

Heritage, Commerce and Lifestyle

SHIRE OF NORTHAM

**MINUTES OF THE MEETING
FOR THE
NORTHAM RECREATION FACILITIES ADVISORY
COMMITTEE
COMMENCING AT
5.00PM MONDAY 19TH APRIL 2010
AT THE
SHIRE OF NORTHAM COUNCIL CHAMBERS**

SHIRE OF NORTHAM

MINUTES OF THE MEETING OF THE NORTHAM RECREATION FACILITIES ADVISORY COMMITTEE HELD ON MONDAY 19TH APRIL 2010 AT 5.00 PM, IN THE COUNCIL CHAMBERS.

	Page
1. OPENING AND WELCOME.....	3
2. ELECTION OF CHAIRPERSON.....	3
3. DECLARATION OF INTEREST.....	3
4. ATTENDANCE.....	4
5. APOLOGIES.....	4
6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....	4
7. AGENDA ITEMS.....	5
7.1 ENDORSEMENT OF FINAL DESIGN AND AWARDED OF BUILDING CONTRACT - NORTHAM RECREATION REDEVELOPMENT	5-10
8. DECLARATION OF CLOSURE.....	10

SHIRE OF NORTHAM

Minutes of the Meeting of the Northam Recreation Facilities Advisory Committee held in the Council Chambers on Monday 19th April 2010 commencing at 5.00pm

DISCLAIMER

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In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Northam during the course of any meeting is not intended to be and is not taken as notice or approval from the Shire of Northam. The Shire of Northam warns that anyone who has an application lodged with the Shire of Northam must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Northam in respect of the application.

1. OPENING AND WELCOME

Chadd Hunt declared the meeting open and welcomed everyone to the first meeting of 2010, then called for nominations for the Chairperson Position.

2. ELECTION OF CHAIRPERSON

Councillor Terry Little was nominated for Chairperson.

Moved by Jayne Hammond and seconded by Con De Blecourt

CARRIED 8/0

3. DECLARATION OF INTEREST

Parts of Division 6 Subdivision of 1 of the Local Government Act 1995 requires Committee members and employees to disclose any direct or indirect financial interest or general interest in any matter listed in this agenda.

The Act also requires the nature of the interest to be disclosed in writing before the meeting or immediately before the matter being discussed.

NB> A Committee member who makes a disclosure must not preside or participate in, or be present during, any discussion or decision making procedure relating to the disclosed matter unless the procedures set out in Sections 5.68 or 5.69 of the Act have been complied with.

4. ATTENDANCE

Committee Members

Councillor	Mr Terry Little
Councillor	Mrs Kathy Saunders
Community Representative	Mr Con De Blecourt
Community Representative	Mrs Jayne Hammond
Community Representative	Mrs Lee Ozarczuk
Community Representative	Ms Robyn Larkin
Community Representative	Mrs Vi Seagram

Exec Manager Development Services Mr Chadd B Hunt

Staff

Chief Executive Officer Mr Neville A Hale (arrived at 5.21 pm)

5. APOLOGIES

Ms Robyn Larkin

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON
9TH JULY 2009

Moved: Rae Knight
Seconded: Cr Kathy Saunders

That the Minutes of the Meeting of Recreation Advisory Committee held on Thursday 9th July 2009 be confirmed as a true and accurate record of that meeting.

CARRIED 8/0

7. AGENDA ITEMS

7.1 ENDORSEMENT OF FINAL DESIGN AND AWARDED OF BUILDING CONTRACT – NORTHAM RECREATION FACILITIES UPGRADING PROJECT

Name of Applicant:	Internal Staff Report
File Ref:	1.3.16.8
Officer:	Chadd Hunt/Neville Hale
Officer Interest	Nil
Policy:	N/A
Voting:	Simple Majority
Date:	13 April 2010

PURPOSE

For this Committee to consider endorsing the final design of the Northam Recreation Centre Building and to recommend to Council the most appropriate means for achieving the construction based on the final costing prepared for the design and construct option.

BACKGROUND

The proposed redevelopment of the Northam Recreation Centre has been ongoing for a number of years. The most recent planning for the redevelopment resulted in the formation of the current Recreation Advisory Committee which has been responsible for making recommendations to Council for the most appropriate method for progressing the plans for the redevelopment.

The term of reference for this committee included the following *“to research, plan and submit recommendations to the Shire of Northam to amend it’s recreational facilities plan to cater for the passive and active recreation needs of the Shire of Northam.”*

This Committee previously recommended to Council the parameters for the redevelopment of the Recreation facilities which were considered by Council at it’s special meeting held on 21 July 2009 where it resolved the following –

That Council –

1. *Adopt the Recreation Facilities Advisory Committee Position Paper as attached to this agenda for the strategic guide for the future development of recreation facilities within the Shire of Northam.*
2. *Adopt the following principles as generally contained within the above position paper, subject to funding:*
 - *Extension of Henry Street oval as the main oval;*

- *Retention of Jubilee Oval;*
 - *Installation of a synthetic pitch on Jubilee Oval;*
 - *Installation of 300 lux lighting on Henry Street Oval;*
 - *New Recreation Centre located to service Henry Street Oval;*
 - *Resurfacing and fencing of May St Tennis Courts;*
 - *Some minor upgrades to Bert Hawke Pavilion;*
 - *Bert Hawke Ovals top dressed to even out surface;*
 - *Recreation Centre to incorporate:*
 - *3 multi use indoor courts;*
 - *4 outdoor courts marked for netball and basketball;*
 - *Bar Hospitality area overlooking new oval and indoor courts;*
 - *Court office;*
 - *Crèche;*
 - *Change-rooms;*
 - *Public toilets;*
 - *Storage areas;*
 - *Multi use rooms;*
 - *Administration/Offices;*
 - *Servery;*
 - *Hydrotherapy Pool;*
 - *Gymnasium;*
 - *Commercial Kitchen;*
 - *Construction of a new 8 lane, 25m outdoor pool with 500m² leisure pool at the Jubilee site as a subsequent stage of development but included within the design of the building;*
 - *Pool change-rooms/toilets to be part of the recreation centre to allow for shared use.*
3. *Authorises the Chief Executive Officer to engage suitably qualified consultants to prepare a Master-plan and Building Design Concept for the Jubilee Oval Precinct based on the parameters defined within the recommendations above including further discussion with user groups and public consultation with respect to the final Master-plan.*
 4. *Endorses the Chief Executive Officer's action in engaging WALGA to provide tender documentation preparation and assessment for the provision of architectural services for the detailed design and full construction drawings for the New Recreation Centre.*
 5. *Advertise for the position of Construction Manager as provided within the Commonwealth grant funding on a two year contract basis to manage the implementation of the Jubilee Precinct Master-plan.*
 6. *Each stage of the process to be referred back to Council.*

Following the above meeting Council engaged the services of Woodhead Architects to prepare a master plan and building design concept in line with the resolution above. The basis for the development of this Master Plan was to prove that the recommendations included within the Council resolution could be developed on the site. It should be noted that the advertisement and appointment of a project manager did not occur due to the fact that the proposed tender also included a design and construction option as well as a design and project management option for an architectural firm. Council in considering the tenders received could then determine which option best suited Council.

Council again considered the proposed development at a special meeting held on 31st August 2009 where it resolved the following-

1. *That Council notes and endorses the master plan prepared for the Jubilee Oval and Henry Street precinct as prepared by Woodhead Architects for the purposes of calling tenders for the further development of a recreation centre on the nominated footprint area.*
2. *That Council accepts the design tender specifications including the tender assessment criteria prepared by WALGA Tender Services and agrees that the management of the tender process will be overseen by the Chief Executive Officer or his nominated delegate.*

Following the above resolution by Council the tender process was undertaken by WALGA on behalf of the Shire of Northam for the following options –

1. Design and construction of new Recreation Centre by suitably qualified building construction companies.
2. Architectural Design, Technical Drawing preparation, project Management/Supervision of Building Construction by suitable qualified Consultants.
3. Architectural Design, Technical Drawing preparation with project management/supervision of building Construction undertaken by the Shire of Northam.

Following the closure of the tender period Council considered the tenders received including the options above at a special meeting held on 28th October 2009 where it resolved the following-

1. *Northam Recreation Centre Alliance be selected as the preferred tenderer for the Northam Recreation Facilities Development Project on a design and construct basis.*
2. *Council give delegated authority to the Chief Executive Officer to proceed to undertake minor negotiations with the Northam Recreation Centre Alliance in accordance with Regulation 20 of the Local Government (Functions and General) Regulations 1996 (WA).*
3. *Council award the contract subject to the successful negotiations as detailed above and the following conditions being included within the documentation:*

- *The contract be entered into and is signed with Cooper and Oxley as the contractual partner on behalf of the Alliance and with the sub-contractors nominated as per the Tender being Centera Group Pty Ltd and Paterson Architects;*
 - *The Shire of Northam determines the number of representatives which will make up the Project Control Group proposed under the Tenderer's submission*
 - *That progress to Phase 3 (Construct Documentation) is contingent upon Council approval for the final design (Phase 1) and confirmation that the construction cost is within the nominated total budget figure (\$7 Million)*
4. *In the event that contract negotiations are not satisfactory to the Shire of Northam that Council reconsider the tenders received.*

Following the above resolution a series of meetings, consultations and briefings have been held in arriving at a generally acceptable design. This consultation has included meetings with this advisory committee, the main proposed users of the new facility and other members of the public. The resultant final design for the building is attached to the Agenda as is the overall plan for the Jubilee/Henry Street precinct. It should be noted that the master plan will be modified slightly as further consultation with Council consultant Engineers has resulted in a redesign of the car parking area so that no areas of the existing oval will be required for that purpose. The existing outdoor basketball area will be able to be used as the overflow parking area for the development

The Alliance consisting of Cooper & Oxley Builders, Paterson Group Architects and Centera Project Management were charged with the task of developing the design concept based on the footprint area contained within the tender document. The reason for taking this approach was to ensure that the design achieved was the most suitable for the site and not based on previous designs undertaken by other consultants. This necessitated additional consultations with user groups who understandably were frustrated by another round of consultations.

The final design of the building by the Group has received informal endorsement by this Committee as well as the main users of the facility within Stage 1.

The generally agreed building design has subsequently been the subject of detailed costing analysis by the Alliance which has resulted in the final costing being presented to this Committee and Council.

STATUTORY REQUIREMENTS

Local Government Act 1995 s3.57 - Tender for Providing Goods and Services (Division 2).

Local Government (Functions and General) Regulations 1996 apply to the calling and receiving of tenders.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Key Result Area: Social Cultural & Community

Goal: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development

Outcome: Provides for active and passive recreation needs

BUDGET IMPLICATIONS

Attached to the Agenda is a copy of the proposed budget for the overall redevelopment of the precinct. It is recommended that this Committee endorse the proposed budget, including funding sources, and that this issue is considered by Council in arriving at its final conclusion.

OFFICER'S COMMENT

The proposed redevelopment of the Jubilee and Henry Street precinct provides a opportunity for Council to upgrade and enhance its existing facilities to a high standard. The funding received from the Federal Government has necessitated that timelines are required to be met and subsequently the design development and consultation period has been undertaken within a compressed timeframe, however the resulting design is generally supported by all major stakeholders.

The issue of the Recreation Centre and standard of facilities for the sports utilising the playing areas has been an ongoing issue for a number of years and the current proposal will provide a greatly enhanced indoor recreation centre, modern playing oval with lighting, modern outdoor courts with lighting and a large entertaining and reception area. The design concept has also included the proposed construction of the second stage of development as resolved by Council, which would result in a new modern aquatic facility. Whilst not costed within this stage the opportunity to roll into the second stage is provided for in the current design.

With the recommendations made by Council on 21 July 2009 two points require further explanation/clarification. The hydrotherapy pool is not included within the current building proposal although separate funding and indicative costing is being pursued at the moment for such a facility. The indications at this stage are that a 40m² pool with surrounds and toilets would be approximately \$600-650,000 to construct as a stand alone facility. Further consideration is also required with regard to the designation of the pool and it's intended future use as this has significant implications with respect to the construction specifications, operational costs and supervision requirements. A fully operational gymnasium is not included within the current building costs although an activity room could be converted in

the future if required. This general decision was based on the fact that currently within the town site of Northam two privately owned gyms are in operation.

It is recommended by staff that this Committee endorse the recommendations below as a means for achieving the enhanced facilities for the Shire of Northam.

COMMITTEE'S RECOMMENDATION

Moved: Rae Knight
Seconded: Con De Blecourt

That this Committee recommend to Council that it endorse the final building design for the Northam Recreation Centre redevelopment project as included within Plans Pd 04 (rev L), Pd 05(rev H).

That this Committee recommend to Council that it award the building construction contract subject to the following conditions being included within the documentation:

- *The contract be entered into and is signed with Cooper and Oxley as the contractual partner on behalf of the Alliance and with the sub-contractors nominated as per the Tender, being Centera Group Pty Ltd and Paterson Group Architects;*
- *The Shire of Northam determines the number of representatives which will make up the Project Control Group proposed under the Tenderer's submission*
- *That the building construction cost is within the nominated total budget figure (\$7.845 Million)*

That this Committee recommend to Council that it accepts the building construction and total redevelopment project budget of \$9,065,000 as attached to this Agenda

CARRIED 8/0

8. DECLARATION OF CLOSURE

There being no further business the Chairperson declared the meeting closed at 5.47 pm.

 Signature of Chairperson

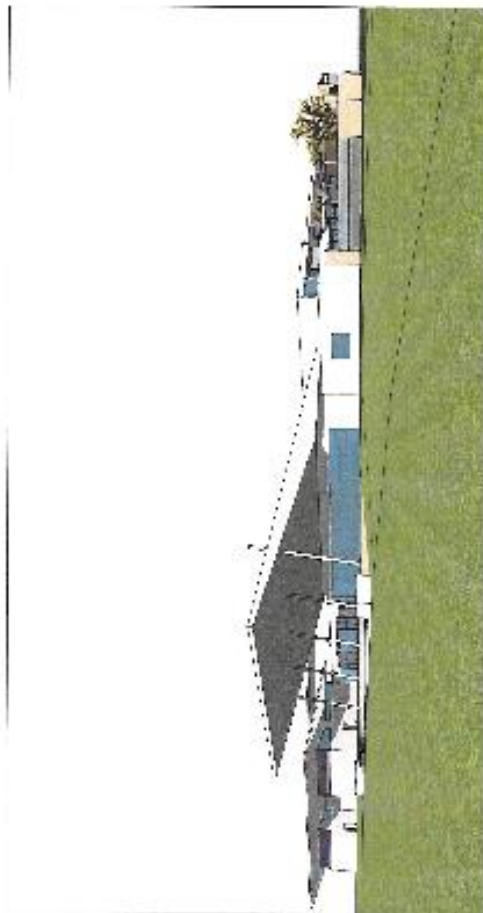
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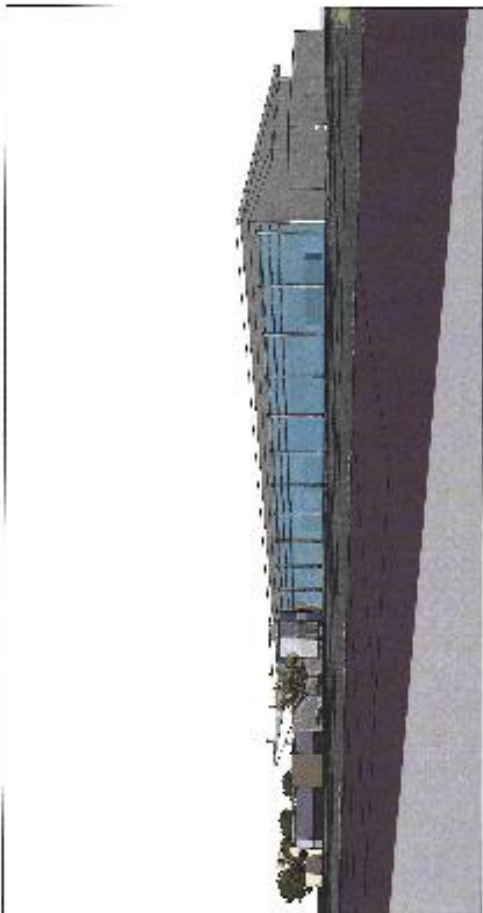
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■ NORTHAM RECREATION CENTRE
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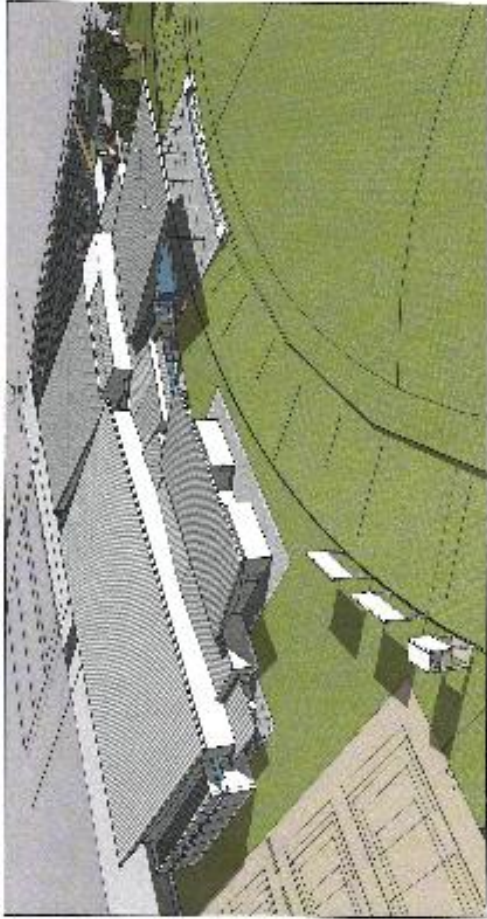
northam recreation centre
PERSPECTIVE 100% 2009.04.14.10.04

FOR DISCUSSION ONLY
Early stage, for discussion

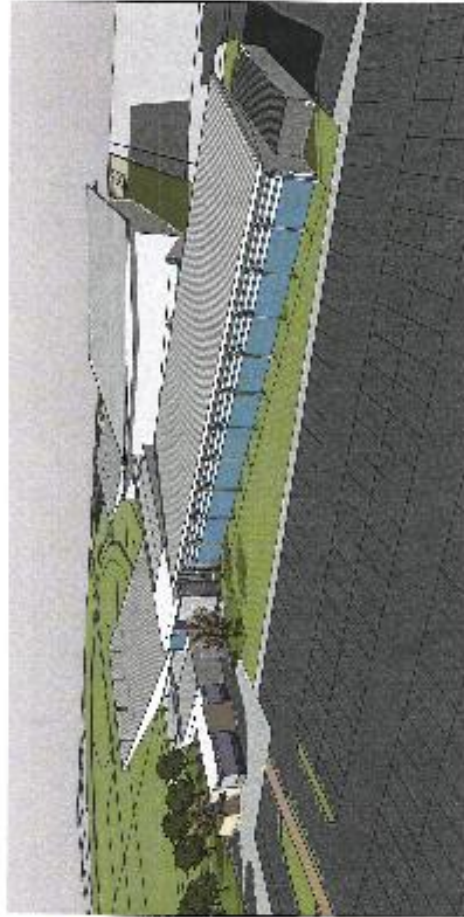
Paterson & Co Architects
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FOR DISCUSSION ONLY

PRELIMINARY
PROCESS (04/10/09)

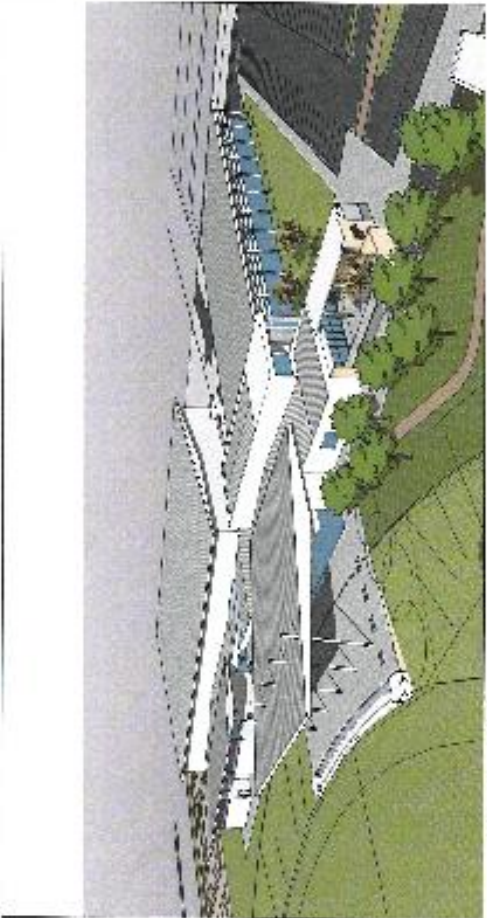
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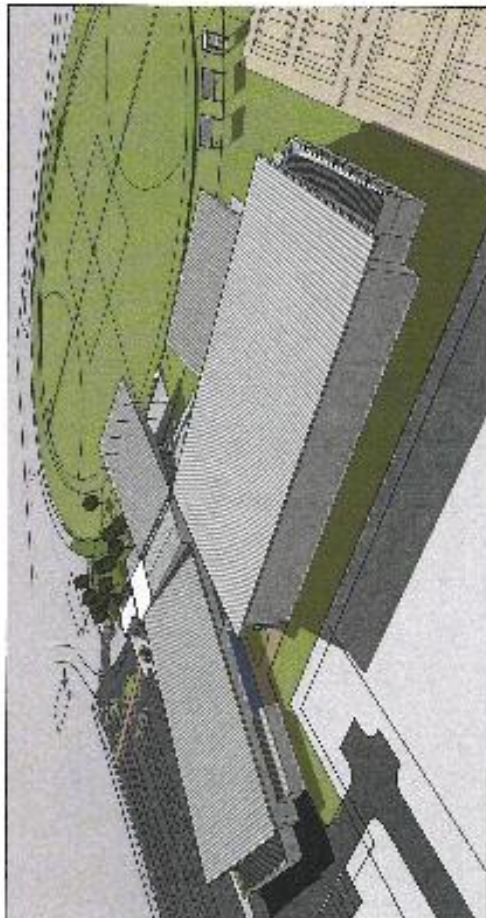
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 RECREATION AND LEISURE TRUST

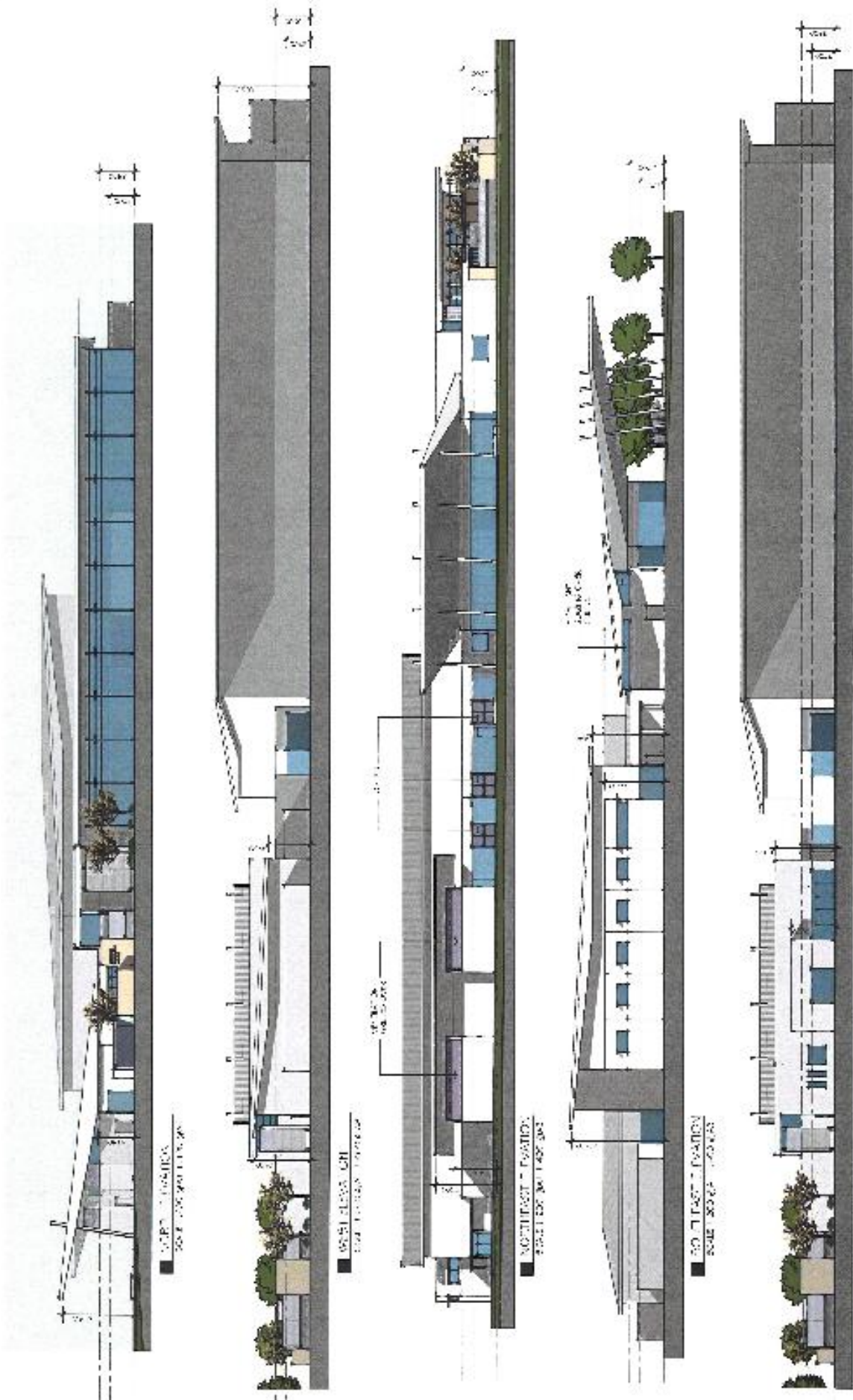
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PRELIMINARY
 初步方案 (未定稿)

Pd10

northam recreation centre

PROJECT NO. 1011 / 2009A1.010104



PRELIMINARY
PROPOSAL
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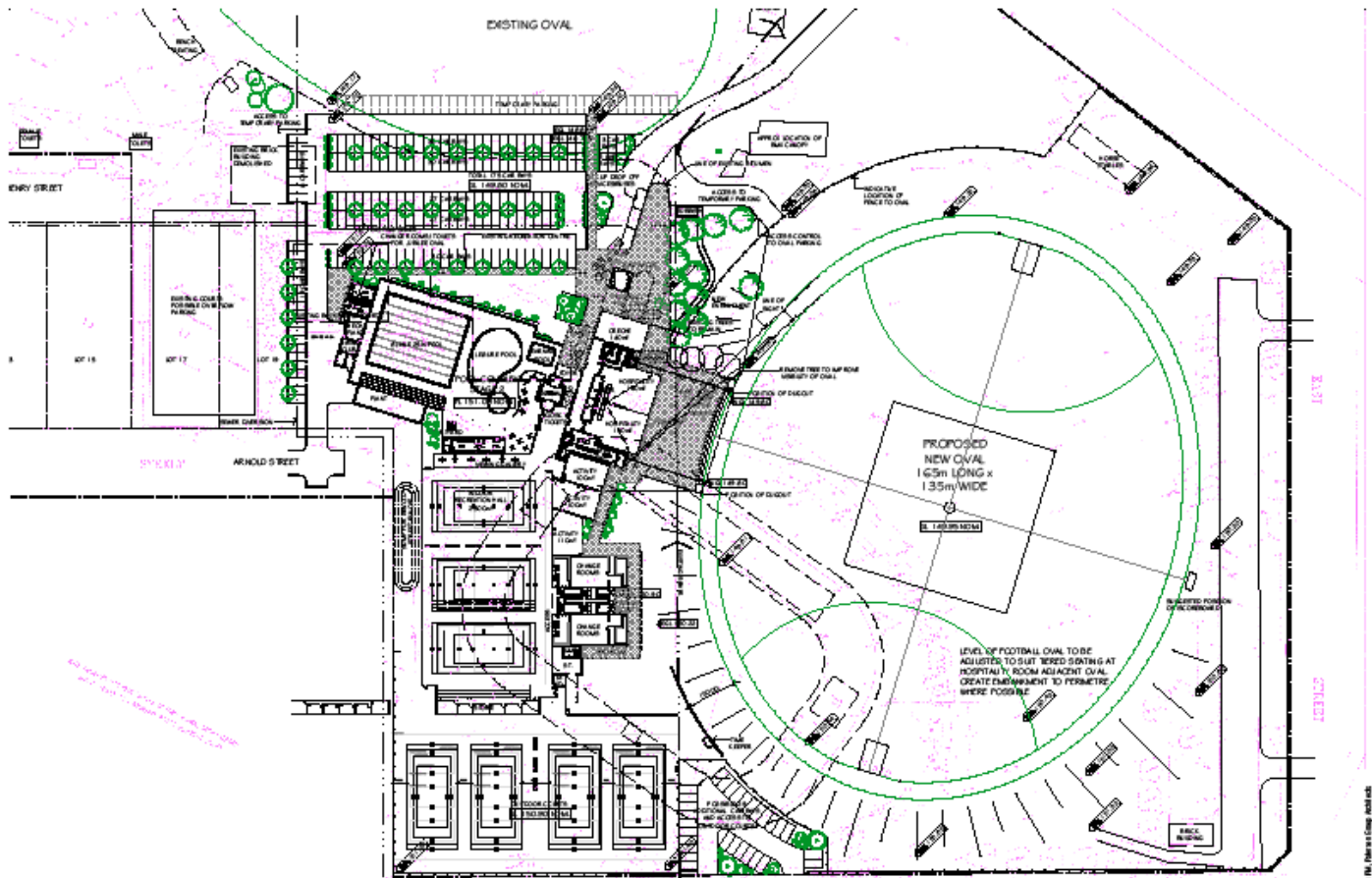
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PRELIMINARY
FOR DISCUSSION
MAY 2009, INITIAL



Pd04

Peterman Group Architects
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www.peterman.com.au



DESIGN REPORT

GENERAL

The design approach for the new recreation centre seeks to encapsulate all user requirements into an exciting building that proudly reflects the aspirations of the Shire of Northam, local sporting groups and general community.

The Shire of Northam is to be commended for its progressive approach to the provision of recreation facilities within Northam. There is demonstrable evidence that a higher level of social and community interaction occurs as a consequence of the combination of varying sporting groups into the one centre in regional towns within WA.

BUILDING COMPONENTS

The facility comprises of:

- 1.0 **Entry Foyer**
 - 1.1 Administration and Reception
- 2.0 **Pool Complex (Stage 2)**
- 3.0 **Hospitality/Clubrooms**
 - 3.1 Bar/cocktailroom/dry store
 - 3.2 Pre-function area
 - 3.3 Kitchen
 - 3.4 Spectator Gallery
- 4.0 **Sports Hall – 3 Courts**
 - 4.1 Viewing gallery
 - 4.2 Tournament seating
 - 4.3 Game control, meeting room, sporting offices
 - 4.4 Sports stores
- 5.0 **Changerooms/Toilets**
 - 5.1 External
 - 5.2 Internal
- 6.0 **Crèche**
 - 6.1 Internal area, toilets, tea preparation
 - 6.2 External play
- 7.0 **First Aid**
- 8.0 **Umpires Room**
- 9.0 **Activity Rooms**
- 10.0 **Site Works**

**NORTHAM RECREATION CENTRE REDEVELOPMENT
BUDGET 2010**

ESTIMATED PROJECT COSTS

Recreation Centre Building	7,854,000
Outdoor Courts	225,000
Oval extension	175,000
Lighting	220,000
Car Parking & Access	275,000
Earthworks & Headworks/Drainage	200,000
Professional Supervision/Design Fees	125,000
TOTAL	<u>\$9,065,000</u>

CONFIRMED FUNDING

Commonwealth Grant	3,200,000
Transfer from Reserve	346,000
Royalties for Regions	1,100,000
Council Loan	1,100,000
Council Cash Contribution	54,000
CSRFF	260,000
TOTAL	<u>\$6,060,000</u>

POSSIBLE FUNDING

Lotterywest (to be confirmed)	700,000
Additional Borrowings (to be confirmed)	1,900,000
Transfer from Public Open Space Cash in Lieu Trust (approval required)	300,000
Transfer from Rec Reserve 10/11	105,000
TOTAL	<u>\$3,005,000</u>

OVERALL FUNDING **\$9,065,000**

G:\Town Planning\Recreation Centre\Northam Recreation Centre Redevelopment Budget April 2010

