

10. ENGLISH PARK REDEVELOPMENT

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The purpose of this report is to provide the Property and Major Projects Committee with an update on progress with the English Park Redevelopment project.

REPORT PERIOD ENDING 30 NOVEMBER 2001

GENERAL

The contract commenced on 3 September 2001. We are now three months into the contract. The majority of the earthworks portion of the contract has been completed. The main mound by the pavilion has been completed as well as the mounding around the perimeter of the playing field.

Approximately 70% of the tilt panels have now been constructed with plans to start standing these in place during the last week of November. The pouring of the foundations commenced one week ago. All sub-floor services have been installed and construction of the concrete bleachers has commenced.

The Sheffield Place car park has been formed. The final sealing will occur in the next month, in time for use by parents of children at the adjacent school when the Cranford St car park is closed.

A funding application has been submitted to the Lotteries Commission for a total of \$138,000 of additional funding for the park. It is expected that a decision on this application will be made prior to the end of the current year.

The following issues should be noted by the Committee:

Building Consent

The building consent process identified a number of changes that had to occur to the building. The building was designed in accordance with the then current New Zealand Building Code (NZBC). While our application was being processed, the NZBC was updated and the changes identified were applied by the consent officers to the design. This has resulted in changes to the design costing the project in the order of \$34,000. This has had a significant impact on the available contingency. It is considered that the project can still be completed within the overall approved budget.

Double Glazing

A grant of \$15,000 has been received through the CCC Energy Manager for the installation of double glazing.

Stage 2 Planting/Cafe fitout

These are still identified as optional extras and are dependent on obtaining sufficient funding through the Lotteries Commission application.

Card Access

It has been agreed to install conduit in the walls to allow for the future installation of a card access system. The installation is dependent on obtaining sufficient funding through the Lotteries Commission application.

Lighting Tower Modifications

The resource consent process determined that there was a need to make some modifications to the lighting towers. The original design allowed for the removal of two of the existing six towers but the Commissioner, after listening to the appellants, determined that further work on modification to the head units of the towers was required. Some changes were also agreed with a neighbour, so that he would withdraw his appeal against the granting of a resource consent.

The modifications required are:

- (a) Removal of the cage at the top of the towers. The result of this is that the climbing equipment (Rail Lok safety system) needs to be installed to allow compliance with safety regulations.

(b) Removal of the climbing cage.

The value of the work associated with these modifications is \$28,000. This work will need to be funded out of project contingency (\$100,000). At this stage it is intended to re-use the existing floodlights.

The submission to the Lotteries Commission included an allowance for funding to modify the towers and replace the floodlights with new fittings. A decision to purchase new fittings will be dependent on the response received.

PROGRAMME

The contractor has noted that the works have slipped by approximately four weeks against the original programme. Some of this time (up to two weeks) is due to wet weather that has plagued the contract over the last two to three weeks. Delays have also been experienced due to the forming and reinforcement of the foundations.

A number of claims for extensions of time have been submitted. At this stage these have been negotiated out with the net result being that an extra three days has been formally added to the original completion date for the pavilion (11 March 2002).

It is worth noting that the delays noted to date have no effect on the overall completion date of the project, which is still scheduled for 24 May 2002. The delays only relate to the sectional completion relating to the pavilion.

The following construction programme has been supplied by the contractor:

Construction started:	3 September 2001
Completion of building works:	11 March 2002
Completion of siteworks:	5 March 2002
Completion of planting/Final Handover	24 May 2002

COST CONTROL

The approved budget is:	\$2,787,400
The forecast total cost is:	\$2,683,594
The total remaining contingency is:	\$103,806

The monthly financial report is attached.

SUMMARY

The contract is progressing well with good co-operation between the contractor and the Council's contract supervision staff. The effect of delays in the building works will have, at this stage, no effect on the project completion date.

It is expected that an answer will be obtained from the Lotteries Commission before the end of the year. Following this, decisions on the inclusion of Stage 2 planting, café fitout and card access can be finalised.

Chairman's

Recommendation: That the information be received.