

MUCHEA RECREATION CENTRE REFERENCE (MRC) GROUP



MINUTES

Monday, 25 October 2021

Muchea Fire Station

Chittering Street, Muchea

1. DECLARATION OF OPENING OF MEETING - Cr Ross

Meeting open: 6:05pm

We wish to acknowledge the traditional custodians of the land we are meeting on, the Yued people. We would like to pay respect to the Elders of the Nyoongar nation, past and present, who have walked and cared for the land, we acknowledge and respect their continuing culture, and the contributions made to this region.

Welcome to Cr Aaron King, newly appointed Shire President.

2. RECORD OF ATTENDANCE / APOLOGIES

2.1 MEMBERSHIP

Membership of the Reference Group shall consist of:

- o The elected representative appointed to the Muchea Hall User Group (MHUG)
- o Project Manager;
- o 4 representatives of the existing Muchea Hall User Group – 1 (Cricket) 1 (Football) 1 (Netball) 1 (Judo);
- o 3 independent Community representatives and;
- o Other intermittent stakeholders as determined and invited by the Project Manager.

2.2 Attendance

Reference Group Members:

Shire: Cr Ross (Chairperson), Nathan Gough (Project Manager), Lisa Kay (minute taker)

Community representatives: Simon Cox, Brian Chipchase,

MHUG representatives: Liz Pugsley (Netball), Will Grimshaw (Football), Lachlan Chilman, (Cricket)

Architect: Steven Hart, Naomi McCabe (Site Architecture Studio)

Invited stakeholder: Cr Aaron King

Also in attendance Cr Kylie Hughes, on behalf of netball club

2.3 Apologies

Louise Yates (6pm commencement time does not suit her)

3. DISCLOSURE OF INTEREST

It is noted that the club representatives of Chittering Junior Football, Chittering Junior Cricket, Muchea Senior Cricket, Muchea Netball Club, and Muchea Judo Club have an inherent interest in this project as existing users of this facility.

4. PREVIOUS MINUTES

Simon advised that he did not receive previous minutes.

Consensus by all present that these are a true record.

5. ARCHITECT

Recap from last meeting.

Arranged for quantity surveyor to draft cost estimate on simple drawings and design. To date the QS has been largely done on a m² estimate. Since the last meeting have been working on a more detailed design to prove up spaces and the size of the building as well as defining the structure. The work undertaken since the last meeting has enabled structural and hydraulic input to work through a cost estimate with the quantity surveyor. Geo tech survey to date is indicating the soil conditions are pretty good with a reduction in the ground system costs previously accounted for, as it should not require 600mm sand fill under slabs, and no special footing/ structural design.

ATU and waste water watering area.

Two key allowances that needed consideration were the water and subsequent cost of filtration system. Results from the water quality testing indicate a less expensive filtration system is required than allowed for in the previous estimate.

Other service systems

Instantaneous gas system would be the advice of the Architect. Bushfire water systems are still to be followed up with Site Architecture Studio seeking advice on these.

Cost Estimate

Refer to attached 1

1. To keep costs down architects have excluded any new landscaping (turf and irrigation) but have allowed for paving between the carpark and the building
2. Fit out of the bar (benches, glass washers etc.) has been excluded
3. Contingencies have been included (4% design and 5% construction) which equate to more than the Shire's original \$100,000 allowance however given the current market we recommended that sufficient is allowed to cover unexpected costs
4. Escalation has been excluded
5. Refer to the estimate for other exclusions

Had input from mechanical consultations to do heat load calculations. Aircon system has been considered through a ducted refrigerated system.

Portico areas have been incorporated at entrance and directly above canteen. Covered areas could be extended at later stages. Concerns expressed by Netball representatives that there is limited covered area for viewing netball. It is the considered opinion of the Architect that there is quite a good connection for viewing of netball courts and with the redevelopment of the courts this will enable 3 metres around all of them, which they do not currently have.

Cr Hughes raised maintenance of existing western court – Cr Ross outlined that this is a maintenance issue for the Shire to address, rather than an architect issue for discussion as part of this meeting.

Discussion over the provision for counter lever roof to the terraced spectator areas. At present the proposed pavilion area is about 3m. This could extend over the terraced areas, however if the intention is to not have columns then the cantilever cannot extend much more than it is currently proposed. Architects to discuss with the structural engineer, however it is noted that any extension is not currently accounted for in the budget. Proposed cantilever is not lined. Structure will be well formed and aesthetically pleasing. Proposal for translucent roof sheeting to draw more natural light into the pavilion area would need to be durable to accommodate some natural light and wear and tear from stray balls. Cr King suggested that a simple post structure might be a compromise for a larger pavilion area. MRC may need to consider what can be compromised on to meet budget.

Cr King asked all user representatives if their user requirements have been met. Also expressed a desire to have the user requirements clearly defined as these would normally be signed off at the commencement of the project. Discussion outlined that the process to date has involved extensive conversations and input from the current users and community representatives to ensure that the facility meets user requirements. Architects Steve and Naomi also pointed out that at the commencement of their involvement in this project, they were presented with concept plans that had been developed by the users of which were endorsed by Council. These concept plans informed the initial stages of the project.

Cr King expressed that there is no question that Council fully supports the project but is concerned that we consider what is essential and what could be considered gold plating aspects that could be better utilised elsewhere. Also need to ensure that we consider all users of the facility.

Architect Steven outlined that they have utilised the design brief provided by Clubs and have considered this in line with architectural experience and proposed changes to enhance the usability of the facility. This led to a loosely prepared Masterplan that improved user ability and connectivity. Steve expressed that ALF and Cricket held a strong drive for users to view activities on the oval. Netball also held a strong vision for connectivity to the courts and viewing areas. This sentiment was shared by all reference group members. User group requirements have been addressed and played a role in the design solutions that have been presented to date. It is important from all stakeholders' perspective that the clubs and users have ownership of the project that is produced. Steven outlined that he does not believe there has been competing ideas by Shire or users. What did become evident through investigations was the requirement for an additional 2 change rooms to enable the provision of unisex games. The original brief only contained 2 change rooms.

Reference Group members expressed that they have been really happy with the process so far and resulting in a multi-purpose approach to the facility.

Cr Hughes expressed that the current positioning of the facility does not meet any of the Netball club's needs. With only 3 courts and one of these requiring maintenance to bring up to capacity, netball will be heavily impacted, especially with another club utilising the facility and requiring competition standards. General discussion highlighted that the redevelopment of the Netball courts is not part of the building development budget (\$2.7m) however, it is agreed by the reference group that the courts are fundamental to the overall redevelopment of the facility. The Shire should consider the netball court refurbishment/redevelopment as a staged approach to the overall site redevelopment.

Cr King – Council has only certain amount of capital to cover all projects. Have to spend money wisely. If these costs don't come back in budget will need to find some compromise. Due to the shortage of resources and materials and related escalation, there is considerable risk that the total project cost will exceed budget. If building costs go up, will need to compromise.

Outcome: Cr King expressed that we won't know true costs until we go out to tender and should we exceed budget it is his opinion that we have 3 options:

- 1. Resolve not to proceed with the project**
- 2. Re-design the project to reduce the scale of the project to reduce the cost to within budget. This will cause considerable delay.**
- 3. Approve an additional contingency amount - suggest 30% of total budget.**

Site Architecture Studio are confident that the QS is based on rates that are anticipated at time of tender. Even with an experienced Quantity surveyor who has achieved good results in the past, it is a difficult science and there are risks in design development and documentation. With this in mind they have always envisaged another 2 estimates before we go to tender to test for further issues prior to going to tender.

Cr King – expressed that in order to prevent delays it would be wise to agree on a level of contingency before we go to tender. Believe that Council should consider the contingency as part of risk mitigation as a result of market contentions. Council need to have discussions as to how they will handle the risks.

It has always been the intention of the Architect and the Reference group that we keep to budget and where we have considered ways to massage the project down to work within the budget. However we are not in control of external factors i.e. steel fab, trades etc. Council may need to stretch to accommodate the contingency. View that it would be undesirable to scale back as this has already been done. Council would need to consider whether they are willing to commit further Shire funds as contingency for the project.

Cr King would like to see full project budget - exclusion and inclusion and what is in Architect budget and what Shire responsibility is. Being very mindful that any published costs are the total costs and include any excluded on costs borne by the Shire.

Cr Hughes asked whether the original brief has gone beyond what was originally proposed. Site Architecture Studio and Shire Officers outlined that other than the inclusion of the 2 change rooms, which as previously discussed, were identified as a critical need that was overlooked in the original brief, the design brief has not changed.

Draft elevations and plans

Refer to attachment 2

Steven outlined that there have been no changes to floor plans as determined at previous meetings. Have focussed on the external form of the building. The proposed form aims to sit quite well in landscape and reflect architecture in the area, keeping costs in mind.

The external cladding was discussed in relation to the building not looking like a hay shed. Type of cladding proposed is higher profile than normally used in sheds along with the composition of compressed fibre sheeting and glass, means it won't look like a shed. Proposed differentiation of the cladding used, and colour, to depict the different portions of the building with a view to creating architectural interest to the change room entry areas. Fibre rock is proposed for the internal areas of the change rooms to ensure longevity related to the inherent wear and tear in these areas. This is a common product which has been utilised in schools and other recreation centres. If this product is not available, would utilise a product that has similar capabilities to maintain hard wearing.

The entire structure is proposed as a steel frame building with cladding on the outside. Full height tiling in all wet areas. Floors in change rooms concrete. Wet areas will be tiled and carpet in multipurpose area. – may need to work through this to incorporate a vinyl flooring to accommodate Judo.

Outcome:

Require more discussion to understand the provisioning of the flooring to accommodate these needs. Seek solutions that provide a flexible space that is suitable to everyone. Potential for timber vinyl planks.

Next steps

Stephen – the full consultant group will consider the design development through a sharper lens and develop further detail to the plans. At end of this stage will do another QS cost report including more specific input from consultants with regard to services.

They will also commence the contract documentation phase producing construction detail including finishes of building, writing specs etc. This will enable a pre-tender estimate. Expect QS to be pretty accurate and Site Architecture Studio have an expectation that this will be a little conservative. In their experience they haven't been the cheapest tender at market. In the original project brief and established timeframes it was expected to go to tender in December. We are behind program as we have been working to get it right. Aside from the Christmas period and, with no further delays, would expect to go to tender in February.

Outcome: The project will be on hold to enable Shire staff to seek direction from Council with regard to the budget. The following items will be updated and submitted to the November Ordinary Council Meeting:

- **Nathan to provide Council with an up to date total project budget outlining inclusions/ exclusions, list and cost breakdown of all other materials and services to be provided by SOC as part of the project, any proposed future staging and an up to date funding strategy including clubs contributions.**
 - **Stage 1: Construction of the Muchea Recreation centre**
 - **Stage 2: Demolition of Muchea Town Hall**
 - **Stage 3; Upgrade of the Muchea Netball Courts**
- **It is acknowledged that any delays will impact on the capacity of Site Architecture Studio to meet agreed timeframes.**
- **Nathan to document the contracting strategy including in-kind costs as this will be required for the tendering process.**

6. NATHAN PROJECT UPDATE

Netball courts

As discussed previously the rather than turn this into a secondary project that impacts this budget, consider the netball courts as an incidental cost arising from this project and be put to Council as a future funded Stage 3 aspect of the project. This stage would propose 4 court redevelopment and upgrades.

Liquor Licence

Liquor licensing will be considered in line with the governance model for the facility. Brian has met with Liquor Licencing and they appear to be comfortable with the entire interior being licenced (which would be needed for functions), with restricted areas being used when club room is in use.

7. NEXT MEETING

Next meeting to be advised, but will be after the November OCM.

8. CLOSURE: 7:57pm