

COUNCIL 7. 6. 2012

12. FACILITIES REBUILD PLAN – MONTHLY UPDATE REPORT

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Officer responsible:	Corporate Support Unit Manager
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PURPOSE OF REPORT

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

EXECUTIVE SUMMARY

- This report provides a 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 1,009 buildings (mostly non-housing facilities) including the Council's heritage buildings. Table 2, later in this report, covers the 699 housing buildings.
- In relation to the non-housing facilities, of the 100 completed DEE's (or where Engineers have designated them as earthquake prone buildings [EPBs]):
 - 66 (66 per cent) are EPB / < 34 per cent (one third of these have been demolished)
 - 13 (13 per cent) are between 34 per cent and 67 per cent NBS (New Building Standard)
 - 21 (21 per cent) 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)	1,009	Latest Month To mid May	Total to Date
PHASE 1: Assessments (DEE or not required*)	DEE's Not Commenced	(% number)		29% 297
	DEE's in Scoping Phase	(% number)		26% 261
	DEE's Being Progressed	(% number)		35% 351
	DEE's - Total Done /or Not Required	(% number)	12	10% 100
	DEE's not required		-1 (data duplication)	31
	(DEE results) # < 34% ie EPB		8	36
	(DEE results) # 34% to 67%		-1 (strengthened)	13
	(DEE results) # > 67%		7	20
PHASE 2: Design / Options	PHASE 2: Design / Options Phase			
	On hold			47
	In progress			28
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 (excluding minor) In progress		0	2
	Minor Insurance Funded Repairs in progress		0	45

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	Total Buildings in Programme (excluding Social Housing)	1,009	Latest Month To mid May	Total to Date
PHASE 5: Projects and Minor Works Completed	PHASE 5: Projects and Minor Works Completed			
	Demolitions completed		0	20
	Projects (excluding minor) completed		0	0
	Minor Insurance Funded Repairs completed		0	0

5. Some buildings have by-passed the DEE process due to severe damage. This may have resulted in them either being demolished or moving straight to the design and options phase where the process includes the components of a DEE as part of repair options. The Art Gallery also moved to a design and options phase.
6. The time taken to complete DEE's in progress varies from weeks through to many months, depending on building complexity, availability of plans and other historical structural design documentation.
7. The Council approved the DEE prioritised programme at the meeting of 3 May 2012. This now sets in place the work programme to complete the DEE's for all the Council's facilities across an estimated two year programme. Five engineering firms are on a Council panel to deliver the DEE programme.
8. At the Council meeting of 5 April 2012: "The Mayor expressed concern that some buildings currently open are only at 35 per cent of NBS and asked staff to reconsider the open status of these buildings if appropriate."

At 4 May 2012, 58 of our buildings have been assessed at between 34 per cent and 67 per cent NBS inclusive. Thirteen of these have had a full quantitative final assessment, whilst the remaining 45 are still at phase one qualitative assessment. The New Zealand Society for Earthquake Engineering categorise these as 'moderate risk'. The Council delegated authority to staff in the following way; "Buildings with a capacity between 34 per cent NBS and 66 per cent NBS inclusive can be occupied where engineering advice confirms that there is a moderate to low risk exposure (based on building strength, occupancy levels and occupancy duration), and/or a high cost (financial or otherwise) of not using the building. This assessment is made on a case by case basis."

As at 4 May 2012 there were:

- 58 facilities between 34 and 67 per cent NBS inclusive, (note: 45 are only at a phase one Qualitative assessment score)
 - 49 of these are open
 - Of the 49 that are open, 15 buildings are less than 40 per cent.
9. For buildings already assessed as being in the 34 per cent to 67 per cent NBS range, Engineers have provided comments on the fit for occupancy risk as they assess it in terms of the delegation. In determining the fit for occupancy status of these buildings to date, staff have considered the Engineers' recommendations in line with the Council delegation. In future, staff will consider this information to form a recommendation on whether the building remains open, and then make recommendations to the General Managers for consideration in exercising their delegations.
 10. In future monthly Facilities Rebuild reports to the Council this information will be provided, showing the assessment, the reason why it is appropriate that they open based on the delegation or the fact that we have decided to close some.
 11. The structural strengthening and insurance repairs for the Fendalton Library and Service Centre have been completed and the complex has reopened for business on 21 May after a five month closure. The repairs were to 100 per cent NBS. This will not be updated on the table until full documentation is received.

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12. Heritage Properties:

Staff are progressing work on heritage properties owned by the Council. As previously reported, Avebury House, The Poseidon Cafe, Linwood Community Arts Centre and the Curator's House are all in the consenting or delivery phases.

13. Table 2, shown below, is a summary of the progress within the Social 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 (Housing)

	Housing in Programme – Tasks Completed	No Units Mid-May 2012
Phase 1 Emergency Response*	3,374 earthquake related emergency repair jobs completed* 1,448 Residential Units that may have been closed were able to remain open and 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 processes each claim and classify them by estimated cost to repair / reinstate Present these to Council	0
Phase 4 Council review EQC position	Council staff review each scope and classification Options for settlement methodology developed Council approval for settlement methodology obtained	0
Phase 5 (+) Future Phases Likely to be similar to existing FRP processes	Determine requirement for DEE assessment	<i>See table 3</i>
	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)

14. Staff have EQC claims lodged for all of the Council's housing units in relation to each of the various earthquake events. Damage assessments have been undertaken by the EQC Loss Adjustor and City Care for all of these properties and these are with EQC.
15. At the end of April, EQC paid the Council approximately \$21 million. This amount is not the full and final settlement for the earthquakes prior to December 2011 and does not include the 23 December 2011 claims.
16. On 16 May 2012, EQC sent the Council the scoping documentation/damage assessments; however the pricing estimates have not yet been included.
17. Council staff are currently reviewing the information received from EQC for classification into likely repair strategies and to prioritise what work we may be able to start immediately. The overarching priority driver is to fix those units which are repairable but currently closed.
18. All decisions, progress and costs will be reported as part of the monthly Facilities Rebuild Project to the Council.
19. The total number of residential units currently vacant as a result of the earthquakes is 378.

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This is made up as follows:

70	Structurally uninhabitable – Red Zoned
17	Major Repairs required – Red Zoned
126	Structurally uninhabitable
165	Major repairs required

The status of these properties, in relation to being viable to repair or reinstate is not yet known. It is likely that many of the 196 units with structural damage are uneconomic to repair and some of the balance of 182 units may also fall into this situation. Some of these properties have been targeted for DEE assessments, especially where they are partly occupied. The DEE's will allow the Council to more fully understand the extent of the structural damage, the degree to which insurance may contribute to repairs and strengthening and also the Council's own commitment to strengthening its properties. **Attachment 2** tables the location of the Units mentioned above.

20. The 95 residential units within the residential Red Zone are at four sites and are uninhabited, except for seven units at Calbourne and one at Bangor.

The vacant units are detailed below:

(19) Calbourne	Hulverston Drive, Wainoni
(28) Shoreham	Admirals Way, New Brighton
(32) Bowie	Bowie Place, Dallington
(8) Bangor	Bangor Street, Central City

21. For most of the Council's social housing units, staff are now working through the EQC process with some exceptions, e.g. where the 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 the Council's housing.

Table 3: FRP Housing DEE Status

Housing in Programme: DEE Status	Buildings Mid-May 2012
DEE's - Not Started	635
DEE's - Scoping Phase	26
DEE's - Being Progressed	38
DEE's - Total Done /or Not Required	0

22. For the most badly damaged buildings, staff have urgently begun to progress options and design solutions/repairs so that housing complexes can be returned to occupation as soon as possible.

FINANCIAL IMPLICATIONS

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

Do the Recommendations of this Report Align with LTCCP budgets?

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

LEGAL CONSIDERATIONS

25. Not applicable.

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

26. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

27. Not applicable.

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

28. Not applicable.

ALIGNMENT WITH STRATEGIES

29. Not applicable.

Do the recommendations align with the Council's strategies?

30. As above.

CONSULTATION FULFILMENT

31. Not applicable.

STAFF RECOMMENDATION

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

Attachment 1

Facilities Rebuild Project – Monthly Update (Council Meeting – 7 JUNE 2012)

Table 1 DEE's completed or Not Required

% NBS	Building N ^o	Facility	Occupancy Status
DEE Results above 67% NBS		20	
133%	BU 2679-001 EQ2	Civic Offices on Hereford	Open
100%	BU 0001-002 EQ2	Play Staff Room - New Brighton Crèche	Open
100%	BU 0001-003 EQ2	Storage Shed - New Brighton Crèche	Open
100%	BU 1217-001 EQ2	Police Kiosk - Cathedral Sq	Closed
100%	BU 0893-005 EQ2	Cuthberts Green - Light Pylons	Open
100%	BU 0370-004 EQ2	Belfast Pool - Main Building Complex	Open
100%	BU 0822-016 EQ2	Linwood Toy Library - 322 Linwood Ave	Open
100%	BU 1503-001 EQ2	Hoon Hay Community Crèche (new)	Open
100%	BU 1525-001 EQ2	Sir John McKenzie Memorial Library(Toy) (new)	Open
100%	PRK_0158_BLDG_002 EQ2	Bottle Lake – Vehicle Shed (new)	Open
100%	PRK_0158_BLDG_006 EQ2	Bottle Lake - Old Woolshed (new)	Open
100%	PRK_0158_BLDG_007 EQ2	Bottle Lake – Bulldozer shed (new)	Open
100%	PRK_0158_BLDG_015 EQ2	Chemical Shed located in Bottle Lake (new)	Open
98%	PRK_0227_BLDG_013 EQ2	Linwood Nursery – Portacom Office (new)	Open
87%	BU 1461-001 EQ2	Beachcomber Restaurant - Sumner	Closed
85%	BU 0642-001 EQ2	Library - Mairehau	Open
84%	BU 1095-005 EQ2	Pioneer Early Learning Centre	Open
78%	BU 2677-001 EQ2	Retail Building (Katmandu / Rexel) (strengthened from 59%)	Open
73%	BU 0770-001 EQ2	Lighting Towers (4 No) - Denton Park	Open
73%	BU 1095-001 EQ2	Pioneer Stadium - Sports Hall Squash	Open
DEE Results between 34% and 67% NBS		13 (change = Katmandu/Rexel upgrade)	
63%	BU 3521-001 EQ2	Housing Canterbury Street	Closed
55%	BU 1316-002 EQ2	Impl.Shed L/Room - Rawhiti Domain	Open
47%	BU 1129-001 EQ2	Community Centre - Somerfield	Open
47%	BU 1129-002 EQ2	Somerfield Playcentre	Open
45%	BU 0680-001 EQ2	Avebury House	Closed
40%	BU 0836-002 EQ2	Linwood Community Crèche	Open
40%	BU 2178-001 EQ2	Papanui Library	Open
40%	BU 1192-001 EQ2	Botanic Curators House - 7 Rolleston Ave	Closed
39%	BU 0893-003 EQ2	Cuthberts Green - Softball Complex	Open
35%	BU 0610-001 EQ2	Abberley Park Hall (55 Abberley Cres)	Open
35%	BU 0533-002 EQ2	Wharenui Pool Building (ex Pool)	Open
34%	BU 1184-001 EQ2	Rolleston Ave Youth Hostel-5 Worcester St	Closed
34%	BU 2385-001 EQ2	Waltham Community Cottage	Open
DEE Results below 34% NBS / Earthquake Prone Buildings		36	
33%	BU 2190-001 EQ2	Rose Historic Chapel (new)	Closed
32%	BU 1211-001 EQ2	Central Library	Closed

30%	BU 1013-001 EQ2	Library - Opawa	Closed
27%	BU 0450-001 EQ2	Fendalton Library (strengthened to 100% but awaiting paper work)	Open
27%	BU 2669-001 EQ2	Christchurch Hospital Car Park	Closed
26%	BU 3644-001 EQ2	Akaroa Service Centre / Info Centre	Closed
25%	PRK_1915_BLDG_001 EQ2	Clock Tower - Victoria St	Closed
25%	BU 1982-001 EQ2	Linwood Library (Cranley St)	Closed
25%	PRK_1829_BLDG_005 EQ2	Victoria Park - Information Kiosk	Closed
25%	PRK_3514_BLDG_002 EQ2	Clock tower	Closed
24%	BU 3648-001 EQ2	Gaiety Hall	Closed
20%	BU 1228-001 EQ2	Parking Building - Lichfield (part of)	Closed
18%	PRK_1566_BLDG_029 EQ2	Botanic Gardens – Office/Library/Mesh (new)	Open
17.5%	BU 0995-002 EQ2	Risingholme Community Centre - Homestead	Closed
15%	PRK_1887_BLDG_004 EQ2	Singlemens Quarters – Halswell Quarry Park (new)	Open
15%	BU 1815-001 EQ2	Sign Of The Takahe - 200 Hackthorne Rd	Closed
13%	BU 0323-003 EQ2	Bishopdale Crèche	Closed
13%	BU 0995-001 EQ2	Risingholme Community Centre – Hall	Closed
13%	BU 0995-003 EQ2	Risingholme Comm Centre-Craft Workshops	Closed
12%	BU 1234-001 EQ2	Parking Building - Manchester St	Closed
12%	BU 2677-005 EQ2	Retail Building (Cloudbase)	Closed
11%	BU 1466-001 EQ2	Sumner Library (new)	Closed
11%	PRK_0227_BLDG_003 EQ2	Linwood Nursery – Lunchroom (new)	Open
11%	BU 0904-001 EQ2	Wharenui Recreation Centre	Closed
10%	PRK_0227_BLDG_004 EQ2	Linwood Nursery – Garage(storage Shed (new)	Open
10%	BU 3064-001 EQ2	Penny Cycles - 113-125 Manchester Street	Closed
10%	BU 1870-001 EQ2	Riccarton House	Closed
10%	BU 2418-001 EQ2	The Bus Exchange / Carpark (Xchange)	Closed
10%	BU 0893-001 EQ2	Cuthberts Green - Cowles Stadium	Closed
10%	BU 2677-006 EQ2	Commercial Building (Restaurant / Bar)	Closed
9.5%	PRK_1823_BLDG_003 EQ2	Tea Rooms – Sign of The Kiwi	Closed
8%	PRK_0227_BLDG_003 EQ2	Linwood Nursery – Garage (new)	Open
5%	BU 0555-002 EQ2	Mona Vale - Homestead	Closed
4%	PRK_0227_BLDG_004 EQ2	Linwood Nursery – Potting Shed (new)	Open
4%	BU 0323-001 EQ2	Bishopdale Community Centre / Library	Closed
2%	BU 0537-002 EQ2	Riccarton Community Centre / Library	Part Open *
Buildings moved to Design stage without completing the DEE process			11 # 10
#	BU 1185-001 EQ2	Art Gallery Building (# anticipated to be above 67%)	Closed
-	BU 1212-001 EQ2	Old Municipal Chambers	Closed
-	BU 1242-005 EQ2	Store (Parking) Ex MED Kiosk - St Asaph St Duplicated below	Closed
-	BU 1316-004 EQ2	Pumphouse - Rawhiti Golf Course (East)	Closed
-	BU 1178-001 EQ2	Christchurch Town Hall	Closed
-	BU 1941-001 EQ2	Canterbury Provincial Council Buildings	Closed
-	BU 1306-004 EQ2	QE2 Stadium - Pools	Closed
-	BU 1226-001 EQ2	Centennial Pool	Closed

-	PRK_1927_BLDG_001 EQ2	Edmonds Clock Tower - Madras St	Closed
-	BU 0797-001 EQ2	Linwood Community Arts Centre	Closed
-	PRK_0919_BLDG_001 EQ2	Pavilion / Toilets - Woolston Park	Closed
-	BU 1204-001 EQ2	Thomas Edmond Band Rotunda	Closed
Buildings demolished		20	
20%	BU 2394-001 EQ2	Grandstand No 1 Rugby League Grounds	Demolished
-	BU 2394-002 EQ2	Grandstand No 2 Rugby League Grounds	Demolished
-	BU 0636-001 EQ2	St Albans Resource Centre	Demolished
-	BU 1392-001 EQ2	Library - Redcliffs	Demolished
-	BU 0981-001 EQ2	Library - St Martins	Demolished
-	BU 1208-001 EQ2	Plunket Room - 211 Oxford Tce	Demolished
-	BU 2677-002 EQ2	Retail Building (Hertz/Eyeball/BrushNPal)	Demolished
-	BU 2677-003 EQ2	Retail Building (Recycled Recreation)	Demolished
-	BU 2677-004 EQ2	Warehouse (Rear of 133 & 139 Tuam)	Demolished
-	BU 0847-001 EQ2	Toilets - Woolston	Demolished
-	BU 0847-002 EQ2	Library - Woolston	Demolished
-	BU 2540-001 EQ2	Sydenham Methodist Church EQ	Demolished
-	BU 1465-001 EQ2	Community Centre - Sumner	Demolished
-	PRK_1566_BLDG_028 EQ2	Botanic Gardens - Tunnel House	Demolished
-	PRK_457_BLDG_03 EQ2	Reserve Shed 1 Idris Rd	Demolished
-	BU 1242-005 EQ2	MED Kiosk	Demolished
-	BU 2152-002 EQ2	Convention Centre	Demolished
-	BU 1371-002 EQ2	Community Centre - Aranui	Demolished
-	BU 3555-010 EQ2	Godley House	Demolished
-	BU 3504-001 EQ2	Lyttelton Museum	Demolished

* Riccarton Community Centre / Library built in several phases. Engineers advise the extensions built in 1968 and 1996 have an NBS of over 100% and are safe to occupy. The back part of the building has been closed with security fencing erected.

The Christchurch Art Gallery is one of 10 buildings moved to the Options / Design stage without completing the DEE process but unlike the others it is above 67% NBS.

Attachment 2**Facilities Rebuild Project – (As at 23 May 2012)****Table 1 Housing Units closed due to earthquake related damage**

SAP Site No	Complex Name	Total Units	Closed H & S Risk	Closed Major Repair
1951	Airedale Courts	116	4	69
574	Aorangi Courts	27	0	2
1401	Avonheath Courts	17	2	8
1251	Bangor Street	9	8	0
695	Bowie Place	32	32	0
3517	Boyd Cottages	4	4	0
1072	Brougham Village	89	22	25
1293	Calbourne Courts	26	2	17
1463	Captain Thomas Courts	18	18	0
1047	Cecil Courts	20	5	3
1274	Charles Gallagher	7	7	0
1039	Charles St	4	4	0
3516	Collett Courts	6	0	1
163	Concord Place	52	8	0
980	Cresselly Place	30	7	19
1323	Fred Price Place	38	0	3
1097	Glue Place/Sparks	34	2	0
678	Gowerton Place	30	3	2
1026	Louisson Courts	13	4	2
727	Lyn Christie Place	30	0	1
942	Mary McLean Pl.	40	1	0
1037	Osborne St	4	2	2
1320	Reg Stilwell Place	34	8	6
3632	Rue Viard Cottages	3	0	1
1344	Santa Cruz Lane	24	6	15
1349	Shoreham Courts	28	28	0
1321	Thurso Place	4	2	0
1048	Tommy Taylor Courts	25	15	2
2680	Whakahoa Village	20	2	3
755	Sandilands Soldiers Settlement	24	0	1
30 Complexes		808	196	182
TOTAL UNITS CLOSED			378	