

24. BISHOPDALE LIBRARY AND COMMUNITY CENTRE BUILDING REPAIR

General Manager responsible:	General Manager Community Services, DDI 941-8607
Officer responsible:	Darren Moses, Facilities Rebuild Portfolio Manager
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PURPOSE OF REPORT

1. To seek approval of the investigation of an appropriate **repair** strategy to 100 per cent New Building Standard (NBS) minimum, for the Bishopdale Library and Community Centre and to obtain delegated authority to undertake the subsequent repairs funded from the Infrastructure and Facilities Betterment Fund.

EXECUTIVE SUMMARY

2. As part of the Facilities Rebuild Programme TOP 30 Project, an investigation was undertaken on the long term solution options available for the Library and Community Centre located in Bishopdale, Christchurch.



3. This work was undertaken in conjunction with the investigation of earthquake damage and resolution of the insurance position.
4. The Bishopdale Library and Community Centre suffered structural damage in the earthquakes and has four major design weaknesses; lift shaft, stairs, short column design and lack of roof bracing in the northwest to south east direction.
5. The building has a total sum insured of \$3,079,101.
6. Our insurance entitlement remains disputed. An amount of \$65,000 has been issued as a Statement of Position by the insurers. Staff will continue to negotiate on this figure during the project.
7. The current estimate to repair the building to **67 per cent** NBS, in line with Council's Earthquake Prone Building Policy, is **\$967,500** (excluding GST). The current estimate to repair the building to **100 per cent** NBS (meet Code) is **\$1,248,612** (excluding GST).
8. Proceeding with the repairs does not alter the basis for insurance recovery. The risk protection wording in place at the time the damaged occurred informs the level of recovery.
9. Staff request that Council approve that the Bishopdale Library and Community Centre be repaired, regardless of the level of insurance settlement.
10. The current NBS per centage for Bishopdale Library and Community Centre is 4 per cent.
11. The introduction of the YMCA has seen a lessening demand for the community based services but the Library continues to show strong demand and representation figures.

BACKGROUND

12. Bishopdale Community Centre and Library lie close to Christchurch International Airport at Harewood with the Mall running between Farrington Ave and Harewood Road. Bishopdale is an area with high proportion of elderly residents.

COUNCIL 13. 6. 2013

24 Cont'd

13. Built in 1974 the building is spread over two floors of approximately 682 metres squared per level. The Library takes up the majority of the downstairs area with the Community Hall the second story. There is a privately owned building to the East, a lane leading into the Bishopdale Mall to the South and the public car park to the West.
14. Bishopdale Pottery Group were previously a tenant and other groups that occupied the building included the Citizens Advice Bureau and the New Zealand Police.

SUMMARY OF WORK

15. A safe access plan and associated works are required before anyone can enter the building to complete the damage assessment and to complete detailed repair design work for further evaluation.
16. The basis of the conceptual repair design to 100 per cent NBS is to replace some in-filled masonry walls with timber walls, construct new in-situ concrete shear walls in three to four locations or braced steel frames, install tension rod bracing in the ceiling and install angle support brackets under the first floor beams.

PROGRAMME

1. Council approval to proceed with repairs		June 2013
2. Design and Documentation	10 weeks	Mid September 2013
3. Consent and Tendering	8 weeks	Mid November 2013
4. Construction Works Period	6 months	May 2014
5. Opening		June 2014

FINANCIAL IMPLICATIONS

17. The recommended funding source is the Council's Building and Infrastructure Improvement Allowance on the basis that it is for non-insurance funded reinstatement, the work is required to maintain a Council level of service and the work does not form part of the asset's normal renewal or maintenance cycle.
18. The following table summarises the latest financial position for this Project based on repairing the building to 100 per cent NBS, to meet Code. Note: The combined floor area of the Library and Community Centre is approximately **1364 metres squared**.

REPAIR Cost Estimates

Description	Area	Total Cost
Strengthening Estimate to 100% NBS	1364m2	\$1,248,612 (ex GST)
Insurance Proceed Estimate (current)		(\$65,000)
Funding Shortfall Estimate		\$1,183,612

19. The table below shows other new build projects and their associated budgets for new builds. The Bishopdale Library and Community Centre floor area is **1364 metres squared**.

REBUILD Cost Estimates

	Area	Rate per sq metre	Total Rough order Cost Estimate
Bishopdale Library and Community Centre Rebuild Estimate	1,364 m2	\$3,312 sq/m	\$4,518,800

24 Cont'd

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

20. No, this work was not considered.

LEGAL CONSIDERATIONS

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

21. Yes. One key legal consideration as follows:

- The ongoing process of securing what is properly payable under the Council's Risk Protection Cover.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

22. Yes, as per item 23 below.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

23. Not applicable.

ALIGNMENT WITH STRATEGIES

24. The Plan is consistent with relevant strategies, including The Strengthening Communities Strategy 2007, Community Facilities Implementation Plan and the Libraries 2025 Facilities Plan.

Do the recommendations align with the Council's strategies?

25. Yes, Libraries 2025 Plan.

CONSULTATION FULFILMENT

26. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Council:

- Authorise Council staff to commence with the repairs to 100 per cent New Building Standard in advance of the insurance settlement and;
- Allocate **\$1,183,612** (ex GST) from the Building and Infrastructure Improvement Allowance to the project; and
- Authorise the Chief Executive to award a contract for the repair of the Bishopdale Community Centre and Library up to a value of **\$1,248,612 +/- 10 per cent.**
- Note that this is not an authorisation for insurance settlement on this asset.