

4. CHRISTCHURCH ART GALLERY PROGRESS REPORT

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The purpose of this report is to update the Property and Major Projects Committee on progress with the Christchurch Art Gallery.

REPORT PERIOD ENDING 24 OCTOBER 2002

PROGRESS

Basement – the first fix of services (mechanical, electrical, fire and hydraulics) are underway.

Ground floor – lifts have been installed. Installation of precast bluestone panels and bluestone wall cladding have been completed. Bluestone flooring to the south gallery is almost complete and is underway in the north gallery. The glazed sculpture wall is progressing well with approx 90% of the aluminium transoms and 70% of the glazing having been installed. Painting is continuing in the galleries. The canopy and steps to the Worcester and Montreal Streets frontages are underway.

First floor – the first fix of services have been completed and interior linings, painting and installation of the suspended ceiling grids are continuing. The timber floor to the south gallery and approx 40% of the timber floor to the north gallery have been completed.

Second floor – the first fix of services have been completed. Interior linings and installation of the suspended ceiling grids are continuing.

Central (grand stair) area – construction of the ceiling bulkhead is underway.

OUTSTANDING ISSUES/APPROVALS REQUIRED

There are no outstanding issues or approvals being sought from this meeting.

PROGRAMME

The building is on programme for the official opening on 25 - 27 April 2003. The main contractor is aiming for completion and handover of a fully cleaned and defect-free building on 19 December 2002. Work to be completed beyond this date includes paving to the forecourt and north end of the foyer, and fit-out work which has been added into the main building contract eg the café/bistro and exhibition walls to the ground floor galleries.

COST CONTROL

The approved budget is \$40,109,752.

The forecast total cost is \$39,220,419.

The total remaining contingency is \$889,333 of which \$600,000 is frozen, and is only to be used with the prior approval of the Committee.

Major changes for the month were \$9,500 for additional ceiling catwalks, \$9,500 for revised corridor and auditorium lighting, \$11,100 for revised stairwell lighting, \$9,700 for revised data cabling and \$14,000 for revised balustrading.

The remaining contingency will be required to cover future variations, commissioning costs, final account resolution, contractor's claims, consultants' fee claims and currency fluctuations.

The monthly financial report is attached.

Chairman's

Recommendation: That the information be received.