

## 11. COWLES STADIUM BUILDING STRENGTHENING



<b>General Manager responsible:</b>	General Manager Community Services, DDI 941-8607
<b>Officer responsible:</b>	Recreation and Sports Manager
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### PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to spend up to \$480,000 to repair Cowles Stadium to 100 percent of building code for use as a transitional facility for up to 20 years using funds from the Council Building/Infrastructure Shortfall Allowance.

### EXECUTIVE SUMMARY

2. Cowles Stadium is an extensively used sporting and community facility located on Cuthbert's Green at the junction of Pages Road and Shuttle Drive. In the September, February and June earthquakes Cowles Stadium was used as a welfare centre and a hub for delivering disaster relief activities. It is currently closed. An upgrade project in the LTCCP is currently on hold.
3. Cowles Stadium suffered relatively minor damage as a direct result of the earthquakes. This primarily involves minor repair of roof and wall bracing. A detailed engineering evaluation (DEE) has revealed Cowles Stadium at between 10 percent and 65 percent NBS. The cost to bring Cowles Stadium to 100 percent NBS is a maximum of \$480,000 depending on the level of modification to existing fire protection.
4. It is important that the repairs are carried out as soon as is reasonably possible as Cowles has extensive community use, is used as a disaster relief centre and is a focal point for one of the communities most affected by the quakes. The sporting need is exacerbated by the indefinite closure of three indoor courts at QEII, one at Lyttleton, and one at Wharenuui, resulting in a critical shortage of indoor courts city-wide.
5. A geotechnical report on the land advises differential settlement has occurred and estimates the cost of ground remediation work on the foundations of Cowles stadium at between \$3,000,000 and \$5,000,000 if Cowles had a permanent repair.
6. Cowles has an insured value of \$4,800,000. As the cost of permanently remediating the foundations together with full repair also involving a rebuilding of the sports floor is so high it is likely that officers will recommend to the Council that a cash insurance settlement should be sought. An insurance claim process of this nature is likely to take at least 18 months, Cowles would remain closed and the end result is uncertain.
7. Cowles can be repaired to 100 percent NBS and receive consenting as a transitional (temporary) facility with a lifespan of up to 20 years without remediating the foundations. Work can begin immediately and the facility open in July. To effect a permanent repair the foundations will need to be remediated. Remediation of foundations can be retrofitted at any time.
8. The primary risk to repairing Cowles without remediating the foundations is that a major quake may damage the repaired building. This is mitigated to a certain extent by the fact that the severe quakes to date have only resulted in minor damage to the building and this a risk that the Council takes with every building it repairs. Nevertheless it is a risk that the Council must understand before committing up to \$480,000.
9. The Council's insurance broker has confirmed that any repair of Cowles will not prejudice a future insurance claim.

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10. Officers will recommend that Cowles Stadium is immediately repaired to 100 percent NBS as a transitional facility with a life of up to 20 years and without remediating the foundations and without prejudice to the insurance process or the Councils long term plans for Cowles. This is because:
- the ability to use Cowles as an emergency response centre will be restored
  - the urgent need to provide indoor courts and community facilities will be met
  - this is a very cost effective fix for a 20 year lifespan with the option of permanence if the Council sees fit
  - it can be completed with out prejudice to a potentially large insurance claim
  - it will provide relief and a morale boost to one of our communities who most need it.

**FINANCIAL IMPLICATIONS**

11. It is proposed that repair costs of \$480,000 are funded from the Council Building/Infrastructure Shortfall Allowance provided for by the Council as an overall response to the earthquakes.

**LEGAL CONSIDERATIONS**

12. The implications of the issue under consideration directly support a level of service in the 2009/2019 LTCCP, namely the provision of Cowles Stadium to the standard required by building code.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

13. The operation of Cowles Stadium is an express level of service detailed on page 113 volume 1 of the 2009/2019 LTCCP. The provision of sports facilities is expressly covered on page one of the Council's Recreation and Sport Services Activity Management Plan (7.0).

**ALIGNMENT WITH STRATEGIES**

14. Aligns with goals one and two of the Council's Physical Recreation and Sport Strategy relating to facility provision and the availability and accessibility of facilities.

**CONSULTATION FULFILMENT**

15. There is no requirement for further consultation as the implications of this report support a level of service in the 2009/2019 LTCCP namely the provision of Cowles Stadium to the standard required by building code.

**STAFF RECOMMENDATION**

It is recommended that the Council approves the repair of Cowles Stadium to 100 percent of building code for use as a transitional facility for up to 20 years using funds from the Council Building/Infrastructure Shortfall Allowance at an estimated cost of \$480,000.