


COUNCIL 1. 3. 2012

7. FACILITIES REBUILD PLAN



General Manager responsible:	General Manager Community Services, DDI 941-8607
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PURPOSE OF REPORT

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

EXECUTIVE SUMMARY

2. The cluster of earthquakes in Christchurch from 23 December 2011 onwards resulted in only minor damage to the 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, on-site 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 inspections was not substantially affected by these earthquakes. Staff continue to progress these inspections and are seeking Council and Community Board feedback and direction to ensure these are prioritised appropriately.
4. As these were the first significant events since the Council's insurance cover lapsed, the Loss Adjusters for the Council's insurers intend to complete a sample assessment of buildings to reassure 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 the Council completed a competitive tender to establish a pool of five structural engineering consultants 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 and will be partially covered by insurance proceeds (where damage is assessed). Budget for costs that will fall on the Council will be included in the recommended 2012/13 Draft Annual Plan.
6. These companies have now been engaged and are underway with DEE assessments. To date 33 buildings have moved through the DEE assessment process and are now underway with, or ready to move into, the options phase.
7. Of the DEE's completed, 15 have been designated as Earthquake Prone Buildings (EPB). While 15 EPB results out of 33 is a relatively high proportion, this needs to be viewed in context with the DEE prioritisation approach and so is not unexpected. The prioritisation generates a list of buildings with higher risk features and schedules these for inspection first. The prioritisation is based on certain categories which take into account public and staff safety, level of occupancy, building use such as critical operations and community significance, and physical attributes such as building age, design, heritage, materials and pre-existing knowledge about the facility. The finite engineering resource is likely to remain predominantly focused on DEE assessments as opposed to design solutions, until such time as the rate of EPB results reduces significantly.
8. Approximately 136 DEE assessments are currently being worked on and a further 227 are being scoped by the five consultants.
9. To date 19 Council buildings have been demolished.
10. To support more accurate estimates for strengthening and repair works, a panel of five 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.

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11. The prioritised DEE assessment programme includes 699 residential buildings/blocks. The 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. There are currently 64 City Housing buildings (10 complexes) being scoped. This group is a subset of the totals mentioned in point 7 above.
12. The attached list (**Attachment 1**) describes the first 46 sites where minor repair work is commencing. The total cost for this work across all 46 sites is \$71,308. The work complies with the delegated authority to proceed with minor repair works for facilities where work costs less than or equal to \$5,000 and is within the insured value (excludes heritage properties).

FINANCIAL IMPLICATIONS

13. The building assessment work required to inform the Facilities Rebuild Plan is generally funded from insurance monies, where a building's 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 the Council.

Do the Recommendations of this Report Align with LTCCP budgets?

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

LEGAL CONSIDERATIONS

15. Not applicable.

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

16. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

17. Not applicable.

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

18. Not applicable.

ALIGNMENT WITH STRATEGIES

19. Not applicable.

Do the recommendations align with the Council's strategies?

20. As above.

CONSULTATION FULFILMENT

21. Not applicable.

STAFF RECOMMENDATION

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

