

From: [Councillor Support](#)
To: [Lee Vandervis](#)
Cc: [Council 2022-2025 \(Elected Members\)](#); [Executive Leadership Team \(ELT\)](#); [Samuel White](#)
Subject: FW: Civic Centre
Date: Thursday, 17 July 2025 03:37:00 p.m.
Attachments: [image002.png](#)

Kia ora Cr Vandervis,

Below is the information requested relating to the budget breakdown details of the Civic Centre upgrade.

28th January 2025

The 'Capital Expenditure 2025 – 2034' Report to Council advised Council of the draft Property Services capital budget.

Further, the report outlined the total amount budgeted for works on the Civic Centre (\$6.8m) which included \$3.4m to complete the final phase of the Civic Centre Upgrade programme.

See exert below.

Civic Centre – \$6.886 million, including \$3.400 million to complete this phase of works at the Civic Centre. The programme has included renewals of roof membrane and weathertightness, asbestos removal, fire and safety compliance improvement, accessibility improvement, interior refresh and LED lighting, and \$2.920 million for the renewal of energy systems.

23rd May 2022

The 'Capital Expenditure Update' Report to Council advised Council of the draft Property Services capital budget.

Further, the report highlighted the Civic Centre Upgrade Project and provided a breakdown of the budget. See exert below.

The project cost has been impacted by the need to manage any asbestos found within the window cavities. While this work is being carried out, each floor is being vacated. This has provided an opportunity to refresh the interior, install LED lighting and upgrade the fire protection and accessibility systems. Overall project cost is broken down as follows:

- *Weather Tightness \$9.613 million*
- *Internal Refresh \$3.792 million*
- *LED Lighting \$0.970 million*
- *Fire Protection/Accessibility Upgrades \$2.625 million*
- *Contingency \$3.000 million*

Kā mihi,

Jackie Harrison

Manager Governance

Governance Support Office

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From: Lee Vandervis <lee@vandervision.co.nz>

Sent: Tuesday, 15 July 2025 6:06 p.m.

To: Samuel White <Samuel.White@dcc.govt.nz>; Executive Leadership Team (ELT) <elt@dcc.govt.nz>; Council 2022-2025 (Elected Members) <council.2022-2025@dcc.govt.nz>

Cc: Communications <comms@dcc.govt.nz>; CSA Leadership Team <csa.leaders@dcc.govt.nz>

Subject: Re: Civic Centre

Hi Samuel,

Can you please forward the report to Councillors that gave budget breakdown details of the \$23 million Civic Center upgrade.

Cheers,

Lee

From: Samuel White <Samuel.White@dcc.govt.nz>

Date: Tuesday, 15 July 2025 at 5:39 PM

To: Executive Leadership Team (ELT) <elt@dcc.govt.nz>, Council 2022-2025 (Elected Members) <council.2022-2025@dcc.govt.nz>

Cc: Communications <comms@dcc.govt.nz>, CSA Leadership Team <csa.leaders@dcc.govt.nz>

Subject: RE: Civic Centre

Kia ora tātou,

Please see the following statement that will be sent to the ODT in response to questions about the Civic Centre upgrade project.

Kā mihi,

Samuel

Kia ora Grant –

Thanks for your patience on this one. Here is a statement in response to your questions.

Please attribute to Group Manager Property Services Anna Nilsen, if needed.

The Civic Centre Upgrade project is progressing well and scheduled to be completed by the end of the year within the approved budget of \$23 million.

The Civic Centre was built in 1980 and, although there have been minor upgrades over the years, the building has largely remained unchanged. Work has focused on essential replacements and upgrades including replacing the windows and roof membrane, a new fire protection system, repairs to the structure and building façade, replacing aging lighting with energy efficient LEDs, improving accessibility, and removing asbestos. Renovations have been carried out 'floor-by-floor' to minimise disruption to staff, and plans to upgrade the lighting and fire protection systems were introduced during later stages of the project.

Some of the floors have been reconfigured during the upgrade and, as the project nears completion, the final floor to undergo renovations is the Civic Floor (Level 2). The Civic Floor houses DCC staff and the Mayor's office, and is where international and national dignitaries are welcomed to our city. The project has included a reconfiguration of the floor facilities and layout, and a design that reflects the character of Otepoti Dunedin. The second-floor space will be fitted out to a level that matches its function in welcoming international and national dignitaries to our city.

We're unable to share any design concepts or layout plans at this stage as some details are still being finalised.

Councillors have been informed of the project's progress through workshops, reports and meetings. Staff have been housed in temporary office spaces during the upgrade works.

Kā mihi nui,

Samuel White

KAIARATAKI WHAKAPĀ - COMMUNICATIONS ADVISOR

TE WHAKAPĀKA ME TE WHAKATAIRAKA - COMMUNICATIONS AND MARKETING

P 03 477 4000

Dunedin City Council - Te Kaunihera a rohe o Ōtepoti

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From: Grant Miller <grant.miller@odt.co.nz>

Sent: Tuesday, 15 July 2025 10:25 a.m.

To: Samuel White <Samuel.White@dcc.govt.nz>; Communications <comms@dcc.govt.nz>; Chris Morris <Chris.Morris@dcc.govt.nz>

Cc: Mayor <mayor@dcc.govt.nz>; Cherry Lucas <Cherry.Lucas@dcc.govt.nz>

Subject: Re: Civic Centre

Hello,

I intend to press ahead with an article for tomorrow's paper about the Civic Centre upgrade.

I also have some more questions.

Does the project still have a \$20 million budget?

How is the project tracking against the budget, and is it expected all of the \$3m contingency will be used?

To what extent have councillors taken part in site visits or briefings about the project's scope, or changes of plan?

How methodically has work progressed? Did some work need to be revisited or completed out of sequence?

I understand there was a redesign of the second floor last year. How extensive were the changes, and what prompted them?

What was the upshot of a meeting on April 17, 2024? What layout plans or revisions can be shared with us?

I gather the second floor will be quite fancy. What reassurances can be provided to ratepayers about value for money?

What have the costs been relating to Burns House?

I need to be advised by 3pm today about the council's intentions regarding any response.

Regards,

Grant Miller

Journalist

Otago Daily Times

52 Stuart St

www.odt.co.nz

P: Phone ext 8108 | DD: 03 479 3507 | M: 022 016 1312

From: Samuel White <Samuel.White@dcc.govt.nz>
Sent: Thursday, July 10, 2025 12:16 PM
To: Grant Miller <grant.miller@odt.co.nz>; Communications <comms@dcc.govt.nz>
Subject: RE: Civic Centre

Kia ora Grant –

We'll come back to you...

Kā mihi nui,

Samuel White

KAIARATAKI WHAKAPĀ - COMMUNICATIONS ADVISOR

TE WHAKAPĀKA ME TE WHAKATAIRAKA - COMMUNICATIONS AND MARKETING

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From: Grant Miller <grant.miller@odt.co.nz>
Sent: Thursday, 10 July 2025 11:49 a.m.
To: Communications <comms@dcc.govt.nz>
Subject: Civic Centre

Hello,

I'm hoping to get a rundown on the Civic Centre upgrade.

Is the work substantially finished? What has been done so far, and what remains? Are we still looking at the project being completed before the end of the year?

How is the project tracking against the \$20 million budget?

What information has been provided to councillors about the nature of the project and how it is progressing?

Have there been particular challenges or unexpected hitches for the project? If so, what were they, and how were they resolved?

What has been the expenditure, or expected expenditure, on each floor?

Are concept plans or images available of the planned work?

Has the work on the second floor been going to plan, or have there been issues with it?

What has been the nature of any difficulties?

How much more energy-efficient might the building be once the work is done? To what

extent might it be cheaper to run?

What are the expectations about future work that will be required, but which are not part of the project?

Regards,

Grant Miller

Journalist

Otago Daily Times

52 Stuart St

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 **Otago Daily Times**