

## 7. CATHEDRAL SQUARE REDEVELOPMENT MONTHLY REPORT

RR 9443

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The purpose of this report is to update the Projects and Property Committee on progress on the Cathedral Square Redevelopment project.

### REPORT PERIOD ENDING 2 MARCH 1999

#### 1. GENERAL

##### 1.1 Stages 1, 2, 3

The contractor is continuing to work on items of remedial work. Some of this remedial work (in Stages 1 and 2) is late for completion. It is essential that this work be finished before the forthcoming winter months.

##### 1.2 Stage 4

Works Civil Construction Ltd established themselves on site on 1 March 1999.

Prior to this date meetings and introductions have been made between Council staff, contractor's staff and stakeholders. A successful stakeholders meeting was held on 22 February 1999 to discuss the proposed construction programme and the scope of works.

During the Stage 4 works, the weekly market (selling general arts and crafts etc) will be temporarily relocated to the Worcester Street bridge to allow the contractor easier site access and to provide a cleaner, safer environment for the market. The food stalls will be temporarily relocated to other designated areas in the Square during the works.

In the tender evaluation/recommendation report adopted by the Council last December, it was reported that alternatives to the lighting specifications would be explored further.

The consultants have since been investigating the contractor's tender alternative for light fittings. The originally specified fittings are ex Australia (uplighters for trees) and USA (luminaires on top of poles). The alternatives proposed are ex

Australia (the uplighters) and NZ/USA (enclosure ex NZ; lamp, control gear, optics ex USA; assembled locally). They are considered to be inferior to the originally specified fittings in that they are more difficult to maintain and their lighting performance is questionable. The alternative supplier still needs to develop a prototype for testing and approval and is seeking Council lighting consultants to assist with photometric comparisons. The light pole bases and poles are locally supplied.

The saving offered with the alternative is only approximately \$10,000, but there is still some risk associated with research and development of a new product range. The indicated saving is likely to be negated by the required additional design costs and prototype development. Accordingly the originally specified fittings ex Australia and USA will be proceeded with and are already provided for in the budget..

**2. OUTSTANDING ISSUES**

- The resource consent (under the Resource Management Act) for the five additional bus shelters in the northwest quadrant has been granted. The hearing required under the Local Government Act is expected to be held in March.
- Mike Gadd and Associates has been commissioned by City Design to undertake a Post Construction Safety Audit in Stages 1, 2 and 3. The report will look at traffic movements, pedestrian movements and parking issues and is the final part of a three stage process. The report is due in mid March.

**3. APPROVALS**

No approvals are sought with this report.

**4. PROGRAMME**

Stage 1 and 2 maintenance periods (3 months) have now elapsed. Stage 3 maintenance period is still effective.

Stage 4 commenced on 1 March and is programmed to be completed in October 1999 (ie within the 1997 Council approved programme).

**5. COST CONTROL**

Following the Council's adoption of the proposed funding strategy for additional items of work last month, the remaining contingency was \$401,087.

The total contingency as at 18 February 1999 is \$398,986. The slight decrease is due to allowances made for Stages 1, 2 and 3 remeasures and variations. Of this amount \$64,000 is 'frozen' for possible future wash lighting.

The monthly financial report is attached.

**Chairman's**

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