

BREWARRINA SHIRE COUNCIL

Agenda Submission for Ordinary Meeting held on 28 October 2011

TITLE:	Brewarrina Community Centre Rehabilitation	DOC REF: Item 17 B-7
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REPORT BY:	Bernie Wilder Manager Environmental Health & Building	DATE: 11 Oct 2011
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ATTACHMENTS: Nil

EXECUTIVE SUMMARY:

This Report provides an update in relation to works required to rehabilitate the Brewarrina Community Centre.

The Report also provides an assessment of remedial works, costing and priorities. The Report recommends that the information be noted by Council and that the remedial works set out in the Report of the Manager Environmental Health and Building dated 11 October 2011 be endorsed.

REPORT:

Council by Resolution Numbers 292/10 and 331/11 required a Report in relation to the refurbishment of the Brewarrina Community Centre and a Report in relation to non functional power points and other equipment.

An inspection was carried out with respect of the generally north west elevation of the Brewarrina Community Centre and the walkway covered area to the Senior Citizens Hall. The inspection was concentrated on the wall, roof and gutter area where it is noted there appeared to be moisture penetration to the linings within the hall structure in this area and in particular to the male/female toilet area.

The inspection revealed the following issues:

- An excessive build up of debris in gutters
- Gutter overflow points discharging directly onto the external wall surface
- Gutter overflow points discharging directly onto window head/frame areas
- Ironwork cladding on the external wall at various points was loose or fixings were missing
- Roofing iron at the gutter point is too close at some points thus reducing the effectiveness of the gutter to catch and discharge roof water satisfactorily
- It was noted that some roofing iron had small holes allowing moisture penetration
- Downpipes and drainage in some areas may be defective or blocked
- The guttering and discharge system of the walkway cover between the Community Hall and Senior Citizens Hall needs to be made operational
- There are some trees in the vicinity of the Community Hall that have branches overhanging the rear skillion roof area of the hall
- There is evidence of water/moisture penetration to the toilet area of the building
- It is possible that the seal around the ducting of the roof mounted air conditioning units may be compromised allowing moisture to enter

The main area of concern is the skillion portion of the building and its ability to cope with the collection and adequate discharge of roof water from the structure.

It would appear that there are a number of basic issues to be addressed to minimize future problems as follows:

- Implement an effective and regular maintenance operation of the structure
- Thoroughly clean all gutters of debris and leaf matter
- Lop/trim trees that have branches overhanging the roof space to avoid any unnecessary build up of leaf matter
- Check and repair any defective roofing panels/wall linings
- Secure all cladding where screws/fixings have come away or are missing
- Ensure all guttering has sufficient space from the roofing iron to adequately accept roof water discharge
- Provide additional fixings to the gutter overflow/discharge points to ensure that the discharge point is well away from the edge of the structure
- Check the discharge connection of the gutters of the walkway cover between the Community Hall and Senior Citizens Hall to ensure that the discharge is adequately able to operate
- Repair all downpipes where necessary and check that stormwater discharge lines are operational
- Check all existing seals around air conditioning ductwork that penetrates the roof area
- Check and repair if necessary the louvered vents located in the roof structure

To effectively repair the internal damage to the toilet and amenities area it will be necessary to remove portion of the existing internal linings and investigate the level of repair to be undertaken.

Other works that require attention are summarised as follows:

- Repair linings/tiles and fittings to Kitchen, Toilets and Showers
- Painting
- Electrical repairs to lights, fans and power points
- Fire safety and exit signs
- Front door repairs

The above matters are being attended to and costs can be contained within the existing Budget. Grant funding for \$10,000 on a \$ for \$ basis from the Department of Premier and Cabinet is being sought for a number of other aspects as set out below. Brewarrina Community Centre is currently non-compliant with NSW OH&S and NSW Fire Safety standards for public buildings. The funding application will include the upgrade of fire exits, purchasing of fire compliant exit doors and electrical upgrade. All external fire doors within the Community Centre are not fire compliant and have to be replaced. Break-ins to the building have resulted in pad bolts and locks being fitted to these doors to maintain security however this is to the detriment of fire safety.

Exit signage has been vandalised and no longer works. Exit signage will be replaced and covered with mesh cages to prevent future vandalism.

The buildings electrics are also non-compliant and portions of the building will require wiring to enable the installation of smoke alarms. In addition smoke alarms will be covered with mesh cages to prevent vandalism.

It is submitted that upgrades and compliance to relative public building legislation for all of Council assets is a high priority. The Community centre is escalated on the priority listing as this asset is most widely used by the community. The Community Centre is under threat of being closed for public use if Council is unable to find funds to repair and upgrade the building to comply with a fire safety audit.

The Community Centre has been identified for the past 3 years as a priority for upgrade however Council has not had sufficient funds to stretch to this priority. Council has committed \$20,000 in the 2011/12 budget for this project however there is a deficit to what has been quoted to provide a long-term solution.

FINANCIAL IMPLICATIONS:

The proposed works can be contained within existing Budget. A funding submission has been made for additional works relating to Fire Safety and OH&S.

LEGAL IMPLICATIONS:

Nil

RECOMMENDATION:

That:

- 1. The Brewarrina Community Centre Rehabilitation report be noted by Council; and**
- 2. The remedial works set out in the Report of the Manager Environmental Health and Building dated 11 October 2011 be endorsed.**

Rod Shaw
General Manager