

The Museum Redevelopment Project

Request for Expressions of Interest

Temporary Museum, Offices, Storage and Workshops.



1 Introduction

1.0 Background

Canterbury Museum is a non-profit-making permanent institution governed by the Canterbury Museum Trust Board Act 1993. The Canterbury Museum Trust Board (the Board) maintains, develops, and operates the Canterbury Museum at Rolleston Avenue, Christchurch, and Quake City at 299 Durham Street.

The Museum also leases the Robert McDougall Gallery (RMG) which is owned by Christchurch City Council (Council) but is currently closed to the public following the Canterbury earthquakes; and also operates the new Ravenscar House Museum on land opposite the Museum.

Planning and design activities for a comprehensive redevelopment of Canterbury Museum (the Redevelopment Project) are currently underway. The purpose of the Redevelopment Project is to upgrade the existing Museum facilities to provide more space and to meet current international standards for museums, especially in relation to visitor experience, exhibitions, and collection management.

The redevelopment of the Museum will require the Museum to fully vacate its current site for the duration of the proposed demolition and construction activity. This will require the identification and securing of temporary premises for the duration of the project.

1.1 Project Status

The focus of the Redevelopment Project in 2020 and 2021 has been to progress an architectural Concept Design, stakeholder engagement and feedback, and the preparation of a Resource Consent application for the project.

The architectural Concept Design was prepared by Athfield Architects and was approved by the Museum Trust Board in late 2020. Supporting information was compiled from other consultants as required to enable the preparation of a Resource Consent application. This mainly included structural engineering input by Holmes Consulting, along with resource consent specialists.

The Resource Consent application (land use only) was lodged with Christchurch City Council in December 2020 and was approved at the end of July 2021.

In parallel with the Resource Consent processing, the Museum Board has engaged a consultant team that has since completed Concept Design and commenced Preliminary Design.

1.2 Purpose

The purpose of this document is to seek expressions of interest (EOI) from the local property market, for the provision of temporary premises to support the Museum Redevelopment Project.

2 Requirements

The Museums temporary space requirements are outlined in this section. It should be noted that the Museum is realistic that all its requirements may not be able to be provided by a single provider or in a single location, and a combination of temporary premises may be required. As such, the Museum encourages respondents to submit potential opportunities for consideration that may not necessarily provide for all the requirements alone. For example, if a respondent has a potential solution for the collection storage space only or the office space only, then the Museum encourages respondents to submit those opportunities for the Museums consideration.

It is the Museums intention to lease the temporary premises for the duration of the Redevelopment Project; however, it is open to other commercial arrangements.

2.0 Functional requirements

The Museum requires several different types of temporary spaces that include (or have the potential to be developed to include) the following requirements:

Type A – ‘Office’ Space for Staff

- Space for Museum management (and collections staff) during the redevelopment of the Rolleston Avenue site.
- Over 67% New Building Standard (NBS).
- Individual offices for 11 pax. Open plan for 40 pax.
- Typical standard office fit out.
- Typical ancillary space such as kitchenette/staff room, toilets etc
- Three meeting rooms – including one larger ‘Board Room’ suitable for 12-14 pax.

Type B – Storage Space for the Museum Collection

- Space to store the Museum’s collection during the redevelopment of the Rolleston Ave site.
- Over 67% NBS.
- It is the Museums intention to store its collection on grade (<3m in height), generally utilising its own storage racking etc. As such, the storage facility does not require the high ceiling or knee height typical of newer larger warehouses.
- Facility needs to have good security and high levels of vermin proofing.
- A good standard of environmental control e.g. temperature and humidity control is required, but not at a standard normally required for a museum. It is important that temperature and humidity levels are consistent with limited fluctuations.
- High standard of fire protection.
- Space for collections staff if the Type B Storage Space is located separately from Type A Office and Temporary Museum Space. If co-located than all Type A and Type B staff could be together.
- Good loading bay.
- Staff car parking (if located outside CBD)

Type C – Workshop Space

- Workshop space for the development and storage of new exhibits for the new Museum.
- Over 67% NBS.
- Individual office space for 2 pax, and open plan space for 15 pax.
- Two meeting rooms.
- Typical ancillary space such as Kitchen/staff room, toilets etc.
- Storage space for completed exhibits.
- 500 sqm of workshop space.
- Good extent of power supply.

Type D – Temporary Museum Space

- Space to establish and operate a temporary museum during the redevelopment of the Rolleston Ave site.
- Over 67% NBS.
- Ground Floor location in a high foot traffic area.
- Back of House (BOH) spaces to include two offices for one pax per office, space for two flexi workstations, staff room for 12 pax, toilets etc.
- BOH could be located on L1.
- Ability to include a café on ground floor

2.1 Location

Ideally speaking, all of the Museums temporary space requirements would be located in the same or similar location. Given the requirement for the Temporary Museum to be located in a very central CBD location, this would mean that ideally all spaces would be provided in the Christchurch CBD.

However, the Museum is realistic that this may not be feasible and that the spaces may need to be located apart i.e. staff office space, storage space and the workshop space may need to be located outside the CBD. Some specifics are as follows:

Type A – ‘Office’ Space for Staff

- The majority of the office space needs to be collocated with or very close to the Type B collection storage space.

Type B – Storage Space for the Museum Collection

- The storage space will need to be located well above the flood level.

Type C – Workshop Space

- The workshop could be separate from the Type A and Type B spaces.

Type D – Temporary Museum Space

- The temporary Museum needs to be in a very central CBD location in a high foot traffic area.

The Museum will consider locations within the Christchurch City, and closer parts of Selwyn, and Waimakariri District Councils jurisdiction.

2.2 Space Requirements

The Museum requires a total of between 8545 and 9445 square metres (sqm). However, opportunities that are slightly bigger or slightly smaller will be considered and evaluated taking into account the extent to which other requirements are provided for.

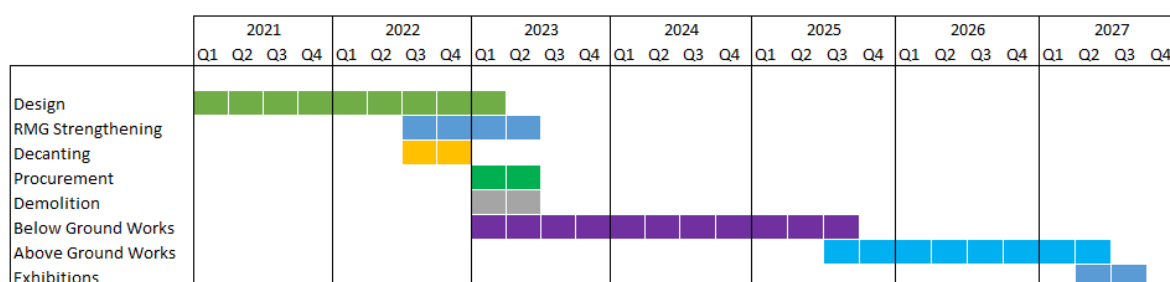
		No.	SQM	Total (SQM)
A	Office Space for Staff			
	Offices	11	10	110
	Open Plan	40	10	400
	Meeting Rooms	3	12	36
	Kitchen/staff room	1	40	40
	Ancillary Space			59
	Total			645
B	Storage Space for Collections			
	Offices	4	10	40
	Open Plan	20	10	200
	Meeting Rooms	3	12	36
	Kitchen/Staff Room	1	40	40
	Exhibition Storage Space (display units)	1	800	800
	Collection Storage Space	1	4500	4500
	Workrooms	4	70	280
	Viewing Space	1	20	20
Total			5916	
C	Workshop Space			
	Offices	2	10	20
	Open Plan	15	10	150
	Meeting Rooms	2	12	24
	Kitchen/Staff Room	1	40	40
	Workshops	5	100	500
	Storage Space (new exhibits)	1	100	100
Total			834	
D	Temporary Museum			
	Front of House	1		1500-2000
	Back of House	1	50	50
Total			1150-2050	

3 Programme

3.0 Summary

Based on the current project programme (below), the Museum will need to be vacated (decanted) by the end of Q4 2022. Decanting and relocation is estimated to take 2-3 months during Q3/Q4 2022.

If the temporary premises require any physical upgrades to make them fit for purpose (e.g. strengthening, fit out or upgrade works), then this work would have to be complete prior to decanting commencing.



It is expected that the temporary premises will be required until the end of 2027.

4 Submissions

Respondents should include the following information in their submission (but not necessarily limited to):

- Size (floor area) including a breakdown of the different types of space.
- Location (including a map and plans)
- Age and any information available with respect to current code.
- Structural strength (NBS)
- Outline of the extent to which the submission meets the Museums requirements
- Any pertinent legal and/or commercial information e.g. covenants
- Photos, plans, drawings.
- Any other information/details deemed appropriate.

5 Process/Next Steps

This Expression of Interest Process will close at **5pm on 25 February 2022**. Expressions of Interest (EOI) will be submitted electronically via email to:

Sam Davis
Project Director
sam.davis@rubix.nz

Respondents are encouraged not to wait until 25 February to submit EOIs and that multiple responses can be submitted.

The Museum will review all responses and will identify a short list of opportunities (and combinations of opportunities) following which it will undertake further due diligence and commercial negotiations.

Questions can be submitted to Sam Davis throughout the process.

