

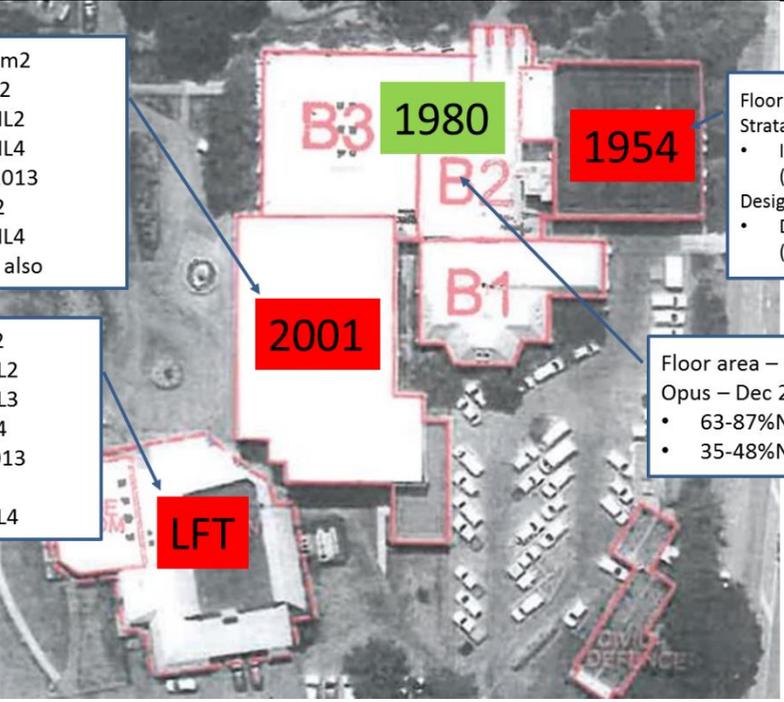
FITZHERBERT STREET REBUILD - TIMELINE

Date	Doc Web Ref	Milestone or Document	Explanation
Feb 2011		Christchurch Earthquake	<i>The earthquake led Council to assess all buildings in Gisborne built prior to 1976. So Council's 1954 building was assessed.</i>
7 July 2011	1A	Strata Group undertake an Initial Evaluation Procedure (IEP) of the 1954 Building. Resulting in 19% of New Building Standards (NBS) at IL4 level. Policy at the time was to strengthen to 67% of the NBS.	<i>Because this is an Initial Evaluation Procedure, management decided to obtain a detailed evaluation.</i>
7 Sept 2011	1B	Report from Design Phase Civil undertaking a Detailed Seismic Assessment of the 1954 building. Resulting in 19% NBS of IL4	
9 Sept 2011	1C	Memo to Mayor regarding the Strata Assessment results on the 1954 building.	<i>At the time, (according to the Memo) Policy was for the building to be strengthened to "67% of the NBS".</i>
20 Sep 2011	1D	Report to Councillors dated Sept 20 2011. Notification to the councillors of the outcome of the detailed assessment and the associated issues resulting from this.	<i>This report highlighted the problem with the building and the corresponding issues that this created.</i>
28 Sept 2011	1E	Draft report from Design Phase Civil on an IEP for 1954 building. This is merely the calculations associated with the final Detailed Engineering Evaluation (DEE) report done by Design Phase Civil on 7 Sept 2011	<i>Staff (Commercial Property Mgr) asked for the calculation to do with the DEE. This IEP is done to confirm Strata's calculations.</i>
12 Oct 2011	1F 11/7 16 App 1x	Council formally receives notice to repair the 1954 building. Timeframe is 5 years ending 12 October 2016.	<p><i>Council's building services were required to issue a notice to the building owner (itself) to upgrade/repair the 1954 building. At the time the Council Policy on Earthquake Prone Buildings was that the building should meet a minimum of 67% of the required IL4 standard.</i></p> <p><i>Management at the time began to consider a rebuild or strengthen of the 1954 building only. They engaged a structural engineer (Design Phase), an architect (Jasmax) and a construction company (Watts and Hughes) to consider the options for rebuild/strengthen.</i></p>

28 Oct 2011	1F 11/7 16 App 4Ax, 4Bx	Jasmax Architects report received 28 Oct 2011 This showed some concept options for the rebuild of the 1954 building.	
1 Nov 2011	1F 11/7 16 App 2x, 3x	Strengthening report done on 1954 Building Design Phase Civil and structural engineers were engaged to determine what needs to be done to increase the building strength to 100% of IL4	<i>In order to determine what the cost was, an engineer was engaged to ascertain how the building should be strengthened and what would be required.</i>
11 Nov 2011	1F 11/7 16 App 5x	Watts and Hughes Construction estimate received 11 Nov 2011. This report estimated: Strengthen to 100% of IL4 - \$1.788 mill Rebuild to 100% of IL4, 1200m2 - \$3.409 mill	
24 Nov 2011	1F 11/7 16	Report to Council Outline of two options for 1954 building to either 1. Strengthen to 100% of IL4 - \$1.964 (includes repairs also) 2. Rebuild to 100% of IL4 - \$3.4m MOVED by Cr Seymour, seconded by Cr Stoltz That the Council <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <ol style="list-style-type: none"> 1. receives the report 2. approves up to \$40k to investigate ground conditions and provide a geotechnical report for the proposed new build 3. includes a sum of \$3.4m in the Draft 2012-2022 Ten Year Plan to enable the strengthening or replacement of the building identified under the notice to repair issued by Council's Building Services section, subject to an acceptable geotechnical report. </div>	<i>This report explained the two options to Council. It highlighted the risks of strengthening the building (as per the Design Phase Civil Report) but did say that either option was possible. The Council decided to adopt the recommendations and spend \$40k on a geo-technical report for a possible new building, and to also include a sum of \$3.4m in the Draft 2012-2022 LTP.</i>
Dec 2011 – June 2012		2012 – 2022 Long Term Plan period	<i>\$3.5m set aside for strengthening or rebuild and adopted in 2012 – 2022 LTP.</i>
27 Sep 2012	1J	Project Initiation for rebuild of the Council Offices. Document proposes three options: 1. Strengthen 1954 building 2. Rebuild 1954 building 3. Re-evaluate space requirements with a view to reducing the requirements to use the 1954 building and/or renovate the remaining buildings (2001 and 1980)	<i>A project team was established with the CEO as Sponsor and the Commercial Property Mgr as Project Manager. The project was to explore the option to reduce the space required by the Council Administration, either to fit all staff into the remaining buildings (2001 and 1980) or at least reduce the amount of space required in the 1954</i>

			<p>building. This could save costs on the previous proposal to rebuild the 1954 building.</p> <p>As a result of this project initiation, the team decided to seek expressions of interest on a feasibility study.</p>																																
25 Oct 2012	^{1L}	Report to Council (Public Excluded) seeking a re-evaluation of the space requirements for the Council activities.	This paper was to update and recommend to the Council the third option of re-evaluating the space requirements with a potential view to reducing the re-build cost.																																
16 Nov 2012		Opus Engagement letter dated 16 November 2012 Opus were engaged to undertake the feasibility study as proposed by the project team.																																	
18 Dec 2012	^{1N}	Report from Opus dated 18 Dec 2012 - Detailed Engineering Evaluation (DEE) on Lawson Field Theatre (LFT), 1980 and 2001 buildings.	<p>This is when Council was told the 2001 building was earthquake prone being less than 34% of NBS at IL2. It also highlighted the possible earthquake prone nature of the LFT Auditorium. The LFT Auditorium is an IL3 building as it houses up to 385 people (more than 300 in a public space).</p> <p>Because of the significance of the report's findings, staff decided to obtain a peer review of the Opus report. Clendon Burns and Park Ltd (CBP) from Wellington were chosen.</p>																																
		<table border="1"> <thead> <tr> <th>Building</th> <th>IL2</th> <th>IL3</th> <th>IL4</th> </tr> </thead> <tbody> <tr> <td>LFT (auditorium)</td> <td>38</td> <td>29</td> <td>21</td> </tr> <tr> <td>LFT (other)</td> <td>90</td> <td>69</td> <td>50</td> </tr> <tr> <td>1980 – A</td> <td>87</td> <td>66</td> <td>48</td> </tr> <tr> <td>1980 – B</td> <td>81</td> <td>62</td> <td>45</td> </tr> <tr> <td>1980 – C</td> <td>63</td> <td>48</td> <td>35</td> </tr> <tr> <td>1980 – D</td> <td>70</td> <td>53</td> <td>39</td> </tr> <tr> <td>2001</td> <td>28</td> <td>22</td> <td>16</td> </tr> </tbody> </table>	Building	IL2	IL3	IL4	LFT (auditorium)	38	29	21	LFT (other)	90	69	50	1980 – A	87	66	48	1980 – B	81	62	45	1980 – C	63	48	35	1980 – D	70	53	39	2001	28	22	16	
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19 Mar 2013		<p>Scope/cost drawn up by OPUS on the possible options for staff relocations, rebuilding, re-strengthening. Summarised results are below from an email from Opus.</p> <p>OPTION 1 – Strengthen 2001 Bldg A; Demo 1954 Bldg C; Refurb 1980 Bldg B1,2,3</p> <table> <tr> <td>Building A (new)</td> <td>710</td> </tr> <tr> <td>B1</td> <td>340</td> </tr> <tr> <td>B2</td> <td>315</td> </tr> <tr> <td>B3</td> <td>770</td> </tr> <tr> <td>C (option 1)</td> <td>1725</td> </tr> <tr> <td>Rose Room</td> <td>130</td> </tr> <tr> <td>Total</td> <td>3990m2 @ \$6.3M = \$1575/m2 average</td> </tr> </table> <p>OPTION 2 – Demo 2001 Bldg; Single storey on same area. Demo 1954 Bldg; Refurb 1980</p> <table> <tr> <td>Building A (new)</td> <td>710</td> </tr> </table>	Building A (new)	710	B1	340	B2	315	B3	770	C (option 1)	1725	Rose Room	130	Total	3990m2 @ \$6.3M = \$1575/m2 average	Building A (new)	710	<p>The Commercial Property Mgr worked with Opus on undertaking some cost estimates for three options to do with the 2001 building and refurbishing the remaining buildings.</p> <p>Cost estimates were based on industry standards and no detailed exact costings were done. The estimates provided an indication of the cost and magnitude of the different options.</p> <p>Around this stage staff were looking at all options. Not only were they working with Opus on options for the existing</p>																
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		<p>B1 340 B2 315 B3 770 C (option 2) 900 <u>Rose Room 130</u> Total 3165m2 @ \$6.0M = \$1900/m2 average</p> <p>OPTION 3 – Demo 2001 Bldg; Single storey with 300m2 extra area; Demo 1954 Bldg; Refurb 1980</p> <p>Building A (new) 710 B1 340 B2 315 B3 770 C (option 2) 1100 <u>Rose Room 130</u> Total 3365m2 @ \$6.7M = \$2000/m2 average</p> <p>OPTION 4 – Rebuild New \$10mill</p>	<p>buildings, they were also looking at temporary accommodation in vacant buildings around town knowing full well these options may be required.</p>
26 Mar 2013	^{1N}	<p>CBP Report - Detailed Assessment Peer Review 2001 Building – 23%NBS at IL2 and 13%NBS at IL4 – in agreement with Opus</p>	<p><i>This report concurred with Opus' findings from Dec 2012 and provided further evidence that the 2001 building was earthquake prone being less than 34% of NBS at IL2.</i></p>
17 Apr 2013	^{1N}	<p>CBP Report - Detailed Assessment Peer Review Lawson Field Theatre – 38% of NBS, IL2 – in agreement with Opus</p>	<p><i>This report concurred with Opus' findings from Dec 2012.</i></p>

		 <p>Building 1980: Floor area 1725m2 Opus – Dec 2012 • 28%NBS of IL2 • 16%NBS of IL4 CBP Ltd – Mar 2013 • 23%NBS, IL2 • 13%NBS of IL4 IPENZ reviewed also</p> <p>Building 1954: Floor area – 975m2 Strata – Jul 2011 • IEP 19%NBS of IL4 (33%IL2) Design Phase – Sep 2011 • DEE 19%NBS of IL4 (33%IL2)</p> <p>Building 2001: Opus – Dec 2012 • 38%NBS of IL2 • 29%NBS of IL3 • 21%NB of IL4 CBP Ltd – Apr 2013 • 38%NBS, IL2 • 21%NBS of IL4</p> <p>Building LFT: Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p> <p>Building B3: Floor area – 1425m2 Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p> <p>Building B1: Floor area – 1425m2 Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p> <p>Building B2: Floor area – 1425m2 Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p> <p>Building B1: Floor area – 1425m2 Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p> <p>Building B1: Floor area – 1425m2 Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p> <p>Building B1: Floor area – 1425m2 Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p> <p>Building B1: Floor area – 1425m2 Opus – Dec 2012 • 63-87%NBS of IL2 • 35-48%NBS of IL4</p>	
18 Apr 2013	1P 1Q	<p>Two reports to Finance and Monitoring (as a whole) dated 18 April 2013 seeking immediate relocation of staff from the 2001 building, unplanned expenditure up to \$500k, and begin to investigate more permanent solutions.</p> <p>One report from Engineering and Works GM – seeking relocation and investigation. One report from Commercial Property Mgr – seeking expenditure</p> <p>The reasons for the immediate move were because of health and safety considerations to staff and public.</p> <p>The options tabled for temporary solutions were:</p> <ol style="list-style-type: none"> 1. Temp new building and resell after use 2. Purchase buildings 3. Lease buildings - preferred <ol style="list-style-type: none"> a. Lease two buildings – 2600m2 b. Lease six buildings – 2900m2 c. Lease three buildings – 1800m2 	<p>Staff seek from Council approval to spend up to \$500k to immediately move staff from the 2001 building into a temporary location. It was considered so un-safe, that under the HSE Act 1992, as an employer Council, needed to take immediate action.</p> <p>At this meeting, the Council agreed that staff should be moved from the 2001 building ASAP. Furthermore the preferred option was to move them to leased premises (which subsequently turned out to be The Works and Kahutia St). The Council also agreed that work should begin on investigating the options around more permanent solutions.</p>

		<p>Five VERY ROUGH options were discussed for the permanent solution:</p> <ol style="list-style-type: none"> 1. Strengthen 2001 building and renovate others - \$7.9m 2. Demolish and replace 2001 bldg (single storey), and renovate others - \$7.6m Demolish and replace 2001 bldg (single storey, 600m2 more area), and renovate others – \$8.4m 3. Demolish all, replace with single storey, same site - \$9.9m 4. Demolish all, replace with single storey, new site - \$10.3m <p>7.15 13/135 Fitzherbert Street Complex – Earthquake Prone Buildings</p> <p>MOVED by Cr Bauld, seconded by Cr Caddie That the Committee</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. receives the report </div> <p style="text-align: right;">CARRIED</p> <p>7.16 13/144 Decision on Relocation Options from Earthquake Prone Buildings at the Fitzherbert Street Building Complex</p> <p>MOVED by Cr Bauld, seconded by Cr Caddie That the Committee</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. receives the report 2. endorses the Chief Executive's decision to vacate the Gisborne District Council's 2001 building as soon as is practicable. 3. Recommends that Council <ol style="list-style-type: none"> a) Approves unbudgeted expenditure of up to \$500Kpa for a period up to two years for external lease costs. b) Approves unbudgeted expenditure of up to \$500K to complete the move and fit out requirements. c) Directs staff to investigate options for permanent housing solutions for the Gisborne District Council headquarters. </div> <p style="text-align: right;">CARRIED</p>	<p><i>EWGM's report discusses that with a renovate/strengthen option, the building would target 67%NBS of IL2. Whereas with a new building, the earthquake design level would end up at 100% NBS of IL4 which would be preferred.</i></p> <p><i>Again around this period staff were evaluating many buildings throughout town for their suitability for temporary and permanent accommodation. 17 individual buildings were considered through this process. Size, accessibility and cost were the main reasons the majority of sites were rejected.</i></p>
16 Apr 2013	^{1R}	Letter from BHC Civil (RC Hall) to GDC CEO Urging the CEO of GDC to “restrain from making sudden decisions”	<i>BHC Civil are the company that designed and built the 2001 building that is earthquake prone. At this stage the Council is seeking compensation of some sort from key parties; the designer is one of them.</i>
22 Apr 2013	^{1S}	Letter from Opus to RC Hall seeking and clarifying design information for the 2001 building.	<i>This is detailed design information</i>
29 Apr 2013	^{1T}	Letter from RC Hall to Opus clarifying design information for the 2001 building.	<i>This is detailed design information</i>
22 May 2013	^{1U}	Letter from Opus to RC Hall - responding	<i>This is detailed design information</i>

10 Jun 2013	1V	Letter from RC Hall to Opus - responding	<i>This is detailed design information</i>
May – Jun 2013		Various work with Opus on exploring and costing options for strengthening, rebuilding, temporary movements and scheduling. All to consider the scope of the project.	
31 Jul 2013	1W	Letter from GDC to IPENZ establishing a formal complaint	<i>There is back and forth communication between Opus, RC Hall and in the end IPENZ. Irrespective of the outcome of the complaints surrounding RC Hall, Council had to investigate options to permanently house staff in the absence of an adequate 2001 building and 1954 building.</i>
Sept-Oct 2013	1Y1	<p>Expressions of Interest (EOI's) process from parties to provide an appropriate, cost-effective, long-term solution to house the Council organisation, given the situation they were in regarding their buildings</p> <p>Closing on October 30, the GDC received 9 submissions; 8 were options using the existing site; others included other sites and mixed ownership.</p> <p>Costs for the onsite solutions ranged from \$6m - \$17m with an average around \$8m-\$9m. General recommendations from submitters were that the 2001 and the 1954 building were uneconomical to strengthen.</p>	<i>In order to investigate a permanent solution to the building issues at Fitzherbert St, staff decided to seek expressions of interest from any suitable party to come up with new, innovative solutions to their situation. Council advertised locally and nationally and provided all the background information to interested parties during September and October of 2013. From this process, the top four submitters were asked to provide further detail in a Request for Proposal (RFP) process.</i>
12 Dec 2013	1Z 13/4 65	Report to Council outlining the findings from the EOI process, and recommending to proceed with the top four submitters into a RFP process.	<i>This paper formally sought approval to seek further information from the "best four" candidates that came from the EOI process. Council approved this at the meeting and said "do the RFP process".</i>
12 Dec 2013	2A	<p>Request for Proposal (RFP) Process document was distributed. This document outlined the scope of the RFP and the work required. Three options were sought:</p> <ol style="list-style-type: none"> 1. Strengthen the existing buildings where appropriate 2. Re-use the existing concrete slabs and build on top 3. Rebuild with a new admin building 	<i>The document was distributed to the four groups after the Council meeting.</i>
Jan – Mar 2014		<p>Request for Proposal (RFP) Process</p> <p>GDC undertake a RFP process with four professional groups:</p> <ul style="list-style-type: none"> • Currie Construction/Stapleton Elliot • McCann'ics • Architects 44 et. al. • Chow Hill Architects et. al. <p>To provide estimated costs and detail around three options each:</p>	

		<ol style="list-style-type: none"> 1. Build a new building on Fitzherbert St site (4 star rating) 2. Strengthen the existing buildings (2001 and 1954) to 64% NBS of IL2 and IL4 3. Re-use the existing concrete slabs 																																	
30 Jan 2014	2B	<p>Notice to Contractors in the RFP process stating that:</p> <ol style="list-style-type: none"> 1. The new build Civil Defence area is required to be IL4 and IL2 for the remainder 2. The strengthen option requires two options: 100% of IL2 and 67% of IL2 																																	
14 Mar 2014	2C	Draft decision from IPENZ regarding RC Hall and inviting comment from GDC.																																	
20 Mar 2014	2D	Email to IPENZ acknowledging the above letter and offering no comment.																																	
Apr 2014		<p>Chow Hill's proposal – extract only</p>  <p style="text-align: right;">INDICATIVE COSTS: OPTI</p> <p>STAR RATINGS</p> <p>Based on Gisborne District Council's brief and associated discussions, Chow:Hill believes that offering a solution that just meets the minimum building code levels (3 star equivalent) will not be an appropriate solution, and fit for purpose. Therefore Chow:Hill has looked at providing a 4 star equivalent (best building practice) that will provide a much more suitable building, both for occupant comfort and potential operational cost savings. However upgrade of the existing buildings it is less feasible to upgrade beyond 4 star, therefore at this stage the assessment has been limited to the 4 star option.</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Structural Upgrade % of New Building Code</th> </tr> <tr> <th>67% IL2</th> <th>100% IL2</th> </tr> </thead> <tbody> <tr> <td>► Description (refer Appendix - Outline specification for further details)</td> <td>Building works & demolition as per plans</td> <td>Building works & demolition as per plans</td> </tr> <tr> <td>► Structural Upgrade Costs - Building A,B,C,D, & 2001 to 100% NBS</td> <td>-</td> <td>\$0.86m</td> </tr> <tr> <td>► Structural Upgrade Costs - Building C & 2001 to 67% NBS</td> <td>\$0.49m</td> <td>-</td> </tr> <tr> <td>► Sustainability Features</td> <td colspan="2"> R3.5 insulation to ceilings, R2 Insulation to walls Solar shading Low VOC finishes Standard mechanical ventilation system Low usage water fittings Single glazing (high performance) - to new glazed areas LED Lighting Occupancy sensors in meeting spaces & toilets 50% above code levels of outdoor air ventilation Basic lighting control system Basic building management system </td> </tr> <tr> <td>► New building area</td> <td>400m²</td> <td>400m²</td> </tr> <tr> <td>► Administration Centre Area</td> <td>3430m²</td> <td>3430m²</td> </tr> <tr> <td>► Option 02 administration centre upgrade ROC</td> <td>\$7.0m</td> <td>\$7.0m</td> </tr> <tr> <td>► Lawson Field Theatre ROC (67% IL3)</td> <td>\$1.09m**</td> <td>\$1.09m**</td> </tr> <tr> <td>Total ROC (including Lawson Field to 67% IL3)</td> <td>\$8.58m*</td> <td>\$8.95m*</td> </tr> </tbody> </table>		Structural Upgrade % of New Building Code		67% IL2	100% IL2	► Description (refer Appendix - Outline specification for further details)	Building works & demolition as per plans	Building works & demolition as per plans	► Structural Upgrade Costs - Building A,B,C,D, & 2001 to 100% NBS	-	\$0.86m	► Structural Upgrade Costs - Building C & 2001 to 67% NBS	\$0.49m	-	► Sustainability Features	R3.5 insulation to ceilings, R2 Insulation to walls Solar shading Low VOC finishes Standard mechanical ventilation system Low usage water fittings Single glazing (high performance) - to new glazed areas LED Lighting Occupancy sensors in meeting spaces & toilets 50% above code levels of outdoor air ventilation Basic lighting control system Basic building management system		► New building area	400m ²	400m ²	► Administration Centre Area	3430m ²	3430m ²	► Option 02 administration centre upgrade ROC	\$7.0m	\$7.0m	► Lawson Field Theatre ROC (67% IL3)	\$1.09m**	\$1.09m**	Total ROC (including Lawson Field to 67% IL3)	\$8.58m*	\$8.95m*	<p>Chow Hill RFP report showing difference in IL2 67% and IL2 100%....cost increase is \$0.37m to strengthen to 100% of IL2</p>
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Apr 2014		<p>A44 Proposal – extract only</p> <p>5.14.3 UPGRADE EXISTING BUILDING TO GREEN STAR 4, FITOUT AND STRUCTURE TO 100% IL2</p> <table border="1"> <tr> <td>Strip existing building, structural upgrading new windows internal</td> <td>2,597,820</td> </tr> </table>	Strip existing building, structural upgrading new windows internal	2,597,820	<p>A44 seem to have shown costs to upgrade to 100% of IL2 only</p>																														
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Apr 2014	<p>Stapleton Elliott's proposal – extract only</p> <p>5.1 SUMMARY OF COST ESTIMATES</p> <p>Please refer to Rider Levett Bucknalls estimates for details.</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">100%</th> <th colspan="2">66%</th> </tr> <tr> <th>IL2 + IL4</th> <th>IL4</th> <th>IL2 + IL4</th> <th>IL4</th> </tr> </thead> <tbody> <tr> <td>OPTION 1</td> <td>\$11,860,000</td> <td>\$11,890,000</td> <td>\$11,710,050</td> <td>\$11,782,200</td> </tr> <tr> <td>OPTION 2</td> <td>\$11,355,000</td> <td>N/A</td> <td>\$11,186,310</td> <td>N/A</td> </tr> <tr> <td>OPTION 3</td> <td>\$12,350,000</td> <td>\$12,380,000</td> <td>\$12,189,090</td> <td>\$12,273,600</td> </tr> </tbody> </table>		100%		66%		IL2 + IL4	IL4	IL2 + IL4	IL4	OPTION 1	\$11,860,000	\$11,890,000	\$11,710,050	\$11,782,200	OPTION 2	\$11,355,000	N/A	\$11,186,310	N/A	OPTION 3	\$12,350,000	\$12,380,000	\$12,189,090	\$12,273,600	Stapleton Elliott suggest that there is little extra cost to get to 100% of IL2
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OPTION 3	\$12,350,000	\$12,380,000	\$12,189,090	\$12,273,600																						

Apr 2014	McCannics – RFP was delivered – electronic copy not available																						
28 May 2014	<p>Report to Council outlining to results of the RFP process and recommending the preferred construction option. Council Paper 14/164</p> <table border="1"> <thead> <tr> <th>Submitters</th> <th>New Build (4 star equivalent building)</th> <th>Strengthen</th> <th>Reuse of Concrete Slabs</th> </tr> </thead> <tbody> <tr> <td>Chow:Hill</td> <td>\$8.47m</td> <td>\$7.86m</td> <td>\$7.89m</td> </tr> <tr> <td>Design group stapleton elliott</td> <td>\$10.23m</td> <td>\$9.72m</td> <td>\$10.72m</td> </tr> <tr> <td>Architects 44</td> <td>\$9.57m</td> <td>\$9.75m</td> <td>(Unable to be done economically)</td> </tr> <tr> <td>Mccannics</td> <td>\$9.5M</td> <td>\$10.03m</td> <td>No information provided</td> </tr> </tbody> </table> <p>Council decides to:</p> <ol style="list-style-type: none"> 1. Appoint Chow Hill to develop the preferred option of a new Admin building at Fitzherbert St 2. Instruct staff to develop a work plan for the strengthening of the LFT <p>MOVED by Cr Burdett, seconded by Cr Thomson That the Council</p> <table border="1"> <tr> <td>1. receives the report</td> </tr> </table>	Submitters	New Build (4 star equivalent building)	Strengthen	Reuse of Concrete Slabs	Chow:Hill	\$8.47m	\$7.86m	\$7.89m	Design group stapleton elliott	\$10.23m	\$9.72m	\$10.72m	Architects 44	\$9.57m	\$9.75m	(Unable to be done economically)	Mccannics	\$9.5M	\$10.03m	No information provided	1. receives the report	<p>This was a key Council meeting. The decision was made at this meeting, after a 3-4 month investigative RFP process by 4 professional groups, that to strengthen the buildings to at least 67% of IL2 and IL4 for civil defence would cost between \$7.86m to \$10.03m. To build a new purpose built building would cost between \$8.47m and \$10.23m. The decision was made to appoint Chow Hill as the lead Architect and build a new Fitzherbert St Admin building.</p>
Submitters	New Build (4 star equivalent building)	Strengthen	Reuse of Concrete Slabs																				
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		<p>2. supports the project team's finding's and appoints Chow:Hill Architects Ltd to further develop a preferred new build concept for Council approval before consultation is commenced</p> <p>3. supports the project team's findings and instructs staff to develop a works plan for the Lawson field Theatre for Council approval before consultation is commenced.</p> <p style="text-align: right;">CARRIED</p>	
25 Sep 2014	^{2I}	IPENZ letter to GDC outlining their decision in the complaint against RJ Hall	<i>Ultimately this complaint was upheld and disciplinary action was taken against the engineer of the 2001 building.</i>
9 Oct 2014	^{2J}	Major Project Update to Future Tairawhiti Committee	
11 Dec 2014		Report to Council (14/413) seeking to approve the terms of reference for the establishment of a Commercial Investment Advisory Group (CIAG)	<i>The CIAG was set up to provide advice to the CEO about the best path to pursue the Council's Investment Strategy. This group invariably touched on the role of the CCTO, GHIL in relation to the Council. It assisted in the development of the LTP and ultimately the decision to transfer assets to GHIL.</i>
16 Mar 2015		2015-2025 LTP consultation opens	
17 Apr 2015		2015-2025 LTP consultation closes	
18-20 May 2015		2015-2025 LTP Hearings.	
Jun 2015		LTP 2015-2025 adopted and includes \$9.7m for a new Admin Building	
25 Jun 2015		Report to Council from Councillor Foster seeking an investigation into the viability of a rebuild and considering options to utilise office space in town	<i>Ultimately, this report was not tabled at Council as Councillor Foster withdrew the report at the meeting.</i>
25 Jun 2015		Report to Council from Commercial Property Manager (CPM) replying to Councillor Foster's report. Essentially this report, the CPM concludes that the most cost effective solution is the one already agreed; to rebuild on the existing site.	<i>Again, because Councillor Foster's report was not tabled, neither was the CPM's. However, the reply sought confirmation of the rebuilding of a new administration building.</i>
25 Jun 2015	^{2L} 15/1 91	Report to Council regarding the option of alternative funding solution for the rebuild of the admin building.	<i>This is where the Council decides to, instead of funding the build from core operational funding, consider the option to transfer the asset to the CCTO GHIL and pay a lease to GHIL.</i>

			<i>The council considered this option at this meeting.</i>		
6 Aug 2015		Report to Performance and Risk Committee (PAR) suggesting the cost would likely be \$11mill for a rebuild and \$1.5mill for temporary accommodation.			
31 Aug 2015		LTP Amendment consultation opens. Consultation on whether the municipal assets should be transferred to GHL.			
30 Sep 2015		LTP Amendment consultation closes			
8 Oct 2015	2O 15/3 71	Report to Council on GHL Constitutional Documents.			
22 Oct 2015	2NA 15/4 13	<p>Hearings Report to Council on the Proposal to Transfer Council's Municipal Buildings to GHL. After discussion, the recommended motion was carried by a vote of 9 For and 5 Against.</p> <p>CARRIED MOVED by Cr Bauld, seconded by Cr Stoltz That the Council</p> <div style="border: 1px solid black; padding: 10px;"> <ol style="list-style-type: none"> 1. receives the report 2. considers the Hearings report and recommendations after submitters have been heard 3. approves the officer responses contained in Appendix 1 4. approves the proposal to transfer the municipal buildings to Gisborne Holdings Ltd 5. instructs staff to amend the 2015-2025 Long Term Plan for approval at Council's meeting on 19 November 2015. </div> <p>Voting by Division</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>FOR</p> <p>Cr Akuhata-Brown Cr Bauld Cr Davidson Mayor Foon Cr Foster Cr Haisman Cr Stoltz Cr Wharehinga Cr Wilson</p> </td> <td style="width: 50%; vertical-align: top;"> <p>AGAINST</p> <p>Cr Burdett Cr Cranston Cr Dunn Cr Seymour Cr Thomson</p> </td> </tr> </table>	<p>FOR</p> <p>Cr Akuhata-Brown Cr Bauld Cr Davidson Mayor Foon Cr Foster Cr Haisman Cr Stoltz Cr Wharehinga Cr Wilson</p>	<p>AGAINST</p> <p>Cr Burdett Cr Cranston Cr Dunn Cr Seymour Cr Thomson</p>	<i>This report summarised some of the feedback after consultation and provided recommendations to Council.</i>
<p>FOR</p> <p>Cr Akuhata-Brown Cr Bauld Cr Davidson Mayor Foon Cr Foster Cr Haisman Cr Stoltz Cr Wharehinga Cr Wilson</p>	<p>AGAINST</p> <p>Cr Burdett Cr Cranston Cr Dunn Cr Seymour Cr Thomson</p>				

22 Oct 2015	2N	<p>Memo from the Chief Executive to Councillors regarding the relative Earthquake strengths of the differing buildings.</p> <table border="1" data-bbox="353 276 1294 411"> <thead> <tr> <th>Structure IL2 IL4</th> <th>IL2</th> <th>IL4</th> </tr> </thead> <tbody> <tr> <td>Building A - 1953</td> <td>33%</td> <td>19%</td> </tr> <tr> <td>Building B1,B2,B3 - 1980</td> <td>63 – 81%</td> <td>35 – 45%</td> </tr> <tr> <td>Building C – 2001</td> <td>23%</td> <td>16%</td> </tr> </tbody> </table> <p>Throughout the process from 2011 these figures have been reviewed by a number of individual institutions including: Building A – Strata group, Design Phase, Opus Building B - Opus via two separate offices Building C - Opus via two separate offices, Clendon Burns Park, IPENZ (via an investigation)</p>	Structure IL2 IL4	IL2	IL4	Building A - 1953	33%	19%	Building B1,B2,B3 - 1980	63 – 81%	35 – 45%	Building C – 2001	23%	16%	<p><i>Note: Opus did not provide a formal report on Building A; they did a desktop study and confirmed their agreement with Strata Group and Design Phase.</i></p>
Structure IL2 IL4	IL2	IL4													
Building A - 1953	33%	19%													
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Building C – 2001	23%	16%													
17 Dec 2015	2S	<p>Report to Council seeking approval for the Chow Hill concept and seeking approval to progress to Preliminary Design.</p>	<p><i>The concept as presented was approved by Council. No minutes are available as at the time of writing.</i></p>												