

# STAFF REPORT

**TO:** The Council Enterprise Subcommittee  
**FROM:** Manager Property  
**REFERENCE:** 50000  
**DATE:** 26 April 2005  
**SUBJECT:** Main Office Building Project

---

## PURPOSE

To update the Committee on progress with the main office building project.

## BACKGROUND

Council's approval to proceed with this project was given in February 2005 at which time McCully Builders Limited were awarded the contract. The architect for the project is Richard Carver Architects and the project is being managed by RDT Pacific.

## COMMENT

The project control group report prepared by RDT Pacific is attached for the Committee's information. Included with this report is a projected timeline for the completion of the three storey building which will then be followed by alterations to the buildings on either side which are expected to be completed by June 2006.

A number of energy efficient measures have been incorporated into the new building design and these are as follows:

- **Glazing** - double glazing with light green tint glass to most new areas of glazing.
- **Water Heating** - Solarhart model 302K (285 litre) solar hot water heating for water supply to the new building staffroom and staff showers.
- **Thermal Insulation** – a higher level of thermal insulation has been used in the roof and external walls than is required by the code. (R3.2 to roof and R2.6 to walls).

- **Structure** – the solid concrete structure (walls and floors) add mass that will store heat, keeping the building warm in winter and cool in summer.
- **Sun Louvres** – external sun louvres have been used over windows to reduce solar gain and glare to the inside.
- **Cross Ventilation** – most work stations are located near opening windows to encourage natural ventilation and allow cross ventilation. High-level opening windows in the atrium allow hot air to be exhausted in summer.
- **Natural Lighting** – most workstations are located adjacent to windows or overhead glazing that gives natural light hopefully reducing the need to turn on artificial lighting. Light interior colours on walls and ceilings will reflect natural light.
- **Artificial Lighting** – energy efficient electronic ballasts and high output fluorescent tubes have been specified. Lights are also switched in zones to allow areas to be switched off when not required. Sensor operated lighting in certain areas
- **Carpet Tiles** – the Interface carpet tiles specified are hardwearing lasting twice as long as broadloom carpet, and they can be recycled thereafter.
- **Electricity** - A new switchboard has been installed at a cost of \$50,000.00. This will serve not only the new building but also the two remaining ones. It also includes a power factor correction device. The installation of the software E-Bench, an energy monitoring programme will allow energy efficient measures to be trialled or introduced not just at 189 Queen Street but across the other 300 or so metered sites within the Tasman District.
- **Heating** - Underfloor heating will not be used in the new premises and it is intended to provide insulating qualities for the floor in the old (1962) building to avoid the need to use the underfloor heating which currently costs about \$8,000.00 a month during the cold periods.

## RECOMMENDATION

That this report be received.

J K Frater  
 Manager Property