

## **2. Ōmōkihi - Update**

*Presenters: John Filsell Head of Community Support & Partnerships, Lynne Armitage, Senior Project Managers, Brayden Barnett, Project Manager, Bede Carran, GM Finance, Risk & Performance/CFO and Szymon Gozdzikowski, Associate Director from Ignite Architects*

- Project Sponsor John Filsell led an update to the Community Board on the Ōmōkihi South Library and Customer Service Hub project.
- The update was delivered ahead of the Board being asked by Officers to approve a tender to go to market for the construction and rebuild of the South Library, Ōmōkihi on 24 October 2024.
- John Filsell began the update with detailing preparations for temporary library, customer service and governance facilities during the Ōmōkihi rebuild:
  - He noted the announcement earlier in the week that South Library services will move to temporary facilities at The Colombo mall.
  - Customer Service facilities will be provided out of Pioneer Recreation and Sports Centre
  - Governance will be located at the Multicultural centre at South Hagley Park and Community Board meetings will held at the Council facility at Smith Street in Linwood.
- Keir Leslie asked that some art be taken and installed at Smith Street to help the public feel connected to the new space as a “home away from home”.
- On the design of the new facility, it was noted that the design team are working hard towards delivering on 100% of the detailed design by 11 October 2024.
- It was also noted that Christchurch City Council and Environment Canterbury resource consents have been granted.
- It was noted that nothing has changed in terms of the layout of the design.
- On accessibility it will be above code and meet universal design principles making buildings accessible to all people of all abilities).
- Melanie Coker asked about solar panels noting their addition to the new library facility in Hornby. Lynne Armitage noted that a memo is being prepared for the Board on solar and that the design of the new facility is efficiently designed.
- The Chairperson asked that if there are any delays to the project, especially the decommissioning of the current facility and the beginning of construction of the new facility, that the Board be updated by memo given there is likely to be public perception issues.

- Officers provided an update on costs. It was noted that the detailed/pre-tender construction cost estimate is underway. It was also noted that a semi-Quantitative Risk Analysis is in progress
- It was noted that the target date to issue the RFT documentation is 5 November 2024. The procurement plan will be presented to the Board as part of the report for 24 October 2024.

Bede Carran noted that seeking the Board's decision on the tender process on 24 October 2024 will allow sufficient time for the tender to go out prior to Christmas.

**Attachments**

- A Ōmōkihi - Update Presentation

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# Ōmōkihi

## South Library and Customer Service Hub

(PX) Community Board Workshop

10 October 2024

TRIM 24/1810055

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# Purpose

- Project Manager transition
- Board approval for Main Contractor tender documents to be released to Shortlist
- Reaffirming the projects status and upcoming processes
- Pop-up Library /Customer Services /Governance staff and Board

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# Design

*Since the last update to the Community Board (15 August 2024);*

- Detailed Design has advanced to 90%
- CCC & ECan resource consents have been granted
- 100% Detailed Design is due COB Friday 11 October

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# Design - Arrival

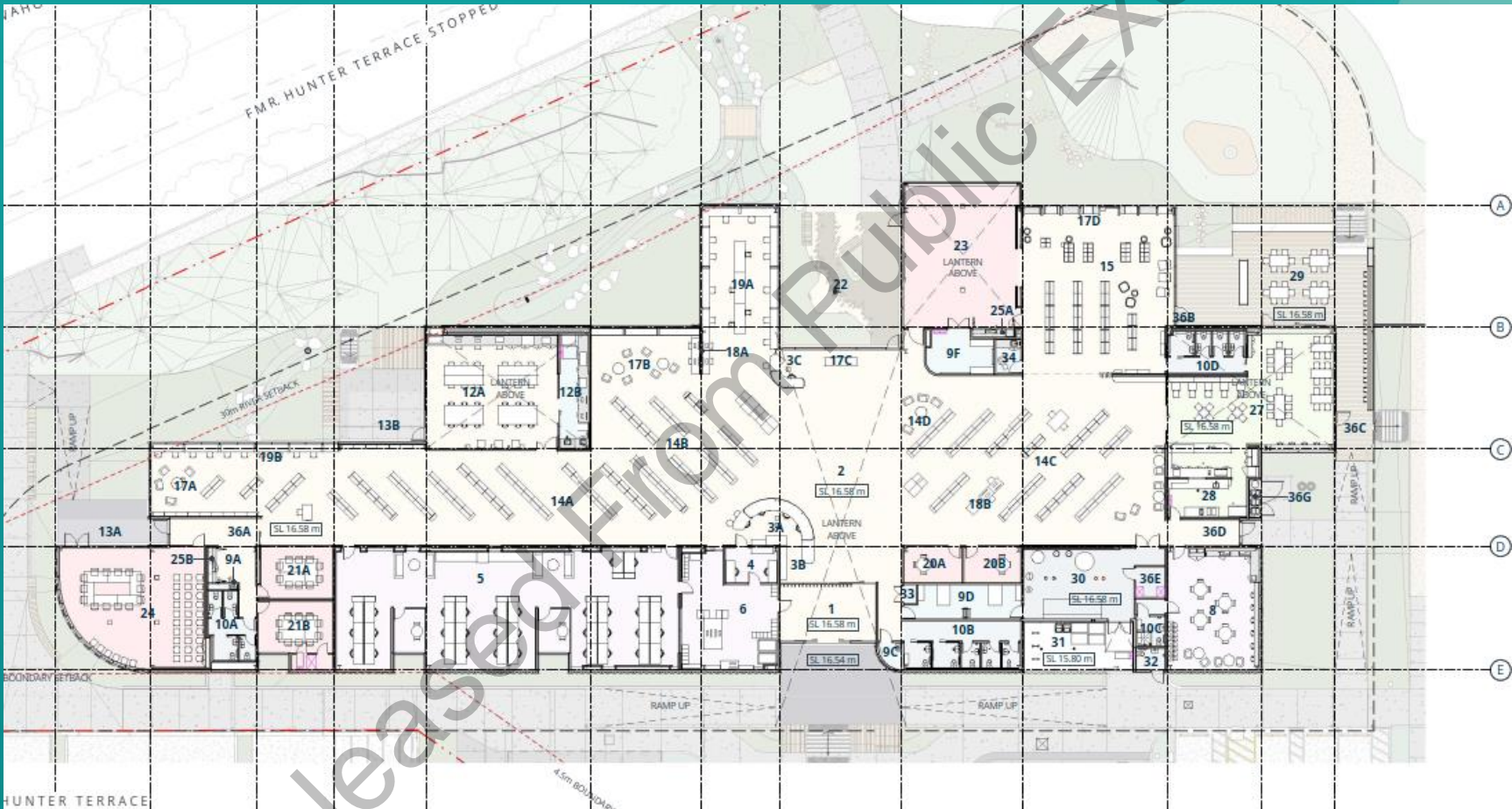
*Main Arrival South*



*Arrival Northern Courtyard*



# Design – Floor Plan



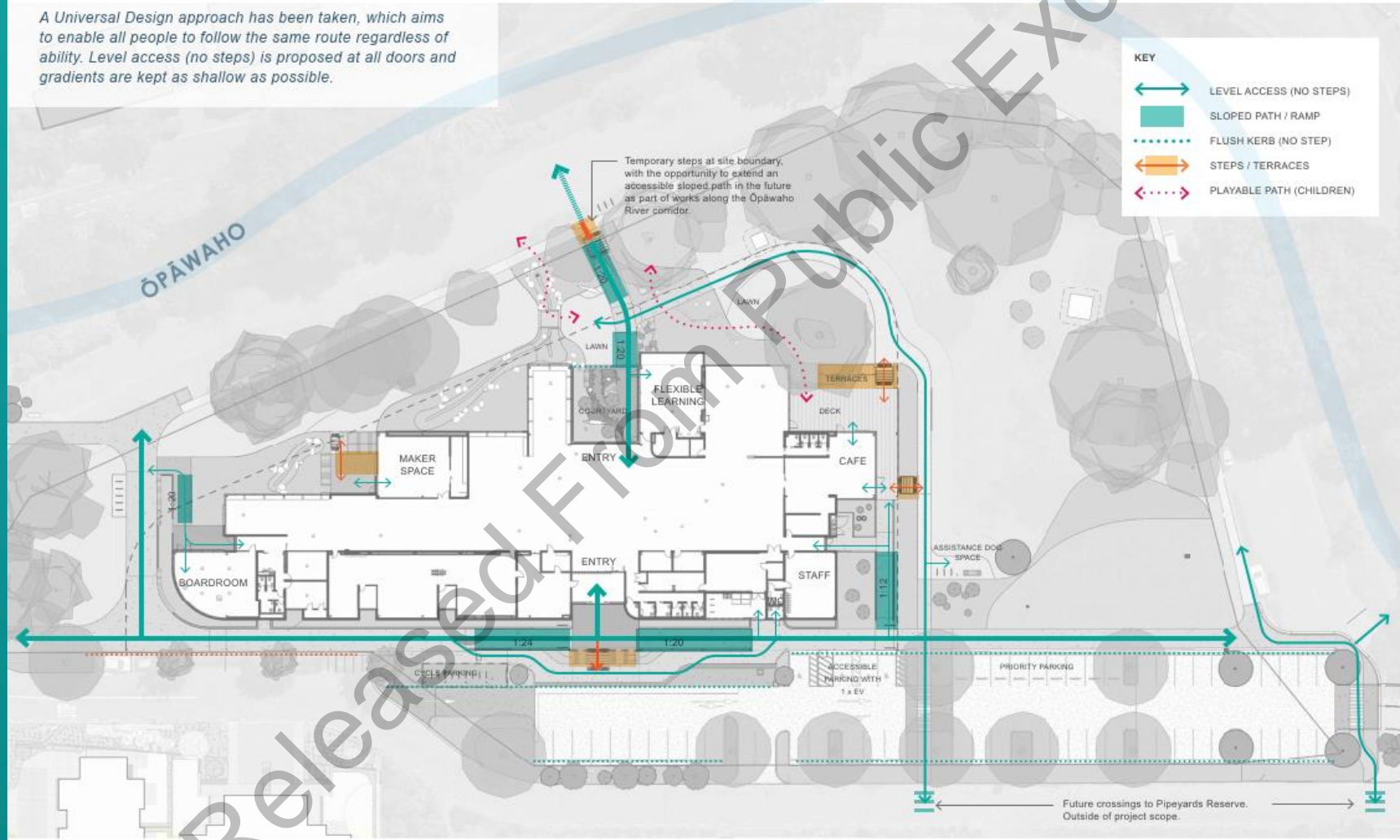
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# Design - Accessibility

## ACCESS STRATEGY

A Universal Design approach has been taken, which aims to enable all people to follow the same route regardless of ability. Level access (no steps) is proposed at all doors and gradients are kept as shallow as possible.

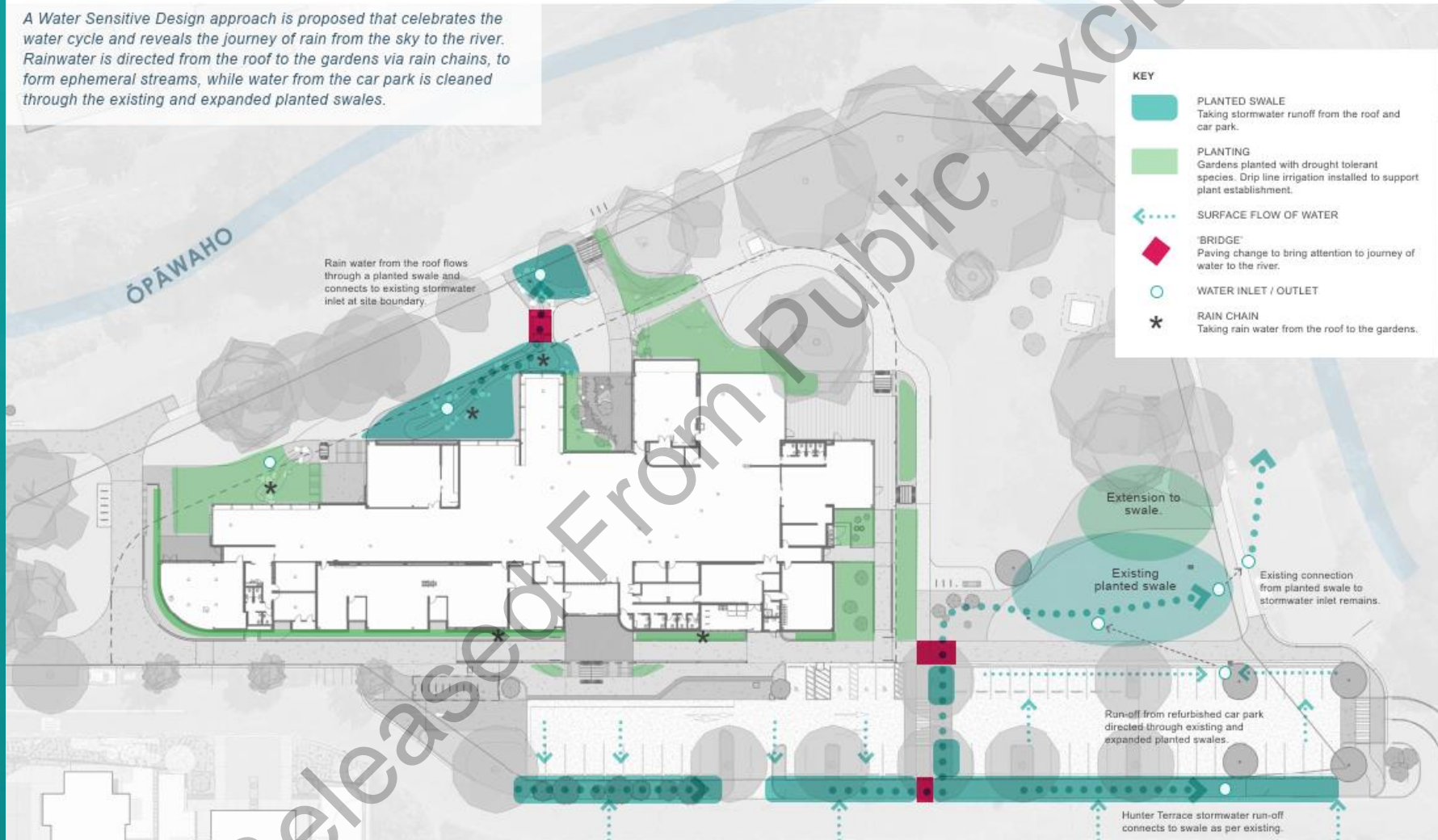


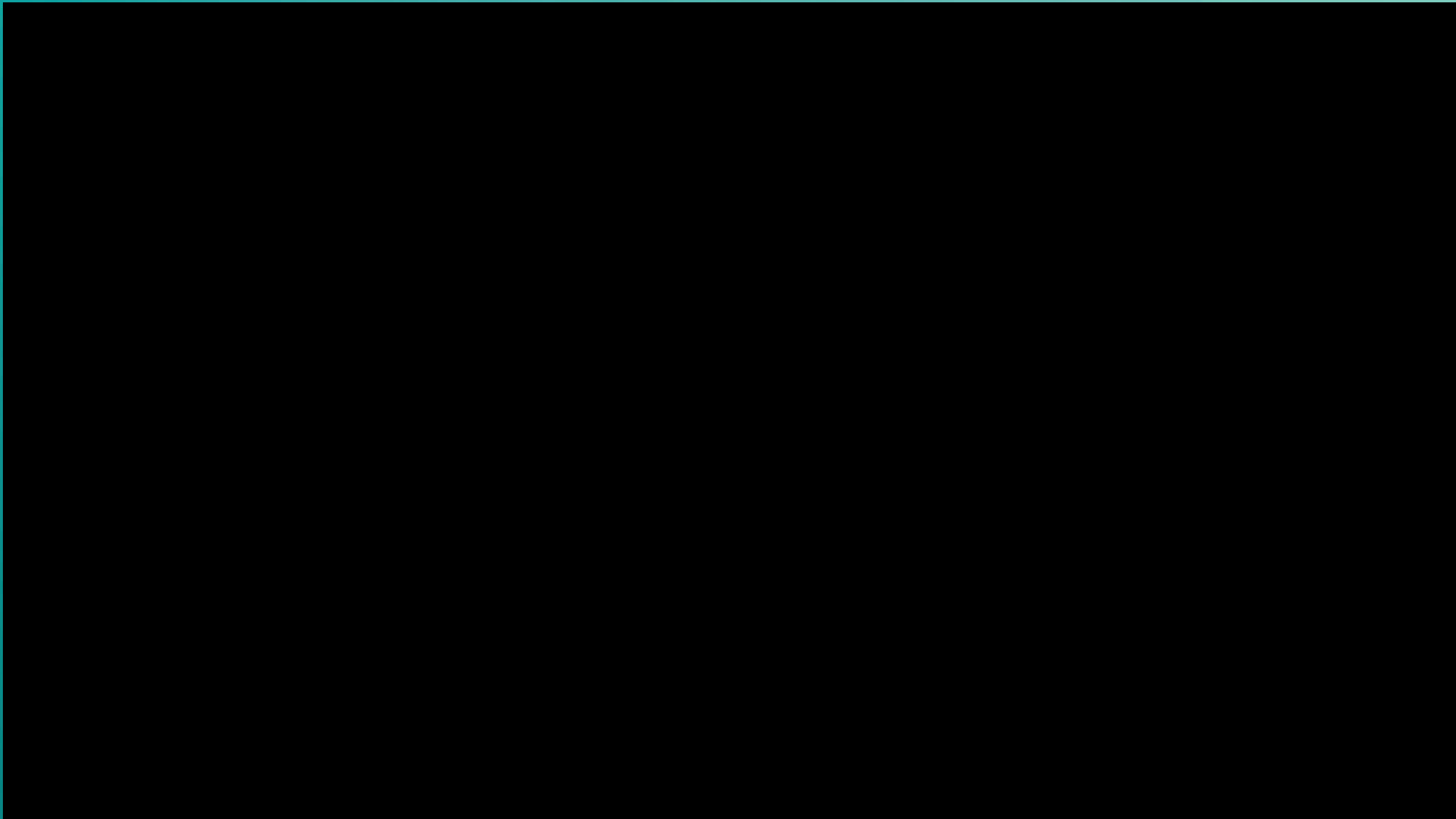


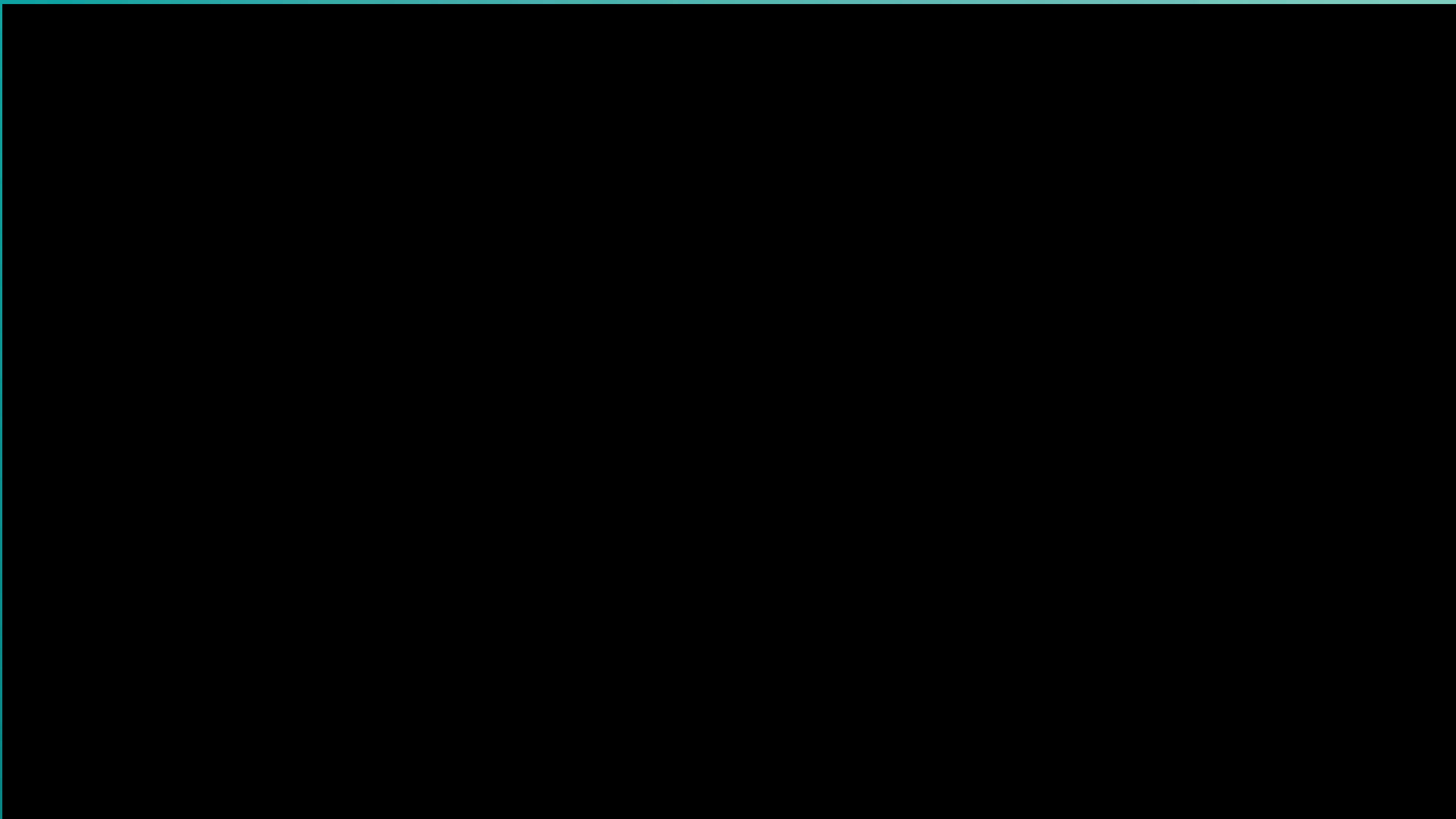
# Design - Water Strategy

## WATER STRATEGY

A Water Sensitive Design approach is proposed that celebrates the water cycle and reveals the journey of rain from the sky to the river. Rainwater is directed from the roof to the gardens via rain chains, to form ephemeral streams, while water from the car park is cleaned through the existing and expanded planted swales.







# Procurement

- Procurement Plan approval – currently being updated
- Target date to issue RFT documentation: 5<sup>th</sup> November 2024
- Rationale for requiring Board approval on 24<sup>th</sup> October 2024

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Questions?

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Thank you!

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