

EXTERNALLY FUNDED PROJECTS: WHARVES

Project Name	Wharves	Date of Report	28/01/2021
Current Phase	Procurement	Project Manager	Mark Bell

COMPONENT	Schedule	Green	Budget	Amber	Risks/Issues	Amber
PREV. MONTH	Schedule	Amber	Budget	Amber	Risks/Issues	Amber
Comment						
<p>Schedule is now Green due the contract variation to amend the programme milestone dates being approved by MBIE.</p> <p>Budget is currently Amber due to the possible construction budget shortfall for Pouto Wharf. The preferred option currently has an estimated cost range of \$1.8-2.5m to complete the construction phase. Actions that are being pursued to bring the project within budget include cost savings through scope and design tweaks, engagement with head contractor, and delaying construction period to align with head contractor work programme.</p> <p>Risks/ Issues is currently Amber in reflection of the above.</p>						

OVERALL BUDGET (\$)	CURRENT FY BUDGET (\$)	SPEND TO DATE (\$)	BUDGET SPENT TO DATE (%)
\$4,950,000	\$4,504,411	\$1,478,020	29%
	OVERALL BUDGET BY WHARF (\$)	SPEND TO DATE BY WHARF (\$)	
Investigation (all)	950,000	700,247	
Dargaville Pontoon	654,000	655,966	
Pouto Wharf	1,809,000	82,712	
Pahi Wharf	865,000	34,386	
Beach Landing	400,000	4,709	
PROJECT FUNDING ALLOCATIONS			
Infrastructure Reference Group (IRG)			\$
Provincial Growth Fund (PGF)			\$4,950,000
Kaipara District Council			\$
Other (e.g. Waka Kotahi)			\$
PROJECT BUDGET BY PHASE			
INVESTIGATION (\$)	DESIGN (\$)	CONSTRUCTION (\$)	
950,000		\$4M (note: \$4m allocation relates to design and construction phase)	
COMMENTS			
Overall budget includes \$272,000 holding budget (to be assigned to capex project as appropriate once final estimates for Pahi & Pouto are available)			

PROJECT BACKGROUND

In June 2019, MBIE allocated \$4,950,000 of funding from the Provincial Growth Fund (PGF) to begin the redevelopment of the Kaipara harbour.

The funding was divided into two tranches, \$950,000 for the investigation and analysis of the financial and economic benefits of a network of wharves and \$4,000,000 for the subsequent construction and implementation of the identified opportunities.

The Dargaville pontoon was opened in October 2020 and design options are currently being refined at Pouto point and Pahi. The project has also investigated the opportunity of creating a beach landing with three marae, to date none of the three engaged have requested the beach landing be progressed at their location.

An overview of the Marae Beach Landing engagement steps taken and the context behind the marae declines has been shared with MBIE. The project team are to review alternative funding allocation options and share a recommendation to MBIE for endorsement.

UPDATE FROM PREVIOUS MONTH – LAST MONTH'S ACTIVITIES

Dargaville Pontoon

- Mooring Dolphin resource consent approved & insurance for the Pontoon in place. This component of the wharves project is now closed.

Pouto Wharf

- Pouto registration of interest (ROI) shortlist members have been notified of outcome and are now awaiting next stage in selection process
- Proposed amendment to programme completion dates for Pouto wharf (extending completion date to Dec 2021) approved by MBIE
- Pouto Detailed Business Case finalised and shared with MBIE for review, confirming preferred wharf location (Fisherman's Rock accessed off beach via revetment access path)

Pahi Wharf

- Agreed ownership of the Pahi wharf to be transferred to Council via purchase, with a licence to occupy (LTO) to be established between Council and the Regatta club, outlining the club's obligations to meet ongoing maintenance requirements related to the Wharf Pouto Detailed Business Case draft received
- Proposed amendment to programme completion dates for Pahi wharf (extending Pahi wharf completion date to June 2021) approved by MBIE

Beach Landing

- Confirmed the Beach landing proposition will not be progressed through the previously engaged marae (Oruawharo Marae, Waihaua Marae and Otamatea Marae)
- Final close out report for Investigations of Marae Beach Landings is being produced by Isthmus and AR & Associates

ACTIVITIES GOING FORWARD – THIS MONTH’S ACTIVITIES

Pouto Wharf

- Pouto request for tender (RFT) live on Tender link

Pahi Wharf

- Pahi wharf purchase finalised and licence to occupy (LTO) executed between Regatta Club and Council
- Resource consent application submitted

Beach Landing

- Investigate potential opportunities for reallocation of Marae Beach Landing funding (\$400k)

COMMUNITY ENGAGEMENT / MEDIA ACTIVITY PLANNED – NEXT TWO MONTHS

Pahi Wharf

- Media release (pending purchase agreement execution) via Antenna, social media, Kaipara KickStart newsletter and website, through Kaipara Kōrero newsletter and local newspapers announcing Regatta Club and KDC agreement and sharing construction start dates
- Site blessing prior to start of construction works – date TBC

DECISION PAPERS SUBMITTED: PENDING DECISION

Pahi Wharf

- Agreement for Sale and Purchase decision paper to be presented at the Externally Funded Projects Committee meeting on 17th February 2021

Pouto Wharf

- Pouto wharf physical works procurement plan update decision paper to be presented at the Externally Funded Projects Committee meeting on 17th February 2021

PROJECT MILESTONES	STATUS (R, A G)	BASELINE (PLANNED) COMPLETION DATE	EXPECTED COMPLETION DATE	COMMENTS
Contract executed	Complete	Complete	Complete	
<u>Dargaville Pontoon</u> complete & opening event	Complete	Complete	Complete	
<u>Beach Landing</u> Confirm potential opportunity to reallocate funding	Green	Feb 21	Feb 21	
<u>Beach Landing</u> Completion of physical works	Green	June 21	June 21	
<u>Pahi Wharf</u> Award physical works contract	Amber	Jan 21	Feb 21	Delayed due to wharf ownership discussions
<u>Pahi Wharf</u> Construction commencement	Green	Mar 21	Mar 21	

Pahi Wharf Construction complete	Green	Jun 21	Jun 21	
Pahi Wharf Opening Event	Green	Jun 21	Jun 21	
Pouto Wharf Detailed business case submitted to MBIE	Complete	Complete	Complete	
Pouto Wharf Award physical works contract	Green	Apr 21	Apr 21	
Pouto Wharf Planning & Design	Green	May 21	May 21	
Pouto Wharf Construction commencement	Green	Jun 21	Jun 21	
Pouto Wharf Construction complete	Green	Dec 21	Dec 21	
Pouto Wharf Opening Event	Amber	Dec 21	Dec 21	

OPEN PROJECT RISKS	PREV MONTH (R,A,G)	STATUS (R,A,G)	OWNER	COMMENTS
There is a risk there will be insufficient funding to complete all three implementation projects	Amber	Amber	Mark Bell	Mitigations for this risk continue to be forward planning procurements, identifying opportunities for combining scope, providing enough time for responses and encouraging local suppliers.
Pouto Wharf There is a risk the Pouto community's preferred wharf location may not be achievable within the project parameters	Amber	Amber	Mark Bell	This risk is being mitigated via the requested extension to project milestone dates to enable the project to negotiate best solution & value for money for the preferred location

OPEN PROJECT ISSUES	PREV MONTH (R,A,G)	STATUS R,A,G)	OWNER	COMMENTS
Pouto Wharf The preferred option for Pouto Wharf currently has an estimated cost range of \$1.8-2.5m to complete the construction phase, which presents a budget issue for this component.	Amber	Amber	Mark Bell	Project team to perform value engineering exercise, review procurement strategy and delay construction to align with successful contractors work programme to gain further cost savings.