



Kelburn Normal School

BOARD UPDATE

7 September 2012

Greetings Kelburn Normal School Parents,

KNS Seismic Strengthening Update - Main Classroom Block

Over the past few weeks there has been significant progress made with the planning for the seismic strengthening work for the main block. This special newsletter is to update you on this planning. There maybe some activity (the arrival of relocatables) occurring as early as next week with the construction work commencing next term. While some aspects of the work plan have yet to be finalised we wanted to provide as much information as we could to the community as soon as possible. We will continue to provide updates as the work plan progresses. We also hope to be able to provide a high level timeline for this work in the near future.

What has been happening?

Since the last communication there has been a series of regular meetings attended by MOE representatives, KNS Board representatives, senior staff, the school's property manager, engineers and architects. These meetings focused on the extent of strengthening work required to the main building as a result of the engineers report and possible staging options to manage the work and reduce the impact on teaching and learning for our students and staff during the next two terms.

The team has worked collectively, along with other experts within the sector, at identifying the best possible solution for our school. We can not stress enough that the safety of students and staff, and limiting the disruptions to teaching and learning has had a major influence on the decisions made, along with constraints due to the site the school is situated on.

As a result of these meetings the plans and specifications for the structural upgrade project have gone out for tender. Tenders close on 20th September.

What Needs to happen?

The structural upgrade solution identified by the Ministry's engineers is planned to be undertaken in two stages. The project to commence shortly is stage one.

The first stage of the works involves the strengthening of the brick/ concrete walls to the East and West walls of the North and South Blocks, This involves the removal of the Inner skin of brickwork and replacing it with a further skin of reinforced concrete cast against the existing reinforced concrete walls. This will strengthen the building to 90% of current building code requirements in the longitudinal (North to South) direction. This method of strengthening means that the new reinforced concrete will replace the inner leaf of brickwork to support the weight of the concrete floors.

Steel angles will also be added to the corners of the rooms to enhance the connection between the concrete spandrel panels and the gable walls. The brickwork to the outside of the building is to remain. Testing has been carried out to verify the strength of the bond between the internal layer of concrete and the external layer of brickwork. This was found to be very good and exceeded 100% of current building code requirement.

A steel frame will also be added to the two classrooms in the Centre Block above the Rainbow room, This is designed to support the floor in a major seismic event. The brickwork inner and outer skin will be left in place in this wing to prevent overloading of the concrete columns to the ground floor.

A second stage of the work will be required to strengthen the building in the Transverse direction. The Ministry's advisors consider this work to be less critical and hence it has been programmed as a second stage. This work will be less invasive and will likely incorporate work to only the exterior of some faces of the main school building.

The Ministry envisages that the planning for the second stage will commence on completion of the first, with the second stage work itself to be undertaken in 2 to 3 years' time.

What is going to happen before the end of this term?

The team working on this project is now waiting for approval from the finance team in the MOE to allow up to six re-locatable classrooms to be moved onto the top court. The re-locatable classrooms are required to provide alternative teaching spaces while groups of classrooms in the main building are seismically upgraded. They are being sourced from other MOE sites from around the North Island. Once MOE approval has been granted, things will move very quickly.

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In order for the re-locatable classrooms to be moved onto our site the WCC have trimmed the trees along Upland Road to make a gate way from the road onto the top court. This took place on Tuesday this week.

The classrooms will be put on foundations and have everything inside them that is currently available in the main block classrooms. This includes interactive whiteboards and internet access.

The classrooms will be configured as a group on the top court and they will have ramp and step access with a verandah along the front of them.

There will also be an additional toilet block which is part of one of the re-locatable classrooms. This will be plumbed in to the main sewer.

The top court will be fenced off for a number of days from the time of the arrival of the classrooms through to the completion of the decking. At this stage it is envisaged that the temporary classrooms will be fully operational by the end of term.

What does this mean for the students and staff?

Once the re-locatable classrooms are ready to be populated, hopefully in the last week of this term, the first classrooms will start to move their resources from their classrooms across to the new re-locatable classrooms ready for a Term 4 start. Once the tenders close and the preferred firm comes on board the team will work with them and decide on the order of classrooms being worked on. The team will also be working to ensure that classes have the least amount of moves possible during this time. It is envisaged that the classes moving into the re-locatables for the start of Term 4 will remain in the re-locatables until the end of this school year. We want to maximize both the October holidays coming up and the Christmas holidays to carry out as much of the noisy work as possible to limit disruptions to the remaining classes in the main building. Classes remaining in the main building are more than likely to remain in their current classroom until the end of this school year, therefore they are not required to move.

The schedule of moves and potential timings of these moves will be communicated to the community once it has been developed with the building firm who wins the contract.

How long will it take?

At this stage the timing for the structural upgrade project is still somewhat fluid. The current project plan allows for a construction phase of 28 weeks commencing 8 October 2012 and ending late April 2013. Once the lead contractor is procured, a more certain project programme can be confirmed.

What will we get as a result?

While a more seismically robust building will be the primary outcome of this project, other incidental works are planned to be carried out in parallel. The extent of incidental works are still being discussed with the Ministry however, it will include the removal of any remaining asbestos in the classroom areas, basic redecoration of classrooms and may involve other classroom modernization works which would logically be carried out while the classrooms are out of commission.

Once the scope of incidental/additional works is confirmed we will inform the school community.

There are a number of areas to cover in any communication, if you have any questions or concerns please contact Justine.