

3. SOUTH CHRISTCHURCH LIBRARY, SERVICE CENTRE AND COMMUNITY LEARNING CENTRE

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The purpose of this report is to update the Committee on progress with this project and to seek approval for tendering and demolition processes.

BACKGROUND

The functional design brief and budget report for this project were adopted at the 6 December joint meeting of the Strategy and Finance Committee, Arts, Culture and Heritage Committee and Spreydon/Heathcote Community Board and the Committees' recommendations were subsequently adopted by the Council at its meeting on 12 December 2001.

Detailed design has been in progress for several months and the project will be brought to the Committee on the completion of a pre tender estimate seeking approval for tender.

SELECTION OF BUILDING CONTRACTORS FOR TENDERING

With the design and contract documentation for this project nearing completion, it is now necessary to consider the method for selection of the building contractors that will be invited to tender for the work.

Full working drawing drawings are being prepared, and a quantity surveyor has been engaged to provide a schedule of quantities.

The approved budget for the building, car parking and landscaping is \$4,350,000, and to ensure that it is carried out within the Council's requirements for time, cost and quality, the selected contractor must meet the following criteria:

- Track record of satisfactory completion of similar recent projects.
- Management capability and commitment.
- Availability of resources for the required contract period.
- Record in health and safety.

There are many local contractors who would be capable of satisfactorily carrying out this project, so the following method of selection is proposed:

1. The project design team will table at the present Committee meeting a preliminary list of possible contractors - this is expected to include approximately 10 suitable Christchurch-based building contractors.
2. This list is considered and approved by the Property and Major Projects Committee at the present meeting.
3. The approved contractors included in the approved preliminary list are then invited to register their interest in tendering, including the provision of information to allow their capability to be evaluated.
4. The contractors are evaluated by City Solutions, in consultation with the design consultants and a maximum of six contractors are selected in consultation with the Chairman and Deputy Chairman, using a weighted attributes scoring method.
5. Tenders are then invited from the six contractors selected.

Consideration has been given to carrying out a publicly advertised registration of interest process, but it is considered that the proposed process will provide a similar result, but will be able to be carried out in a shorter time and at a lower cost.

DEMOLITION OF THE EXISTING SERVICE CENTRE BUILDING

Consideration has been given to the most effective way of having the existing Service Centre building demolished to clear the site for the construction of the new building.

The two options are:

- (a) Include the demolition in the main building contract, and have it included within the contract period.
- (b) Have the demolition carried out under a separate contract, before the start of the main building contract.

The method preferred by the project team is option (b), for the following reasons:

If a demolition contractor can be given a longer period of time in which to demolish the building, he can use methods which allow for maximum salvage and hence re-use of the materials in the building. With a ready and established market for second hand building materials, this allows the cost of demolition to be reduced. It also reduces the amount of material being dumped, so is in line with the Council's waste minimisation policy.

Alternative premises have been leased to house the Service Centre staff during the period of construction, and this is expected to be available for occupation in the near future, so demolition could commence as soon as the building is vacated.

The start of construction of the new building is governed by the following activities:

- Obtaining resource consent for the development.
- Calling of tenders for the work
- Completion of demolition of the existing service centre building.

The resource consent application has been publicly notified with submissions closing on 13 June 2002. An independent Commissioner will be engaged to deal with the application and submissions. The Commissioner's decision is expected about mid August. There is the possibility of an appeal against the resource consent decision, and if this occurs there will be a further delay until it has been heard and decided by the Environment Court. Although it is considered that there is a low risk of not obtaining the resource consent, it is thought prudent to defer the calling of tenders until after the submissions are received, and to defer contract acceptance until the decision is known. This will ensure that if any conditions are imposed on the development by the resource consent, then they can be included in the construction contract.

However the demolition of the existing building is not affected by the resource consent, and could proceed as soon as the building is vacated.

By tendering the demolition separately from the main building contract, it can be carried out during the period before the resource consent is obtained. This will allow a considerably longer period for the demolition to take place, so is favoured for the reasons given above.

COUNCIL LAND AT HUNTER TERRACE

In addition to the South Christchurch Library and Service Centre project, the Property Unit has been looking at the Council's complete land holding at Hunter Terrace including the City Water and Waste yard area which lies between the Library/Service Centre site and the Cashmere Club (refer tabled aerial photograph).

Two public meetings have been held in respect of the future options and use of the property. This is in addition to the consultation held for the library project, and the Property Unit staff are now working through the issues which have been raised in relation to this land.

At this time the Property Unit has insufficient answers to some questions to provide a full options report to Council. It is intended to be in a position to do so in the next month or two.

The site is complex in terms of its limitations due to the comprehensive collection of wells and pipes networking through the site which will impact on any future development. In addition to this there are under utilised buildings which form part of the Water Services Yard, which may be better utilised in another form.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	✓	Materials selected to minimise non-renewable resource use
N2	Eliminate emission of harmful substances	✓✓	Non air-conditioned building using water as energy source. No emissions.

N3	Protect and restore biodiversity and ecosystems	✓	Stormwater retention for on site usage, soakage system to minimise pollution from road, parking areas and roof runoff.
N4	People needs met fairly and efficiently	NA	NA - See People Step + Economic Step
The People Step			
P1	Basic needs met	✓	Literacy, learning, recreation, Council Services. Place provided for people to meet together
P2	Full potential developed	✓	As above
P3	Social capital enhanced	✓	Community facility, meeting space
P4	Culture and identity protected	0	
P5	Governance and participatory democracy strengthened	✓	Design concept has evolved with community participation; learning centre is an education sector partnership.
The Economic Step			
E1	Effective and efficient use of all resources	✓	Sustainable design principles being applied, energy savings measures and cost benefits evaluated.
E2	Job rich local economy	✓	Construction expected to be by local contract, new jobs created for operation of facility
E3	Financial sustainability	*	As a public utility, does not make money. Return is in the people step rather than financial.

Staff

- Recommendation:**
1. That the proposed method for selection of tenderers be approved.
 2. That demolition be carried out by separate contract prior to engagement of a building contractor, which may be prior to obtaining resource consent for construction.
 3. That the information on the balance land at Hunter Terrace be received.

Chairman's

Recommendation: For discussion.