

# Headon Stadium - Floor Solution

CM No.: 2446442

## Rāpopotonga Matua | Executive Summary

The timber floor at Headon Stadium was water damaged by a storm during level four lockdown in April 2020.

Remedial works to dry the floor have been ongoing for the last six months. The moisture in the floor is now at an acceptable level, but the damage to the surface is extensive and needs further work.

There are three options to remedy the damaged floor. One option is to fill the gaps and sand the current floor. Options two and three are full replacements, this is either strand board or tongue and groove timber.

There are ongoing discussions with our insurance broker to see how much, if any, our construction insurance will pay out for the damaged floor.

### Tūtohunga | Recommendation

**That:**

- 1. Council opt to install a new floor and determine whether it should be either strand board or tongue and groove.**
- 2. Council provide procurement approval to go for invited tenders only on the remedial works.**

### Horopaki | Background

After consultation the decision was made to keep the original floor of Headon Stadium and incorporate it into the extended floor plate due to its quality for indoor bowls but demolish the roof and wall structures. The facility is to be used for badminton, basketball, netball, gymnastics, and indoor bowls.

Council completed construction works on the new Headon Hub in September 2020

During construction, a temporary tent structure was built over the floor to protect it from the weather. However, prior to the new external envelope becoming weather-tight and during level four lockdown when there was no presence on site, the tent was damaged in a storm and rainwater got into the floor.

A claim against our construction insurance was made for costs to dry the floor out. The drying process included the excess water being pumped out and the installation of four dehumidifiers that ran for a few months.

The moisture in the floor has now reached acceptable levels, however, the water damage to the floor is still present. The floor is uneven with cupping in places and gaps between the boards. The gaps in the floor have not moved in recent weeks and some are still up to 10mm in width.

More remedial works are needed to bring the floor up to a usable standard.

### **Ngā Take | Issues / Kōrerorero | Discussion**

Council was advised by a Sports Floor Specialist that the gaps in the floorboards should slowly close up over time. Staff have been monitoring changes to the floor over the last two-three months and there has been no movement. Inspections have been made by other industry experts including those that service both Morrinsville and Silver Ferns Events Centres and the consensus of them and staff is that the floor is at the point where it will not fully recover.

Three options are being put forward to remedy the situation for Council to consider.

The replacement of the indoor sports floor is a specialised industry. Staff are requesting that approval is granted for specialised procurement and quotes to be obtained under invited tenders only. There are only a few suppliers in New Zealand that can provide quality timber sports surfaces.

### **Ngā Whiringa | Options**

- 1) Fill all gaps larger than 2mm with an epoxy resin, all gaps smaller than 2mm are left as expansion zones. Estimated cost: \$25,000 (excl. GST). This option is not recommended
- 2) Remove the current floor and replace it with a strand board option. This is a low cost alternative for the replacement floor. These are 1200 x 2400mm timber boards. Estimated cost: \$90,000 (excl. GST).
- 3) Remove the current floor and replace it with a tongue and groove option. This is equivalent to the Te Aroha Events Centre flooring. Estimated cost: \$130,000 (excl. GST).

All options will include sanding, polyurethane, and line marking in the price.

It is possible that the concrete under the floor will need a grind and seal if the moisture content of the concrete is too high. The estimated cost of this is \$21,660.00 (excl. GST).

Demolition and removal of existing floor structure are not included in above.

### **Ngā Pāpāhonga me ngā Wātaka | Communications and timeframes**

The timeframes will differ depending on which of the three options is chosen. Through discussion with one potential supplier, we gathered the following indicative timeframes:

- Option 1: Can commence work in 2 months and take approximately 3 weeks to complete.
- Option 2: Can commence work in approximately 4 months (due to the current timber shortage) and take approximately 4 weeks to complete.
- Option 3: Can commence work in 2 months and take approximately 5 weeks to complete.

Please note the timeframes and costs in this report are from one supplier. Once Council decide the chosen option, we will obtain quotes from different flooring suppliers.

### **Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source**

We are currently in discussions with our insurance broker to see how much, if any, our construction insurance will pay out for the damaged floor. Any shortfall could be made up from an internal loan or from reserves.

### **Ngā Tāpiritanga | Attachments**

There are no attachments for this report.

### **Ngā waitohu | Signatories**

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