

16. FOOTPATH MAINTENANCE

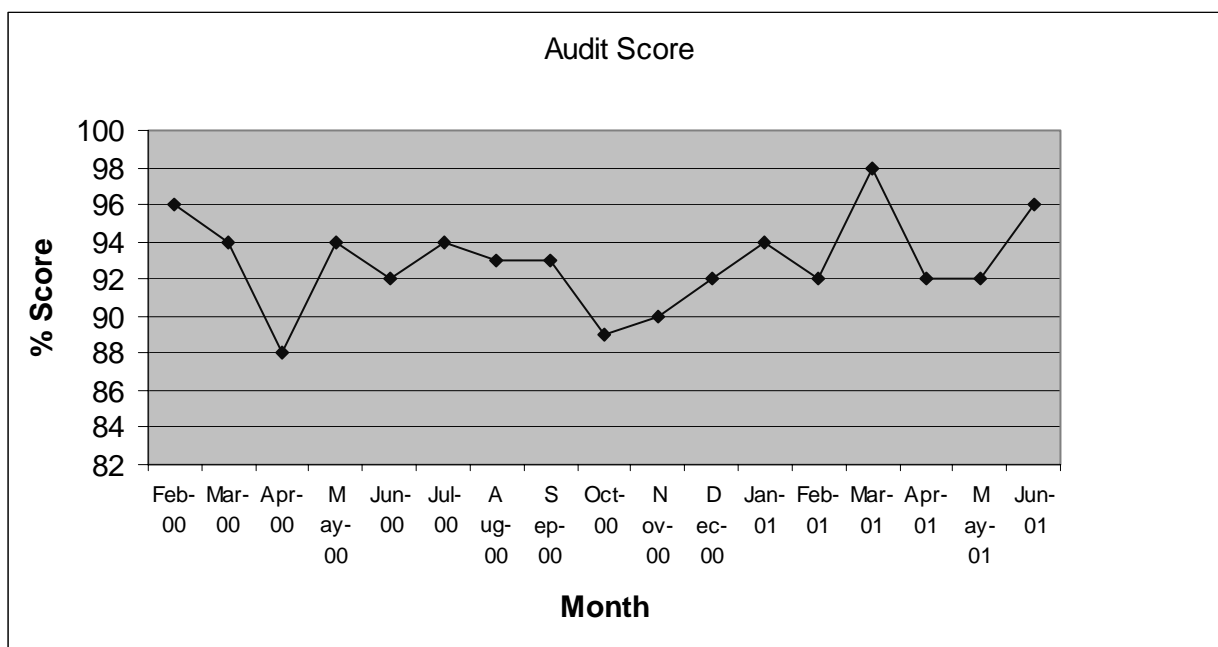
Officer responsible City Streets Manager	Author Richard Bailey, DDI 371-1589
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The purpose of this report is to outline the auditing process that the City Streets Unit carries out to ensure that the Footpath Maintenance Contractor's work meets contract specifications and satisfactory footpath reconstruction by other contractors is carried out.

The Footpath Maintenance Contractor submits a report on a monthly basis detailing all the maintenance work that has been claimed for the month. From this report a random sample of between 10% to 20% is selected and an onsite inspection is carried out. The field audit is broken down into three sections:

- Section 1: Technical Specifications, these covers work standards,
- Section 2: Time, this covers the time taken from time of notification to completion of the work, and
- Section 3: Problem solved, this covers whether the repair is the most suitable and cost effective method. An Average monthly audit score of 90% was set at the start of the contract as a pass mark, we are currently working with the Contractor to lift this pass mark to 95%.

The results below show that the Contractor (City Care) has maintained a high standard of workmanship, with the majority of low scoring in the monthly audits relating to failing to meet the time requirements:



Although we have a well established audit system for work carried out which is under our direct control, we encounter problems in ensuring that work controlled by others such as repair work carried out by Network Operators, developers and private stormwater and sewer connections meet our requirements.

To ensure that these standards are met we are taking the following actions

- We are currently working with the Network Operators (Telecom, Telstra Saturn, Clear and The Council's Water & Waste Unit) to ensure that:
 - (a) That they take responsibility for auditing their contractors' work and report these audits to us.
 - (b) That the minimum time between excavation and sealing is achieved.
 - (c) That they only use approved contractors. This is an area that the Council's Water and Waste and City Streets Units have been working closely together in developing a document outlining how this will work, detailing the accreditation and monitoring systems. The system is to be introduced into the field for sewer repairs, and if proven to be successful, it is intended to be progressively introduced for all work carried out within the street.

- In terms of private developers, while most of them are very responsible and leave the sites meeting our requirements, there are unfortunately a number who do not. For these we rely on the public to notify us of these sites and sometimes they do not come to our attention until up to 12 months after the developer has left the site. We have recently entered into a agreement with the Environmental Services Unit building Inspectors, that any damage to the footpath they identify while carrying out their building inspections, will be passed onto to us. This will enable us to speed up the time it takes in ensuring that damage is repaired (at the cost to those responsible for creating it). Experience has shown that it is better to deal with those that are responsible for the damage while they are still on site.

With all these systems in place we will still rely on the public input in ensuring that isolated sites of footpath damage are brought to our attention for action.

Footpaths resurfacing in some areas of town have been delayed this year due to the Telstra Saturn rollout. This has led to some footpaths remaining in a poor state longer than is desirable , but this is only a short term problem as soon as Telstra Saturn has completed their work, these area of substandard footpaths will be programmed to be resurfaced.

Chairman's

Recommendation: That the information be received.