

9. NEW CHRISTCHURCH ART GALLERY MONTHLY REPORT

RR 10892

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

REPORT PERIOD ENDED 30 SEPTEMBER 1999

BACKGROUND

In May 1999 the Council adopted the Concept Design Report which included preliminary sketch plans, budget estimate and programme.

The Council also approved at that time the preparation of detailed design and documentation comprising working drawings, specifications and schedules of quantities and the calling of tenders.

ART GALLERY/PARKING UNIT CONSULTATION

Extensive consultation has been undertaken during the past four months with the key output being the development of detailed room data sheet outlining the detailed requirements for every room in the building. This process has worked very well to date, with the majority of detailed room data sheets now signed off by the tenant units. The outputs from this process form the basis of working drawings.

DESIGN

Following Council adoption of the Concept Design Report, three months of detailed design has taken place with significant consultation between the design team and the Christchurch City Council, particularly the staff of the Art Gallery and Parking Units.

The detailed design phase was completed on programme at the end of August and was followed by an intensive design review by the entire design team. This is the first of three design reviews and marks the commencement of the working drawing phase. The working drawing phase will continue through to the end of March 2000. This will be followed by a final coordination of documentation and scheduling ready for tender on programme in October 2000. Since the development of the Concept Design Report, the Buchan Group has established a Christchurch office.

The Council has received advice from The Buchan Group, Project Architects, that their Project Director, Rob Patience, has retired from the practice. Mr Patience's place will be taken by Peter Zillman, Principal of the Buchan Group's Auckland office, who has extensive large project experience in Christchurch. David Cole of the Buchan Group will continue as the Design Director.

VALUE MANAGEMENT

A Value Management workshop, facilitated by Carson Group, was held during August 1999. This resulted in some revisions to the Art Gallery detailed design without compromising the briefed requirements.

Changes resulting from this session, with no impact on the project budget, include:

- Improved solution for the external walls
- Rationalisation of lifts
- Rationalisation of internal space heights and services zones
- Improved layout for basement car park
- Transposition of Level 1 and Level 2 functions with improved functionality.

The changes have been adopted by the Project Control Group and are now incorporated into the documentation.

RESOURCE CONSENTS

Consents for the project are required for air discharge, water discharge (from de-watering) and land use consent. The key issue is the land use consent, which may be a notified application.

Consultation with the Council's Environmental Services Unit has commenced and a draft land use consent application will be lodged with the Council in November. The target is to receive all resource consents prior to June 2000.

COST CONTROL

The approved budget included in the Concept Design Report is \$37,895,000.

The forecast total cost is \$35,005,251.

The total available contingency is \$2,889,749.

There are no concerns regarding the budget or forecast cost of the project.

The monthly financial report is attached.

PROGRAMME

All works are currently on programme for a completion date of March 2003.

OUTSTANDING ISSUES

There are no outstanding issues to report.

APPROVALS

No approvals are being sought from this meeting.

FUNDRAISING

The Project Manager has been working with the Art Gallery Fundraising Committee to develop a “Sponsorship in Kind” programme. The associated process has been vetted by Buddle Findlay to ensure compliance with the Local Government Act. The programme has commenced with a publicly advertised request for Expressions of Interest from companies willing to contribute to the Art Gallery project by donating materials required for the construction. Expressions of Interest close during November, with proposals to be presented to the Project Control Group in March 2000.

Chairman’s

Recommendation: That the information be received.