

17. PARKLANDS COMMUNITY LIBRARY - TENDER FOR CONSTRUCTION CONTRACT

Officer responsible Libraries and Information Manager	Author Ian McKenzie, Professional Leader Project Management, DDI 941-8286
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PURPOSE OF THE REPORT

The purpose of this report is to seek approval to accept a tender for construction of the Parklands library.

SUMMARY

Detailed design and cost estimates were completed and tenders for construction of the library called in October 2004. A recommendation to accept the lowest tender for construction is the subject of this report. The project resource consent application is still being processed and any resolution to accept the tender would be subject to obtaining resource consent with conditions acceptable to the Council.

FINANCIAL AND LEGAL CONSIDERATIONS

Project Budget

The budget available for the project over two financial years is set out in the following table:

Source		2003/04	2004/2005	Total
CCC Facilities Asset Unit	Project costs, fees and construction	\$15,132	\$986,368	\$1,001,500
CCC Libraries & Information Unit	Project costs, fees, construction, fit out, stock	\$45,980	\$1,139,020	\$1,185,000
CCC energy fund	<i>To be confirmed</i>		\$63,500	\$63,500
				\$2,250,000

Tenders

Five tenders were received at the tender closing date (3 November 2004)

The lowest tender price received was from Higgs Builders Ltd for the sum of \$1,136,983 excluding GST.

All tenders were accompanied by tags affecting price and details of materials tendered. Correspondence with Higgs Builders has clarified and removed tags where necessary, resulting in a decreased complying tender price of \$1,134,689.

Construction Costs

Tender (including building construction, landscaping and car parking)	\$1,134,689
Plant supply (from CCC Nursery)	\$6,000
Building security system (VIP Security)	\$7,000
Telephone exchange	\$3,000
Total construction cost	\$1,150,689

Summary of Project Costs

Total for construction	\$1,150,689
Professional fees	\$198,000
Communications/advertising	\$5,000
Miscellaneous expenses	\$5,000
Notified resource consent and building consent fees	\$10,000
Project contingency	\$81,311
Library fit out	\$350,000
Library stock	\$450,000
Total project cost (excluding GST)	\$2,250,000

Resource Consent

Submissions on the publicly notified project resource consent application closed on 15 November 2004 and the one submission received has been resolved. Staff are currently working on parking requirements and the consent will then be referred to an independent commissioner.

STAFF RECOMMENDATIONS

That the Council accept the lump sum tender price from Higgs Builders Ltd for the sum of \$1,134,689 (excluding GST), subject to obtaining resource consent with conditions acceptable to the General Manager Community Services.

BACKGROUND

In March 2001 three options for developing a library service in Parklands were reported to the Council. Each of these options related to the use of land and a building (formerly a church) which was purchased by the Council in 1998. The report included an analysis of the number and ages of people living in the Parklands area and the rationale for the library size and intended focus. Approval was given at that time to extend and modify the existing building.

A concept design was developed to meet the library requirements and a cost estimate prepared. The design and costs were reported to a special joint meeting of the Property and Major Projects and Arts Culture & Heritage Committees in April 2004 and additional funding approved through the annual plan in June 2004.

Building Purpose and Description

Library services will be delivered from a space that is light, bright, flexible, adaptive, stimulating and dynamic.

There will be opportunities for individual and collaborative learning using computer hardware, software and video. A café will be included and an exciting indoor and outdoor environment will be created.

Books, furniture and computers will be displayed and grouped to meet the needs of different groups of customers at different times of the day and week. Several times a week the focus will be on pre school children. The environment will change - story reading, rhyme, music and movement will be part of the experience. After school the space will be transformed into study zone with the staff focusing expressly on helping children and youth of all ages with information retrieval using all available resources.

The design extends the existing building at each end, lifting the roofline to allow light into the building, altering the form to that of a library, creating a presence to Queenspark Drive and the adjacent shopping centre. Asbestos cladding will be replaced, the corroded roof renewed and a more flexible interior space created. Energy efficient measures such as passive solar heating, ventilation and lighting as well as heat pumps, double glazing and insulation will also be incorporated.