

Study, aval and reparation. Gata Residencial
Notes of the meeting held in the Social Centre, Ayuntamiento
On Friday June 19th @ 19:00

Introduction

There was a panel consisting of The mayoress, Sñr Pons (AP), two technicians from the ayuntamiento (Juan & Manuel) and Santiago (INALSA – Company undertaking the study). The latter gave a presentation of the study and its findings whilst other panel members made statements and answered questions. Angie Dickinson was translating. It was stated that:

1. There were to be 2 meetings. This was the first covering just the technical aspects of the study and that there would be a 2nd meeting with legal experts to cover aspects inc. adoption and cedulas. This is to be announced.
2. The study is available at the town hall for all interested parties to examine.
3. It is in everyone's interest to complete the infrastructure as soon as possible but that the long and complex process has, of necessity, had to take place. The study has been exhaustive but the council wanted to be confident about the responsibility that would come with adopting the urbanisation.
4. On July 9th 2008 INALSA were commissioned to undertake the study as detailed in the notification letter sent to all owners.
5. Building has stopped on the "Gata Park" section of Gata Residencial but the council cannot wait for work to recommence in order to repair and adopt the urbanisation. For this reason the roads on areas like Garrofers will be repaired and assurances were given that any builder continuing work on the unfinished houses **WILL BE REQUIRED** to take out an aval (bank bond) to cover the cost of any reparations to the infrastructure.
6. The council are still in contact with Jubesa through the judicial process and they are aware of security issues on site.
7. The original aval was for ~8.000.000€. The previous council released part of this to "semi-adopt" 3 manzanas, leaving ~5.760.000€. The estimated cost of work is ~5.400.000€. The council are keen to maintain good communications with residents on Gata Residencial and to continue to work with them.

Is there enough money?

It was stated that there is sufficient money to cover the items discovered within the study. However the council was unable to give a 100% guarantee regarding it and that they had to be realistic in this matter. For this reason they had calculated two contingencies. The first is that there is margin for any overspend. It was stated that there would have to be a very serious unforeseen problem for this margin to be absorbed. However their second safety net was the option to drop some of the more "aesthetic" reparations such as planting the full number of trees in the green areas. (See priorities). Ultimately, it was stated that under Spanish law it is possible to recoup this money from residents but that this was unlikely and that in any event, owners will be consulted throughout the process.

What are percentages of expenditure?

36%	Streets
25.69%	Sewage and drains
0.13%	Electricity transformers
0.53%	Low tension electricity fittings
1.51%	Street lighting
7.11%	Drinking water system
7.17%	Deposito

1.02%	Gas system
1.24%	Riego system
4.70%	Green areas
2.62%	Various other aspects

How does this relate to different aspects of the study?

Drainage and sewage network

Initially it was thought that 25% would need to be repaired but after the research it was found that the whole system needed attention.

Topography

It was found that there are 3 discrepancies between the original plans and the actual urbanisation.

1. The gas deposito has been built outside the urbanisation.
2. On C/ dels Garrofers the site has not been built exactly to the south boundary.
3. Land on the left hand side of the "land fill" at the bottom of the site is out of the urbanisation and will need to be returned to its original state.

Road network

25 samples of asphalt were taken and the thickness of the pavement examined.

Original plan	Actual state
5cm layer on a 20 cm base	Surface - Between 3.3 & 6.6 – 56% didn't comply Base – Between 12.9 & 35.6 cm – 72% didn't comply

Conclusion: The quality of the surface is good but the measurements are incorrect. Compaction of the base is not adequate in places and does not fulfil the specifications.

Kerbs and pavements

16 Tests were undertaken related to quality and water absorption. They did a compression test on the kerbs which tells how long they will last and in some cases they gave low results which don't comply with the original specification. The brick pavements were not on the original plans but they are, generally, of a good quality.

Conclusion: Overall, they were of a medium to low quality and where low they would be replaced with brick of the same type and quality.

Road Surfaces

52% of the surfaces did not comply with the original specification. However, in the main it is of a good quality. In the worst areas (e.g. Ametlers) these roads will be totally rebuilt including base and resurfacing.

Walkways and Stairs

The pedestrian areas should be of a similar quality throughout. In general, the higher up the better the quality. The stairs need variously, building, cleaning and tidying and in the case of 2 stairs completely rebuilt.

Road signs

The signs meet with correct specifications. In some cases they have been knocked down or damaged and they will be replaced. The painting in many cases has been eroded and will need to be redone.

Rubbish containers

8 sets of underground bins have been located on Gata Residencial. Some need repairs and in the case of at least 1 set, oil leakage has damaged the seal around the top of the bins. Here a "concrete collar" will be built to avoid future problems.

Recycling facilities

Once adopted, Gata Residencial will receive recycling bins; their location is still to be determined. Initially they will be above ground.

Drainage and Sewage

Drainage, generally, complies with the original project but there are two areas where the pipes have had to be redirected. This affects areas in and near the two green areas. (Duende & Hadas). This is to allow surface water to be drained by gravity into the green areas where there is a pumping station to send it to another collection point to avoid flooding. 25% of the drains are in a "lamentable" state and there were areas where it had been impossible to get the inspection cameras through. INALSA had sought permission from the council to undertake reparation work in order to finish their study. Therefore some of this reparation work has already been completed. The state of the drains is as follows:

Sewage system No. Of cases	Drainage No. Of cases	Category of Problem
4	6	Minor
32	22	Moderate
71	56	Serious
189	498	Very Serious

There are some serious incidents where piping has been broken due to compression and these will be addressed as a matter of urgency. Some tubes are not joined and some have, erroneously, permanent water residue contained within them. Other tubes have some blockage points (builder's rubble and stone) that need cleaning. There is one "well" which has a cover under the wooden stairs and is therefore, inaccessible. This will be moved and addressed at the time of rebuilding them.

Conclusion: Repairs have been categorised as "fixable without digging up roads etc" and those "requiring the roads to be dug up". In the former case a type of resin will be used to coat the surface and seal the tubes. In the latter the tubes will be entirely replaced.

Pump for the sewage water

Checks here were done in conjunction with the installing company. The sewage water pump has an independent electricity supply but it has no control. For a time the supply had tripped but this has now been rectified and is in full working order. The only outstanding item is the legalisation of the electricity supply.

Potable Water

Visual inspections were carried out in conjunction with Aquagest. The location of all supply valves was undertaken. In some cases they were found to be cross connected with the riego supply. Some supply valves did not have correct air vents and in some cases there were no access points to drains, in some there were two valves when each point should only contain one. All hydrants were checked because there is a guarantee that potable water will always be on supply. It was found that a number of connecting boxes were damaged, have deteriorated or were very dirty. In some cases meters were in a bad state whilst there were others where none had been installed. Some keys were missing. On C/dels Pins there is a problem with some piping that is visible. All visible piping will need to be put underground. Where this is on private property this is not part of the council's reparations. Reparation work will include cleaning all supply valves, ensuring one valve is in one box; that all have access points and are labelled correctly.

Riego

i) *The tubing and valves for the system* is covered in the study and reparation work. These will belong to the council on adoption. There are areas where tubing is unfinished or has deteriorated. The leak at the bottom of the site has been fixed but there is still some confusion as to whether this has been connected to the riego system or potable. This needs to be investigated further. In some cases water has been coming out of telephone connection boxes and there are some valves missing.

ii) *The legal situation* is currently “nonsensical” and it is the council’s expressed intent to take over the running of the well. The council was told that the general feeling of those in the hall would support this move wholeheartedly. However, at the moment Hans Pörtzgen (HP) has a legal embargo on the well and is entitled to run it through the court administrator. It was stated that the council had had sight of the papers and concurred with Pepa Simo that the right was fully legal. The council have a meeting scheduled for Monday 22nd June 2009, with HP, at which they will have to discuss the issues surrounding the well, its maintenance and his management of the supply of water. The council are bound by the court process and it will be ended by a court order. The council addressed the rumour that they plan to cut off water if it is used for irrigation purposes. They CATEGORICALLY stated that this was not going to happen. It was pointed out that the tariff goes up the more the water is consumed so there would be a financial cost to those choosing this method. However, the council stressed that it was for individuals to decide if they wished to receive riego water. Aquagest had informed the council that water consumption on Gata Residencial had dropped by 18% this year and there would be no problem with potable water supply in 2009. AP stated that both HP and the town hall were “obliged to understand each other” and that they would have to work together to find a solution to this issue.

Gas

This study was carried out in conjunction with Proindigas and all tubes and installations were examined. All tubes are in the right place and are generally in a good state of repair. There are a few exceptions. Whilst the gas deposito is in the wrong location and of the wrong measurements in relation to the original plan, it does comply with all safety regulations. On the western end of the site where the staircase needs to be fixed, there is a pipe which goes under the stairs. This will be relocated at the time of reparations. On M23 (Gata Park), similarly, there is another gas installation which needs relocation.

Telecommunications System

This was carried out by inspections and by liaising with Connecting Plus. Each access point has its own report, inc. TV and internet connections. It was a very complicated system to inspect. When constructing it, “guide threads” should have been installed in all tubes. In some cases this was not done and sediment and rubble have built up which needs addressing. Distribution points were found to be correct. The system was not completed and the commercial area does not have any telephone infrastructure connection.

Power and lighting

Generally the transformers are correct as Iberdrola has to inspect them in order to provide electricity. Proposed remedial action includes carrying out “diameter tests”, cleaning access points and installing wiring to the commercial zone.

Medium Tension (Connections from the distribution boxes situated on individual manzanas)

The links are there and are generally in a good state. They have no responsibility for the voltage as this is the remit of Iberdrola.

Low Tension (Connections boxes into individual houses)

This was checked and each “station” has its correct contents but access points are often

dirty or destroyed and need repairing.

Street lights

The study looked at lights and their access boxes. Generally the lights are in a good state but there is a problem with earthing which needs addressing. All failed lights have been listed but where individual light have failed since the study, these will be identified and rectified as the system is repaired. There are 8 control points. 6 are legal but 2 are illegal and these control the lighting in the two parks. These timers need to be updated. Where lights have been knocked over or damaged they will be repaired.

Gardens

What has been constructed bears no relation to what was presented in the original plans and the changes were not passed through the town hall. However, it is not envisaged that what has been constructed will be destroyed. All walls and pavements that have been degraded will be repaired as will be the graffiti and children's area. Paths that need weeding will be cleared and dead trees and bushes will be replaced up to the number in the original project (95). E.g. There are plans for pines 60cm high to be placed in Hadas. Proper restraints will be placed on trees to support them from wind. The water fountains were put out of use because there was concern that they may be connected to the riego system. It was confirmed that they are not but they do need some work to clean the pipes and a control meter needs to be installed.

Flooding in Gata pueblo

Whilst this land does not fall within the urbanisation, the council have had to address this issue as part of the study because the problem has been created as a direct result of Jubesa's work. When it rains heavily two areas become flooded and a geyser is formed from run-off water. The first is near the tunnel under the motorway and the other is near the Coral del Pato. Some reparation work has already been carried out to install drains at the side of the road; however the area near the tunnel still needs work on drainage and pumps.

How much disruption will there be and how is the council going to communicate with us about it?

The mayoress stated that she understood that all such public works can be "traumatic" but she had already managed projects involving similar disruption. Where water supplies were concerned, there would be a second supply which would be connected to us in order to bypass the works and minimise problems. Residents would be kept fully informed about any disruption and it would be minimised. An example was given of signage for detours, where necessary, in relation to road access.

Does the reparation work cover pipes which are under communal areas?

In principle if it is on private land it is the responsibility of the owner or, in the case of Arrabals, their communities. However, the council were prepared to examine individual cases with the technicians at the town hall.

When will it all start?

The project has to be published in the official regional diary "boletín" on three occasions and then they have to wait for thirty days to receive any concerns. They stated that in all probability problems would not come from residents at Gata Residencial as all they want is the job finished. It was stated that Jubesa and Caixa Catalunya were more likely to raise any

objections. Then it needs to go out to public tender and in the case of projects over 2.000.000€ it would have to be ratified by the EU. It was not anticipated to start before the end of September 2009 and it was anticipated that the works would last for between 1 year and 18 months. However it was stated that this can only be an estimation and it may become clearer when the tendering process is completed.

Will the town hall be inspecting work throughout the process, unlike its original construction?

It was stated that in the past, the council had no obligation to inspect works until such time as it adopted the urbanisation but that now all work is the responsibility of the town hall and there will be strict controls. In addition there will be a final study and report to ensure that the work has been brought up to spec. It will be (INALSA) Santiago's job to oversee this project to its conclusion.

What are the council's priorities?

There was a distinction made between aesthetics and essentials due to health and safety. The need for pragmatism was also highlighted. Their priorities are:

1. Repairing the sewage system
2. Rectifying the water system
3. Rectifying the street lighting lights
4. Other issue would then be prioritised
5. The last priority would be the gardens.

Will the tender prices be fixed?

When companies are given tenders there is a strict criteria for awarding contracts including their legality, solvency, whether they were registered with the state, their ability to provide an aval and their ability to deliver a fixed price.

Sally Merrett
Secretaria
La Asociación de Gata Residencial
21- Jun-09

Note:

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- 2. It has been prepared for the benefit of member's of La Asociación de Gata Residencial and should not be passed on to non-members.**