

Community Presentation – Grant o Toole, Lee Campbell, Wayne Arnott, Dr Simon Ryder – Lewis Occupational physician – advises Hawkins on Asbestos health and exposure risks

1. Building form -

By Architect

2. Staging

- Stage 1 and 2 Outline drawings
 - Stage 1 project completion timing from MoE
- Overall project circa 2 years
- Stage 1 circa 14-15 months
- No more access from Harbour view road, accessible access installed at the road reserve prior to closing the top access.
- Stair way at the north end of this block is emergency access or egress only.

3. Asbestos

- Stage 1 Asbestos Location Drawing – Thicker white perimeter line for fencing

- Talking Points

Type of Asbestos?

1. Non Friable Cement Based Sheeting
2. Screwed to the structure on the external face
3. Very common in public buildings of this age
4. Hawkins have considerable experience removing it, including in the last year on Thorndon and Kelburn School, and a number of commercial buildings, including quantities of over 5 tonnes in some buildings
5. ENGEO Asbestos survey classifies the materials as low risk

Who will do it?

6. Hawkins will supervise the works. Hawkins Asbestos Manager Ash Pierson and Area Safety Manager Wayne Arnott will review and oversee all Safe Work Method Statements prior to commencement.
7. Hawkins PM and Site Manager will be physically present during the works to ensure adherence with the plan.
8. The works will be undertaken by ATL Asbestos Specialists www.atlgroup.co.nz who are licensed Asbestos Removers and are AS/NZS 4801 certified. The license holder will always be present during removal, works will not be permitted to proceed without this happening.

When will we do it?

9. All works will be undertaken outside of school hours, with works commencing at 330pm and halting at 6pm in line with the building consent.

10. Works will also happen on Saturday
11. Works are programmed to commence on the 16th June and will take approximately 4 weeks.

Method of Removal

12. As per the agreed methodology approved by the Ministry of Education's H&S division and in adherence with their guidelines we will separate the workzone as per the outline drawing above. A 6m exclusion zone will thereafter be in place as per legislation requirements
13. The cement based sheets are considered non-friable, stable, bound or painted surface.
14. ATL will lay plastic down in the work area as a control measure as they will spray all asbestos containing sheets with a water based glue before removal. This is to bind the surface.
15. Sheets are then removed by unscrewing them. shadow vacuuming and further spraying will take place during this step.
16. Sheets are then wrapped in a polythene material as per requirements and disposed of at a licensed facility. Transporting these sealed bags is done outside of school hours, they will not be removed from the site at any other time
17. If high winds are experienced on site, work will be suspended until conditions are calmer and more suitable
18. We understand previous surveys have indicated the possibility of encountering black mould. We have extensive experience in removing or cleaning stachybotris. The process for removal of this is like asbestos. Where it is expected or if encountered anywhere, the first action is wet down the surface, which the removers will use the same water/pva solution for, and the Hawkins team will then assess the structural stability of the building and if possible remove the problem framing too. If not the member will be wrapped in place whilst temporary shoring is introduced, before removing the structure at a suitable time.
19. School activities outside school hours will also be considered. We meet with the school weekly to go over our activities for the week ahead and if there is any functions or events on work will be suspended.
20. Note that prior to starting any activity on this task all separations will be up and signed off, and the school would have moved into the temporary classrooms in the lower playground.

Driveway Works

See the hoarding drawing for the area of works.

Talking Points

21. During Stage 1 we will be building the new classroom as per the architects renders.
22. Along the driveway this building footprint is 900mm from the property boundary.
23. For reference currently the little retaining wall along the driveway is on the school side of that boundary.
24. This plan depicted here is an indication of the tight working room for these works. Here you can see the area where we will be working which is currently on the driveway bend. Note the driveway is encroaching on school property on this bend
25. As this is a double storey building we need to provide fall protection for people working on the roof and get access to the walls. We will be building a scaffold to do this The scaffold will be inside the boundary.

26. The scaffold along the driveway boundary will need to be a narrower scaffold than usual because of the lack of room. This is achievable.
27. This scaffold will also form the site boundary hoarding along the road. We will be wrapping the bottom 2m of the scaffold in chicken mesh and netting to do this. This work to create the site separation will happen imminently, to ensure the site is separated for the demolition work in this block
- 28.
29. [deleted and moved to point 23 above]The structure requires that we complete piling and foundations before erecting the steel structure. These works will all happen from inside the footprint, with the trucks and plant accessing the site at the current site access.
30. Following the structure, timber framing of walls and roofs will occur from both the inside of the building and the scaffold.
31. External lining and windows will occur exclusively from the scaffold. These works will necessitate occasional offloading along the drive.
32. We have other works along the drive, which includes bringing infrastructure, power water etc into the new building and reshaping the drive on access to the new building along with a new retaining wall to replace what is there.
33. The work to bring in power happens early in the programme, likely in around 4 weeks' time. This involves us digging a shallow trench across the drive at the southern end of site, and connecting a new cable to a new pillar box. We have marked up the pillar box approximate location on the road verge as an indication of location if anyone wants to have a look. This trench will happen with a live driveway, ie we will have a traffic controller present always, and steel plates to cover the trench should there be any traffic in or out of the houses. Works will be suspended and traffic accommodated urgently as required.
34. Towards the end of the stage 1 programme, so in approx. 12 – 14 months' time, we will also be reshaping the northern end of the drive into the new entrance. Once again, these works will be done live, with a traffic controller who will escort traffic through the area with as little disruption as possible. These works are shallow only, ie we don't have to dig very deep and we will mainly be introducing fill and shaping, so traffic over the area can be accommodated.
35. Worth noting that the we have a gateman on site for the duration of the works, whose job it is to facilitate traffic in and around the site, ensure that there are no deliveries during school dropoff and pickup, and work with the trades to minimize disruption to driveway residents, so all construction vehicle and plant movements along the drive will be accompanied by a traffic controller who can be approached to move the construction vehicle if required.
36. We also are currently required to replace the low level retaining wall along the drive with a new wall by completion of stage 1. All works to remove the current wall, or fencing, or vegetation will occur from inside the boundary, and we currently working with the designers to facilitate a change in design for this retaining works that will likely either result in a precast system, or a simpler kerb and channel, both of which require much less access to the drive. These works are a year away, so we will provide an update along with the stage 2 works at the front of the school in the first half of next year.
37. We understand the requirement to accommodate residents and to keep disruption to a minimum, along with the vital requirements to maintain access for emergency surfaces, and accessible for anyone using a wheelchair or stroller. No works will happen without the gateman present, or with at least one of our site staff on site at the school.

