

10.3 HALVERSON HALL - CONDITION AND COMPLIANCE ASSESSMENT

Attachments: Nil

RECOMMENDATION:

That Council:

1. NOTES the Condition and Compliance Assessment for Halverson Hall.

PURPOSE OF REPORT:

To provide Council with a condition and compliance assessment and high level cost estimates for renewal and upgrades of the facilities at Halvorsen Hall.

BACKGROUND:

At the Ordinary Council Meeting on the 17 August 2021 Council approved a four year lease extension for of Halvorsen Hall to the Robertson Park Artists' Studio. Included in that decision was a specific resolution as follows:

REQUIRES the Chief Executive Officer to present a condition and compliance assessment and high level costings for renewal / upgrades of the facilities at Halvorsen Hall and present to Council at the November 2021 Ordinary Council Meeting.

This report is presented in response to that decision.

Constructed circa 1970, the brick and tile single-storey building occupies approximately 200m². The structure comprises a main area with vaulted ceilings, a small kitchen, male and female toilets, a storeroom and garage room with a single roller door to the exterior.

In recent years Halvorsen Hall has been exclusively leased to the Robertson Park Artists' Studio who have used the building to create, store and display various works of art, as well as conduct art training classes. The building is also periodically opened to the public for 'Community Art' days where people can meet the artists, view and purchase artworks.

This assessment quantifies the works required to:

1. Maintain Halvorsen Hall in functionality and safety for the 4-year term of the lease
2. Renovate the building so it is compliant with current standards and extends its life by up to 20 years.

DETAILS:

Inspections of Halvorsen Hall by City of Vincent staff were undertaken in September and October 2021 to determine the current level of compliance and general condition.

Compliance

Taking the building's age into consideration, compliance with current Building Code of Australia (BCA) provisions ranges from fair to poor as exemplified below:

- Clearance width of the existing doorways within the building do not meet current BCA provisions.
- Unisex and ambulant accessible sanitary facilities have not been provided in the building.
- The existing door hardware to the required exits do not meet current building standards.
- The accessible ramp has a gradient of 1:13, which does not comply with the requirements of AS1428.1
- The existing accessible car parking bays fall short of the current requirements of AS1428.1 and AS/NZS2890.6

Condition

The exterior of the building was found to be structurally sound with majority of external components rated in good to fair condition. Internally the building was found to be in a fair to poor condition. Examples of the poor condition are:

- Rotting window and door sills
- Roof ridge capping cracked and deteriorated
- Heating system not working
- Inefficient ceiling lighting
- Painting requires renewing

Works to make the building functional and serviceable (not BCA compliant) until the end of the current 4-year Lease term:

- Replacement of ceiling lighting –	\$2,000
- Installation of drop-down power points –	\$2,000
- Replacement of wall heaters –	\$3,500
- Replacement/repair of front entry frames and sills –	\$2,000
- Repointing roof capping and replacing broken tiles –	\$5,000
- Painting –	\$2,500
- Contingency –	\$2,000

Estimated Total = \$19,000

Works to bring the building into compliance in conjunction with current standards and extend the building's functional life by up to 20 years:

- Redesign of internal floor plan and service reticulation -	\$10,000
- New switchboard, electrical reticulation and fixtures -	\$15,000
- Removal of existing toilets and kitchen -	\$20,000
- New, disabled compliant toilets and kitchen -	\$60,000
- New access doors and hardware throughout -	\$20,000
- New disabled access ramp and railing -	\$20,000
- Introduction of dedicated storage area -	\$20,000
- Painting -	\$10,000
- Contingency -	\$20,000

Estimated Total = \$195,000

CONSULTATION/ADVERTISING:

The Lessee has been involved with development of the condition and compliance assessment. Proposed works are in line with the Lessees intentions.

No notices or proposed works have been advertised publicly.

LEGAL/POLICY:

The building is required to be maintained to the standards in force at the time of construction. With certain exceptions, there is no requirement for buildings to be continually upgraded to achieve compliance with current BCA standards.

Upgrades are undertaken to areas that are non-compliant with current standards, then the upgrades must be compliant.

An example, in the instance of Halvorsen Hall, upgrades to the bathrooms will require compliance with accessibility standards like wheelchair access, accessible car parking,

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to receive this report

STRATEGIC IMPLICATIONS:

Halvorsen Hall falls outside the Robertson Park Masterplan.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This activity may have some negative environmental impacts.

PUBLIC HEALTH IMPLICATIONS:

Asbestos has been identified in the electrical switchboard. However, the material is painted and in good, stable condition. Being inside the switchboard and secured from wear and tear it is deemed to pose minimal risk to humans. The board is clearly labelled with warning signs and the City inspects it on a regular basis for deterioration.

FINANCIAL/BUDGET IMPLICATIONS:

To maintain functionality and safety inside Halvorsen Hall for the 4-year term of the current lease - \$19,000. These funds can be sourced from the 21/22 building maintenance budget.

To upgrade Halvorsen Hall so it is compliant with the BCA and current Health Regulations whilst extending the building life by approximately 20 years- \$195,000. These funds are unbudgeted.