

1. CHRISTCHURCH ART GALLERY CONCEPT DESIGN REPORT

RR 9844

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The purpose of this report is to:

- (i) seek adoption by the Council of the Concept Design Report (April 1999) including preliminary sketch plans, budget estimate and programme; and
- (ii) approve the preparation of detailed design and documentation comprising working drawings, specifications and schedule of quantities and the calling of tenders.

1. BACKGROUND

In May 1997 the Council adopted the project delivery report which defined the project programme, deliverables and 'project trail' in accordance with well established project management practice. The Council also approved the brief definition process.

In February 1998 the Council adopted the functional design brief and approved the preparation of the Concept Design Report. The Council also approved the selection and engagement of consultants, including the appointment of The Buchan Group as project architects in November 1998, following a two stage design competition.

2. CONCEPT DESIGN

The concept design has evolved from co-ordination of the following elements:

- The functional design brief
- The architectural competition winning design
- The operational requirements of the Art Gallery and City Council staff
- Public feedback on the design of the gallery
- Detailed technical input from all design disciplines
- Extensive liaison with a range of project stakeholders

The Concept Design Report responds to the objectives set out in the design brief and is endorsed by the Robert McDougall Art Gallery Director and staff who have contributed to the design process and reviewed the report. Further developmental work is of course necessary as part of the usual design process leading to the calling of tenders for construction. This will be achieved by seeking and ensuring ongoing input from stakeholders.

The Concept Design Report, which fully describes the design of the new Art Gallery, was circulated to Councillors with the agenda for the Committee's May meeting. The design was presented to a Council seminar on 29 April 1999 and is summarised in the executive summary of the report. It confirms compliance with the approved functional design brief.

Car Parking

The Concept Design Report reflects a two level basement car park in accordance with the approved brief. The decision to include the two levels had to be made by the project team in early March to give the design consultants a clear direction for design development. Since that time the car park has been under intense scrutiny and following a report to the Council through the Annual Plan Working Party on 26 April 1999, the Council confirmed that only one level of car park should proceed, resulting in a net project saving of \$1.5 million.

The Project Control Group (PCG) has discussed this issue at length and it is recorded that the Major Projects Unit, Parking Unit and Project Manager are in support of the one level basement. PCG representatives of the Art Gallery (including the Director and a representative of the Friends of the Gallery and Gallery Trustees) are opposed to this decision and still support a two level basement car park.

3. COST PLAN AND BUDGET

Having worked closely with the design consultants during the development of the concept design, the cost management consultants, Rawlinson and Co Ltd confirm that the cost plan for the Art Gallery totals \$39,395,000.

Note that the cost plan in the Concept Design Report equates to \$39.395 million which allows for two levels of basement car parking. As discussed above a deduction of \$1.5 million is made to allow for the deletion of the second level of the basement, resulting in a revised project budget \$37.895 million, which is included in the draft 1999/2000 Plan. This provision is made up as follows and confirmed as being adequate:

Description	Exp and Budget to 30 June 1999	1999/00	2000/01	2001/02	2002/03	Totals
Art Gallery Building & Car park (one level)	1,310,000* ¹	3,145,000	11,586,000	20,465,000	1,389,000	\$37,895,000*²
Contributions						
- Building	(157,500)	(2,842,500)	(157,500)	(2,222,500)	(3,000,000)	(\$8,380,000)
- Expenses		190,000	200,000			\$390,000
						\$29,905,000
						Net cost to Council

*1	97/98	231,762
	98/99 incl Design Competition	<u>1,078,238</u>
		1,310,000
*2	39,395,000	Approved Budget 1998
	<u>1,500,000</u>	less deletion of 2 nd level basement
	37,895,000	Draft 1999/00 Budget

4. PROGRAMME

The master programme included in the Concept Design Report incorporates the following key dates:

- May 1999 - Council approval to proceed with detailed design, contract documentation and the calling of tenders.
- May 2000 - Complete detailed design and documentation. Calling of tenders for construction.
- August 2000 - Council approval to award construction contract.
- September 2000 - Commence construction on site.
- September 2002 - Complete construction.
- February 2003 - Complete fitout and relocation from Robert McDougall Art Gallery
- March 2003 - Gallery opening

The programme makes provision for obtaining all necessary resource consents but does not incorporate time for appeals associated with a notified resource consent process, if applicable.

5. SUMMARY

The Concept Design Report effectively supersedes the functional design brief and becomes the benchmark from which the detailed design, documentation and construction of the Art Gallery are further developed.

The Concept Design Report confirms that the Art Gallery complies with the approved functional design brief, budget and programme.

This report confirms that the deletion of the second level of basement car parking can be made at a net saving of \$1.5 million to the project budget and allows some design refinements to be included with no additional funding. The \$1.5 million saving is reflected in the Council's 1999/2000 Draft Plan.

- Recommendation:**
1. That the Council adopt the Concept Design Report, including preliminary drawings, outline specification and programme, except that the second level of basement car parking is to be deleted at a net saving to the project budget of \$1.5 million resulting in a revised total approved budget of \$37,895,000.
 2. That the Council approve the preparation of contract documentation (working drawings, specifications and schedules of quantities) and the calling of tenders.
 3. That the Energy Manager be asked to report further on optimising energy efficiency and use of sustainable energy resources in accordance with Council policy.
 4. That future reports on the project be directed through the Projects and Property Committee.