

9. 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 31 JANUARY 2002

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.

Progress on site prior to and just following Christmas was slow due to inclement weather. In the second half of January, things picked up considerably with the following points worth noting:

- All pre-cast panels are complete, with one having to be re-cast due to breakage when being lifted.
- Ground floor slabs are now 95% complete.
- First floor slabs are 80% complete.
- Cranford Street car park is complete.
- All four light towers have now been modified and re-erected.
- Screening of soil for the pitch has commenced, with all pre-work for one half of the pitch complete. The second half will commence when the pre-cast bed is removed.
- Creek re-alignment work has nearly complete. Final cut-over to the new alignment will not happen until later in February.
- bleachers are complete.

The following issues should be noted by the Committee:

Stage 2 Planting

This has been included in the current contract. It has been considered by the project team that it is essential to have all planting complete before the official opening in order to give a 'finished' look to the project.

Cafe fitout

This is still identified as an optional extra. A decision on this will be dependent on the financial status of the project.

Card Access

It has been agreed to install conduit in the walls to allow for the future installation of a card access system.

Lotteries Grant

The submission to the Lotteries Commission has resulted in \$50,000 additional funding. This is short of the previous expectations held for funding. A total of \$75,000 had been budgeted for.

PROGRAMME

The recent inclement weather has had a considerable impact on the progress of work following the Christmas break. The contractor started back early to try and catch up on previous lost time, but continual rain affected all efforts to gain previous lost time. However in the last two weeks considerable progress has been made, with gains being made on previous lost time. Fletchers will continue to keep the pressure on and expect to make further gains, weather permitting.

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 construction programme has been supplied by the contractor:

Construction started:	3 September 2001
Completion of building works:	15 April 2002
Completion of siteworks:	14 April 2002
Completion of planting/Final Handover	24 May 2002

COST CONTROL

The approved budget is:	\$2,787,400
The forecast total cost is:	\$2,733,812
The total remaining contingency is:	\$53,588

The monthly financial report is attached.

The Lotteries Commission has granted the project \$50,000.

SUMMARY

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

There has been very tight control of variations during the construction phase with considerable effort going in from the supervision staff. This is reflected in the financial report.

The decision from the Lotteries Commission to grant \$50,000 has effectively delayed decisions on whether to complete the cafe fitout and card access items. Decisions on these items will be held over until the last stages of the project.

Chairman's Recommendation: That the information be received.