



## Western Springs College, Nga Puna o Waiorea Redevelopment

# Information pack

6 November 2017

The redevelopment of the school is going well and we're looking forward to welcoming new students in 2019. Here's some information to answer any questions about the work which is currently under way.

Our main priority is the safety and wellbeing of everyone at the school.

This information pack provides the board, school, parents, staff and community with information so that you can be confident that we are doing everything to ensure the safety of the site now and while the works are being carried out.

This pack contains:

- A Project Update
- Timeline
- Key information about the redevelopment project at Western Springs College
- Health and safety measures which are being undertaken
- Frequently asked questions

We are confident we have good procedures and processes in place, and hope this information helps you understand how the build is progressing.

If you have any queries about the project, you can email the Ministry at:

[cwn@education.govt.nz](mailto:cwn@education.govt.nz)

## Project Update

The main contract for the construction of four new buildings and refurbishment of existing buildings has been signed between the Ministry of Education and Downer Construction.

Enabling works continue and construction on the four main structures – the new main block, the new gym, new Raumaki and new Whare Tapere – is scheduled to begin in December 2017 when exams are finished.

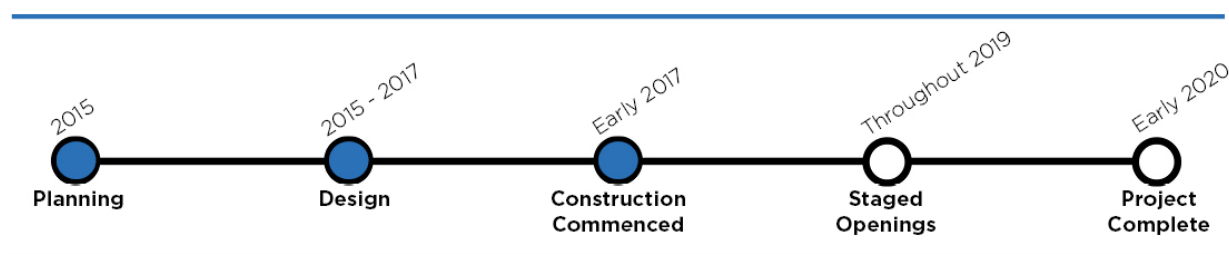
The project will be staged, meaning classrooms and buildings will be progressively occupied throughout 2019 with the project scheduled for full completion in early 2020.

The extension of the initial project timeline from early 2019 to throughout 2019 has been driven by pressures in the construction market in Auckland as well as the extended tender process.

As with all major construction projects, final completion dates are subject to a range of factors, including work programmes being met under the current construction market conditions, such as materials availability and labour supply, all potentially impacting progress. Assuming there are no circumstances beyond our control, we are confident of meeting the final project completion date.

## Timeline

The new project timeline is now:



## Key information

### What's happening?

We are investing \$79 million to redevelop a large part of Western Springs College in central Auckland, replacing nearly 80 percent of the school's teaching spaces.

This project involves excavation of the old landfill, which has been subsiding, so there are safety measures we need to take to manage gas, odours and dust.

### Expert advice

The work is informed by professional advice. This includes extensive geotechnical, engineering and environmental investigations prepared by expert consultants, and a Health, Safety and Environment report released in December 2014 addressing issues at the school.

We are also taking regular health and safety advice from environmental and ground contamination specialists who monitor the work site, and a specialist contractor who carries out air quality monitoring.

### **Safety measures**

The health and safety of staff and students during construction is our top priority.

A traffic management plan is in place to stop construction vehicles from moving around the school during pickup and drop off times. Construction vehicles will be separated from school vehicle traffic from Motions Rd circling the school site at its outer boundaries.

The construction zone is fenced off separating it from the operating parts of the school, and other screening has been installed to contain the site.

The fencing includes dust protection cloth and contractors are controlling construction dust by water dampening the site, including areas where rubbish is stored, ready for removal to landfill.

### **Working with you**

The school and the Ministry will continue to work closely together throughout the project to ensure the school's community is kept fully informed of the programme of work, including safety matters. A combined steering group of the Ministry, the school, Tapac and the project managers meets regularly to oversee the management of the project.

If there is any concern about health and safety risks at the school during the redevelopment, the Ministry and its consultants will work with the school to investigate and address all matters raised.

## **Project information**

Western Springs College in Auckland is one of the most complex school redevelopments ever undertaken in New Zealand. The \$79 million project is the largest investment in a single school in New Zealand.

The school was prioritised for redevelopment in 2014 due to high growth in the surrounding area and a range of property issues relating to its location on an old landfill.

The school was built in 1962 while the landfill was still operating to the north and east of the school. The school also has ageing infrastructure and buildings with weathertightness issues.

Around \$4 million of the project has been set aside to upgrade The Auckland Performing Arts Centre (TAPAC) which is located on the school site. This will address weathertightness issues and ensure the facility can continue to support arts and culture at the school and within the community.

The redevelopment will replace nearly 80 percent of the school's teaching spaces. The new buildings will include two new teaching blocks with a total of 72 teaching spaces, a new gymnasium, where tapere and administration area. Another 9 teaching spaces will also be upgraded, so the school will have a total of 81 teaching spaces.

One of the two new blocks will be the college's Maori immersion-Rumaki unit, Nga Puna o Waiorea. This will contain twelve teaching spaces including some specialist facilities. The Rumaki will maintain its own identity on the site and is anticipating roll growth from the

current roll of 230 students, to 280 by 2020.

The redevelopment will also retain the existing wharenui.

The first stage of the redevelopment involved setting up temporary accommodation in time for the 2017 school year. This also provides the school with an additional hub and social space while the redevelopment is under way.

During 2017 the enabling works including water, power, drainage and gas re-direction, installation of temporary site boundary fencing, the demolition of E Block and ground remediation have been completed. These works were necessary to facilitate the construction of the new three level teaching block and gymnasium.

The college has an impressive history of academic achievement in both mainstream and Rumaki classes. The new building designs will provide innovative and flexible learning environments that will support it. Large, open spaces will facilitate collaborative learning among students from all levels and across multiple subjects.

The full redevelopment is expected to be completed in 2020.

Timeframe of the build:

- Design: 2015-2017
- Site preparation: 2016-17
- Excavation and enabling works: 2016-2017
- Main construction starts: 2017-2019
- Staged Openings: Through 2019
- Completion: Term 1 2020

## Health and safety

In New Zealand we know a lot about how to manage contaminated material safely. Work of this kind is covered by health and safety legislation, and is controlled under Ministry for the Environment requirements. As in all Ministry of Education projects, we strictly follow those requirements.

We are very careful how we remove contaminated materials during a building project to manage any risk to health.

Preventative measures reduce opportunities for potential exposure to hazardous materials.

We always use specialists in the management of contaminated material in accordance with health and safety legislation and Ministry for the Environment requirements. The plans that have been prepared for the management of the removal of contaminated materials from the site have been prepared by expert consultants and carefully reviewed by the Ministry of Education.

We also notify WorkSafe NZ as required by the health and safety legislation.

As part of the project's planned safety steps, the following measures are in place:

- The construction site fenced with solid fencing or dust protection cloth
- Air monitoring equipment around the boundaries is checked every day for potential asbestos fibres, with results provided to the school on a regular basis
- Regular monitoring of odour within the excavation area.
- Regular landfill gas monitoring within the excavation area.
- A traffic management plan is in place to stop construction vehicles from moving around the school during pickup and drop off times
- Water dampening of the excavation area while the material is removed
- All adjacent classrooms windows secured to prevent them being opened
- The construction site is kept safe and secure
- Assign construction staff to assist with traffic management around the site
- Provision of a wash bay for the wheels of trucks leaving the site.

We engaged Tonkin + Taylor to provide advice on contaminated land associated with the redevelopment due to the potential for odour, landfill gas and dust nuisance during the excavation works. They prepared a detailed contamination site management plan before works began, which includes controls for managing dust, landfill gas and odour.

Because odours may be generated when excavations into refuse are carried out, the contamination site management plan includes a range of controls to manage any odours beyond the excavation area as well as contingency measures in the event of stronger odours.

The contractor put controls in place before works started, and is now implementing additional controls as outlined in the plan. This includes the use of an additional water fogging unit with an odour suppressant spray (pictured here).



At a landfill site, odours can occur as a result of a mixture of different compounds, depending on the nature of the waste that was disposed and the extent to which it has broken down over time. Some chemical compounds are highly odorous, meaning they can be detected or smelled at very low concentrations.

For many substances, odours can occur at concentrations well below those that would give rise to adverse health effects on people. Therefore, the presence of an odour does not necessarily imply a health risk.

There are a range of dust sources associated with construction sites including unsealed access roads, general increase in vehicle movements and dust associated with the excavation works.

The contamination site management plan includes controls for dust management associated with the excavation works, including the requirement for dust suppression using water sprays. Dust from the access road (not the excavation) has been identified as an issue, and so the contractor is now increasing dust control by watering the access road down to minimise ongoing dust generation.

Regular monitoring to check for the possible presence of hazardous materials (including asbestos) is being undertaken by the contractor to confirm the right management measures are in place. To date monitoring results have not detected any hazardous materials of concern.

The controls that are in place will be reviewed regularly to ensure they adequately control dust and odour during the works.

## Frequently asked questions

### **What work is being carried out at the school?**

We are investing \$79 million to redevelop a large part of Western Springs College. The redevelopment will replace nearly 80 percent of the school's teaching spaces. The new buildings will include two new teaching blocks with a total of 72 teaching spaces, a new gymnasium, where tapere, and an upgraded hall and administration area. Another 9 teaching spaces will also be upgraded, so the school will have a total of 81 teaching spaces.

### **What measures are in place to ensure our people are protected during construction?**

We take the utmost care to keep the site safe and secure while work is carried out and we comply with all Council and health and safety legislative requirements. Measures include:

- A traffic management plan in place to stop construction vehicles from moving around the school during pickup and drop off times.
- The construction zone is fenced off to separate it from the operating parts of the school, and other screening has been installed to contain the site.
- The fencing includes dust protection cloth and contractors are controlling construction dust by water dampening the site, including areas where rubbish is stored, ready for removal to landfill.

### **If I can smell something unusual, does that mean there's a health hazard?**

The presence of an odour does not necessarily imply a health risk. At a landfill site, odours can occur as a result of a mixture of different compounds, depending on the nature of the waste that was disposed and the extent to which it has broken down over time. Some chemical compounds are highly odorous, meaning they can be detected or smelled at very low concentrations.

### **Is there a plan in place if hazardous materials are found?**

Yes there are plans in place in the event that hazardous materials such as asbestos are identified. These plans include notifying Worksafe NZ as required by the health and safety legislation. We then undertake an investigation to determine the cause, and report back to Worksafe NZ, and include the measures to be put in place before work proceeds. Worksafe NZ then considers and approves the report before work can resume.

### **What other measures are in place to manage contaminated materials?**

The construction zone is separated by fencing in areas close to the school zone. Water dampening is being used where the excavation work is being carried out and where excavated material is being stockpiled, ready for trucks to load for removal to landfill. This helps to reduce construction site dust and odour that can be created by excavation and machinery moving in and out of the site.

Our project team and specialist consultants are working with the school and Board of Trustees to ensure they are kept informed about the work. If there is any concern or potential threat to health and safety at the school during the redevelopment works the Ministry and its consultant team works with school to investigate and address the issue.

### **How is the situation with dust being managed?**

Dust is being monitored closely by specialists in accordance with good practice guidelines and this includes high screen fencing being used in areas close to the school zone, and water dampening/deodorising in places where excavation, stockpiling and loading is occurring.

### **How are you managing landfill gas?**

Monitoring of landfill gas is being carried out by the contractor during the works in accordance with the Management Plan for the redevelopment. The project has specialist health and safety expertise. These include environmental and contamination specialists who monitor the work site.

### **What investigations have been carried out regarding site stabilisation and safety?**

There have been extensive geotechnical, engineering and environmental investigations carried out by experts since 2010 and a Health, Safety and Environment report was released in December 2014 addressing issues at the school. The contractor prepared a detailed site safety management plan which was checked and signed off by the Ministry's health and safety advisors prior to work commencing. The school also has a Health and Safety Policy.

### **Are you confident that the redevelopment can be carried out safely?**

Yes. We have carried out extensive investigations to ensure the redevelopment to address the school's property challenges can be carried out safely and with a manageable level of disruption.

### **What is the timeline for construction?**

Based on the current programme, design, review and consenting are expected to be completed mid to late 2017. With the enabling work now completed, the main build works are due to begin in late 2017. Based on current information available, the redevelopment will be delivered in stages throughout 2019. Final completion is planned for early 2020.

### **What is the next stage of construction?**

Site establishment and excavation will commence late 2017. This will consist of site preparation of the Rumaki area and construction of the three level teaching block and gymnasium. Construction of the two level teaching block and Whare Tapare will commence during 2018.

### Who is involved in the project?

- **Ministry of Education** – Manages overall project, funds the project, works with the school and Board of Trustees, and provides information relating to the project
- **Western Springs College Board of Trustees** – Key partners with the Ministry
- **Downer Construction** – Main Build design and construct contractors
- **Jasmax** – Lead design for project
  - **Tonkin and Taylor** – sub-contract to Jasmax geotechnical engineers for project
  - **HFC** – sub-contract to Jasmax, structural and civil engineers
  - **WSP** – sub contract to Jasmax, services engineers
- **Coffey Services NZ Ltd** – Project managers on site to ensure the project is carried out as quickly as possible, providing regular reports back to the Ministry
  - **Maltbys** – Quantity surveyors/cost managers
  - **Golders** – Environmental advisors.