

## 14. UPPER RICCARTON COMMUNITY AND SCHOOL LIBRARY - TENDER FOR CONSTRUCTION CONTRACT

<b>Officer responsible</b> Libraries and Information Manager	<b>Author</b> Ian McKenzie, Professional Leader Project Management, DDI 941-8286
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### PROPOSAL/PURPOSE OF THE REPORT

The purpose of this report is to seek approval to accept a tender for construction of the new Upper Riccarton Community and School library.

### SUMMARY

Following stakeholder consultation in 2003, the concept design for the new library was completed and budget approved earlier this year. 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 four financial years is set out in the following table:

Year		2003/04	2004/2005	2005/06	2006/07	Total
<b>Source</b>						
CCC Facilities Asset Unit	Project costs, fees and construction	\$124,946	\$1,432,504	\$3,087,000	\$470,000	\$5,114,450
Riccarton High School	Project costs and construction			\$550,000 included above		
CCC Libraries and Information Unit	Fit out			\$551,000		\$551,000
Riccarton High School	Fit out			excluded		
					<b>Total</b>	<b>\$5,665,450</b>

### Tenders

Four tenders were received at the tender closing date (18 October 2004).

The lowest tender price received was from Mainzeal Construction for the sum of \$4,326,096 excluding GST.

All tenders were accompanied by tags affecting price and details of materials tendered. Correspondence with Mainzeal has clarified and removed tags where necessary, resulting in an increased complying tender price \$4,416,488. The complying price is still the lowest tender.

Staff are working with Mainzeal to identify further potential costs savings, some of which were identified in the tender.

### Construction Costs

Tender (including building construction, landscaping, car parking and joinery)	\$4,416,488
Additional sprinkler costs (not included in tender price)	\$5,838
Additional joinery costs (not included in tender price)	\$5,829
Plant supply (from CCC Nursery)	\$11,000
Electrical works on the Orion network	\$24,000
Building security system (VIP Security)	\$40,000
Telephone patch panel	\$2,000
Signage	\$20,000
<b>Total construction cost</b>	<b>\$4,525,155</b>

## Recoveries and Savings Offsetting Construction Cost

Recoveries:	
Joinery items from Libraries fit out budget	\$68,000)
Savings identified:	
Window actuators (either an alternative type or reduction in the number of motors)	(\$30,000)
Underfloor heating system (rationalised piping)	(\$10,000)
<b>Total recoveries and savings</b>	<b>(\$108,000)</b>

## Summary of Project Costs

Total for construction (less recoveries and savings identified above)	<b>\$4,417,155</b>
Professional fees	\$500,000
Communications/advertising	\$5,000
Miscellaneous expenses	\$5,000
Notified resource consent and building consent fees	\$12,000
Project contingency	\$242,505
Library fit out (\$551,000 less \$67,605 above)	\$483,395
School classroom fit out	excluded
<b>Total project cost (excluding GST)</b>	<b>\$5,665,450</b>

## Resource Consent

Submissions on the publicly notified project resource consent application closed on 18 November 2004. The only submissions received relate to the future use of the Sir John McKenzie Memorial (voluntary) Library in Riccarton. From discussion with the submitters it is understood that they do not object to the new joint use library but have taken the opportunity provided by the resource consent process to further discuss the voluntary library building. Environmental Services Unit planners advise that they consider these issues outside the parameters of the resource consent hearing. A pre-hearing meeting has been arranged for 13 December 2004, the outcome of which will determine whether a hearing will be needed. The consent will in any case be referred to an independent commissioner.

## STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Accept the lump sum tender price from Mainzeal Property and Construction Ltd for the sum of \$4,416,488 excluding GST, subject to obtaining a resource consent with conditions acceptable to the General Manager Community Services.

## BACKGROUND

Reports recommending the construction of a new combined Community and School Library at Riccarton High School were presented to the Community Board and Council in early 2002. The recommendations were supported by the Council, with a decision made to proceed in July 2002.

The project's pre-development phase commenced in October 2002 and was completed with the delivery of the concept design, functional design brief and budget report to a special joint meeting of the Arts Culture and Heritage and Property and Major Projects Committees in April 2004. The development phase then commenced and will proceed through to the opening of the library in December 2005.

## Building Purpose and Description

The project comprises a mixed-use library facility integrating a new community library with Riccarton High School's existing collection and IT resources. The first of its kind in New Zealand, the building draws on Australian precedents for similar joint-use facilities while proposing a dynamic new structure in which school and community can interact. The new library incorporates outdoor reading areas, a dedicated cafe, a children's library and comprehensive multi-media learning and research tools. Four shared teaching suites will provide research and tuition opportunities for students and allow school computer resources to community groups after hours.

The new library enclosure will be passively ventilated, taking advantage of environmentally sustainable design principles and methods which will allow the building fabric to monitor climatic changes and reconfigure itself to accommodate them. The library promises to be a landmark structure providing a valuable community resource and a much needed gateway to Riccarton High School's Western precinct.

The proposed building is arranged over a single level, approximately 1,600m<sup>2</sup> in area.

Its north-western aspect is substantially glazed to provide outlook from the library to a landscaped outdoor space and to allow a high level of transparency from Main South Road. Car parking is located adjacent to the building off Main South Road. Provision is made for formation of a new quadrangle between the library teaching spaces and the school's music department building providing outdoor amenity and a dedicated circulation route for students.

Entry is achieved by way of a semi-enclosed integrated 'porch' at the south of the library, allowing public and students to arrive at a common entry point from both street and school approaches to the building. This space is balanced by a semi-enclosed outdoor reading room at the north end of the building, with the body of the collection and the adjacent teaching spaces forming the transition zone between these two 'bookends' of the building. Staff facilities, returns and administration are transversely arranged about the entry and issues counter, with toilets and parenting facilities located behind the café to the north of the teaching spaces.