

**1. FENDALTON LIBRARY/SERVICE CENTRE CO-LOCATION
TENDER EVALUATION/RECOMMENDATION REPORT**

RR 10077

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The purpose of this report is to seek Council approval for the award of the Fendalton Library/Service Centre construction contract, including the provision of temporary buildings and a Community Learning Centre in the library.

TENDER EVALUATION

Ten main contractors were invited to tender on the construction contract.

Tenders closed on 27 May 1999 with ten tenders being received as follows:

Higgs Builders Ltd	\$2,496,878
C Lund & Son Ltd	\$2,507,358
Bushnell Builders	\$2,532,050
Naylor Love Canterbury	\$2,576,472
Hawkins Construction Ltd	\$2,597,300
Fletcher Construction	\$2,642,502
Armitage Williams Construction Ltd	\$2,656,403
Mainzeal Property and Construction Ltd	\$2,685,198
Hughes Rees Sara Construction Ltd	\$2,736,081
Chas S Luney Ltd	\$2,740,176

These prices include a building contingency of \$100,000, demolition of the existing building and the cost of temporary buildings located on the existing car park. (These buildings will accommodate the Service Centre staff during construction.)

All the tenders included some tags and after evaluation of the tags, the two lowest tenderers were approached for clarification of their tags.

The two tenderers were also asked to advise any difference in cost for locating the temporary buildings on the adjacent park rather than the car park.

After clarification of all non-conforming tags, and adjustment for the revised location of the temporary buildings, the two lowest tenders were as follows:

C Lund & Son Ltd	\$2,507,358 (unchanged)
Higgs Builders Ltd	\$2,538,483 (\$41,605 increase)

The Cost Plan allowance for this work is \$2,552,000.

C Lund and Son Ltd are a well known, reputable construction company with offices in Christchurch and Timaru. The company's head office has been located in Christchurch since 1993. Recent major contracts in Christchurch include the Christchurch Airport International Terminal Expansion (\$42m), University of Canterbury Commerce Building (\$19m) and the Christchurch Casino (\$19m).

TEMPORARY ACCOMMODATION

Following discussion with the Chairman of the Projects and Property Committee, Library, Service Centre and Property Unit staff, it was decided that the preferred option for continuation of the Service Centre activities during the construction period was to remain on the existing site in temporary buildings. This option was considered to provide the best level of service and least disruption for both customers and staff. The provision of temporary buildings was therefore included in the tender documents.

The preferred location for the temporary buildings is in the park rather than on the existing car park (so that the existing car parking is retained). This will be subject to resource consent approval.

COMMUNITY LEARNING CENTRE

Marion Ogier, the Fendalton Community Librarian, reported to the Community Services Committee on 10 May 1999 that funding was being sought to make the library a Community Learning Centre. This would involve provision of extra public Internet terminals, printers and word processing. The familiar setting, ample safe off-street parking and relatively small size of the library make it an accessible place for a wide range of people to take part in small group or individual learning activities. The Library is also located in a part of the city which has an educational focus, with both the University and the College of Education being in close proximity.

No funding is currently available for the Centre.

Since the tenders received are below budget, it is recommended that a budget of \$30,000 be provided for the Community Learning Centre in the library.

RESOURCE CONSENT

A residents' meeting was held on 20 May. A presentation on the project was made and feedback on the project was obtained from the residents.

If all affected residents signed a neighbours' consent form, the consent could have been handled on a non-notified basis.

Unfortunately some neighbours would not give their approval and the resource consent will now have to be publicly notified. This will mean that a Commissioner will have to be appointed and a decision will not be available for approximately 2–3 months. This will mean that the Library/Service Centre is now likely to open in May/early June 2000.

The tender specification for the building contract states that acceptance will be subject to a resource consent being obtained and all tenders remain valid until 27 August 1999.

BUDGET PROVISIONS

The total budget provisions for the project are as follows:

Fendalton Library/Service Centre	1997/98	\$60,380
	1998/99	\$300,020
	1999/00	\$2,819,600
Management Information Services Unit (provision for emergency backup computer support centre)	1999/00	\$30,000
Christchurch City Council Energy Efficiency Grant	1998/99	\$55,000

		\$3,265,000
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Note: The budget provisions **exclude** the following items:

1. Promotion costs
2. Library and Service Centre furniture and equipment (these have separate budget provisions in the Draft 1999/00 Council Plan)

PROPOSED PROJECT BUDGET

1.	Construction contract, including temporary buildings and \$100,000 building contingency	\$2,507,358
2.	Relocation costs (shifting Library and Service Centre furniture, equipment, books etc)	\$50,000
3.	Community Learning Centre in library	\$30,000
4.	Professional Fees	\$419,000
5.	Miscellaneous expenses, including Major Projects Co-ordination Unit costs, building consent and resource consent fees, advertising etc.	\$64,000
6.	Project Contingency	\$150,000

		\$3,220,358
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SUMMARY

- The recommended tender is under budget and includes a building contingency of \$100,000 and the cost of on-site temporary buildings to accommodate the Service Centre staff during construction.
- The recommended tenderer is C Lund & Son Ltd at a cost of \$2,507,358.
- It is recommended that \$30,000 budget should be provided for a Community Learning Centre in the library.
- The resource consent will have to be publicly notified.

- Recommendation:**
1. That the tender of \$2,507,358 (including \$100,000 building contingency but excluding GST) from C Lund & Son Ltd be accepted, subject to obtaining building and resource consents with conditions acceptable to the Council.
 2. That a budget of \$30,000 be provided for a Community Learning Centre in the library.
 3. That the proposed project budget be adopted.