

## Late Addendum Report

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### REPORTS FROM THE DIRECTOR COMMUNITY AND NATURAL RESOURCES

**a19 [CNR-CM] Detailed design and budget for extension of the Tweed River Regional Museum Murwillumbah**

**SUBMITTED BY: Community and Cultural Services**



**Supporting Community Life**

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#### **SUMMARY OF REPORT:**

In April 2011 Council resolved to support a single storey addition to the Tweed River Regional Museum at Murwillumbah and allocated a total project budget of \$2,600,000. In November 2011 Council supported the design concept developed by project architect Paul Berkemeier and resolved to proceed with submission of a Development Application, which was subsequently approved on 28 March 2012.

The project architect and a team of sub-consultants have completed detailed design of renovations and new additions to the Museum. No significant variations to the concept design endorsed by Council have been made.

A detailed costing by Quantity Surveyors Chris Bylett and Associates based on detailed design drawings has estimated the construction cost for the building. A significant variation between the budget estimate and the actual tendered cost for construction of a major retaining wall around the site has also been identified.

The total project budget is now estimated at between \$2.8m to \$3.2m. Additional funds have been identified to enable the project to proceed as planned. Application for a Construction Certificate has been made.

#### **RECOMMENDATION:**

**That Council:**

- 1. Endorses a call for tenders to undertake renovations and additions to the Tweed River Regional Museum Murwillumbah.**
- 2. Votes the reallocation of \$195,000 from the \$495,000 loan previously allocated to Tweed Valley Respite Service to this project.**

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3. **ATTACHMENT 1 is CONFIDENTIAL in accordance with Section 10A(2)(d) of the Local Government Act 1993, because it contains:-**
- (d) **commercial information of a confidential nature that would, if disclosed:**
    - (i) **prejudice the commercial position of the person who supplied it, or**
    - (ii) **confer a commercial advantage on a competitor of the council, or**
    - (iii) **reveal a trade secret.**

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### REPORT:

#### Background

In April 2011 Council resolved to support a single storey addition to the Tweed River Regional Museum at Murwillumbah, allocated a budget of \$2,600,000 to the project and endorsed the preparation of a Development Application.

In November 2011 Council supported the design concept developed by project architect Paul Berkemeier, including the option to include a mezzanine level and resolved to proceed with submission of a Development Application.

A Development Application for the Tweed River Regional Museum Murwillumbah was approved on 28 March 2012.

#### Detailed design

Since March 2012 the project architect and a team of expert structural, mechanical, electrical and lighting, and hydraulic sub-consultants has completed detailed design related to renovations of the existing heritage building and construction of the new wing. No significant variations to the concept design endorsed by Council in November 2011 are proposed.

A Construction Certificate application has been submitted, and a call for tenders is anticipated in November 2012.

A detailed costing by Quantity Surveyor (Chris Bylett and Associates) based on detailed design drawings has estimated the construction cost for the building. This estimate, combined with the increased cost for the retaining wall brings the estimated total budget for the project to between \$2.8m to \$3.2m.

#### Project budget

The original budget of \$2,600,000 endorsed by Council in April 2011 is funded by:

- Council loans 7 Year Plan \$1,300,000
- Sale of Wollumbin Street car park \$1,300,000

In June 2012 Council endorsed a request to Arts NSW to reallocate Capital Infrastructure grant funding for the Tweed River Regional Museum Tweed Heads toward redevelopment of the Murwillumbah site and the new Museum collection storage facility.

The request to Arts NSW was successful and an additional \$250,000 was allocated to the project. The inclusion of a mezzanine level within the new Museum wing was identified as a priority for these funds. This decision brought the total available funds for Murwillumbah redevelopment to \$2,850,000.

As outlined above, the Quantity Surveyor's report detailing estimated construction costs and the higher than anticipated cost for construction of a retaining wall around the perimeter of the site have resulted in an overall increase in the total project budget.

It is proposed that Council adopt a revised budget between \$2.8m to \$3.2m for the project to be funded as summarised in the confidential attachment:

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### OPTIONS:

1. **Adopt** the revised budget for redevelopment of the Tweed River Regional Museum, Murwillumbah and endorse a call for tenders.
2. **Not adopt** the revised budget for redevelopment of the Tweed River Regional Museum Murwillumbah.

### CONCLUSION:

Detailed design for redevelopment of the Tweed River Regional Museum Murwillumbah has been completed. A Quantity Surveyors report (QS) based on the completed design identifies construction costs higher than allocated in the current project budget. In addition, the amount required to complete construction of the retaining wall around the perimeter of the Queensland Road site is higher than originally budgeted. Additional funds have been identified within existing resources to meet the increased cost of redeveloping the Tweed River Regional Museum Murwillumbah and a revised budget developed.

### COUNCIL IMPLICATIONS:

**a. Policy:**

Corporate Policy Not Applicable.

**b. Budget/Long Term Financial Plan:**

Available funding and total expenditure as identified in the report.

**c. Legal:**

Not Applicable.

**d. Communication/Engagement:**

Inform - we will keep you informed.

### LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

2. Supporting Community Life
- 2.3 Provide well serviced neighbourhoods
- 2.3.6 Provide conveniently placed and well equipped parks, sporting, recreational, and cultural and community facilities
- 2.3.6.1 Provide conveniently placed and well equipped community facilities
- 2.3.6.1.2 Development of Regional Museum facility at Murwillumbah

### UNDER SEPARATE COVER/FURTHER INFORMATION:

(Confidential) Attachment 1. Cost estimate for building construction (ECM58288885)

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