

**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD AT
WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON WEDNESDAY, 4 APRIL 2007 COMMENCING AT 9.30 AM**

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1 APOLOGIES



2 URGENT BUSINESS

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

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

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

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



3 CONFIRMATION OF MINUTES

Meeting Minutes - Wednesday, 31 January 2007

RECOMMENDATION

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 31 January 2007, as circulated, be taken as read and now be confirmed.



4 **THE WAITAKERE STADIUM GRANDSTAND - CONSTRUCTION STATUS JANUARY / FEBRUARY 2007**

PURPOSE OF THE REPORT

The purpose of this report is to provide a monthly construction status update on behalf of the Waitakere Stadium Trust to the Project Special Committee on the status of the Waitakere Stadium Grandstand construction project. The period for this report covers January/February 2007.

BACKGROUND

The Waitakere Trusts Stadium has engaged Canam Construction Ltd (Canam) to build the Waitakere Stadium Grandstand which commenced construction in January 2007. In acknowledgement of Council's financial contribution to the project the Waitakere Trusts Stadium have resolved to provide the Project Special Committee with a bi-monthly status report, this report being the first in the series.

DESIGN

The majority of design work has been completed with the advent of contract award and the design of the grandstand is now largely fixed. The main outstanding design items are

- The soft landscaping design;
- The flood lighting system;
- The mechanical ventilation system.

Draft plans of the proposed soft landscaping and a planting schedule have been approved by Council's Parks Planning and Parks Operations and Maintenance and formal approval from the Waitakere City Stadium Trust trustees is now required.

Design of the floodlighting system started on 27 February 2007. The initial design will be based on a pitch lighting level of 500 Lux with the ability to reduce to 200 Lux and 100 Lux when needed. If funds allow a 1000 Lux system will also be investigated.

The design of the mechanical ventilation system is due to be completed before the end of March 2007. This design will be issued to Canam for re-tender. Four potential suppliers have been identified.

CONSTRUCTION STATUS

Formal award of the contract was issued to Canam Construction Ltd on 19 January 2007 and site operations commenced on 1 February 2007. Completion of the construction phase is expected on 14 December 2007.

During the report period the following activities have been completed:

- Site set up and services connections;
- Erection of site boundary fence;
- Establishment of sedimentation control measures;
- Site clearance;
- Demolition of sections of existing terraces to be removed;
- Forming of access roads;
- Excavation for footings;
- Partial construction of timber retaining walls.

Currently Canam are making good progress with the excavation of earthworks for foundations and the off site fabrication of pre-cast structural concrete. Some soft spots were discovered during the excavation of the footings which did lead to a requirement for additional materials. It is expected that additional cost will be incurred for this which will be captured in the next QS cost report.

TIMELINE STATUS

The construction of the grandstand is currently proceeding according to programme and no extensions of time have been requested. All main subcontractors and suppliers associated with the fabrication of steel, pre-cast concrete structural elements have been secured, and currently no delays are expected in the delivery of materials that are essential to the critical path of the project timeline.

TIMELINE STATUS			
Key contract dates / times	As at contract award January 2007	Change	As at February 2007
Acceptance of Tender	19 January 2007	-	19 January 2007
Contract Commencement	19 January 2007	-	19 January 2007
Contract Period	225 working days	-	225 working days
Extension of Time (at tendered daily rate cost)	-		
Extension of Time (at no cost)	-		
Due Date for Completion (Practical Completion)	14 December 2007		14 December 2007
Due Date for Liquidated Damages Application	14 December 2007		14 December 2007
Fit Out and Commissioning (10 working days)	11 January 2008	-	11 January 2008
Due Date for Completion of Defects Period	12 December 2008		12 December 2008

Table 1. Timeline Status

FINANCIAL STATUS

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

FINANCIAL STATUS			
Project Costs	As at contract award January 2007	Change	As at February 2007
Net Tender Sum	\$7,104,087	-	\$7,104,087
Tender Award Value (excl. contingency)	\$7,104,087		\$7,104,087
Contract Variations (incl. value engineered savings)	-	\$25,745	\$25,745
Contingency Sum	\$515,864		\$490,119
Total Construction Cost (incl. contingency)	\$7,619,951	-	\$7,129,832

Table 2. Financial Status

PROJECT RISKS

The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:

- The sum returned in the initial tender offer for mechanical ventilation exceeded the monetary allowance that had been set aside within the project budget for this element of the project. Meetings with Canam's subcontractor have produced a revised design which is now being reviewed. Canam now intend to re-tender this work in order to bring costs within budget.
- A number of elements within the project have yet to have fixed prices secured against them, in summary these are:
 - Supply and installation of soft landscaping;
 - Supply and installation of stadium seating;
 - Supply and installation of the public address system;
 - Supply and installation of security system;
 - Widening of an existing pedestrian crossing;
 - Relocation of a power transformer;
 - Supply and installation of floor covering.
- Each element has had a monetary allowance allocated against it and, where appropriate performance specifications have been issued. With the exception of the stadium seating and soft landscaping these elements are contained within Canam's contract and fixed prices from selected subcontractors are expected shortly. If necessary, value engineering will be used to bring costs within the monetary allowances and mitigate risk to the project budget.
- The grandstand seating will be subject to an invited tender process and initial meetings with potential suppliers indicate that the monetary allowance will be adequate to cover the cost of this work. A number of seating options exist with a range of associated prices and there appears to be some scope to tailor the seating specification to the sum allowed if necessary.
- The soft landscaping will also be subject to an invited tender process and review of the estimated cost will be undertaken. Council's Parks Department has approved the proposed design of the soft landscaping. If cost savings become necessary the planting schedule will be re-assessed in consultation with the Waitakere City Stadium Trust trustees and Council's Parks officers.
- The design of the floodlighting system commenced on 27 February 2007 and will be subject to a separate resource and building consent. It is expected that the resource consent application will be publicly notified and potential processing costs could be high. A review of these costs will be undertaken when the draft design is complete. There is also a risk associated with the cost of supply and installation. The minimum required level of lighting is 500 Lux. Should the cost of the system exceed the allocated budget of \$700,000 it will be necessary to explore additional funding opportunities or a reduced Lux level system.

A risk review exercise was held at the end of the last site meeting. The results of this review have been used to produce a register of risks. This register will be attached to the minutes of the following site meetings and will be reviewed at the end of each site meeting. Through this process risks will be regularly monitored and mitigated and any new risks will be identified and addressed as they arise.

QUALITY

Quality audits undertaken to date confirm that the Contractor's general attitude to maintenance of quality construction practice on site is good. Canam have also supplied a copy of their quality assurance plan that has been lodged with the project manager.

HEALTH AND SAFETY

During the report period no health and safety incidents were reported. Quality audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

CONCLUSION

Canam are making very good progress on site despite encountering some adverse ground conditions. The rate of contingency expenditure is within expected limits for this stage of the project and the overall forecast contract costs remain within the total budget allowance.

The mechanical ventilation system still remains a risk item and design is taking longer than programmed.

Other items such as the seating, and soft landscaping and PA system are being progressed within programme but remain undefined in cost and therefore need to be monitored carefully.

The flood lighting system poses a number of challenges and it is imperative that design resources are concentrated on producing a draft design to confirm the adequacy of the budget and to commence the resource consent process.

RECOMMENDATION

That the Waitakere Stadium Grandstand - Construction Status January / February 2007 report be received.

Report prepared by: Steve Burris, Project Engineer.



5 CIVIL DEFENCE EMERGENCY OPERATIONS CENTRE - CONSTRUCTION STATUS MARCH 2007

PURPOSE OF THE REPORT

The purpose of this report is to provide a construction status update to the Project Special Committee on the Civil Defence Emergency Operations Centre (EOC) Upgrade project. The period for this report covers March 2007.

BACKGROUND

The Civil Defence EOC was last reported to Project Special Committee on 7 March 2007.

DESIGN

Since the last report to Projects Special Committee the following design issues have been raised:

- Finished car park surface levels are currently being reviewed to optimise surface water run off and storm water drainage;
- Alterations to the proposed furniture fit out in the conference room and radio operations room to accommodate floor mounted heating and ventilation units.

Shop drawings for the lift, fire protection system, security system and mechanical system have been reviewed and returned to the Contractor.

CONSTRUCTION STATUS

During the report period the following activities have been completed:

- Completion of the ground floor slab and generator pad;
- Completion of the veneer block work;
- Installation of structural steel portal beams, mezzanine floor beams, roof beams and purlins;
- Installation of the level 2 floor beams, floor joists and noggins;
- Commencement of the installation of the roofing ply.

TIMELINE STATUS

No claims for extensions of time have been received from the Contractor, Skyward.

A summary of the current timeline status is given in table 1 below.

All sub-trades are reported as progressing to programme and overall, the Contractor is currently making good progress.

TIMELINE STATUS			
Key contract dates / times	As at contract award October 2006	Change	As at February 2007
Acceptance of Tender	20 October 2006	-	20 October 2006
Contract Commencement	2 November 2006	-	2 November 2006
Contract Period	190 working days	-	190 working days
Extension of Time (at tendered daily rate cost)	-	-	-
Extension of Time (at no cost)	-	-	-
Due Date for Completion (Practical Completion)	3 August 2007	-	3 August 2007
Due Date for Defects Liability Period	1 August 2008	-	1 August 2008
Fit Out and Commissioning (15 working days)	24 August 2007	-	24 August 2007

Table 1. Timeline Status

FINANCIAL STATUS

Contingency expenditure during the four month period since the contract commenced amounted to \$81,144 which is approximately \$25,000 higher than forecast.

In comparison to previous months the rate of contingency expenditure has reduced significantly and it is expected that the remainder of the contract costs will be contained within forecast contingency limits.

The current level of contingency expenditure amounts to 4.7% of the contract sum. Ongoing value engineering will continue to be applied to achieve savings to offset additional costs where opportunities arise.

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

FINANCIAL STATUS			
Project Costs	As at contract award October 2006	Change	As at February 2007
Tender Award Value (excl. contingency)	\$1,708,325		\$1,708,325
Contract Variations	-	\$81,144	\$81,144
Contingency Sum	\$140,000		\$58,856
Total Construction Cost (incl. contingency)	\$1,848,325		\$1,848,325

Table 2. Financial Status

At this stage the project is still forecast to come in within overall budget.

PROJECT RISKS

The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:

- Oversight in the design of the public sewer connection. This issue was discovered early during the earthworks phase of the project and resulted in alterations to the sewer connection design and replacement of the public sewer line through the site. As the issue was identified early in the project the additional cost to the project was kept to a minimum however some concern was expressed at the fall of the connection. Skyward have managed to install the run of main pipe work at an acceptable fall but it was noted that extra care needed to be taken during the installation of the final connection.
- Timely installation of the roof. This is a perceived risk and early engagement of the roofing subcontractor together with a series of meetings to confirm shop drawings is expected to mitigate any delays that might occur.
- Complaints from neighbours. As the site is located in a residential area with homes on three boundaries a risk of complaints was identified. No complaints have been recorded since the previous report.
- Graffiti Attacks. Measures that have been introduced to discourage graffiti have proven effective and no graffiti attacks have been reported since the previous report.

QUALITY

Ongoing quality audits are being conducted by the Architect, Consulting Engineers, and Council's Project Manager. Quality of construction audited to date has been of a high standard and no significant quality issues have been reported.

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

HEALTH AND SAFETY

During the report period no significant health and safety incidents were reported. Safety audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

CONCLUSION

The project continues to remain on programme and the Contractor continues to make good progress. The previously reported risks associated with the delay in steel work appear to have been dealt with and mitigation measures are in place to deal with other identified risks. The rate of contingency expenditure has reduced in comparison to the previous months but currently remains higher than forecast. Ongoing value engineering will be applied to mitigate these costs wherever possible. The project is still expected to come in within budget.

RECOMMENDATION

That the Civil Defence Emergency Operations Centre - Construction Status March 2007 report be received.

Report prepared by: Steve Burris, Senior Engineer, Special Projects.



6 WAITAKERE CENTRAL TRANSPORT INTERCHANGE - CONSTRUCTION STATUS FEBRUARY / MARCH 2007

PURPOSE OF THE REPORT

The purpose of this report is to provide a monthly construction status update to the Projects Special Committee on the Waitakere Central Transport Interchange Project. The period for this report covers February / March 2007.

BACKGROUND

The Waitakere Central Transport Interchange was last reported to the Projects Special Committee on 7 March 2007 in a report entitled "Waitakere Central Transport Interchange - Construction Status January / February 2007."

PROGRESS LINK BRIDGE PROJECT

Construction Status

The bridge has achieved practical completion. Minor additional works such as signage and repair of defects is all that is outstanding.

Financial Status

The total expenditure on the contract to date remains at \$4,841,648. The final account is in preparation and current indications are that the project should come in under the total contract sum plus contingency amount. A final figure cannot be prepared until bridge signage and the remaining extra works are agreed.

Summarised financial status for the construction project is provided in Table 1 below.

FINANCIAL STATUS LINK BRIDGE			
Project Costs	As at contract award 12 December 2005	Change	As at March 2007
BUDGET COMMITMENT			
Contract Sum Awarded	\$4,725,228	-	\$4,725,228
Contract Variations Approved from contingency	-	\$330,660	\$330,660
Contingency Sum	\$750,000	\$330,660	\$419,340
Total Construction Cost (incl. contingency)	\$5,475,228		\$5,475,228
EXPENDITURE TO DATE			
Contract Sum		100%	\$4,725,228
Contingency		16%	\$116,420
Total Construction Expenditure To Date			\$4,841,648

Table 1. Financial Status

Escalator Breakdowns

The four escalators provided by Kone appear to be subject to frequent breakdowns. A log of breakdowns is being kept and statistics are being recorded for a one month period following which, a decision will be made on whether the availability is acceptable. Other issues that arise with the escalators are people illegally pushing the emergency stop buttons and people jumping on the floor plates, tripping pressure sensitive micro switches. Indications point to a likelihood that Kone will need to increase its service frequency of the four escalators.

Vandalism

On Saturday, 10 March 2007 at 6.00 pm a youth entered the Japanese Garden with his four young siblings and mother, proceeded to play in the pond, and then threw a rock at the Link Bridge window, breaking it. The event was captured on video surveillance and is in the hands of the Security Manager for follow up. The window will be replaced as soon as a replacement glass panel has been made.

On the same weekend, the southern toilet under the escalator structure was defaced with glazing putty. For obvious reasons there are no surveillance cameras in the toilets, but additional cameras at ground level outside the toilets and at the Link Bridge lift and stairs are under consideration to provide further street level surveillance. The toilet was cleaned and put back in operation the same day.

PROGRESS ON STREETScape, BUS STOPS, TAXI RANK AND LANDSCAPING

Construction Status

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

- Walkways are complete;
- Bus shelter erection is complete;

- Planting of trees and shrubs is complete;
- Irrigation is complete;
- Street furniture is complete;
- Street lights are nearly complete;
- The interchange successfully went live on Sunday, 25 February.

A1-A2

Status of construction is further reported in the following reports attached at pages A1 to A2:

- Architect's Report No. 15;
- HEB Smithbridge Limited's (HEB) report for the period to 22 March 2007.

Timeline Status

Although HEB met the deadline for achieving the bus interchange 'go live' date of 25 February 2007, the balance of the works incidental to the bus operations took longer than planned. The reasons for this can be primarily laid at poor site management on HEB's part due to their site manager being on leave and not being satisfactorily replaced. Accordingly the procurement of components such as cycle lockers and street furniture and progress with the physical works has slipped well past the approved extended target completion date.

The current timeline status is provided in Table 2 below:

TIMELINE STATUS RAILSIDE AVENUE STREETScape			
Key contract dates / times	As at contract award 18 August 2006	Change	As at March 2007
Contract Commencement Date	28 August 2006	-	-
Target Contract Completion - separable portion 1 northern Bus Bay	24 October 2006	8 weeks *	22 December 2006
Target Contract Completion - separable portion 2 balance of the works.	31 January 2007	8 weeks**	28 March 2007
Extensions of Time approved to date	-	14 days	23 February 2007

Table 2. Timeline Status

Note: *Due to access constraints at the APN Outdoor Hoardings, Telecom protective works and part of the site occupied by Canam for constructing the Railside Avenue escalator and redesign of works around the old hoardings.

** Due to absence of a site manager and delays in component procurement.

FINANCIAL STATUS

The total expenditure on the contract to date has been \$1,076,513 including \$103,148 for this period consisting of walkways, retaining walls and preliminary and general items.

Summarised financial status for the construction project is provided in Table 3 below.

FINANCIAL STATUS RAILSIDE AVENUE STREETSCAPE			
Project Costs	As at contract award 18 August 2006	Change	As at March 2007
BUDGET COMMITMENT			
Contract Sum Awarded	\$1,329,960	-	\$1,329,960
Contract Variations Approved from contingency	-	-	-
Contingency, Engineering and Supervision	\$264,778	-	\$264,788
Total Construction Cost (incl. contingency)	\$1,594,738		\$1,594,738
EXPENDITURE TO DATE			
Contract Sum		81%	\$1,076,513
Contingency		-	-
Total Construction Expenditure To Date		-	\$1,076,513

Table 3. Financial Status

Quality

Ongoing quality audits are being conducted by the Architect, Consulting Engineers and the Council's project team. Quality of construction audited to date has been of a high standard and no significant quality issues have been reported.

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

Health and Safety

During the report period no health and safety incidents were reported. Audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

CONCLUSION

The Waitakere Central Transport Interchange Link Bridge and Streetscape is in daily use by the public and is considered an attractive and successful project. Minor additional signage to the Link Bridge and repairs to a speed table ramp are still in progress.

Some minor incidents of vandalism are currently being addressed.

RECOMMENDATION

That the Waitakere Central Transport Interchange - Construction Status February / March 2007 report be received.

Report prepared by: Joe Schady, Senior Engineer, Special Projects.



7 **WAITAKERE CENTRAL CIVIC CENTRE - CONSTRUCTION STATUS
FEBRUARY/MARCH 2007**

PURPOSE OF THE REPORT

The purpose of this report is to provide a status update to the Projects Special Committee for the twelve-month defects liability period of the Waitakere Central Civic Centre construction project. The period for this report covers February/March 2007.

BACKGROUND

The Waitakere Central Civic Centre construction project was last reported to the Projects Special Committee on 7 March 2007 in a report entitled "Waitakere Central Civic Centre - Construction Status October 2006/February 2007."

DEFECTS LIABILITY PERIOD

Practical Completion for this contract was achieved in two separable portions as follows:

1. The main buildings (Civic wing and Administration wing) – 26 June 2006
2. Link Bridges at levels 2 and 3, site works and the Green Roof – 24 July 2006

Each portion has a twelve-month Defects Liability Period, during which the contractor is responsible for reinstatement of defective works at no cost to the Council.

DEFECTIVE WORKS STATUS

The following items have been identified as defective works that are to be reinstated during the defects liability period:

Rain Gardens

The majority of the gardens on the property serve dual functionality as rain filtration devices for stormwater run off in accordance with best practice sustainable drainage design. The functionality of these gardens to attenuate peak flows and to filter pollutants from stormwater run off is dependant on specific soil properties. Tests taken on the rain garden soil identified it as sub standard to the contract specification. The soil in the rain gardens has been removed and replaced to specification.

Planting, which was held in abeyance while the soil replacement was completed, is now in progress and being undertaken after hours.

Roadway Failure

A section of the road to the northwest of the administration building has indications of failure of the formation layers. An investigation undertaken by an engineering consultant on behalf of the contractor has confirmed that portions of the formation layers of this roadway have failed and these formation layers will be reinstated in the next few weeks. The work will be undertaken after-hours where possible, so as to minimise disruption to users, and access to the western car parking area will be maintained during the works period. It is relevant to note that this failure occurred adjacent to the area in which a land slip occurred on the neighbouring development, requiring that the original roadwork programme be suspended which unfortunately caused the road works to be undertaken during a wet period in July/August of 2006.

Air Quality - Defective Works

Air temperature issues at various parts of the building due to ineffective plant were identified and addressed by the contractor. Changes of ambient weather conditions through the summer caused parts of the building to exceed specified temperature ranges. To some extent this is expected as part of the commissioning phase. However, certain inadequacies in the mechanical system have been identified and rectified by the contractor.

General Minor Snags

A myriad general minor snag issues that are common to a project of this nature have been dealt with as they arose through a system established between the contractor, consultants and council's Facilities Manager. This process will be ongoing throughout the Defects Liability Period.

NON DEFECTIVE WORKS STATUS

The following items which cannot be classified as defective works under the construction contract, but for which performance was unacceptable have been identified and addressed as follows:

Glare and Heat - North Façade Administration Wing

A glare issue adjacent the main stairwell was reported in July, however as the sun's declination altered towards summer, this issue disappeared. This will be monitored as winter approaches and the sun's incidence angles reduce.

Air Quality - Non Defective Works

Air temperatures in parts of the building due to ineffective design have been identified and addressed as follows:

- An air curtain is to be installed at the main public entry doors to manage cold drafts entering the One Stop Shop area.
- An air curtain is to be installed at the staff entry door adjacent to the Link Bridge staircase on level 1.

Western Staff Entrance Canopy

During inclement weather, the need for a canopy over the western staff entrance was identified due to wind funnelling effects around this door. A suitable canopy has been designed and is in the process of being installed.

Accessibility Ramp - Level 6 Balcony

The original design did not provide suitable accessibility to the balcony on level 6 of the administration wing. As a result, and for code compliance purpose, an access ramp has been designed and building consent obtained. This ramp will be installed with a separate door, in the alleyway adjacent to the staff social club.

POST CONTRACT WORKS STATUS

The following fit out and specific items which did not form part of the main construction contract, were installed separately following practical completion:

Rock Gardens

Enhancements to the two larger rain gardens to include colourful plants as well as rock garden features have been added to the specification of the rain gardens in order to improve their appearance. The placement of the rocks has been completed and planting is in progress under direct supervision of Council officers.

Monolith Sign

A monolith sign to identify the property and mark the main property entry point on the corner of Henderson Valley Road and Smythe Road has been designed and is scheduled for installation during March/April 2007. The sign will be approximately 6.5 meters high and consist of two facades addressing entry from both directions along Henderson Valley Road. Geotechnical issues in regard to the bearing capacity of the insitu material as well as avoidance of existing services have required alterations to the foundation details of the sign. Installation is set to commence upon completion of the foundation design amendments.

FINANCIAL STATUS

Council's quantity surveyor, Rawlinsons has reached an agreement with Canam on a final contract sum for the construction works that is within the approved budget. This sum excludes a number of items of work that have been identified by the design team during the commissioning period and which are outlined above. These work items are currently in progress and a final value for the contract will not be available until this work has been completed. However, it is expected that a full cost report will be presented for the May 2007 Construction Status report.

There are no costs associated with defects repair works which are covered under the contract defects liability clauses. Non defect works and post contract works that are currently in progress are yet to be quantified but provisional estimated costs for these works indicate that these will be covered within the project contingency sum.

PROJECT RISKS

The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:

- While a provisional agreement on a final contract sum has been reached in principal between the contractor and quantity surveyor, confirmation of this sum cannot be reported until the remaining contract instructions have been evaluated. While indications are that the contingency sum will be sufficient to cover these costs, there remains a small risk until this is confirmed. Confirmation is expected in time for the May 2007 Construction Status report.
- Glare adjacent to the main stairwell of the administration wing reported in winter, will be monitored as winter approaches. Remedial works may be required if this issue recurs.

QUALITY

Ongoing quality audits are being conducted by the Architect, consulting engineers, the Council's independent quality assurance consultant and the Council's project manager. While quality of construction audited to date has generally been of a high standard, the following items have been recorded as reported elsewhere in this report:

- Roadway failure;
- Air temperature issues.

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

HEALTH AND SAFETY

During the report period no significant health and safety incidents were reported. Quality audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

CONCLUSION

During the defects liability period a number of defects have been identified and either repaired or are programmed for repair in the near future. The most significant of these have been the soil quality in the rain gardens and the roadway formation layer failure. The soil in the rain gardens has been replaced and the roadway defects are scheduled for repair during April 2007.

The current financial status of the project at completion, but subject to confirmation of the final account, is that all additional costs are likely to be accommodated within the contingency sum, including additional costs for secondary vibration isolation measures and a number of client initiated changes.

An identified glare issue on the northern façade of the administration wing may require additional glare control measures, which could further impact on the contingency sum.

The combined results of the value engineering programme together with the positive and co-operative relations between the Contractor, Architect, Quantity Surveyor and the Council officers means that the project costs are within the budget, subject to confirmation of the final contract accounts.

RECOMMENDATION

That the Waitakere Central Civic Centre - Construction Status February/March 2007 report be received.

Report prepared by: John Schermbrucker, Special Projects Manager.

