

13 December 2013

Mr Richard King
Chief Executive Officer
Invercargill City Council
INVERCARGILL

Dear Richard

Southland Museum and Art Gallery Redevelopment – Seismic Evaluation

As part of the work being carried out to develop a revised proposal for redevelopment of the Southland Museum and Art Gallery, a Detailed Engineering Evaluation report (DEE), has been commissioned from Opus International Consultants. A Summary of the report is attached for your information. The consultants have considered that the building is in 4 parts:

1. 1940 original building
2. 1959 addition (Gallery 3, turn-around and workshop area)
3. 1960 addition (Gallery 2 and History Gallery)
4. 1988 addition (pyramid, Roaring 40's Gallery, foyer)

These are also shown in plans on P10 and 11 of the Summary Report

From the result of the quantitative assessment carried out by Opus, the buildings have the following expected seismic capacity, based on the weakest element and expressed as a percentage of New Building Standard (% NBS).

1. 1940 building, < 34% NBS. Classified as Earthquake Prone.
2. 1959 addition, < 34% NBS. Classified as Earthquake Prone
3. 1960 addition, 30% NBS. Classified as Earthquake Prone
4. 1988 addition, < 34% NBS. Classified as Earthquake Prone

This means that the Southland Museum and Art Gallery Trust Board must now plan to upgrade the buildings to greater than 67% of NBS.

The Trust Board believes that the building is structurally safe to use and it will remain open for operation. Under present legislation it has a period of 15 years to improve the seismic capability of the structure, otherwise the building must be demolished.

A range of recommendations have been made by Opus that will help us to further understand and manage the financial impact of any remedial action. This would involve carrying out the following:

- An outline scheme for structural strengthening to achieve either 67% or 100% NBS
- A cost estimate for strengthening or demolition and rebuilding.
- Geotechnical investigation
- Detail design of a scheme for strengthening of the structure.

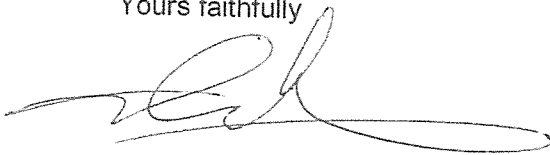
This report can be viewed as an opportunity to:

- Reassess the direction of the Museum Redevelopment
- Re-energise community support for redevelopment of the Museum.

The Trust Board proposes that investigation of 3 options should be pursued, in line with carrying out the recommendations made above by Opus:

1. Develop an outline scheme in order to get a cost estimate for improving the structures of the 1940, 1959, 1960 and 1988 buildings to at least 67% or preferably to 100%, then continue architectural and exhibition planning to develop a Redevelopment Proposal. Call this Proposal No. 1. Also develop plans and estimate the costs for the temporary housing of the museum operation and collection during the construction period to arrive at a total project estimate.
2. Develop an outline scheme and cost estimate for the demolition of the structures of the 1940, 1959 and 1960 buildings and improvement of the structure of the 1988 building to at least 67% or preferably to 100%, then continue architectural and exhibition planning to develop a Redevelopment Proposal. Call this Proposal No. 2. Also develop plans and estimate the costs for the temporary housing of the museum operation and collection during the construction period to arrive at a total project estimate.
3. Develop a new proposal as a comparison with the proposed redevelopment, to construct a new building to the west of the Museum building (on the tennis court) and relocate the museum operation and collection in to this when completed. Call this Proposal No. 3. Retain the pyramid but only for storage of the collection. Develop a plan for improvement of the structure of the pyramid to 100% NBS within 15 years i.e. before the building would be required to be demolished.

Yours faithfully



Darren Ludlow
Chairman
Southland Museum and Art Gallery Trust Board