

5. CHRISTCHURCH ART GALLERY PROGRESS REPORT

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

REPORT PERIOD ENDING 29 MAY 2002

General

Linings to the ground floor exhibition gallery facing Worcester Boulevard, and most ground floor back-of-house corridors and storage areas have been completed. The precast bluestone panels along Worcester Boulevard have also been installed.

North-western (Gloucester/Montreal Streets) corner – the basement walls are now complete and the last of the forecourt floor slabs will be poured next week.

South-western (Worcester/Montreal Streets) corner – 16 of the elliptical steel mullions for the sculpture wall have been installed.

North-eastern corner – wall framing and the installation of services are continuing on the first floor. The metal roofing to the second floor is continuing. Work is under way on the third floor plantroom's steel framework and roof.

Central (grand stair) area – the floor to the serpentine bridge, which spans across the grand stair area, has been installed. Bluestone wall cladding to the ground floor has been completed.

OUTSTANDING ISSUES

The supply issues with the glass for the sculpture wall have been resolved. The installation of the glass has been re-programmed and there will be no delay to the project completion date.

APPROVALS REQUIRED

No approvals are being sought from this meeting.

PROGRAMME

The Christchurch Art Gallery building contract is on programme for completion by 25 November 2002. The official opening will take place over the weekend of 25-27 April 2003.

COST CONTROL

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

The forecast total cost is \$38,702,178.

The total remaining contingency is \$1,184,422, of which \$600,000 is frozen, and is only to be used with the prior approval of the Committee.

The remaining contingency will be required to cover future variations, commissioning costs, final account resolution, contractor's claims and currency fluctuations.

The monthly financial report is attached.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	✓	Energy – efficient air handling and chiller technology used
N2	Eliminate emission of harmful substances	✓	LPG boilers installed
N3	Protect and restore biodiversity and ecosystems	✓	Contaminated soil from previous use removed and remediated
N4	People needs met fairly and efficiently	NA	NA - See People Step + Economic Step
The People Step			
P1	Basic needs met	✓	
P2	Full potential developed	✓	
P3	Social capital enhanced	✓	Community facility - public art gallery including exhibition areas, auditorium, car parking and landscaped sculpture park (40% of site area)
P4	Culture and identity protected	✓	
P5	Governance and participatory democracy strengthened	✓	Open design competition and public consultation/feedback on selected concept design. Public expressions of interest for café/bistro and retails areas.
The Economic Step			
E1	Effective and efficient use of all resources	✓	Energy saving measures evaluated and adopted
E2	Job rich local economy	✓	Construction by a local firm, new jobs created from operation of larger facility including café/bistro and retail areas
E3	Financial sustainability	*	As a public facility, does not make money. Additional income raised through fundraising, sponsorship and revenue generation. Return is in the people step rather than financial.

Chairman's

Recommendation: That the information be received.