

Freyberg Place Upgrade

File No.:

Purpose

1. To seek endorsement from the Auckland City Centre Advisory Board (ACCAB) for additional funding for the Freyberg Place Upgrade from within the City Centre Targeted Rate programme, to enable the completion of the project.

Executive Summary

2. Auckland Council is undertaking an upgrade of Freyberg Place and Ellen Melville Centre. Construction on the project began in August 2016. The ACCAB endorsed the final design of Freyberg Place and Ellen Melville Centre; including a new pedestrian connection up to the Metropolis terrace and the extension of the shared space on O'Connell Street up Courthouse Lane to the entrance of the Metropolis car park.
3. On 24 February 2016 the ACCAB allocated an additional \$1.1 million funding from the High Street Precinct budget, brought forward from the 2017/2018 financial year (FY18), to deliver the extended scope of works to Courthouse Lane, the connection to Metropolis terrace area and the redesign of Freyberg Place to include a vehicular route through the square. This funding was based on estimated figures provided by an independent Quantity Surveyor during Developed Design phase and was not based on actuals.
4. The Ellen Melville Centre upgrade is funded through Council's General Rates and Freyberg Place Upgrade through the City Centre Targeted Rate. Completion of the project is currently planned for June 2017. The project is seeking further funding for unforeseen costs and programme overruns due to unexpected issues that have arisen on Freyberg Place during construction phase.

Recommendations

That the Auckland City Centre Advisory Board;

- a) endorse the allocation of \$450,000 from the targeted rate programme, to be incorporated into the Freyberg Place upgrade project for unforeseen costs encountered on site during construction; and the allocation of \$510,000 as contingency from the targeted rate programme, to be authorised for use by the Head of Development Programmes for kerb build outs and contingency for the remainder of the construction period.

Comments

5. The variation items are shown in the table below. These estimates have been verified by the project Quantity Surveyor and peer reviewed by an independent Quantity Surveyor.

Variations	Amount
Post Tender design changes due to Auckland Transport's Engineering Planning Approval (EPA) process – including new stormwater manholes due to poor condition of existing assets, change requests by NZ Foundation of the Blind and requests to recycle/reuse existing assets by AC Waste.	\$197,918
Post Tender consenting condition requirements – additional Arborist and Geotech specialist	\$30,920
Potential EOT claims due to consequential impact of asbestos delays at Ellen Melville Centre and additional consultancy fees due to extension of	\$59,758

project programme two months beyond originally planned completion date	
Unforeseen clashes with underground concrete and utilities (Watercare, Telecom and Chorus)	\$57,343
Restoration of heritage plaque due to breakage during removal caused by existing hairline crack	\$3,885
Vector Transformer and Adshel shelter assets relocation, recycling and recladding costs	\$40,678
Redesign of pathways due to unforeseen high tree roots of Phoenix Palm trees	\$46,692
Incorporation of artwork to water fountain including iwi artist involvement requested by mana whenua.	\$11,626
Unexpected additional archaeological findings	\$1,180
Total Variations	\$450,000
Contingency	Amount
Post Tender design changes due to Auckland Transport's Engineering Plan Approval (EPA) process – Quantity Surveyor estimate of concept design for kerb build outs requested outside of project scope area as condition of EPA – to be returned if cheaper alternative solution can be found ¹	\$300,000
Project contingency on cost to complete – to be returned if not required.	\$210,000
Total Contingency	\$510,000
Total (Variations and Contingency)	\$960,000

¹ The benefits of undertaking the full kerb build out works as a part of the Freyberg Place upgrade includes reduced construction costs and reduced disruption to businesses in the area.

Signatories

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