

COUNCIL 1. 3. 2012

7. FACILITIES REBUILD PLAN



General Manager responsible:	General Manager Community Services, DDI 941-8607
Officer responsible:	Strategic Property Analyst
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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.

Appendix 1

Programme Phase equals Deliver Now - Under 5k

BE	Functional Location: FuncLoc ID	Asset Type	Job: Job Name	Total Cost (\$)
Network Group: Cemeteries EQ2 (2 records)				
				\$1,651.00
880	PRK_0880_BLDG_001 EQ2	Memorial Park Cemetery - Toilets/Shelter	EQ2 Repair Work	\$612.00
217	PRK_0217_BLDG_001 EQ2	Avonhead Park Cemetery - Sexton's Bldgs	EQ2 Repair Work	\$1,039.00
Network Group: Garden & Heritage Parks EQ2 (2 records)				
				\$965.00
610	PRK_0610_BLDG_004 EQ2	Toilets - Abberley Park	EQ2 Repair Work	\$451.00
1080	PRK_1080_BLDG_001 EQ2	Toilets - Cracroft Hill Reserve	EQ2 Repair Work	\$514.00
Network Group: Neighbourhood Parks EQ2 (9 records)				
				\$18,086.00
227	PRK_0227_BLDG_002 EQ2	Linwood Nursery - Garage	EQ2 Repair Work	\$70.00
227	PRK_0227_BLDG_003 EQ2	Linwood Nursery - Lunchroom	EQ2 Repair Work	\$4,604.00
227	PRK_0227_BLDG_004 EQ2	Linwood Nursery - Potting Shed	EQ2 Repair Work	\$700.00
227	PRK_0227_BLDG_007 EQ2	Linwood Nursery - Glasshouses (X 5)	EQ2 Repair Work	\$257.00
227	PRK_0227_BLDG_018 EQ2	Linwood Nursery - Shade House & Cold Fra	EQ2 Repair Work	\$4,333.00
339	PRK_0339_BLDG_001 EQ2	Harewood Nursery - Amenities Bldg.	EQ2 Repair Work	\$1,823.00
797	PRK_0797_BLDG_002 EQ2	Toilets - Worcester St	EQ2 Repair Work	\$382.00
818	PRK_0818_BLDG_002 EQ2	Toilets - Ferry Rd (Philipstown Courts)	EQ2 Repair Work	\$4,839.00
972	PRK_0972_BLDG_001 EQ2	Toilets - Vernon Tce	EQ2 Repair Work	\$1,078.00
Network Group: Regional Parks EQ2 (9 records)				
				\$8,057.00
157	PRK_0157_BLDG_013 EQ2	Spencer Park - Toilets	EQ2 Repair Work	\$577.00
158	PRK_0158_BLDG_002 EQ2	Bottle Lake - Vehicle Shed	EQ2 Repair Work	\$1,102.00
158	PRK_0158_BLDG_003 EQ2	Bottle Lake - Meeting Room	EQ2 Repair Work	\$235.00
158	PRK_0158_BLDG_012 EQ2	Bottle Lake - Toilets	EQ2 Repair Work	\$761.00
348	PRK_0348_BLDG_007 EQ2	Groynes - Office	EQ2 Repair Work	\$2,114.00
348	PRK_0348_BLDG_010 EQ2	Groynes - Toilets Block No 2 Ground	EQ2 Repair Work	\$479.00
348	PRK_0348_BLDG_017 EQ2	Groynes - Toilets Lake area	EQ2 Repair Work	\$957.00
340	PRK_0340_BLDG_002 EQ2	Toilets - Styx Mill Basin Reserve	EQ2 Repair Work	\$257.00
348	PRK_0348_BLDG_002 EQ2	Groynes - Toilets No 1 Ground East	EQ2 Repair Work	\$1,575.00
Network Group: Sports Parks EQ2 (23 records)				
				\$40,296.00
104	PRK_0104_BLDG_002 EQ2	Community Building	EQ2 Repair Work	\$2,923.00
1133	PRK_1133_BLDG_001 EQ2	Pavilion - Bradford Park	EQ2 Repair Work	\$1,333.00
466	PRK_0466_BLDG_001 EQ2	Pavilion - Fendalton Park	EQ2 Repair Work	\$2,203.00
478	PRK_0478_BLDG_001 EQ2	Toilet/Changing Shed - Middleton Park	EQ2 Repair Work	\$1,109.00
489	PRK_0489_BLDG_001 EQ2	Toilet - Westlake Park	EQ2 Repair Work	\$1,520.00
305	PRK_0305_BLDG_003 EQ2	Pavilion/Changing Rooms	EQ2 Repair Work	\$3,790.00
322	PRK_0322_BLDG_002 EQ2	Toilets - Bishopdale Park	EQ2 Repair Work	\$297.00
766	PRK_0766_BLDG_001 EQ2	Pavilion / Toilets - Bromley Park	EQ2 Repair Work	\$3,064.00
770	PRK_0770_BLDG_005 EQ2	Pavilion (Ground Floor Only) - Denton Pa	EQ2 Repair Work	\$4,633.00
770	PRK_0770_BLDG_007 EQ2	Toilets - Denton Park	EQ2 Repair Work	\$2,017.00
724	PRK_0724_BLDG_001 EQ2	Pavilion / Toilets - Burwood Park North	EQ2 Repair Work	\$773.00
919	PRK_0919_BLDG_002 EQ2	Toilets - Woolston Park	EQ2 Repair Work	\$255.00
962	PRK_0962_BLDG_001 EQ2	Pavilion - Hillsborough Domain	EQ2 Repair Work	\$2,393.00
962	PRK_0962_BLDG_002 EQ2	Toilets - Hillsborough Domain	EQ2 Repair Work	\$3,562.00
1077	PRK_1077_BLDG_001 EQ2	Toilets - Beckenham Park	EQ2 Repair Work	\$897.00
1077	PRK_1077_BLDG_002 EQ2	Community Building	EQ2 Repair Work	\$3,841.00
1095	PRK_1095_BLDG_002 EQ2	Pavilion / Toilets - Centennial Park	EQ2 Repair Work	\$1,076.00
224	PRK_0224_BLDG_001 EQ2	Toilet - Ferrier Park	EQ2 Repair Work	\$254.00
273	PRK_0273_BLDG_001 EQ2	Toilet at Traffic Training Facility	EQ2 Repair Work	\$996.00
275	PRK_0275_BLDG_003 EQ2	Burnside Park - Toilets	EQ2 Repair Work	\$1,428.00
275	PRK_0275_BLDG_007 EQ2	Burnside RFC and Toilets	EQ2 Repair Work	\$1,482.00
201	PRK_0201_BLDG_001 EQ2	Toilets - Crosbie Park	EQ2 Repair Work	\$190.00
1125	PRK_1125_BLDG_004 EQ2	Toilets - Barrington Park	EQ2 Repair Work	\$260.00
Network Group: Volunteer Libraries EQ2 (1 record)				
				\$2,253.00
1494	BU 1494-001 EQ2	Library - Hoon Hay	EQ Repair Work	\$2,253.00

TOTAL **\$71,308.00**