DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

18 February 2020

[redacted]

Dear [redacted]

Local Government Official Information and Meetings Act 1987 (LGOIMA) Request

I refer to your request for copies of e-mails relating to the Sims Building. Please accept my apology for the delay in providing this information to you.

Please find attached a copy of the e-mails that we have on file. Please note that some information on the released e-mails has been withheld pursuant to section 7(2)(b)(ii) of LGOIMA to protect the commercial position of the person who supplied the information.

A series of e-mails between staff and Opus from 29 June 2019 – 18 July 2019 and e-mails during April 2019, developing the Scope of Work document have been withheld pursuant to section 7(2)(f)(i) of LGOIMA, to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority.

Some e-mails between staff and Opus from 9 April 2019 – 19 June 2019 are withheld pursuant to section 7(2)(b)(ii) of LGOIMA to protect the commercial position of the person who supplied the information have been withheld.

As we have withheld some information you are advised that you have the right to seek a review of our decision by the Office of the Ombudsman. Details of how to do this can be found via the following link:

https://www.ombudsman.parliament.nz/what-we-can-help/complaints-about-government-agencies

Your faithfully

Jennifer Lapham
Governance Support Officer

Jenny Lapham

From: [redacted]
Sent: Friday, 22 March 2019 02:56 p.m.
To: Burrough, Simon; Roberts, Shane; 'Todd, Derek'
Subject: DCC SIMS Building
Attachments: NZ1-15165236 - Sims Building Cost Estimates - Combined - R01.pdf

Hi Gents,

I have spoken with my Programme Manager regards cost estimates for asbestos remediation associated with the site and it seems that, although there was reference to quotes/costs re asbestos, no actual quotes have been received by the DCC. I have attached BECA estimates around the options referred to in the option feasibility paper I passed over to you – they may be of some use to you. Re the asbestos allowance in these – this is a PSUM and we consider it very light given the contamination of soil behind the building would likely require some excavation and carting away and possible retaining of the bank formed. Bit up in the air but I will leave this with you for now.

Thanks

[redacted]
50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 0211946342
Email [redacted]

1.1 General Assumptions

- All works are to be carried out as one contract.
- Beca has assumed current market rates and sums based on a traditional procurement route, i.e. fully designed and with competitive tendering from at least three suitable selected tenderers.
- The estimate is based on prices current as 1st Quarter 2018.
- It is assumed all works will be completed within normal working hours.
- We have made provision for 'on-costs' – these being on site and off site overheads, risk and fees. These are identified as below:
  - We have included an allowance of 10% for on-site setup, welfare and accommodation / storage (referred to as P&G). In addition, the rates include a 12% off-site margin to cover for contractor overheads and profit.
  - We have also made allowance of 3% for temporary traffic management during the course of the works, due to the proximity of the road to the East elevation.
  - We have also made provision (10-15%) for risk related to costing assumptions made (particularly demolition items), unidentified scope, unknown site conditions and other design / construction risk.
  - We have allowed for professional design fees – with varying amounts of required input for the different options. It is assumed management services will not be required for any of the proposed options.
- We have calculated the costs based upon the ground floor areas/ roof area (assuming a 34% pitch).

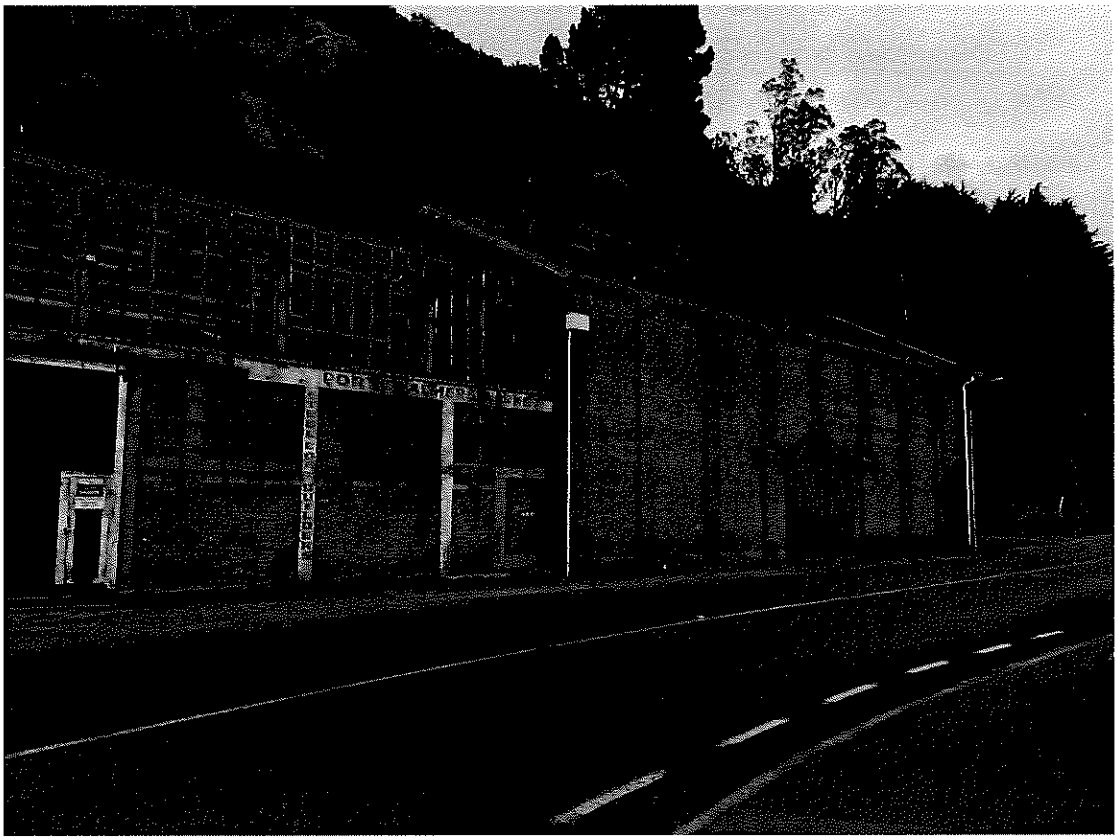


Figure 2 – External View – Concrete Structure & URM

1.2 Costing Summary

Table 1 below summarises our cost estimates for the three options identified above.

A more detailed breakdown of each option can be found in the enclosures to this letter.

Table 1 – Cost Estimate Summary

Sims Building Estimates. Elemental Cost Rough Order Magnitude PRE-CONCEPT STAGE ESTIMATE			
Summary			

[redacted]

2. Specific Assumptions and commentary

2.1 Option 1 – Demolition of Both Buildings

- An allowance has been included to remove the small quantity of Asbestos containing material (roofing sheets) to the rear of the building.
- No allowance for building and resource consents, Council charges, consultation and cooperation with neighbours etc.
- Power, sewer and other infrastructure services are assumed to be adequate & sufficient, with no alterations required. It is assumed that the existing services will be terminated and made safe at entry to the building.
- No heritage considerations have been allowed.
- No additional imported material has been allowed to level the site post demolition.
- An arborist cost for removing the 3nr trees to the rear of the building as identified within the site visit has been allowed. No further allowance has been made to clear any additional vegetation.
- The works should be capable of being undertaken within 2-3 weeks – however uninterrupted access to the building will be required.
- An allowance has been made for demolition of the super-structure of both structures inclusive of the structural slab (assuming a nominal thickness of 200mm) and removal of debris from site (a return trip to tip of circa 20km trip to tip has been assumed), it is assumed the foundations will not be excavated.
- An allowance for Embankment stability works has been included, as identified within the Geotechnical report (reference 170248) completed by GeoSolve Ltd (June 2017).
- No allowance within the demolition estimation has been made to remove the unknown ship casting to the rear of the building.

2.2 Option 2 – Demolition of the concrete building and make the URM building weather tight.

- No allowance has been made for fire services engineering or retrospective fire services improvement works, seismic improvements or accessibility works that may be triggered or required by a Building consent.
- An allowance has been included to remove the small quantity of Asbestos containing material (roofing sheets) to the rear of the building.
- No allowance for building and resource consents, Council charges, consultation and cooperation with neighbours etc.
- Power, sewer and other infrastructure services supply capacity is assumed to be sufficient for undertaking the works. It is assumed that the existing services will be terminated and made safe at entry to the building.
- No heritage considerations have been allowed.
- No insulation has been allowed for the roof structure, a simple timber truss and purlin structure with corrugate sheet has been assumed to minimise costs where possible.
- No allowance has been made to amend or modify the existing electrical installation or steelwork lifting beams.
- No allowance for repairs to damaged / cracked areas of concrete/ brickwork exposed during the removal works.
- An arborist cost for removing the 3nr trees to the rear of the building as identified within the site visit has been allowed. No further allowance has been made to clear any additional vegetation.

- The works should be capable of being undertaken within 4 – 5 weeks – however uninterrupted access to the building will be required
- There is no allowance for a temporary roof enclosure during the works.
- A provisional sum allowance for the removal of one chimney has been included.
- An allowance for Embankment stability works has been included, as identified within the Geotechnical report (reference 170248) completed by GeoSolve Ltd (June 2017).
- No allowance within the demolition estimation has been made to remove the unknown ship casting to the rear of the building.

2.3 Option 3 – Demolition of the concrete building and make the URM building code compliant, ready for fit out.

- The costs estimation makes the assumption that this will provided to a *base build*, and excludes fit out costs (with the exception of 1nr toilet room) such as surface finishes, ceilings, internal partitions, lighting & services specific to the end user. The final proposed use of the building is currently unknown.
- An allowance has been included to remove the small quantity of Asbestos containing material (roofing sheets) to the rear of the building.
- No allowance within the demolition estimation has been made to remove the unknown ship casting to the rear of the building.
- No allowance for resource consents, Council charges, consultation and cooperation with neighbours etc.
- An allowance of 1.8% has been included for building consent.
- It is assumed that the Service mains (Potable water & Foul Sewer) are located within the road area outside the URM building ≤10m.
- Power, sewer and other infrastructure services supply capacity is assumed to be sufficient for undertaking the works/ connections for the works.
- It is assumed that there is an existing Mains electrical connection to the building. No allowance has been made for excavation/ connection to a new electrical main.
- No allowance for Heating and air conditioning (HVAC) installation – with the exception of 1nr extractor fan for the toilet enclosure and basic natural ventilation to comply with code.
- The only seismic upgrade allowed is the retrofitting of the brick gable end, as identified within the structural report (reference J000550) completed by Structural Engineering Design Solutions (June, 2017).
- An allowance for Embankment stability works has been included, as identified within the Geotechnical report (reference 170248) completed by GeoSolve Ltd (June 2017).
- No architectural or heritage considerations have been allowed.
- It is assumed that no specialist services will be required.
- A provisional sum allowance of $10k has been made for accessibility requirements. This provides the assumption of 1nr access ramp and bathroom fit out (handrails etc).
- No allowance to break out and remove the existing concrete slab/ rails (overlay to existing with screed/ topping allowed).
- An extra over cost has been provided for a proprietary composite insulated roofing system (kingspan or similar) to provide an insulated roof structure.
- No allowance has been made to amend or modify the existing steelwork/ steel lifting beams.
- An allowance for re pointing the brickwork (internal and external to the URM building) has been allowed, this is based upon 25% & 50% of the brickwork area respectively.

- No allowance has been made to introduce natural light to the building in the form of roof lights or windows to the external walls. Introducing windows may require specific engineering and heritage advice.
- An arborist cost of $25k has been allowed to remove vegetation and trees to the rear of the building.
- Uninterrupted access to the building will be required during the works.
- There is no allowance for a temporary roof enclosure during the works.
- An allowance has been made to take down and rebuild the chimney.
- No allowance for external hard landscaping, car parking etc.
- We have allowed for basic roller shutter type doors for external access to sides; with glazed entrance door to front elevation (East – road elevation).

3. Exclusions

- GST
- Finance costs/charges
- Land purchase legal fees/costs
- Development contribution costs
- Loose Fixtures Furniture & Equipment
- Insurances
- Decanting costs and closure costs
- Escalation
- Any cost incurred to date
- Temporary roofing / protection

We trust that the above and attached is appropriate for your needs, should you wish to discuss further, please do not hesitate to contact the undersigned.

Yours sincerely

Dave Warwick
Technical Director - Cost Management

on behalf of
Beca Limited
Direct Dial: [redacted]
Email: dave.warwick@beca.com

Enclosed:

- Beca estimate detail for Options 1-3

Sims Building Estimates.
Elemental Cost Rough Order Magnitude
PRE-CONCEPT STAGE ESTIMATE

Summary

[redacted]

Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Wednesday, 10 April 2019 06:27 p.m.
To: [redacted]
Subject: RE: DCC Property Feasibility Study

Thank[redacted]

Our asbestos man was surprised there wasn't at least a partial clearance given for the Removal of ACD, the wall cladding and Supersix roof. This means we'll need to check the completeness of the work already carried out. We had hoped to get away without this and just confirm the contamination in the surrounding areas. It involves different personnel so we're just adjusting this in our fee (will still be below $50K). We'll have this through tomorrow.

Yes it is a challenge with the dual hazards! Our tentative plan is:

- Use the UAV to carry out the qualitative rockfall assessment safely from the street and inform the H&S plan for the contamination survey
- Carry out contaminated land survey with some precautions
    - Spotter for rockfall
    - Timing to avoid adverse weather events
    - Limit time behind wall with pre-planning
    - Appropriate PPE
    - etc.
- Define contaminated zone
- Geotech investigations
- Complete Feasibility study

Next stage (not in this scope):

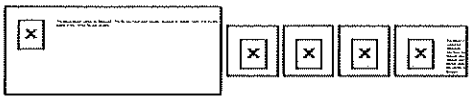
- Geotech Quantitative assessment (outside asbestos zone)
- Rock fall protection measures designed
- Installation of rock fall measures above contaminated zone
- Removal of contaminated material

Optimistic this will work, but nothing is without risk. The risks are the contamination zone is further up the hill than the lowest rock fall hazard and also the initial rock survey may show some areas behind the building are not safe to assess.

Regards,
Simon

From[redacted]
Sent: Wednesday, 10 April 2019 11:57 a.m.
To: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Subject: RE: DCC Property Feasibility Study

Hi Simon,



Project Information			
Project Details:	Sims Building – 2 MacAndrew's Road, Port Chalmers, Dunedin	**Date:**	1st Feb 2017
Client:	OCTA c/o Dunedin City Council	**Project No.**	4145

Site Staff	
Supervisor/CoC:	**Work Area & Works Carried Out**
Phil Robertson	On-Site Supervision
Site Team	
Darren Dempsey	Cleaning of Existing Materials & Bobcat Operator
Lunai Togia	Cleaning of Existing Materials & Spotter for Bobcat & Skips

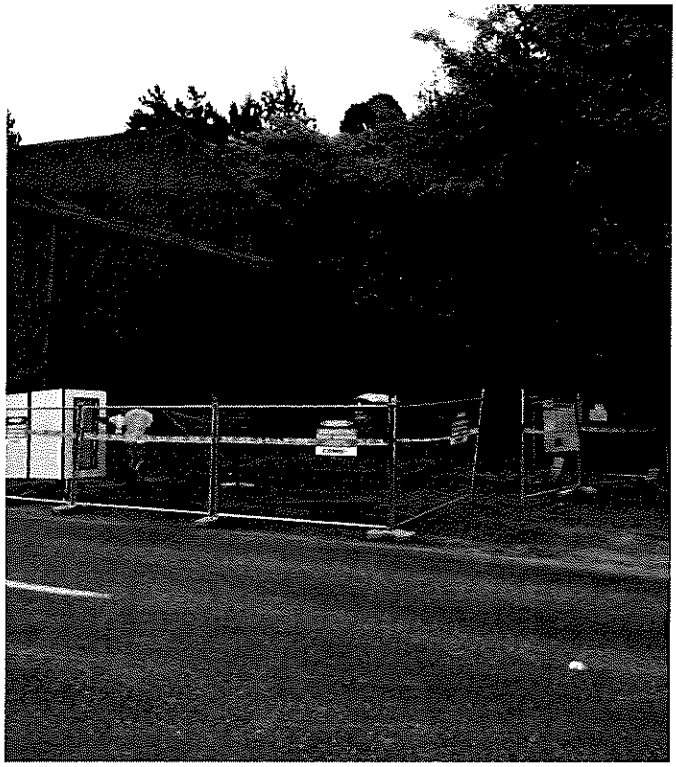
Works Carried Out		
Works Location	**Type of Works Carried Out**	**Percentage Completed**
Preliminary & General	Site Establishment	100%
Site	Electrician Isolating Power to One Area	100%
Site	Water Supply Setup for Dust Suppression	100%
Site	Cleaning of Existing Materials	90%
Site	Cleaning of Floor	50%

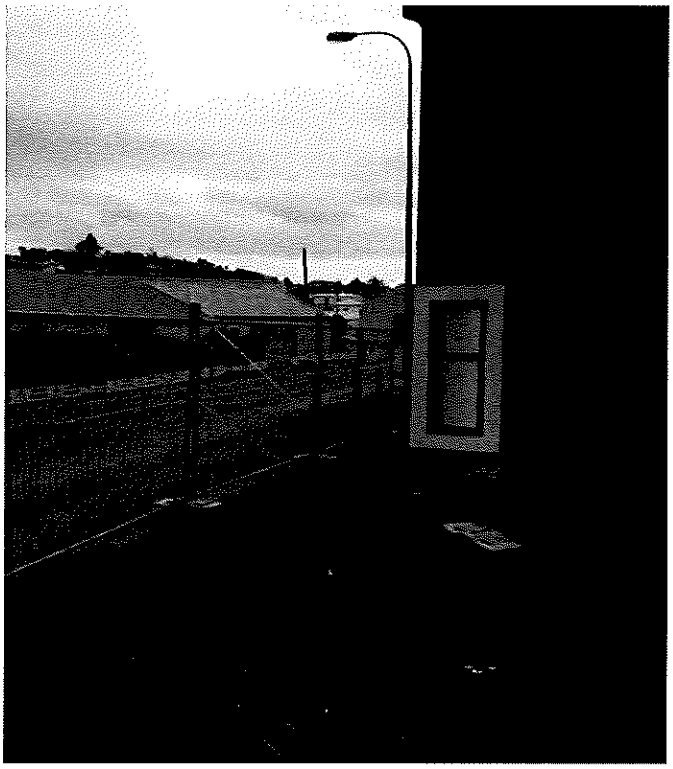
Any Issues On-Site or General Comments?

- Electrician has isolated power to one point on-site.
- Water supply run in from outside tap.
- Bobcat works have been completed and has been off-hired.
- 2x 15m3 bins filled and dumped at Green Island Landfill.

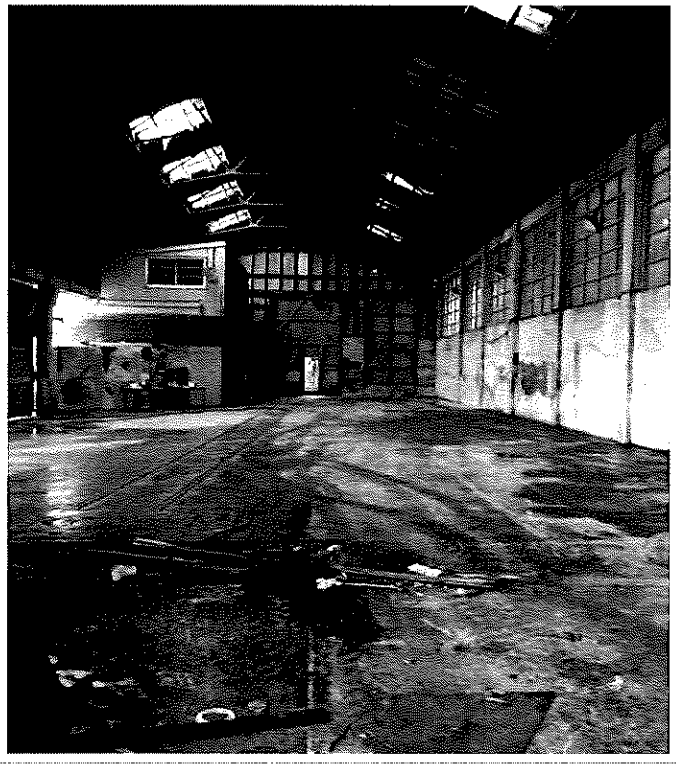
On-Site Photos

3 Stage Airlock System Setup for Access & Egress to Work Areas and also for Decontamination

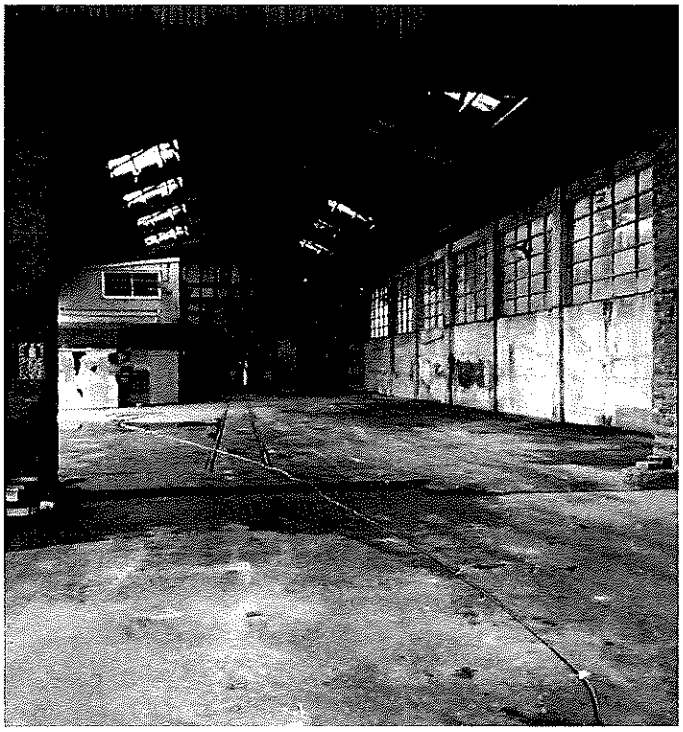


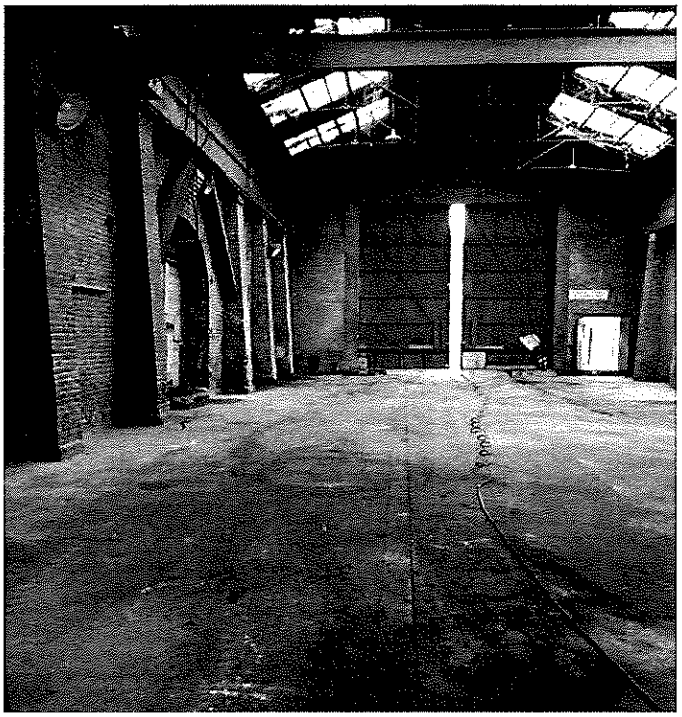


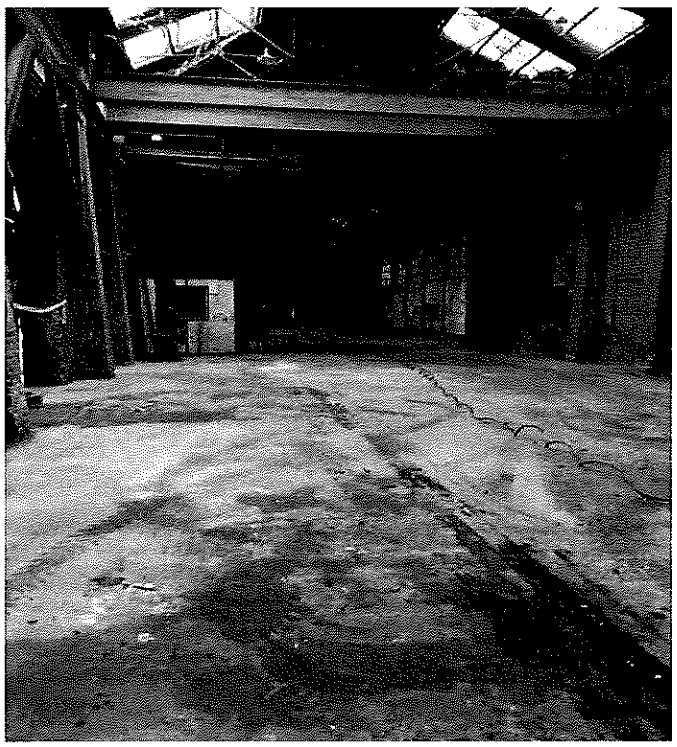
Internal Cleaning of Material

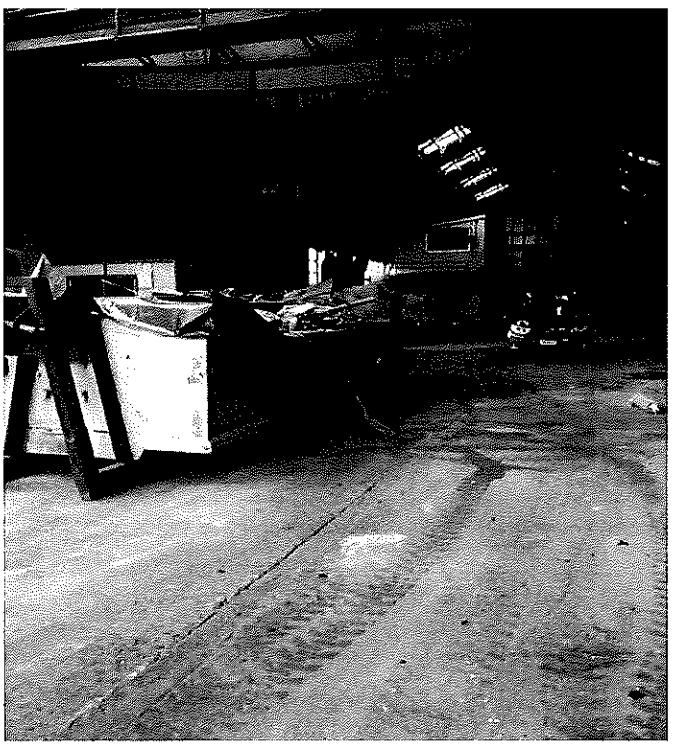


Internal Clean Almost Complete









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333 Kaikorai Valley Rd Dunedin
Ph 03 477 3590 Fax 03 477 3591

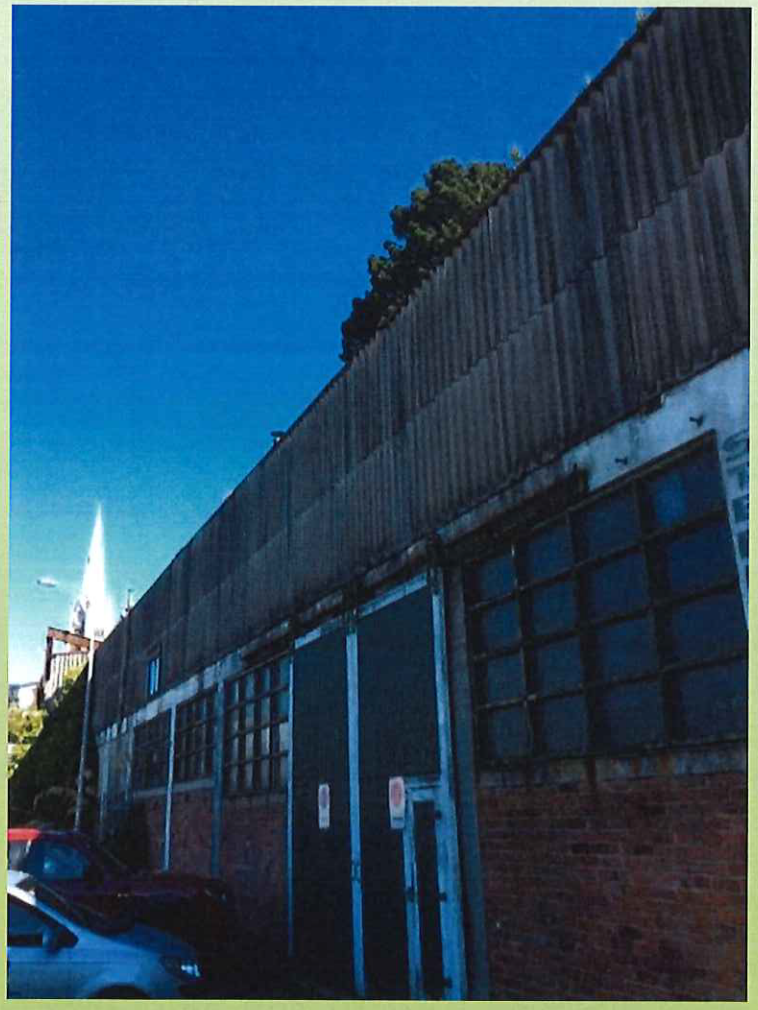
Asbestos Survey Report

100 BLUE SKIN RD, PORT CHALMERS

Compiled by: [redacted]

COC Ticket Number: 7104

29/04/2016



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1 Executive Summary

The following table lists the asbestos containing materials that have been identified, presumed or strongly presumed. The recommended actions required to manage the asbestos containing materials are summarized.

For a detailed explanation of the recommended action required to manage your asbestos containing materials please refer to the **'Action Descriptions'** section of this report.

DOWDELL ASSOCIATES LTD
OCCUPATIONAL HEALTH ANALYSTS CONSULTANTS
4 Cain Rd, Penrose, PO Box 112-017 Auckland 1642, Phone (09) 5260-246. Fax (09) 5795-389.

DOWDELL & ASSOCIATES LTD

BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number:	16-020871	Certificate Issue Date:	26/04/2016
Date Samples Received:	22/04/2016		
No of Samples:	10		
Sampled By:	Client		
Obtained:	Submitted by client		
Date Analysed:	22/04/2016, 26/04/2016		
Analyst:	Adam Ngawati, Liam Hopper		
Method:	AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples		
Client:	Salmac Insulation Limited		
Client Address:	Salmac Insulation Limited, PO Box 578, Dunedin 9054		
Client Ref No:	-		
Contact:	Mike Lea		
Site Address:	Sims Block, Port Chalmers, Dunedin		

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.
GLOSSARY
CHRYSOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)

Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only.
Where the sampling is not conducted by Dowdell & Associates Ltd, the information indicated is that supplied by the client. Dowdell & Associates Ltd cannot be held responsible for sampling errors where the sample is taken by others.

In analyzing non-homogeneous Bulk Materials and Soils for the presence of Asbestos, inherent difficulties arise while using the 'standard' Stereomicroscopic / Polarised Light Microscope method in determining differences between those samples considered as containing 'No Asbestos', those containing 'Trace' asbestos and those samples considered as having asbestos present but in very low concentrations. 'Trace' Asbestos is defined in the 'AS 4964 (2004) – Method for the Qualitative Identification of Asbestos in Bulk Materials', which is the most current of methods available for this type of analysis. Dowdell & Associates Ltd, while making every effort to minimise such difficulties, takes no responsibility for the misidentification of such samples and the subsequent actions taken by the client as a result of such analyses.

NOTE: This report must not be altered, or reproduced except in full.

ilac-MRA 586 laboratory

Analyst:	Name: [redacted]
Approved By:	Name: [redacted]

DOWDELL ASSOCIATES LTD
OCCUPATIONAL HEALTH ANALYSTS CONSULTANTS
4 Cain Rd, Penrose, PO Box 112-017 Auckland 1642, Phone (09) 5260-246. Fax (09) 5795-389.

DOWDELL & ASSOCIATES LTD

16-020871 Results

Laboratory Reference	Sample Ref / Description	Sample size as received	Sample Weight Analysed	Result	Comments
82278	1. Stabicraft boat Swab	Swab	Swab	Chrysotile (White Asbestos)	n/a
82279	2. Tarp covering yacht Swab	Swab	Swab	Chrysotile (White Asbestos)	n/a
82280	3. Tarp cover on yacht aprodite Swab	Swab	Swab	No Asbestos detected	SMF Detected
82281	4. East wall switchboard Swab	Swab	Swab	No Asbestos detected	SMF Detected
82282	5. North east corner from top of drum Swab	Swab	Swab	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
82283	6. Floor along west wall Swab	Swab	Swab	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
82284	7. South wall door, taken from door timbers Swab	Swab	Swab	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
82285	8. South wall end gable timbers Swab	Swab	Swab	Chrysotile (White Asbestos)	n/a
82286	9. Floor on west wall floor where two building join Swab	Swab	Swab	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
82287	10. Roof and wall cladding Cement board	2cm²	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a

Note: If the above table is blank then no asbestos has *been detected within the scope* of *the survey. However, please also refer to the* ***'Exclusions'*** *and* ***'Non Asbestos Materials'*** *sections* of *this report.*

2 Introduction

This report contains the findings of an asbestos survey that Salmac Insulation carried out at **100** BLUESKIN RD, PORT CHALMERS.

- Salmac Insulation carried out the survey.
- The purpose of the survey is to enable **THE DUNEDIN CITY COUNCIL** to locate, identify and assess asbestos containing materials.
- The extent of the survey was all accessible parts of the premises shown on plans or as detailed in this report. Any non-accessible areas are noted in the ***'Exclusions'*** section of this report.

Whilst every effort has been made to detect all sources of asbestos, without extensive demolition work, Salmac Insulation cannot be held liable for any omissions in this report.

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3 Survey Method

This Survey was carried out following the guidelines set out in the Health and Safety at Work (Asbestos) Regulations 2016 from 1 April 2016.

Management Survey

- A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
- Management surveys will often involve minor intrusive work and some disturbance.

- The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This material assessment will give a good initial guide to the priority for managing ACMs as it will identify the materials, which will most readily release airborne fibres if they are disturbed.

- The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming.

- Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

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4 Survey Details

The following is a brief description of the client's building and the survey undertaken .

Building Details	
Client	**DUNEDIN CITY COUNCIL**
Job Reference	**DCC**
Building Reference	**SIMS BUILDING, PORT CHALMERS**
Building Description	**OLD BOILER MANUFACTURE AND CURRENTLY STORAGE.**
Address	**100 BLUE SKIN RD, PORT CHALMERS**

Survey Overview		
Survey Type	**ASBESTOS SURVEY**	
Survey Description	**NON-INVASIVE**	
Survey Purpose	**TO IDENTIFY ASBESTOS MATERIALS**	
Date/Time	**29/04/2016**	**11.15AM**
Surveyors	**MIKE LEA GARETH LEA**	

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5 Summary of Results

Asbestos Content

The following table shows a breakdown of the Lab Results for any samples taken during this survey.

Asbestos Content	Quantity Found
Chrysotile (White)	3
Amosite (Brown)	0
Crocidolite (Blue)	0
Amosite/Chrysotile (Brown/White)	5
Crocidolite/Amosite (Blue/Brown)	0
Crocidolite/Chrysotile (Blue/White)	0
Crocidolite/ Amosite/Chrysotile (Blue/Brown/White)	0
No Asbestos Detected	2

Fibre Release

The following table counts the number of asbestos containing items found by their potential fibre release risk.

Fibre Release Risk	Quantity Found
None	0
Very Low	1
Low	0
Medium	0
High	7

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Summary of Results ... continued

Presumptions

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

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6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**INSIDE SOUTH END OF BUILDING**				
Survey Ref	**SAMPLE 1-SWAB ON BOW**				
Sample Ref	**82278**				
Photo Details					
Rick Matrix					
Asbestos Type	**CHRYSOTILE**	**1**	Product/Use	**RESIDUAL DUST**	**3**
Condition	**HIGH DAMAGE**	**3**	Treatment	**RESIDUAL DUST CONTAMINATION FROM ROOFING**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**RESIDUAL DUST CONTAMINATION COVERS THE SURFACES OF THIS BOAT**				
Accessibility	**LADDER REQUIRED**				
Remarks	**DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.**				

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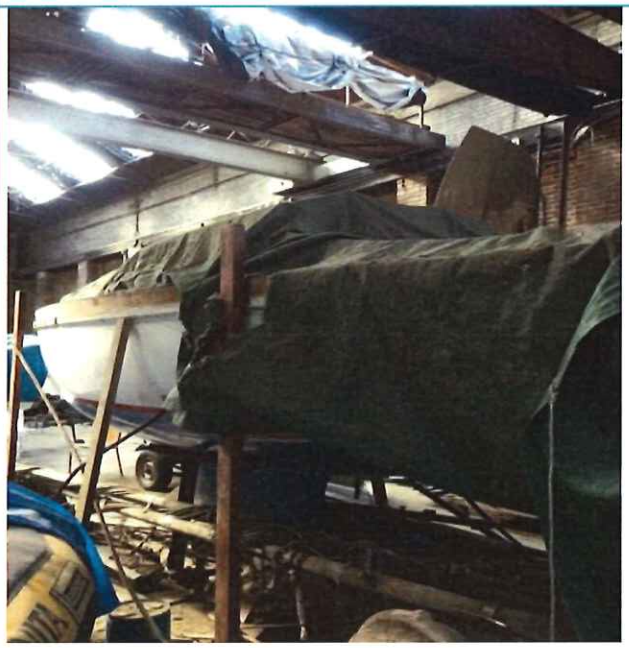
6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**INSIDE CENTRE OF BUILDING**				
Survey Ref	**SAMPLE 2 – TARP SWAB**				
Sample Ref	**82279**				
Photo Details					
Rick Matrix					
Asbestos Type	**CHRYSOTILE**	**1**	Product/Use	**RESIDUAL DUST**	**3**
Condition	**HIGH DAMAGE**	**3**	Treatment	**RESIDUAL DUST CONTAMINATION FROM ROOFING**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**RESIDUAL DUST CONTAMINATION COVERS THE SURFACES OF THIS BOAT**				
Accessibility	**LADDER REQUIRED**				
Remarks	**DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.**				

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6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**INSIDE NORTH BUILDING CORNER**				
Survey Ref	**SAMPLE 5 – SWAB ONTOP OF DRUMS**				
Sample Ref	**82282**				
Photo Details					
Rick Matrix					
Asbestos Type	**CHRYSOTILE/AMOSITE**	**2**	Product/Use	**RESIDUAL DUST**	**3**
Condition	**HIGH DAMAGE**	**3**	Treatment	**RESIDUAL DUST CONTAMINATION FROM ROOFING**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**RESIDUAL DUST CONTAMINATION COVERS OBJECTS IN CORNER**				
Accessibility	**EASILY ACCESSIBLE**				
Remarks	**DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.**				

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Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**FLOOR SWAB WEST WALL**				
Survey Ref	**SAMPLE 6 – FLOOR SWAB WEST WALL**				
Sample Ref	**82283**				
Photo Details					
Rick Matrix					
Asbestos Type	**CHRYSOTILE/AMOSITE**	**2**	Product/Use	**RESIDUAL DUST**	**3**
Condition	**HIGH DAMAGE**	**3**	Treatment	**RESIDUAL DUST CONTAMINATION FROM ROOFING**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**RESIDUAL DUST CONTAMINATION COVERS FLOORING SURFACE**				
Accessibility	**EASILY ACCESSIBLE**				
Remarks	**DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.**				

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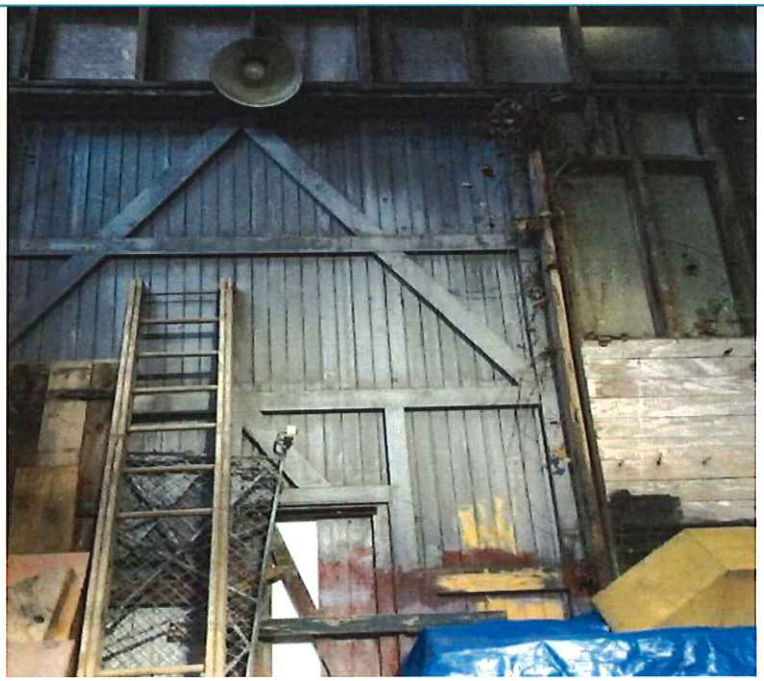
Client	DUNEDIN CITY COUNCIL				
Survey Address	100 BLUE SKIN RD, PORT CHALMERS				
Building	SIMS BUILDING				
Location	SOUTH WALL TIMBER DOOR SWAB				
Survey Ref	SAMPLE 7 – TIMBER DOOR SWAB				
Sample Ref	82284				
Photo Details					
Rick Matrix					
Asbestos Type	CHRYSOTILE/AMOSITE	2	Product/Use	RESIDUAL DUST	3
Condition	HIGH DAMAGE	3	Treatment	RESIDUAL DUST CONTAMINATION FROM ROOFING	3
Identified Risk	HIGH RISK	3	Action	ACTION A	A
Extent	RESIDUAL DUST CONTAMINATION COVERS EDGES ON TIMBER DOOR STRUCTURE.				
Accessibility	SCAFFOLDING REQUIRED				
Remarks	DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.				

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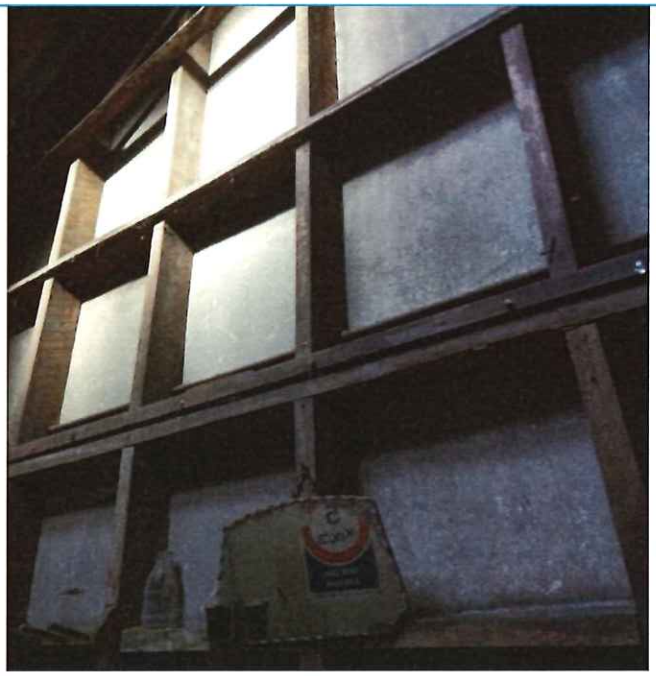
Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**SOUTH WALL INTERNAL TIMBER FRAMING (END GABLE)**				
Survey Ref	**SAMPLE 8 – SWAB TIMBER FRAMING**				
Sample Ref	**82285**				
Photo Details					
Rick Matrix					
Asbestos Type	**CHRYSOTILE**	**1**	Product/Use	**RESIDUAL DUST**	**3**
Condition	**HIGH DAMAGE**	**3**	Treatment	**RESIDUAL DUST CONTAMINATION FROM ROOFING**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**RESIDUAL DUST CONTAMINATION COVERS TIMBER FRAMING INTERNALLY AT THE END GABLE**				
Accessibility	**SCAFFOLDING REQUIRED**				
Remarks	**DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.**				

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6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**FLOOR WEST WALL FLOOR SWAB**				
Survey Ref	**SAMPLE 9 – FLOOR SWAB**				
Sample Ref	**82286**				
Photo Details					
Rick Matrix					
Asbestos Type	**CHRYSOTILE/AMOSITE**	**2**	Product/Use	**RESIDUAL DUST**	**3**
Condition	**HIGH DAMAGE**	**3**	Treatment	**RESIDUAL DUST CONTAMINATION FROM ROOFING**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**RESIDUAL DUST CONTAMINATION COVERS THE FLOORING AND OBJECTS IN THE CORNER.**				
Accessibility	**EASILY ACCESSIBLE**				
Remarks	**DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.**				

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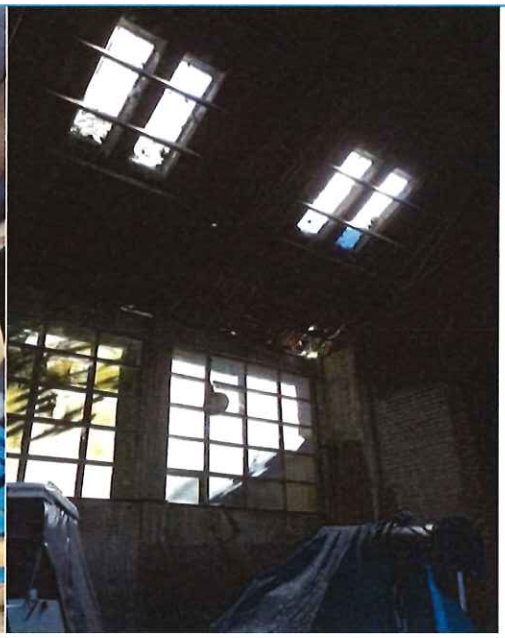
6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**ROOFING MATERIALS&WALL CLADDING (BROKEN INSIDE BUILDING)**				
Survey Ref	**SAMPLE 10 – BROKEN ROOFING AND WALLS INSIDE BUILDING**				
Sample Ref	**82287**				
Photo Details	 				
Rick Matrix					
Asbestos Type	**CHRYSOTILE/AMOSITE**	**2**	Product/Use	**ROOFING/WALL CLADDING**	**1**
Condition	**HIGH DAMAGE**	**3**	Treatment	**BROKEN ROOFING/WALL**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**BROKEN PIECES IN VARIOUS INTERNAL LOCATIONS THROUGHOUT THE BUILDING**				
Accessibility	**EASILY ACCESSIBLE**				
Remarks	**EXTENSIVE BROKEN ASBESTOS PIECES INSIDE THE BUILDING IN VARIOUS LOCATIONS ON THE FLOOR AREA, WITH CLEARLY VISIBLE SIGNS OF ROOFING DAMAGE.**				

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6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**ROOFING MATERIALS & WALL CLADDING**				
Survey Ref	**SAMPLE 10 – OBTAINED FROM BROKEN ROOFING INSIDE THE BUILDING**				
Sample Ref	**82287**				
Photo Details					
Rick Matrix					
Asbestos Type	**CHRYSOTILE/AMOSITE**	**2**	Product/Use	**ROOFING/WALL CLADDING**	**1**
Condition	**HIGH DAMAGE**	**3**	Treatment	**BROKEN ROOFING/WALL**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**860m2 of roofing, 160m2 of walls, 65m2 gables.**				
Accessibility	**SCAFFOLDING REQUIRED**				
Remarks	**ROOFING/WALL CLADDING IS IN POOR CONDITION WITH SIGNS OF CRACKS AND HOLES THAT ARE LETTING WATER IN.**				

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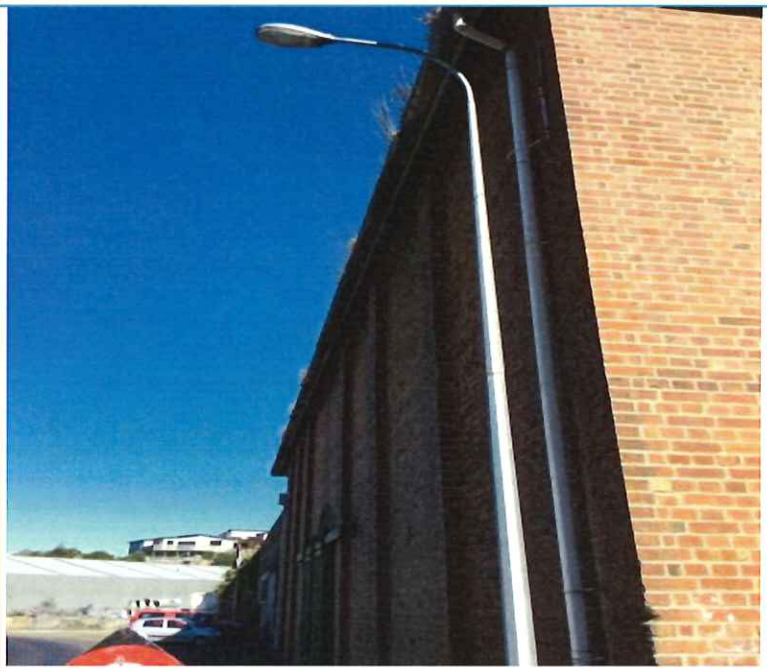
6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**NORTH BUILDING GUTTERS**				
Survey Ref	**PRESUMED ASBESTOS**				
Sample Ref	**PRESUMED**				
Photo Details					
Rick Matrix					
Asbestos Type	**PRESUMED ASBESTOS**	**4**	Product/Use	**ROOFING GUTTERS**	**1**
Condition	**HIGH DAMAGE**	**3**	Treatment	**UNSEALED**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**APPROX 50 LINEAL METERS OF ASBESTOS GUTTERS**				
Accessibility	**SCAFFOLDING REQUIRED**				
Remarks	**ROOFING GUTTERS ARE FULL OF SOIL AND PLANT GROWTH, THIS WILL HAVE OVER LOADED THE BRACKETS AND CREATES A HAZARD FOR FAILURE.**				

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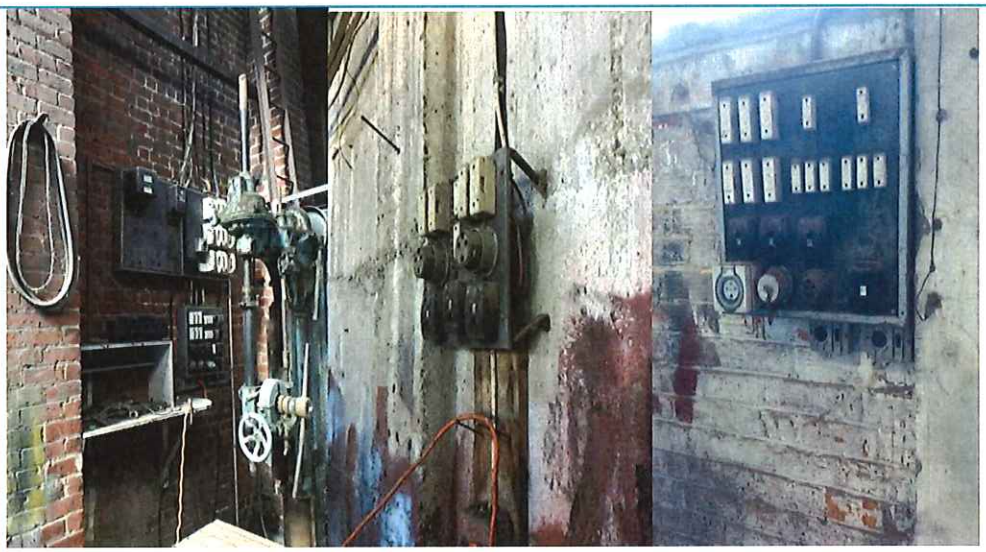
6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**INTERNAL BUILDING**				
Survey Ref	**PRESUMED ASBESTOS SWITCHBOARD BACKING PLATES**				
Sample Ref	**PRESUMED ASBESTOS**				
Photo Details					
Rick Matrix					
Asbestos Type	**PRESUMED ASBESTOS**	**4**	Product/Use	**SWITCHBOARD BACKING PLATES**	**1**
Condition	**GOOD CONDITION**	**0**	Treatment	**SEALED**	**0**
Identified Risk	**LOW RISK**	**1**	Action	**ACTION C**	**C**
Extent	**X5 SWITCHBOARD BACKING PLATES**				
Accessibility	**ISOLATION OF POWER REQUIRED**				
Remarks	**SWITCHBOARD PLATES ARE IN GOOD CONDITION AND ONLY REQUIRE ATTENTION DURING MAINTENANCE, WITH ASBESTOS LABLES REQUIRED.**				

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6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**INTERNAL BUILDING**				
Survey Ref	**PRESUMED ASBESTOS DUST ON GANTRY CRANES AND UPPER LEVEL SURFACES .**				
Sample Ref	**PRESUMED ASBESTOS**				
Photo Details					
Rick Matrix					
Asbestos Type	**PRESUMED**	**4**	Product/Use	**RESIDUAL DUST**	**3**
Condition	**HIGH DAMAGE**	**3**	Treatment	**RESIDUAL DUST CONTAMINATION FROM ROOFING**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**RESIDUAL DUST CONTAMINATION COVERS THE FLOORING AND OBJECTS SO WE IMAGINE UPPER LEVELS WILL BE CONTAMINATED ALSO**				
Accessibility	**SCAFFOLDING REQUIRED**				
Remarks	**DUE TO HEAVY RESIDUAL CONTAMINATION THROUGHOUT THE BUILDING ALL DIRTY/DUSTY SURFACES SHOULD BE TREATED AS ASBESTOS CONTAMINATED UNTIL PROVEN OTHERWISE.**				

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6. Results and Analysis

Client	**DUNEDIN CITY COUNCIL**				
Survey Address	**100 BLUE SKIN RD, PORT CHALMERS**				
Building	**SIMS BUILDING**				
Location	**ROOFING MATERIALS&WALL CLADDING (BROKEN OUTSIDE THE BUILDING)**				
Survey Ref	**PRESUMED ASBESTOS**				
Sample Ref	**PRESUMED ASBESTOS**				
Photo Details					
Rick Matrix					
Asbestos Type	**PRESUMED ASBESTOS**	**4**	Product/Use	**ROOFING/WALL CLADDING**	**1**
Condition	**HIGH DAMAGE**	**3**	Treatment	**BROKEN ROOFING/WALL**	**3**
Identified Risk	**HIGH RISK**	**3**	Action	**ACTION A**	**A**
Extent	**BROKEN PIECES IN VARIOUS EXTERNAL LOCATIONS AROUND THE BACK OF THE BUILDING.**				
Accessibility	**BURIED**				
Remarks	**BROKEN PIECES OF ROOFING AND WALL CLADDING ARE VISIBLE AROUND THE BACK OF THE BUILDING AND REQUIRE ATTENTION TO MAKE SAFE.**				

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7 Bulk Sample Identification Summary

Bulk samples were analysed by **DOWDELL&ASSOCIATES LTD. Their detailed laboratory analysis report is available as a separate attachment to this report.**

A summary of the laboratory results is shown in the table below.

Sample Ref	Asbestos Material	Location
82278	CHRYSOTILE	RESIDUAL DUST ON STABICRAFT INSIDE BUILDING CENTRE
82279	CHRYSOTILE	RESIDUAL DUST ON YACHT COVER INSIDE BUILDING NORTH SIDE
82280	NO ASBESTOS	SWAB APRODITE TOP SIDE INTERNAL BUILDING NORTH SIDE
82281	NO ASBESTOS	EAST WALL SWITCHBOARD SWAB
82282	CHRYSOTILE/AMOSITE	NORTH EAST CORNER SWAB ONTOP OF DRUM
82283	CHRYSOTILE/AMOSITE	FLOOR SWAB WEST CORNER
82284	CHRYSOTILE/AMOSITE	SOUTH WALL DOOR TIMBER SWAB
82285	CHRYSOTILE	SOUTH WALL END GABLE TIMBER SWAB
82286	CHRYSOTILE/AMOSITE	FLOOR SWAB WEST WALL CENTRE BUILDING
82287	CHRYSOTILE/AMOSITE	ROOF AND WALL CLADDING BULK SAMPLE

Note: The above table may be blank in the case of an interim report where the laboratory samples analysis is still in progress.

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8 Asbestos Register

Sample Ref	Location	Asbestos Content	Asbestos Product	Material Description	Condition	Score	Action	Comments	Date Signature
82278	INTERNAL STABICRAFT	CHRYSOTILE	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	13	A	STABICRAFT NEEDS CLEANED PRIOR TO REMOVAL	29/04/2016
82279	INTERNAL BOAT	CHRYSOTILE	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	13	A	BOAT NEEDS CLEANED PRIOR TO REMOVAL	29/04/2016
82282	NORTH CORNER	CHRYSOTILE/AMOSITE	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	14	A	DUST CONTAMINATION PRESENT	29/04/2016
82283	WEST WALL CORNER FLOOR SWAB	CHRYSOTILE/AMOSITE	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	14	A	DUST CONTAMINATION PRESENT	29/04/2016
82284	SOUTH WALL TIMBER DOOR	CHRYSOTILE/AMOSITE	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	14	A	DUST CONTAMINATION PRESENT	29/04/2016
82285	SOUTH WALL END GABLE TIMBER FRAMING	CHRYSOTILE	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	13	A	DUST CONTAMINATION PRESENT	29/04/2016
82286	WEST SIDE FLOOR SWAB	CHRYSOTILE/AMOSITE	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	14	A	DUST CONTAMINATION PRESENT	29/04/2016
82287	INTERNAL BUILDING VARIOUS LOCATIONS	CHRYSOTILE/AMOSITE	ROOFING/WALL LININGS	CEMENT SHEETING	POOR CONDITION	14	A	CLEAN UP REQUIRED OF BROKEN PIECES AND CONTAMINATED DUST	29/04/2016

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82287	EXTERNAL ROOF AND WALL CLADDING	CHRYSOTILE/AMOSITE	ROOFING/WALL LININGS	CEMENT SHEETING	POOR CONDITION	12	A	CLEAN UP REQUIRED OF BROKEN PIECES AND CONTAMINATED DUST	29/04/2016
PRESUMED	NORTH BUILDING GUTTERS	PRESUMED	GUTTERING	CEMENT GUTTERS	POOR CONDITION	14	A	SPOUTINGS ARE OVERLOADED WITH WEIGHT AND REQUIRE URGENT ATTENTION	29/04/2016
PRESUMED	INTERNAL VARIOUS LOCATIONS	PRESUMED	SWITCHBOARD BACKING PLATES	SWITCHBOARD COMPOSITE	GOOD CONDITION	6	C		
PRESUMED	GANTRY CRANE AND HIGH LEVELS	PRESUMED	RESIDUAL DUST	RESIDUAL DUST	POOR CONDITION	14	A	DUST CONTAMINATION PRESENT UNLESS PROVEN OTHERWISE	29/04/2016
PRESUMED	EXTERNAL BACK OF BUILDING	PRESUMED	BROKEN ROOFING AND WALL CLADDING	BROKEN CEMENT SHEETING	POOR CONDITION	14	A	BROKEN PIECES NEED REMOVED AND CONTAMINATED SOIL REMEDIATED.	29/04/2016

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9 Material Assessment Algorithm Guide

Results & Analysis section

Asbestos Type	No visible asbestos	**0**	Chrysotile white asbestos	**1**	Amphibole brown asbestos	**2**	Crocidolite blue asbestos	**3**	Presumed asbestos	**4**
Product Use	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	**1**	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	**2**	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	**3**				
Condition	Good condition: No visible damage	**0**	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	**1**	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	**2**	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	**3**		
Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	**0**	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	**1**	Unsealed AIB, or encapsulated lagging and sprays.	**2**	Unsealed lagging and sprays.	**3**		

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Identified Risk	**Low Risk** Product is encapsulated within a matrix and/or encapsulated coat. Low risk of fibre release and in good condition.	1	**Middle Risk** Product is starting to show signs of deterioration with the potential of release fibres	2	**High Risk** Product is heavily damaged and/or raw fibres exposed. This has high risk of fibre release.	3		

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9 Material Assessment Algorithm Guide... contiunes

Asbestos Hazard Register Score Guide Section 8

Risk	Asbestos Register Score	Examples of Scores
High	10 and above	High risk with a high potential to release fibres if disturbed.
Medium	Between 7 - 9	Medium risk with a high potential to release fibres if disturbed.
Low	Between 6 -1	Low risk with a high potential to release fibres if disturbed.

10 Recommendations

An asbestos **Management Survey** does not allow for intrusive inspection to all areas, and therefore in non-accessible areas it was not practicable to inspect and sample.

- **Caution should be taken when any future refurbishments/demolitions are carried out in areas that were not inspected.**

- **If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**

- **It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.**

- **All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.**

- **The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.**

Recommended actions, as highlighted in the '**Asbestos Register**' section, are described in the 'Action Descriptions' section.

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11 Action Descriptions

Action A

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under *controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

***Asbestos removal work must be carried out under the provisions of the** Health and Safety at Work (Asbestos) Regulations 2016 from 1 April 2016.

Contact the Ministry of Business, Innovation & Employment on 0800 424 946 or www.business.govt.nz for more information.

Action B

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed; if encapsulated it should be monitored at annually intervals to assess its condition, and comments added to the asbestos register.

Action C

This material is not posing a significant hazard to personnel at present, provided it remains undisturbed; however it should be monitored at annually intervals to assess its condition, and comments added to the asbestos register.

Action D

Asbestos containing material in good or reasonable condition, and requiring no attention unless disturbed or condition deteriorates; however it should be monitored annually to assess its condition, and comments added to the asbestos register.

N/A

No action required for non asbestos material.

Exclusion

Non accessed area. This area should be surveyed prior to refurbishment or demolition.

Dispose

Dispose carefully under *controlled conditions.

Labelling

All materials identified on the Asbestos Register (actual or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

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12 Scope of Survey

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.

- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.

- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.

- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment

is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety act (1992) for both themselves and others.

- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.

- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instruction and guidance at that time.

- Salmac Insulation cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

- Salmac Insulation cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

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Ph 03 477 3590 Fax 03 477 3591

13 Exclusions

During the survey it was not possible to access the following areas.

Area	Reason	Photo
NORTH BACK SIDE OF BUILDING (EXTERIOR)	NO SAFE ACCESS	
SOUTH END STORE UNDER OFFICE	NO ACCESS	

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14 Non-Asbestos Materials

The following areas were inspected during the survey and for one or more of the following reasons have been identified as containing no asbestos.

- Area inspected in detail and no suspected asbestos containing materials identified.
- Knowledge of product - manufactured from a known non-asbestos product.
- The product is very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.).
- Post 1990 construction for decorative textured coatings.
- Laboratory sample analysis has identified non-asbestos containing materials.

Location	Justification	Insert Photo or PDF below
INTERNAL NORTH END	82280	

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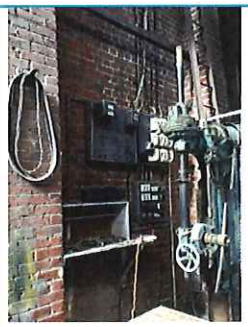
SWAB EAST WALL SWITCHBOARD DUST SWAB	82281	

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15 Quality Assurance Statement

This report has been compiled for the sole use of **THE DUNEDIN CITY COUNCIL** and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information only as to the presence of asbestos materials. Measurements or quantities described herein should not be relied upon for any contractual purpose.

The following authorised surveyor has checked the contents of this report:

Name: GARETH LEA

CoC#: 7104

Date: 29/04/2016

Signature: Gareth Jonathan Lea

*** END OF REPORT ***

Attachments may follow if applicable

Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Monday, 6 May 2019 10:05 a.m.
To: [redacted]
Cc: [redacted]
Subject: RE: Sims Building Feasibility Progress Updates

Hi Sharon,

Our asbestos/contaminated land team are looking to be on site at the end of the week (Thur/Fri) they're coming from Chch. They will need access to the site - doors were locked last time I was there.

As part of the work they will arrange for an elevated platform to take some samples from the roof framing to check all the asbestos was cleared previously. So they'll need access through one of the larger doors. Can you help with this?

Thanks,
Simon

WSP | OPUS

Simon Burrough
Work Group Manager - Structures & Geotechnical

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand
Private Bag 1913, Dunedin 9054, New Zealand
[redacted] Simon.Burrough@wsp-opus.co.nz
www.wsp-opus.co.nz

From: Todd, Derek
Sent: Thursday, 2 May 2019 4:33 p.m.
To: [redacted]
Cc: Wood, Kevin <kevin.wood@wsp-opus.co.nz>; Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Subject: RE: Sims Building Feasibility Progress Updates

Hi Sharon,

Simon will make sure he keeps you in the reporting loop together with Brett.

I am pleased to confirm that the SoW was executed and returned to Renee today.

Kind regards

WSP | OPUS

Derek Todd
Business Manager

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand
Private Bag 1913, Dunedin 9054, New Zealand

[redacted] Derek.Todd@wsp-opus.co.nz

www.wsp-opus.co.nz

From [redacted]
Sent: Thursday, 2 May 2019 4:17 PM
To: derek.todd@opus.co.nz
Subject: Sims Building Feasibility Progress Updates

Hi Derek (and Team),
In [redacted] absence could you send me regular updates on how you are tracking with this project please?
Much appreciated,

[redacted]

50 The Octagon, Dunedin
PO Box 5045, Moray Place, Dunedin 9058, New Zealand
[redacted]

Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Monday, 20 May 2019 12:50 p.m.
To: [redacted]
Subject: FW: SIMS Building - Geotechn Investigations

Further to my rambling voicemail.....

I will give you a summary update on where we are at this afternoon too.

From: Moynihan, Conan
Sent: Monday, 20 May 2019 12:47 p.m.
To: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Cc: MacDonald, Frank <Frank.MacDonald@wsp.com>
Subject: RE: SIMS Building - Geotechn Investigations

Hi Simon,

As long as they aren't disturbing the soil or making intrusions into the building the standard PPE (safety boots etc.) would be fine on site. I would recommend washing boots before leaving site and cleaning hands if they touch anything. There is a water meter out the front of the building with a hose connected that can be turned on it needed. If it's as damp as it was for me on site (the odd overnight shower) then shouldn't be any risk of creating dust from walking around inside.

Kind Regards,

WSP | OPUS

Conan Moynihan
Hazardous Materials Consultant

Opus International Consultants Ltd, 12 Moorhouse Avenue, Christchurch 8011, New Zealand
PO Box 1482, Christchurch Mail Centre, Christchurch 8140, New Zealand

[redacted] conan.moynihan@wsp.com

www.opus.co.nz

From: Burrough, Simon
Sent: Monday, 20 May 2019 11:54 AM
To: Moynihan, Conan <conan.moynihan@wsp-opus.co.nz>
Cc: MacDonald, Frank <Frank.MacDonald@wsp.com>
Subject: RE: SIMS Building - Geotechn Investigations

Thanks Conan,

The DCC Project manager is keen to have a walk around inside the building. Would the same PPE apply? Or is it safe for a brief visit without that – still quite wet here at the moment so dust will be well dampened.

Regards,
Simon

From: Moynihan, Conan
Sent: Monday, 20 May 2019 10:39 a.m.
To: Taghipouran, Nima <nima.taghipouran@wsp-opus.co.nz>
Cc: Burrough, Simon <simon.burrough@wsp-opus.co.nz>; Bond, Lisa <lisa.bond@wsp-opus.co.nz>; MacDonald, Frank <Frank.MacDonald@wsp.com>
Subject: RE: SIMS Building - Geotechn Investigations

Hi Nima,

As the results for all soil samples are above guidelines for asbestos in soils. Your team will need to wear Type 5 Tyvek suits, booties, disposable gloves and fitted P2 respirators as a minimum for all site works. It would be beneficial for the work to be undertaken when the soil is moist (after rain or heavy due). The area behind the southern half of the building will require additional wetting down as this soil was extremely light and a result of runoff from the bank behind the building. There is a hose running off the water meter at the front of the site that is able to be turned on – I used it to clean up the hand auger and spade/ trowel following works.

Kind Regards,

WSP | OPUS

Conan Moynihan
Hazardous Materials Consultant

Opus International Consultants Ltd, 12 Moorhouse Avenue, Christchurch 8011, New Zealand
PO Box 1482, Christchurch Mail Centre, Christchurch 8140, New Zealand
[redacted] conan.moynihan@wsp.com
www.opus.co.nz

From: Taghipouran, Nima
Sent: Monday, 20 May 2019 8:48 AM
To: Moynihan, Conan <conan.moynihan@wsp-opus.co.nz>
Cc: Burrough, Simon <simon.burrough@wsp-opus.co.nz>; Bond, Lisa <lisa.bond@wsp-opus.co.nz>; MacDonald, Frank <Frank.MacDonald@wsp.com>
Subject: RE: SIMS Building - Geotechn Investigations

Hi Conan,

Thanks for the information.

Regarding the highlighted below, could you guys please advise what these health and safety precautions are? Could you please confirm the PPE?

We are planning to only do hand augered holes, similar to what you did.

Cheers,
Nima

From: Moynihan, Conan
Sent: Friday, 17 May 2019 11:05 AM
To: Taghipouran, Nima <nima.taghipouran@wsp-opus.co.nz>
Cc: Burrough, Simon <simon.burrough@wsp-opus.co.nz>; Bond, Lisa <lisa.bond@wsp-opus.co.nz>; MacDonald, Frank <Frank.MacDonald@wsp.com>
Subject: RE: SIMS Building - Geotechn Investigations

Hi Nima,

Please see attached photos of service locations, Ground penetration permit and service locations map drawn out on site.

So far we have only had the soil samples returned on site which all have returned results of asbestos in soil above human health guidelines. This will require some additional health and safety precautions for your workers on site when conducted their investigation. Are you drilling or hand auguring at this site?

As the soil is contaminated I would suggest installing the catch fence at similar height on the bank to the where the roof meets the adjoin wall as the area above this is unlikely to contaminated to a substantial level (see attached photo).

All this information can be found in the project folder as well;
S:\Proj\NZ\6C\6-CD109.07 DCC LTES Sims Building Feasibility Study\Home\500 Project Outputs\DSI

Cheers,

WSP | OPUS

Conan Moynihan
Hazardous Materials Consultant

Opus International Consultants Ltd, 12 Moorhouse Avenue, Christchurch 8011, New Zealand
PO Box 1482, Christchurch Mail Centre, Christchurch 8140, New Zealand

[redacted] conan.moynihan@wsp.com

www.opus.co.nz

From: Taghipouran, Nima
Sent: Friday, 17 May 2019 9:12 AM
To: MacDonald, Frank <Frank.MacDonald@wsp.com>
Cc: Burrough, Simon <simon.burrough@wsp-opus.co.nz>; Moynihan, Conan <conan.moynihan@wsp-opus.co.nz>; Bond, Lisa <lisa.bond@wsp-opus.co.nz>
Subject: SIMS Building - Geotechn Investigations

Hi Frank,

As discussed, I understand you have undertaken the asbestos testing. In order for us to undertake the geotech investigations, could you please provide us with the following:

- Annotated site plan showing the locations of services as marked on site and suitable locations for geotech testing;
- Indicate a suitable location for the catch fence based on your understanding of extent of asbestos;
- Let us know of any health and safety procedures that we need to be aware of.

We are hoping to do the investigations in a week or so.

Many thanks,
Nima

WSP | OPUS

Nima Taghipouran
Senior Geotechnical Engineer

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand

Private Bag 1913, Dunedin 9054, New Zealand
[redacted]
Nima.Taghipouran@wsp-opus.co.nz
www.wsp-opus.co.nz

Jenny Lapham

From: [redacted]
Sent: Tuesday, 21 May 2019 02:05 p.m.
To: 'Burrough, Simon'
Subject: RE: SIMs update

Hi Simon,

Thank you for the update sounds like you are making good progress Simon with this. Much appreciated.

Regards

[redacted]

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From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Monday, 20 May 2019 5:41 p.m.
[redacted]
Cc: Wood, Kevin <kevin.wood@wsp-opus.co.nz>
Subject: SIMs update

H[redacted]

An update on progress so far:

- Hazardous substance testing above ground completed on site 2 weeks ago. Test results due back soon.
- Potential chemical store identified – WSP Opus to investigate. Possible variation to our scope.
- Contaminated land samples taken
    - Test results showed asbestos in soil above human health guidelines
    - Couldn't access immediately behind the building due to safety concerns

- We will have enough info from adjacent sampling to define a removal scope
- Catch fence can be safely installed on the bank above the eave height of the existing building, where contamination from the building will be acceptably low.

- Geotech
  - We are looking to sort out the asbestos PPE this week for investigations early next week. The additional PPE will slow the investigations a little.
  - The rock mapping with the UAV is not going to yield great results due to density of the trees. From what we can see we will select a suitable rock fence for pricing from one of our similar previous projects. The next stage could involve abseiling down from the rail line to physically measure rocks for the detailed design of the fence.
  - Net cost saving to DCC from the above for this stage.
- Planning assessment should be completed this week –The 1930's building is partly on road reserve and 4 Beach Street.
- Brief's for Civil and Structural completed and a start has been made on these.

Regards,
Simon

WSP | OPUS

Simon Burrough

Work Group Manager - Structures & Geotechnical

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand
Private Bag 1913, Dunedin 9054, New Zealand

[redacted] Simon.Burrough@wsp-opus.co.nz

www.wsp-opus.co.nz

Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Tuesday, 21 May 2019 02:33 p.m.
To: [redacted]
Subject: RE: DCC SIMS Building - chemical storage

Excellent – thanks [redacted] that's good news.

From [redacted]
Sent: Tuesday, 21 May 2019 2:12 p.m.
To: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Subject: FW: DCC SIMS Building - chemical storage

Hi Simon,

I had a look behind the building in the area indicated by the photos and there is definitely no chemical storage. There are 2 spaces and they are both empty. The structure is precarious and there is a lot of broken Super6 sheet roofing lying around. No chemicals.

Thanks

[redacted]

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From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Wednesday, 15 May 2019 5:27 p.m.
To: [redacted]
Subject: FW: DCC SIMS Building - chemical storage

Hi [redacted]

The store is at the rear. I had in my head it was inside the building – so might have put you wrong on that.

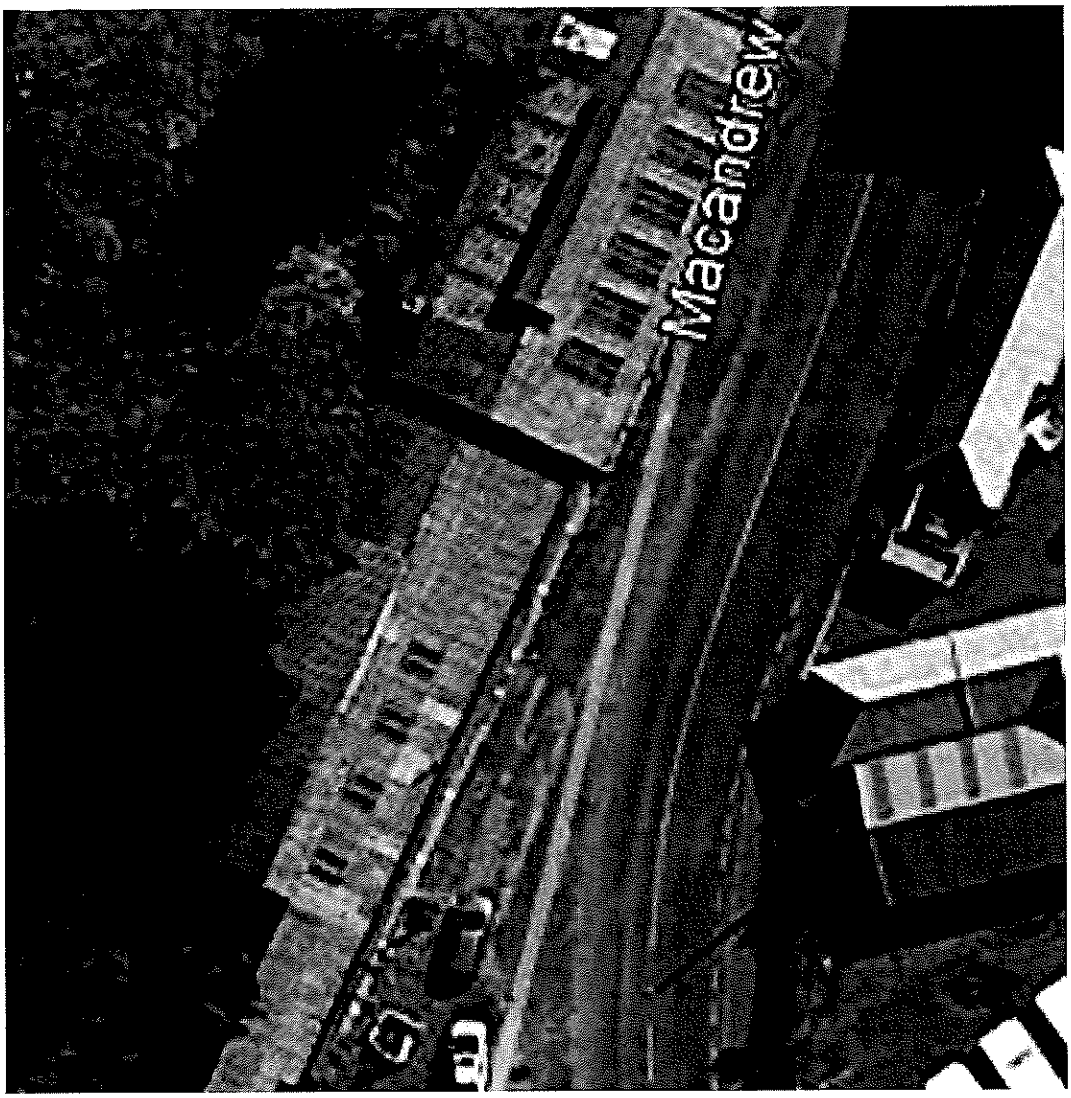
Any info you can find that might let us know the contents would be useful.

Regards,
Simon

From: Moynihan, Conan
Sent: Tuesday, 14 May 2019 2:28 p.m.
To: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Cc: MacDonald, Frank <Frank.MacDonald@wsp.com>
Subject: DCC SIMS Building - chemical storage

Hi Simon,

Please find attached photos of the chemical storage area at the Sims building in Port Chalmers. I have also marked up a site map to show its location below.



Kind Regards,

WSP | OPUS

Conan Moynihan

Hazardous Materials Consultant

Opus International Consultants Ltd, 12 Moorhouse Avenue, Christchurch 8011, New Zealand
PO Box 1482, Christchurch Mail Centre, Christchurch 8140, New Zealand

[redacted] conan.moynihan@wsp.com

www.opus.co.nz

Brett

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From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Friday, 7 June 2019 5:52 p.m.
To: [redacted]
Cc: Wood, Kevin <kevin.wood@wsp-opus.co.nz>
Subject: SIMs update

Hi [redacted]

An update on progress below. I was wondering if you'd like to catch up in person to discuss next week?

- Hazardous substance testing has showed the building wasn't cleared properly and there is asbestos contaminated material on the structure.
- Potential chemical store was empty.
- Contaminated land report section will be completed next week.
- Geotech
  - Investigations were carried out this week. Rock was found close to the surface on the flat part of the site, indicating that liquefaction is not a risk.
- Planning assessment has showed that DCC's lease on the Māori land has expired – at least the one registered to the title.
- Civil
  - Carpark layouts drafted - now ready for internal review
  - High voltage cables identified. Good existing storm water infrastructure on site.
- Structural
  - Concept strengthening design nearing completion for Façade/Building retention options
  - Drawings started

Regards,
Simon

WSP | OPUS

Simon Burrough
Work Group Manager - Structures & Geotechnical

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand
Private Bag 1913, Dunedin 9054, New Zealand
[redacted] Simon.Burrough@wsp-opus.co.nz

www.wsp-opus.co.nz

Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Tuesday, 11 June 2019 11:52 a.m.
To: [redacted]
Cc:
Subject: RE: SIMs update

Thanks [redacted] – makes sense.

It might be best if [redacted] talks directly with our Planner Shane so I don't play middle man, plus they know each other well!

From [redacted]
Sent: Tuesday, 11 June 2019 11:42 a.m.
To: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Cc: [redacted]
Subject: FW: SIMs update

Hi Simon,

Just picking up on the Planning assessment item around the lease and land use –

We will want to make sure that our understanding around the potential use of the site for a carpark is congruent with the legal situation – I had a brief chat wit[redacted] DCC Property Manager and it would be prudent to include input from some work done by our legal team. I was told that the carpark option was going to be fine but lets follow this up in due diligence as well.

If you could please call or email [redacted] that would be great - [redacted]

Best Regards

[redacted]

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From: Burrough, Simon <simon.burrough@wsp-opus.co.nz>
Sent: Friday, 7 June 2019 5:52 p.m.
To: [redacted]
Cc: Wood, Kevin <kevin.wood@wsp-opus.co.nz>
Subject: SIMs update

Hi [redacted]

An update on progress below. I was wondering if you'd like to catch up in person to discuss next week?

- Hazardous substance testing has showed the building wasn't cleared properly and there is asbestos contaminated material on the structure.
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- Planning assessment has showed that DCC's lease on the Māori land has expired – at least the one registered to the title.
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    - Carpark layouts drafted - now ready for internal review
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- Structural
    - Concept strengthening design nearing completion for Façade/Building retention options
    - Drawings started

Regards,
Simon

WSP | OPUS

Simon Burrough
Work Group Manager - Structures & Geotechnical

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand
Private Bag 1913, Dunedin 9054, New Zealand
[redacted] Simon.Burrough@wsp-opus.co.nz

www.wsp-opus.co.nz

Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp.com>
Sent: Wednesday, 19 June 2019 04:53 p.m.
To: [redacted]
Subject: RE: SIMS Building

Hi [redacted]

I'll send you an invoice this week. As we'll be finished next week should we make it the lot less QS cost and a $1000 to tidy up? I've checked with our finance person and we haven't done any invoicing yet for this one.

Looking at the contract we had said we'll have the uncosted report through by the 28th June. As discussed we should easily beat that, actually delivery date I'll need to keep you updated on as it will depend a little where the planning aspects land.

Regards,
Simon

From: [redacted]
Sent: Tuesday, 18 June 2019 1:31 p.m.
To: Burrough, Simon <simon.burrough@wsp.com>
Subject: SIMS Building

Hi Simon,

Just following up on the project - we are getting close to completing the bulk of the project and would like to have all invoices loaded into our system before 5pm next Wednesday the 26th. Therefore can you please arrange for claim to be made well before then thanks and advise any remaining works after this and what sort of value we are looking at so I can sort accrual with finance.

Thanks very much

[redacted]

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Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp.com>
Sent: Saturday, 29 June 2019 11:58 a.m.
To: [redacted]
Subject: RE: Sims Building & Land Status

Hi [redacted]

I keep forgetting to mention that I'm away for the next month – [redacted]

As this has dragged out longer than I hoped (but within the time frame still hopefully) Kevin here will be tidying things up. I'll send an email to introduce you two.

Cheers,
Simon

From: Burrough, Simon
Sent: Friday, 28 June 2019 11:52 AM
To: [redacted]
Subject: RE: Sims Building & Land Status

Hi [redacted]

Just looking back at our scope, it was slightly different to what I had in my head. I think we should probably be including #4 Beach St that is owned by the Port in our carparking layout?

Everything else is ready to go. So shouldn't take too long to refine this.

on proposed future uses for the Building. The most popular option was turning the site into carpark.

The potential for Asbestos contamination in the soil behind the building has been identified a hazard.

3. Objectives of the Project (what does success look like)

The DCC would like to consider the feasibility of two options:

- Option 1 – Demolish both buildings and remove all debris, leaving a flat site suitab for car parking use in conjunction with adjourning Port Otago site. Potential exists f 75 carparks.

- Option 2 – Demolish 1930's section and remove all debris, leaving a flat site (suitat for carparking use). Undertake works to SIMS section to retain at least the façade possibly the whole structure and incorporate it into a carparking plan.

Regards,
Simon

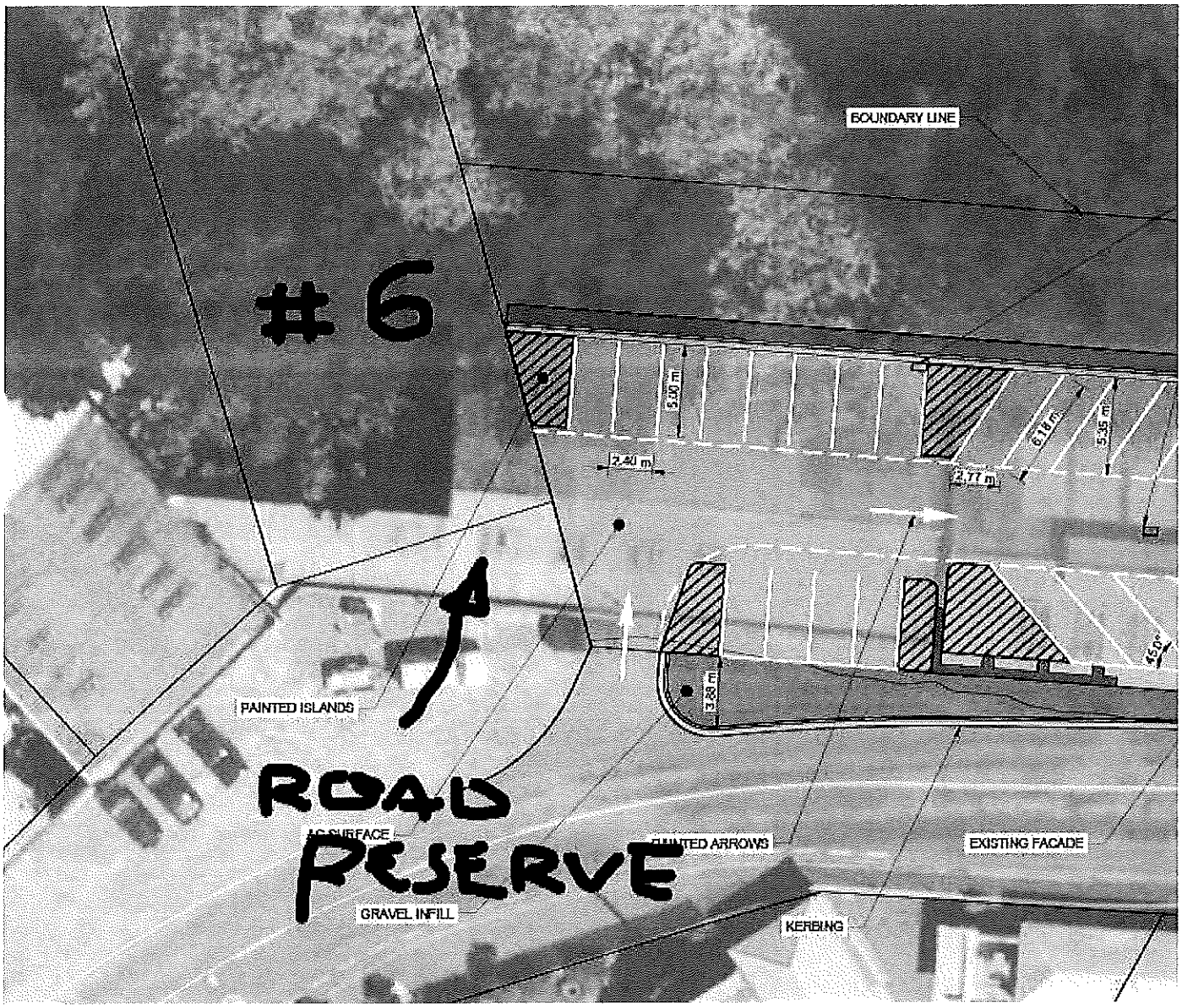
From: Burrough, Simon
Sent: Wednesday, 19 June 2019 5:09 p.m.
To: [redacted]
Subject: FW: Sims Building & Land Status

Hi [redacted]

I talked to Shane further on this one. As the lease for no.6 beach street is not a fixed term there is a risk this could be ended at any time by the owner unless extended. We haven't included this for now, but it is where the old building is.

The road reserve only extends under the newer building and is at least the DCC's.

The question is should we be utilising #6 and the road reserve to maximise the number of carparks?



Thanks,
Simon

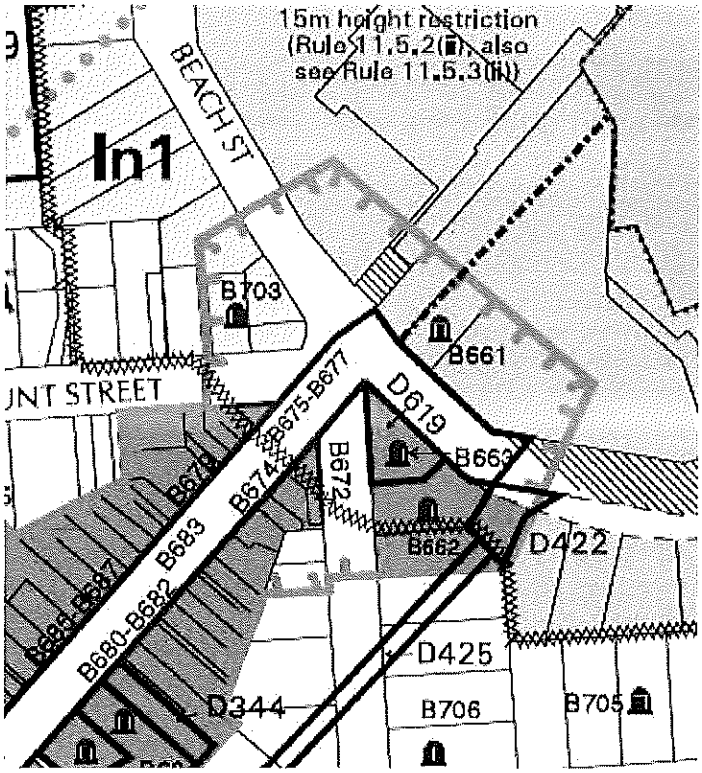
From: Roberts, Shane
Sent: Wednesday, 19 June 2019 3:36 p.m.
To: [redacted]
Cc: Burrough, Simon <simon.burrough@wsp.com>; Brett Nairn <Brett.Nairn@dcc.govt.nz>
Subject: RE: Sims Building & Land Status

H[redacted]

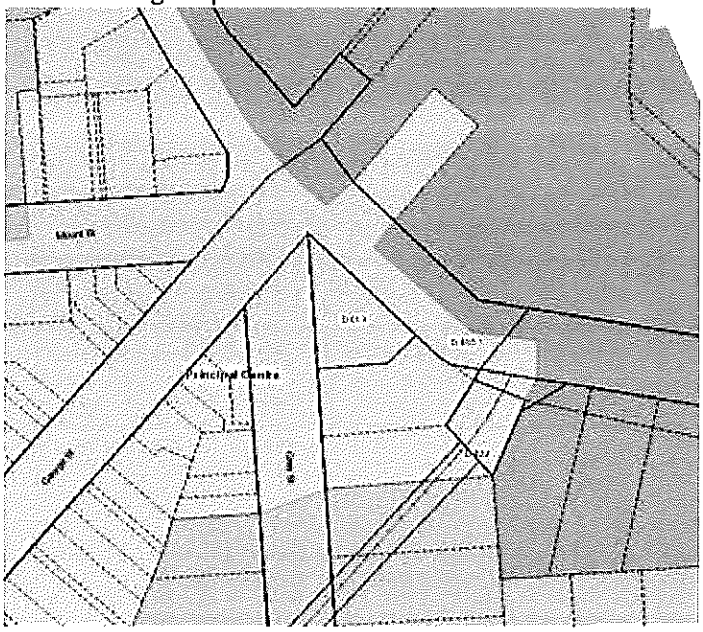
Thanks for the update.

Just double checking – I think Maria might be referring to 'Council road' (Beach St) – not State Highway – the SH88 designation hooks around to the right at the end of George St as shown below – best shown by the blue lines on the ODP planning map.

ODP Planning Map



2GP Planning Map



Cheers

Shane

From: [redacted]
Sent: Wednesday, 19 June 2019 2:54 PM
To: Roberts, Shane <shane.l.roberts@wsp.com>
Cc: Burrough, Simon <simon.burrough@wsp.com> [redacted]
Subject: RE: Sims Building & Land Status

Afternoon all,

See attached updated spreadsheet with some minor additional information, however Maria has also flagged that part of the building sits on the State Highway.

Let me know if you need anything else.

Cheers

[redacted]

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

From: Roberts, Shane <shane.l.roberts@wsp.com>
Sent: Thursday, 13 June 2019 12:38 p.m.
To [redacted]
Cc: Burrough, Simon <simon.burrough@wsp.com>; [redacted]
Subject: Sims Building & Land Status

H[redacted]

Good to catch up this morning. You mentioned Maria had done some work around the land status of the site – here is a summary of where we have landed. Would be useful if she could 'compare notes' and advise of there is anything else she has that is not available in the public realm (i.e. on your files...)

Cheers

Shane

Jenny Lapham

From: Burrough, Simon <simon.burrough@wsp.com>
Sent: Saturday, 29 June 2019 12:02 p.m.
To: [redacted]
Cc: Wood, Kevin
Subject: SIMs contact in my absence

H[redacted]

Kevin here will be issuing the SIMs report to you. He is our internal project director for this one.

As discussed we plan to tidy up the carparking layout early next week and issue as a draft to yourself and the QS. The QS will then cost the options by the 12th July.

If you have any questions feel free to get in touch with Kevin, if necessary he'll put you onto the appropriate technical person.

Kevin's no. is [redacted]

Best regards,
Simon

WSP | OPUS

Simon Burrough
Work Group Manager - Structures & Geotechnical

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand
Private Bag 1913, Dunedin 9054, New Zealand

[redacted] Simon.Burrough@wsp-opus.co.nz

www.wsp-opus.co.nz

Jenny Lapham

From: Wood, Kevin <Kevin.Wood@wsp.com>
Sent: Monday, 22 July 2019 02:59 p.m.
To: [redacted]
Subject: FW: Robyn Hepburn shared "Sims Building Finals for Submission" with you

As promised [redacted] if you have any issues with access let me know.

Rgds

Kev

From: Robyn Hepburn (via Dropbox) <no-reply@dropbox.com>
Sent: Monday, 22 July 2019 2:36 PM
To: Wood, Kevin <Kevin.Wood@wsp.com>
Subject: Robyn Hepburn shared "Sims Building Finals for Submission" with you

Hi there,

Robyn Hepburn (robyn.hepburn@wsp-opus.co.nz) invited you to edit the folder "**Sims Building Finals for Submission**" on Dropbox.

Robyn said:
"Good afternoon [redacted] *Please find the full (and up to date) version of the Sims Building Carpark Feasibility Report in the attached dropbox folder. Thanks, Robyn Hepburn Administrator WSP Opus Dunedin "*

Go to folder

Enjoy!
The Dropbox team

Report to Dropbox

Jenny Lapham

From: [redacted]
Sent: Monday, 3 February 2020 02:00 p.m.
To: Jenny Lapham
Subject: FW: DCC - Changes to Sims report.
Attachments: Memorandum SIMS Building.pdf

From: [redacted]
Sent: Thursday, 18 July 2019 11:51 a.m.
To: 'Wood, Kevin' <Kevin.Wood@wsp.com>
Subject: FW:DCC - Changes to Sims report.

Hi Kevin,

Thanks for your considered approach to this, much appreciated. As below request from the Programme Manager. That is ok but I will not necessarily follow this request. See where things sit with from your guys perspective and respond accordingly. This process has been handled very well by your team and your professional integrity and clarity around this is highly valued.

I will leave it to you to tweak the report as you see fit and we will submit it to the Property Group Manager and also Andy from there.

The last but least I will do is include this as a risk element for entry in to the project Risk Register, particularly given the situation with the local community concerns and the OTD article wrongly referencing Bill Browns option/s inclusion in the feasibility report and mentioning OPUS also.

https://www.odt.co.nz/news/dunedin/dcc-urged-save-port-chalmers-building

Also attached memo by DCC Parks & Rec Planner Angus Robertson

Best regards

[redacted]

Dunedin City Council, 50 The Octagon
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

From: Wood, Kevin <Kevin.Wood@wsp.com>
Sent: Thursday, 4 July 2019 11:14 a.m.
To: [redacted] Burrough, Simon <simon.burrough@wsp.com>
Subject: RE: SIMs contact in my absence

Hi [redacted]

As discussed yesterday please find attached the draft report for your comment. Please note:

1) I have sent as a compressed report which may mean some of the pictures get pixelated. The full report will be 20+ MB – let me know if there is a better way of delivering the final version uncompressed.
2) Formatting and appendices still need some work to finalise, if you need any specific data from the appendices prior to final issue let me know.
3) I will separately send the related contaminated land report.
4) The QS has this report and relevant supporting data, once they provide their report (due 11th next week) we can complete details in this one.
5) Send any feedback directly to me and I will ensure the report gets amended appropriately.

If you have any questions, give me a call.

Rgds

Kev

WSP | OPUS

Kevin Wood
Project Director

WSP Opus, Opus House, 197 Rattray Street, Dunedin 9016, New Zealand
Private Bag 1913, Dunedin 9054, New Zealand
[redacted] Kevin.Wood@wsp-opus.co.nz
www.wsp-opus.co.nz

From: [redacted]
Sent: Monday, 1 July 2019 8:47 AM
To: Burrough, Simon <simon.burrough@wsp.com>
Cc: Wood, Kevin <Kevin.Wood@wsp.com>
Subject: RE: SIMs contact in my absence

Thanks Simon.

Regards

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

Memorandum

TO:	Tom Dyer, Group Manager Parks and Recreation
FROM:	Angus Robertson, Parks and Recreation Planner
DATE:	09 May 2017
SUBJECT:	**SIMS BUILDING**
	100 BLUESKIN ROAD, PORT CHALMERS

Hi Tom,
This memorandum provides details on the Sims Building, formerly the Stevenson & Cook Ship Builders and Engineers/Maori Iron Works. I have provided some background and historical information on the building, as well as summaries from structural, seismic and building condition reports. This memorandum also provides details on the work undertaken thus far by Parks and Recreation (PARS), and provides an indication on future actions.

Background [taken from David Littleton report – Initial Inspection 2014]

No plans are available for this buildings original construction, but the original building was built in 1880, a single storey brick with a light roof.

Historical Significance [taken from Heritage NZ archives/ The Evening Star 1919]

The Works evolved from the simple applicances in the early days when the Province of Otago was limited, through to the most up-to-date plant engaged in ship building and repairing in the New Zealand Dominion.
Visitors were stuck by the outstanding features of the Maori Iron Works:

- The modern character of the plant and machinery;
- The contiguity of the Works to the Dry Docks;
- The forge was the only one in New Zealand, making forgings of up to 12 tons
- Port was credited with carrying out the biggest job in ship-repair carried out in the Southern Hemisphere.
- Works done here were subject to a rigid examination in Great Britain and were found to be equal to those carried out in the leading yards of English firms.

The Stevenson and Cook Engineering Company played a large part in the creation and maintenance of Port Chalmers. About 1879 Issac Stevenson obtained employment as a boilermaker with the firm. His outstanding ability brought advancement when, in 1900, Stevenson acquired the sole ownership of the business which he called the Maori Iron Works. In 1903 he took John Cook into partnership, under the name of Stevnenson and Cook Engineering Company Limited.

It was the initiative and drive of Isaac Stevenson that instigated the major development of the business. Larger ship repair works were undertaken and new work began on the building of dredges when the era of gold dredging dawned, keeping the men employed between ship repair jobs and away from the goldfields.

Isaac Stevenson excercised influence upon Port Chalmers generally, not only as a large employer of labour, but also in the public and sporting sphere as a consistent supporter of the various sports clubs and a liberal benefactor of many. In 1906, Stevenson became mayor of Port Chalmers.
The reputation of the engineering firm was built upon the calibre of the workmen, many of whom were the world's best shipping artisans, trained in the leading ship yards of Britain, or men who had been apprenticed to them. It was through tradesmen of this sort that the Port Chalmers yards were able to make a great reputation for the quality of their work.

During the World Wars, Stevenson & Cook Engineering undertook contracts for the fitting out and construction of ships for the two wars.
No firm has played a larger part in the creation and maintenance of Port Chalmers than the company now known as the Stevenson and Cook Engineering Co.

Structural Information [taken from David Littleton report – Initial Inspection 2014]

- The side walls are approximately 6.5m high and the highest point of the gable to the end walls approximately 8m high.
- Walls are 500mm thick at ground level
- Side walls have substantial brick buttresses at 3.5m CC which support a gantry crane rail and provide support to the side walls from lateral earthquake load.
- Concrete building added to the west end, likely in the 1950's. Concrete walls in good shape with no sign of distress.

Seismic Concern [taken from David Littleton report – Initial Inspection 2014]

The high end gable wall is the highest concern. However, this wall has a good height to thickness ratio, substantial concrete frame around the door opening and steel anchor ties back to the roof framing.
Based on NZSEE's IEP the building has a rating of 40% in the longitudinal direction, and the 40% transverse direction of the New Building Standard for seismic strength, giving the building a provisional seismic C grade. On this basis, the building is potentially at earthquake risk (>34% & <67% NBS).

[taken from a letter from Glen Hazelton to PARS, 2014]
The building has been recorded as not earthquake-prone with a percentage NBS of 40%. This means satisfactory evidence has been provided to the Council, by way of an Initial Evaluation Procedure that the building is not classified as earthquake-prone (less than 34% of NBS) under the policy. This status has been recorded on the building file and Land Information Memorandum.

Building Condition

MWH undertook a general inspection from ground level of the Sims Building at Port Chalmers on 07 September 2010. At this stage, the building was leased to a yacht club and that Council did not intend on maintaining the building to a commercial standard.
The following observations were made:
1. Water damage to interior timberwork on the roof was noted
2. There was evidence of borer in the roof purlins
3. There was missing timberwork in places - particularly the roof sarking and top plate
4. Brickwork appeared in good condition from the inside; however the outside was not checked
5. No comment was made regarding the condition of the steelwork
6. Puddles were noted on the floor close to electrical switchboards

MWH Asset Inspections for CARS Department, 2011-2012, gave the Sims Building (P0970-80BUILD01) a condition rating of 4 under the PRAMS National Asset Condition Grading Standards (NZ).

Leasing [MWH Contract methodology to Lisa Wheeler, 2012]

Part of the building occupies land under Iwi ownership and building occupation has been subject to on-going lease arrangements.

Action taken by PARS to date
During the months of February to March, contractors have been working to remove the asbestos cladding from the building. Work has also been undertaken to clear a cache of asbestos from around the building, most of which is semi-buried.

There remains some asbestos around the rear of the building, adjacent to a geologically unstable bank, which has dislodged several 60cm+ boulders down the bank. This has posed several health and safety issues to contractors, and it was resolved to cease work until a structural review has been undertaken of the building and the geological stability of the slope has been determined.

The Sims building has large amounts of already rotten roof timber which has led to leaking for approximately the last 20 years. The remaining steel and brick structure is unlikely to be subject to any additional issues should the roof be left off for the duration of winter.

Over this period PARS have been in continual dialogue with Heritage New Zealand Pouhere Taonga (HNZ). HNZ have been informed of any issues and on-going work at it arises. HNZ have agreed that those parts of the structure that pose a health and safety risk to the public (which cannot be reasonably managed in-situ) should be removed and that the remaining structure is weather-proofed and structurally supported in a manner which is durable enough to allow the time necessary to consider options for the buildings future. HNZ agreed the structure must be made safe and that this will require the removal of any cladding containing asbestos and sub-structure which is unable to be temporarily supported.
Given the quantity of asbestos surrounding the building and large objects requiring soil disturbance to remove, HNZ advised PARS on March 2 2017 to gain archaeological authority before progressing with any scraping or object removal. PARS engaged New Zealand Heritage Properties on the same date to complete an archaeological assessment of the site. New Zealand Heritage Properties have been trying to get in touch with the administrator for the landowner, Te Tumu Paeroa, and as of April 24 2017 have yet to receive landowner approval to complete this work.
The community board have been kept updated on these works, including most recently on May 3 2017.

Future
PARS primary objective is to ensure the building is safe and structurally sound. Once this has been completed, PARS will look to tender works for a new roof and structural recommendations from an engineer's report.

Depending on the outcome of structural and geological assessments, PARS will look to encapsulate the asbestos in the ground, and register the area as a contaminated site. Additional fill may be required against the building where the bank meets the wall.

Regards,
Angus Robertson
Parks and Recreation Planner
Recreation Planning and Facilities

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

Memorandum

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