



"A Sustainable Community that is inclusive, attractive, healthy and pleasant to live in, that uses our land so as to preserve our history and environment, respects the rights and equality of our citizens and manages our future growth wisely."

AGENDA

**FOR THE
SPECIAL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS**

To Follow a Special Meeting Scheduled at 4.00pm

27 JUNE 2006

OUR MISSION

"To provide a quality range of affordable and sustainable services to our community with a strong commitment to customer focus so that our citizens and visitors enjoy a quality lifestyle."

CORE VALUES OF THE SHIRE

The core values that underpin the achievement of the mission will be based on a strong customer service focus and a positive attitude:

Communication

Respect

Integrity

Transparency

Courtesy

SHIRE OF BROOME
SPECIAL COUNCIL MEETING
27 JUNE 2006

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NOTICE OF MEETING

Dear Council Member,

Due to urgent Council business, a Special Meeting of the Shire of Broome will be held on Tuesday 27 June 2006 in the Council Chambers, Corner Weld and Haas Streets, Broome. The meeting will commence at the completion of the Special Meeting scheduled at 4.00pm and is for the purpose of discussing BRAC Pool Refurbishment.

Regards,



Ian Bodill
Chief Executive Officer

21 June 2006

1. OFFICIAL OPENING

2. ATTENDANCE AND APOLOGIES

Attendance

Leave of Absence

Apologies

Officers

Pubic Gallery

3. DECLARATIONS OF FINANCIAL INTEREST

Councillor	Item No	Page	Item	Nature of Interest

4. PUBLIC QUESTION TIME

5. CONFIRMATION OF MINUTES

N/A

6. ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION

7. PETITIONS

8. MATTERS FOR WHICH MEETING MAY BE CLOSED

9.

REPORTS

OF

OFFICERS

9.3

DEVELOPMENT

SERVICES



OUTCOME

To pursue sustainable development that will protect and enhance the Shire's unique heritage and environment and facilitate increased employment.

9.3.1 BRAC POOL REFURBISHMENT

LOCATION/ADDRESS: BRAC - Cable Beach Road (East)
APPLICANT: N/A
FILE: Reserve 42502.4
AUTHOR: Manager Building Services
CONTRIBUTOR/S: Director Corporate Services
RESPONSIBLE OFFICER: Director Development Services
DISCLOSURE OF ANY INTEREST: Nil
DATE OF REPORT: 20 June 2006

SUMMARY: The purpose of this report is to advise Council of problems encountered in the refurbishment of the Swimming Pool that will require extra funds to repair and to advise of delays expected due to these problems.

It is recommended that Council recognise the additional pool works required to be emergency works under the Local Government Act.

BACKGROUND

Council at its meeting on 27 June 2005 accepted a tender from Carpet Paint and Tile to resurface the swimming pool which was \$228,850.00 not including GST. The tender was for the removal of the existing paint surface, top coat of render, various fixtures and fittings and the tiling of the pool bowl. The contractor advised that savings could be made and the figure was adjusted and accepted at \$208,000.00.

During the course of sand blasting to remove the paint finish and the top layer of render on the existing pool surface, it was discovered that the original base course of render was failing and could not be used as a base on which to tile. As the integrity of the tiling is dependant on the integrity of the base, it is essential that the pool be re-rendered.

The delays to date are around two weeks and it is expected that the time required to complete the works will add a further three weeks. This will result in the pool not being ready for use until the end of August.

The approximate costs for the new works are:-

Removing render and clean up	\$20,000.00
Sand blasting shell if required	\$16,000.00
Re-render the pool bowl	\$50,000.00
Total –	\$86,000.00 Plus GST (Refer to attachment)

Some of the items which were originally highlighted as savings will now have to be carried out and renewed; namely the lane marker tiles, scum line tiles and mosaics. As such the original cost saving of \$20,000.00 will also need to be included in the new expenditure.

Further maintenance problems have been encountered revealing that the salt-water chlorinator is faulty. Upon further investigation it was discovered that spare parts are no longer available and it is necessary to replace the whole system. The costs for the replacement have been estimated at around \$30,000.00 (Refer to attachment).

COMMENT

Officers will obtain a structural report on the visual condition of the concrete bowl on completion of the removal of the render and cleaning of the pool bowl area. This will ensure that the faulty render base has not had a detrimental effect to the concrete bowl.

It is worth noting that the early discovery of the deteriorated render may have saved a possible major failure of the concrete shell in the future, which in turn would have lead to significant rectification works being needed to save the pool.

The extra finances needed to complete the rectification works may be drawn from the reserve fund (in part) and funded by loan. It is recommended that such a decision be reserved for consideration in the 2006/2007 budget.

Officers have also contacted the Department of Local Government & Regional Development to seek advice on whether the works could be considered emergency works or whether Council has to call tenders.

The Department advised that considering the contractors where in the middle of the project, the extent of the damage couldn't be known at the time the contract was let, there was some urgency to get the community facility reopened in a timely manner and there are unique circumstances. It is possible for the works to be authorized by Council as emergency works under Section 6.8(1)(b/c) of the Local Government Act 1995, as follows:

"6.8 Expenditure from municipal fund not included in annual budget

(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure

(a) is incurred in a financial year before the adoption of the annual budget by the local government;

*(b) is authorized in advance by resolution *; or*

(c) is authorized in advance by the mayor or president in an emergency"

- *absolute majority required.*

Further, the Local Government (Functions & General) Regulations state:

Regulation 11. (Tenders to be invited for certain contracts)

(2) Tenders do not have to be publicly invited according to the requirements of this Part if —

(a) the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act;

This item therefore seeks Council resolution in advance to declare the works as emergency works under Section 6.8 (1) (c) of the Local Government Act for which the President may authorise the additional expenditure.

CONSULTATION

Tiling Contractor
Structural Engineer

President: Date:

STATUTORY ENVIRONMENT

Local Government Act (WA) 1995
Local Government (Functions & General) Regulations

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Unbudgeted expenditure to be authorised

STRATEGIC IMPLICATIONS

1. Social

Functional Area 4: Social Wellbeing and Development

- Maximise the social, recreational and cultural opportunities for our community
- Ensure that the Shire of Broome is a safe and healthy place to live work and visit
- Provide local government services which recognise the diverse needs of the community

2. Environmental

- Functional Area 2: Unique Heritage and Environment
- Protect and enhance the natural and built environment
- Maintain the special attributes/character of the district which makes it an attractive place to live

3. Economic

- Functional Area 3: Economic Prosperity and Viability
- Provide and improve sustainable infrastructure to service the changing needs of the community
- Maximise the tourism potential of our natural and built environment in a sustainable manner

VOTING REQUIREMENTS

Absolute Majority

REPORT RECOMMENDATION

That Council declare the additional works to re-render the pool shell prior to tiling at the Broome Aquatic Centre as emergency works under Section 6.8 (1) (c) of the Local Government Act.

Moved:

Seconded:

FOR:

AGAINST:

[Attachment: 2 pages](#)

10. MEETING CLOSURE

President: Date: