

Architect's report no.15

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project	WAITAKERE CIVIC CENTRE	file ref	0311-F06-015-KY
job no.	0311	date	10-04-06
client	WAITAKERE CITY COUNCIL		

1.0 Client/Brief

- Work on the artworks is ongoing.
- A scope of works for the internal and external signage has been prepared and Dallow Boss, who were responsible for the Library signage, have supplied a proposal to design and implement the Civic Centre signage.
- The requirements for the gifts to the city are to be dealt with post practical completion.
- Work is proceeding on the new furniture required in the Civic Wing. Samples of the proposed have been reviewed. Final choices to be confirmed.
- IMO Ltd., a furniture designer and manufacturer, have commenced the design of the chamber furniture.

Architecture
Urban Design
Planning
Interior Architecture

2.0 Design Issues

- Documentation of the cabinetry for the One Stop Shop is completed. All cabinetry items have been issued for construction.
- WPL have indicated issues with the road levels to the Japanese garden and Civic Square. These are to be resolved.
- Preliminary Smokers gazebo design has been approved. Rawlinsons to provide estimate.
- As discussed with Paul Tate on site, it was confirmed that a one-way mirrored glass could not work in the one-stop-shop. A glazed screen design involving obscured glass was confirmed in principle.

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3.0 Value Management

- Additional savings are being instructed where identified.

Consultant:
John Sinclair

4.0 Coordination

- We are continuing to work with Canam and the various consultants and sub-contractors to ensure co-ordination of the building works.

Auckland
Brisbane
Melbourne
Shanghai
Sydney

5.0 Programme

- Canam are reporting works are still on program although they have ongoing concerns with the window sub-contractors.
- Work is proceeding with on the site works. Kerbing is being laid and the raingardens are being completed. Work on carpark markings has commenced.
- Erection of the cedar rainscreen on the Admin building is continuing with the western end now complete.
- Installation of the Admin building's external louvers is nearing completion. Installation of the Civic building's external louvers is completed.
- Installation of the partitioning system in the Admin building is ongoing. Stopping and painting of the internal partitions is ongoing. Installation of the doors is underway.
- Installation of the plywood linings and ply services tray in the Admin building is well underway.
- Installation of the perforated ply ceiling to the chamber lobby is near completion. Touch up work to be done.
- Glazing work to the internal partitions of the offices in the Civic building is underway.
- Installation of toilet fittings and vanity units in the Civic building is well underway.
- Installation of the electrical, data and mechanical services is continuing.
- The majority of the composite aluminium cladding has been installed.
- Laying of the carpet tiles in the Admin building is well underway.
- The internal cedar battens to level 2 of the chamber lobby are complete. Work on the battens within the chamber itself is underway.

6.0 Shop Drawings

- Shop drawings for miscellaneous steelwork continue to be issued for review.

AI

Canam Construction: Waitakere Civic Centre

Contractors Report : 13th April 2006

Report Period : 30/3/06 to 13/4/06

Prepared by : Rod Mitchell

Date of report : 13/4/06

1.0 Contract status

- 1.1 Contract acceptance letter received 7 October 2004.
- 1.2 Insurance Policy cover notes sent on ATC No6 18/10/04. Insurance is effective from 26/10/04.
- 1.3 Bond - The contractors bond has been issued.
- 1.4 Agreed Contract Commencement date – 3 November 2004
- 1.5 Original Completion date – 12 April 2006
- 1.6 Extension of Time Approved – 30 days.
- 1.7 Approved completion date – 29 May 2006.
- 1.8 As advised at previous site meetings, the delay in finalising the details in some isolated areas such as the link bridge roof and related entry areas, final joinery items, one stop shop walls, external works etc will mean that these may not be able to be completed by 29 May 2006. We will confirm any extension of time required once the final details are received and we can quantify any areas that will not be able to be completed.

2.0 Financial

- 2.1 Last Claim Submitted- Our sixteenth claim was submitted on 3/4/06.
- 2.2 Certificate due date – received on ~~13/4/06~~
- 2.3 Payment due date – received on 21/3/06 ✓
- 2.4 Outstanding payment issues – Nil
- 2.5 Variations – Variation up to about CI 900 have now been priced and submitted for approval. Work on the balance of the CI's is continuing.
- 2.6 We have confirmed AVS 1 to 6. There is still a large backlog of claims to be confirmed.

3.0 Territorial authorities

- 3.1 Certificating Authority - Waitakere City Council
- 3.2 Building Consent Issues – Issued 2 November 2004 excluding drainage. The drainage consent was issued on 2 December 2004.
- 3.3 Resource Consent issues – We have received the allocation of issues to the parties (CI 41G) and are dealing with those identified for Canam.
- 3.4 ARC inspections – None in the last 2 weeks.

4.0 Programme Status

- 4.1 Construction Start Date – 3 November 2004
- 4.2 Projected Construction Completion Date – 29 May 2006.
- 4.3 An Updated Completion Programme showing progress to date is attached. Progress over the last 2 weeks has been generally satisfactory, although final details and measures of some windows and production time requirements for these mean that some areas, particularly the link bridge area glazing and stair 1 L7 windows will not be installed until mid to late May. We are still receiving large numbers of instructions which are causing processing delays and we are still awaiting answers to a number of critical issues that will delay parts of the project beyond the current Practical Completion date. Progress on the Civic building remains generally good and we expect to have the majority of this complete by mid April, although there are still outstanding design issues in some areas. Completion

of the single level area is now progressing. Work to the link bridge has been delayed by design clarifications but final fabrication of the roof steel is progressing and we have received pricing for the new glazing details which has been submitted for approval. The balance of the siteworks is proceeding.

4.4 Construction Progress

Structure Link

The Link bridge roof & L3 bridge area has now started..

Carpentry & Fitout Admin

Framing work to the L1 to L6 external walls is substantially complete and the final areas of Cedar battening are being installed. Finishing work is now progressing on all levels. Steel stud partitions are substantially complete to L5 & work is underway on L6 including having installed the ply wall panelling and interior doors. Ceiling tiles installation is continuing. The non completion of the windows is continuing to cause problems with finishing work.

The toilet areas to all levels are now nearing completion.

Carpentry & Fitout Civic

Finishing work to the inside of the council chamber area is continuing. Ceiling installation, carpet & aluminium partitions are virtually complete on all office areas. Painting & tiling to bathroom areas is virtually complete.

Drainage

All drainage work is complete, except hookups to some of the tree pits. As builts and video's have been sent to Alan Reay for review.

Siteworks

Forming of the main carpark is continuing. Pavement construction on the balance of the southern carpark is nearing completion and work has commenced on the Northern area of the building. We are in delay due to McRennies basement excavation collapsing, delay has started on Friday 7th April.. Civil Works are working through the Easter break to sheet pile the McRennie excavation. We need to seek Tonkin & Taylor advice regarding the repercussions from the subsidence of the McRennie site in relation to the construction of the road as well as services already installed by Canam.

Structural steel

Structural steel to the Civic and Admin is complete except for remedials. Structural steel to the link bridge & main entry canopy is currently being fabricated.

Windows & Cladding

Delivery, installation & glazing of windows from Thermosash continues to be delayed due to capacity problems in their company. Window installation to the Admin stairwells & the balance of the strip windows is now well underway. The final large window to the Admin, W3000, has now been measured after resolution of a number of design detailing issues. Glazing of the installed windows has caught up significantly but is still not fully up to date. The windows to the Civic building are complete except for final glazing & remedial items. The balance of the windows to the Link have been measured. We remain extremely concerned that Thermosash progress has consistently not met their targets, let alone our program requirements. We continue to meet with them weekly to try and facilitate progress but this remains a critical problem for us. We have issued the WCC letter and their written response has been received and forwarded.

Brickwork on Gridline AD is complete except for remedials. Alcopla installation is nearing completion. Louvres are being completed on both the Admin & Civic.

Roofing

The membrane roof to the Civic is complete and water tests have been carried out. The main admin roof is complete except for minor work. The link roof membrane work has started, the metal roofing has been installed to the single storey area. The link roof will follow erection of the link bridge steelwork

Services

Second fix services are continuing and commissioning is about to commence. Permanent power is now live on site. Electricians are now testing power & lighting on levels 2 – 4 of the admin building, power and lighting is on to the Civic building

4.5 Planned for the next three weeks.

List of items planned to commence or continue in the next three weeks;

- Completion of Carpentry to L1 to L6 admin
- Gib linings continuing to Admin L5 & L6
- Partitions to Admin L6 continuing
- Continuation of finishing carpentry to the council chamber
- Completion of Cedar battening to admin
- Continuation of first & second fix to L1 – L6 services
- Continuation of ceilings to Civic & Admin
- Installation of floor coverings to Admin
- Continuation of installation of windows Admin building
- Continuation of siteworks
- Construction of the link roof structure over stair 6 and the walkway.
- Windows to L1 of the link building
- Interior walls & 1st fix services to L1 of the link building.
- Commissioning of the services.
- Link louvres to L2 plant deck.

5.0 Subcontractor's engaged

5.1 Subcontractors engaged since the last report; Nil

6.0 Weather conditions / delays

6.1 General weather conditions during last fortnight --. The weather in the last two weeks has been generally showery, slowing progress on the siteworks and exterior of the admin building. There was very heavy rain on Sunday 9th April and continuing rain and wind on Monday 10th April.

6.2 Days lost due to inclement and/or adverse weather conditions in last period – External work on 10th April, we estimate we have also lost about another day in the last 2 weeks due to the weather.

7.0 Health & Safety

7.1 Accidents during last period – 1 injury accident – fire sprinkler installer fell off a ladder.

7.2 We have had no graffiti attack.

8.0 Information required / outstanding

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We had a technical issues meeting on 6/4/06, there are still a number of outstanding issues that need to be resolved (Refer minutes of that meeting).

The following items are particularly critical to progress and completion of the contract is dependent on these being resolved immediately:

The final balance of the joinery details (The balance of the details remain extremely critical as they will impact on service installations and carpentry and cause manufacturing & delivery delays).

Internal partitions to the L2 One Stop Shop area

Final approval of Green roof services details – soil retainers etc. as requested.

Colour Schemes – There are a few outstanding colours still awaited

External ramp handrail details

Toilet & compliance signage

Lift 5 canopy

A5

Architect's report no.05

project	WAITAKERE CITY RAIL BRIDGE	file ref	0355-F06-005-FC
job no.	0355	date	17 APRIL 2006
client	WAITAKERE CITY COUNCIL		

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1.0 Client/Brief

- Artwork consideration is with WCC
- Stevies Lane landscaping design is progressing separately by WCC. A revised concept plan has been prepared by Wraight and Associates. Latest revision received 20 03 06
- Wraight and Associates are currently putting together a package for landscaping to the Stevies reserve area for pricing by Canam and inclusion into the contract
- 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.

2.0 Design Issues

- Architectural drawings have been revised to show specific Kone lift / escalator requirements, and to coordinate with Ontrack / Jasmx confirmed specific platform levels.
- Structural drawings for the above have not been amended at this stage. Structural details generally remain unchanged but R.L datums do change.
- Revised glass canopy details. See Item # 1 above. Glass projects Ltd have commenced shop drawings
- Revision of sanitary sewer and stormwater drainage in the Stevies Lane area is required following actual existing locations differing from records. CMM have met on site to discuss with WCC, Canam, and Architectus. Action agreed and CMM have revised design
- 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. Canam will develop excavation methodology to avoid damage to cables for telecom to approve

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.

5.0 Programme

- Canam report that they are currently running on programme.
- Escalator lead times are critical and need careful monitoring. An adjustment of work sequence will be undertaken to circumvent this. Principally redesigning glass spider fixing detail to allow making of glass panels without a site measure. Lift and Escalator shop drawings have been approved.
- Stevies Lane and Reserve are closed off and secure and the site fenced.
- 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 created and is being maintained.
- All piling work with 5.0m of the centre line of the rail tracks is complete.
- Precast columns, walls and column heads and stairs are erected
- Temporary structure is in place
- Dycore, precast edge beams, reinforcing and concrete topping to the bridge are complete.

A6

- The stair and escalator base structures to the platform area are 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 are currently being reviewed
- 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 GPL₂
- Dycore shop drawings have been approved
- Canopy steelwork shop drawings have been approved

Canam Construction: Waitakere Civic Centre – Rail Bridge

Contractors Report: 20th April 2006

Report Period : 6/4/06 to 20/4/06

Prepared by : Nick Page

Date of report : 20/4/06

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.
- 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 Approved – The escalator delivery date remains as Monday 12th June on site, 2 weeks later than originally indicated by Kone. This will theoretically result in the stage 1 completion being delayed to 12 September 2006. We are however working with the glazing sub on strategies to accelerate completion and minimise any extension of time required.
- 1.7 Approved completion date – As 1.5

2.0 Financial

- 2.1 Last Claim Submitted- 31/3/06.
- 2.2 Certificate due date – 13/4/06.
- 2.3 Payment due date – 20/4/06.
- 2.4 Outstanding payment issues – Nil
- 2.5 Next Claim to be submitted – 28/4/06.
- 2.6 Variations – Other variations are being priced progressively as they arise. We are yet to receive formal confirmation of acceptance of most of the VO costs.

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 on the program remains delivery and installation of the escalators. As noted above, Kone have advised that the first 2 have now been shipped and will be available for installation on 12 June 2006. As this is a critical path item this reflects in the projected completion date for Portion 1, which is now projected as 12 September 2006. The balance of the work is proceeding on program.
- 4.3 Projected Construction Completion Date – Portion 1: 12 September 2006, Portion 2: 22 December 2006.

A8

4.4 Construction Progress

Site Establishment

The closure of Stevenson's lane is in place. The temporary rail barriers are in place on both sides of the line. Some additional trimming of the tree will be required to allow scaffold and access for the Alcopla cladding. We removed & reinstated some site fencing over Easter to allow On Track earthworks to proceed and On tracks subcontractor also removed and replaced some of the barriers, although we were required to reinstate the barrier fences as this was not completed by On track.

Temporary Works

Main temporary structure is in place.

Concrete Work

All of the precast is now in place. The majority of the in situ stairs have now been poured. The balance will be completed as soon as the main deck propping is removed.

Carpentry

Carpentry to the lift roofs is underway.

Plumbing & Drainage

Critical drainage has been completed. The balance of the design revisions is still urgently awaited.

Lifts & Escalators

The delivery date for the first 2 escalators has been confirmed as 12 June 2006. The second pair of escalators will be available for installation 1 October 2006. Lift shop drawings have been approved and the lifts have been shipped.

Electrical and Security

Preliminary installation of ducts has commenced. The information on the positioning of the security cameras is urgently awaited from CMM.

Structural steel & Glazing

Shop drawings for the final approved glazing system are complete. Structural steel Shop drawings have been submitted for approval and fabrication is underway.

4.5 Planned for the next three weeks.

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

- Complete forming of in situ stairs.
- Commence roof structural steel installation
- Continue carpentry to lift roofs

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 poor.

6.2 Days lost due to inclement and/or adverse weather conditions in last period – No significant time has been lost.

A9

7.0 Health & Safety

7.1 H & S policy approved by On Track

7.2 Accidents during period – None this period.

8.0 Information required / outstanding

- Final drainage and sewer layout for portion 1 to avoid encroaching on Taxi Stand area
- Final Water supply details
- Finishes schedule
- Confirmation of platform construction timing
- Ongoing site access.
- Treatment of stage 2 phone cables.
- Spider fixing details
- Emergency light pack location

Relocation to Waitakere Central - RELOCATION MACRO PLAN - 10 March 2006
 Approved Move Sequence and Dates

JULY 2006														
MOVE 1			MOVE 2			MOVE 3			MOVE 4			MOVE 5		
From	TO		From	TO		From	TO		From	TO		From	TO	
CITY SERVICES														
131 Lincoln	Resource Management and Building (John Brown)	ALL Admin 1	131 Lincoln	Information Management (John Johnson)	Admin 3	131 Lincoln	City Services Asset Management	Admin 4 & 5	131 Lincoln	Executive Suite	Chief 1	131 Lincoln	City Services Regulatory	Admin 1 & 2
	Includes Client Production (Phil Brown)			Desktop Support			131 Central Park Drive	Admin 4 & 5		Directors	Chief 1		Fields Services (John Harty)	Admin 1 & 2
	Parks Planning (Renee Lambert)			Help Desk			Finance			Councillors and Council Chambers (Darryl Griffin)	Chief 3		Coment Services (John Harty)	Admin 1 & 2
	LEISURE (John Lambert)			Technical Infrastructure			Water (David)			Corporate and Civic Services	Chief 2 & 3		City Services (John Harty)	Admin 1 & 2
	Services Management (Steve Durrant)			Strategic Projects (Fiona Henderson)	Admin 5		Estimator			Democracy and Support (Darryl Griffin)	Chief 3		Customer Services	Admin 2
	Parks Assets (Grant Johnson)			Group Management (Fiona Johnson)	Admin 3		Various - IM, Comments, Transport Assets			Quality Assurance	Chief 3		Counter	Admin 2
	INDEPENDENT OLIVIA CONTRACTS MANAGEMENT (Stephen Boyl)			Strategic Planning and Policy (Lisa Ebdon)	ALL Admin 3 or 6		ALL Parramundi Drive			Assurance Services (Suzanne Ching)	Admin 3		Cashiers	Admin 2
	ROADS PROJECTS (John Lambert)			Strategic Partnerships and Advocacy (Graeme Campbell)			Comments Transport Assets			Events and Special Projects (John Harty)	Admin 3		Developers Relationship (Donna Roper)	Admin 2
	WATER PROJECTS (Steve Nelson)			Transport Strategy (John Vidler)			Public Affairs			Communications (Dale Bradford)	Admin 3		Finance	Admin 2
	SPECIAL PROJECTS (John Scherrenhopper)			Quality Assurance			City Development Projects (Neville Rust)			City Assets (Neville Rust)	Admin 3		Dates (Linda)	Admin 2
	Service Management (Steve Durrant)			City Development Projects (Neville Rust)	Admin 5		Quality Assurance			Events and Special Projects (John Harty)	Admin 3		Purchasing (John Harty)	Admin 1
	Transport Assets (John Lambert)			Upstream Development and Discharge (John Mackay)	Admin 5		City Services			Financial Management (Bob Preston)	Admin 6		Corporate and Civic Services	Admin 3
	PROPERTY ASSETS (Euan Hamworth - Acting)	Admin 3		Corporate and Civic Services			Management and Support (Paul Lee)			Financial Operations (Mike Thorp)	Admin 5		Mail Room (John Johnson)	Admin 1
CORPORATE AND CIVIC SERVICES														
131 Lincoln	Human Resources (Liz Douglas)	Admin 6	131 Lincoln	Information Management (John Johnson)	Admin 3	131 Lincoln	Management and Support (Paul Lee)	Admin 3	131 Lincoln	Executive Suite	Chief 1	131 Lincoln	Executive Suite	Chief 1
131 Lincoln	Legal Services (John Lambert)	Chief 1	131 Lincoln	Help Desk		131 Lincoln	Call Centre		131 Lincoln	Councillors and Council Chambers (Darryl Griffin)	Chief 3	131 Lincoln	Call Centre	Admin 3
	Legal Services (John Lambert)			Technical Infrastructure			Call Centre			Corporate and Civic Services	Chief 2 & 3		Call Centre	Admin 3
	SAFE WAITAKERE (Michael King)	Admin 2		Strategic Projects (Fiona Henderson)	Admin 5		Call Centre			Democracy and Support (Darryl Griffin)	Chief 3		Call Centre	Admin 3

All