

2018-2028 PROPERTY ASSET MANAGEMENT PLAN
He Rautaki Whakahaere Rawa mō Ngā Hangatanga Whānui

GOVETT-BREWSTER ART GALLERY & LEN LYE CENTRE GBAG / TE WHARE O LEN LYE

VOLUME THREE | PUKAPUKA TUATORU



Mountain to Sea
Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
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DOCUMENT CONTROL

Document Name	2018-2028 Property Asset Management Plan Volume 3 – GBAG and Len Lye Centre
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This volume provides details of the asset lifecycle management for the Govett-Brewster Art Gallery (GBAG) and Len Lye Centre (LLC) asset category of the Property Asset Management Plan (AMP). The framework and key elements of the overall asset management plan are outlined in Table 1.

Table 1 Asset management document structure

No.	Document Name	Key Document Contents
1	Long Term Plan (LTP)	Infrastructure Strategy <ul style="list-style-type: none"> • Strategic Framework • Guiding Themes • High Level Information for Each Asset Class Council Services <ul style="list-style-type: none"> • High Level Information • Levels of Service • Financial Plan
2	Asset Management Strategy	General Asset Management Principles and Overview
3	Asset Class General Volumes	General Information and Glossary about each asset class <ul style="list-style-type: none"> • Executive Summary • Introduction • Levels of Service • Future Demand • Risk Management Plan • Financial Summary • Plan Improvement and Monitoring

4	Asset Category Lifecycle Management Volumes	Asset Life Cycle Management for each asset category within each asset class <ul style="list-style-type: none"> • Description • Condition • Remaining Lives • Valuation • Operations & Maintenance • Renewals • Acquisition and Augmentation • Disposals • Annual Work Plan • Risk Management • Financial Summary • Improvement Plan
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Purpose

The purpose of GBAG and LLC is to provide high quality venues that create high quality opportunities for the community to attend and culture activities.

Levels of Service

There are no specific levels of service related to the operation of this facility but it generally supports the Recreation and Culture team in delivering their levels of service.

Future Demand

We do not anticipate augmentation of the facilities due to future demand over the period of the AMP.

Note: All financial forecasts are shown in inflation adjusted dollar values.

2. LIFECYCLE MANAGEMENT PLAN

2.1 Asset Description

GBAG is Aotearoa's leading contemporary art museum. Recognised nationally and internationally for its dedication to contemporary art and commitment to art from the Pacific, the Gallery offers a wide range of dynamic exhibitions, community events and education programmes.

In 2015, the Len Lye Centre (LLC) opened as an extension to GBAG. The LLC is New Zealand's first institution dedicated to a single artist and is a facility of local, national and international significance. The Centre provides a continuous, accessible and stimulating programme that explores the art and ideas of this pioneering filmmaker and kinetic sculptor.

The floor area of these buildings is shown in Table 2.

Table 2 Building floor area summary

Building Name	Floor area (m2)
Govett Brewster Art Gallery	2,128
Len Lye Centre	1,758
Total	3,886

2.2 Asset Condition

The buildings are managed by the Property team in conjunction with the Gallery team. The condition of the fabric of the buildings and the individual internal components e.g. Heating Ventilation and Air Conditioning (HVAC), fixtures and fittings, electrical equipment are assessed and recorded on Property team registers.

2.3 Asset Remaining Lives

The assumed expected lives of major components have been assessed and recorded in the Enterprise Asset Management (EAM) system. Tables 3 and 4 show the install date and assumed expected lives recorded in EAM. Assumed expected lives are based on best practice property advice and experience.

Govett-Brewster Art Gallery

Table 3 GBAG assets remaining lives

Asset	Assumed Expected Life	Installation Date	Age at 30/06/16	Remaining Life
Govett-Brewster Art Gallery/ Electrical Systems	40	2003	13	27
Govett-Brewster Art Gallery/ Fire Systems	40	2003	13	27
Govett-Brewster Art Gallery/ HVAC Systems	30	2009	7	23
Govett-Brewster Art Gallery/ Lifts valuation record	40	1995	21	19
Govett-Brewster Art Gallery/ Plumbed Systems	40	1995	21	25
Govett-Brewster Art Gallery/ Roof Cladding	40	2015	1	47
Govett-Brewster Art Gallery/ Site Development	35	2015	1	34
Govett-Brewster Art Gallery/ Fitout	30	2008	8	22
Govett-Brewster Art Gallery/ Floor Coverings	30	2015	1	29
Govett-Brewster Art Gallery Miscellaneous interior	30	2015	1	29
Govett-Brewster Art Gallery/ Security & Access Systems	20	2015	1	26
Govett-Brewster Art Gallery/ Structure	80	1995	21	59

2. LIFECYCLE MANAGEMENT PLAN

Len Lye Centre

Table 4 Len Lye Centre asset remaining lives

Asset	Assumed Expected Life	Installation Date	Age at 30/06/16	Remaining Life
Len Lye /Electrical System	40	2015	1	39
Len Lye /Fire Systems	40	2015	1	39
Len Lye /HVAC Systems	30	2015	1	29
Len Lye /Lifts	40	2015	1	39
Len Lye /Plumbed Systems	40	2015	1	39
Len Lye /Roof Cladding	40	2015	1	39
Len Lye /Site Development	35	2015	1	34
Len Lye /Fitout	30	2015	1	29
Len Lye /Floor Coverings	30	2015	1	29
Len Lye /Cinema fitout	30	2015	1	29
Len Lye /Security & Access Systems	20	2015	1	19
Len Lye /Structure& Cladding	80	2015	1	79

Information in the EAM asset inventory is componentised at a high level only. We break components down further for use in asset planning in other Property systems. This is currently under review and we plan to compile and retrofit more componentised information into EAM in the future. **This is recorded as an action in Section 5 – Improvement and Monitoring Plan.**

The data presented in this AMP on the remaining life of assets is classed as grade **B – Reliable** due to the data being based on sound knowledge, standards and guidelines.

2.4 Asset Valuation

As at 30 June 2016, the value of these assets is as follows:

Table 5 Asset valuation

Description	Replacement Value (GCRC) (\$)	Annual Depreciation (\$)	Optimised Depreciated Replacement Cost (ODRC) (\$)
Govett-Brewster Art Gallery	9,071,000	157,466	6,749,436
Len Lye Centre	12,306,000	248,546	12,057,454
Total	21,377,000	406,012	18,806,890

The assets were revalued during the 2016 statutory valuation. The accuracy of the valuation data is classed as **B – Reliable** due to the asset inventory being up to date and the values being prepared independently by Telfer Young consultant valuers.

2.5 Operations and Maintenance

In conjunction with the Gallery team, the Property team conduct general operations and maintenance of these buildings. This includes managing the running costs of the buildings e.g. energy, rates etc. and the regular scheduled maintenance of major components and fittings e.g. fire protection, HVAC etc.

The overall operational expenditure (Opex) forecast that includes the operation and maintenance of the GBAG and the Len Lye Centre is included in the GBAG and Len Lye Centre (10) budget detailed in the LTP. The Property team utilises this budget for the operation and maintenance of these buildings.

2. LIFECYCLE MANAGEMENT PLAN

2.6 Renewals Plan

Our renewals plan includes provision for ongoing replacement of Gallery assets. This ensures we continue to deliver exhibitions at a standard that meets both levels of service expectations and art museum standards in a changing technological environment. There is also provision for general renewal of building components based on condition assessments and renewal profiles. The renewals forecast is summarised in Table 6.

Table 6 Renewals forecast summary

Renewal Forecast (\$000)											
Activity	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	LTP Total
CB1011 - GB Art Gallery- Programmed renewals	85	87	88	90	92	94	97	99	102	104	939
GB1003 - General Assets - Renewals	74	76	77	79	80	82	84	86	88	91	817
Total	158	163	166	169	173	176	181	185	190	195	1,756

2.7 Acquisition and Augmentation Plan

Acquisition

No assets acquisitions are planned during the period of the AMP.

Level of Service

No expenditure on level of service projects is planned during the period of the AMP.

Growth

No expenditure on growth projects is planned during the period of the AMP.

2.8 Disposal Plan

Disposal is the retirement or sale of assets when they become surplus or superseded by new or improved systems. Assets may become surplus to requirements for any of the following reasons:

- Under-utilisation
- Obsolescence
- Provision exceeds required level of service
- Replacement before end of predicted economic life
- Uneconomic to upgrade or operate
- Policy changes
- Service provided by other means (e.g. private sector involvement)
- Potential risk of ownership (financial, environmental, legal, social)

No asset disposals are planned over the 10 year AMP period.

3. RISK MANAGEMENT PLAN

3.1 Critical Assets

Criticality assessments for Property assets have not yet been conducted but assets are managed based on the knowledge and experiences of the Property and Recreation and Events teams. **This is an asset integrity issue and is recorded as an action in Section 5 – Improvement and Monitoring Plan.**

3.2 Risk Assessment

Details of our Risk Management Framework are included in section 6.2 of the Property General AMP volume and section 7 of the Asset Management Strategy.

3.3 Infrastructure Resilience Approach

We have developed contingency plans and business continuity plans to facilitate continued operations for our staff based at GBAG and the Len Lye Centre. These plans are tested regularly and refined where required.



4. FINANCIAL SUMMARY

A summary of the capital expenditure (Capex) forecasts included in this volume is shown in Table 7.

Table 7 Capex forecast summary

Expenditure Forecast (\$000)											
Activity	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	LTP Total
Renewals	158	163	166	169	173	176	181	185	190	195	1,756
Service Level	-	-	-	-	-	-	-	-	-	-	-
Growth	-	-	-	-	-	-	-	-	-	-	-
Total	158	163	166	169	173	176	181	185	190	195	1,756

The overall Opex forecast that includes the operation and maintenance of the GBAG and the Len Lye Centre is included in the GBAG and Len Lye Centre (10) budget detailed in the LTP. The Property team utilises this budget for the operation and maintenance of these buildings.

5. IMPROVEMENT AND MONITORING PLAN

Our general Asset Management Maturity Improvement Plan is included in the Asset Management Strategy.

General improvements to Property assets are included in the Property General Volume. The specific areas of improvement identified for GBAG and LLC assets are listed in Table 8.

Table 8 Improvements summary

No	Improvement Area	Owner	Start Date	End Date
1	Criticality assessments for property assets have not been carried out. We plan to conduct an assessment in the future to assist renewal, inspection and maintenance planning.	Property Manager	Jul-18	Jun-19
2	Property assets are not componentised in EAM but are detailed on Property team spreadsheets and systems. This is currently under review and we are planning to compile and retrofit componentised information into EAM in the future.	Property Manager	Jul-18	Jun-19





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