

10.4 Wardell and District War Memorial Hall.DOC

10.9 Wardell and District War Memorial Hall

201212/1 RESOLVED

(Cr Keith Johnson/Cr Paul Worth)

That the matter be deferred to a Council workshop.

FOR VOTE - All Councillors voted unanimously.

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Delivery Program Commercial Services

Objective For Council to further consider the acquisition of the Wardell and District War Memorial Hall.

Background

At the Ordinary Meeting of Council held 24 May 2012, a report on whether Council should assume ownership of the Wardell and District War Memorial Hall was considered, and the following resolution adopted:-

1. *That Council notify the Trustees of the Wardell and District War Memorial Hall that it is prepared, in principle, to accept the Trustees' offer to assume ownership of the Property, as per the contents of this Report.*
2. *That prior to Council proceeding with to assume ownership, Council seek expressions of interest from the community for the formation of a management committee to oversee the operation of this hall, as occurs with the various other community halls in the Shire.*
3. *That if point 2 can be implemented to the satisfaction of the General Manager, the General Manager is authorised to proceed with the contract for sale only upon receipt of a further building report concerning the condition of the hall, with the General Manager being satisfied that the general condition of the hall and the scope of any remedial works are acceptable.*
4. *That the General Manager is authorised to affix the Council Seal to documentation associated with the contract for sale, subject to points one, two and three.*

The purpose of this report is to provide an update on the implementation of this resolution.

Key Issues

- Financial and other costs of assuming ownership of a public hall.

Information

In accordance with items numbered one and two of the adopted resolution of Council of 24 May, 2012 the Trustees' of the Wardell and District War Memorial Hall were notified by letter and an advertisement was placed in the local press calling expressions of interest from the community to serve as honorary representatives on a management committee intended to be established to oversee operations and day-to-day management of the hall.

Resulting from the call for expressions of interest from the community, the following two responses were received:-

- a) Mr Pat Carney; and

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High Priority		
Fire upgrade	20,000	
Electrical assessment	1,000	
Electrical rewire	20,000	
Sub total		41,000
Other		
Replace non-compliant stairs	10,000	
Replace non-compliant ramps	15,000	
Carparking for the disabled	15,000	
Access for the disabled	60,000	
Asbestos removal & replacement	150,000	
Lead based paint abatement works & disposal	40,000	
Sub total		290,000
Total		331,000

The total estimated cost of all works to bring the hall up to a satisfactory and serviceable standard is in the order of \$400,000. This estimate includes the estimate of \$331,000 made by Council maintenance staff and the estimate of \$60,596 made by Tecton.

Based upon the information obtained, staff estimate that approximately \$70,000 is required to undertake works requiring immediate attention.

Item	Amount (\$)
Tecton Condition Assessment Report	30,000
Council Maintenance Staff	40,000
Total	70,000

A pest inspection of the hall has also been undertaken that indicates:

- No active subterranean termites (live specimens) found
- Evidence of subterranean termite workings/damage was found
- Visible evidence of borers of seasoned timbers was found
- Evidence of damage by wood decay (rot) fungi was found
- No evidence of previous termite treatment found and
- Not all areas/sections of the building were accessed
- Annual termite management treatment is recommended at a cost of \$1,595 p.a.

The Tecton Condition Assessment Report highlights that, notwithstanding the best efforts and intent of the current (and past) hall committees, maintenance, repair and compliance issues have not been adequately managed over the years.

Furthermore, there is the issue over whether there is a need by the local community for a facility such as this hall, and whether the hall can be managed to generate the funds required to meet annual operating costs such as electricity, insurances, Council rates, etc. and regular maintenance costs.

Sustainability Considerations

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In assuming ownership Council should also resolve to classify the property as operational land under the provisions the NSW LGA 1993, thus giving it the option of selling the property at some stage in the future should ownership be no longer required.

This option is not recommended due to the significant financial outlay required to bring the building up to a satisfactory and serviceable standard, and the ongoing financial cost to maintain and possibly manage the facility.

2. Council can resolve not to assume ownership of the Wardell and District War Memorial Hall.

This option is recommended given the significant cost to upgrade the facility to a satisfactory and serviceable standard and the burden of ongoing maintenance and management costs.

This preferred option may not be popular, however Councillors have a responsibility to ensure that the limited resources available are allocated in a reasonable and appropriate manner. There has been little evidence provided to Council that there is on-going demand for a hall of this size and age in Wardell and in taking on ownership, Council will be attracting a significant financial liability. We are already struggling to pro-actively manage all our existing halls and buildings, and this extra hall will only result in the limited resources being stretched further.

Even though we may not take ownership it is recommended that staff continue to liaise with interested members of the community in an attempt to improve the existing operations of the hall. For example Council staff may be in a position to assist with ideas for marketing, management etc.

RECOMMENDATIONS

1. That Council thanks the community members for nominating to the Hall Committee, however due to the significant cost to upgrade the facility to a satisfactory and serviceable standard and the burden of ongoing maintenance and management costs, Council resolves not to assume ownership of the Wardell and District War Memorial Hall.
2. Council authorises the General Manager and Council staff to provide any in-kind assistance to the community in helping with improving the existing operations of the hall.

Attachment(s)

1. Condition Assessment Report

Paul Tsikleas

From: Craig Nowlan [cnowlan@techtion.com.au]
Sent: Monday, 11 February 2013 3:25 PM
To: Paul Tsikleas
Subject: Wardell District War Memorial Hall
Attachments: Maintenance Schedule by Priority Costs.pdf

Hi Paul

Please find attached a revised works program for the Wardell Hall as discussed. As highlighted in the earlier report the building will require substantial on going maintenance in order that the building is fit for community use.

It is advised that the following matters will require immediate attention to ensure that the safety and well being of the occupants using the building is not compromised:

1. Asbestos – Internal and external wall linings contain asbestos materials. It shall be necessary to ensure that any exposed asbestos materials are suitably sealed to prevent the discharge of asbestos fibres. All asbestos materials are to be painted and any gaps sealed to prevent fibres separating from the building product. Any alterations involving the asbestos material will require compliance with WorkCover Guidelines including safe working methods to remove and dispose of the material including cleaning of affected areas to minimise the exposure to asbestos fibres.
2. Lead Paint – given the age of the building it is reasonable to assume that lead based paints have been used on the structure over the years. As the building will be available for community use the owner will have a duty of care to ensure that occupants are not exposed to flaking paint. It is therefore advised that all painted surfaces should be inspected and where necessary the painted surfaces shall be treated and repainted to eliminate the potential for occupants being exposed to lead contaminated paint.
3. Fire Safety Measures – the existing building is provided with a number of fire safety measures as required by the Building Code of Australia. It is apparent that the measures have not been installed on a regular basis as required by the Environmental Planning and Assessment Regulation 2000. It is advised that the measures need to be inspected and tested for compliance with the performance requirements of the relevant Australian Standards.
4. Door Furniture – all required exit doors are to be fitted with door furniture which enables the safe and unimpeded exit from the building in the event of an emergency. The inspection noted that the door furniture to a number of the doors is non-compliant and will require repairs prior to the building being made available for public use.
5. Disabled Access – as previously advised that the introduction of the Access to Premises Code within the Building Code of Australia commenced in May 2011. It is advised that the provisions of the Code are applied once an application for alterations and additions to the building are received. The implications for an existing building can be substantial depending upon the extent of the proposed works. Matters which may be triggered by the proposal to undertake alterations include:
 - a) Provision of ramped access to the principal entry.
 - b) Provision of a compliant accessible amenities for occupants of the building.
 - c) Provision of an accessible car parking space.
 - d) Provision of circulation spaces at door entries.
6. Restumping – Sections of the building are located on timber stumps. The inspection noted that the condition of the stumps is poor. It is advised that in order to prevent further deterioration of the external wall linings due to building settlement replacement of the stumps is recommended.

Please note that the attached report is exclusive of GST, builders margin and contingency sums. It is also advised that no allowance is made for any proposed alterations and additions as the extent of work cannot be quantified in the absence of any plans.

Should you require any additional information in respect of this matter please contact the undersigned.

Regards,

Craig Nowlan



MAINTENANCE SCHEDULE - Wardell Memorial Hall, Richmond Street, Wardell

ITEM	ELEMENT	LOCATION	REQUIRED REPAIRS	PRIORITY				
				1	2	3	4	5
1	Fencing	Front	N/A					
		RHS	Recommend replacement in approx. 10 years. Replace wire mesh panels.			\$ 1,440.00		
		RHS rear cut off	Ease and adjust gate. Install wire mesh fence and posts.	\$ 150.00				\$ 50.00
		LHS	Recommend replacement in approx. 10 years.					
		LHS cut-off	Install wire mesh fence and posts.	\$ 90.00				
		Rear	Install wire mesh fence and posts.	\$ 1,522.50				
2	Paths	RHS	RHS high pressure clean.					
			Demolish existing, replacement of ramp and handrail for wheelchair access.	\$ 2,500.00				\$ 120.00
		RHS at rear	Demolish existing, replacement of ramp and handrail for wheelchair access. Connected to landing RHS.	\$ 1,538.46				
			Steps - minor chipping to resing.		\$ 150.00			
3	Entry	Install water meter guard.	\$ 210.00					
4	Water Meter	Water Meter	Install water meter guard.	\$ 750.00				
5	Meter Box		Meter box upgrade required.					
6	Mailbox		N/A					
7	Floors	Throughout	Sand and polish timber floor.					
		Kitchen and foyer	Remove existing and replace vinyl.			\$ 6,290.00		
		Front rooms, cloak room, office	Remove existing and replace carpet.			\$ 1,400.00		
		Toilets	Minor cracking in door area. Repaint with non slip finish.		\$ 1,800.00			
8	Internal Walls	Cloak room and front offices	Wet rot to most lining due to roof leaks. Re-line front walls and ceiling.	\$ 1,203.40				
		Kitchen	Patch masonry wall where 300x200mm hole. Patch small holes in lining boards where existing pipework and electrical cable penetrated.	\$ 120.00				
		Hall	Patch and paint existing.	\$ 143.24				
		Toilets	Patch and paint existing.		\$ 2,160.00			
		Foyer	Patch and paint existing.		\$ 360.00			
			Patch and paint existing.		\$ 216.00			
		Projection room:	Removal recommended has no internal lining and external lining is asbestos.		\$ 3,240.00			
		Hall		\$ 1,173.00				
		North end of hall	Repaint Hardwood lining boards	\$ 180.00				
		Supper room	Repaint Hardwood lining boards	\$ 575.00				
		Kitchen	Fill gaps at hole penetrations and paint.		\$ 504.00			
		Offices	Water damaged. Replace with FC steel.					
9	Ceilings	Foyer	Prepare and paint existing.		\$ 144.00			
			Prepare and paint existing.		\$ 360.00			
		Hall	Maintenance required - ease and adjust, repaint.	\$ 560.00				
			Paint reveals of aluminium windows.	\$ 150.00				
10	Windows	Offices	Ease and adjust and paint double hung window.		\$ 80.00			
			Repair and re-paint reveals.		\$ 240.00			
		Kitchen	Ease and adjust.		\$ 160.00			

ITEM	ELEMENT	LOCATION	REQUIRED REPAIRS	PRIORITY				
				1	2	3	4	5
11	Doors	Toilets	Mechanical ventilation, BCA requirement install exhaust fan.	\$ 1,380.00				
			Replace with solid core door and paint.	\$ 1,400.00				
			Replace and refit exit door with solid core door and refit panic bars at 1.1m above floor.	\$ 1,680.00				
			Ease and adjust.	\$ 60.00	\$ 280.00			
12	Electrical Fittings	Hall	Ease and adjust hinges. Refit and repaint.		\$ 200.00			
			Replace with solid core door and repaint.	\$ 280.00				
			Replace with solid core door and paint.		\$ 80.00			
			Paint existing.		\$ 60.00			
13	Stairs	Hall	Maintenance required.					
			Electrical report recommended.			\$ 600.00		
			Recommend replacement of handrail.			\$ 1,580.87		
			Recommend seal minor cracks and paint.			\$ 760.00		
14	External Walls	Hall	Metal capping to be resealed.	\$ 420.00				
			Recommend seal minor cracks and paint.			\$ 360.00		
			Repaint.		\$ 540.00			
			Paint.			\$ 720.00		
15	Eaves	Hall	Repaint.		\$ 900.00			
			Repaint.		\$ 180.00			
			Repaint.		\$ 720.00			
			Repaint.		\$ 350.00			
16	Downpipes	Hall	Recommend seal minor cracks and paint.			\$ 360.00		
			Paint.			\$ 200.00		
			Paint. Fc Sheet			\$ 400.00		
			Paint. Rafter			\$ 300.00		
17	Piers	Hall	Paint.					
			Re-stumping recommended (replace unsupported piers immediately)	\$ 1,400.00				
			Replace ant caps.	\$ 360.00				
			Replace subfloor piers.					\$ 14,000.00
18	Roof	Hall	Replace roof screws.	\$ 200.00				
			Refix gutter.	\$ 125.28				
			Roof gutters need report for leaks.	\$ 300.00				
			Supply and install emergency lighting and exit signs to AS 22093.1	\$ 500.00				
19	Fire Exits	Hall	Undertake routine servicing of existing fire safety measures.	\$ 650.00				
			Engage an Occupational Hygienist to provide a written report on the condition of asbestos products used within the building.	\$ 4,500.00				
20	Fire Safety Measures	Hall						
21	Asbestos Contamination Report	Hall						

TOTALS: \$26,072.88 \$ 12,104.00 \$ 17,124.87 \$ \$ 23,545.00