

TO: INFRASTRUCTURAL SERVICES COMMITTEE
FROM: PAUL HORNER – PROPERTY MANAGER
MEETING DATE: TUESDAY 25 AUGUST 2020

**RUGBY PARK STADIUM – RUGBY SOUTHLAND SUPPORTERS CLUB
LOUNGE REFIT**

SUMMARY

The Rugby Southland Supports Club (RSSC) Lounge has had to be stripped of mould affected material and needs to be refitted to a usable standard for the coming Mitre 10 Cup season. This includes five home games.

RECOMMENDATIONS

That the Infrastructural Services Committee receive the report “Rugby Park Stadium – Rugby Southland Supporters Club Lounge Refit”; and

The Committee note that completion of all necessary works by 13 September 2020 is dependent on a zero mould test result no later than 28 August 2020; and

THAT the Committee request Rugby Southland Supporters’ Club take responsibility for ensuring the integrity of the sealed doors between its lounge and Rugby Southland Offices.

IMPLICATIONS

1.	<i>Has this been provided for in the Long Term Plan/Annual Plan?</i> No
2.	<i>Is a budget amendment required?</i> Yes
3.	<i>Is this matter significant in terms of Council’s Policy on Significance?</i> No
4.	<i>Implications in terms of other Council Strategic Documents or Council Policy?</i> No implication
5.	<i>Have the views of affected or interested persons been obtained and is any further public consultation required?</i> No
6.	<i>Has the Child, Youth and Family Friendly Policy been considered?</i> Not applicable

FINANCIAL IMPLICATIONS

This is unbudgeted expenditure of \$90,000.

BACKGROUND

Since the Council resolved on 17 February 2020 to require remediation of areas at Rugby Park Stadium, work has been carried out to remove mould affected material and disinfect the interior of the West Stand at Rugby Park. Once a reading has been taken that detects zero mould in the space, the refitting of the interior of the building will be able to take place. The RSSC require that their lounge be refitted in time for the five Mitre 10 Cup matches this season. This series commences on 13 September 2020 and concludes on 6 November 2020. Whatever work is undertaken should be the minimum required, as it will need to be removed again before structural work can be undertaken.

Since the Council resolution, remediation work has been delayed by the Covid-19 lockdown and the need to have temporary cross bracing designed and installed to make access underneath the West Stand safe for the contractors involved in removing the toxic materials.

This report is prepared on the basis that the Covid-19 Alert Level will not increase to AL3 or higher before the Mitre 10 Cup series begins.

WORK CARRIED OUT SO FAR

Work carried out in the West Stand includes the spaces occupied by both Rugby Southland and the Rugby Southland Supporters Club. This includes:

- Removal of mould affected building materials, furnishings and memorabilia
- Cleaning of remaining hard building materials
- Cleaning and storage of hard furnishings and memorabilia
- Dumping of mould affected soft building materials and soft furnishings
- Installation of temporary cross-bracing to address structural safety concerns
- Re-cleaning after initial negative mould testing

REFITTING OF THE SUPPORTERS CLUB LOUNGE

Refitting includes installation of materials and equipment such as chairs, tables and televisions. The glass steriliser and servery counter will be reinstalled but the kitchen bench will not be replaced at this time. Wall board will not be stopped and painted. As noted above, because the Mitre 10 Cup season may be followed by a further period of reconstruction work, equipment will be removed again in November 2020. Memorabilia will not be reinstated prior to the Mitre 10 Cup season.

ACCESS RESTRICTIONS

Two doorways between the RSSC lounge and the Rugby Southland (RS) office areas will be sealed to ensure that re-contamination of the lounge area will not occur if the office area continues to have unsuccessful mould tests. RSSC will be asked to be responsible for ensuring that casual access between these areas does not occur during the Mitre 10 Cup season.

ROUGH-ORDER ESTIMATED COST OF WORK STILL TO DO

DESCRIPTION	ESTIMATED \$
Electrical wiring and other cabling	5,000
Suspended ceiling	20,000
Wall linings	35,000
Floor coverings	18,000
Reinstate fire services	2,000
Contingency	20,000
TOTAL	\$100,000

PROGRAMME

Time is short to get the refit work finished before the first Mitre 10 Cup game in Invercargill:

DESCRIPTION	DATE
Mould test results expected	28 August
Available work time	Two weeks
Contractors completion on-site	11 September
Mitre 10 Cup, Invercargill Game 1, Hawkes Bay	13 September
Mitre 10 Cup, Invercargill Game 2, North Harbour	26 September
Mitre 10 Cup, Invercargill Game 3, Waikato	4 October
Mitre 10 Cup, Invercargill Game 4, Taranaki	17 October
Mitre 10 Cup, Invercargill Game 5, Otago	6 November

RISKS TO THE PROGRAMME

It must be emphasised that the major risk to achieving the programme above is receiving a clear mould test when this is reported on or about 28 August 2020. If this is not clear then the date for the first game in Invercargill will not be met. Furthermore, more cleaning work followed by more testing will be necessary. This takes about three weeks per cycle so the next game date that may be met might be 17 October 2020.

CONCLUSION

After delays caused by Covid-19 and the need to strengthen the area to make work underneath the stand safe for contractors, work is now progressing to address existing problems with the West Stand at Rugby Park including removal of mould and improving the seismic strength of the structure.

Over the last month, mould affected material has been removed and the interior of the building disinfected. Once a reading has been taken that detects zero mould in the space, the interior of the lounge will be refitted for use by the Supporters Club. Doorways between the RSSC lounge and RS offices areas will be sealed to prevent re-contamination and the RSSC will be asked to be responsible for ensuring that casual access between these areas does not occur during the Mitre 10 Cup season.

Should a zero mould reading not be in place by 28 August 2020, there is a high risk that the lounge will not be re-fitted prior to the first game date.