

# Manukau Rail Link – Construction Stage 3 Approval to Commit Capex

## Purpose

The purpose of this report is to seek the Board's approval to commit approved project funds to enable construction of the final stage of the Manukau Rail Link project.

## Executive Summary

Stage 3 (Construction) is the final stage of the Manukau Rail Link project, uniquely integrating a new rail station and transport interchange with a large community-focussed tertiary education campus.

Auckland Regional Transport Authority (ARTA) and Manukau City Council (MCC) with Manukau Institute of Technology (MIT) agreed in 2010 to jointly procure the design and physical works for the Stage 3 development under cost share agreements for the separable design and construction elements. This enables significant cost, design and amenity benefits to be achieved due to commonality of design, physical constraints and timing.

This Agreement now resides with AT and Manukau Institute of Technology (MIT).

As part of this development the ticket office, staff and passenger amenities, and access to rail platforms will be located within the Entry Atrium of the 6-storey MIT Campus building, adjacent to and fully integrated with a new bus interchange on Davies Avenue. For information project images are presented in Attachment 1.

Design and Enabling Works contracts have been completed or are in progress and Stage 3 is expected to be completed in the first half of 2013. Board approval is requested to commit up to \$12.4M of budgeted Capex funds to carry out AT's share of the Stage 3 Construction works.

## Completion of the Manukau Rail Link Project

Auckland Transport has completed the first two stages of the Manukau Rail Link, resulting in the construction and fitout of the new Manukau Station trench, platforms and Interim Concourse at street level, ready for commencement of rail services in February 2012. The total cost committed to date by Auckland Transport is \$7.217M, with 60% NZTA FAR Rate applied.

The Agreement with MIT in early 2010 was to procure an integrated development (Stage 3) which comprises a new tertiary campus facility to serve approximately 3,000 students combined with the street level transport concourse and bus interchange.

The detailed contract deliverables being procured on behalf of Auckland Transport for Stage 3 include the construction of:

- Rail Station Concourse Facilities
  - *Ticket and information office*
  - *Rail Operator staff (ticketing and train crew) amenities – changing and toilet facilities, staffroom*
  - *Public toilets*
  - *Fixed signage, CCTV, PA and Fire systems*
  - *Share of building structure, services and finishes*
- Bus Interchange
  - *Realignment and reconfiguration of Davies Avenue between Manukau Station Road and Putney Way*

- Relocation of below-ground services and traffic signals for Davies Avenue
- Continuous canopies both sides of Davies Avenue including furniture, CCTV, PA, paving and landscaping

Stage 3 Cost Share Agreements (CSA's) for design and construction elements of the project have been prepared, which summarise the cost and procurement responsibilities of the Principal parties, and become appendices to the Agreement. To date CSA's have been approved for the Design Services and Enabling Works.

The lead party for commissioning Stage 3 design and construction is MIT. Both parties are required to confirm agreement to the cost apportionment of the Main Building Works construction, with a view to award a contract by the end of 2011 to the successful tenderer, for works to commence on site in January 2012.

The apportionment of costs for the works is based on the Developed Design Cost Estimate prepared for the parties by WT Partnership.

The forecast total construction value of Stage 3 is \$76M. Auckland Transport's share of this cost is estimated to be within the AT \$12.4M budget for this stage of the project.

## Next Steps / Key Issues

Following approval of the below recommendations by the Board, Auckland Transport will enter into a Cost Share Agreement with MIT for the Stage 3 Main Building Works, enabling MIT to award a contract to the successful tenderer, to start works in January 2012.

## Recommendation

It is recommended that the Auckland Transport Board

- i). Receives this report
- ii). Delegates the Chief Executive authority to enter into a Cost Share Agreement for the Stage 3 Main Building Works with Manukau Institute of Technology, to a maximum sum of \$12.4M

## Attachment

### Attachment 1: Project Images

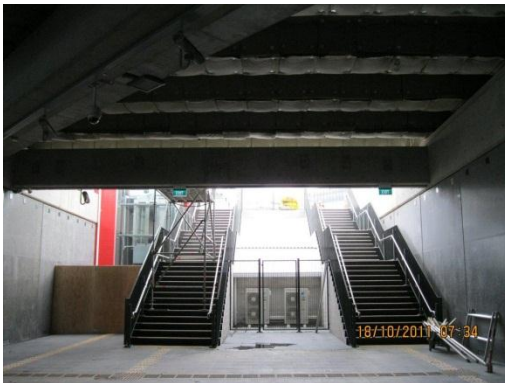
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|-----------------------------------|---|--|
| <b>WRITTEN BY</b>                 | Andrew Guthrie<br><b>Projects Manager, Major Projects</b> |  |
| <b>REVIEWED by</b>                | Rick Walden<br><b>Manager, Major Projects &amp; PMO</b>   |  |
| <b>RECOMMENDED by</b>             | Dr Kevin Doherty<br><b>Chief Infrastructure Officer</b>   |  |
| <b>APPROVED FOR SUBMISSION by</b> | David Warburton<br><b>Chief Executive</b>                 |  |



Aerial View of Manukau Rail Link



Stage 2 Interim Concourse Canopy



Stage 2 Main Entry to Platforms



Stage 2 Platforms Fitout



Stage 3 Artists Impression of Integrated Interchange / Campus Building



Stage 3 Artists Impression of Atrium Entry to Rail Platforms