

8. FACILITIES REBUILD PLAN – MONTHLY UPDATE REPORT



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PURPOSE OF REPORT

- To provide a monthly update to the Council on the Facilities Rebuild Plan (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 Plan. 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.
- Relating to the non-housing facilities, of the 86 completed DEEs (or where engineers have designated them as Earthquake-Prone Buildings [EPBs]):
 - 59 (69 percent) are EPB / less than 34 percent of New Building Standard (NBS) (almost one third of these have been demolished)
 - 14 (16 percent) are between 34 percent and 67 percent NBS
 - 13 (15 percent) are over 67 percent NBS.

Appendix 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 April (2012))	TOTAL TO DATE
PHASE 1: Assessments (DEE or not required*)	DEE's Not Commenced	(% number)		41% 412
	DEE's in Scoping Phase	(% number)		22% 219
	DEE's Being Progressed	(% number)		29% 292
	DEE's - Total Done /or Not Required	(% number)	12	8% 86
	DEE's not required		2	32
	(DEE results) # < 34% ie EPB		6	22
	(DEE results) # 34% to 67%		0	14
			4	12
PHASE 2: Design / Options Phase	PHASE 2: Design / Options Phase			
	On hold			47
	In progress			28
PHASE 3: Approval Phase	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

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PHASE 4: Works Delivery Phase	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

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 DEEs in progress varies from weeks through to many months, depending on building complexity, availability of plans and other historical structural design documentation.
7. Feedback from Community Boards on the prioritisation of the two-year programme of DEE inspections and assessments has been collated and is the subject of a separate Council report.
8. Work on structural strengthening and insurance repairs for the Fendalton Library and Service Centre is progressing well. The Service Centre area is already open to the public and a revised opening date for the library and staff areas has been targeted for late May.
9. 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 commissioning or delivery phases.
10. Table 2, shown below, is a summary of the progress within the Facilities Rebuild Plan, covering the 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 also shown in Table 2.

Table 2 - FRP Monthly Update (Housing)

	Housing in Programme – tasks completed	Units mid April 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 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 & 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 and Health and Safety

(e.g. hot water cylinders repaired & strapped / in-ground 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)

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11. Staff have EQC claims lodged for all Council 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.
12. The EQC Settlement team are currently classifying the Christchurch City Council claims in relation to each being in the under \$10,000, \$10,000 to \$100,000 and over \$100,000 ('Over Cap') categories. Once this classification is completed the scope of works for each will be released allowing Council staff to review and audit them. Once satisfied with the appropriateness of each of these, the Council will be able to decide in consultation with EQC the best option to complete permanent repairs.
13. The status and process for 'Over Cap' properties is that once the Council receives and agrees the scopes from EQC for each of the units, staff will begin negotiations with representatives of the Council's insurers.
14. The total number of residential units currently vacant as a result of the earthquakes is 385.

This is made up as follows:

- 71 Structurally uninhabitable – Red Zoned
- 12 Major repairs required – Red Zoned
- 135 Structurally uninhabitable
- 167 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 206 units with structural damage are uneconomic to repair and some of the balance of 179 units may also fall into this situation. Some of these properties have been targeted for DEE assessments, especially where they are partly occupied. The DEEs 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. **Appendix 2** tables the location of the units mentioned above.

15. The 83 residential units within the residential red zone are at four sites and are uninhabited, except for 12 units at Calbourne and 1 at Bangor. The vacant units are detailed below:
 - (14) Calbourne – Hulverston Drive, Wainoni
 - (29) Shoreham – Admirals Way, New Brighton
 - (32) Bowie – Bowie Place, Dallington
 - (8) Bangor – Bangor Street, Central City.
16. For most of the Council's social housing units, staff are now working through the EQC process with some exceptions, 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 DEEs for Council housing.

Council DEE Component	Housing in Programme	Buildings mid April 2012
	DEE's - Not Started	635
	DEE's - Scoping Phase	26
	DEE's - Being Progressed	38
	DEE's - Total Done /or Not Required	0

17. For the most badly damaged buildings, staff will urgently progress options and design solutions so that housing complexes can be returned to occupation as soon as possible. These situations, as and when they arise, will be dealt with in terms of prioritisation through the monthly Earthquake Council meetings.

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FINANCIAL IMPLICATIONS

18. 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?

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

LEGAL CONSIDERATIONS

20. Not applicable.

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

21. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

22. Not applicable.

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

23. Not applicable.

ALIGNMENT WITH STRATEGIES

24. Not applicable.

Do the recommendations align with the Council's strategies?

25. As above.

CONSULTATION FULFILMENT

26. Not applicable.

STAFF RECOMMENDATION

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

Appendix 1

Facilities Rebuild Project – Monthly Update (Council Meeting - 3 May 2012)

Table 1 DEE's completed or Not Required

% NBS	Building N°	Facility	Occupancy Status
DEE Results above 67% NBS		12 # 13	
133%	BU 2679-001 EQ2	Civic Offices on Hereford (new)	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 (new)	Open
100%	BU 0822-016 EQ2	Linwood Toy Library - 322 Linwood Ave (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
73%	BU 0770-001 EQ2	Lighting Towers (4 No) - Denton Park (new)	Open
73%	BU 1095-001 EQ2	Pioneer Stadium - Sports Hall Squash	Open
DEE Results between 34% and 67% NBS		14	
63%	BU 3521-001 EQ2	Housing Canterbury Street	Closed
59%	BU 2677-001 EQ2	Retail Building (Katmandu/Rexel)	Open
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
40%	BU 2178-001 EQ2	Papanui Library	Open
40%	BU 0836-002 EQ2	Linwood Community Crèche	Open
45%	BU 0680-001 EQ2	Avebury House	Closed
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		28	
32%	BU 1211-001 EQ2	Central Library	Closed
30%	BU 1013-001 EQ2	Library - Opawa	Closed
27%	BU 0450-001 EQ2	Fendalton Library	Closed
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 (new)	Closed
25%	PRK_3514_BLDG_002 EQ2	Clocktower (new)	Closed
24%	BU 3648-001 EQ2	Gaiety Hall	Closed
20%	BU 1228-001 EQ2	Parking Building - Lichfield (part of)	Closed

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18%	BU 0995-002 EQ2	Risingholme Community Centre - Homestead	Closed
15%	BU 1815-001 EQ2	Sign Of The Takahe - 200 Hackthorne Rd	Closed
13%	BU 0323-003 EQ2	Bishopdale Creche (new)	Closed
13%	BU 0995-001 EQ2	Risingholme Community Centre – Hall (new)	Closed
13%	BU 0995-003 EQ2	Risingholme Comm Centre-Craft Workshops (new)	Closed
12%	BU 1234-001 EQ2	Parking Building - Manchester St	Closed
12%	BU 2677-005 EQ2	Retail Building (Cloudbase)	Closed
11%	BU 0904-001 EQ2	Wharenui Recreation Centre	Closed
10%	PRK_1823_BLDG_003 EQ2	Sign Of The Kiwi	Closed
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 (Restaurants / Bar) (new)	Closed
5%	BU 0555-002 EQ2	Mona Vale - Homestead	Closed
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			12 # 11
#	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	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 (new)	Closed
-	BU 1204-001 EQ2	Thomas Edmond Band Rotunda (new)	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

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-	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.

Appendix 2

Facilities Rebuild Project – Monthly Update (Council Meeting - 3 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	9
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	12
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	2	6
1097	Glue Place/Sparks	34	2	0
678	Gowerton Place	30	3	1
1026	Louisson Courts	13	4	2
727	Lyn Christie Place	30	0	2
1131	MacGibbon Place	36	0	1
414	Manse Place	41	0	1
1731	Martindales Rd	15	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	10
1349	Shoreham Courts	28	29	0
1321	Thurso Place	4	2	0
1048	Tommy Taylor Courts	25	22	2
2680	Whakahoa Village	20	2	3
755	Sandilands Soldiers Settlement	24	0	1
33 Complexes		900	206	179