



24. FACILITIES REBUILD PLAN

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PURPOSE OF REPORT

- To provide a monthly update to Council on the Facilities Rebuild Programme (FRP).

EXECUTIVE SUMMARY

- This report provides a monthly programme update on some key FRP activities, including the Detailed Engineering Evaluation (DEE) assessment programme, the Design and Options phase, the Approvals phase, the Work Delivery phase and details of completed projects.
- Table 1, shown below, is a summary of the progress within the Facilities Rebuild Programme. This covers 1009 buildings (mostly non-housing facilities) including Council's heritage buildings. Table 2, later in this report, covers the 699 housing buildings.
- In relation to the non-housing facilities, of the 150 completed DEE's, or where engineers have designated them as Earthquake Prone Buildings (EPB's):
 - 54 are EPB less than 34 per cent NBS (one third of these have been demolished)
 - 21 are between 34 per cent and 67 per cent NBS
 - 43 are over 67 per cent NBS

Attachment 1 provides further information on DEE assessments and demolished buildings.

Table 1. FRP Monthly Update (non-housing)

	Total Buildings in Programme (excluding Social Housing)	1009	Latest Month To mid June	TOTAL TO DATE
PHASE 1: Assessments (DEE or not required*)	DEE's Not Commenced	(% number)		29% 290
	DEE's in Scoping Phase	(% number)		19% 191
	DEE's Being Progressed	(% number)		37% 378
	DEE's - Total Done /or Not Required	(% number)	12	15% 150
	DEE's not required		1	32
	(DEE results) # < 34% ie EPB		9	54
	(DEE results) # 34% to 67%		8	21
	(DEE results) # > 67%		23	43
PHASE 2: Design Options	PHASE 2: Design / Options Phase			
	On hold			83
	In progress			42
PHASE 3: Approvals	PHASE 3: Approval Phase			
	Demolitions or Deconstructions approved		0	20
	Repairs Approved – Council		0	5
	Repairs Approved – Staff Delegation (L1 or 2 Assessments) Minor Repairs required		0	46
	Final Insurance Approval		0	0
	Awaiting Council Approval		0	0
PHASE 4: Works Delivery	PHASE 4: Works Delivery Phase			
	Planning / Consents / Procurement		0	3
	Projects (excl Minor) In progress		0	2
	Minor Insurance Funded Repairs in progress		0	45
PHASE 5: Projects & Minor Works Completed	PHASE 5: Projects and Minor Works Completed			
	Demolitions completed		0	20
	Projects (excl Minor) Completed		0	0
	Minor Insurance Funded Repairs completed		0	0

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5. Some buildings have by-passed the requirement for a DEE assessment due to obvious severe damage. This may result in them either being demolished or moving straight to the design and options phase. This phase of the process includes the components of a DEE as part of repair options.
6. The time taken to complete DEE assessments varies from weeks through to many months, depending on building complexity, availability of plans and other historical structural design documentation.
7. The Akaroa Museum was closed on Wednesday 20 June, after receiving the results of a detailed engineering assessment. The museum's three galleries range from seven per cent to 32 per cent of the NBS while the concourse, which is the main public access into the museum, is 32 per cent of the NBS. The storeroom behind the galleries is 43 per cent of the NBS. Much of the museum's collection is currently housed in the store room and museum staff will use this building as temporary offices. Once staff are set up in temporary offices they will be able to continue to answer collections-related and family history enquiries.
8. Table 2, shown below, is a summary of the progress within the City Housing component of the FRP. This covers 699 housing buildings. Directly following the earthquakes, emergency works* were completed with EQC approval totalling \$1,454,000. These works were to make safe or complete temporary fixes to enable continued occupancy. This is shown in Table 2.

Table 2. FRP Monthly Update (City Housing)

	Housing in Programme – tasks completed	No Units Mid JUNE 2012
Phase 1 Emergency Response *	3,374 earthquake related emergency repair jobs completed* 1448 Residential Units that may have been closed were able to remain open & tenanted.	1,448
Phase 2 EQC Assessment	EQC Claims lodged. (for each EQC earthquake event)	2680 #
	Damage assessments completed (for each EQC event)	2680 #
Phase 3 EQC Determination	EQC Settlement teams process each claim and classify them by estimated cost to repair / reinstate. Present these to Council staff.	1500 of 1800 to date
Phase 4 Council review EQC position	Council staff review each scope & classification. Options for settlement methodology developed. Council approval for settlement methodology obtained	Zero
Phase 5 (+) Future Phases Likely to be similar to existing FRP processes	Determine requirement for DEE assessment	See table 3
	Design / Options Phase	Future
	Approval Phase	Future
	Works Delivery Phase	Future
Projects Works Completed	Future	

* Weather Tightness, Structural & Health & Safety
(e.g. hot water cylinders repaired & strapped / inground sewer systems repaired / tripping and access hazards fixed).

Comprises 2649 Social Housing Units as well as housing owned for other purposes
(EQC assess properties by individual residential units, not by building or complex)

9. EQC supplied complete information regarding scope of work and estimated pricing to the Council on 5 June.
10. Council staff are in the process of reviewing the EQC claims to identify any gaps. It would appear that EQC have not commissioned any of the structural assessments that have been identified during their inspections. It also appears that Geotech or land damage has not been included. As part of this process, staff will need to undertake a review of the party walls / firewalls to ensure these are OK and haven't sustained any damage (Staff have been working with Housing NZ re this).

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11. Staff are also in the process of reviewing these EQC schedules of costs / assessment spreadsheet. It is at 'block' level (not at unit level). Staff are validating this against information we have on file. The FR team have commissioned City Care to undertake site inspections of 50 units across the city / portfolio to access and validate scopes / costs. We anticipate that this could be completed by mid July. Depending on this validation process we may need to expand the number of inspections.
12. The Housing Team are working to develop a plan on how we prioritise the reinstatement / repair. Around 80 per cent or approx 2100 units have been assessed by EQC as having minor, mainly aesthetic damage. We are investigating an accelerated repair / redecoration programme.
13. The Council has identified 25 units, based on EQC information, which are simple to repair. These are with City Care for pricing and scoping.
14. On average, the Council has redecorated 10 units per month since the February earthquake, which has ensured tenants can stay in their homes.
15. Further analysis is required on the 500 plus units that have more intensive damage. Staff will also need to resolve the 'over cap' properties.
16. All decisions, progress and costs will be reported as part of the monthly Facilities Rebuild Programme to the Council.
17. The total number of residential units currently vacant as a result of the earthquakes is 400. **Attachment 2** tables the location of these Units.
18. Council has targeted DEE assessments for a selected number of social housing buildings using a risk based criteria. Table 3 below shows the progress in relation to completion of DEE's for Council housing.

Table 3. FRP City Housing DEE Status

City Housing in Programme : DEE Status	Buildings mid JUNE 2012
DEE's - Not Started	636
DEE's - Scoping Phase	3
DEE's - Being Progressed	54
DEE's - Total Done /or Not Required	6
TOTAL	699

19. The prioritised DEE assessment programme for the City Housing facilities is being finalised and will be presented to Council in the next report in August. The prioritisation considers elements such as age of building, land zoning, multi story etc.
20. The results of a DEE assessment on the buildings at Reg Stilwell Place complex were recently received. A number of buildings that house City Housing units were assessed as having a seismic capacity of below 34 per cent NBS. In line with Council's "fit for occupancy" policy, the complex was closed. Tenants were given a seven day period to prepare for relocation. Council has found alternative accommodation for all tenants. Council is still determining repair options for the complex and a timeframe for re-opening is currently being determined

FINANCIAL IMPLICATIONS

21. The building assessment work required to inform the Facilities Rebuild Plan is initially funded by Council however, where a building's structure is damaged and a legitimate successful insurance claim is processed, Council will recoup some of these costs from insurance.

Do the Recommendations of this Report Align with LTCCP budgets?

22. No. The work was not contemplated within the 2009-19 LTCCP.

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LEGAL CONSIDERATIONS

23. Not applicable.

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

24. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

25. Not applicable.

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

26. Not applicable.

ALIGNMENT WITH STRATEGIES

27. Not applicable.

Do the recommendations align with the Council's strategies?

28. As above.

CONSULTATION FULFILMENT

29. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Council pass the following resolution:

(a) That the information in this report is received.

Attachment 1

Facilities Rebuild Project – Monthly Update, current as of 20 June 2012-06-22
(Council meeting – 7 July 2012)

Table 1 DEE Status

% NBS	Facility Name	Occupancy Status
DEE Results above 67% NBS		
133	Civic Offices on Hereford	Open
100	Play Staff Room - New Brighton Creche	Open
100	Storage Shed - New Brighton Creche	Open
100	Spencer Park - Homestead (new)	Open
100	Belfast Pool - Main Building Complex	Open
100	Cuthberts Green - Light Pylons	Open
100	Police Kiosk - Cathedral Sq	Closed
100	Hoon Hay Community Creche	Open
100	Sir John McKenzie Memorial Library (Toy)	Open
100	Kaituna Hall (new)	Open
100	Spencer Park - Garages (new)	Open
100	Spencer Park - Dwelling 105 Heyders Road (new)	Open
100	Spencer Park - Toilets (new)	Open
100	Spencer Park - Implement Shed (4 bay) (new)	Open
100	Main reserve workshops compound middle b (new)	Open
100	Bottle Lake - Vehicle Shed	Open
100	Bottle Lake - Old Woolshed	Open
100	Bottle Lake - Bulldozer Shed	Open
100	Chemical shed located in Bottle Lake com	Open
100	Harewood Nursery - Pumphouse (X2) (new)	Open
100	Groyne Kimihia Toilet block (new)	Open
100	Fendalton Rd Gatehouse garage (new)	Open
100	Toilet - Macfarlane Park (Jebson St) (new)	Open
100	Petrol store (new)	Open
100	Information Kiosk - 280 Beach Rd (new)	Open
100	Bird Hide - 280 Beach Rd (new)	Open
100	Linwood Toy Library - 322 Linwood Ave	Open
98	Linwood Nursery – Portacom Office	Open
95	Spencer Park - Holiday Cabins (new)	Open
92	Groyne - Toilets No 3 Ground (new)	Open
87	Beachcomber/Poseidon - Sumner	Closed
85	Library - Mairehau	Open
84	Pioneer Early Learning Centre	Open
83	Mona Vale - Implement Shed / Staff Rooms (new)	Closed
80	Pump shed (new)	Open
78	Retail Building (Katmandu / Rexel) (strengthened from 59%)	Open
77	Service Centre / Store Little River (new)	Open
73	Spencer Park - Office Block (new)	Open
73	Lighting Towers (4 No) - Denton Park	Open
73	Pioneer Stadium - Sports Hall Squash	Open

68	Spencer Park - Pavillion	(new)	Open
68	Spencer Park - Picnic Shelters	(new)	Open
68	Fuel shed located in Spencer Park by the	(new)	Open
DEE Results between 34% and 67% NBS			
65	Reg Stillwell Place - Block H	(new)	Closed
63	Housing Canterbury Street		Closed
61	Groynes - Toilets Block No 2 Ground	(new)	Open
56	Rugby Memorial	(new)	Closed
55	Impl.Shed L/Room - Rawhiti Domain		Open
53	Botanic Gardens - Potting Facility & Gla	(new)	Open
47	Somerfield PlayCentre		Open
47	Community Centre - Somerfield		Open
45	Avebury House		Closed
44	Spencer Park - Tourist Flats	(new)	Open
42	Cathedral Square Toilets	(new)	Closed
40	Linwood Community Creche		Open
40	Botanic Curators House - 7 Rolleston Ave		Closed
40	Papanui Library		Open
40	Ruru Lawn Cemetery - Toilets	(new)	Open
39	Cuthberts Green - Softball Complex		Open
36	Takamatua School	(new)	Open
35	Wharenui Pool Building (ex Pool)		Open
35	Abberley Park Hall (55 Abberley Cres)		Open
34	Rolleston Ave Youth Hostel-5Worcester St		Closed
34	Waltham Community Cottage		Open
DEE Results below 34% NBS / Earthquake Prone Buildings			
33	Rose Historic Chapel		Closed
32	Central Library		Closed
30	Library - Opawa		Closed
29	Pigeon Bay Hall	(new)	Open
27	Fendalton Library		Open
27	Christchurch Hospital Car Park		Closed
26	Akaroa Service Centre / Info Centre		Closed
25	Linwood Library (Cranley St)		Closed
25	Toilets - Macfarlane Park (Skipton St)	(new)	Open
25	Victoria Park - Information Kiosk		Closed
25	Clock Tower - Victoria St		Closed
25	Clocktower		Closed
24	Gaiety Hall		Closed
22	Ruru Lawn Cemetery - Pumphouse	(new)	Closed
20	Porritt Park - Garage	(new)	Closed
20	Community Centre - Spreydon	(new)	Closed
20	Parking Building - Lichfield (part of)		Closed
20	Residents Lounge - Reg Stillwell Pl	(new)	Closed
18	TOILET CLOSED; behind toilet block 186/0	(new)	Open
18	Botanic Gardens - Office/Library/Mesh		(blank)

17.5	Risingholme Community Centre - Homestead	Closed
15	Sign Of The Takahe - 200 Hackthorne Rd	Closed
15	Singlemens Quarters - Halswell Quarry Park	Closed
13	Bishopdale Creche	Closed
13	Risingholme Community Centre - Hall	Closed
13	Risingholme Comm Centre-Craft Workshops	Closed
12	Parking Building - Manchester St	Closed
12	Retail Building (Cloudbase)	Closed
11	Wharenui Recreation Centre	Closed
11	Sumner Library	Closed
11	Linwood Nursery - Lunchroom	Open
11	Linwood Nursery - Garage (Storage Shed) (new)	Open
11	North Hagley - RSA Bowling Club (new)	Closed
10	Cuthberts Green - Cowles Stadium	Closed
10	Reg Stillwell Place - Block A (new)	Closed
10	Reg Stillwell Place - Block D (new)	Closed
10	Reg Stillwell Place - Block E (new)	Closed
10	Reg Stillwell Place - Block F (new)	Closed
10	Riccarton House	Closed
10	The Bus Exchange / Carpark (Xchange)	Closed
10	Commercial Building (Restaurants / Bar)	Closed
10	Penny Cycles - 113-125 Manchester Street	Closed
10	Old Port Levy School (new)	Open
10	Community Building (new)	Closed
10	Ruru Lawn Cemetery - Toolshed / Leanto (new)	Closed
10	Linwood Nursery – Garage(storage Shed (new)	Open
9.5	Tearooms - Sign Of The Kiwi	Closed
9	Community Centre -Wainoni (Hampshire St) (new)	Closed
8	Wainui Community Hall (new)	Open
8	Linwood Nursery - Garage	(blank)
5	Mona Vale - Homestead	Closed
4	Bishopdale Community Centre / Library	Closed
4	Linwood Nursery - Potting Shed	(blank)
2	Riccarton Community Centre / Library	Part Open
Buildings demolished		
1	St Albans Resource Centre	Demolished
1	Toilets - Woolston	Demolished
1	Library - Woolston	Demolished
1	Library - St Martins	Demolished
1	Plunket Room - 211 Oxford Tce	Demolished
1	Store (Parking) Ex MED Kiosk-St Asaph St	Demolished
1	Library - Redcliffs	Demolished
1	Grandstand No 1 Rugby League Grounds	Demolished
1	Grandstand No 2 Rugby League Grounds	Demolished
1	Retail Building (Hertz/Eyeball/BrushNPal	Demolished
1	Retail Building (Recycled Recreation)	Demolished
1	Warehouse (Rear of 133 & 139 Tuam)	Demolished

1	Sydenham Methodist Church EQ	Demolished
1	Community Centre - Sumner	Demolished
1	Botanic Gardens - Tunnel House	Demolished
1	Reserve Shed 1 Idris Rd	Demolished
1	Convention Centre	Demolished
1	Community Centre - Aranui	Demolished
1	Godley House	Demolished
1	Lyttelton Museum	Demolished
Buildings moved to design stage without completing DEE process		
1	Christchurch Town Hall	Closed
1	Thomas Edmond Band Rotunda	Closed
1	Old Municipal Chambers	Closed
1	Centennial Pool	Closed
1	QE2 Stadium - Pools	Closed
1	Canterbury Provincial Council Buildings	Closed
1	Edmonds Clock Tower - Madras St	Closed
1	Linwood Community Arts Centre	Closed
1	Pumphouse - Rawhiti Golf Course (East)	Closed
1	Pavilion / Toilets - Woolston Park	Closed
1	Parking Kiosk - Farmers Car Park (new)	Closed
1	Art Gallery Building	Closed

Attachment 2**Facilities Rebuild Project – (As at 20 JUNE 2012)****Table 1 Housing Units closed due to earthquake related damage**

Complex Name	Total Units	Closed H & S Risk	Closed Major Repair or DEE Result
Airedale Courts	116	4	70
Aorangi Courts	27	0	2
Avonheath Courts	17	2	8
Bangor Street	9	8	1
Bowie Place	32	32	0
Boyd Cottages	4	4	0
Brougham Village	89	22	25
Calbourne Courts	26	2	18
Captain Thomas Courts	18	18	0
Cecil Courts	20	5	3
Charles Gallagher	7	7	0
Charles St	4	4	0
Collett Courts	6	0	1
Concord Place	52	8	0
Cresselly Place	30	7	19
Fred Price Place	38	0	1
Glue Place/Sparks	34	2	0
Gowerton Place	30	3	2
Louisson Courts	13	4	2
Lyn Christie Place	30	0	2
Mary McLean Pl.	40	1	0
Osborne St	4	2	2
Reg Stilwell Place	34	8	26
Santa Cruz Lane	24	6	15
Sandilands Soldiers Settlement	24	0	1
Shoreham Courts	28	28	0
Thurso Place	4	2	0
Tommy Taylor Courts	25	15	2
Whakahoa Village	20	2	3
Veronica Place	36	0	1
30 Complexes	841	196	204
TOTAL UNITS CLOSED		400	