

**5. NEW BRIGHTON PIER TERMINUS BUILDING
PROJECT UPDATE REPORT**

RR 9469

Officer responsible Property Manager	Author Property Asset Manager, Peter Wills
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 28 FEBRUARY 1999

1. Progress Phase (Construction)

1.1 General

The contract is progressing very well and quality is to a very high standard. The form of the library is now clearly visible. The southern ramp and northern stairs are well under way, including the amenities space beneath the southern ramp. The concrete and steel work is complete. Ply and membrane roofing is almost complete. This will provide weather protection for the commencement of internal work which is about to commence. Steel and aluminium window installation is now in progress.

The architects have commenced design on the library interior joinery/fitout, which is outside this current building contract but included in the overall project budget.

Site meetings are being held fortnightly. Meetings of the Project Control Group (PCG) are being held monthly.

1.2 Programme

The contract is on programme with completion scheduled for the end of May 1999. Mainzeal has lodged a five day extension of time claim which is weather related. This is being assessed by the architects. The completion of the southern ramp is scheduled for 7 June 1999.

It is anticipated that the library fitout and library relocation will occur during the later part of June or early July 1999.

2. Siteworks/Landscaping

The Parks Planning Team Leader (Chris Freeman) reports:

“New Brighton Beach Park/Pier Landscape Development Update:

Work on the detailed design and costing for the New Brighton Beach Park area has now been completed . The advertised concept prepared in 1997 has been largely adhered to with the development of an elevated entry court area around the building, a family garden and playground to the north and a amphitheatre to the south but with a car park for the Pier terminus building, as required by the resource consent. As indicated in the 1997 document the gap between expenditure and budgeted funds remains a problem. The design consists of quality clay pavers around the front of the building broken by concrete header strips and including sponsored pavers, a wooden deck around the macrocarpa tree, planters to separate the entry court from the road and concrete and grass surfaces in the amphitheatre and an asphalt car park.(see plan attached – Appendix 2).

The park area including the north and south car parks create a very large area, all of which needs upgrading. To date, the northern toilet/changing rooms have been rebuilt and some landscape enhancement spread throughout the remaining area. While work in the remaining park area was reduced to accommodate the need to fund the library’s/terminus building site works, some demolition work and planting has been undertaken.

As reported at the time of letting the contract for the Pier terminus building contract, a Provisional Sum of \$300,000 was included in the building contract in order to mitigate any potential co-ordination problems that may occur between different contractors/contracts and to ensure that the siteworks are completed in conjunction with the building contract. This provisional sum was initially for siteworks immediately surrounding the building. However, the landscape concept plan was extended to include more of the park areas to the north and south of the pier terminus building than originally planned. All of the external site works is funded from the Parks Units budget. The final design has now been completed and priced at \$385,000. All avenues to reduce costs have been investigated and any further reductions in cost would compromise the design's quality or leave areas in a rough state. The implications of this is that the Parks Unit will be reporting to the next Parks and Recreation Committee on the reallocation of existing Parks Unit funds to meet the revised scope of works/estimate.”

3. Tenancy Issues

The Property Projects Manager reports:

“H G Livingstone Limited, acting as sole agents are currently undertaking a marketing campaign seeking “Expressions of Interest”, those close on 19 March 1999. Advertisements have been run in the Press on 27 and 30 January 3, 6 and 20 February, a colour flyer has also been produced to assist in marketing.

A number of identified “major” prospective tenants have been approached directly, the likes of McDonald’s, Whitcoulls, Robert Harris etc. A direct mail out to 150 bar, café and restaurant owners has been undertaken and these are currently being followed up in an effort to consolidate interest.

Generally interest has been mediocre. However, there is still a certain degree of “hanging back”, which is symptomatic of the weak/declining rental market in Brighton and the unproven nature of what is a unique product. These factors add to the risk for new entrants to this market location. Having said this I am confident of receiving some submissions to consider by 19 March.”

4. **Approval Required**

No approvals are being sought at this meeting.

5. **Cost Control**

Report period to 23 February 1999.

This project is within budget. The financial report is attached .

Chairman’s

Recommendation: That the information be received.