

## PROJECT COMPLETION REPORT

**PROJECT NAME:** ST02018 – New Lynn Library and Memorial Square

**CLIENT:** Waitakere City Council

**DATE OF REPORT:** 27 March 2006

### STATUS OF PROJECT

The New Lynn War Memorial Library was officially opened on 18 October 2006 and the library has been operational since that date.

The code compliance certificate for the works covered by building consent was obtained on the 14 November 2005, following remedial work to some minor items of work. The Defects Liability Certificate for the main building works was issued to Watts & Hughes Construction Company Limited (Watts & Hughes) on 30 September 2005 with the defects liability period ending on the 31 December 2005.

Watts & Hughes has only recently completed all the remedial works and the completion certificate has been issued. The final account from the contractor has been resolved and final payment will be made this week.

### PROJECT BUDGET

#### Approved Project Budget

The following is the approved project budget:

Original project budget	\$4,500,000
Budget from Transport Assets for carpark	\$93,500
Budget from RSA for Cenotaph	\$13,612
Budget from Learning Centre budget for fit-out of learning centre under this project	\$53,000
<b>Total Project Budget</b>	<b>\$4,660,112</b>

The increase in the budget of \$53,000 from that reported in the last project status report dated 14 September 2005 is for the fit out of the learning centre, carried out under this project.

## Project Expenditure

The following is a summary of the total project expenditure:

<b>Item</b>	<b>Budget Breakdown</b>
Administration	\$26,729
Communication & Opening	\$6,099
Professional Services	\$490,396
Consent Fees	\$5,601
Artwork	\$72,335
External Services	\$82,045
Building Fit out	\$236,442
Building Construction & Memorial Square	\$3,740,632
Miscellaneous	\$1,140
<b>Total Project Expenditure</b>	<b>\$4,661,419</b>

The difference in the above project expenditure breakdown from that reported in the last project status report dated 14 September 2005 reflects the actual costs incurred against each item.

## Construction Budget

The following is a breakdown of the "Building Construction and Memorial Square" cost shown in the table above:

		<b>Final Breakdown</b>
Revised Tender Sum (dated 24 November 2004)		\$3,401,222
Variations to the contract (net):		
Savings	-\$240,231	\$339,410
Additional Costs	\$579,641	
<b>Job Cost Budget (Final Watts &amp; Hughes Contract Sum)</b>		<b>\$3,740,632</b>

A detailed breakdown of the savings and additional costs are attached in Appendix A.

The difference in the job cost budget (construction budget) reported in the last project status report dated 14 September 2005 of \$3,670,578 and the final amount (\$3,740,632) is \$70,054.

It has taken several months of extensive negotiations to resolve the contractor's final claim and restrict the net variation amount to \$339,401, an increase of \$70,054 from the last project status report. The contractor's original final claim for the net variation amount was approximately \$390,000, which has been negotiated down by approximately \$50,000.

A number of claims for extras were submitted by the subcontractors through the main contractor after the completion of the project, rather than progressively through the duration of the contract. Many of these are relatively small (less than \$3,000), however they do add up to a large amount of money. Most of the claims are as a result of omissions from the design drawings and the schedule of prices document.

One of the more significant claims has been for the modifications required to the CAB offices corridor, children's platform ramp and accessibility counter on the main reception /issues desk. The negotiated amount of the claims for these items total approximately \$30,000. These features were constructed as per the designed and Council consented drawings, however they did not comply with the requirements of the accessibility standards, hence they had to be modified.

The other more significant movements contributing towards the \$70,054 increase from that reported in the last project status report are as follows:

- A provision was made in the last project status report for a potential payment of \$30,000 for an error made by the contractor in pricing for the paving works. Following negotiations, this claim has been withdrawn by the contractor.
- A net saving of \$14,583 was made by deleting the proposed high concrete wall between the library and McDonalds drive through and replacing it with planting. The reasons for deleting the wall were concerns about graffiti, safety and aesthetics.
- A net additional cost of \$12,935 for all joinery works. A sum of \$50,000 was allowed for in the contract as a provisional sum, however the actual joinery cost is \$62,935. Note that in Appendix A the \$50,000 provisional sum is shown as a saving and the

\$62,935 as an additional cost, therefore the net amount is the more relevant figure to look at.

- Artwork to central wall – additional cost of \$9,975. There is an item in the schedule of quantities covering all artwork to the concrete walls. However the quantities noted against this item is significantly less than that shown in the designed drawings and that constructed on site. This could have arisen due to a mistake in measuring this item when compiling the schedule or a section of the central art wall was not measured. In any case, the work has been carried out and it was not allowed for in the original tender sum.
- Entry foyer tiling – additional cost of \$6,642. The contract called for polished concrete in the entry foyer area. Due to issues such as unsightly cracks and slipperiness, arising at the Massey and Glen Eden Libraries, a decision was made to cover the floor with good quality slip resistance tiles.
- Block wall to lift shaft – additional cost of \$5,760. This item was not measure in the schedule of quantities document and therefore was not included in the original tender sum.
- Exposed aggregate surrounds around external light fittings and service boxes – additional cost of \$4,503. This item was not measure in the schedule of quantities document and therefore was not included in the original tender sum.
- Patch leads to connect from the PABX box to the library outlets - additional cost of \$5,008. The data infrastructure and cabling sub trade works were added to the construction contract post contract award and at the time of awarding this sub contract, a tag omitting the patch leads from that price was not addressed. The work was carried out and the cost for this was not included in the original price for the data sub trade therefore this is an additional cost.
- Poppy Wall foundations – additional cost of \$4,277. The design of the Poppy wall foundation had to be significantly altered and increased in size due to the existence of shallow and unmarked services.
- Increase in size of main switch board cable – additional cost \$4,325. This was as a result of changing the design of the mechanical services system and also the increase in number of light fittings (discussed in the last project status report).

### **Budget Status**

Approved project budget	\$4,660,112
Total Project Expenditure	\$4,661,419
<b>Budget Shortfall</b>	<b>\$1,307</b>

Despite all the efforts to negotiate the contractors final claim down and the savings achieved prior to and after letting the contract to Watts & Hughes, there is a project budget shortfall of \$1,307. This is mainly due to the significant number of additional costs incurred mainly as a result of errors and omissions in the design documentation and the schedule of quantities.

## **DESIGN ISSUES**

The main design issue that has arisen following the opening of the building is the performance of the ventilation system in hot days. Following complaints from staff, the mechanical services sub contractor, Heatwave has adjusted the system and believes that the system is operating well. However, they will be monitoring the performance of the system through a building management system (BMS), which also interfaces with the Waitakere Central Library BMS, for the next year and fine tune it as appropriate.

The other issue is the concerns raised by RSA in a letter to Council dated 15 February 2006 regarding the construction details of the Cenotaph. Their concerns are with the presence of "black mastic type compound in the joints and the granite is not set back properly". The Cenotaph has been constructed as per the design drawings signed off by the RSA in which the architectural detailing shows the granite panels offset from the edges of the concrete structure. The RSA is referring to this detail when they say "granite is not set back properly", however it has been constructed as per the signed off drawings. The "black mastic type compound" has been used to seal the joints between the concrete and the granite panels. We have obtained the Architects comments on this issue and their written response is as follows:

*"Following inspection of the Cenotaph at New Lynn Memorial Square on 7<sup>th</sup> March 2006, the construction of the Cenotaph is generally in accordance with the drawings and design intent. The workmanship of the Cenotaph has been carried out in line with good trade practice."*  
Craig Moller.

## **CONSULTANTS & CONTRACTORS PERFORMANCE**

The main construction contractor, Watts & Hughes has generally performed well. There have been many instances of poor workmanship and performance by either them or their sub contractors, however they have generally addressed these proactively and without too much difficulty. In the end, the final claim has been agreed to and the project completed without any need for any contractual remedies and in amicable terms.

Likewise, the lead consultant, Craig Craig Moller (CCM) has generally performed well. There have been many issues arising from poor documentation and coordination with their sub consultants. These were addressed with them as they arose and to CCM's credit, they resolved all the issues appropriately and immediately. One of their sub consultants, URS tentatively pursued a claim for additional fees from Council for addressing issues on site and additional design. However, to avoid counter-claims and disputes and following discussions with Council, URS have withdrawn their claim.

Similarly, the quantity surveyor, Rawlinsons has had performance issues, especially with respect to the accuracy of their schedule of quantities document. However, they have endeavored to perform well for the full duration of the project in valuing the contractor's claims and actively assisting with the negotiation of the final claim.

## **CONCLUSION**

In conclusion, it is disappointing to see the project go over budget, albeit by a relatively small amount. This was despite the significant savings achieved during the project, without compromising functionality, environmentally sustainable design features and aesthetics.

However, the project is a success in terms of the traditional measures of time, cost and quality but more importantly its function and status as a civic facility and a library.

**APPENDIX A**

**New Lynn Library Variation Summary**

VPR No	Description	VO No	CI No	Value	% Claim	Claim
1	Data	1	10	18,800.00	100%	18,800.00
2	Struct Steel paint	7	11	(6,062.00)	100%	(6,062.00)
3	Lift pump	6	17/141	(2,743.00)	100%	(2,743.00)
4	Foundation waterproofing	2	21	43,125.00	100%	43,125.00
5	Western carpark	9	29/232	47,357.00	100%	47,357.00
6	Waterproofing to plenum	2	35	incl VPR 4		
7	Waterproofing membrane protection	2	38	incl VPR 4		
8	Reinforcing to Art wall		44	nca		
9	TV/Audio spec		67	incl VPR 39		
10	Additional doors		76	incl VPR 58		
11	Foundation quantities	7	81	(6,730.00)	100%	(6,730.00)
12	Ceiling height to CAB		90	nca		
13	Kerb to Memorial Square	7	99	(19,368.00)	100%	(19,368.00)
14	Alter retention rate	3	113	(21,000.00)	100%	(21,000.00)
15	Change window powdercoat system	4	114	(11,000.00)	100%	(11,000.00)
16	Change carpet	7	115	(16,500.00)	100%	(16,500.00)
17	Memorial Square Poppy wall	20	118	(17,199.00)	100%	(17,199.00)
18	Walls to McDonalds	25	119	(21,898.00)	100%	(21,898.00)
19	Extensions of time	5	125	3,540.00	100%	3,540.00
20	Alternative toilet fittings	26	130	(1,595.00)	100%	(1,595.00)
21	Change insulation	7	136	(2,000.00)	100%	(2,000.00)
22	Delete cable trays to plenum	7	137	(3,374.00)	100%	(3,374.00)
23	Graphics in BMS		153	incl VPR 52		
24	Memorial Square electrical		158	4,732.00	100%	4,732.00
25	Library joinery	10	172/251	62,935.00	100%	62,935.00

VPR No	Description	VO No	CI No	Value	% Claim	Claim
26	Roof access hatch	21.1	177	2,929.00	100%	2,929.00
27	Handrails, ladder, balustrade	21.2	178	14,658.00	100%	14,658.00
28	Veneer plywood	22	179	9,186.00	100%	9,186.00
29	Check meters	27	190	incl VPR 42		
30	Excavation - soft spots	17	193	(4,000.00)	100%	(4,000.00)
31	Library joinery		197	incl VPR 25		
32	Lighting	28	198	(1,282.00)	100%	(1,282.00)
33	Light fittings	29	203	17,053.00	100%	17,053.00
34	Joinery - Childrens Area		205	incl VPR 25		
35	Gib stopping	23	206	(5,152.00)	100%	(5,152.00)
36	Reference Space joinery		207	incl VPR 25		
37	Drainage to planter beds		208	incl remeasure		
38	NTT 18	8	212	2,745.00	100%	2,745.00
39	PA/TV	19	216	8,750.00	100%	8,750.00
40	Delete site signboard	13	217	(2,500.00)	100%	(2,500.00)
41	Additional window	30	224	1,465.00	100%	1,465.00
42	Electrical switchboard	31	228	(1,085.00)	100%	(1,085.00)
43	Perforated acoustic ceiling panels	32	249	3,762.00	100%	3,762.00
44	Joinery Provisional Sum	11	255	(50,000.00)	100%	(50,000.00)
45	Western Carpark changes	16	256	17,789.00	100%	17,789.00
46	Perforated acoustic ceiling panels		257	incl VPR 43		
47	Hot water cylinders		258	nca		
48	Radiant ceiling heaters	33	259	4,861.00	100%	4,861.00
49	Poppy Wall artwork		260	incl VPR 17		
50	Chimney amended		261	5,394.00	100%	5,394.00
51	Exterior solid core doors		272	incl VPR 63		

VPR No	Description	VO No	CI No	Value	% Claim	Claim
52	Mechanical Services sum	12	273	(9,848.00)	100%	(9,848.00)
53	Aluminium composite panel	34	275	775.00	100%	775.00
54	Comms rack	35	276	1,416.00	100%	1,416.00
55	Overflows to flat roofs	36	280	86.00	100%	86.00
56	Timber veneer to stair		283	incl VPR 28		
57	Lift electrical services	37	290	3,276.00	100%	3,276.00
58	Acoustic door treatment	38	291	3,308.00	100%	3,308.00
59	Transfer beam to chimney		292	incl VPR 50		
60	Additional aluminium post		295	incl under Al Joinery & Symonite		
61	Duct access door		296	nca		
62	Coreslab penetration	39	298	535.00	100%	535.00
63	Exterior doors	40	299	1,140.00	100%	1,140.00
64	Location of public telephone	41	302	614.00	100%	614.00
65	Built in book return slot		303	incl VPR 66		
66	Deletion of sliding window	42	304	2,947.00	100%	2,947.00
67	Lift shaft & comms cupbd lighting	43	306	1,733.00	100%	1,733.00
68	Signage	89	308	3,000.00	100%	3,000.00
69	CAB data outlets	44	310	885.00	100%	885.00
70	Lighting to main ceiling	45	313	749.00	100%	749.00
71	Fire Alarm panel location	46	314	365.00	100%	365.00
72	Translucent glazing		319	by WCC		
73	Comms room setout	47	300	503.00	100%	503.00
74	Electrical pulse meter	48	325	328.00	100%	328.00
75	Extra CCTV	49	326	2,638.00	100%	2,638.00
76	Additional window	50	327	1,200.00	100%	1,200.00
77	Front entry doors	51	336	371.00	100%	371.00



VPR No	Description	VO No	CI No	Value	% Claim	Claim
78	Lift & Comms Rooms extract	52	368	16,212.00	100%	16,212.00
79	Data & power floor boxes	53	35/378	(1,615.00)	100%	(1,615.00)
80	Artwork to central wall	54	57/378	9,975.00	100%	9,975.00
81	Workroom/courier drop door		73/378	incl VPR 51		
82	Window to CAB	55	131/378	990.00	100%	990.00
83	Cenotaph electrical		357/378	deleted		
84	Data to Workroom		363/378	1,359.00	100%	1,359.00
85	Entry foyer flooring	56	377	6,642.00	100%	6,642.00
86	Wall & Floor tiles		379	deleted		
87	Cenotaph Memorial Square	57	384	10,934.00	100%	10,934.00
88	Hardware schedule		387	incl VPR 58		
89	Finish to exterior seating	58	312/388	172.00	100%	172.00
90	RCP and Joinery		381	incl Joinery & Alum Joinery		
91	Automatic entry doors	59	382	371.00	100%	371.00
92	Foundation waterproofing	15	393	1,685.00	100%	1,685.00
93	Internal signage	89	395	14,623.00	100%	14,623.00
94	Planter box scoria	60	405	1,178.00	100%	1,178.00
95	Poppy wall foundations	61	404	4,277.00	100%	4,277.00
96	Cross talk attenuators	62	412	807.00	100%	807.00
97	CAB office door hardware	63	419	687.00	100%	687.00
98	Memorial Square paving	64	426	1,636.00	100%	1,636.00
99	Toilet hardware	65	428	(273.00)	100%	(273.00)
100	Louvred doors		429	deleted		
101	Poppy Wall extension	66	434	1,001.00	100%	1,001.00
102	Lift architraves	100	438	1,050.00	100%	1,050.00
103	Data/power points	67	446	254.00	100%	254.00

VPR No	Description	VO No	CI No	Value	% Claim	Claim
104	Opaq terminals joinery	68	447	2,623.00	100%	2,623.00
105	Margin to joinery	14	454	incl VPR 25		
106	Joinery alteration		456	deleted CI 471		
107	Steelwork	18		11,521.00	100%	11,521.00
108	Main switchboard	69	331/458	1,114.00	100%	1,114.00
109	MSB cable sizes	74	376/458	4,325.00	100%	4,325.00
110	Security gates	75	444/458	318.00	100%	318.00
111	Lighting gridline 6		462	not done		
112	Additional handrail ends		469	deleted CI 470		
113	CAB offices		479	24,879.00	100%	24,879.00
114	Landscape planting	76	480	7,315.00	100%	7,315.00
115	Childrens window detail	77	481	1,079.00	100%	1,079.00
116	Back door ramp		488	1,278.00	100%	1,278.00
117	Information desk		489	1,293.00	100%	1,293.00
118	CAB cabling		498	incl VPR 113		
119	CAB power/data points		501	incl VPR 113		
120	Chimney plant paint system		510	deleted		
121	Chimney paint system	101	508	(88.00)	100%	(88.00)
122	Handrail buttons	79	521	108.00	100%	108.00
123	Service desk joinery	102	524	2,438.00	100%	2,438.00
124	CAB joinery		525	4,053.00	100%	4,053.00
125	Struct advice notes 051 & 053	70	225/531	485.00	100%	485.00
126	HVAC supports	71	263/531	1,295.00	100%	1,295.00
127	PFC to library entrance	72	289/531	478.00	100%	478.00
128	Gridline 6 penetration	73	370/531	337.00	100%	337.00
129	Book return slot	78	512/531	1,067.00	100%	1,067.00

VPR No	Description	VO No	CI No	Value	% Claim	Claim
130	Trim UC columns	80	532	439.00	100%	439.00
131	Column bases	81	533	268.00	100%	268.00
132	Delete sum	21.3		(4,200.00)	100%	(4,200.00)
133	Duct heater fresh air fan	82	369	5,780.00	100%	5,780.00
134.1	Tactile pavers CI 145	83	145	1,060.00	100%	1,060.00
135	Art work remedial	84	538	7,300.00	100%	7,300.00
136	Ceiling control joints	85	539	5,650.00	100%	5,650.00
137	Mobile drawer units	86	540	1,452.00	100%	1,452.00
138	P & G for eot 20 days	87	541	25,396.00	100%	25,396.00
139.1	TSB electrical item 1b - remove all cables for penetration	88	542	887.00	100%	887.00
139.2	TSB electrical item 1c - data to end of shelves	88	543	1,618.00	100%	1,618.00
139.3	TSB electrical item 1e - reference room data re-positioned	88	544	769.00	100%	769.00
139.4	TSB electrical item 1g - resource room additional data outlets	88	545	2,701.00	100%	2,701.00
139.5	TSB electrical item 4 - light fittings	88	546	4,050.00	100%	4,050.00
139.6	TSB electrical item 24 - transformer connection	88	547	1,773.00	100%	1,773.00
139.7	TSB electrical item 25 - droppers to end of shelves CI 475	88	475	805.00	100%	805.00
139.8	TSB electrical item 31 - credit floor boxes	88	548	(636.00)	100%	(636.00)
140	Vinyl to kitchens			deleted		
141.1	Exposed agg black oxide conc to lights, dp's, pillars not in SoQ			4,503.00	100%	4,503.00
142.1	SoQ item 1204 add 4m @ \$140 Exposed agg divides between			603.00	100%	603.00
143.1	65mm paving not in SoQ			219.00	100%	219.00
144.1	Grid E spandrels/posts			1,965.00	100%	1,965.00
144.2	Staff Room column cladding			710.00	100%	710.00
144.3	Grid 6 end trims			698.00	100%	698.00
144.4	Grid 6 beam covers			108.00	100%	108.00
144.5	Grid 6 column cladding 1st floor			286.00	100%	286.00

VPR No	Description	VO No	CI No	Value	% Claim	Claim
145.1	2 cnr flashings to W-G26			155.00	100%	155.00
145.2	Alum angles to beam at level 2			866.00	100%	866.00
145.3	2 channel flashings to W-G01			135.00	100%	135.00
145.4	Cnr flashing to W-F01/02			67.00	100%	67.00
145.5	Al angle to jamb W-G27			47.00	100%	47.00
146.1	Childrens area ramp changes			3,831.00	100%	3,831.00
147.1	Change to deep base colours			253.00	100%	253.00
148.1	Paint lift well and storeroom floor	103	570	250.00	100%	250.00
149.1	Reference Area - alter steel frames and add upstand			978.00	100%	978.00
149.2	Issue & workroom - alter cabinet position & extra end panels			631.00	100%	631.00
149.3	Paper tray slot and covers			136.00	100%	136.00
150.1	Col tops Grid F 1-5	104	575	3,165.00	100%	3,165.00
151.1	TSB electrical item 30 - supply patch leads	105	576	5,008.00	100%	5,008.00
152.1	Sealant to construction joints	106	577	2,276.00	100%	2,276.00
153.1	Meter box	107	579	381.00	100%	381.00
154.1	Fit frames around aircon unit not on dwgs	108	578	584.00	100%	584.00
155.1	Add hear & smoke detectors	109	580	1,015.00	100%	1,015.00
155.2	Relocate smoke det & sounder	109	581	345.00	100%	345.00
155.3	Credit fhr's	109	582	(2,000.00)	100%	(2,000.00)
156.1	Repair fountain water main	110	583	286.00	100%	286.00
157.1	Drainage schedule remeasure	111	584	(714.00)	100%	(714.00)
	Items requiring vpr's					
	Mech builders work			23,264.00	100%	23,264.00
158.1	Provisional SoQ items adjustment	112	585	(3,422.00)	100%	(3,422.00)
	Electrical TSB electrical item 23 - light fittings to street lights			9,715.00	100%	9,715.00
	Joinery Fittings Alter main Issues counter for wheelchair			1,023.00	100%	1,023.00

VPR No	Description	VO No	CI No	Value	% Claim	Claim
	Susp Ceilings Line bulkhead Grid 5 level 2			deleted		
	Excavation Kerb measure			deleted		
	Mechanical Thermostats behind heaters Ceiling void wireless T-sen and programming			deleted		
	Reinforcing additional steel			1,396.00	100%	1,396.00
	Paving Pick up and stack old pavers			1,972.00	100%	1,972.00
159.1	Mechanical plant deck	113	586	1,883.00	100%	1,883.00
	Internal Signage variations	89		3,518.00	100%	3,518.00
	Blockwork to lift shaft			3,936.00	100%	3,936.00
	Insulation over bike racks			5,760.00	100%	5,760.00
160.1	LMR/Comms room wall	114	587	350.00	100%	350.00
	External signage sum			772.00	100%	772.00
	Bench seat sum			(3,000.00)	100%	(3,000.00)
	Delete paving to WCC measure			(12,000.00)	100%	(12,000.00)
	CCTV to underfloor ducts			(8,947.00)	100%	(8,947.00)
	Change floor from precast to insitu			375.00	100%	375.00
	Total to Date (Net value)			1,419.00	100%	1,419.00
				\$339,410.00		\$339,410.00

## Architect's report no.04

project	WAITAKERE CITY RAIL BRIDGE	file ref	0355-F06-003-LA
job no.	0355	date	21 MARCH 2006
client	WAITAKERE CITY COUNCIL		

## **Client/Brief**

- Artwork consideration is commenced.
- 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
- 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 is yet to be received, but Architectus have been instructed to issue drawings for construction to avoid delay.

Architecture  
Urban Design  
Planning  
Interior Architecture

## **2.0 Design Issues**

- Architectural drawings have been revised to show specific Kone lift / escalator requirements, and to coordinate with Ontrack / Jasmax 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
- Minor revision of sanitary sewer 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 revising 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

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Patrick Clifford  
Michael Thomson

Consultant:  
John Sinclair

Auckland  
Brisbane  
Melbourne  
Shanghai  
Sydney

## **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 is being investigated to circumvent this. 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.
- Remaining trees and vegetation have been removed following issue of resource consent.
- A public walkway along the side of 'Retrovision' has been created.
- All piling work with 5.0m of the centre line of the rail tracks is complete.
- Recast columns, walls and columnheads are erected
- Temporary structure is in place
- Dycore, precast edge beams, reinforcing and concrete topping to the bridge are almost 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

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been approved.

- Stair Access 4 structural Steel shop drawings have been reviewed
- Glazing and glass shelf shop drawings are being prepared currently by GPL,
- Dycore shop drawings have been approved



# **Canam Construction: Waitakere Civic Centre – Rail Bridge**

## **Contractors Report: 23<sup>th</sup> March 2006**

**Report Period :** 8/3/06 to 23/3/06

**Prepared by :** Nick Page

**Date of report :** 23/3/06

---

### **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 – We have so far been able to work within Sunday only closures with no loss of time to critical activities, but we have incurred additional cost for Sunday work, which we will be claiming as a VO.
- 1.7 Approved completion date – As 1.7.

### **2.0 Financial**

- 2.1 Last Claim Submitted- 3/3/06.
- 2.2 Certificate due date – 18/3/06.
- 2.3 Payment due date – 28/3/06.
- 2.4 Outstanding payment issues – Nil
- 2.5 Next Claim to be submitted – 28/3/06.
- 2.6 Variations – Revised glazing details costs have been approved. Other variations are being priced progressively.

### **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 this is a critical path item this reflects in the projected completion date for Portion 1, which is now projected as 7 September 2006. Now that we have final glazing details we have met with the subcontractors to identify methods of reducing the time required to complete the project after installation of the escalators. Once the shop drawings are completed and they are clear on the details of the installation we will be meeting with them to finalise a proposal.
- 4.3 Projected Construction Completion Date – Portion 1: 7 September 2006, Portion 2: 22 December 2006.

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#### **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.

##### **Temporary Works**

Main temporary structure is in place.

##### **Precast Panels & Columns**

The Dycore is in place on the first pier corbel pour has been completed. Preparation for the main deck pours is progressing well and the first section will be poured next week..

##### **Drainage**

Critical drainage has been completed. We are still awaiting drainage-revised details but intend to complete the bulk of the work after the deck is completed.

##### **Lifts & Escalators**

The final escalator dimensions for the platform escalators have been confirmed and the delivery date confirmed as 1 June 2006. The second pair of escalators will be available for installation 1 October 2006. Lift shop drawings have been approved.

##### **Plumbing**

There are a number of issues awaiting urgent clarification.

##### **Electrical and Security**

Preliminary installation of ducts has commenced.

##### **Structural steel & Glazing**

Shop drawings for the final approved glazing system are now underway. Structural steel Sop drawings will be submitted for approval this week.

#### **4.5 Planned for the next three weeks.**

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

- Casting of main bridge deck.
- Complete blockwork.
- Install precast stairs.
- Forming of in situ stairs.
- Commence structural steel 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 good.
- 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 **A18**
- 7.2 Accidents during period – One. None this period.

## 8.0 Information required / outstanding

- Drainage and sewer layout for portion 1 to avoid encroaching on Taxi Stand area
- Water supply details
- Finishes schedule including confirmation of ceiling
- Confirmation of Saturday closure availability
- Exceloo type confirmation
- Confirmation of platform construction timing
- Ongoing site access.
- Treatment of stage 2 phone cables.
- Spider fixing details

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ID	% Complete	Task Name	Duration	Start	5 Sep	Qtr 4, 2005 Oct	Qtr 1, 2006 Nov	Qtr 2, 2006 Dec	Qtr 3, 2006 Jan	Qtr 4, 2006 Feb	Qtr 1, 2006 Mar	Qtr 2, 2006 Apr	Qtr 3, 2006 May	Qtr 4, 2006 Jun	Qtr 1, 2006 Jul	Qtr 2, 2006 Aug	Qtr 3, 2006 Sep	Qtr 4, 2006 Oct	Qtr 1, 2006 Nov	Qtr 2, 2006 Dec	Qtr 1, 2006 Jan	Qtr 2, 2006 Feb		
1	32%	<b>Contract</b>	321 days	Thu 27/10/05																				
2	100%	Tender documents	0 days	Thu 27/10/05																				
3	100%	Sub contract tenders	12 days	Thu 27/10/05																				
4	100%	Final contract price	3 days	Mon 14/11/05																				
5	100%	Contract acceptance	12 days	Thu 17/11/05																				
6	100%	Mobilisation	5 days	Mon 5/12/05																				
7	100%	Possession of site	1 day	Mon 12/12/05																				
8	33%	Construction Contract - Separable Portion 1 (includes weekend)	288 days	Tue 13/12/05																				
9	0%	Taxi area available	0 days	Mon 4/09/06																				
10	0%	Balance of contract	79 days	Mon 4/09/06																				
11	0%	Proposed Contract Completion date	0 days	Fri 22/12/06																				
12	100%	Trade Letting	92 days	Mon 5/12/05																				
21	100%	Lead Times - Temporary Works	76.5 days	Thu 27/10/05																				
26	57%	Lead Times - Permanent works	148 days	Mon 12/12/05																				
27	72%	Shop drawings prepare & approval	111 days	Mon 12/12/05																				
28	100%	Structural Steel	30 days	Sat 28/01/06																				
29	100%	Precast panels	25 days	Mon 12/12/05																				
30	100%	Lifts & Escalators	18 days	Thu 22/12/05																				
31	5%	Building services <i>Design</i>	20 days	Thu 2/03/06																				
32	50%	Windows <i>complete work</i>	30 days	Fri 10/02/06																				
33	48%	Off site Supply & Fabrication	103.5 days	Thu 26/01/06																				
34	54%	Lifts & escalators	100 days	Thu 26/01/06																				
35	100%	Temporary Steel support structures	15 days	Sat 28/01/06																				
36	0%	Windows	35 days	Tue 18/04/06																				
37	100%	Precast & cure pier caps	30 days	Sat 28/01/06																				
38	100%	Precast panels	7 days	Fri 10/02/06																				
39	18%	Floor Tiles <i>floor ordered</i>	50 days	Tue 14/03/06																				

Project: Waitakere Civic Centre Rail B  
Date: Thu 23/03/06

	Critical		Baseline		Project Summary
	Critical Split		Baseline Split		External Tasks
	Critical Progress		Baseline Milestone		External Milestone
	Task		Milestone		Deadline
	Split		Summary Progress		
	Task Progress		Summary		

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ID	% Complete	Task Name	Duration	Start	Gantt Chart																			
					5	Qtr 4, 2005	Qtr 1, 2006	Qtr 2, 2006	Qtr 3, 2006	Qtr 4, 2006	Qtr 1, 2007													
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb		
40	20%	<b>Construction</b>	<b>287 days</b>	<b>Mon 12/12/05</b>																				
41	83%	Foundation work - Railside Ave - Lift, pier and barrier area	194 days	Mon 12/12/05																				
42	100%	Place temporary barrier walls (1 weekend)	7 days	Mon 12/12/05																				
43	100%	Piling (15 Piles) including barrier wall (6No)	12 days	Wed 21/12/05																				
44	100%	Excavation	2 days	Mon 16/01/06																				
45	100%	Drainage	1 day	Fri 27/01/06																				
46	100%	Foundations & lift pit base	10 days	Wed 18/01/06																				
47	100%	Place panels 1,2,3,4,5,7,8,9 & column	2 days	Fri 17/02/06																				
48	100%	Grout & cure panels	6 days	Sun 19/02/06																				
49	0%	Cast barrier foundation	4 days	Tue 1/08/06																				
50	0%	Cast barrier upstand	4 days	Mon 7/08/06																				
51	0%	<b>Foundation work - Railside Ave - Escalator Area</b>	<b>44 days</b>	<b>Mon 4/09/06</b>																				
52	0%	Demolish & clear taxi building	10 days	Mon 4/09/06																				
53	0%	Piling (8 Piles)	10 days	Mon 18/09/06																				
54	0%	Excavation	3 days	Mon 2/10/06																				
55	0%	Drainage	1 day	Thu 5/10/06																				
56	0%	Foundations & Escalator pit	10 days	Fri 6/10/06																				
57	0%	Block walls	10 days	Fri 20/10/06																				
58	0%	In situ landings	20 days	Mon 2/10/06																				
59	100%	<b>Foundation work - West side - Pier &amp; lift area</b>	<b>72 days</b>	<b>Mon 12/12/05</b>																				
68	93%	Foundation work - West side - Escalator & civic Area	61.25 days	Tue 24/01/06																				
69	100%	Piling (10 Piles)	5 days	Tue 24/01/06																				
70	100%	Excavation	2 days	Sun 29/01/06																				
71	100%	Drainage	1 day	Tue 31/01/06																				
72	100%	Foundations & Escalator pit	10 days	Wed 1/02/06																				
73	100%	Blockwalls (escalator & stair)	10 days	Mon 20/02/06																				
74	38%	Precast stair units & civic panels	2 days	Thu 2/03/06																				

Project Summary

External Tasks

External Milestone

Deadline

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Critical

Critical Split

Critical Progress

Task

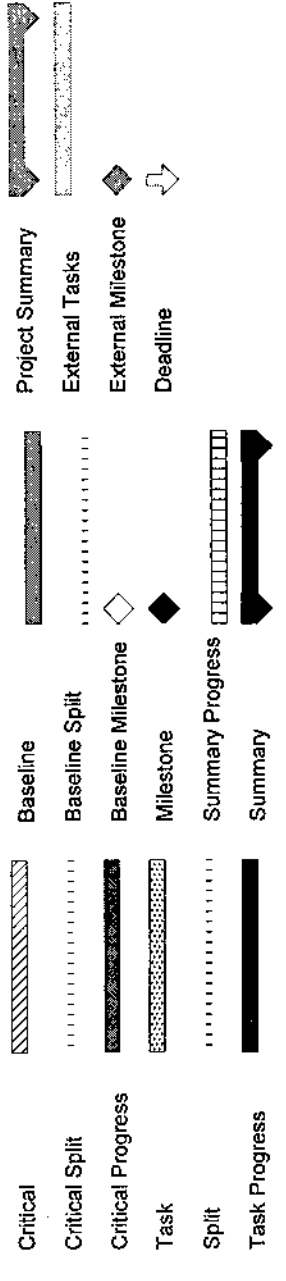
Split

Task Progress

Project: Waitakere Civic Centre Rail B  
Date: Thu 23/03/06

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ID	Task Name	% Complete	Duration	Start	5					6					7					8					9								
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
75	Complete blockwork above landings	75%	4 days	Mon 27/03/06																													
76	Temporary Protection & support structure	100%	9 days	Sat 25/02/06																													
79	Superstructure Work	4%	213 days	Mon 27/02/06																													
80	Main Deck	46%	43.8 days	Mon 27/02/06																													
81	Prepare propping etc for pier caps	100%	5 days	Mon 27/02/06																													
82	Place Precast Pier caps (weekend work)	100%	6 days	Sat 4/03/06																													
83	Place dycore & edge beams over railway (weekend work)	100%	2 days	Fri 10/03/06																													
84	Place dycore & edge beams to Western span	100%	1 day	Tue 14/03/06																													
85	Box all soffits & edges of deck and place rebar	60%	7 days	Wed 15/03/06																													
86	Pour deck (weekend work)	0%	4 days	Tue 28/03/06																													
87	Pour in situ stairs	0%	15 days	Mon 3/04/06																													
88	Portion 1 Roof, External Walls and finishes	0%	98.7 days	Wed 12/04/06																													
89	Structural steel erection to main roof areas	0%	15 days	Wed 12/04/06																													
90	Box gutter to metal roof area	0%	5 days	Mon 8/05/06																													
91	Measure & lay metal roof	0%	10 days	Mon 15/05/06																													
92	Carpentry to Nuraply roofs	0%	10 days	Mon 8/05/06																													
93	Nuraply waterproofing	0%	15 days	Mon 22/05/06																													
94	Solid plaster to block walls	0%	15 days	Thu 27/04/06																													
95	Crane in Escalators	0%	4 days	Thu 1/06/06																													
96	Alucobond to Escalators	0%	20 days	Thu 8/06/06																													
97	Complete Escalator installation	0%	10 days	Thu 8/06/06																													
98	Structural steel to escalator roof	0%	5 days	Thu 8/06/06																													
99	Carpentry to Nuraply escalator roofs	0%	5 days	Thu 15/06/06																													
100	Nuraply waterproofing to escalator roof	0%	5 days	Thu 22/06/06																													
101	Measure Glazed walls to main bridge	0%	2 days	Thu 8/06/06																													
102	Fabrication of glazing	0%	10 days	Mon 12/06/06																													
103	Install glazed walls	0%	20 days	Mon 26/06/06																													

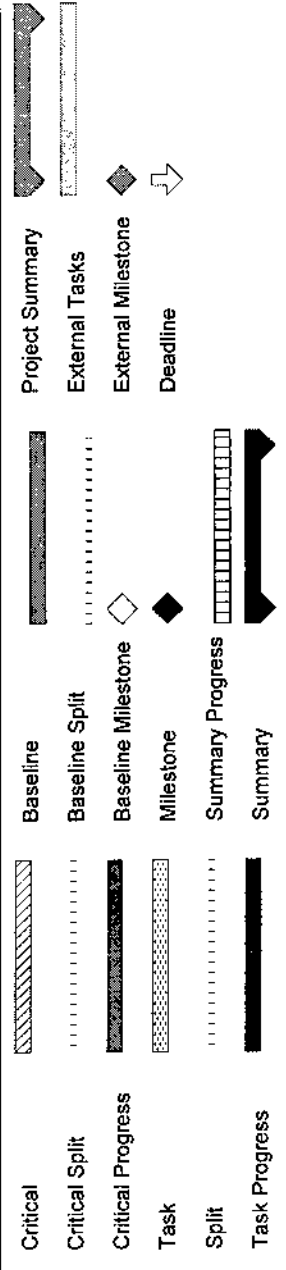


Project: Waitakere Civic Centre Rail B  
Date: Thu 23/03/06

	Critical		Baseline		Project Summary
	Critical Split		Baseline Split		External Milestone
	Critical Progress		Milestone		Deadline
	Task		Summary Progress		
	Split		Summary		
	Task Progress				

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ID	% Complete	Task Name	Duration	Start	5 Sep	Qtr 4, 2005 Oct	Qtr 1, 2006 Nov	Qtr 2, 2006 Dec	Qtr 3, 2006 Jan	Qtr 4, 2006 Feb	Qtr 1, 2006 Mar	Qtr 2, 2006 Apr	Qtr 3, 2006 May	Qtr 4, 2006 Jun	Qtr 1, 2006 Jul	Qtr 2, 2006 Aug	Qtr 3, 2006 Sep	Qtr 4, 2006 Oct	Qtr 1, 2006 Nov	Qtr 2, 2006 Dec	Qtr 3, 2006 Jan	Qtr 4, 2006 Feb		
104	0%	Measure Glazed walls & roof to escalators	2 days	Thu 22/06/06																				
105	0%	Fabrication of glazing	20 days	Mon 26/06/06																				
106	0%	Install glazed roof	30 days	Thu 20/07/06																				
107	0%	Alucobond to lift walls	20 days	Tue 13/06/06																				
108	0%	Remove temporary protection bridge (weekend work)	8 days	Thu 20/07/06																				
109	0%	<b>Portion 1 Internal Finishes</b>	<b>48.2 days</b>	<b>Mon 29/05/06</b>																				
110	0%	Services first fit	5 days	Mon 29/05/06																				
111	0%	Ceiling to bridge	10 days	Tue 6/06/06																				
112	0%	Villa board ceilings	10 days	Thu 29/06/06																				
113	0%	Painting	5 days	Thu 13/07/06																				
114	0%	Stair handrails	10 days	Thu 20/07/06																				
115	0%	Floor tiles	15 days	Tue 20/06/06																				
116	0%	Services 2nd fit	5 days	Tue 11/07/06																				
117	0%	Install Coffee Kiosk	3 days	Tue 11/07/06																				
118	0%	<b>Portion 2 Roof, External Walls and finishes</b>	<b>33 days</b>	<b>Mon 6/11/06</b>																				
119	0%	Crane in Escalators	4 days	Mon 6/11/06																				
120	0%	Carpentry to membrane roof	5 days	Fri 10/11/06																				
121	0%	Nuraply waterproofing	5 days	Fri 17/11/06																				
122	0%	Alucobond to Escalators	20 days	Fri 10/11/06																				
123	0%	Complete Escalator installation	25 days	Fri 10/11/06																				
124	0%	Structural steel to escalator roof	5 days	Fri 10/11/06																				
125	0%	Measure Glazed walls	2 days	Fri 17/11/06																				
126	0%	Fabrication of glazing (assumes majority prefabricated)	15 days	Tue 21/11/06																				
127	0%	Install glazed walls	7 days	Tue 12/12/06																				
128	0%	Measure Glazed roofs	2 days	Fri 17/11/06																				
129	0%	Fabrication of glazing (assumes majority prefabricated)	15 days	Tue 21/11/06																				
130	0%	Install glazed roof	7 days	Tue 12/12/06																				



**Project Summary**

**External Tasks**

**External Milestone**

**Deadline**

**Baseline**

**Baseline Split**

**Baseline Milestone**

**Milestone**

**Summary Progress**

**Summary**

**Critical**

**Critical Split**

**Critical Progress**

**Task**

**Split**

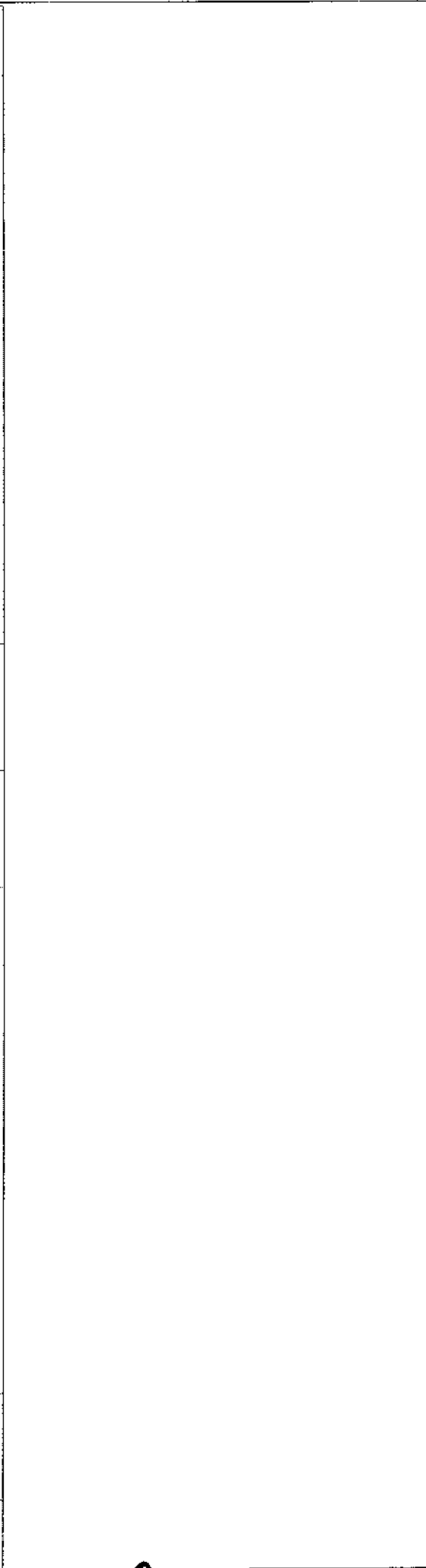
**Task Progress**

**Project: Waitakere Civic Centre Rail B**  
**Date: Thu 23/03/06**

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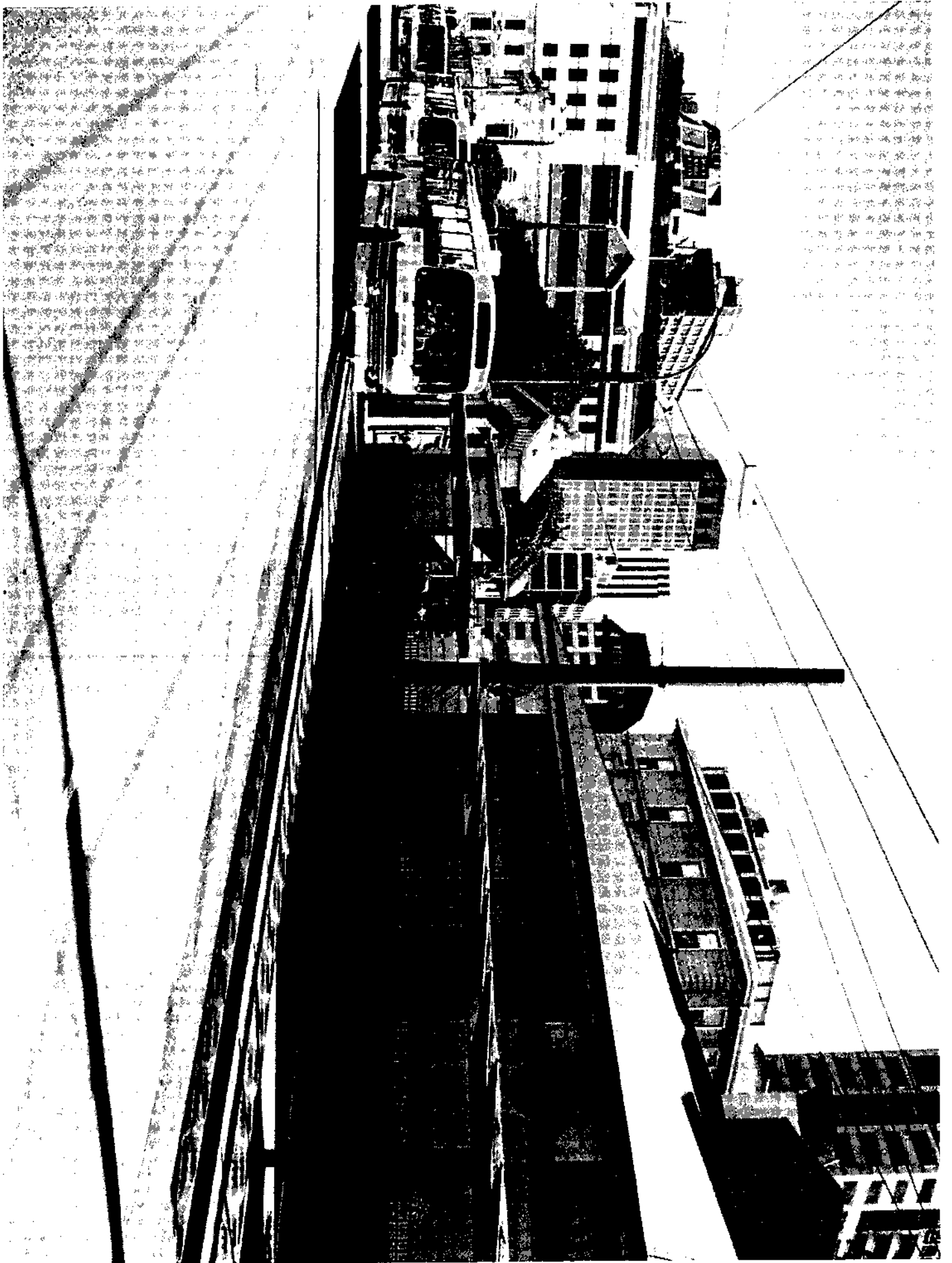
ID	% Complete	Task Name	Duration	Start	5					Qtr 1, 2
					Qtr 4, 2005	Qtr 1, 2006	Qtr 2, 2006	Qtr 3, 2006	Qtr 4, 2006	
					Sep	Oct	Nov	Dec	Jan	Feb
131	0%	Portion 2 Internal Finishes	20 days	Fri 17/11/06						
132	0%	Services first fit	5 days	Fri 17/11/06						
133	0%	Villaboard ceilings	3 days	Fri 24/11/06						
134	0%	Floor tiles	5 days	Wed 29/11/06						
135	0%	Painting	5 days	Wed 6/12/06						
136	0%	Services 2nd fit	2 days	Wed 6/12/06						
137	0%	Install Exeloo toilets	5 days	Fri 8/12/06						
138	0%	Final Clean Portion 1	5 days	Thu 31/08/06						
139	0%	Final Clean Portion 2	2 days	Thu 21/12/06						
140	0%	Separable portion completion	0 days	Thu 7/09/06						
141	0%	Final completion	0 days	Fri 22/12/06						
142	0%	Sage 1 critical path generator	75.5 days	Thu 7/09/06						



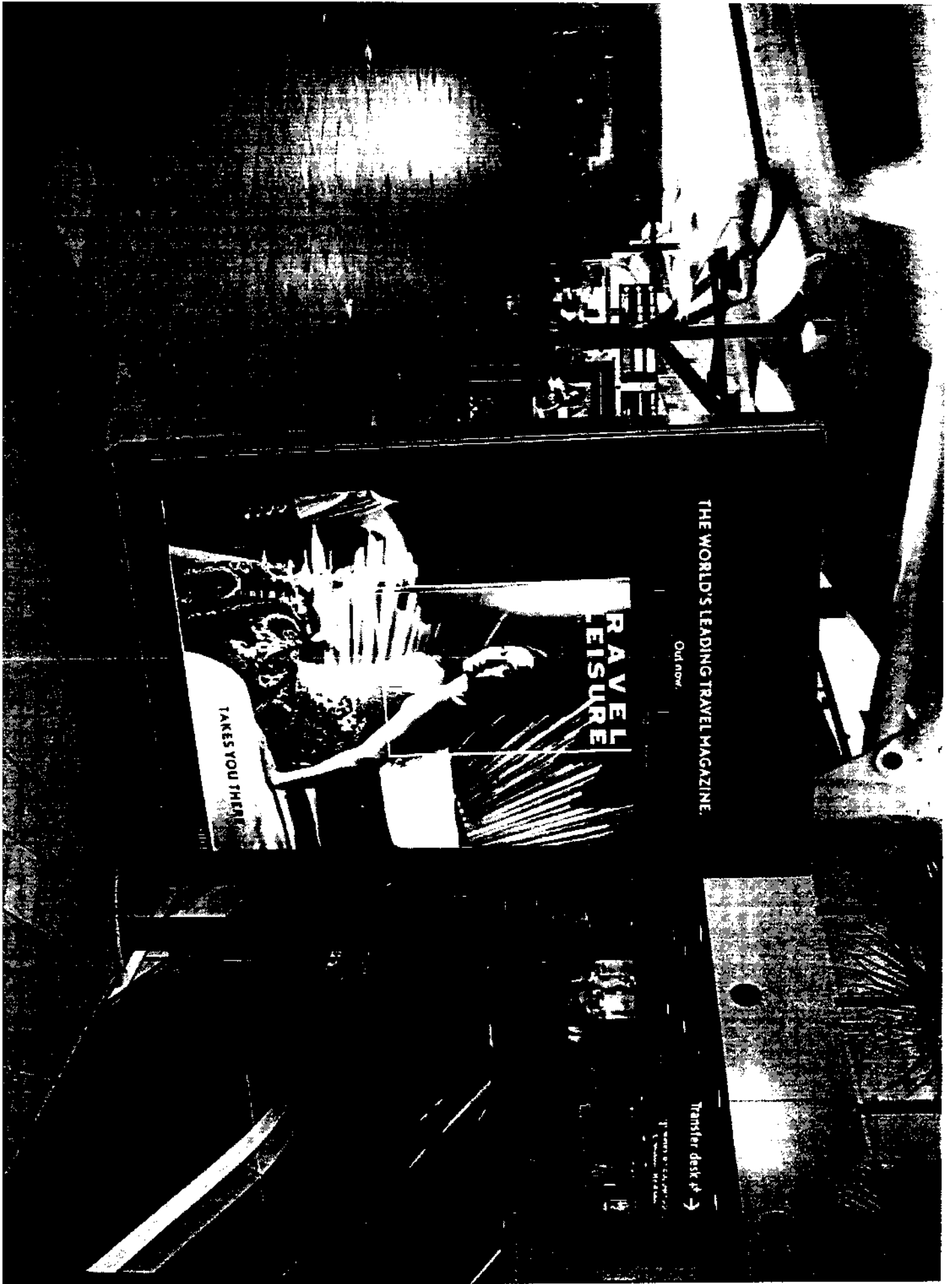
Project: Waitakere Civic Centre Rail B  
Date: Thu 23/03/06

Critical		Project Summary	
Critical Split		External Tasks	
Critical Progress		External Milestone	
Task		Deadline	
Split			
Task Progress			
		Baseline	
		Baseline Split	
		Baseline Milestone	
		Milestone	
		Summary Progress	
		Summary	





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# Architect's report no.14

architectus™

project	WAITAKERE CIVIC CENTRE	file ref	0311-F06-014-JM
job no.	0311	date	23-03-06
client	WAITAKERE CITY COUNCIL		

## 1.0 Client/Brief

- Work on the artworks is ongoing.
- A scope of works for the internal and external signage is being prepared.
- 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.
- Work is underway on 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 nearing completion. A number of items are still to be finally documented following the final meeting with Paul Tate. The majority of items have been issued for construction.
- WPL raised issues with the footpath levels adjacent to block D. These have been resolved.
- WPL have indicated further revisions are required to the road levels to accommodate the design of the Japanese garden and Civic Square.

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auckland@architectus.co.nz  
www.architectus.co.nz

## 3.0 Value Management

- Additional savings are being instructed where identified.

Directors:  
Malcolm Bowes  
Patrick Clifford  
Michael Thomson

## 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.

Consultant:  
John Sinclair

## 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. The first asphalt area has been laid.
- Erection of the cedar rainscreen on the Admin building is continuing with the western end now complete.
- The brickwork to the southern side of the Admin building and the services block is now complete.
- Installation of the external louvers is nearing completion.
- Installation of the partitioning system in the Administration building is ongoing. Stopping and painting of the internal partitions is ongoing. Installation of the doors is underway.
- Installation of the plywood linings in the Admin building is well underway.
- Level 3 of the Civic Wing is nearly complete. Light fittings have been installed and the final paint coat is due.
- 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.
- Laying of the Karatex carpet in levels 1 and 3 of the Civic Wing is complete.
- The internal cedar battens to level 2 of the chamber lobby are complete. Work has started of the battens within the chamber itself.

Auckland  
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## 6.0 Shop Drawings

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

# **Canam Construction: Waitakere Civic Centre**

## **Contractors Report : 16th March 2006**

**Report Period :** 2/3/06 to 16/3/06

**Prepared by :** Nick Page

**Date of report :** 16/3/06

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### **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 3/3/06.
- 2.2 Certificate due date – received on 17/3/06
- 2.3 Payment due date –received on 24/3/06
- 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 5. We are awaiting AVS 6. There is still a large backlog of claims to be confirmed.

### **3.0 Territorial authorities**

- 3.1 Certifying 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. 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 now delay parts of the project beyond the current Practical Completion date. All of these issues are severely affecting completion work and delaying the completion of floors. 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 now underway. We have received further amended siteworks details and work on these and the balance of the siteworks is proceeding.

- 4.4 We note that we are now in the process of completing work in areas progressively and that areas will be completed ahead of the contract completion date. Any changes to layouts etc will therefore require a considerable amount of rework if the areas concerned have progressed ahead of program.

#### **4.5 Construction Progress**

##### **Site Establishment**

Site roading work is on ongoing as required for plant access.

##### **Structure Link**

The Link bridge roof & L3 bridge area roof remains to be completed.

##### **Carpentry & Fitout Admin**

Framing work to the L1 to L6 external walls is substantially complete. Internal wall framing is also substantially complete on levels 1 to 6 and finishing work is now well underway. Steel stud partitions are substantially complete to L5 & work is about to commence on L6 including having installed the ply wall panelling and interior doors. Ceiling framing is continuing and we have now started installing ceiling tiles on L2 & 3. The non completion of the windows is continuing to cause problems with finishing work. The toilet areas to all levels are now nearing completion except for L6.

##### **Carpentry & Fitout Civic**

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

##### **Drainage**

The balance of the drainage work is complete apart from the additional work to the main road area instructed recently which recommenced this week.

##### **Siteworks**

Forming of the main carpark is continuing. The first main area has been sealed, pavement construction on the balance of the southern carpark is nearing completion and work is commencing on the Northern area of the building. We are having considerable problems with delays with in situ kerb construction as repeated changes to the kerb construction details meant that we lost the original bookings for the subcontractor and have had major problems rebooking the work.

##### **Structural steel**

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

##### **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 are due to be measured today. 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 are awaiting a written response.

Brickwork on Gridline AD is complete except for remedials. Alcopla installation is nearing completion. Cedar battening is complete on the Civic & is 50% complete on the admin. Louvres are being fitted on both the Admin & Civic.

### **Roofing**

The membrane roof to the Civic is complete except for remedials. The main admin roof is complete except for minor work. The link roof membrane work has started, the metal roofing has been measured to the single storey area. The link roof will follow erection of the link bridge steelwork

### **Services**

First fix of services is progressing on L1 – L6 in the Admin and is virtually complete to L1- L3 in the Civic. Plant room installations are continuing. Second fix services are continuing.

#### **4.6 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 drainage & siteworks
- Louvre installation continuing to curved elevation on Civic Building and on curtain wall of the Admin Building.

#### **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 last two weeks has been generally good.

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

#### **7.0 Health & Safety**

7.1 Accidents during last period – None since last report

7.2 We have had no graffiti attack.

#### **8.0 Information required / outstanding**

We had a technical issues meeting on 9/3/06, there are still a significant 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

Link bridge roof amended waterproofing details drawing 226

Final approval of Green roof services details

Colour Schemes – There are a few outstanding colours still awaited

Confirmation of the finish to the exposed concrete within the office spaces

External stair & ramp details (absolutely critical)

Walk of Fame details

Council chamber seating

Toilet & compliance signage