

PROJECT STATUS REPORT

PROJECT NAME: ST02018 – New Lynn Library and Memorial Square

CLIENT: Waitakere City Council

DATE OF REPORT: 14 September 2005

PROGRESS

The opening date for the New Lynn library will be 18 October 2005. The targeted practical completion date for the library construction was revised to 20 September 2005 on the basis of Watts & Hughes construction programme. Watts & Hughes is on target for completing the building on 20 September for client fit out works to commence. However, due to a delay in supply of paving stones from Australia, the external paving is due for completion on 30 September 2005. This delay does not affect the client fit out works.

Watts & Hughes claim for an extension of time (EOT) of 22 days, reasons for which was noted in last months report, will be resolved after the 20 September target completion date.

TIMELINE STATUS		
Key contract dates / times	As at contract award November 2004	As at 14 September 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 (awarded)		19 working days
Due Date for Completion (Practical Completion)	10 August 2005	6 September 2005
Pending EOT claim		22 working days
Revised due date of completion (worst case)		30 September 2005
Fit Out (19 working days with a start on 21 September)		17 October 2005
Public Opening		18 October 2005

Progress during the last month includes:

- Footpath along McRae Way.
- Lift installation.
- Aluminum joinery 90% complete.
- Interior linings.
- Interior gib stopping.
- Ceilings.
- Exterior and interior painting.
- Window installation.
- Western car park complete.

Work Continuing:

- Planter boxes and Memorial square paving.
- Landscaping.
- External light pole installation.
- Glazing of Windows.
- Toilet fit out.
- Interior painting.
- Joinery installation.
- Exterior painting.
- Mechanical Services.
- Electrical works and light fittings.

Work due to Commence:

- Training and commissioning.
- Cenotaph.

BUDGET

Project Budget - Proposed Expenditure

The following is a summary of the project budget as outlined in the financial tracking report. The project contingency has reduced to \$10,286 as a result of anticipating potential claims (worst case scenario in some instances) and work carried out that was either not included in the original design and/or not scheduled by Rawlinsons. These costs are detailed below:

Item	Budget approved by sponsor 24/08/05	Budget allocation as at 14/9/05 (to be approved by sponsor)
Administration	\$27,241	\$27,241
Communication & Opening	\$19,227	\$19,227
Professional Services	\$498,588	\$498,588
Cenotaph Design & PM fees – to be reimbursed by RSA		\$3,000
Consent Fees	\$16,500	\$16,500
Artwork	\$70,000	\$70,000
External Services	\$91,366	\$91,366
Building Fit out	\$220,000	\$205,000
Internal Library signage – carried out under construction contract		\$15,000*
Building Construction & Memorial Square	\$3,501,792*	\$3,546,792*
Car park in McRae Way, work carried out under this project (budget from Transport Assets)	\$88,500*	\$88,500*
Cenotaph design fees and construction – cost to be reimbursed by RSA		\$10,000*
Contingency	\$55,286*	\$10,286*
Project Contingency		
Available budget	\$4,588,500	\$4,601,500

The following significant adjustments have been made to the budget allocations above:

- RSA Cenotaph – allocations of \$3,000 for design and project management fees and \$10,000 for the construction cost have been made in the project budget as this cost will be reimbursed by RSA.

- Contingency - reduced to \$10,286. This allows for the net effect of the increased allocation to the "Building Construction & Memorial Square" item and it has been adjusted to maintain the anticipated project expenditure within the available budget. It will be confirmed once the project team has evaluated and negotiated all the claims.
- * The following figures add up to form the Construction budget of \$3,670,578, which is detailed in the "Construction Budget" section of this report.

Construction Budget

	Tender Report Breakdown	Current Breakdown 14/09/2005	Comment
Revised Tender Sum (dated 24 November 2004)	\$3,401,222	\$3,401,222	
Less additional Savings (post contract award):			
Confirmed Savings		-\$137,304	See attached sheet A
Anticipated further Savings		-\$9,885	See attached sheet A
Plus Anticipated additional cost (incl. in Tender Report)	\$70,000	\$24,022	
Confirmed Additional costs		\$24,644	See attached sheet B
Additional Costs post tender award:			
Confirmed Additional costs		\$158,077	See attached sheet B
Anticipated Additional costs		\$199,516	See attached sheet B
Anticipated Watts & Hughes contract sum	\$3,421,222	\$3,660,292	
Plus Contingency	\$157,000	\$10,286	
Total Job Cost	\$3,578,222	\$3,670,578	
Project Contingency	\$3,643		
Job Cost Budget	\$3,581,865	\$3,670,578	

As discussed in the previous section, the reduction to the contingency sum relative to the previous report is due to the net effect of variations (savings and additional costs) of approximately \$45,000 to the main construction contract.

The savings as detailed in the attached sheet A have remained at \$147,189.

The anticipated additional costs as detailed in attached sheet B have increased by \$45,000. This has been allowed for from the contingency amount. The more significant movements in the "Additional Costs" report are as follows:

- Electrical costs – approximately \$20,000. The electrical design has been revised to take into account additional book shelves from that shown in the original drawings. The sub consultant for this work also increased the number of lights in some areas of the building and issued it to the contractor for construction without

the knowledge of the Rawlinsons (QS) or the Project Manager. Street lights were not shown in the electrical drawings and therefore the cabling and lamps for these were not priced by the contractor. These costs and issues are currently being resolved with the contractor and the consultants.

- Builders work for mechanical services – approximately \$20,000 - at the time of confirming the cost of the revised/simplified mechanical services design, the contractor provided the drawings for the builders work (carpentry) associated with this to Rawlinsons separately to include in the allowance for the overall mechanical services cost. Rawlinsons did not include this in the mechanical services cost by error, hence the surprise at this stage. However, Rawlinsons are currently re-measuring and negotiating this cost with the contractor.
- Miscellaneous – an additional \$5,000 (taking it to \$15,000) has been added for various miscellaneous items that have not been resolved to date.

The consultant team is currently working with Watts & Hughes to extract all potential claims from them and the various sub contractors. The additional items identified in this report includes all claims resolved to date, claims in hand and anticipated claims, which has some validity. Included in the cost assessment of these are some worst case assessments, which may not eventuate but may be needed for other surprises.

QUALITY

The consultant team is carrying out inspections of completed elements of work and is progressively issuing the contractor with remedial works lists. Watts & Hughes are attending to these works as they are progressing towards the completion of the construction. The remedial works list is generally not excessive and will be attended to promptly. The worst of the remedial items is the hotmix finish in the western car park, which will be attended to once the site sheds are removed off site onp 20 September 2005. No other significant item has arisen to date.

HEALTH AND SAFETY

No issues to report.

DESIGN ISSUES

No issues to report.

END

New Lynn Library & Memorial Square

SAVINGS (Sheet A)

Description	Anticipated	Confirmed	Status / Comment
Revised structural steel paint spec' & re-measure		(6,062)	
Sensor in-lieu of Lift Pump & drainage		(2,743)	
Omit 5 No. Data & Power Floor Boxes		(1,292)	
Excavation quantities less then scheduled		(6,730)	
Kerb to Memorial Square , reduce quantity		(19,368)	
Retention – reduced to comply with NZS 3910		(21,000)	
External windows & doors finishes		(11,000)	
Revised carpet spec		(16,500)	
Poppy Wall (Incorporates VPR49) – reduced size		(17,199)	
Walls to McDonalds – delete one		(239)	
Roof Insulation – revised spec		(2,000)	
Delete cable tray in Plenum		(2,500)	
Check meters – delete two		(1,065)	
Omit Provisional Quantities Excavation Trade		(4,000)	
Alternative Electrical lighting	(6,535)		W&H to confirm
Gib stopping to wall reduced to lesser finish		(5,488)	
Delete site sign board		(2,500)	
Alternative plumbing fittings		(3,000)	
Delete hose reels & change fire extinguisher type		(4,000)	
Door split jam rather than solid members		(750)	
Heatwave's provisional sum adjustment		(9,848)	
Hot water cylinders – larger one in lieu of 2 small ones	(350)		W&H to confirm
Lower roof reflected ceiling plan simplified	(1,000)		W&H to confirm
	(9,885)	(137,304)	
<u>Total estimated, submitted and agreed</u>	(147,189)		

New Lynn Library & Memorial Square

ADDITIONAL COSTS (Sheet B)

Description	Additional Costs incl in Tender Report		Additional Costs Post Tender		Status/ Comment
	Anticipated	Confirmed	Anticipated	Confirmed	
Additional Joinery		12,965			
Roof access hatch		2,929			
S/S handrail to roof structure					
Aluminum ladder	16,422				
S/S handrail & glass balustrade (add to prov sum)					
Veneer plywood to stair walls & timber capping	7,600				
TV/Audio installation		8,750			
Data specification				18,800	
Foundation Water proofing				43,125	
NTT 18 Security Conduit				2,745	
Additional window				1,465	
Extent of Art wall to Central wall			1,500		
Increase door W-G28 size				113	
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				5,345	Omitted from Rawlinsons schedule.
Additional Steel Work based on Global claim 01/06/05				11,521	As a result of under design by JRS.
Western Carpark				47,357	
Revised western car park drawings				17,789	
Colour of radiant heating panels				4,861	
Chimney amendment			12,000		Additional costs due to redesign of the chimney. Required as part of mechanical services redesign.

A18

Comms rack				1,416	Revised comms rack required due to the reduced room size
Public telephone		614			
Book return chute		2,500			
Delete sliding window		500			
Extra CCTV location		1,000			
Lift shaft and comms cupboard ventilation		15,000			Omitted from the tender - lift motor not shown on the original drawings.
Entry Foyer tiling		6,642			
Proposed EOT claim		25,960			22 days claimed @ \$1180 per day. Being evaluated by CCM, engineer to the contract. Worse case
Pavers supply cost - W&H omitted from tender price.		30,000			Omitted by Watts and Hughes from their original tender sum
Self compacting concrete for art wall		7,300			Required for the Art Wall
Stage area for RSA (additional P&G)		2,500			Staging required to cordon off the Memorial for comp by ANZAC day
Chasing slab for security gates		2,000			Omitted from original design.
Remedial to art wall		10,000			
Additional Trees		1,000			
Additional costs identified 14/9/05					
Additional Electrical cost -- cabling and lights		20,000			
Builders work for mechanical services		20,000			
Centotaph construction -- for the RSA		10,000			
Library internal signage -- from fit out budget		15,000			
Various miscellaneous items currently being resolved		15,000			
		\$24,022	\$24,644	\$199,516	\$158,077
Total additional costs			\$406,259		

A19