

11. PARKLANDS COMMUNITY HALL EXTENSION PROJECT

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The purpose of this report is to provide the Property and Major Projects Committee with an update on the Parklands Community Hall extension project.

INTRODUCTION

The previous meeting of the Committee resolved to follow a course of action whereby the concrete floor should be allowed to dry to a relative humidity of 75% by natural means. No treatment should be applied to the concrete to 'trap' or 'lockup' water in the slab.

There have been two subsequent meetings with members of the Committee, the contractor and Council staff to review progress to date and look at further action. The action recommended by Council staff was to get the contractor to shot-blast the concrete in the sports floor area of the extension. This was done in early October 2001.

In order to provide the best drying conditions, electric heating was introduced and ceiling style fans were installed to assist air circulation. De-humidifiers were placed in the space to remove excess moisture.

RESULTS

Following the shot-blasting of the floor there has been a significant reduction in the relative humidity of the concrete floor.

The readings taken on 9 November showed that the relative humidity of the floor had fallen below the 75% required level at all of the test points. At this point all the heaters and fans were turned off and the floor was left to stabilise for one week. The floor was re-tested on 20 November. The results showed that the floor is still below the 75% relative humidity barrier. This means we can now proceed with laying the sports floor.

The contractor has been instructed to proceed with completing the extension.

PROGRAMME

The completion of the extension is expected to proceed as follows:

Install the sports floor	Completion	21 December 2001
Lay vinyl over sports floor	Completion	25 January 2002
Install flooring in remainder of extension	Completion	21 December 2001
Complete all outstanding building items	Completion	21 December 2001

The extension will be ready for opening on 28 January 2002.

BUDGET

Project budget	\$837,500
Expenditure to date	\$746,997
Estimated Cost to Complete	\$41,037
Budget surplus to date	\$49,466

SUMMARY

The extension will be completed with all appropriate guarantees in place. The Council does not have to put itself in the position of accepting any risk associated with the acceptance of a non-conforming concrete floor. The efforts associated with pursuing a natural drying approach to the floor have proved to be worthwhile from a potential liability aspect. It is noted that the complex will open nearly six months behind the original programme. The potential liability to the Council had this approach not been followed could have been in the order of \$50,000, plus any additional delays caused as a result of the sports floor failing due to the relative humidity of the floor being above 75%.

Chairman's

Recommendation: That the information be received.