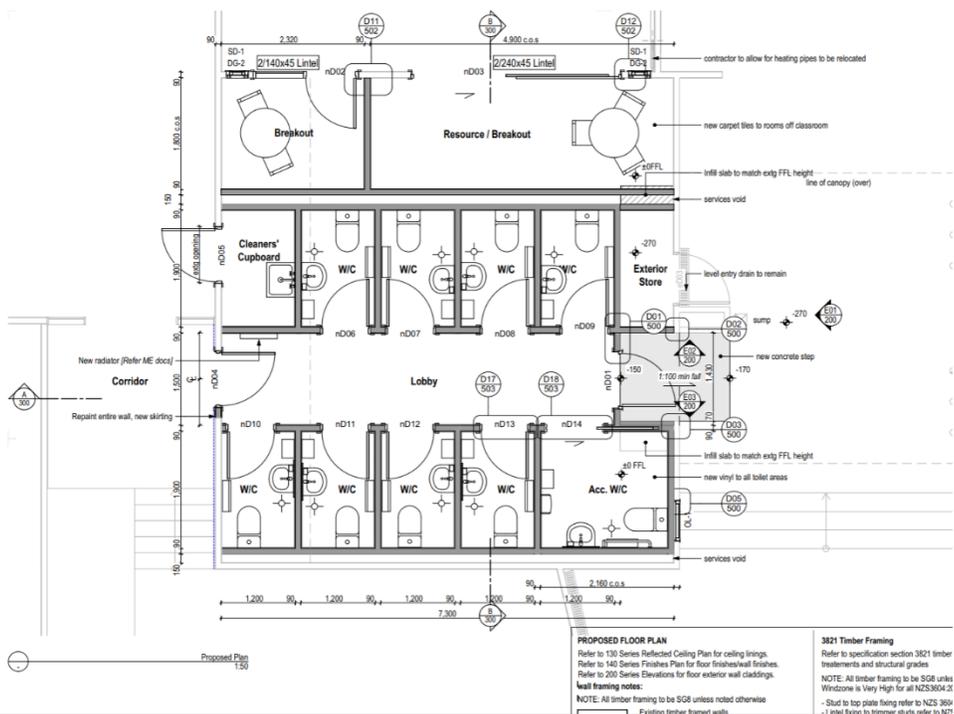


Onslow College Property Report

Prepared for August 2020 Board Meeting

Project	Commentary
<p>Table Mountain Prefab Refurbishment</p>	<p>Temporary path installed in the 2nd week of the holidays allowing access to new ad-build classrooms. Maycroft have commenced the refurbishment of the remaining prefabs.</p>  <p>Funding has been approved for the full storm water solution, access ramps and paths, and timber decking with covered walkway areas (canopy). The Ministry have advised this will be a school-led project and requires full GETS procurement.</p>
<p>Ad-Build New Table Mountain Classrooms</p>	<p>Certificate of Public Use, which is required prior to occupation, was issued by WCC on 16 July 2020. Just in time for us to be able to move classrooms for the start of term 3.</p> <p>The facility was operational with AV and WIFI being configured on Friday of the second week of the holidays amongst moving and unpacking that had to continue to the first day of term.</p>
<p>Weather Tightness Remediation</p>	<p>Hall –Roof Replacement (completed) The ACM removal was successfully, and clearance obtained. The roof was replaced and occupation ready for the start of the 2020 year.</p> <p>Music –MS2 Cladding / Roof (Completed) Defecting this part of the project.</p>

	<p>Technology (on-going) Some issues with flat roofs continue. Main scaffolding has now been removed. Upgrade of welding bays and paint spray booth.</p> <p>Gym (on-going) The scope of this project has been extended to include the entire roof replacement. Maycroft are now working with their suppliers regarding procurement of materials while erecting scaffolding. The Ministry were unable to provide an instruction to Maycroft until Wednesday 15 July. This allowed Maycroft to bring a crane on-site for Friday 17 July, but for the most part they were unable to take advantage of the holiday break.</p> <p>Further WT Stages The school is unsure as to the status of these works and are awaiting results from the condition assessment outlined below. Recent whether has caused major leaks in blocks M,N and O that have been earmarked for roof replacement for numerous years. Maycroft are completing emergency repairs.</p>
<p>Master Planning & New Classrooms Design</p>	<p>Master Planning continues with feasibility of building platforms and staging currently being investigated.</p> <p>School visits draft Itinerary at this stage is:</p> <p>August 24 - Auckland (Western Springs, Hobsonville, Albany Senior or Ormiston Senior College) August 25 - Hamilton (Rototuna) August 26 - Wellington (Khandallah, Ngaio, Aotea) August 27 - Wellington (Wellington East, Thorndon) August 28 - Christchurch (Ao Tawhiti Unlimited Discovery, Hornby High School, Shirley Boys' / Avonside Girls')</p> <p>Callum is arranging a presentation to the Board to inform of the Master Planning progress.</p>
<p>Condition Assessment</p>	<p>Maynard Marks have completed the condition assessment. Katrina has setup a board drive to share the documents.</p> <p>While the report is comprehensive it is missing a thorough review of services, seismic performance and fire requirements should blocks be remediated. The school understands that McKenzie Higham Architects will pick this up as a part of their Master Planning work.</p> <p>In addition, the school has received a full site-wide asbestos survey and asbestos management plan. We are currently working through these items and the impact on decision making for future investment in existing buildings.</p>
<p>Block M Student Toilet Upgrade</p>	<p>The bulk of the demolition and slab breaking work was completed over the term break. Alaska encountered some challenges with the slab conditions not being as anticipated, however, they expect to be on-track with the programme and hope to make up the 1 –2 days they are currently behind.</p>



SIP Hub Project

The school has submitted a project to provide a flexible space refreshment to Block O with the school investment package funds (400K). We are awaiting confirmation from the Ministry that this project can proceed.