

9. ENGLISH PARK REDEVELOPMENT: PROGRESS REPORT

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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 28 FEBRUARY 2002

GENERAL

The contract commenced on 3 September 2001. We are now six months into the contract.

Progress on site which had picked up was again interrupted by wet weather, which has affected progress in the following areas:

- Assembly of structural steel
- Pouring of concrete to first floor level
- Installation of in-ground pipework
- Excavation and preparatory work to the Cranford St car park
- Screening and spreading of topsoil to the pitch area

The following points on progress are worth noting:

Pavilion:

- All floor slabs completed
- All panels in place
- Services first fix commenced
- Bleacher installation complete
- Level 1 precast panels installed
- Structural steel 60% complete
- Insitu walls ground - Level 1 complete
- Framing - floor and walls commenced

Siteworks:

- Cranford Street car park progressing
- Creek realignment north section progressing
- Topsoil to pitch progressing
- Bridge construction proceeding

Progress over the next month will include:

Pavilion:

- Completion of structural steel
- Installation of roof and windows
- Completion of wall framing and battening
- FRP insitu walls Level 1 - Roof
- Complete first fix of services
- Preparation for wall and ceiling linings

Siteworks:

- Placement of soil to pitch
- Continue creek bed realignment
- Sealing of Cranford Street car park
- Complete bridge construction
- Completion of drainage work

The café fitout and card access system are still identified as optional extras.

PROGRAMME

Once again the progress on site has been hampered by wet weather. Fletchers have made up time where possible and will continue to keep the pressure on.

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:	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: \$2,753,468

The total remaining contingency is: \$33,932

The monthly financial report is attached.

A significant cost will be incurred as a result of having to re-cast two pre-cast panels.

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.

Chairman's

Recommendation: That the information be received.