

SHIRE OF NORTHAM

MINUTES OF THE BUILDING REVIEW COMMITTEE OF COUNCIL HELD ON 20 APRIL 2010 IN THE COUNCIL CHAMBERS AT 11:30AM

1. DECLARATION OF OPENING AND WELCOME

The Meeting opened at 11:30am,

2. DECLARATION OF INTEREST

None declared.

3. ATTENDANCE

Chairperson
Members

Cr Bert Llewellyn
Cr Ray Head
Mr Phil Steven

Visitors

Mr Nathan Gough
Mrs Fiona Hogg (12 noon by Skype)

4. APOLOGIES

Cr Michael Letch
Cr Des Hughes
Cr Ulo Rumjantsev
Mr Peter Byfield
Mr Simon Dempster

5. CONFIRMATION OF PREVIOUS MINUTES

A quorum was not reached so this could not be voted upon.

6. AGENDA ITEMS

6.1 Northam Sound Shell

- a. The revised quantity surveying information has come back with a cost of \$612,696.91 including GST. This is made up of \$254,805.85 (ex GST) for the Shell, \$24,750 for external works and \$84,340, plus \$54,584.38 (~10%) for builder's fees, \$41,848.02 (~10%) locality allowance, \$46,032 contingency (~10%), \$50,636.11 (~10%) professional fees, and \$55,699.72 (~10%) GST. The Committee was relieved the cost has come down due to the roof now being steel rather than concrete planks, but the Committee is still concerned about cost. However they are reluctant to start the

- design process again based on the work to date, and are happy with the unique design.
- b. It was suggested that comments are sought from the Department of Water, once the plans are finalised, since the proposed building is in the flood plain.
 - c. The roof has to be waterproof in order to protect the band from the weather.
 - d. The sides of the shell have to be out of reach to reduce the likelihood of people climbing on it. For example, black 6 foot pool style fencing could be placed against the side of the Shell where it is less than 6 foot, to stop people climbing on it
 - e. Fiona advised that an acoustic membrane was not included in the latest proposal.
 - f. It was suggested by the Committee that the design may need a membrane / cloth to stop reverberation.
 - g. The next step, once the design is finalised, is to go to Tender and see what the cost is, rather than seek further quantity surveying.
 - h. The proposal is to stage the project to control cost.
 - i. In order to save costs, the utility rooms could be sea containers, which are clad to match the Shell.
 - j. The Committee discussed reducing the size by 80% to save cost, however thought this would reduce the versatility of the Sound Shell.
 - k. The Tender plans would have to specify the angle of the Shell.
 - l. It was suggested that the stage consists of a slab on ground built up, with a retaining wall at a later date, in order to save costs
 - m. Arrange for the acoustic testing to be done based on the current design, but have the Tenderer do the engineering input.
 - n. Move the Sound Shell to avoid the power pole and associated costs.
 - o. It was agreed that seating is not included in the design, just concrete foot paths.
 - p. The Committee wanted to ensure that there are structures to support lighting that is brought in.
 - q. Access ramp would only be necessary if the stage had a retaining wall.
 - r. Retain the existing stage at Bernard Park so that bands can alternate during performance events.
 - s. The proposed Tender is to include 'supply and construct whole project' plus 'supply and construct parts eg Shell, utility rooms'.
 - t. Custom orb to be coloured.
 - u. The latest plans from Porter Engineering confirm there are no stormwater drains under the proposed site.
 - v. Public comments on the location close tomorrow (21/4/10) and no comments have been received to date.

7. DECLARATION OF CLOSURE

The next meeting will be held when further Sound Shell drawings are available, in the Shire Chambers.

The meeting closed at 12:52pm.

Attachments: