

7. CHRISTCHURCH ART GALLERY: PROGRESS REPORT

Officer responsible Senior Professional - Project Management	Author Mark Noonan, DDI 371-1719
--	--

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

REPORT PERIOD ENDING 27 FEBRUARY 2002

GENERAL

North-western corner – work is under way on the remaining basement floor slab and walls following relocation of the site sheds from this area. The large 150 tonne mobile crawler crane has also been relocated again to the top of the temporary ramp.

North-eastern corner – the precast concrete flooring for the second floor has been installed and work is under way on the concrete walls to the second floor.

South-eastern corner – the parapet along Worcester Boulevard has been framed and work will begin shortly on the roof framing over the first floor galleries.

Central core (grand stair) area – this area is progressing well with the ground floor slab and walls having been completed.

The installation of mechanical services ductwork, electrical, fire sprinklers and hydraulic services are continuing in the basement and ground floor areas.

Internal wall framing is under way to the ground floor areas.

OUTSTANDING ISSUES/APPROVALS REQUIRED

The Project Brief required the use of metallic downpipes for the building. The main building contract included a provisional sum of \$50,000 for the supply and installation of these downpipes. A variation price request was issued to the main contractor for a number of different metallic options. The lowest price received was approximately \$260,000 for stainless steel downpipes.

The option of using non-metallic polyethylene downpipes, which were cheaper than stainless steel, was considered but was not recommended because of the requirements of the brief, and the fact that polyethylene downpipes are a relatively new material in New Zealand and have not been installed in any similar buildings.

Because an immediate decision was required to allow the main contractor to order the downpipes, approval for the additional cost was obtained from the Chairman of the Property and Major Projects Committee. The additional cost will be funded from the Contingency Sum.

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 \$38,693,688.

The total remaining contingency is \$1,192,912.

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

Major charges since the last report are the \$210,000 additional cost of the downpipes, \$11,200 for an emergency seismic cut-off to the LPG supply and \$22,000 for breaking up and removing the existing concrete foundations discovered during the basement excavation.

The monthly financial report is attached.

Chairman's

Recommendation: That the information be received.