

Section 1.1.4: Facilities Management

The Metro Centre is multi-tenanted in the sense that various departments occupy it. Its maintenance and management is the responsibility of JPC. The building underwent an assessment for its compliance in terms of legislation such as the Occupation Health and Safety Act. With regard to space optimisation for the refurbishment of the Metro Centre, JPC embarked on various initiatives to address OHASA findings. These interventions are listed below.

Structural Concerns at Metro Centre

Structural engineers were commissioned to investigate the building to ascertain the condition of the structural materials, identify existing or latent structural defects and provide engineers' drawings through scanning and imaging technology for submission to the council.

The electrical network in the Metro Centre is overall considered to be unsafe. It is in this regard that the services of electrical engineers were engaged to comprehensively investigate all electrical distribution boards for compliance and remedial action. Investigations into water leaks in the building and basement areas were initiated. A section of the piazza area under which the basement parking is situated has been waterproofed during the upgrading of the area. The work has been extended to cover the entire piazza area and will be completed in the next month.

Committee rooms serving section 79 committees of Council had to be upgraded to include larger seating capacity and adequate audiovisual (AV) equipment (supplied by the IT section of the CoJ's Group Corporate Shared Services). The meeting rooms had to be fitted out with appropriate finishes to enhance dialogue and reduce fatigue. Of importance is acoustics, air quality, eco-friendly materials and energy-efficient interventions. With these in mind, the floor space was redesigned to accommodate more seats to enable more guests attending. The upgrading will include new furniture and equipment.

Electronic security was installed at the Metro Centre in 2006, with little maintenance upgrades being done on the system since. Technology in this field changes constantly. JPC has initiated an investigation on the system with a view to make improvements that will ensure that employees,

visitors and assets are safe and secure. There will be interventions at the most vulnerable areas, such as the A-level basement entrance and the ground floor staff entrance. In line with future renovations of the Metro Centre, a decision was taken to refurbish all ablutions in the building in this phase. The refurbishment entails the installation of completely new fittings and fixtures. A programme of works has been implemented; this will ensure that employees and visitors have access to such facilities during the construction period. Along with the refurbishment, assessment and renewal of the ageing sewer infrastructure will be done where required. The Metro Centre has eight flats attached to the B-block offices. These flats are to be utilised by maintenance staff that would provide continuous services to the building, with two flats reserved for use by the Office of the Legislature to accommodate councillors who are faced with crisis situations in their constituencies.

Conditional Assessment

In the 2017/18 financial year, the approach to maintenance will be a holistic one and will focus on facilities that are in a very bad condition. A condition-based assessment project was initiated by the Office of the CEO on 17 February 2017 – after the CoJ's budget office allocated a considerable repair and maintenance budget for all their departments' regional facilities managed by JPC.

A project team was assigned a mandate to plan and develop a strategy with specific deadlines for assessing 1 154 buildings/facilities by using the technical depots' staff resources over a two-month period. The mandate included the evaluation and categorisation of the facilities into grades, as well as a prioritisation (1 = good; 2 = fair; 3 = bad) of repairs and maintenance that will be carried out against the grading status over the next three financial years.

Facilities that are evaluated and prioritised as 3 would have to undergo complete repair and maintenance in the 2017/2018 financial year. All facilities rated as 3 would require that a quantity surveyor compile a bill of quantities and costing in readiness for the 2017/2018 financial year. All evaluations by the Facilities Management Technical Team were complete by the end of June 2017.