

3. TEMPLETON COMMUNITY CENTRE

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The purpose of this report is to provide the Property and Major Projects Committee with an update on progress with the Templeton Community Centre project.

GENERAL

Site work commenced in late August 2002. We are now two months into the contract. The Triboard walls have been fabricated, transported to site and erected. The roof is currently being constructed and the building should be at 'lock up shell' stage by the end of October 2002.

Work programmed for the next month includes, erection of the exterior cladding, installation of services, and completion of the veranda and internal framing.

The following issues should be noted by the Committee:

- **Resource Consent**

There were delays in obtaining the Resource Consent, which prevented work starting on site as programmed. However, the contract is still scheduled for completion before the end of this year. No costs were associated with the delay.

- **Power Consumption**

Power management systems for the building are being investigated with the assistance of Leonid Itskovitch, the Council's Energy Manager. The system would prevent lights and heating being left on while the building is unoccupied, reducing power consumption, which is expected to be a large item in the operating budget.

- **Templeton Stormwater Project**

Landscaping of the entire reserve has commenced and is programmed for completion in November 2002. This work is being funded as part of the upgrade to Templeton's stormwater capacity and includes the provision of a soakage basin, junior sports field, an area for future development of two netball courts at the site, as well as relocation and landscaping of the water race.

Two external toilets to service the sports field and any future netball courts will be constructed as part of the building contract. Parks and Waterways will provide funding for these additional toilets as part of the stormwater upgrading project.

PROGRAMME

As noted, the start date was later than expected due to delays obtaining Resource Consent. However the contractor has confirmed that he expects to complete the building by the end of December 2002.

The following programme is proposed for the remainder of the project.

Construction started	28 August 2002
Construction completed	30 December 2002
Furnishing and fit out	31 January 2003
Landscape planting	March 2003

Note: The Landscape Architects have recommended that the landscape planting be delayed until March 2003 to avoid planting during the dry summer period.

COST CONTROL

The approved budget is:	\$950,000
The forecast total cost is:	\$888,952
The total project contingency remaining is:	\$61,048

The monthly financial report is attached.

SUMMARY

The contract is progressing well with good co-operation between the contractor and the Council's contract supervision staff.

Construction is expected to be completed in December 2002 and the facility should be ready for use in February 2003.

**Chairman's
Recommendation:** That the information be received.