

3. 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 project.

REPORT PERIOD ENDING 23 JANUARY 2001

GENERAL

Construction commenced on the site on 27 November 2000.

C Lund & Son Ltd, the main contractor, have established their site huts in the north-west corner and the solid hoardings are almost completed to the perimeter of the site. Viewing ports (both at adult and child height) have been provided in the hoardings to allow the public to follow progress on the project.

Excavation for the basement car park has commenced together with the breaking up of the existing concrete foundations.

Some hydrocarbon contamination of the soil was discovered in the south-east corner of the site. This contaminated soil (material with a hydrocarbon content over 100 parts per million (ppm)) has been removed and will undergo a remediation process. (The Schedule of Quantities included a provisional quantity of 300m³ of soil to be remediated, and to date 170m³ has been removed.)

Environment Canterbury and the Council's Environmental Services and Water & Waste Units have been fully consulted concerning the contamination. Soils and Foundations have been engaged to act as the Council's environmental consultants. An extensive sampling and testing regime has been adopted to establish the extent and levels of contamination present on the site. This testing also extends to the testing of extracted water removed from the site through the dewatering process.

All soil below oil industry guidelines for residential fill was intended to be disposed of at the Council's old Sawyers Arms Road landfill. Since the Council does not have a resource consent to place fill at Sawyers Arms Road, only clean material may be placed there as cover. For this reason the majority of excavated material will be disposed of at the Burwood landfill. Any clean material will go to Sawyers Arms Road as cover material and all excavated material containing over 100 ppm hydrocarbon content will be remediated. There will be additional costs for engaging Soils and Foundations, transporting the soil to Burwood and for any remediation over the 300m³ provisional quantity. This will be funded from the contingency sum.

The contractor has also installed the four de-watering wells and pumps. Because of the possibility of hydrocarbon contaminants being present in the groundwater, a wool filtration system was recommended. This will treat all of the water extracted from the site and will prevent any possible contamination discharging into the Avon.

OUTSTANDING ISSUES

There are no outstanding issues.

APPROVALS REQUIRED

The cost of the wool filtration system mentioned above is around \$30,000 plus the cost of replacement filters. Because an immediate decision was required on the filtration system to minimise delays to the contractor, approval for the additional cost was sought from the Chairman of the Projects and Property Committee. Endorsement of that decision is sought from this meeting. The additional cost will be funded from the contingency sum.

PROGRAMME

The contractor is currently checking the programme implications of delays caused by the contaminated soil and wool filtration system. They are also working with the consultants to investigate ways of recovering those delays.

Recommendation: That the decision to install a wool filtration system to the de-watering system be confirmed.

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