

## 6. NEW BRIGHTON PIER TERMINUS BUILDING PROJECT UPDATE REPORT

RR 10057

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Corporate Plan Output: 8.9.34	

The purpose of this report is to update members of the Projects and Property Committee with progress on the New Brighton Pier Terminus Building project.

### REPORT PERIOD ENDING: 31 MAY 1999

#### 1. Progress(Construction)

##### 1.1 *General*

The contract is progressing very well, with the overall quality of work being carried out to a very high standard. This is a reflection on the main contractor (Mainzeal) who is showing a very professional and co-operative approach to ensure a successful outcome for the Council in terms of quality, cost and programme.

The southern ramp is completed and public access to the Pier has been made available, with the co-operation of Mainzeal, prior to completion of the building contract.

The building is fully enclosed with interior work/services almost completed. The building contract work will be finished by the scheduled date.

Mainzeal have also commenced the 'extra works' ie sitework, interior joinery/library fitout etc. These are progressing well, with the siteworks scheduled for completion on 30 June 1999.

Regular site and project control group meetings are still being held fortnightly and monthly, respectively.

##### 1.2 *Programme*

The main building construction project is scheduled for completion on 19 June 1999, with an extension of time claim has been granted, in accordance with the Conditions of Contract, for wet weather, ramps and sunshades. These are included in the 19 June 1999 completion date. The scope of work for the main contract has also been extended to include the library fitout/joinery components, which are included in the Libraries budget, and the surrounding siteworks of the beach park area. The revised completion date for these additional items is 30 June 1999. The supply of the carpet is expected on 2 July and will be laid prior to the official opening.

The official opening for the building and library is scheduled for 24 July 1999.

## 2. **Siteworks/Landscaping**

The detailed design and costings for the New Brighton Beach Park (surrounding Pier building) is completed. Chris Freeman, from the Parks Unit, has obtained the necessary approvals from the Parks & Recreation Committee. Mainzeal have now commenced the site work and are scheduled to complete this by 30 June 1999.

In accordance with our earlier recommendation, Mainzeal were awarded the siteworks/landscaping contract to mitigate potential co-ordination problems that could occur between different contractors/contracts and to ensure that the site works are completed with and complementary to the building contract.

## 3. **Tenancy Issues**

The Property Projects Manager reports:

*“We originally received seven expressions of interest to lease space in the development. We have been working actively over the last month with two of them who were the obvious best choices. One to occupy the entire first floor as a licensed restaurant/café and the other for a surf shop to take out approximately two thirds of the ground floor.*

*In the last week of May both parties have pulled out for different reasons, one got cold feet and the other a personal tragedy. We are now in the process of reviewing the remaining respondents and reconsidering our options. It is fair to say that our chances of fully tenanting the space in the short term has significantly decreased in the last week.”*

## 4. **Design Issues**

The structural engineers for the original pier design (City Design) have raised a concern regarding the seismic detailing between the landward end of the pier and the new building. City Design had originally designed this junction to incorporate a 50 mm seismic gap and 300 mm ‘knock out’ blocks (blocks design to fail under load). The structural engineers for the Pier Terminus building, Powell Fenwick, confirmed that they have misinterpreted the latter part of City Design’s original requirements, however, they are currently investigating a structural solution. They have noted that the proposed gap exceeds the Code requirements and are discussing this with the Council. We waiting for Powell Fenwick’s response.

No action required at the moment.

## 5. **Approval Required**

No approvals are being sought at this meeting.

6. **Cost Control**

Report period to 31 May 1999.

The project is within budget. Financial report attached – refer to Appendix. 1.

**Chairman's**

**Recommendation:** That the information be received.