

SIMCO

Consulting Limited

22 September 2020
Westland District Council
Simon.eyre@westlanddc.govt.nz

File No : 20033

ATTENTION: Simon Eyre

Dear sir,

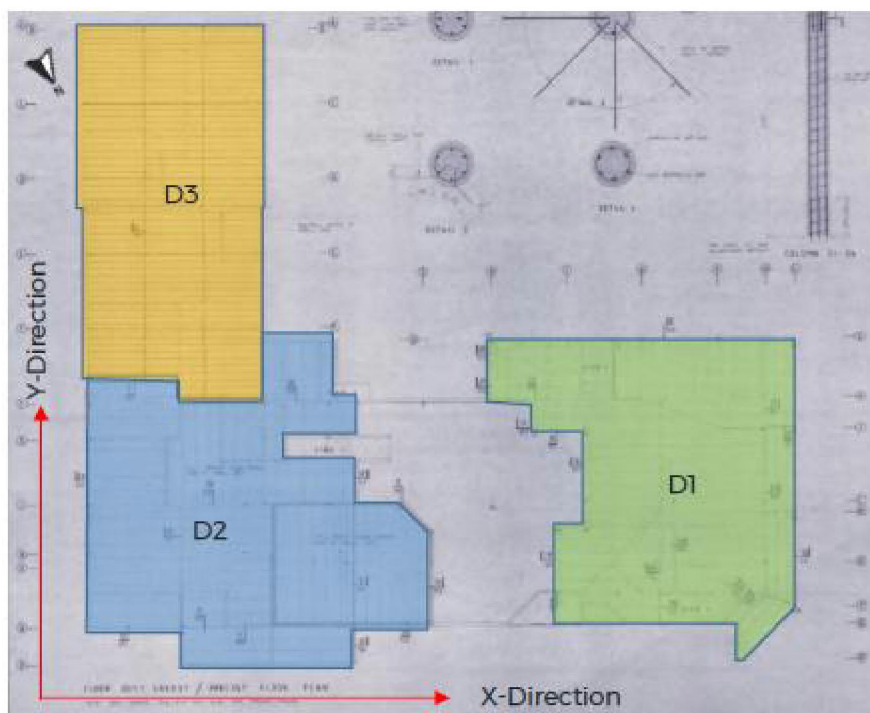
RE: Jade Building, 41 Weld Street, Hokitika

I have completed a more detailed review of the DSA for the Jade building, 41 Weld Street, Hokitika.

Redacted under s 7(b)(ii) LGOIMA

My review has been of the newer buildings (D1 and D2 on the drawing below) on the site, and a "guestimate" for the upper floor of the older building (D3). I do not have any detail about the original concrete building that forms the lower storey of D3 so have not been able to advance that at this stage.

Redacted under s 7(b)(ii) LGOIMA



Redacted under s 7(a) LGOIMA



In my opinion buildings D1 and D2 will achieve a minimum 67% NBS at IL 2 with only minimal strengthening work. That strengthening is to improve the seating details for the precast flooring units on their supporting structure. **Redacted under s 7(b)(ii) LGOIMA** The additional seating is a precautionary detail, and hence the building is still currently rated at 67% NBS in my opinion.

Redacted under s 7(b)(ii) LGOIMA

Building D3 consists of an original single storey concrete perimeter wall structure which was strengthened by adding portal frames across the building. Those new portal frames supported a timber floor at first floor level and a lightweight roof. As noted above, I do not have any details as to the construction of the concrete walls. I have made some assumptions relating to these walls for the overall portal frame check. That check has confirmed that some strengthening is needed for the upper section of the portal frames. The lower floor cannot be properly analysed until the construction of the concrete walls is confirmed. **Redacted under s 7(b)(ii) LGOIMA**

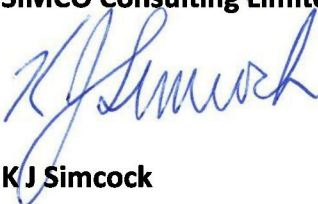
Redacted under s 7(i) LGOIMA

I have had the proposed strengthening works costed by a Christchurch quantity surveyor familiar with pricing work on the West Coast. That costing has included a provisional allowance **Redacted under s 7(b)(ii) LGOIMA** to upgrade the ground floor of building D3, more detailed upgrades of the portal frames to D3 and the additional support for the floor structure in buildings D1 and D2. The total strengthening cost is **Redacted under s 7(b)(ii) LGOIMA**. The cost excludes fees, contingency, and the removal of any existing partitions etc. The completed cost would be in the range of **Redacted under s 7(b)(ii) LGOIMA** for the structural work needed.

Redacted under s 7(i) LGOIMA

Yours faithfully,

SIMCO Consulting Limited



K J Simcock

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Redacted under s 7(a) LGOIMA