

Hall Refurbishment Meeting – Wednesday 19/05/2010

Present: Sari Bartlett, Les Brown, Lynda Johnson, Jackie Kelly, Henry Brewer, Trish Davies, Neil Hodge, Nell Showers, Drew Carey (Project Manager)

Apologies: Carolyn Martin

Roof:

Follow up from previous meeting, Drew advised that Glen Lawrence (Building Inspector – Alpine Shire) will check condition of roof, both externally and internally. Hopefully he will be able to do it this week, but definitely by the end of next week. This will give us an independent view on whether or not the roof needs to be replaced or if we only need to replace roof capping, fascia and gutters and then repaint the roof instead of replacing the whole lot.

Review of Notes of Previous Meetings:

Drew has looked over the notes of the past meetings to date, sorting out what we had already discussed, in particular using the notes of the 2 community input meetings as the basis of further discussion tonight.

Drew thought our key areas would be affordability, low maintenance and future users. He asked what we meant by sustainability as this means different things to different people. Drew's thought on sustainability was that today's users don't stuff it up for the next generation of users.

Some discussion took place on what everyone thought sustainability meant. General consensus was, that it meant 'providing for future use and generations'.

Discussed why the notes from the meeting of 11 May 2010 had not been uploaded to the website.

Very unfortunate as these notes had a lot of information regarding a number of areas discussed. ***Nell to follow up with Julian and have them uploaded to the website.***

Prioritising List from Community Input Meetings:

Playground Equipment - want it but lower on the list, other funding could be sourced ie commemorative funding or through FRRR

Fencing - will be done, front fence and western side to be more 'child proof' but the eastern and southern sides to be more of a mesh fence that will be built to keep kids in, lower cost, perhaps could be a community project. Could include the cost of materials in the tender but the labour could be supplied by the community.

A number of people in the community have said that they are very willing to do anything they can with regard to the refurbishment, including fencing, moving the shed, painting etc. Drew said that this sort of thing was something that once the tender had been awarded, we could then negotiate with the builder to do things such as fencing etc, provided that it did not impact on their work or OH&S issues. He didn't seem to see an issue with it. By the community participating it also builds ownership of the renovations.

Multi-Purpose Room - how popular? Community is somewhat divided. Some want it others don't and there are some that say it would be nice only if money permits. Within the community there are lobbyists on both sides. Drew was able to provide us with more detailed costs. In general it costs about \$2000 per m². Therefore to build a multi purpose room would be around \$75,000-\$100,000 plus extra to fit out. Therefore careful consideration will need to be taken when deciding whether or not to add on the hall.

Toilets - to enable us to have the toilet facility the way we want the existing toilets will need to be gutted. To refurbish the toilets in their existing position will cost about \$30,000 plus extra to add a disabled access toilet with shower, including the removal of asbestos flooring

Shower -	Hot Water, minor back stop for emergency use, 2 or 3 short showers and then would have to wait for water to heat up again, or we could purchase a large unit that we would have to constantly pay for when it might only get used once or twice a year.
Dishwasher -	Drew provided costing for commercial dishwasher, \$4000. Based on that figure we decided that if we could get a plan that would include space for it then it would be something to give solid consideration to. A domestic dishwasher is not suitable for the kitchen.
Cater for all ages -	Yes, but how do we encourage different age groups to make more use of the hall
Car Park -	Yes, but who will pay for it? Drew told us that he had spoken to the Planning Department who is checking out the details about the land. Council and/or VicRoads will not pay. They wait for a planning permit to be submitted and then put conditions on the developer (that's us). We will most probably need a turning lane to be constructed (the one at Freeburgh Hall is costing about \$25-\$30,000). If we require one it will cost us about the same amount. Despite roads such as Carrolls Rd not having a turning lane, laws have changed since that road was built, and any new works need to comply with current laws. Drew to follow up to see what exactly our \$50,000 will pay for.
Western Entrance -	Yes. This will go ahead, including double door with airlock entry, more attractive entry to hall, disabled entrance access approximately 6 metre ramp
Awnings -	overhead awnings to all entrances. Yes.
Pallet access -	at this stage no to this proposal, or very low priority
Disabled Access -	Yes,
Kitchen Access -	keep gates at front for access to kitchen, to be able to drive through to car park.
External Access -	this will depend on what happens to the toilet upgrade. Decision needs to be made on how to access the hall, ie through the main entrance or a separate entrance. Access through the hall has operational issue, ie access to power etc
Electricity -	if we rewire do we need to turn power off all the time, need to discuss further, perhaps with an electrician
Extend Kitchen -	location of kitchen and whether or not to extend was discussed. Leave kitchen in same location, no need to extend, include cavity sliding in and out doors, window in northern wall for additional lighting, upgrade to commercial standard, including commercial dishwasher if plan and money permits, warming oven – more modern and functional (current one is far to large), large roller shutter to supper room, extend under bench drawers and cupboards into supper room from kitchen.
Outdoor Area -	<p>Front area levelled and paved, but no covered area at this stage, unless money is available, front area is very noisy from road traffic it is unpleasant to be out there, could do it later. Drew estimated structure of 10 x 6 metres would cost about \$25,000 depending on materials and design.</p> <p>Rear area – Deck off the supper room, discussed various types of materials to build out of. Timber, suspended concrete, recycled plastic, and steel. A number of alternate products were suggested by Drew, they included Everdeck –enduro plank. Made from 98% recycled plastic, in 179 and 195 mm wide boards and ModWood, in 88 or 137mm wide planks which looks like wood and can be painted but does not need to be. Both products can be mounted on either timber or steel bearers. These products are both more expensive than wood but are stronger with no ongoing maintenance or upkeep, which is a plus. The cost is about twice that of timber decking but has no ongoing costs for maintenance.</p> <p>The cost of a timber deck is approximately \$960 and using ModWood would be about \$2100. These costs do not include sub-structure as no matter what type of product used a sub-structure would be needed.</p>

As part of the process of determining which product is going to be the best we will need to investigate the cost of using all steel (decking and sub-structure). Another decision that will need to be addressed is the need for steps from the deck down to a courtyard type area leading to a playground area for younger kids and an activities area for older children. The courtyard outdoors area could be more of a community project – need to be designed, even if it is done at a later date.

Seating -	fixed in place seating? <i>Could we include a feature stone seat or something – wouldn't that be a great commemorative memorial?</i>
Roof Over Deck - Blinds & Awnings to decking - Shade Sails - Landscaping -	Yes Yes if money permits, easy add on later difficult to make work with the look of this hall Bring in Fill and shape again. Design outside area with plants and stuff later Fence off back area of hall grounds, keep everything we do use as nice as possible
Septic -	leave or replace. Could place concrete or steel lids on top of septic level with ground, or could replace and then it could be placed anywhere we chose
Shed -	looks like shed will be retained, move to rear of hall grounds, have shed and tanks down the back
Asbestos -	Shire have asbestos report which shows that the outside is OK as it is, just needs painting to keep it in good repair. Internal asbestos will all be removed as part of the refurbishment. Drew will cost it for the removal of both internal and external asbestos
Acoustics -	both Drew and Ross Beaver (architect) believe that laying carpet is not a great idea, in that it most probably won't help with the noise and acoustics in the hall. It would be more effective to cover parts of the internal walls with fabric; this would help with the acoustics as well as the aesthetics of the hall. <i>Ross will do some research and do a proposal or get an acoustics expert</i>

Multi-Purpose Room - Moving the Stage to the Southern end of Hall:

Drew thinks that moving the stage is a waste of money. One way to get a multi-purpose room is to use the existing store room space at the front of the hall.

Additional Drawing prepared by Drew:

Drew provided an additional drawing for us to consider. This drawing leaves the stage in its existing position, moves the toilets to the southern end of the building (original concept of the hall when it was built), then using the space where the toilets originally where create a multi-purpose room.

With the moving of the toilets to the southern end of the building, a new enviro septic tank will be installed to replace the existing old tank.

The kitchen will be refurbished to a commercial standard, and an outdoor deck area will be built off to the north of the supper room.

A new entrance will be created on the western side of the hall incorporating an airlock entrance, with disabled access.

This new drawing provoked some lively discussion amongst the committee, as is well worth consideration. It would create space for the multi-purpose room without the additional cost of building a new room for approximately \$100,000. It would also alleviate the need to walk past the stage when wanting to use the toilets. The toilets can be designed appropriately including a disabled toilet, shower and baby change facility.

Drew will do a couple of different sketches for us to have a look at, and will then do some costings. He will do a quick sketch for the outside and run it by a landscape architect from the Shire for their thoughts, the same with the outside of the building. He will have these sketches to us in time for our next meeting.

Next meeting: Tuesday 25th May at 7pm at the hall