

5. COMMUNITY SERVICES

5.2 Future of Memorial Hall and Former Office Building

Date of meeting	8 June 2023
Agenda item number	5.2
Author/s	Owen Pickles, chief Executive

Purpose

For Council to consider the content of the building report from Leith Weitzel and determine the future of the former Memorial Hall and Council office building.

Recommendation:

THAT:

- 1. The report from Leith Weitzel be received; and**
- 2. Council consider the future of the Memorial Hall and associated buildings.**

Background

Attached is a report from Leith Weitzel on the current condition of the buildings with an indication of cost to repair with qualifications attached. Leith will be available to answer questions.

To recap, Council's current position –

1. The entire building has been approved for removal. This decision was made when the proposed new building was to have been built on the same site.
2. There is the boundary issue that exists between the site and the adjoining Hotel site. This was to have been resolved with a land swap following the removal of the building.

With the building of the new complex on the adjoining property, Council can revisit the future of the old buildings. The Weitzel report will assist with these deliberations.

At a previous meeting there was talk of seeking the community's views.



PO Box 172
Waitangi
Chatham Islands 8942
Ph 027 6870631
Email buildit.nz@gmail.com

Chatham Island Council
Attn: Owen Pickles
Waitangi
Chatham Islands 8942

RE: Chatham Islands memorial hall and old council buildings

Please see my completed report which I encourage you to read in its entirety.

Attached with this report is the following.

- *Various photos of the buildings and some problematic areas
- *Floor plan categorising what areas I am referring to in the report

This property report is not a guarantee that all defects (and/or future defects) have been identified. The inspection is carried out solely on a visual basis. All efforts have been made to identify possible defects (and/or future defects). The property report is not a guarantee that the building meets all the requirements under the Building Act at the time of construction and/or under the Building Act at the time of inspection.

The purpose of the report is to identify areas of interest/concern, and to provide solutions to these problems. The purpose of the inspection is to provide an impartial, technically knowledgeable, and visually thorough account of the buildings general state.

Costing estimates have been included with the report to give you an idea of the costs to repair the faults and damage identified on the buildings. Please note that this includes extra costs that would not be factored in for mainland NZ such as shipping costs of materials to the Chatham Islands. These costings are estimates only and are subject to change depending on the tradesmen who carry out the work. It does not include flights or accommodation etc for tradesmen if this was required.

Plumbing, Drainage, Gas, Electrical, Heating have all not been included in the estimated costings below however could be included or discussed if required.

If you require any clarification or wish to discuss any details of the report with me, please do not hesitate to contact me. If you require a more detailed discussion, re the inspection, this can be arranged with a one hour, face to face meeting onsite which will be free of charge. By accepting this report, it will be taken you have read the report in its entirety including this cover letter, the Limitations and the about the report sections and that you understand and accept these conditions.

Yours sincerely

Leith Weitzel
Buildit.nz@gmail.com
LBP NO: 118559

Chatham Islands Memorial Hall and Council buildings, Tuku Road, Waitangi, Chatham Islands



CERTIFICATE OF PROPERTY INSPECTION in accordance with NZ Standard 4306:2005

Date: 20th April 2023

Client: Chatham Island Council

Site Address: Tuku Road, Waitangi, Chatham Islands 8942

Property Inspector: Leith Weitzel

Position: Owner/Operator

Date of Inspection: 10th April 2023

The following areas of the Property have been inspected:

Site, Subfloor, Exterior, Interior, Roof Exterior, Roof Interior

Any limitations to the coverage of the Inspection are detailed in the Written Report.

CERTIFICATE

I hereby certify that I have carried out the PROPERTY INSPECTION of the site at the above address in accordance with NZS 4306:2005 Residential Property Inspection – and I am competent to undertake this Inspection.

Leith Weitzel

Chatham Islands

LBP No: 118559

An inspection carried out in accordance with NZS4306:2005 is not a statement that a property complies with the requirement of any Act, regulation, or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer NZS4306:2005 for full details.

LIMITATIONS OF THIS REPORT Disclaimer

NO ASBESTOS TESTING OF ANY KIND HAS BEEN UNDERTAKEN. I WAS NOTIFIED BY THE CHATHAM ISLANDS COUNCIL THIS HAS ALREADY BEEN CARRIED OUT

(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal (property, vehicles, vegetation, debris, or soil).

(b) The inspection did not assess all compliance in electrical, plumbing, gas, or heating. However, some compliance issues in these areas have been pointed out

(c) The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in this report and may not identify all past, present, or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

(d) This report has been prepared based on a visual inspection of the building works using normal readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.

(e) This report is based on experience and reasonable opinion however is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been done to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZ Standard) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.

(f) It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in this brief.

(g) No warranty can be given as to other defects, not apparent to visual inspection at the time, inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior claddings.

(h) Weather conditions can affect moisture found e.g., long dry spells, driving rain in certain directions which can cause localised leaks and may only occur three to four times per year. Guidelines as below, flashings, ground levels, etc. This stresses the importance of flashings, ground levels, etc., which may be highlighted in this report.

(i) This property report does not include the structural, electrical, plumbing or gas piping and fitting, and heating state of the premises

(j) This report does not include any positioning of building or improvements in relation to site boundaries or provide any guarantee whatsoever those items surveyed will not fail at some later date, and information herein pertains strictly to observations the day of inspection and accessibility only.

(k) If the property is controlled by a Body Corporate or similar it would be recommended prior to purchase a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such Body Corporate. This inspection has been undertaken on this sole dwelling and does not extend to remainder of complex, or common areas. The inspection is confined to the above property only and does not cover structural integrity of the entire complex.

(l) This document and information contained within is intended only for the use of the addressee named above

Description of Dwelling and Site

Area 1 - Hall Area including civil defence offices, kitchen, bathrooms and stage area – 265m²

Area 2 – Kitchen/Staffroom area and toilets – 65m²

Area 3 - Council offices including council chambers – 146m²

Area 4- Museum area – 60m²

The entire structure is all connected but has been built onto and renovated in stages over the years since the Hall was first established on the site. I have split these sections up into different areas so I can better identify them for you and so it is easier to understand what part of the building I am referring to in the report. This is also labelled on the attached floor plan with the report

Roof – All areas 1 to 4

The current roof is a combination of materials. The main roofing material installed is corrugated coloursteel which looks to be about 20 plus years old to most of the building. This is in very poor condition.

It has various parts where it is leaking into the ceiling space. There are areas which the nails are pulling out and various areas where the workmanship has been done to a poor standard. There is inadequate flashings to stop water getting into the building.

The reception area, GM office, and council chambers have a product which is called Onduline. This is a corrugated product made of bitumen saturated organic fibres. It has a very short lifespan of 15 years and has also had various weathertightness issues and product failures on buildings it has been installed on.

The roof framing itself looks to be good in most areas however there are areas where it is clear to see sagging and bowing in the timber. As there are parts of the roof where water has been entering the building it wouldn't be a surprise if there was rot or serious water damage to the framing timber in some areas

Recommended repairs and improvements to be carried out

All roofing on all areas of the building will all need to be fully replaced if the buildings are to be continued to be used. All framing timber that has rot, water damage or is sagging or bowing will need to be replaced to strengthen the roof framing. How much framing that needs to be replaced or strengthened wouldn't be able to be determined until the roof has been removed and could vary in areas.

Exterior

Area 1 and 2

The cladding on these areas are James Hardie Frontier weather board also referred as "Hardi Plank" The cladding is in very poor condition with many holes, gaps and cladding falling off in areas. It is clear to see very little maintenance has been to the exterior of this building for quite some time. There will multiple areas where water is entering into the building. The galvanised nails are starting to rust out and will get worse as more time goes by. Both areas 1 and 2 would need completely recladding as they are it beyond repair. The cladding has also exceeded its durability period

Looking at the exterior walls of these areas there looks to be a lot of unevenness including sags and large bows in the walls. It is hard to determine without taking off the cladding what the cause for this is. Overall this is not a good sign and would need to be strengthened and rectified if these areas were to be reclad

The windows and joinery are a combination of timber and aluminium single glazed joinery. They are all in very average condition with some that don't function well and some with broken latches and hinges.

Area 3 and 4

Another James Hardie product has been used in these areas which is called Linea bevel back weatherboard. This is in good condition and is a good durable product for conditions on the island. This is mainly on the front of area 3.

There is a small section of James hardie frontier weatherboard on the offices at the front entrance on the right hand side of the building. This is also in poor condition like the cladding on areas 1 and 2 however it could easily be replaced with linea weather board to match the remainder of the office area and to make weathertight.

Area 4 is masonry block which is filled with concrete. This looks to be in good condition with little signs of cracks or unevenness.

All of the cladding on areas 3 and 4 could do with painting in the next few years to maintain its weathertightness and keep it in good condition.

Recommended repairs and improvements to be carried out

The cladding on areas 1 and 2 will all need to be fully replaced with strengthening to the wall framing in many areas to bring the building back up to a good standard. This would be the best time to replace all the windows with new double glazed windows while doing this

The cladding in areas 3 to 4 is fine to remain and requires a small amount of remedial work.

Underfloor/Subfloor

Area 1 and 2

Please note I was unable to gain access under the floor in these areas due to not being able to locate a man hatch or find safe access to get under. If it is required or necessary at a later date, I would be happy to cut a hole to get under in a safe location with council permission. This may not be necessary as there are plenty of obvious defects and faults without looking underneath

These two areas would have the oldest foundations, subfloor, and flooring of the entire building. Without looking very hard it is easy to see the building has sunk in multiple locations around the perimeter ring foundation and in the middle of the floor. Some areas are quite significant and are of concern.

The floor is very springy and sagging in multiple places. It would lead me to believe that the piles have sunk in these areas and the bearers and joists could be slowly becoming inadequate.

The flooring is a combination of Matai/Rimu flooring boards and pynefloor/chipboard flooring. They have various types of floor coverings over the top of it with some areas that are bare. The flooring itself is good in some areas but average in others. There doesn't seem to be many soft spots from water damage or borer.

As the building is so low to the ground it would be extremely difficult to do any pile or subfloor repairs without removing all of the flooring to do so

I am unable to determine if any underfloor insulation has been installed however insulation is not required for buildings such as this.

Area 3 and 4

These areas are much newer than the previous areas and overall look much more sturdy and solid. The concrete block ring foundation is in good condition and looks to be very level around most of the building. A visual inspection of all the subfloor and flooring seems to show very little evidence of sagging or water damage to the floor.

I am unable to determine if any underfloor insulation has been installed

Recommended repairs and improvements to be carried out

Areas 1 and 2 the flooring will need to be fully removed to all areas so that the building can be fully re piled, new bearers and subfloor improvements are made. New flooring substrate would then have to be laid
The kitchen areas and bathroom areas in these areas would need to be replaced to accommodate making the necessary repairs to the floor

Areas 3 and 4 there are no improvements I can recommend at this time

Interior Roof space

All areas 1 to 4

Due to the roof having very little areas with a ceiling cavity it is hard to gain access to these areas. No visual inspection can be done internally on the framing timber or insulation in the ceiling cavity space.

Looking from the outside of the building as mentioned in the roof section it is clear to see there are a few areas where the roof framing is sagging or bowing but I am unable to determine why this is without removing the roof sheeting

Some areas in area 3 and 4 I could gain access through the flat ceiling. The framing and current insulation looked to be in good condition however this is only a very small part of the building I could inspect.

Report Summary

Looking at the condition of all areas of the buildings it isn't hard to tell that there is a massive amount of work to bring Area 1 and 2 up to safe and useable standard compared to Areas 3 and 4 This all comes down to Areas 1 and 2 being older and having very little maintenance being done to them. Areas 3 and 4 are much newer or a different type of construction than the older areas which is the reason why they are in much better condition.

All areas can be upgraded to a safe and useable standard. I have outlined the costs below. It is important to remember that these are estimates only. Some of the areas it is extremely difficult to give a fixed price as there are too many variables or unknowns at this stage

If you were to carry out the work you would have to start from the Floor and work your way up. The work could also be done in stages, but this would most likely end up costing much more in the long run rather than if you did it all at once.

To carry out the works a Structural engineer and draughts person will need to be engaged to draw up suitable plans and issue PS1 design and PS4 certificates. This is included in the costs below. Building consent would also be required for much of the work and this is included in the estimates below

ROOFING/ ROOF FRAMING REPAIRS AND REPLACEMENT

Area 1 and 2

- *Remove all roofing product
- *Inspect all timber framing
- *Repair all necessary framing and strengthen where necessary
- *Install new roofing underlay and coloursteel MAXX corrugated roofing iron
- *Insulation
- *Replace fascia and spouting

\$80,000.00 to \$105,00.00 PLUS GST

Area 3 and 4

- *Remove all roofing product
- *Inspect all timber framing
- *Repair all necessary framing and strengthen where necessary
- *Install new roofing underlay and coloursteel MAXX corrugated roofing iron
- *Insulation
- *Replace fascia and spouting

\$65,000.00 to \$80,000.00 PLUS GST

EXTERIOR FRAMING AND CLADDING

Area 1 and 2

- *Remove all cladding
- *Inspect any framing damage including rot, bows, sagging, missing timber or undersize framing members and replace with new
- *Install new Rab board underlay on cavity batten with James hardie Linea cladding
- *Install new double glazed windows
- *Insulation
- *Full paint job to exterior

\$330,000.00 - \$415,000.00 PUS GST

Area 3 and 4

- *Clad right side of the front of building to match left side in linea weatherboard
- *Small remedial work and patching to masonry block
- *Paint entire areas

\$50,000.00 PLUS GST

Repiling of subfloor and framing repairs

Area 1 and 2 only

- *Remove all permanent fixtures such as kitchen, toilets, showers, sinks etc
- *Remove all flooring from these areas so the subfloor area and piles can be accessed
- *Repile all of the undefloor with new piles to level out building and stop it from sinking anymore
- *Install new timber bearers to suit new piles
- *Install new timber subfloor framing where required to strengthen up the existing framing and replace cut out members for the repiling work
- *Install new Plywood or H3.1 Pynefloor flooring to entire area

\$425,000.00 to \$590,000.00 PLUS GST

Area 1 and 2 improvements and repairs estimate Sub Total \$ 835,000.00 to \$1,110,000.00 PLUS GST

Area 3 and 4 improvements and repairs estimate Sub Total \$115,000.00 to \$130,000.00 PLUS GST

PLEASE NOTE AS MENTIONED ABOVE THIS DOES NOT INCLUDE PLUMBING, GAS, ELECTRICAL OR HEATING INSTALLATION COSTS

DOES NOT INCLUDE FLIGHTS, ACCOMMODATION OR FOOD FOR TRADESMEN IF THEY ARE REQUIRED TO BE SOURCED FROM OFF ISLAND

Additional improvements for Area 1 and 2 to consider

*Reinstate toilets, bathrooms, and kitchen areas THEY WOULD HAVE BEEN REMOVED FOR WORK TO BE CARRIED OUT

\$85,000.00 to \$115,000 PLUS GST

*Tidy up of wall linings inside to make more presentable and to repair damaged or removed wall linings

\$15,000.00 to \$45,00.00 PLUS GST

*Install new floor coverings to all areas

\$60,000.00 to \$85,000.00 PLUS GST

Paint all the inside areas

\$45,000.00 PLUS GST

Sub Total \$205,000.00 to \$245,000.00 PLUS GST

CIC BUILDINGS INSPECTION PHOTOS

















