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# Wynyard Quarter South Road Upgrades Project

## Recommendations

That the Board:

- i. Endorses the proposed Wynyard Quarter (WQ) Procurement Strategy.
- ii. Approves the Procurement Plan for the WQ Central Physical works package.
- iii. Approves the expenditure of \$21.2m, being the estimated construction cost of the WQ Central physical works package (Council funded).
- iv. Delegates authority to the Chief Executive to approve the tender evaluation report and subsequent contract award for the WQ Central physical works package (estimated at \$21.2m).
- v. Notes the proposed commencement of the WQ Central physical works package in June 2018.

## Executive summary

1. Under financial delegations all contracts above \$20 million are to be approved by the AT Board, and all projects over \$5m require board approval to initiate; the value of the WQ Central physical works package is estimated at \$21.2m.
2. The design for the WQ Central and Western Packages currently stand at a combination of concept level designs through to well advanced detailed designs.

The procurement strategy recommends:

- continuing with the appointment of the Beca/LandLAB design team to complete the remaining design work within the WQ, subject to continued performance and attaining cost efficiencies through this approach.
- using the AT Physical Works panel to procure the remaining physical works packages, and applying the default lowest price conforming selection method.

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## Strategic context

3. The Wynyard Quarter South Road Upgrades need to give effect to the objectives of the Auckland Council District Plan – Plan Change 4. The objectives include providing a high quality public realm and a fully-functioning, multimodal transport network. The objectives are supported by the Urban Design Framework and the Wynyard Quarter Transport Plan. Auckland Council also has several strategic objectives for Auckland contained in the documents listed below which the upgrades will need to support.

The primary objective as defined in plan change 4 is to create:

“a safe, convenient and interesting environment which maximises pedestrian use and amenity and improves connectivity within the Quarter and to adjacent areas”.

The principle underpinning the WQ south upgrade is to create an environment which employs good landscape and urban design principles to create a public streetscape and open space that is of the highest quality to embody and reflect the intrinsic values, history and character, as well as the required uses and activity needs of the area.

The following documents are relevant for the project objectives:

- The City Centre Master Plan
  - The Waterfront Plan 2012
  - The Auckland Plan
  - Auckland Council District Plan – Plan Change 4 and addendums
  - The Urban Design Framework
  - Sustainable Development Framework
4. Wynyard Quarter is a prioritised project within the draft 2018 – 2028 Long Term Plan (LTP), but is not included in the current 2015 – 2025 LTP.

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## Background

5. The scope of the WQ South Road Upgrades Project involves the streetscape, public space and civil infrastructure upgrades to the roads shown in Figure 1 below, the development of Central Park (Wynyard Common) and the continuation of the Daldy Street Linear Park from Pakenham Street to Fanshawe Street.
6. The overall project has been separated into three overarching delivery packages defined as the WQ Eastern Package, WQ Central Package and WQ Western Package as shown in Figure 1.

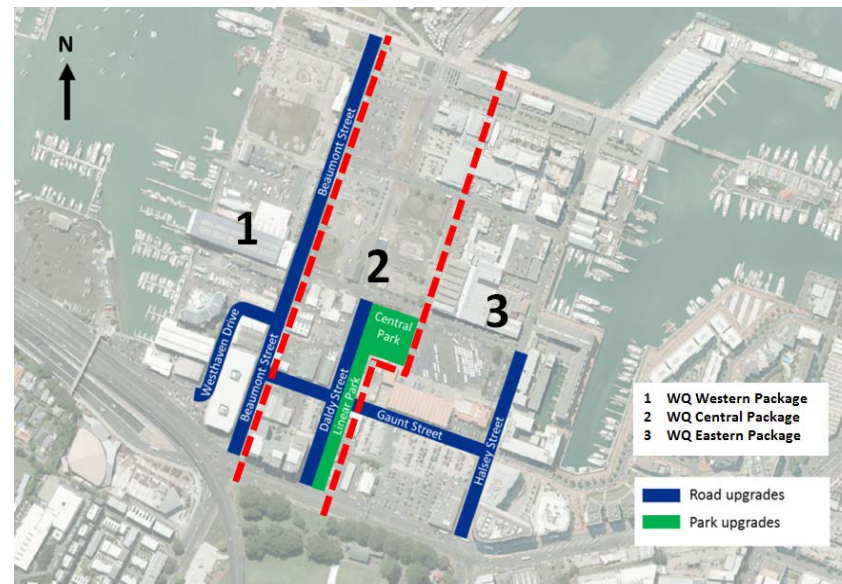


Figure 1: WQ South Road Upgrades extent

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7. The indicative package timings and overall costs are summarised below:

Package	Start/ end dates	Cost	Commentary
WQ Eastern Package	May 2015 to Sept 2017	\$21.6m	Complete
WQ Central Package	June 2018 to Dec 2019	\$38.6m	Detailed design complete. Includes \$16m property acquisition costs, and \$1.2m investigation, design and ancillary costs; the construction estimate is \$21.2m.
WQ Western Package	Timing to be determined however likely to be post AC36.	\$40.5m	Draft concept design complete. Includes \$15m estimated property acquisition costs.
Total		\$100.7m	

## Funding

8. The current financial year has a budget provision of \$8.5m and the current draft LTP for 2018-2028 provides \$80m for WQ works as a prioritised project.
9. Discussions have been held with the New Zealand Transport Agency for National Land Transport Fund (NLTF) funding for this activity. The Agency identified a number of issues which the Funding Team are reviewing however, at this stage, NLTF funding is uncertain for this activity and there is a risk that this will need to be fully delivered through local share.

## External Consultation/Engagement.

10. Formal consultation and engagement with key stakeholders on the design and general project staging has occurred over the past three years, including:

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- Waitemata Local Board
- Tramco
- Panuku
- Watercare
- Auckland Council
- Healthy Waters
- Marine Industry Association
- WQ businesses
- Mana Whenua

## Issues and options

11. A range of options were considered including Early Contractor Involvement (ECI) and Design and Construct (D&C), however a traditional model was deemed most suitable given the well advanced design, and the limited scope for contractor innovation.

## Next steps

12.

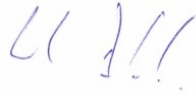



Procurement Activity	Date
Advance notice to Tier 1 Infrastructure panel contractors outlining likely Request for Tender (RfT) timing	April 2018
Issue RfT to Tier 1 Infrastructure panel (4 week tendering process)	April/ May 2018
RfT evaluation, reporting and approvals, and contract award	May 2018
Construction start	June 2018
Target contract completion	December 2019

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## Attachments

Attachment Number	Description
1	Procurement Strategy for Wynyard Quarter (WQ) South Road Upgrades
2	Procurement Plan WQ Central Package Physical Works

## Document ownership

Submitted by	Luke Donald <b>Principal Engineer (Central) – Major Projects</b>	
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Approved for submission	Shane Ellison <b>Chief Executive Officer</b>	