

**Mayor and Councillors**  
COUNCIL

1 NOVEMBER 2018

Meeting Status: **Public**

Purpose of Report: For Decision

## **APPOINTMENT OF ARCHITECT FOR MAHARA GALLERY REDEVELOPMENT**

### **PURPOSE OF REPORT**

- 1 This report seeks Council approval to appoint Athfield Architects Ltd as the Architect for the Mahara Gallery Redevelopment Project.

### **DELEGATION**

- 2 Council has the authority to consider this matter.

### **BACKGROUND**

- 3 As part of the 2018 – 2038 Long Term Plan, Council identified as one of its objectives to redevelop the existing Mahara Gallery in 2021.
- 4 The Steering Group for this project is responsible for overseeing the development objectives of the Mahara Gallery. The steering group comprises members of both the Council and Mahara Trust as well as representatives of the Field Family.
- 5 Through Council Officers, the Steering Group authorised the procurement process for the selection of an architect to undertake the design work associated with the redevelopment.
- 6 The Procurement process was undertaken in two stages. The first stage was advertised through an open Expressions of Interest process. Respondents were required to outline experience, capability, capacity and business credentials. based on the Steering Group's design specification.
- 7 Eleven responses were received and from that selection the Steering Group shortlisted three responses to move to a closed Request for Proposal (RFP) stage. The shortlisted respondents were Athfield Architects, Architecture Plus and Warren and Mahoney.

### **ISSUES AND OPTIONS**

#### **Issues**

- 8 Each of the three RFP respondents were required to prepare a "Concept" plan for their vision of the Gallery based on the Steering Group's design brief taking into account a total budget of \$5.206million including professional fees, consents and other costs. They were also required to confirm acceptance to the proposed form of Contract based on the New Zealand Architects Agreement for Architect Services

- 9 Each of the three respondents then presented their design and submission to the Steering Group with each explaining and highlighting their design and architectural methodology.
- 10 The Steering Group were impressed with the overall quality of each of the responses and presentations. However, upon review the Steering Group unanimously decided that it favoured the approach Athfield Architects had taken.
- 11 The Athfield proposal impressed the Steering Group the most as they were able to articulate their rationale for the design, expand on their experiences and capability relevant to other gallery projects they had been involved with and the preliminary costing analysis suggested that the design best aligned with Council's budget criteria. Athfield Architects will present their submission to Council at the meeting. Features highlighted in the response included:
  - a) Strong consideration to sustainable products/features
  - b) Inviting appearance in Mahara Place including an attractive high canopy over the entrance
  - c) A floor area of approximately 490m<sup>2</sup> (The current building is approximately 260m<sup>2</sup>)
  - d) The shortest project timetable at 43 weeks to the Tender Process and Award Stage prior to construction.
- 12 Development of the architectural plans is required to assist the Mahara Gallery Trust raise its 2/3 share of the funds required for the project noting that Council has budgeted for construction to commence in 2021. The short time frame noted in the Athfield response will be beneficial to assisting the Trust with its fund raising campaign.

## **CONSIDERATIONS**

### **Policy considerations**

- 13 The process followed for the Appointment of the Architect has followed an open market approach in accordance with Council's Procurement Policy.

### **Legal considerations**

- 14 The form of Contract proposed in the RFP process is the standard "New Zealand Institute of Architects" Agreement. Athfield has accepted the form of contract but as part of the sign off process, Legal Counsel will review the contract prior to Council signing.

### **Financial considerations**

- 15 Athfield proposed fees falls within Council's expectations for Architectural services. The Long Term Plan budget provision for professional fees in 2018/19 is \$200,000 and a further \$264,000 is included in the 2019/20 financial year. Based on the proposal from Athfield there is appropriate capacity for the other professional fees likely to be required for this project ahead of the anticipated construction commencement in 2021. The total budget for the Mahara Gallery redevelopment project is \$5.206m.

## Tāngata whenua considerations

- 16 Engaging the architect will enable meaningful conversation and contribution from Iwi Partners as development of the design evolves. Engagement with appropriate Iwi partners will be undertaken as part of consultation on the design.

## Strategic considerations

- 17 Following Council's decision to not proceed with a combined Library / Gallery project, Council through the 2018 – 2038 Long Term Plan decided the development of the Mahara Gallery should proceed as a standalone project. The appointment of an architect is a critical first step to achieving this outcome.

## **SIGNIFICANCE AND ENGAGEMENT**

### Significance policy

- 18 The appointment of the architect for this project does not trigger Council's Significance Policy.

### Consultation already undertaken

- 19 Funding for the project was consulted on through the Long Term Plan. At this stage no direct consultation has occurred with the Waikanae Community Board. However, it is intended that as plans evolve the Community Board will be consulted with on the design.

### Publicity

- 20 A Communications plan will be developed to support the delivery of the project. A media release will happen if Council supports the recommendation to appoint Athfield Architects for this Project.

### Other considerations

- 21 No other considerations have been identified.

## **RECOMMENDATIONS**

- 22 That the Council appoints Athfield Architects as the Architect for the preparation of the plans and specifications as set out in the Request for Proposal dated 31 August 2018 and Athfield Architects submission dated 28 September 2018.

<b>Report prepared by</b>	<b>Approved for submission</b>	<b>Approved for submission</b>
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