



ORDINARY MEETING OF COUNCIL SUPPLEMENTARY ITEMS

To be held at 5pm on

Tuesday 19 July 2016

Council Chambers

11 Manning Street, KIAMA NSW 2533

Members

His Worship the Mayor

Councillor B Petschler

Councillor W Steel

Deputy Mayor

Councillor M Honey

Councillor G McClure

Councillor N Reilly

Councillor K Rice

Councillor D Seage

Councillor A Sloan

Councillor M Way

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16 ADDENDUM TO REPORTS

15.1 Kevin Walsh Oval amenities building renewal - replaces Item 12.1

CSP Objective: 2 Well Planned and Managed Spaces, Places and Environment

CSP Strategy: 2.13 Effectively manage other assets to cater for current and future generations (including car parks, community buildings, cemeteries and dams)

Delivery Program: 2.13.1 Manage community buildings by the creation and implementation of the Community Buildings Asset Management Plan actions

Summary

This report replaces Item 12.1 and provides details of two available funding options.

Finance

The 2016/17 budget has \$436,500 allocated for the refurbishment of the Kevin Walsh Oval amenities building.

Policy

N/A

Attachments

Nil

Enclosures

Nil

RECOMMENDATION

That Council:

1. proceed with the advertising of public tenders for the construction and refurbishment of the Kevin Walsh Amenities Building.
2. re-allocate 2016/17 project funding to cover the expected funding shortfall, from either:
 - a) the Kiama harbourside crib-wall replacement, pending the storm damages insurance claim outcome; or
 - b) the deferral of the Blowhole Point tennis court bank stabilisation works.

BACKGROUND

At the June 2015 Council meeting, a public submission was considered from the Jamberoo Combined Sporting Clubs Inc, regarding the 2015/16 budget for the Kevin Walsh Oval amenities building renewal.

Supplementary Reports

15.1 Kevin Walsh Oval amenities building renewal - replaces Item 12.1 (cont)

The Club's submission concerned the reduction in funding available for the amenities renewal from \$849,000 to \$450,000. Council was advised by the Director of Engineering and Works at the time, that an architect and quantity surveyor had been engaged to carry out preliminary cost estimates on the preferred option to upgrade and extend the existing facility in its current location. The preliminary costs estimates for these concept designs were in the order of \$460,000 to \$490,000. It was proposed that a Stakeholder Working Group would be established comprising the architect, staff, Councillor and local representatives to develop a detailed plan and estimate. The \$450,000 allocated in the draft budget was retained for the final 2015/16 budget; however it was acknowledged that any variation to the budget resulting from the above process would need to be formally reconsidered by Council in a future budget.

Throughout the previous year the working party has convened on a number of occasions to develop the plans and specifications suitable for the sporting clubs and public usage in accordance with the budget. As the detailed plans have been refined, it has become apparent that there are additional costs not originally foreseeable in the concept cost estimate. Examples include, asbestos removal, repairs to the existing building's floor slab, painting of existing building, new electrical distribution boards etc.

Following the public exhibition of the concept plans, submissions were received from Council's Waste Services requesting an enlarged garbage bin enclosure and from Council's Access Committee requesting an adult change table and hoist in the proposed disabled toilet facility. At the Council meeting of 15 December 2015 it was resolved that:

"15/471

Committee recommendation that Council:

- 1) *Adopt the concept plan for the refurbishment of the existing amenities building at Kevin Walsh Oval, Jamberoo and commence detailed design and specifications suitable to call tenders for the construction works.*
- 2) *Incorporate the waste management recommendations into the project.*
- 3) *Determine if an adult change table is to be included in the project following receipt of detailed cost estimates."*

In conjunction with the stakeholder working group the detailed designs and specifications have been completed incorporating the above. Council staff have worked with the architects to review the building materials, fittings and fixtures to reduce costs where possible while still complying with the Building Code of Australia, Australian Standards and Council's own requirements without compromising the stakeholder's and public's expectations for this building.

The Quantity Surveyor's revised cost estimate is \$563,417. At present there is \$436,500 remaining of the original budget, indicating a shortfall of \$126,917.

The adult change table facilities have been estimated at \$26,000. However this is exclusive of the costs of the structural enhancements such as additional ceiling beams and reinforced walls required to accommodate the hoist and change table loadings that have been incorporated into the design. The deferral of the installation

Supplementary Reports

15.1 Kevin Walsh Oval amenities building renewal - replaces Item 12.1 (cont)

of these items could be considered in the interim while Council seeks grant funding to offset this cost.

Nevertheless, it is unlikely that there will be sufficient cost savings generated throughout the financial year to fund this shortfall for the entire project. However, two options are available for funding which are:

1. Council currently has an insurance claim pending for damages incurred to the Kiama harbourside crib-wall during the recent storm event. Council currently has \$128,000 allocated in the 2016/17 budget for this work, which could be redirected to the Kevin Walsh Amenities building should the insurance claim be successful.
2. As part of the Blowhole Point Masterplan there is a proposal for retaining walls to be constructed around the existing tennis courts to address a long standing embankment stabilisation issue. From the current investigations and concept plans being developed, the cost of these retaining wall structures (with heights of up to 8 metres), has been estimated at between \$499,000 - \$612,000. At present the 2016/17 budget has only \$194,000 allocated for this work. Given the large variation between the estimated cost and budget, this project is unlikely to proceed in the foreseeable future. It is therefore proposed that should the insurance claim stated above be unsuccessful, that the funding for the Blowhole Point tennis court bank stabilisation be re-allocated to the Kevin Walsh Amenities project.

Given the overall value of the project, tenders for the construction works will need to be publicly advertised in accordance with the Local Government Tendering Regulations. Following the outcome of the tender process, the extent of any budget re-allocations required will be clarified and included in a subsequent report to Council.