

The following is a direct copy of the Concept Plans DRAFT DISCUSSIONS 12 FEB 2019.

Rise UP Academy response is sub-titled and highlighted in yellow.

ANALYSIS OF EXISTING SPACE

AXONOMETRIC 1 ENVIRONMENT ANALYSIS OF THE EXISTING SPACE

Page 1

BUILDING ISSUES:

Low angle sun is problematic in terms of glare and solar gain, however existing walls can be glazed to increase borrowed light from the perimeter.

RISE UP ACADEMY RESPONSE: How much borrowed light is required? On one of the responses to the concerns outlined by Sally Ikinofu from the Ministry is that there is plenty of natural light. How was this determined?

The plan shape is not ideal for natural ventilation. However the existing air conditioning system will be overhauled or replaced in stage 2 works. Screening may be necessary to reduce the problems associated with solar gain. Particularly on the North and West facades which are glass curtain wall type and cannot be altered as the building is multi tenancy.

The National Environmental Standards for Air Quality set a guaranteed minimum level of health protection for all New Zealanders. Ministry for the Environment Website.

RISE UP ACADEMY RESPONSE: What is the age of the current Air Conditioning system?

Will an overhaul be sufficient to meet the standards of air quality set out by the Ministry of Environment, given the space provision is for 101 students?

Can the Ministry Project Team provide evidence to support and justify an overhaul, for the existing Air conditioning Systems? As opposed to purchasing late model Ventilation systems to support conditions of air quality benchmarked by the Ministry for Environment?

Has there been consideration to the respiratory issues of Staff, and students who suffer from Respiratory Illnesses? If so, please provide evidence that this has been factored into the Risk Management portfolio.

What was the decision to overhaul the Air Conditioning System based on?

AXONOMETRIC 2 FIXED ITEMS AND FIRE ESCAPES

BUILDING ISSUES:

The building has three existing fire escapes located as shown.

RISE UP ACADEMY RESPONSE:

Ministry of Education Fire Safety and Design Requirements have design requirements. Do the the three existing fire escapes meet the standards set, both internally, and externally?

If Yes - please provide evidence

Subject to discussion with the MOE and school, it is anticipated that the existing kitchen and toilet area will be re-used in stage one and be upgraded in stage two works.

RISE UP ACADEMY RESPONSE:

Define upgrade?

Does the Ministry Project Team expect the staff and visitors to use the existing Kitchen as is, during Stage one of the reconfiguration?

As stated in the Concept Plan this is subject to discussion identifying all parties.

Rise UP Academy request that an acceptable standard of upgrade be made to the existing Kitchen, in stage one of the reconfiguration.

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AXONOMETRIC 3 ALTERATIONS AND FITOUT

STRATEGY AND SCOPE:

Due to time constraints the alterations and fit out needs to be simple and carried out in two stages.

RISE UP ACADEMY RESPONSE:

Atkinson Avenue was leased in October 2018 – Why did the PCBU not begin the process of resource consent application?

Please clarify time constraints? When were the Architects appointed for the reconfiguration of Atkinson Avenue, Otahuhu?

The above statement states '**needs to be simple and carried out in two stages**'. It does not identify the Health & Safety Risk Management.

Does the Project Brief provide quality assurance that simple is used in the context of meeting all Health & Safety constraints tabled?

Does the urgency of occupation override the Health & Safety risks? As the thread in the Concept Plan appears to infer time constraints, and ensuring occupancy by Term Two, 2019. Hence the need to sight the Project Brief for Atkinson Avenue Otahuhu.

The words - time constraints and simple need to be qualified. Hence, using the Moe EIS Health & Safety Works states that the PCBU is required to provide all relevant information to the its' Project stakeholders.

What are the risks associated with not managing Health & Safety Requirements, when making these types of statements?

Please provide documentation.

The first stage alterations need to be done without seeking consent from Auckland Council because of the occupation date given.

RISE UP ACADEMY RESPONSE:

Did the PCBU inform Rise UP Academy EBOT of this intention before the viewing on the February 12th 2019?

The leased premises was acquired in October 2018.

During the four months leading up to the Concept Plan Viewing, were soft copies of the draft plans sent to Rise up Academy for discussion; reviewing; and feedback?

During any stage of drafting the Architectural concept plans did the Architects and the Ministry Project Team consider consulting with the Rise UP Academy EBOT?

If so, what form of consultation took place? Please provide copies of the documentation.

First stage: move in date April 28th – pastoral care taken to ensure the needs of he children are serviced. However the internal arrangement will still be required to be safe and comfortable and conform with current building codes and standards where possible.

RISE UP ACADEMY RESPONSE:

What has the PCBU identified as Pastoral Care requirements for the students of Rise UP Academy?

There is no statement that demonstrates the Health & Safety needs of the Rise UP Academy students are being provided for, except to say, safe, comfortable, and conforms to Building code. Can the PCBU please outline specific areas of risk management around the safety of Rise UP Academy students that will be addressed to provide assurance and demonstrate all liability is covered?

For that reason, the stage one design utilises the existing space as much as possible, we have adopted this strategy in an attempt to effectively deliver the stage 1 alterations in the interests of achieving the imminent occupation date.

RISE UP ACADEMY RESPONSE:

Again the interest is in achieving imminent occupation by due date. What evidence has the PCBU provided to support assurance that all areas of compliance have been addressed for the purpose of Health & Safety Requirements?

The stage two alterations relate to consent able works which will largely be devoted to upgrading the building services aspect, the toilets facility, existing kitchen and the external works.

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AXONOMETRIC 4 ALTERATIONS AND FITOUT

STAGE 1 – INTERNAL ALTERATIONS:

The project brief requires the existing space to be divided into defined teaching areas, staff areas, storage and break out spaces. **Discussion for teachers & management.**

An initial design study produced a first draft proposal for demolition and stage 1 fitout.

This entails removal of some of the existing internal walls and creating some openings in other walls.

RISE UP ACADEMY RESPONSE: After discussion and dialogue with the staff, and some of the Community parents it is proposed that the following discussions and dialogue be reviewed, taken seriously as teachers are very good at working around the ergonomics of teaching space.

Rise UP Academy Staff are requesting some major alterations, including adding the ground Floor space to the Project Brief. Please read through the following:

Rise UP Academy would like to propose that TS4 be moved to the designated Staff / Admin / Principal Space.

Rationale: It can be opened up for community events, and Special Needs teaching spaces; testing area, small group facilitation; Support Reading Group Sessions.

The Reception; Admin and Principal Area be moved to the ground floor.

Rationale: The glass window panels provide good Security for sighting visitors coming in and out of the Complex. There is an excellent view of the Main Road Atkinson Avenue for the purpose of Traffic management. It is much more difficult when the Administration area is on the same floor of the Teaching and Learning.

The designated Reading Corner be closed off, and turned into a Resource Room. There is enough existing space to house all resources.

Rationale: Makes better use of the space, and the fact that there is limited allocated storage space provision.

The space designated for a Break Out Room be reassigned as the Whanau Educators room, and the wall between the small space adjacent to TS5, and the break out room be removed. The entries into these spaces will be from what is currently designated as the Reading Corner. Door entries stay in the same place.

Rationale: Whanau Educators are an integral part of Rise UP Academy's pedagogy, so there needs to be a significant space for the Whanau Educators to work from.

The partitions for TS5 be moved toward the gathering space area.

Rationale: Entry to Resource Room, and reassigned Whanau Educators rooms means easy access in and out of the room.

The stage to be reinstated to its' original space, and the IT Equipment zone be just after the door entry into TS1. It would be in the form of an elongated cubicle, with just enough room to house the sound Equipment.

Rationale: The only viable space the stage can be housed, in addition to opening the TS4 Area up which will provide good views from the open space.

The TS3 be extended to use corridor area, as this is wasted space.

Rise UP Academy also request a minimum of two internal drinking fountains, or the provision of Water tanks in the foyer, and around the three main corner points.

The Entry into Level 3 be outfitted with a swipe card, or a code, and there is work done to the Entry Door to provide a secure, and inaccessible entry point at Level 3, from the outside in, but accessible from the inside out.

This is from the MoE Website:

There are legal requirements for making your school accessible for students, their caregivers and staff with special needs. It is most cost effective to do the necessary upgrades as part of a new building project or an upgrade to an existing one.

New Zealand Standard 4121:2001

[NZS 4121:2001 Design for access and mobility](#)

Creating accessible car parks and drop-off zones

You should consider providing a [parking space for people with disabilities](#)

Due to the limitation in scope, it is anticipated that the existing kitchen and toilet area will not be altered in stage one but will be upgraded in stage 2.

RISE UP ACADEMY RESPONSE:

What will the upgrade involve?

Do the dimensions of the Disabled toilet space allow for wheelchair access?

Do the current toilets meet the standards required for providing for children with Special Needs?

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AXONOMETRIC 5 ALTERATIONS AND FITOUT

STAGE 1 – INTERNAL ALTERATIONS:

The alteration works are targeted to be completed in enough time so that the school can start to move in and be ready for opening on 29th April 2019.

This diagram illustrates the space the school will have on that date. **Proposed was the word used at the initial viewing of the site.**

The intention would be to place four light weight partitions which are intended to divide the space into separate teaching areas as shown.

Because of the stage one non consented status we can only provide screening up to 2 metre high. This is so that we do not interrupt the existing HVAC and Fire systems at ceiling level.

Acoustics

This is a critical area of learning for a number of the Rise UP Academy students.

RISE UP ACADEMY RESPONSE:

Did the PCBU consider, attempt, dialogue or request for specific information pertaining to the learning needs of Rise UP Academy students prior to assigning the Architects the Design Features and the Project Brief?

Has the design feature factored in the level of acoustics that are specific for teaching and learning?

Are the light weight partitions suitable for leveraging out different types of Acoustics, given that there are Rise UP Academy students who require low level noise volume?

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AXONOMETRIC 5 ALTERATIONS AND FITOUT

STAGE ONE – NEW SCREENS

STAGE 1 – INTERNAL ALTERATIONS: SCREENS AND GLAZED OPENINGS IN BLUE

The intention would be to place four light weight partitions which are intended to divide the space into separate teaching areas as shown.

Because of the stage one non consented status we can only provide screening up to 2 metres high. This is so that we do not interrupt the flow of air around ceiling level fire detectors.

The free standing screens will require to be securely fixed at floor and ceiling.

This intent demonstrates the lack of value placed on non-application of Consent Status, as well as fast tracking occupancy.

RISE UP ACADEMY RESPONSE:

Are the light weight partitions suitable for leveraging out different types of Acoustics, given that there are Rise UP Academy students who require low level noise volume?

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AXONOMETRIC 6 – PROJECT BRIEF INTERIOR

STAGE ONE – ALTERATIONS

Modify the interior layout of the existing space to create the following school requirements.

5 teaching spaces (T/S 1-5).

The T/S vary in size to suit existing constraints.

Each T/S will have a **storage cupboard**, and a **whiteboard** of approx. 2 m fixed to the wall.

Bag hooks on available walls, either inside or just outside the T/S

To enhance natural light throughout the building and classrooms; **glazed wall partitions** are used for natural light transfer.

There will be an **entrance/reception area** to receive visitors, school staff and students combined with **Administration area** with Staff prep space and principal's office.

Multipurpose space of about 150m², used for assemblies and larger meetings. Adjoining classrooms could open onto this space for larger events.

Toilet areas will stay where they are. Space to be upgraded where required IN STAGE 2.

See Page 4 & 5 for Staff / Teacher response to the DRAFT CONCEPT PLAN.

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AXONOMETRIC 7 ALTERATIONS AND FITOUT

STAGE 2 – INTERNAL ALTERATIONS: PERMANENT WALLS AND ENVIRONMENT OVERHAUL TO ACHIEVE BUILDING CONSENT.

The intention would be to place four light weight partitions which are intended to divide the space into separate teaching areas as shown.

Because of the stage one non consented status we can only provide screening up to 2 metre high. This is that we do not interrupt the flow of air around ceiling level and operation of fire detectors.

The free standing screens will require to be securely fixed at floor and ceiling.

Page 8 -Plan at scale 1:200

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EXISTING ENTRANCE AND DROP OFF – 54 CAR PARK SPACES AT ATKINSON AVE, OTAHUHU

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STAGE TWO – EXTERNAL ALTERATIONS

AXONOMETRIC SHOWING INTERNAL AND EXTERNAL SPACES

1 ENTRANCE PARKING AND DROP OFF ZONE to comply with AS/NZS 2890.1:2004 (or later if more current)

This is an area of significant concern for the following reasons:

RISE UP ACADEMY RESPONSE:

What is the rationale behind not making application to AT for a Restricted Speed Zone for one of the busiest streets in Auckland, as this section of road, is used as a bypass from the Great South Road section for the man shopping area.

Atkinson Avenue has three stretches of its' road that is extremely busy, with commercial vehicles, trucks, buses, used as an arterial route to the southern motorway.

Access in and out of the current site is extremely busy, and has few pauses between being given way for entry, and vice versa.

Current access is dangerous, and high risk. It is for this reason Rise UP Academy express their opposition to delaying this element of the design feature, and ask the PCBU to move this element to Stage One Phase for the sake of Safety and the risk of posed to our children, as most students come from the Mangere area in vehicles.

Rise UP Academy want assurances and a guarantee that an application be made to AT for A change of the Speed Zone and a tentative crossing if possible.

2 MULTI FUNCTIONING PLAY AND SPORTS AREA located at the rear of the school

This will require design input from specialist in playground design:

Playground Area

Partial soft fall area with child's playground. Basketball hoops against block wall. Improved fencing, taller and safer. Outdoor seating. Outdoor lighting for security is desirable.

RISE UP ACADEMY RESPONSE:

This is another area Rise UP Academy EBOT to move to Stage One. As this is the first project of its' kind to house a Primary school in a Multi-sharing three level building, Rise UP Academy expects the PCBU to address an area that all children in NZ are accustomed to, and that is being provided with greenspace, and a play area, at the onset of Rise UP Academy students occupying the proposed space.

Shipping Containers

Act as a barrier to existing carpark for security. Containers to open towards play area. Double as an outdoor classroom and storage for school equipment.

RISE UP ACADEMY RESPONSE:

To not consider providing an ablution for the external area, given the distance from the designated play area to the level 3 space, and the high risk factor of the Multi-sharing, indicates there is little evidence of managing and mitigating risk. If this is not the case, please provide evidence that it is mitigating factor that has been identified, and is being attended to.

Rise UP Academy request that an ablution toilet be made available for Rise UP Academy students in stage one of this project.

Gate way and Outdoor Access

Enable sage access to the play area form rear door. Alleyway (yellow) still needs to be used by other tenants. Install gate/doorway to play area. Outdoor lightening for security is desirable.

Is this the most practical solution? Have other solutions been explored? How safe is this during a lock down, or the event of a Fire?

Driveway and School Drop Off

Break down small block wall and garden bed between buildings to create a drive through for drop off and pick up.

School will advise if they can bring shade sails to install, school has a few planter boxes which can be moved to the outdoor space.

AXONOMETRIC SHOWING PLAY AREA AND ACCESS

STAGE TWO – EXTERNAL ALTERATIONS PLAYGROUND

REAR PLAYGROUND

1 MULTI MARKINGS for sports and ball game activity

2 RE-PURPOSED containers to be used as storage (this would need to discuss with planning authority)

3 PLAY AREAS/SANDPITS (this would need to be designed by playground specialists)

4 EXISTING PARKING

5 DESIGNATED PATHWAY to stair entrance requires safety analysis

NOTE:

Some of this provision may be able to be provided at Stage One

AXONOMETRIC SHOWING ENTRANCE, PARKING AND DROP OFF ARRANGEMENT

STAGE TWO – EXTERNAL ALTERATIONS

ENTRANCE DROP OFF

ENTRANCE:

1 ONE – WAY ROAD to comply with AS/NZS 2890.1:2004 (or later if more current)

2 ANGLED PARKING (8 parking spaces in total with 7 angled at 30 degrees).

NOTE: this arrangement is subject to a detail analysis and subsequent report from the traffic engineer.

3 CROSS-OVERS

4 PAVEMENT

5 LINE OF GAS PIPE to be buried

6 DESIGNATED PATHWAY to entrance

SEE RESPONSE TO ENTRANCE PARKING AND DROP OFF ZONE

RISE UP ACADEMY RESPONSE:

Conclusion:

There are a number of issues Rise UP Academy EBOT have identified to be medium to high risk, and also recognise that perhaps some areas of risk are yet to be attended to by the PCBU.

The Rise UP Academy is just as responsible as the MoE PCBU for ensuring all areas of the Health & Safety Works, regulations, requirements and guidelines are adhered.

Is the PCBU sufficiently able to advise and assure under its' legal obligation to the Rise UP Academy EBOT that the questions tabled can be answered and addressed?

We look forward to the response of the PCBU.