

Mayor and Councillors
KĀPITI COAST DISTRICT COUNCIL

15 NOVEMBER 2012

Meeting Status: **Public**

Purpose of Report: For Decision

NGAHINA STREET REALIGNMENT AND CAR PARK

PURPOSE OF REPORT

- 1 This report recommends an increase to the value of the Coastlands Aquatic Centre construction contract to enable the construction of car parking required for the Civic Building and the realignment of Ngahina Street to be completed as part of this contract. This recommendation does not seek an increase in project funding.

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 construction contract for the Civic Building redevelopment and agreed to proceed with several associated town centre improvements within the scope of the overall project (report CS-11-413 refers). The total project budget is \$9,267,000.
- 4 In addition to the main construction contract, the total project includes:
 - streetscape/landscape immediately surrounding the building;
 - **additional car parking to be constructed at Ngahina Street** (refer Appendix A);
 - Rimu Road/Iver Trask intersection improvements;
 - public art, specifically three carved pou in front of the building's main entrance;
 - soft fitout of the upgraded building, i.e. furniture, fixtures and equipment; and
 - relocating staff from temporary premises to the upgraded building.
- 5 While a design for the car park was being prepared the Roading Team identified this project as an opportunity to improve safety through realigning Ngahina Street. The Ngahina Street realignment and car parking works adjoin other works for the Coastlands Aquatic Centre. To ensure these are all co-ordinated and to maximize value for money and minimize doubling up of tender or contractor set up costs, it is proposed they are combined into one work package. This will allow

the work to be co-ordinated through one contractor rather than the potential scenario of having two or three contractors involved.

CONSIDERATIONS

- 6 The construction contract for the Coastlands Aquatic Centre was awarded to Mainzeal Construction Limited for the sum of \$15,047,403 (report CS-11-442 refers). Mainzeal's original scope of works included the formation of permanent access from the Coastlands Aquatic Centre onto Ngahina Street. This did not include the car park or the Ngahina Street realignment.
- 7 To eliminate the financial and scheduling risks described in paragraph five of this report, Mainzeal was asked to consider increasing the scope of their civil works to incorporate the car park and road realignment. Mainzeal invited tenders from three competent contractors and received two prices. The third contractor did not submit a price. Given the type and scope of work, Lowest Price Conforming was identified as the preferred evaluation method. The submitted prices were checked for accuracy and competitiveness by Council's appointed project managers for the Coastlands Aquatic Centre project, Davis Langdon.
- 8 The prices tendered for this work were:

Contractor	Ngahina Street Car Park	Ngahina Street Realignment	Offsite overheads & profit	Tender Price	Tender Price, plus \$50k contingency
PCL	\$249,253.66	\$200,416.24	\$26,980.19	\$476,980.19	\$526,980.19
Contractor B	\$262,689.85	\$220,703.40	\$29,003.60	\$512,396.85	\$562,396.85
Contractor C	No pricing received				

- 9 PCL has the lowest conforming tender price of \$476,980.19. Tenderers were not asked to include a contingency sum in their pricing. A nominal value of \$50,000 is recommended to be allocated as the contingency sum (equivalent to 10.5% of the tender value), over and above the prices received, making the value of the revised work package, based on PCL's lowest conforming tender price, \$526,980.19.

Financial Considerations

- 10 The cost of the car park to be funded by the Civic Building re-development project is \$287,743.75. This comprises the tender price of \$249,253.66 + 50% of Offsite overheads and profit at \$13,490.09 + 50% of the contingency sum at \$25,000.
- 11 The remaining \$239,236.44 is the cost of the Ngahina Street realignment. This cost will be met from the roading capital improvements budget.

- 12 The contract value exceeds the Chief Executive's delegated authority and Council approval is therefore required.

Legal Considerations

- 13 There are no legal considerations.

Delegation

- 14 The Council has authority to approve the contract variation.

Consultation

- 15 Staff are in the process of communicating with the following stakeholders to ensure they are informed of the pending work in Ngahina Street prior to undertaking any physical works:

- Ngahina Street residents & businesses;
- Te Newhanga Kapiti Community Centre;
- Kapiti Disability Information and Equipment Centre
- Kapiti Women's Centre; and
- Kapiti School;

Tāngata Whenua Considerations

- 16 There are no iwi issues for consideration relating to this decision.

Publicity Considerations

- 17 This recommendation does not require additional funding for either the Civic Building or the Coastlands Aquatic Centre projects. Both are on track to be completed in March 2013 within the total budgets agreed by the Council in December 2011.

RECOMMENDATIONS

- 18 That Council authorises the Chief Executive to increase the value of the Coastlands Aquatic Centre construction contract with Mainzeal Construction Limited by a maximum value of \$526,980.19 to \$15,574,383 to incorporate the revised scope of works for the new car park and Ngahina Street realignment.

Report prepared by

Approved for submission by

**Jason Harrison
Project Manager**

**Tamsin Evans
Group Manager Community Services**

Appendix A – Car park site plan