

2. WESTPACTRUST CENTRE MONTHLY REPORT

RR 8348

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The purpose of this report is to provide an update on the progress of the WestpacTrust Centre project.

REPORT PERIOD ENDING: 7 AUGUST 1998

PROJECT PHASE: CONSTRUCTION

1. GENERAL

Construction on site is progressing with achievements since the last report noted as follows:

- Scaffolding around service pods has been removed.
- The catwalk installation is completed.
- The installation of fixed and retractable seating is completed.
- The corporate box wall linings and glazing is completed and fit-out is well advanced.
- Back of house office areas are substantially completed.
- The food and beverage concessions are substantially completed.
- Siteworks have been substantially advanced with large areas of car park now chipsealed and asphalted.
- Tree planting in the car park areas is substantially completed.

2. FURNITURE, FITTINGS AND EQUIPMENT UPDATE

Deliveries of furniture, fittings and equipment (FF&E) are commencing with items such as loose floor chairs, portable staging, house and theatre lighting, division curtain, lighting rig, scoreboard and portable wooden floor either delivered or about to be delivered.

Procurement of further FF&E items (presented to the Committee in July 1997) from the \$750,000 approved in the 1998/99 Annual Plan is also significantly advanced to meet programme deadlines. Finalisation of specifications and placement of orders for items such as kitchen and cooking equipment, shelving and racking, office furniture and dasher boards/crowd control barriers have been made. The total value of orders placed to date from this area is approximately \$480,000.

3. **OUTSTANDING ISSUES**

There are no outstanding issues.

4. **APPROVALS SOUGHT**

In order to improve the street amenity in Twigger Street (East), a landscaping plan has been developed to replace the existing dilapidated corrugated iron fence on the former Canterbury Court frontage. Canterbury Court is now subdivided and discussions have been held with the new landowners who are open to the idea of landscaping their property frontages. An estimate has been provided by City Streets (budget allowance \$10,000) to remove the fence, rotary hoe the ground and topsoil/bark as necessary including provision of suitable planting. There is no provision for this in the project budget and it is clearly beyond the scope of works.

It is intended to negotiate with the landowners to obtain a 2 metre (approximately) landscaping strip along Twigger Street (East) for a peppercorn rental and approval is sought in principle that these negotiations should proceed with the relevant landowners.

Discussions with the City Streets Unit are to be held regarding capital funding and ongoing maintenance costs for this work. In the meantime, the remaining total contingency of \$255,724 could be used to 'underwrite' the value of this work. The Committee was updated at the meeting on the matter of funding. It is hoped to complete planting by the end of August 1998.

5. **PROGRAMME**

The contractor has made excellent progress over the last month. Some areas of the building (eg back of house, food and beverage concessions and the main arena) will be available for handover and training etc during the week commencing 10 August 1998.

Practical completion by 28 August 1998 is still achievable.

4. COST CONTROL

Report period from 20 June-24 July 1998

Variation Orders

Total VOs issued to date	213	
VOs issued during reporting period	20	
Value of VOs in this period	\$46,630	addition

Variation Price Requests

Total VPRs issued to date	557	
VPRs issued during reporting period	30	
Value of VPRs in this period	\$52,041	addition

Building Contract Summary

Main building Contract Provision	\$28,043,822
Forecast cost including VOs and VPRs	\$27,969,593
The total contingency as at 24 July 1998 is	\$255,724

The Committee was advised at the meeting that the addition of \$35,000 (duty recently recovered from Customs) brings the current total contingency to \$290,724.

The monthly financial report is attached.

- Recommendation:**
1. That a project scope change involving the landscaping of Twigger Street (East) be adopted and that the required funding of \$10,000 be sourced, \$5,000 from the City Streets Unit capital programme budget and \$5,000 from the project contingency.
 2. That the Property Unit be requested to finalise negotiations with the landowners fronting Twigger Street (East) to obtain a 2 metre (approximately) landscaping strip for a peppercorn rental.