
Christchurch City Council SUPPLEMENTARY AGENDA

Notice of Meeting:

An ordinary meeting of the Christchurch City Council will be held on:

Date: Wednesday 3 May 2023
Time: 9.30 am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Mayor Phil Mauger
Deputy Chairperson	Deputy Mayor Pauline Cotter
Members	Councillor Kelly Barber
	Councillor Melanie Coker
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor James Gough
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
	Councillor Sara Templeton

28 April 2023

Principal Advisor

Dawn Baxendale
Chief Executive
Tel: 941 8999

Katie Matheis
Team Leader Hearings & Committee Support
941 5643

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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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16. Resolution to Include Supplementary Reports

1. Background

- 1.1 Approval is sought to submit the following report to the Council meeting on 03 May 2023:
 17. Notice of Motion
- 1.2 The reason, in terms of section 46A(7) of the Local Government Official Information and Meetings Act 1987, why the report was not included on the main agenda is that it was not available at the time the agenda was prepared.
- 1.3 It is appropriate that the Council receive the report at the current meeting.

2. Recommendation

- 2.1 That the report be received and considered at the Council meeting on 03 May 2023.
 17. Notice of Motion

17. Notice of Motion

Reference / Te Tohutoro: 23/637823

Report of / Te Pou
Matua:

Councillor Tim Scandrett (Tim.Scandrett@ccc.govt.nz)

General Manager /
Pouwhakarae:

Dawn Baxendale, Chief Executive (Dawn.Baxendale@ccc.govt.nz)



Pursuant to Standing Order 22 of Christchurch City Council's Standing Orders, the following Notice of Motion was submitted by Councillor Scandrett.

1. Notice of Motion to the Council

That the Council:

1. Note:
 - a. The importance of a fit for purpose Te Kete Wānanga o Wai Mōkihi South Library rebuild to the community.
 - b. That on 1 June 2022 Council received advice that the amount currently budgeted for this project in the Long-Term Plan (LTP) is insufficient and that additional budget would need to be allocated in the Annual Plan or Long-Term Plan.
 - c. That design work is currently underway and it is therefore necessary to provide clarity as to the scope and budget of the project ahead of the Long-Term Plan.
2. Seek confirmation:
 - a. That the intention is at least a like for like, fit for purpose scope for this project.
 - b. That the project team has confirmation that the project budget is the original estimate of \$24.9m given when Council approved the rebuild, rather than the current LTP budget which was acknowledged as insufficient at the time.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Officer Advice on NoM - South Library and Service Centre	23/639596	6

0. Officer Advice on Notice of Motion

Reference / Te Tohutoro: 23/638033

Report of / Te Pou Matua: Mary Richardson, General Manager Citizens & Community
(Mary.Richardson@ccc.govt.nz)

General Manager / Pouwhakarae: Dawn Baxendale, Chief Executive (Dawn.Baxendale@ccc.govt.nz)

1. Purpose of Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to provide the Officer advice regarding Councillor Scandrett's Notice of Motion related to the Te Kete Wānanga o Wai Mōkihi South Library.

2. Officer Advice

Staff advise that:

1. The budget for the South Library & Service Centre is not confirmed until the costings are available.
2. Alternatively, if the Council wish to adjust the indicative budget before the costings are available, this be done as part of the Annual Plan deliberations, based on the consideration of submissions.

3. Current Project Budget in LTP and Better Off Funding

- 3.1 The Long-Term Plan (LTP) 2021-2031 includes a budget of \$12,597,000 for South Library & Service Centre Earthquake Repairs. This was adjusted for inflation so there is currently \$13.6m allocated to the project in the current capital programme. A further inflation adjustment may be made in next year's programme.
- 3.2 In December 2022, the Council resolved to allocate an additional \$9m from the Better Off Funding.
- 3.3 This brought the total to \$22.6m (excluding any escalation on \$13.6m in the capital programme).

4. Advice to the Sustainability and Community Resilience Committee June 2022

- 4.1 In June 2022, the Sustainability and Community Resilience Committee received a report that identified that an early concept level cost estimate indicated that the cost of repair would exceed the allocated funds. The report noted that the project would require additional funding in an Annual Plan or a Long-Term Plan adjustment.
- 4.2 The report presented cost benchmarking by AECOM based on current and recently completed library projects. The benchmarked data indicated that it would likely cost circa \$6,000-\$6,500 per square metre of gross floor area to construct the building works component of a new single-story building of the same size and quality today.
- 4.3 The report identified that AECOM's preliminary assessment of likely costs was \$24,8661,00 (including the Construction Cost circa \$16.7m, Professional Fees and other costs circa \$5m and escalation \$3.2m).

- 4.3.1 Note: The preliminary assessment costings excluded project contingency and costs associated with landscaping and car parking area.

5. Committee Resolution June 2022

- 5.1 The Sustainability and Community Resilience Committee “requested that when Officers come to Council with the concept design and costings in Q2 2023, that information about extending temporary strengthening of the building is provided as a comparator and made publicly available, along with cost implications and associated risks.” The Sustainability and Community Resilience Committee also agreed to:
1. Direct staff to progress the design for a rebuild of the South Library Facility on its existing site.
 2. Include the public throughout the design process, seeking ideas and then feedback prior to endorsement of the concept design.
 3. Request that the rebuild is done to high sustainability standards including carbon emissions and water use, both during the construction and operation of the library. (SACRC/2022/00001)
- 5.2 The Committee noted that the project would require additional funding in an Annual Plan or a Long-Term Plan adjustment.

6. Concept Design

- 6.1 A concept design for a rebuild of the facility is in progress. The design brief is based on a like for like replacement of the existing facility but also includes changes to improve the efficiency of the floor plan, provision for future flexibility in the use of the space and a focus on sustainability.
- 6.2 The design brief includes a construction cost target of \$15m which is approximately \$6,100 /m². The cost target was informed by the cost target in the June 2022 report.
- 6.3 Once a concept design is confirmed the cost estimate for construction and the project as a whole (including any contingency) will be updated.
- 6.4 A Concept Design for the rebuild of the facility will include a high-level landscape plan showing the integration of the new building on the existing site, noting the landscaping work associated with the Ōpāwaho Heathcote River environment is detailed in the Mid-Heathcote River / Opāwaho Linear Park Plan (APRIL 2009). The landscaping plan could be developed in parallel with the rebuild subject to a decision by Council and allocation of funding.

7. Potential budget increase

- 7.1 There is no finalised concept design or detailed design and therefore no detailed costing at this stage. The final budget will need to include sufficient contingency.
- 7.2 The Council could agree to increase the budget for the project as part of the LTP. The Council could also increase in the budget in the Annual Plan subject to the consultation feedback and financial information.
- 7.3 It would be premature to approve a budget increase given the limited financial information and the fact that this is a matter being debated as part of the Annual Plan consultation.
- 7.4 It is likely that a budget of \$24.9m will not be sufficient. If Council increased the budget now based on no financial information, it is highly likely that a further budget increase would be required.

Attachments Ngā Tāpirihanga

There are no attachments to this report.