site
- A revised water supply route and detail has been agreed with CMM and the contractor This work has been instructed and work has now commenced.
- Following site investigation and finite location confirmed of Telecom cables, CMM Canam and Architectus have agreed that escalators 3 and 4 will remain in the as currently designed position. The proposed methodology of construction near these cables has been agreed and is being priced by Canam.
- A report on vandalism issues has been prepared and issued by WCC. Discussions with the contractor, WCC , and Graffiti Solutions regarding the extent and type of graffiti guard systems to be applied are complete. A VPR has been issued for a non sacrificial clear coating to vulnerable concrete, plaster and precast elements. Once Steelwork erection is complete a VPR will be issued covering these steel areas. (these areas are very difficult to measure off drawings only).
- Pricing has been received and an Instruction issued by WCC to proceed with Scotchgard 3 M glass protective film. This work has been instructed.
- Architectus have proposed that the tops of either or both the lift towers be extended in some manner as a marker / signpost of some description , given their prominent position. A proposal and price for this work has been submitted to WCC for consideration

Consultant:
John Sinclair

Auckland
Brisbane
Melbourne
Shanghai
Sydney

AI

- A preliminary meeting was held with Vivian Naylor of CCS to review the design. No significant design omissions were identified from her point of view.

3.0 Value Management

- Additional savings will be instructed as identified.

4.0 Coordination

- We are continuing to work with Canam and the various consultants. Coordination with the Civic Centre team is ongoing
- Coordination with Rogers (platform Contractor) is continuing.
- Coordination with the Streetscape Project Team is continuing.

5.0 Programme

- Escalator lead times have been critical. An adjustment of work sequence has been undertaken to minimize the impact on programme. Principally redesigning glass spider fixing detail to allow making of glass panels without a site measure. Lift and Escalator shop drawings have been approved. Escalators 1 and 2 are now installed. Lift 2 is installed and commissioned. Partial access is now available via lift 2 across the bridge during working hours. Provision of this partial access has had an impact on overall programme (extended) and will have a cost implication.
- Stevies Lane and Reserve are closed off and secure and the site fenced. Construction of the streetscape work to Stevies Reserve (Area A) is now under way. This work is being carried out as a variation to the Rail Bridge Project
- Arboreal work to the Liquid Amber is complete .Minor further trimming will be required
- Remaining trees and vegetation have been removed following issue of resource consent.
- A public walkway along the side of 'Retrovision' has been closed to allow Streetscape work to proceed.
- The Western Taxi Cab building has been demolished and Canam have taken possession of the site for seperable portion 2.
- Piling work for Seperable Portion 2 (escalators 3 / 4) is now underway.
- Ontrack's Pier Protection wall is complete.
- Precast columns ,walls and column heads and stairs are erected
- Temporary structure has now been removed
- Dycore, precast edge beams, reinforcing and concrete topping to the bridge are complete.
- The stair and escalator base structures to the platform area are complete.
- Escalators 1 and 2 have been installed.
- Escalator 1 / 2 steelwork is installed
- Installation of lift 1 is complete and lift 2 is 95% complete.

A2

- Structural Steel to Stair Access 4 is complete and glass spiders installed.
- Precast and insitu concrete stairs are complete.
- Solid plastering of concrete block walls is 80% complete.
- Lift shaft roofs have been constructed and Nuraply roofing completed.
Lift shaft walls have been strapped and Alcopla cladding is 90% complete
- Canopy steelwork is now 98% installed.
- Roofing and guttering are 98% complete
- Stair 4 glazing is 90% complete
- Glass pivot windows are 50% installed
- Electrical work is 75% complete. Lights to the bridge and stair are operating
- Roofing to the canopy is complete
- Floor tiling to Stair 4 is complete. Tiling to the bridge is 50% complete
- Rippletone ceiling is 95% complete

6.0 Shop Drawings

- Temporary steelwork drawings were submitted to us by Canam to comment on any implication on the final appearance. There were no significant implications.
- Escalator 1 + 2 shop drawings have been approved.
- Escalator 3 +4 shop drawings have been approved
- Lift 1 and 2 shop drawings have been approved.
- Pre-cast panel, column, column head, beams and stair drawings have all been approved.
- Stair Access 4 structural Steel shop drawings have been reviewed
- Glazing and glass shelf shop drawings are being prepared currently by GPL . 90% of glazing shop drawings have been submitted and reviewed. Only the escalator roof glazing shop drawings remain to be approved.
- Dycore shop drawings have been approved
- Canopy steelwork shop drawings have been approved
- Alcopla shop drawings have been submitted and reviewed.
- Escalator 1 and 2 Steelwork shop drawings have been approved
- Handrail shop drawings have been reviewed and returned

Canam Construction: Waitakere Civic Centre – Rail Bridge

Contractors Report: 24 August 2006

Report Period : 10/08/06 to 24/8/06

Prepared by : Nick Page

Date of report : 24/8/06

1.0 Contract status

- 1.1 Contract acceptance letter received 12 December 2005.
- 1.2 Insurance Policy - By WCC
- 1.3 Bond – Covered by Civic centre until release of that bond. A new \$125,000 bond will be issued next week when the main bond is available.
- 1.4 Agreed Contract Commencement date – 12 December 2005
- 1.5 Original Completion date – Portion 1: 17 August 2006, Portion 2: 22 December 2006
- 1.6 Extension of Time – We have now received a confirmed delivery date for the delivery of the shelf glazing from overseas. This will result in the stage 1 completion date of 20 October 2006. There have been delays to the completion of the escalators area due to platform construction requirements although the shelf glazing is still expected to be the critical path delay in completion all stage 1 work. We will formalise an extension of time application once the glazing installation and platform sequencing issues are finally resolved. We also note that the early opening of the public access has had a significant impact on the working area and has extended the time allowed for activities on the bridge. We would expect the bridge to be closed to the public outside working hours until Stage 1 is practically complete.
- 1.7 Approved completion date – As 1.5

2.0 Financial

- 2.1 Last Claim Submitted- 27/07/06.
- 2.2 Certificate due date – 02/08/06.
- 2.3 Payment due date – Recieved.
- 2.4 Outstanding payment issues – Nil
- 2.5 Next Claim to be submitted –1/09/06.
- 2.6 Variations – A final decision on VPR 7 – Lift shaft Icon is awaited. We have received CI up to no 168, the last few of which will be priced shortly. Additional costs associated with providing the early public access will be provided shortly.

3.0 Territorial authorities

- 3.1 Certificating Authority - Waitakere City Council
- 3.2 Building Consent Issues – Issued
- 3.3 On Track Approvals – Standard building & Engineering inspections are continuing.

4.0 Programme Status

- 4.1 Construction Start Date – 12 December 2005
- 4.2 An Updated Contract Programme showing progress to date is attached. The critical path for the first separable portion is now the glazing, both the high level area on the bridge and the escalator roof. The delay to the high level glazing supply will delay the first stage completion. The limited temporary access for the public is still open during working hours. We are working towards having the whole of the main bridge deck useable for the Civic Centre opening on Saturday 2nd September, including the stairs to the platform and Railside Ave. The bridge will not be complete for the opening. The overhead glazing, handrails and

- escalator areas will not be completed but we are aiming to have all the main tiling and the main side windows completed and the bridge clean, tidy and safe for use for the ceremony.
- 4.3 Projected Construction Completion Date – Portion 1: 20 October 2006, depending on the issues raised above, Portion 2: 22 December 2006.

4.4 Construction Progress

Site Establishment

The closure of Stevenson's lane remains in place. The temporary rail barriers are in place on both sides of the line.

Piling

The stage 2 piling has been completed

Concrete Work

Stage 1 concrete work is complete including remedials. Stage 2 will commence next week following excavation.

Carpentry

Carpentry to the main gutter and the timber roofs are complete. Escalator timber roof will start following the official opening.

Plumbing & Drainage

The balance of the drainage work is complete except for stage 2 work.

Lifts & Escalators

The first 2 escalators have been installed. The second pair of escalators will be available for installation from 1 October 2006. Lift 1 installation is complete and lift 2 is programmed for certification on Monday 28th August after work on it was delayed to allow platform construction to proceed.

Electrical and Security

Second fix to the majority of Stage 1 is complete.

Structural steel

The escalator steelwork has been installed and the final measuring of the glazing plates is about to be carried out.

Glazing

Wall glass installation is well underway and is programmed for completion next week, prior to the official opening. Roof glazing has been ordered. Escalator roof glazing shop drawings are now resolved. The escalator roof glass is a NZ supply item. Glass installation for Access 4 is under way.

Suspended Ceiling

The ceiling is complete except for the final access hatches.

Metalwork

Installation of the handrails is underway.

Painting

Painting is underway.

4.5 Planned for the next three weeks.

List of work planned to commence or continue in the next three weeks.

- Open bridge for official Civic Centre opening
- Open the Railside ave stair and the platform stair for the official opening
- Continue with surface drainage and paving to Stevies lane.
- Complete tiling on the bridge
- Complete Alcopla installation.
- Complete the main side glazing installation.
- Complete ceiling installation.
- Continue with handrail installation.
- Complete lift installation.
- Frame timber roofs to escalator area
- Commence escalator glazing installation

5.0 Subcontractor's engaged

5.1 Subcontractors engaged since the last report;

All the main subcontractors for portion 1 are now in place on the project.

6.0 Weather conditions / delays

6.1 General weather conditions during last fortnight – The weather has been generally reasonable and has not significantly impacted work.

6.2 Days lost due to inclement and/or adverse weather conditions in last period – None

7.0 Health & Safety

7.1 H & S policy approved by On Track. The revised handrail & barrier details required due to the early removal of the main temporary structure have also been approved.

7.2 Accidents during period – None

8.0 Information required / outstanding

- Confirmation & coordination of platform construction timing
- Coordination of stage 2 works with the bus terminal construction
- Ongoing site access.

APPENDIX X

DESIGN ELEMENTS IN THE YOUTH FACILITY			
Room	Original project size	Suggested project size	Justification
Café	60m ²	vending machines	There is a full café located at West Wave.
Storage room(s)		Size to be investigated	Storage at facilities is always an issue. Sound equipment is expensive and will need to be stored securely.
Toilets		Size to be investigated	Standard male/female toilets with disabled toilets will be required.
Reception area		Size to be investigated	A reception with clear sight lines will need to be part of the design.
Offices 2-3	3	No more than 2	By maintaining the Recreation Centre overflow demand for community/office space can be absorbed. It is proposed there is not community leases due to space requirements.
Meeting Room and backstage	30m ² stage and 71m ² for meeting rm	30m ² stage and 71m ² for meeting rm	Room is dividable for separate use of a larger backstage room for concerts.
Meeting Rooms	2x 37m ²	1x 37m ²	Rehearsal rooms can also be used as meeting rooms. The Recreation Centre also has numerous meeting rooms available.
Health Provider Room	Not included		One meeting room should be set up for a health room (permanently leased), will need basin. Possibly part of stage 2
Performance area	224m ² With half court	same	Original justification was "youth needed physical recreation space as well", however with the Recreation Centre next door the space could be reduced. Original plan was to cater for 700 at concerts suggest this is reduced to 400. Consideration to noise leakage needs to be taken into account and possibility of having two way opening stage with Recreation Centre for large concerts. Due to ceiling height basketball will not be able to be played.
Stage elevated (linked with rec Centre)	30m ²		May not be possible due to structural wall
Dance and drama area	126m ²	126m ²	Report suggests this is the smallest possible size. Stud height needs to be 6 metres which is not possible. Further investigation into whether 3m is suitable.

DESIGN ELEMENTS IN THE YOUTH FACILITY			
Room	Original project size	Suggested project size	Justification
Art room with basins	109m ²	No kitn, multifunction room that can be divided	Specialist art can take place at Corbans. Can also double as meeting rooms
Rehearsal rooms	Rm 1 = 18m ² Rm 2 = 17m ² Rm 3 = 24m ²	Rm 1 = 18m ² Rm 2 = 24m ²	Can double as meeting rooms.
Large rehearsal/jamming room	61m ²	61m ²	Needs to be soundproof Lockers for equipment Caters for 10 musicians Back up recording studio
Recording room	24m ²	24m ²	Designed to accommodate 5 musicians.
Sound studio	30m ²	30m ²	Visual into recording room
Multi-media studio	41m ²	41m ²	Allows for possible hire for commercial training. Room needs to accommodate at least 14 work stations. Needs to be located away from other noisier parts of the centre.

APPENDIX X PROPOSALS RECEIVED FOR THE SERVICE PROVISION OF THE HENDERSON YOUTH FACILITY

The following attributes were used to assess proposals:

	Criteria	Weighting	Evidence
1	Experience in the operation of music/recording studios	25 %	<ul style="list-style-type: none"> • Significant experience in operating recording studios/music engineering equipment. • Staff trained with recognised qualifications and or work experience. • Evidence of how they would manage the recording studios to maximise usage and ensure damage is minimised.
2	<p>General Experience</p> <ul style="list-style-type: none"> - Provision of youth events/courses/programmes - Provision and operation of facilities. 	15%	<ul style="list-style-type: none"> • Examples of successful events, courses and programmes that target youth. • Examples of facilities where the organisation has been responsible for the operation of a facility.
3	Track Record & Management	20%	<ul style="list-style-type: none"> • Evidence of organisations sustainable practices in operation. • Successful relationship network to ensure the success of the organisation. • Knowledge of Waitakere City demographics. • Evidence of support networks to make the operation a success.
4	Methodology of Delivery	20%	<ul style="list-style-type: none"> • Ability to operate the facility for own purposes and to provide Council's community objectives.
5	Financial	20%	<ul style="list-style-type: none"> • Ability to contribute financial to the partnership • Supports Council's vision of community use being affordable for youth.

APPENDIX X MILESTONES

Key Milestone	Tentative Date
Award of Architectural Services and Quantity Surveyor Services Contracts	August 2006
Tenders for Service Providers close	August 2006
Development of web page (start of communication plan)	September 2006
Update Youth Council	September 2006
Service Provider approved by Projects Special Committee	September 2006
Review Concept Design options (Workshop)	September 2006
Negotiations with service provider/s	September/October
Complete Preliminary design/costing	October 2006
Update Youth Council	October 2006
Contract with service provider/s	October/November 2006
Resource consent preparation and process	October 2006 to Feb 2007
Preliminary design approval by tender subcommittee	November 2006
Update Youth Council	November 2006
Update report to Special Projects Committee	November 2006
Update report to Henderson Community Board	November 2006
Youth Council design workshop	December 2006
Developed design approval	December 2006
Detailed design	December 2006 to March 2007
Information relocate	January/February 2007
Corban Revell relocate (required to give 90 days notice)	January-July 2007 (pending on their lease agreement)
School / relevant local organisations road show about the development	February 2007
Building consent process	March/April 2007
Physical works Tender process	March/April 2007
Construction & commissioning	April to November 2007
Building handover	November 2007
Defects liability period	November 2007 to Nov 2008

Stocktake of the Villages

Village Name	Address	Total Units	Double Bedroom	Single Bedroom	Bedsit	Land area – hectare	Age and Construction
Flagstaff Village	6 Flagstaff Place, Massey	28		28		0.4625	1976 Fibrolite Sheeting
Godley Court	73 Godley Road, Green Bay	29		29		1.1710	Fibrolite Sheeting
Harmony Village	44 West Coast Road, Glen Eden	40	5	35		1.4182	1978 Weatherboard & fibrolite sheeting
Hutchinson Avenue	6 Hutchinson Avenue, New Lynn	16		16		.2063	1976 Brick Veneer
Kaurilands Court	19 Kaurilands Road, Titirangi	22		5	17	.2863	1971 Concrete block & timber panelling
Kaumatua Village	11 Kaumatua Place, Te Atatu Peninsula	44	2	22	20	.8782	1967 Weatherboards 1969 Concrete block & timber panelling
Jack Smyth Village	14 Royal Road, Massey	20	6	14		.4892	1984 Fibrolite & timber panelling
North Karaka Street	19 Karaka Street, New Lynn	13	1	12		.2939	1963 Brick veneer & concrete block
South Karaka Street	10 Karaka Street, New Lynn	8		8		.1141	Brick Veneer & fibrolite
Tane Street	4 Tane Street, New Lynn	6	2	4		.0804	Brick Veneer & fibrolite
Westview Village	88-104 West Coast Road, Glen Eden	42	4	38		1.0408	Brick
Wilsher Village	21 Henderson Valley Road, 33 Henderson Valley Road	68	6	16	46	.5140 .5261	1967 Fibrolite & concrete block

All

2.4. Location of the Council's housing for older adult villages

