

## 5. CHRISTCHURCH ART GALLERY CONSTRUCTION: 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 ENDED 28 FEBRUARY 2001

#### GENERAL

Excavation of the southern half of the site is progressing well. Testing of soil on both the southern and northern halves of the site has been completed. The majority of the site does not have any hydro-carbon contamination and will be disposed of at the old Sawyers Arms Road landfill as specified in the contract documents. Any soil that is contaminated will continue to be disposed of at the Burwood landfill or will be remediated if it is over 100ppm hydro-carbon content.

Larger concrete foundations than anticipated from the existing buildings were discovered in the middle of the site during excavation. These foundations were very heavily reinforced and have involved additional cost in the removal of the concrete and reinforcing.

The de-watering system is working well and testing of the water being discharged continues to show a contamination level of less than 0.20 ppm hydro-carbon content against the allowable 15 ppm. Because of the extremely low level of contamination, discussions have been held with Environment Canterbury and filter changing/water testing has now been reduced to once a month.

It was originally proposed to retain the sides of the excavations using continuous sheet piling around the perimeter of the site. These sheet piles were to be driven into the ground using a hydraulic heavy vibrating driver. The contractor offered an alternative in his tender using driven "H" section steel soldier piles with supporting timber infills. (The alternative provided a \$100,000 cost saving which was included in the accepted tender.)

A number of test piles were driven and the noise levels monitored. It was established that the noise levels created by the pile driving were not significantly different to sheet piling. Additionally, the alternative method will dramatically reduce the duration of the piling activity on the site by some 75%.

The independent Commissioner appointed to hear the Resource Consent has considered and approved the alternative method.

The first concrete pads have been poured in the south-east corner of the site.

#### OUTSTANDING ISSUES

There are no outstanding issues or approvals being sought from this meeting.

#### PROGRAMME

Because of delays caused by the contaminated soil and the wool filtration system, the project is currently around three weeks behind programme.

The contractor is hoping to recover this delay and is still targeting completion by the original completion date.

#### COST CONTROL

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

The forecast total cost is \$38,178,318.

The total remaining contingency is \$1,708,282 (plus \$250,000 to be used for stone floor coverings to the ground floor galleries).

The monthly financial report is attached.

#### Chairman's

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