

11.0 COUNCIL MEMBER MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.2 Notice of Motion - Mount Helena Change Rooms Upgrade - Cr John Daw

File Code	Ch 5.21.3
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Disclosure of Any Interest	Nil
Attachments	Nil

SUMMARY

Councillor John Daw has advised of his intention to move the following notice of motion:

MOTION

That Council:

1. That the 22/23 budget be amended so that that the Mt Helena Change Rooms upgrade works be put on hold, for a period of up to 12 months, to allow for further consultation, with the State Member for Swan Hills, Mt Helena Residents and Ratepayers Association and local Mt Helena community sporting club members and for any forward planning and consideration by Council;
2. Amend the budget to allow further consultation on the internal and external painting of the Mt Helena Change rooms (an amount of \$20,700) to be similarly put on hold for this financial year until further consultation with the relevant groups as above; and
3. That a relevant adjustment be made to the CEO's KRAs/KPIs for 22/23.

Cr Daw has provided the information below in support of his motion:

“After consultation with the State Member and local community, these amendments are being suggested to maximise the benefit and value of the external grant funding for the Mt Helena Changerooms.”

BACKGROUND

Current \$75,000 Funding Commitment

Jessica Shaw MLA secured a commitment of \$75,000 through the Department of Local Government, Sport and Cultural Industries (DLGSCI) in the lead-up to the 2021 state election towards upgrades of the Mt Helena Oval change rooms. It was made clear at the time of the commitment that this funding amount was highly unlikely to be sufficient to fully fund a major refit or rebuild, but would be ‘seed funding’ towards such a project.

If re-elected, Jessica Shaw MLA undertook to work with the community groups to then seek funding from other sources.

The Federal party, whilst lobbied by the Mt Helena community, made no commitment to the change rooms at the last Federal election.

The Shire of Mundaring does not have any funding provisioned for capital works at this location other than the \$75,000 State Government election commitment.

Given the amount of secured funding the community groups were advised that they could either:

1. Continue to attempt to raise funds through other processes for a larger project;
2. Aim for a smaller project to undertake various minor repairs and improvements which could combine with Shire funds to paint the facility; or
3. Take a staged approach towards achieving improved facilities, with additional works planned in future when/if additional funding becomes available.

Option two is not consistent with the original commitment made (which was for funding towards a major re-fit/rebuild). The Shire would need to go through an internal State Government process to seek to alter the purpose for which the commitment was made.

In January 2023 the Shire was advised that the community groups had advised Jessica Shaw MLA that their aim is to fund a rebuild. Jessica Shaw MLA advised all stakeholders (including the Shire, the community groups and DLGSCI) that the \$75,000 funding commitment stands firm and there is time for the groups to undertake additional fundraising activities.

Jessica Shaw MLA and the community groups want Council to consider contributing to a major rebuild.

Previous \$150,000 State Funding Commitment

Following a funding commitment of \$150,000 by the State Government organised by Frank Alban, the previous Member for Swan Hills, towards a club room addition at Mt Helena Oval (Elsie Austin Reserve), in August 2012 Council appointed members to an Elsie Austin Facilities Advisory Committee to investigate and recommend to Council about concept designs for the building, with assistance of an Architect, taking into account needs by all user groups involved, including the broader community.

A design concept was produced which was costed at \$1,473,000. This concept was revisited to reduce the scope of works to reflect funding constraints. To achieve this reduction, the proposed new building was separated from the existing change rooms to remove the requirement to carry out a full upgrade to the existing building. This brought the cost estimate down to \$760,000.

At its ordinary meeting of 8 July 2014, following an architectural tender process for multiple projects, Council resolved, in part (C06.07.14):

“That Council

1. *Awards tender RFT 10/1314 for architectural services for detail design, documentation and construction of ...the Elsie Austin Oval social room to Peter Hunt Architect at their tendered rates.”*

The architects and Shire staff worked on development of plans and specifications for the building based on the approved concept design. Cost estimates based on the detailed designs came in at \$1,540,000, approximately double the budgeted sum of \$800,000. Subsequent work to identify cost saving measures culminated in a final cost estimate of \$981,900.

At that stage the building design was at a minimum standard, and included all mandatory requirements such as access and sustainability/energy efficiency. On this basis the final design and documentation proceeded to tender based on the cost estimate of \$981,900, despite it being in excess of the budget sum (\$800,000), as the true cost could only be determined by going to the market.

Tenders were invited for construction of the facility on 14 March 2015 which resulted in a resolution that Council *inter alia* (C7.05.15):

1. *Awards the contract for the construction of the Elsie Austin Oval Social Room to Maintenance and Construction Services (Australia) Pty Ltd under RFT 06/1415 at the tendered sum of \$979,555 plus GST; and*
2. *Amends the 2014/15 annual budget by:*
 - (a) *increasing expenditure to Elsie Austin Oval social room addition from \$800,000 to \$1,100,555;*

The new pavilion building was subsequently completed and opened in March 2016 at a cost of \$1.1M with external funding of \$150,000 and the Shire contributing the balance.

STATUTORY / LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

In the 2022/23 annual budget there is capital expenditure funding of \$75,000 towards building works at Mt Helena Oval change rooms to reflect the State Government election funding commitment. There is also funding of \$20,700 towards painting under the building preventative maintenance program to assist in preserving the fabric of the building.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 3 - Built environment

Objective 3.1 – Shire assets and facilities that support services and meet community need

Strategy 3.1.4 – Buildings and facilities are appropriately managed according to their need and use

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Reputation – Sporting groups could become disenchanted without a known outcome about where the Mt Helena Oval change rooms upgrade fits in the Shire’s Recreation Facilities funding and work priorities.		
Likelihood	Consequence	Rating
Likely	Minor	Moderate
Action / Strategy		
Ensure oval sporting change rooms are included for upgrade considerations as part of the proposed 2023/24 Recreation Facilities Informing Strategy.		

EXTERNAL CONSULTATION

Discussions have been held with Shire staff and staff of the DLGSCI, and also at an on-site meeting with sporting group representatives and Jessica Shaw MLA, to consider how the funding commitment of \$75,000 may be used.

COMMENT

As it became evident that the outcome of how to proceed with the \$75,000 would not be finalised in the 2022/23 financial year, Shire officers have included in the report for the midyear budget review (to be presented to Council in March 2023) the deferral of the \$75,000 funds for expenditure and grant income. The first point of the notice of motion would therefore be consistent with this outcome.

As it could take a number of years to finalise an outcome in regards to a major upgrade of the change rooms, it is considered there is benefit to undertaking the painting works in the interim to ensure the fabric of the building remains in a fair state.

It is noted that as part of the painting works some preliminary works are required (and form part of the current quoting process) being;

1. Remove existing northern fascia, gutter, downpipes & eaves.
2. Supply & install new timber fascia with 9 mm fibre cement sheet eaves and timber noggins/trimmers at max. 600 mm centres.
3. Supply & install heavy duty galvanised gutter M10 bolts at 1200 mm centres to fascia.
4. Supply & install hot dip galvanised downpipes with welded brackets fixed with chembolts to brickwork.
5. Remove between 1000 mm – 1500 mm sections of barge board tail ends or to an existing joint between barges at each corner of the change rooms. **Note:** This excludes the tail ends of barges fixed to existing southern verandah.

Given the potential for significant upgrades the scope of work for items 3 and 4 could be altered to provide a less robust and cheaper cost solution being;

3. Supply & install 120/140/120 x 0.55mm Colorbond gutter (*Colorbond cottage green*) attached to new fascia. Lay gutters to a minimum fall of 1 in 500.
4. Remove existing zincalume downpipes and supply & install with 90 mm -100 mm PVC downpipes and connections. Fix clips with stainless steel screws of material compatible with clips. Set pipes against walls.

The estimated cost of these preliminary works is \$4500. It is recommended these preliminary works be undertaken as any lengthy delay could mean further building deterioration.

As a minimum it is recommended a budget of \$4,500 should remain from the \$20,700 to undertake these works. The painting could be deferred and reconsidered in twelve months' time, but equally, given the potential for works to commence on a major rebuild might be several years away, if undertaken now it would assist in protecting the fabric of the building in the interim. It would also provide a welcome facelift and enable paint finishes to the preliminary works to be undertaken.

It is therefore recommended that point two be deleted or, alternatively, funding be reduced to \$4,500 to enable the required preliminary maintenance works to be undertaken. Once this is resolved by Council, the outcomes can be included in the midyear budget report.

Item three of the motion is relevant should item one be supported.

VOTING REQUIREMENT

Simple Majority

MOTION

That Council:

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