

4. CHRISTCHURCH ART GALLERY PROGRESS REPORT

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

REPORT PERIOD ENDING 31 JULY 2001

GENERAL

Good progress is being made by the contractor in the south and north-east corners of the site this month.

Shoring to retain the basement excavations along Montreal Street is continuing. Approx 75% of the basement floor slab has been poured together with approx 50% of the basement columns and beams to support the ground floor.

Work is continuing on the basement walls with approx 30% of the Gloucester Street walls having been poured.

The ground floor Unispan flooring is now approx 50% complete and the concrete topping has been completed to approx 25% of the Unispan.

The concrete infills between the ten precast concrete wall panels at ground floor level are almost complete and the first two of the ground floor columns to support the first floor have been poured.

OUTSTANDING ISSUES

There are no outstanding issues.

APPROVALS REQUIRED

As part of the tender acceptance, savings of \$873,254 were identified, including a number of alternatives proposed by the contractor which needed to be evaluated. **The project will achieve this required overall saving.**

One of the savings identified was \$149,657 to change the flooring in the first floor galleries and circulation spaces to Tasmanian Oak flooring.

This timber has been evaluated and is not considered to be of suitable hardness.

Pilularis, an alternative timber sourced from sustainably managed forests in Australia, will achieve the hardness required and has been used successfully for the flooring at Te Papa Museum. (New Zealand grown Pilularis was investigated but was considerably more expensive.)

Using Pilularis will achieve a saving of \$118,732 i.e. there will be an additional cost of \$30,925 (ie a cost saving of only \$118,732 as opposed to the original of \$149,657 from using Tasmanian oak flooring).

Because a decision was required to allow the contractor to order the timber, approval for the issue of the variation over \$30,000 was sought from the Chairman of the Projects and Property Committee. Endorsement of that decision is sought from this meeting.

PROGRAMME

The contractor has advised that, despite their best efforts, they do not consider that they will be able to recover the delays caused by the contamination, dewatering establishment and breaking up of existing concrete foundations discovered during excavation.

They have claimed extensions of time for these items and these are currently being evaluated, together with the Gallery's fitout programme. The project team, Gallery staff and the contractor are working to minimise any delay but currently it appears that the Gallery will be opened at the end of April rather than the end of March 2003. The impact of this has been discussed with the Art Gallery Director who has confirmed that this revised opening date can be accommodated.

COST CONTROL

The Council at its meeting held on 12 July 2001, confirmed a recommendation from the Annual Plan Working Party "That the additional funding of \$137,000 for the Gloucester Street roadworks be regarded as the first call on the Art Gallery contingency fund and that the matter be reviewed next year". This expenditure is shown as a new line item on the monthly financial report.

The approved budget is \$39,886,600.

The forecast total cost is \$38,344,738.

The total remaining contingency is \$1,541,862 (plus \$250,000 to be used for stone floor coverings to the ground floor galleries).

The major changes since the last report are \$137,000 for the roadworks and \$30,925 for the Pilularis flooring.

The monthly financial report is attached.

Recommendation: That the decision to use Pilularis flooring in the first floor galleries and circulation spaces be confirmed.

Chairman's Recommendation: That the above recommendation be adopted.