



## 10. NEW CHRISTCHURCH ART GALLERY PROGRESS REPORT

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Corporate Plan Output: Corporate Plan 1999 Edition, Vol III, Capital Outputs 8.9.35	

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

### **REPORT PERIOD ENDING 31 MARCH 2000**

#### **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**

The design consultation process is now largely complete with 95% of all areas having had the final detailed design signed off by the Art Gallery Director and the Parking Operations Manager.

#### **DOCUMENTATION**

Design documentation is substantially complete with tender documentation being completed over March and April 2000. The Design Team is currently focussing its attention on the final co-ordination of all documentation.

The Quantity Surveyor will commence the production of the Schedule of Quantities in mid April 2000.

The Project Control Group will soon discuss a presentation to Councillors of the developed design and documentation work completed to date, including materials and finishes.

#### **RESOURCE CONSENTS**

Resource consents for the project are required for air discharge, water discharge from underground bores, fuel storage and land use.

The key issue is the land use consent which is likely to be notified. The land use consent was lodged early in March and a decision on whether it will be notified/ non notified will be made shortly.

Since October 1999 consultation has been undertaken with affected property owners and tenants. There has generally been a positive response.

The programmed target is to receive all resource consents by June 2000.

## **PROGRAMME**

All works are currently on programme for an opening date of March 2003.

It is anticipated that the tender evaluation/ recommendation report will be presented to the Projects and Property Committee and Council in October 2000 i.e. one month ahead of programme.

## **COST CONTROL**

The Council approved budget is \$37,895,000.

To ensure the developed design remains within budget, regular cost reviews have been undertaken.

In January 2000 the Quantity Surveyors undertook a full review of current documentation to revalidate the design against budget. This update was completed in early February and reconfirmed that the developed design was on budget.

The Quantity Surveyors will undertake a further review on completion of the documentation, and prior to tender, to revalidate that the completed design is on budget.

There are no concerns regarding the budget or final forecast cost of the project at this stage.

The monthly financial report is attached.

## **CONTRACTING STRATEGY**

A contracting strategy which outlines how the contract works will be packaged and tendered has been prepared.

The strategy is in line with the Delivery Options Report approved by the Council in February 1998, and recommends separate tenders for:

- Main building contract
- Security
- Sculpture wall.

Each contract will be tendered by way of a two-stage process commencing with registrations of interest and followed by the issue of tender documents to the shortlisted tenderers.

The preferred security and sculpture wall tenderers will be negotiated into the main building contract as subcontract packages.

## **OUTSTANDING ISSUES**

There are no outstanding issues to report.

**APPROVALS**

No approvals are being sought from this meeting.

**FUNDRAISING**

The Art Gallery Director will present the next fundraising report to the Projects and Property Committee in May 2000.

**Chairman's**

**Recommendation:** That the information be received.