

STRATEGY AND POLICY REVIEW COMMITTEE
2 JUNE 2008 **POLICY AND PLANNING**

A2	BETTY DAY COMMUNITY CENTRE REDEVELOPMENT
LOCATION/ADDRESS:	67-69 ARGYLE STREET, ST KILDA 3182
RESPONSIBLE EXECUTIVE DIRECTOR:	DAVID YEOUART EXECUTIVE DIRECTOR COMMUNITY ASSETS AND SERVICES
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FILE NO.:	14/01/1117
ATTACHMENTS:	NIL.

1. EXECUTIVE SUMMARY

- 1.1. The Betty Day Community Centre (BDCC) is one of Council's 6 key neighbourhood community hubs and represents the fifth stage in the Community Hub Policy implementation.
- 1.2. The BDCC is being redeveloped to:
 - Improve the Occupational Health & Safety (OH&S) functionality and service delivery capacity of the centre, particularly the meals distribution and delivery area.
 - Improve the long-term functionality of the current community space and increase space to accommodate future users and life-stage needs.
- 1.3. The construction tender for the building works was recently advertised and run and at close of tender on 21 May, 2008 five competitive submissions were received.
- 1.4. A tender evaluation process is now underway and will conclude in mid June 2008.
- 1.5. A confidential supplementary Council report will be presented to the ordinary Council meeting on 26 June 2008 outlining the tender process and assessment, and recommending a preferred contractor.

2. BACKGROUND AND CONTEXT

- 2.1. In July 2006, an amount of \$70,000 was allocated through Council's capital works program for the preliminary concept design for the redevelopment of the Betty Day Community Centre.
- 2.2. In July 2007, a further amount of \$100,000 was allocated to continue to develop up the concept plans to redevelop the Betty Day Community Centre in response to demands from individual services users, tenants and groups.
- 2.3. As part of Council's draft budget 2008/2009, an amount of \$1.6 million has been allocated for the final construction stage of this project.
- 2.4. The BDCC is now being redeveloped to:
 - Meet increasing demand for community space;
 - Provide opportunities for multi-purpose activities and event to be co-located;
 - Upgrade and better utilize the space currently being used as the Delivered Meals kitchen
 - Respond to residents' concerns with amenity issues.
 - Comply with OH&S and disability requirements; and
 - Continue and maintain service delivery component within the Centre.
 - Cohesive leisure and family precinct with stronger links between the hub and Jim Duggan Reserve.
 - Extend the life of the building asset
- 2.5. This project meets the Community Hubs Policy (endorsed by Council in 2003) and is in line with Strategic Initiative 5: *Better local services in community centres* as part of Council's 4 Year plan.
- 2.6. The project will ensure elements of environmentally sustainable design and function which aims to lift the environmental performance of the BDCC while allowing room for innovation and exceptional outcomes. The sustainability initiatives include
 - A gas boosted solar hot water system
 - External new windows will be double glazed argon filled units.
 - Light fittings will be high efficiency T5 fluorescent light fittings
 - Motion sensors included on internal lighting.
 - External lighting replaced with T5 and energy efficient (LED) fittings with timers and motion sensors.
 - Heating and cooling using new commercial reverse cycle split air conditioning systems.
 - Rainwater will be collected in 20,000 litre tank from roof area to reuse in toilets.
 - Storm water from the new pedestrian pathway falls to landscape areas to irrigate the garden area.

AGENDA - STRATEGY AND POLICY REVIEW COMMITTEE - 2 JUNE 2008
POLICY AND PLANNING

- Shower heads and basin taps have flow restrictors fitted.
 - New toilets to be 4-star rated.
 - Material from demolition will be re-used if possible.
(re-use existing bricks in landscaping)
 - All timber used will be plantation /sustainable timber
 - Low chemical and environmentally friendly (VOC) paints will be used internally and externally.
 - Carpet tiles will be installed using adhesive patches rather than an adhesive glue to fix to the floor, avoiding internal VOC emissions.
- 2.7. In October 2007 Council developed a concept plan and invited community members, centre users, culturally and linguistically diverse groups, other interest groups and residents to an information session to comment on the concept plans. At that time most stakeholders were extremely positive about the plans and only minor changes were requested which were incorporated into the modified plans.
- 2.8. Council's architects then further developed the concept plan into a detailed design. A planning permit is not required for this project and a building permit was applied for in January 2008.
- 2.9. A tender was advertised on 19 and 26 April 2008 and invited suitably qualified building contractors to tender for the redevelopment of this centre.
- 2.10. At the close of tender on May 21, 2008 a total of five competitive tender responses were received. A tender evaluation panel has been convened and has begun evaluating the 5 tender responses.
- 2.11. On June 26, 2008 a confidential supplementary report will be presented to the ordinary Council meeting outlining the tender evaluation process and recommending a preferred contractor.

3. RECOMMENDED OPTION

- 3.1. Council is asked to note the progress made on the development of a detailed design that meets the needs of the community groups and other tenants for the Betty Day Community Centre
- 3.2. Council is asked to note that a tender process has begun and a tender evaluation panel has been established to evaluate the five tender responses received to date.
- 3.3. A confidential supplementary report will be presented to the ordinary Council meeting on June 26, 2008 outlining the tender process and assessment and recommending a preferred contractor to complete the works.

3.4. Sustainability assessment

Social Pillar	This proposal maintains current uses and access, and enables new and varied services to be introduced to a broader community. Families will gain access to community space for opportunities to come together and connect.
Economic pillar	This redevelopment preserves and extends the life of a valuable asset. The proposal increases the usability of the Centre and improves performance and potential for future uses.
Environmental Responsibility	The redevelopment incorporates environmentally sustainable outcomes such storm water capture & re-use, efficient equipment & fixtures and recycling. The main entry is re-located away from the Argyle Street frontage, addressing residents' concerns about noise and parking.
Cultural Vitality	The redevelopment increases the potential for a more diverse range of users to come together - to reflect the local neighbourhood profile - and improve the harmony between different cultures.

3.5. Policy and legislative implications

The redevelopment supports the Council's Community Hubs Policy and Strategic Initiative 5: *Better local services in community centres* in the Council Plan.

The sustainable design initiatives are in accordance with Council's Sustainable Design Policy 2006 and meet the Sustainable Design Scorecard for non-residential development.

3.6. Risk implications

The Centre in its current layout does not support the Community Hubs Policy of providing for a broad range of multi-purpose activities. Compliance with OH&S and disability requirements, together with staff safety and security will not be addressed unless the redevelopment is undertaken.

The project has wide support from both community groups, residents, Council staff and tenants any delay will result in community dissatisfaction.

3.7. Resource implications

The tender prices quoted from the five tender responses received range from \$1.1million to \$1.9million. The tender evaluation panel has shortlisted the 3 lowest priced tenderers (those within the budget set for the project) and these will further for assessed.

The supervision of the construction works will be conducted by Council staff in the Community Assets & Services Division.

The design of the redevelopment is flexible and allows for items to be excluded if required should there be any financial implication. This will be resolved as part of the tender assessment process.

4. ALTERNATIVE OPTIONS

4.1. There are no alternative options identified that would improve on the recommended option. The floor plan for the redevelopment was chosen after extensive consultation with internal and external stakeholders.

4.2. Alternatives may have the following implications:

- Reducing activities to accommodate a different floor plan.
- Increased budget implications.
- Lack of community support.

5. PARTICIPATION AND ENGAGEMENT

5.1. Internal

5.1.1. The people who have been engaged with in relation to this issue are:

- Cultural Development Staff, Community Services Staff and Building & Green Space Staff, and City Development Staff.
- Blessington Ward Councillor and St. Kilda Ward Councillor

5.1.2. Regular meetings were held with internal staff to ensure the outcomes of the project were being met and all planning and building issues were properly addressed.

5.2. External

5.2.1. Information sessions for centre users and local residents were held in October 2007.

5.2.2. Feedback forms from attendees of the information sessions were received in October 2007.

5.2.3. Evaluation of information sessions were sent to attendees in November 2007.

5.2.4. Letter drops of local residents will be made to alert them of construction works and short-term impact on amenities.

6. IMPLEMENTATION

- 6.1. Those tenderers that have been short-listed will be further assessed against the criteria including interviews, reference checks and capability/financial analysis.
- 6.2. Interviews are scheduled for week beginning 4 June 2008 with a decision on the preferred contractor by 11 June 2008.
- 6.3. A supplementary Council report recommending the preferred contractor will be presented to the full Council meeting of 26 June 2008.
- 6.4. Alternative accommodation has been found for the current users at various venues (St. Kilda Library, Cora Graves, South Melbourne Community Centre) and the delivered meals service will operate from the St Kilda Town Hall kitchen during the construction period.
- 6.5. Upon Council endorsement, it is expected that the contractor will commence on-site works in August 2008 and the Centre will re-open for use in February 2009.

7. COMMUNICATION

- 7.1. The key messages that will be communicated are:
 - The redevelopment of the Betty Day Community Centre is to increase its multi-purpose capacity and its effectiveness as a viable and active community centre for all ages.
 - Community feedback has raised concerns in relation to resident amenity such as parking and increased noise. The redevelopment will alleviate these issues as well as increasing utilization rates of the centre.
 - Current community users will be relocated to ensure continuity of activities and services during the construction process in 2008/09.
- 7.2. The stakeholders will be informed of the project via information updates on Council's website and letter drops.

8. RECOMMENDATION

That the Strategy and Policy Review Committee recommend that Council resolve:

- 8.1. That the Council receives the report and notes the progress made on the redevelopment of the Betty Day Community Centre.
- 8.2. That a confidential supplementary report outlining the tender evaluation assessment and process and recommendation of a preferred contractor will be presented to the ordinary Council meeting on 26 June 2008.