

**10. QUEEN ELIZABETH II PARK, POOLS REDEVELOPMENT
STADIUM GRANDSTAND RE-ROOFING
TENDER EVALUATION/RECOMMENDATION REPORT**

RR 9464

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The purpose of this report is to seek Council approval for the award of the stadium grandstand re-roofing contract.

INTRODUCTION

The Council at its meeting on 4 June 1998 adopted a development plan for the Queen Elizabeth Park Pools which included concept plans for a new ten-lane 51m competition pool, and a new leisure pool complex in the area currently occupied by the existing 50m pool.

The project also included works to remedy defects in the building structure, fabric and services identified in the development plan.

PROJECT STAGING & SCOPE

Re-roofing of the stadium grandstand had previously been identified as Stage 2 of the project, but with some FIFA World Youth Cup games being played at QEII Park Stadium in November 1999 there is a need to complete this work in time to allow construction of facilities prior to that event. Stage 2 can be completed independently of the remainder of the project.

A tender evaluation/recommendation report for construction of the pools and other work identified in the development plan (Stages 1 & 3 of the project) is programmed for presentation to Council in February 2000.

The scope of work in stage 2 of the Pools Redevelopment Project includes the following:

- Demolition of the existing stadium roof and truss cladding
- Installation of fire protection pipework and sprinklers
- Repair, surface preparation and painting of deteriorated steel truss members
- Installation of new roof cladding, truss cladding and gutter
- Co-ordination with a separate electrical contractor

The extent of roof cladding being replaced in Stage 2 is identified on the attached sketch (shaded area).

TENDER EVALUATION

Six main contractors were invited to tender for the stadium grandstand re-roofing.

Tenders closed on 24 February 1999, with six tenders being received as follows:

Naylor Love Canterbury Ltd

\$592,278

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Higgs Builders Ltd	\$644,581
Armitage Williams Construction Ltd	\$686,708
Chas S Luney Ltd	\$696,923
C Lund & Son Ltd	\$697,389
Mainzeal Property & Construction Ltd	\$855,249

The approved Project Cost Plan includes an allowance for this work of \$610,000.

Naylor Love Ltd are a well-known, reputable, South Island construction company with branches in Dunedin, Invercargill, Queenstown and Christchurch. Their Christchurch branch has been operating since April 1996. Recent completed contracts include 'Splash Palace Southland Aquatic Centre' in Invercargill, Canterbury University Maths and Computer Science building and the Barrington Mall development. They are currently the main contractor for the Centennial Pool project which is scheduled for completion in April 1999. Their performance on this project continues to be most acceptable.

Naylor Love Ltd's tender, in common with other tenderers, included a price from a fire protection sub-contractor which did not allow for the full scope of all the specified work. In addition, Naylor Love Ltd had identified in their tender that cost savings could be made if an alternative system of cladding was used on the roof trusses.

A tender review meeting was held with Naylor Love Ltd on 1 March 1999 to review the scope of the fire protection work and the alternative cladding proposed in their tender.

Revised tender prices from Naylor Love were subsequently received quantifying those two issues:

Original tender	\$592,278
Revised complying tender including full fire protection scope	\$604,888
Revised tender including alternative cladding and full fire protection scope at an overall saving of \$13,165	\$591,723

BUDGET PROVISIONS

Budget provision of \$19,674,050 (excluding inflation) has been made for the Pools Re-development Project in the approved 1998/99 Annual Plan, with an allowance of \$610,000 included in the Project Cost Plan for Stage 2, re-roofing of the stadium grandstand.

PROGRAMME

Subject to Council approval at its meeting on 25 March 1999, the re-roofing contractor will start on site during March 1999 and complete the contract by the end of June 1999.

SUMMARY

- The lowest complying tender of \$604,888.00 was submitted by Naylor Love Canterbury Ltd. An acceptable alternative cladding system for the roof trusses offered by Naylor Love reduces this price by \$13,165 to the recommended price of \$591,723.00.

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- The recommended revised tender price is \$591,723.00 ie \$18,277 below the Project Cost Plan allowance of \$610,000.
- Completion of the Stadium Grandstand re-roofing is programmed for the end of June 1999.
- The stadium grandstand re-roofing contract is independent of the remaining stages of the Pools Re-development project which will be the subject of a separate report to Council in February 2000.

Recommendation: That the revised tender of \$591,723.00 (excluding GST) from Naylor Love Canterbury Ltd be accepted.

Chairman's

Recommendation: That the above recommendation be adopted.