



## 12. FACILITIES REBUILD PLAN

<b>General Manager responsible:</b>	General Manager Community Services, DDI 941 8607
<b>Officer responsible:</b>	Strategic Property Analyst
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### PURPOSE OF REPORT

1. To provide an update to Council on recent progress with the Facilities Rebuild Project.

### EXECUTIVE SUMMARY

2. The cluster of earthquakes in Christchurch from 23 December 2011 onwards resulted in only minor damage to Council's building stock. Engineering advice identified that ground accelerations were relatively modest in most parts of the city and as a result a sampling of buildings were inspected by engineers after each of the three main events. In addition to this, onsite managers in occupied buildings were asked to provide feedback on any fresh damage from these earthquakes. Where appropriate these were followed up with specific inspections.
3. The program of Detailed Engineering Evaluation (DEE) inspections was not substantially affected by these earthquakes.
4. As these were the first significant events since Council's insurance cover lapsed, the Loss Adjusters for Council's insurers intend to complete a sample assessment of buildings to re-assure their clients with regard to the extent of post cover damage. This work will be completed over the next few weeks.
5. In November 2011 Council completed a competitive tender to establish a pool of five Structural Engineering Consultant companies to complete the program of DEE's for Council buildings. The cost of the two-year programme of work is estimated to be approximately \$6 to \$7 million.
6. These companies have now been engaged and are underway with DEE assessments. To date 28 buildings have moved through the DEE assessment process and are now underway with, or ready to move into, the options phase.
7. Approximately 79 DEE assessments are currently being worked on and a further 240 are being scoped by the five companies.
8. To date 19 Council buildings have been demolished.
9. To support more accurate estimates for strengthening and repair works a panel of six Quantity Surveyors is being sought, again via a competitive tender. The appointment of this panel is likely to be confirmed over the next few weeks with effect from 1 March 2012.
10. The prioritised DEE assessment programme includes 699 residential buildings/blocks. Council, like other property owners, is required to follow EQC processes in regard to residential claims and this in some cases will include structural assessments. For the majority of these buildings we are currently waiting for the EQC assessment process to follow its course. Some specific properties have a building profile that we believe justifies an early assessment to clarify the strength of the building and we have scheduled DEE's for these properties.

### FINANCIAL IMPLICATIONS

11. The building assessment work required to inform the Facilities Rebuild Plan is generally funded from insurance monies, where a buildings structure is damaged and a legitimate successful insurance claim is processed. Where the building's structure is not damaged the costs will be borne by Council.

### Do the Recommendations of this Report Align with LTCCP budgets?

12. No. The work was not contemplated within the 2009–19 LTCCP.

**12 Cont'd**

**LEGAL CONSIDERATIONS**

13. Not applicable.

**Have you considered the legal implications of the issue under consideration?**

14. As above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

15. Not applicable.

**Do the recommendations of this report support a level of service or project in the LTCCP?**

16. Not applicable.

**ALIGNMENT WITH STRATEGIES**

17. Not applicable.

**Do the recommendations align with the Council's strategies?**

18. As above.

**CONSULTATION FULFILMENT**

19. Not applicable.

**STAFF RECOMMENDATION**

It is recommended that the Council receive the information in this report.