

TO: INFRASTRUCTURAL SERVICES COMMITTEE

**FROM: ERIN MOOGAN, GROUP MANAGER –
INFRASTRUCTURAL SERVICES AND JEREMY REES,
MANAGER – ENGINEERING SERVICES WITH INPUT
FROM JANE PARFITT (ADVISOR – OFFICE OF THE
CHIEF EXECUTIVE)**

AUTHORISED BY: CLARE HADLEY (CHIEF EXECUTIVE)

MEETING DATE: TUESDAY 1 DECEMBER 2020

IN COMMITTEE

*Reason for Exclusion:
Local Government Information and Meetings Act 1987 –*

- (7) *Other reasons for withholding official information:*
(2) (i) *Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).*

SOUTHLAND MUSEUM AND ART GALLERY – OPTIONS

SUMMARY

This report identifies five options for the redevelopment of the Southland Museum and Art Gallery Pyramid Building. There are three refurbishment options with an estimated cost range from \$25.3 million to \$52.5 million, and timeframes to complete from between 27 and 37 months. Our view is that option one should be discounted on the basis that 37% NBS is not appropriate for a civic building housing treasures and open to the public. Only one of these options addresses deferred refurbishment.

For completeness, two rebuild options have been included. Estimated costs for these options range from \$75.4 million to \$85.5 million. Both options would take an estimated 48 months to build.

The Committee are asked to identify their preferred option for inclusion in the strategic projects review.

It will then be subject to public consultation as part of the draft 2021-2031 LTP.

RECOMMENDATIONS

That the Infrastructural Services Committee :

1. Receive the report “Southland Museum and Art Gallery – Options”

2. Receive the attached "Southland Museum and Art Gallery Niho O Te Taniwha Options" Report prepared by the Building Intelligence Group (A3262406)
3. Note the following five options have been developed:
 - Option A: 34%NBS and Minimum Refurbishment (estimated cost \$25.3 million)
 - Option B: 67%NBS and Minimum Refurbishment (estimated cost \$26.6 million)
 - Option C: 67%NBS and Full Refurbishment (estimated cost \$52.5 million)
 - Option D: New Build (Location TBC) as per existing floor area (estimated cost \$75.4 million)
 - Option E: New Build (Location TBC) increased floor area (estimated cost \$85.5 million)
4. Note that staff advice is that Option A should be eliminated because the level of seismic resilience is inadequate for a civic building open to the public and housing many treasures
5. Advise staff which option they wish to be considered for inclusion in the review of strategic project
6. Note that the option identified will then be included in the final draft of the 2021-31 LTP, and public consultation will inform the final outcome
7. Release the contents of this report and the Southland Museum and Art Gallery Options Report prepared by the Building Intelligence Group after the SMAG Trust Board have been fully advised of the contents of both reports

IMPLICATIONS

1.	<i>Has this been provided for in the Long Term Plan/Annual Plan?</i> No
2.	<i>Is a budget amendment required?</i> Yes
3.	<i>Is this matter significant in terms of Council's Policy on Significance?</i> Yes
4.	<i>Implications in terms of other Council Strategic Documents or Council Policy?</i> Options to be consulted on as part of the 2021 LTP
5.	<i>Have the views of affected or interested persons been obtained and is any further public consultation required?</i> Yes, this item was consulted on as part of the 2018 LTP. All options in the attached Options Report would require additional funding and consultation as part of the 2021 LTP.

BACKGROUND

As a result of a Notice of Motion prepared by Cr Toni Biddle, the then Deputy Mayor, Council passed a resolution on 7 July 2020 that:

1. Council fulfils its obligations under Section 77 of the Local Government Act that Council ask the Chief Executive to report to Council with all options for redevelopment of the Museum pyramid on the existing site within five months; to enable the options to be included in the draft Long-term Plan for consultation; and
2. Council support a budget estimate of \$250,000 to be referred to the Quarterly Finance Report, and
3. Council's preference, where possible is that local firms are used on behalf of Council due to our desire to support local businesses.

To action this, a Request for Proposal was issued on 14 July 2020 for the delivery of an Options Report. The scope of the report was focussed on identifying all options for redevelopment of the Southland Museum and Art Gallery Pyramid Building on the existing site.

For completeness, Council officers requested that a further two options be included. These were a new build with the same floor area, and a new build with the floor area specified in the 2019 "Tim Walker Associates report" – [SMAG-Strategic-Review-Reinventing-the-Southland-Museum.pdf \(icc.govt.nz\)](#) . These options were included for comparative purposes.

The Building Intelligence Group were the successful tenderer and they delivered the attached report "Southland Museum and Art Gallery Options Report" within the budget set by council.

OPTION EVALUATION

The report canvasses five options, which are evaluated in the below table:

Option	Option A – 34% NBS and Minimum Refurbishment	Option B – 67% NBS and Minimum Refurbishment	Option C – 67% NBS and Full Refurbishment	Option D – New Build (Location TBC) as per existing floor area	Option E – New Build (location TBC) as per Tim Walker floor area
Makes the Building Safe?	Address's immediate life safety issues	Significantly improves immediate life safety	Significantly improves immediate life safety	Yes	Yes
Deliver a Resilient Building?	Low level of seismic resilience Highly likely building will be damaged and need internal repair after a significant earthquake. Demolition could be inevitable	Moderate level seismic of resilience Reduces but does not remove likelihood of future building closures after a significant earthquake	Moderate level of seismic resilience Reduces but does not remove likelihood of future building closures after a significant earthquake	High level of seismic resilience Reduced risk of building closure after a significant earthquake	High level of seismic resilience Reduced risk of building closure after a significant earthquake
Address Deferred Refurbishment including building services?	No Refurbishment limited to areas of the building where strengthening work will be required	No Refurbishment limited to areas of the building where strengthening work will be required	Yes	Yes	Yes
Improves accessibility?	Minor Improvement Comply with building code only (ANARP)	Minor improvement Comply with building code only (ANARP)	Significant improvement Could be constraints with existing building	Yes Best practice standards	Yes Best practice standards
Future proofs the museum service?	No Strengthening work will impact current layout to accommodate new structural requirements	No Strengthening work will impact current layout to accommodate new structural requirements	Significant Improvement but there may be compromises in layout to accommodate new structure requirements	Yes	Yes
Address's Roof Issues?	Yes	Yes	Yes	Yes	Yes
Address's storage concerns?	No	No	Minor Improvement Could make storage more efficient through design solutions	Moderate Improvement New building layout will ensure efficient design which could resolve current storage issues	Yes
Estimated Cost	\$25.3M	\$26.6M	\$52.5M	\$75.4M	\$85.5M
Timeframes	27 Months	27 Months	37 Months	48 Months *potential to be longer in a different location to the Pyramid	48 Months *potential to be longer in a different location to the Pyramid

Staff have not identified a preferred option but advise that Option A should be eliminated because 37%NBS is not appropriate for a civic building open to the public and housing treasures.

FINANCIAL IMPLICATIONS

The estimated cost for each of the options is outlined in the attached table.

LEGAL IMPLICATIONS

All options have been assessed against the New Building Standards (NBS) based on an assessment of the seismic performance of each option with respect to life safety and with current Building Code standards.

NEXT STEPS

This will be determined by the outcome of the Strategic Projects review and the subsequent consultation on the draft LTP.

CONCLUSION

Irrespective of the option chosen, the estimated costs (ranging from \$25.3 million to 85.5 million) of re-opening the Southland Museum and Art Gallery are significant. Similarly the estimated timeframes to complete the work required (between 27 months and 48 months) are lengthy.