

**Mayor and Councillors
COUNCIL**

5 APRIL 2012

Meeting Status: **Public**

Purpose of Report: For Decision

PROJECT UPDATE: COASTLANDS AQUATIC CENTRE

PURPOSE OF REPORT

- 1 This report provides an update on progress with the construction of the Coastlands Aquatic Centre.

SIGNIFICANCE OF DECISION

- 2 This report does not trigger the Council's Significance Policy.

BACKGROUND

- 3 On 15 December 2011 the Council approved the award of the contract for the construction of the Coastlands Aquatic Centre to Mainzeal (report CS-11-442 refers.) Construction work started in February 2012 and this report is the first update on project progress. Subsequent reports will be provided to each meeting of the Corporate Business Committee until the project is completed in March 2013.

CONSIDERATIONS

Project scope

- 4 The overall project includes the construction of the Coastlands Aquatic Centre, internal and external fit out of the Centre and construction of a roundabout at the exit onto Kapiti Road opposite Larch Grove.

Project management

- 5 Davis Langdon has been engaged as project manager for the construction project. Project management systems have been established and regular site meetings are being held and are attended by the design team and council staff as well as the contractor. A Project Control Group has been formed and will meet each month (the first meeting was held on 14 February) to review progress and resolve any issues that have arisen. The group's primary purpose is to ensure the project stays within the approved scope, budget and timeframe. A risk review workshop was held on 13 March to go through the risk schedule, review the risk ranking, check categorisation, and assign responsibility.
- 6 The Council's project manager has resigned and a proposal is being sought from Davis Langdon to extend their project management services to cover management of the consultant's fee claims, the construction of the roundabout, and other separate contracts including signage, furniture and equipment.

Programme

- 7 The project is on track. At the time of writing: the retaining wall around the western side of the building is complete; plumbing and drainage for the showers and toilets are being installed; and underground tanks for the backwash of water filters are being installed.
- 8 Work in the near future includes activity on and off site. Off site activities include testing the key connections on the roof gridshell and confirmation of the properties of the ETFE roof foil. Work on site will include bulk excavation for the learner's and toddler's pool; installation of sumps and drains, concrete slabs and walls for the learner's pool; and installation of precast pads and walls for the toddler's pool. The structural columns will go up in late April. The roof lattice will go on in late May. This will be built on the ground and lifted into place by crane. (This is likely to be a good photo opportunity, sponsors and the media will be advised of details nearer the time.)

Design

- 9 No significant construction design issues have arisen to date.

Financial Considerations

- 10 The project is on track both against the overall programme and against the construction budget. The formally approved construction contract sum is \$15,047,405 (excl GST.) Expenditure to 12 March 2012 on Mainzeal's contract is \$325,653 (excl. GST.) Progress payment claim number 2 has been received and is under review. The construction cashflow for the project has been issued.
- 11 The estimated committed contingency to 13 March 2012 is approximately \$350,000. This includes \$301,000 committed at the time of awarding the construction contract. This is Mainzeal's cost of taking on the risk of constructing from drawings and not having any recourse to the schedule of quantities as a basis for variation claims. This approach was recommended by Davis Langdon at the time of awarding the contract and was factored into the contingency amount agreed at the Council meeting on 15 December 2011 (report CS-11-442 refers.) The additional \$49,000 is Davis Langdon's estimate of potential costs arising through clarification of design details and changes to drawings. The contractor has yet to submit a price for these items.
- 12 The remaining contingency of \$1,048,015 is approximately 9% of the cost of work to complete. David Langdon considers this adequate for this stage of the project.
- 13 The design consultants have submitted a request for a fee adjustment to reflect additional costs incurred. The request is under consideration and will be reported fully in the next project update.

Legal Considerations

- 14 There are no legal considerations.

Delegation

- 15 The Council has the authority to consider this report under section A.2 of the Kāpiti Coast District Council Governance Structure:

4 Exercise any other Council powers, duties and functions of a strategic overview nature including:

...

- *coordination and prioritisation of infrastructure development;*
- *dealing with any issues in a timely fashion that would normally be considered or have been referred to Council by any of its Standing Committees.*

Consultation

- 16 No consultation is required.

Policy Implications

- 17 There are no policy implications.

Tāngata Whenua Considerations

- 18 There are no tāngata whenua considerations.

Publicity Considerations

- 19 A communications plan is being developed around project milestones, eg installation of the gridshell roof. A proactive approach will be taken, using several different media, with the intention of raising awareness about the project in general, to highlight aspects of particular interest, eg volume of demolition material that was recycled, and to keep the community informed of progress.
- 20 The plan will be developed in consultation with the Aquatic Centre Trust. Increased awareness of the project and its progress will be of assistance to the Trust in their continuing fundraising activities. Opportunities for promotion and recognition of existing sponsors are likely to be more apparent and more frequent now construction has started.

RECOMMENDATIONS

- 21 That the Council notes progress on the Coastlands Aquatic Centre Project as outlined in this report (CS-12-502.)

Report prepared by:

Tamsin Evans

Group Manager Community Services