

# Yarra Ranges Council Flexible Future Rectification or Redevelopment Feasibility

# YARRA RANGES COUNCIL EXISTING LILYDALE ACCOMMODATION

COMMERCIAL IN CONFERENCE



1 Anderson Street Council Chambers and Reception; 2 Anderson St. Municipal Facilities & Offices  
3 Anderson St Library Building; 4/5/6 - West Portable Offices; 7/8/9 - Treehouse Portable Offices  
10 Contact Centre Offices; 11 Chapel Street



# YARRA RANGES COUNCIL EXISTING LILYDALE ACCOMMODATION

COMMERCIAL IN CONFIDENCE

Chapel St Offices 625 sqm  
with 68 workpoints

Council Offices 2030 sqm  
with 120 workpoints

Treehouse Portables 1385 sqm  
with 144 workpoints

Contact Centre 95 sqm  
with 24 workpoints

(Library 730sqm  
with 5 workpoints  
Not included as  
assumed relocated)

West Portables 465 sqm  
with 76 workpoints

Council Chambers & Reception 680sqm  
with 17 workpoints in additional 100sqm

## Existing Unresolved Accommodation Issues:

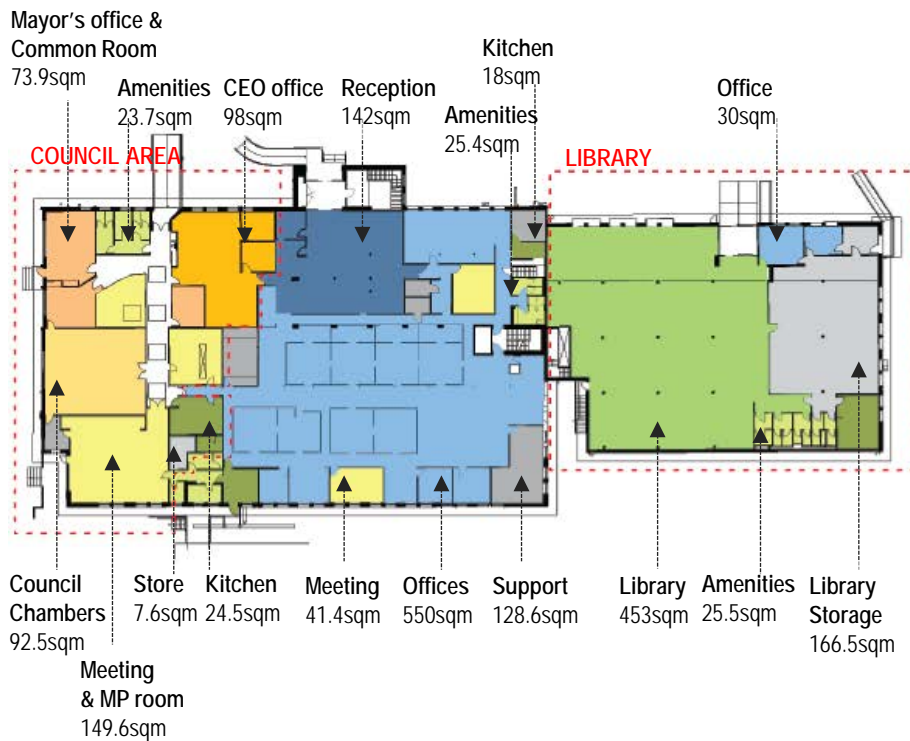
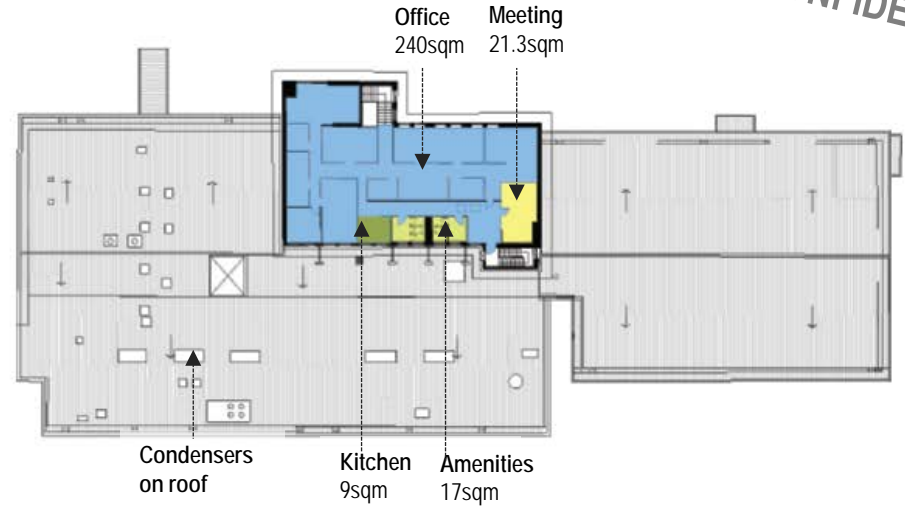
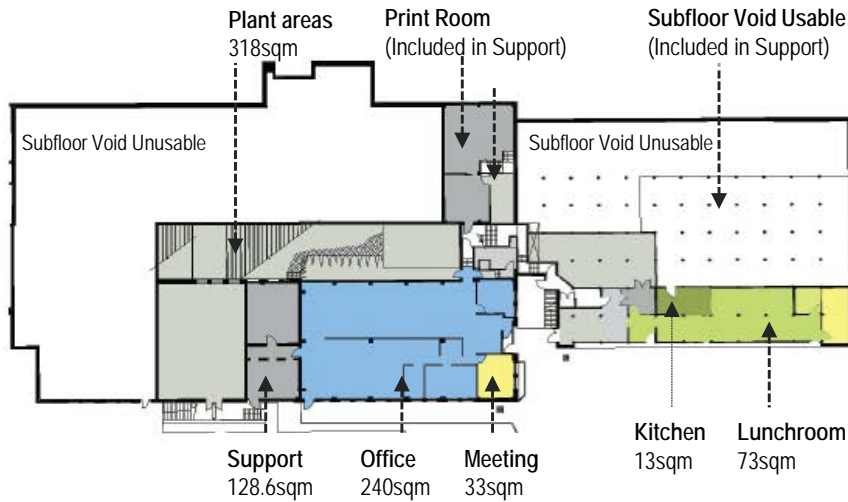
- × Inefficient arrangement with staff in disparate locations, plus some areas rented.
- × Council meeting areas inefficient for some civic functions and the community.
- × Work areas not suited to current workplace strategy.
- × Facilities work against the Council's purpose, philosophy, objectives and key principles.
- × Facilities do not represent well to the community for the Council and its services.
- × Existing buildings have certification gaps including disability access problems.
- × Buildings and surrounds have compliance & end of life issues.

4698 sqm existing areas accommodate 449 workpoints,  
but not in an effective workplace.

Need to increase Council Areas from 680sqm to 1000sqm.

# YARRA RANGES COUNCIL EXISTING LILYDALE ACCOMMODATION

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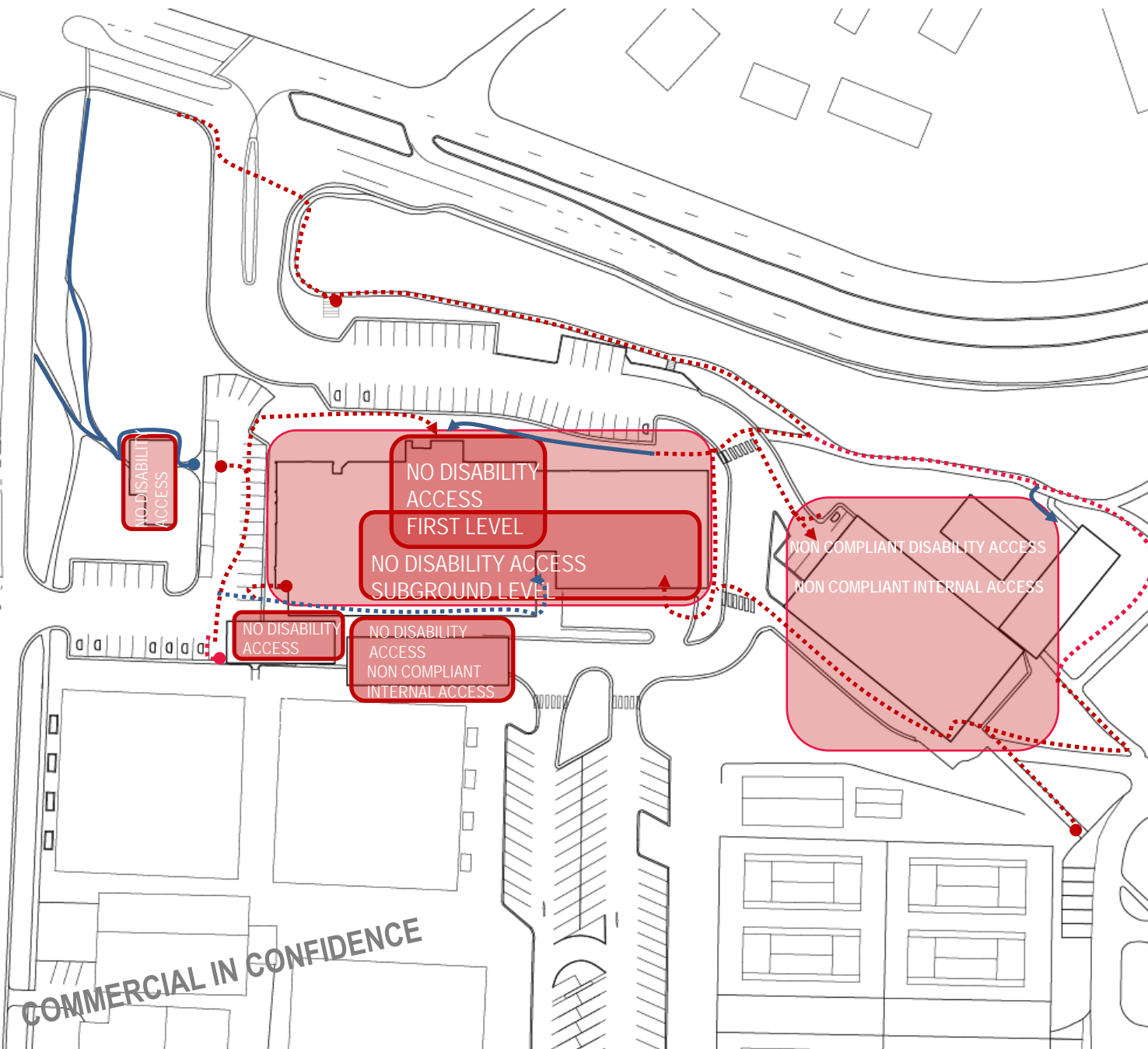
## Summary of works undertaken by Project Design Team

- Review existing and current data for the project
- Consultation with Stakeholders
- Brief the Project Control Group
- Brief with Veldhoen (ABW consultant)
- Attend Business User Workshops
- Investigations of the existing buildings and surrounds to confirm the scope of works for building rectification
- Preliminary phasing and decanting models for building rectification and building redevelopment feasibility
- Draft a return brief and building audit report
- Draft cost estimates with the Quantity Surveyor for building rectification & building redevelopment works

# YRC Existing Building Rectification / Compliance Issues & Risks

Disability Compliance  
Fire Compliance  
Electrical Compliance  
Mechanical Compliance  
Hydraulics Compliance

# EXISTING BUILDINGS RECTIFICATION / DISABILITY COMPLIANCE



Compliant pathways

Smooth, non-compliant pathway

Steep, risky, non-compliant pathways

Termination of route due to a change in level

Buildings with insufficient width in the spaces to access with wheelchairs

## Issue:

No continuous accessible path of travel from the property boundary and the car park to the building entrance. No dignified disabled access to all levels, between all levels, between all buildings. Unable to access west portables, sub-ground level and 1<sup>st</sup> level.

## Cause:

Narrow, non-compliant paths and doors, steep uneven roads, non-compliant stairs and ramps, no lift.

## Consequence :

Reputational and Financial Risk for Yarra Ranges Council if an employee or visitor lodges a complaint.

Cost of Rectification: \$834,000

# EXISTING BUILDINGS RECTIFICATION / DISABILITY COMPLIANCE



## Issue 1 / Disability Internal Access:

No dignified disabled access. Unable to get to all levels, between all levels, between all buildings. Main staff entrances lack disabled access.

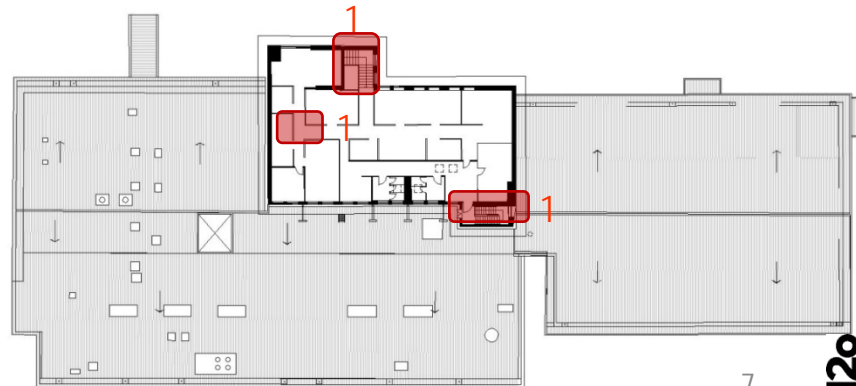
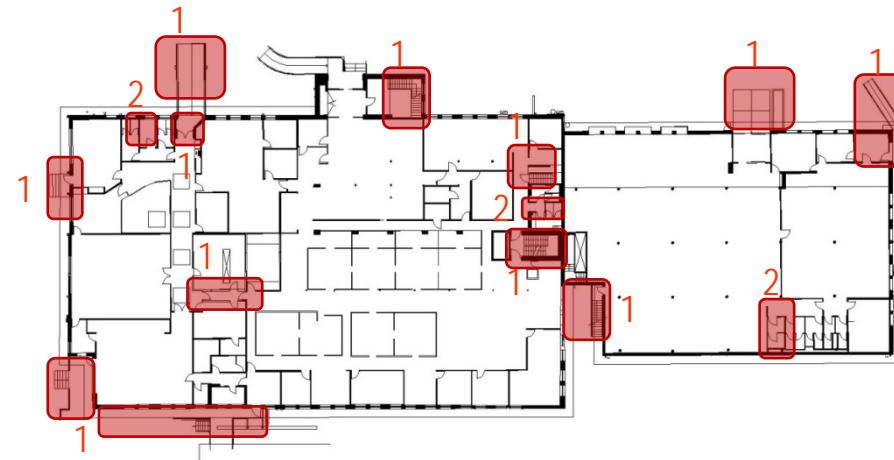
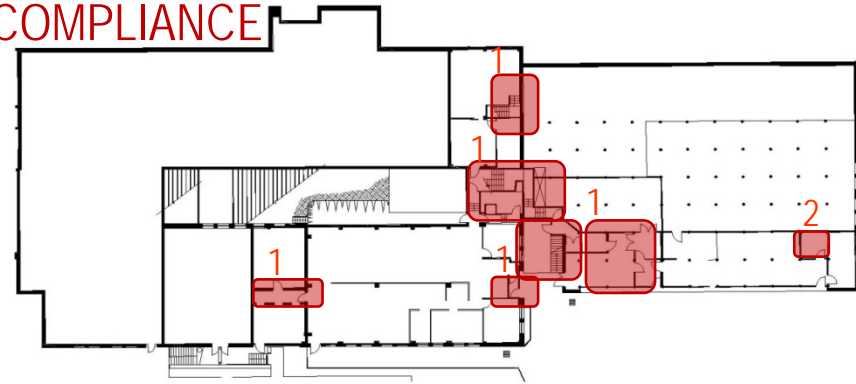
### Cause:

Narrow walkway, doors, non-compliant ramps, stairs, handrails, no lift.

### Consequence:

Safety of the disabled, risk of complaint.

Cost of Rectification: \$130,000



## Issue 2 / Disability Facilities:

Disabled toilets configurations non-compliant.

### Cause:

Toilet size too small, seats too low, no backrest, incorrect placement of fixings, non-compliant access to the toilet.

### Consequence:

Safety of the disabled, risk of complaint.

Cost of Rectification: \$74,000



# EXISTING BUILDINGS RECTIFICATION / FIRE COMPLIANCE



## Issue 3 / Unprotected steel columns:

Steel columns supporting Level 1 offices fire / structure risk.

### Cause:

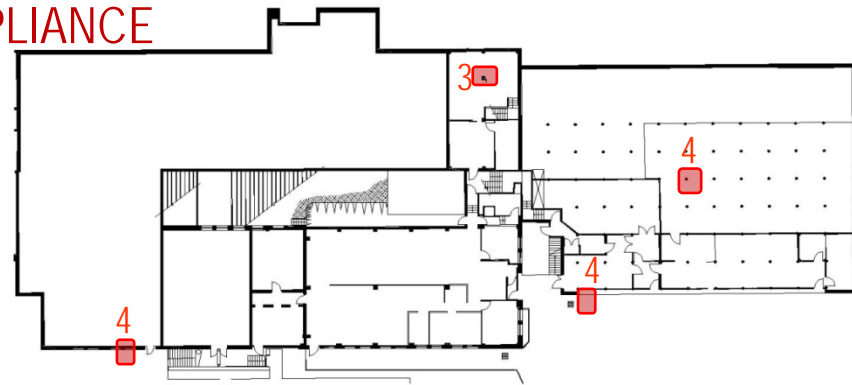
Existing columns & some beams not fire-rated

### Consequence :

Fire risk

Risk to safety of employees

Cost of Rectification: \$37,000



## Issue 4 / Fire Main & Fire Equipment:

Building unable to respond fully to fire emergency.

### Cause:

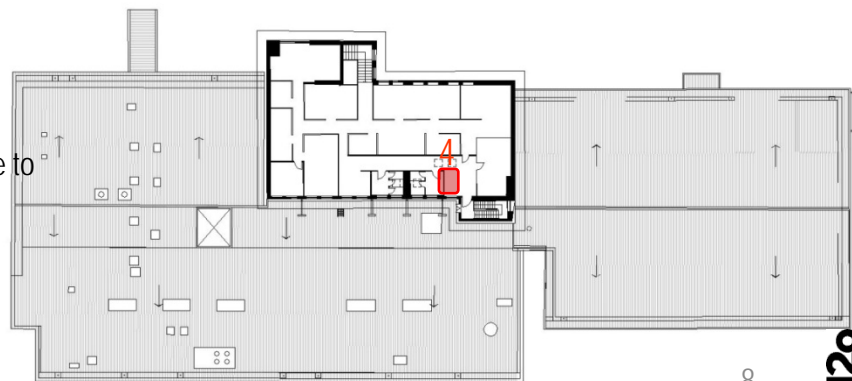
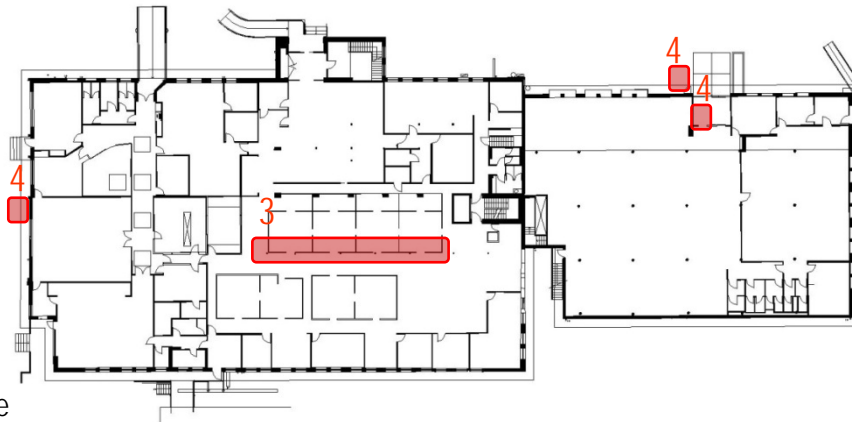
Hydrants, fire main, fire hose reels & fire extinguisher not compliant, no fire booster. Hydrant locations not fire protected and are inaccessible. Low water pressure as Fire Main to Treehouse too small at 80mm, should be 100mm in diameter.

### Consequence:

Increased fire risk to Building asset, unable to limit fire containment and spread

Risk to safety of Employees & Community (This requires further review with the Authorities).

Cost of Rectification: \$286,000





# EXISTING BUILDINGS RECTIFICATION / ELEC COMPLIANCE



## Issue 5 / Electrical Boards at Limit:

Overloaded circuits, electrical switchboards & distribution boards not compliant, with no RCD protection and fire seal and failing Circuit Breakers

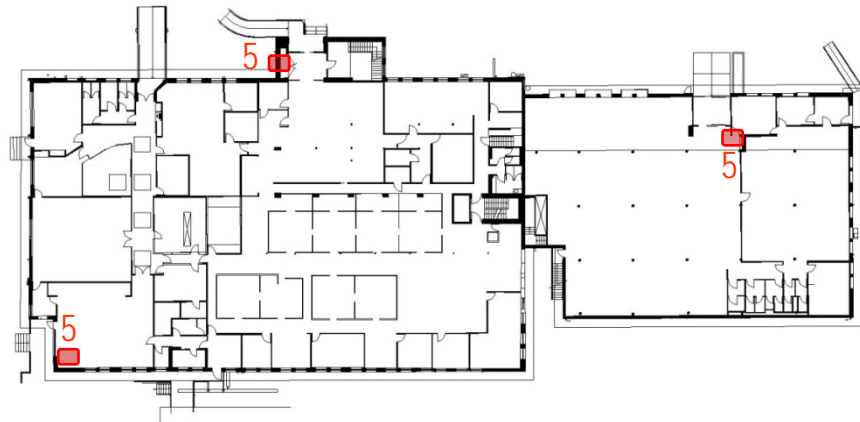
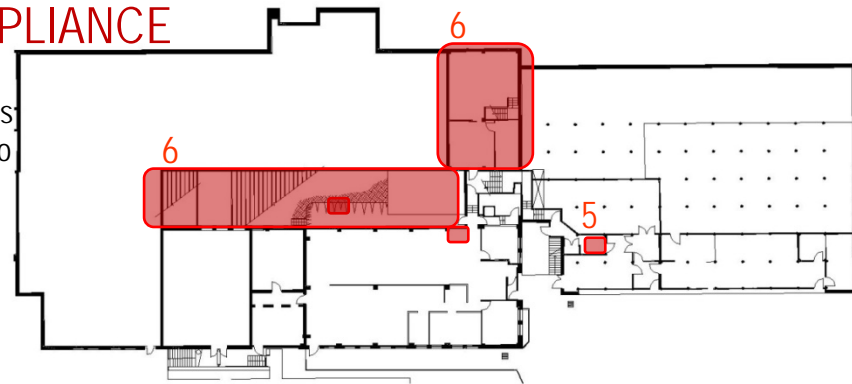
### Cause:

Building has expanded without upgrading the circuits.

### Consequence:

OH&S and fire risk  
Duty of Care for employees and public  
Asbestos potentially present in some boards.  
Limited ability to add additional circuits for churn and changes to the workplace.

Cost of Rectification: \$336,000



## Issue 6 / Plant Room wiring exposed:

Cabling exposed to water leakage & ingress in subfloor plant.

### Cause:

Exposed cabling coupled with water ingress may cause mechanical failure and risk to employee safety.

### Consequence:

OH&S & Fire risk.  
Equipment damage.

Cost of Rectification: Resolved in Mechanical replacement.



# EXISTING BUILDINGS RECTIFICATION / MECH COMPLIANCE & EOL



## Issue 7 Mechanical Plant at End of Life

Mechanical Plants are at the end of life. Replacement would involve staged decanting to portables or rented accommodations.

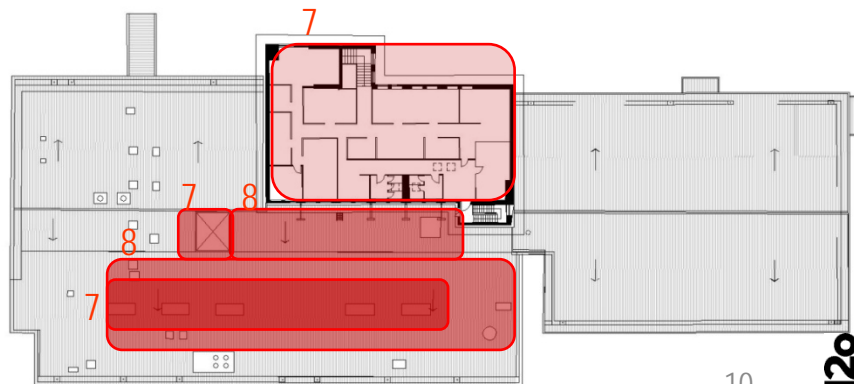
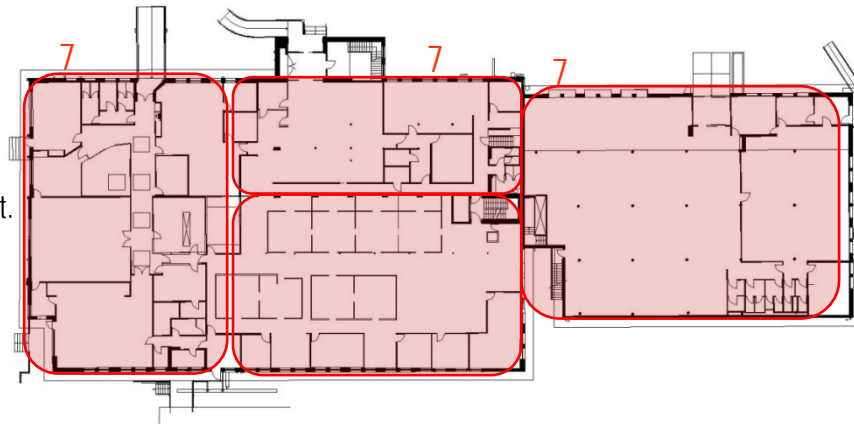
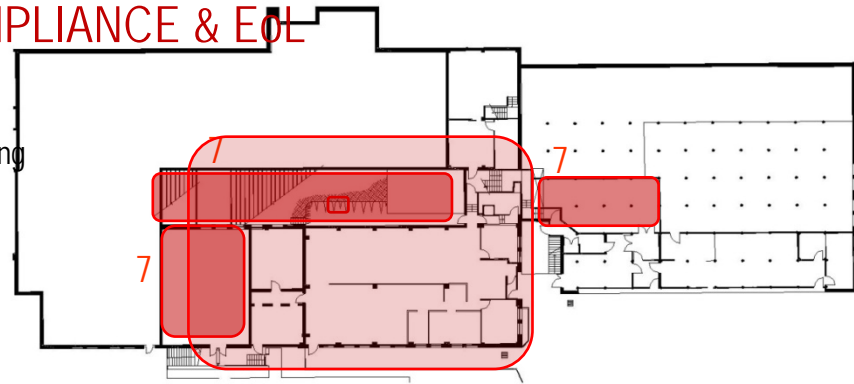
### Cause:

Current capacity too low and underperforming. Replacement is essential to avoid excessive maintenance costs and system failure.

### Consequence:

High ongoing maintenance cost.  
Asbestos present in some insulation.  
Risk of failure creating long periods with no A/C during rectification / replacement.  
Staff walkouts from workplace being too hot.

**Cost of Rectification:** \$757,000 + \$581,000 for decanting / temporary accommodation.



## Issue 8 / Unsafe Roof Plant Access:

Unable to have safe access roof access for roof plant maintenance.

### Cause:

No access walkways on roof.

### Consequence :

Risk to safety for employees and contractors working on the roof.

**Cost of Rectification:** \$143,000

# EXISTING BUILDINGS RECTIFICATION / HYD COMPLIANCE



## Issue 9 / Need Thermostatic Mix Valves:

Hot water being delivered 60 degree Celsius or over, which can cause burning and risk to public and employees.

### Cause:

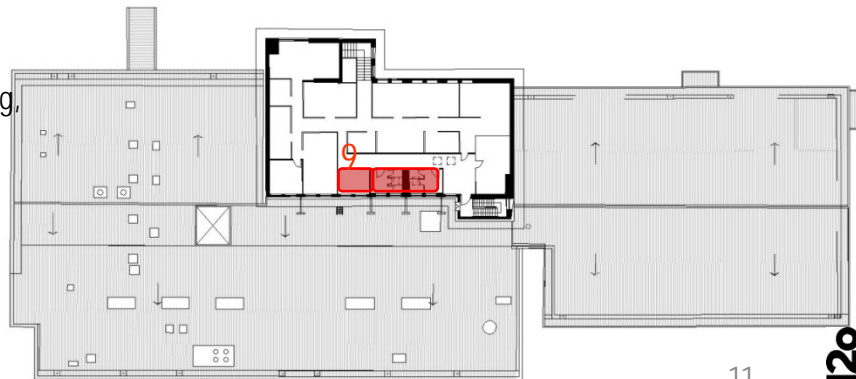
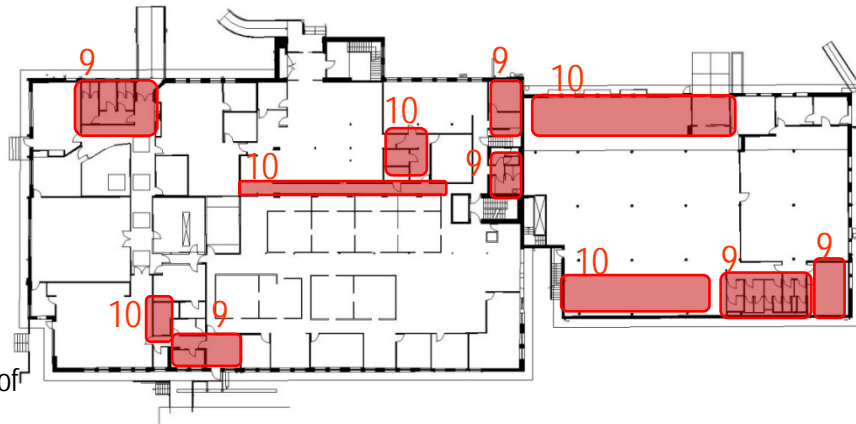
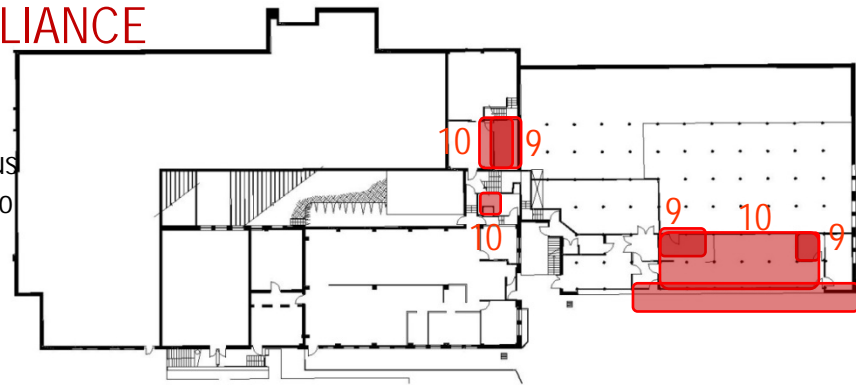
Thermostatic mixing valves not installed.

### Consequence:

Duty of Care issue.

OH&S risk.

Cost of Rectification: \$19,000



## Issue 10 / Asbestos and contaminates:

Asbestos materials present in many areas of the building. Presence of asbestos abides Victorian OH&S regulations.

### Cause:

Asbestos found pipe insulation, AC sheeting, vinyl floor tiles, zelemite switchboard.

### Consequence :

Risk to health for employees.

Risk of complaint.

Cost of Rectification: \$185,000

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## YRC Existing Building End of Life Issues

- Roof Replacement
- Library Slab Broken
- Internal Cracking
- Stormwater & Water Ingress
- Poor Thermal Envelop
- Generator Limited
- General Issues

# BUILDING RECTIFICATION END OF LIFE ISSUES

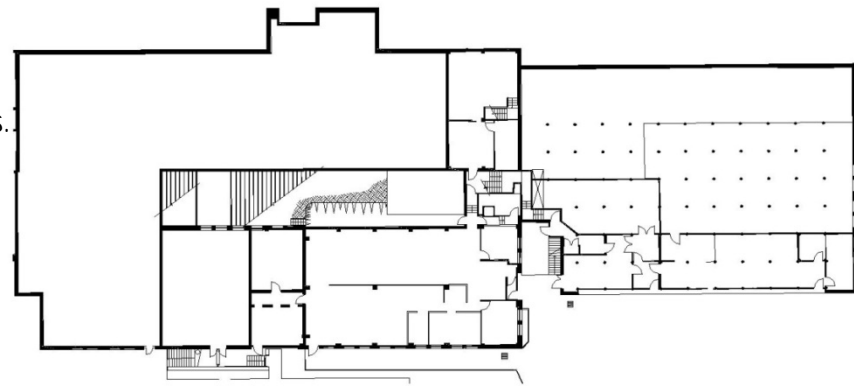


**Issue 11 / Roof at end of useful life:**  
Rusted degrading roofs & damaged eaves.

**Cause:**  
Roofs are at the end of their useful life. Roofing profile no longer available off the shelf. Replacement of entire roof and some down pipes necessary.

**Consequence:**  
Excessive maintenance cost and potential for affecting workplace and IT Server Room below if roof fails.

**Cost of Rectification:** \$523,000

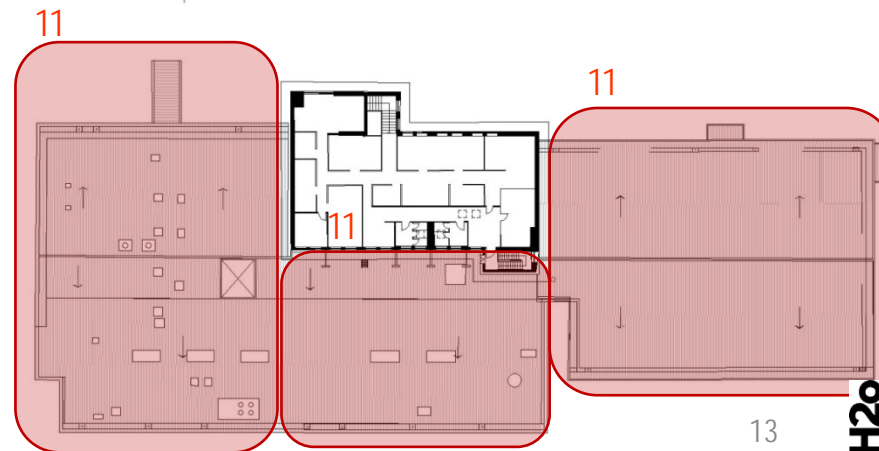
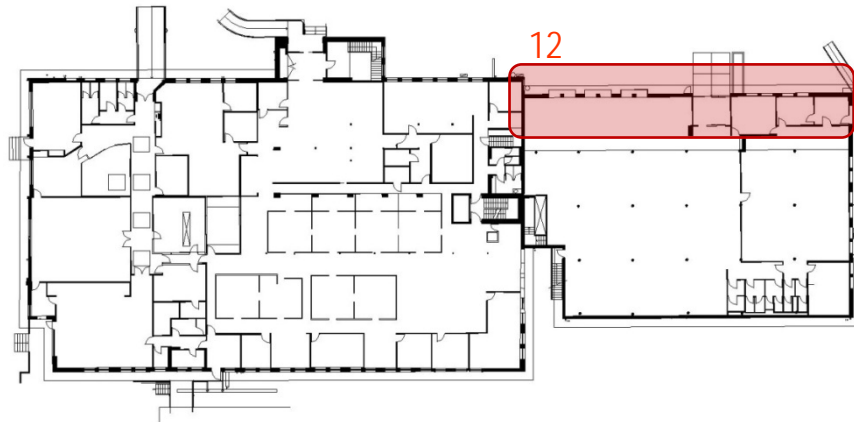


**Issue 12 / Library slab broken:**  
Library slab broken resulting in damage to doors and internal walls.

**Cause:**  
Settled foundations, compaction, soil movement and moisture differential issues.

**Consequence:**  
Repair required to cracks and door movement if ongoing. Potential for trip hazards.

**Cost of Rectification:** \$417,000



# BUILDING RECTIFICATION END OF LIFE ISSUES

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## Issue 13 / Internal Cracking:

Internal and external wall cracking that will worsen over time and be more costly to rectify.

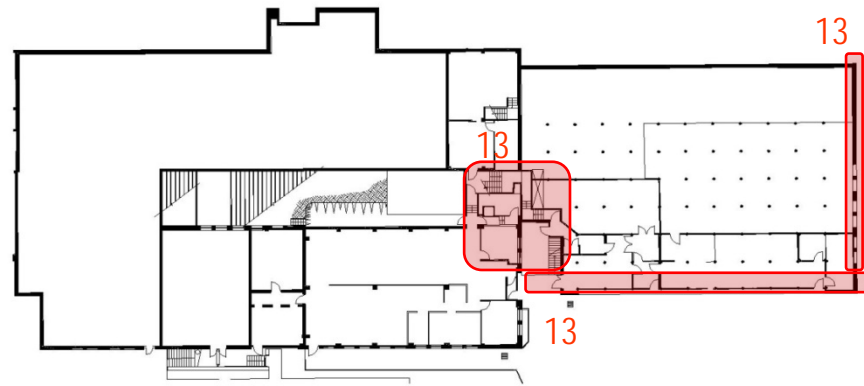
### Cause:

Soil movement and moisture differential issues.

### Consequence:

Ongoing and escalating rectification cost and poor representation to the community.

Cost of Rectification: \$629,000



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## Issue 14 / Stormwater & Water Ingress:

Stormwater flows backwards and is uneven to Anderson Street frontage. Ground water ingressing on the eastern side of the main building causing ponding of water in the subfloor.

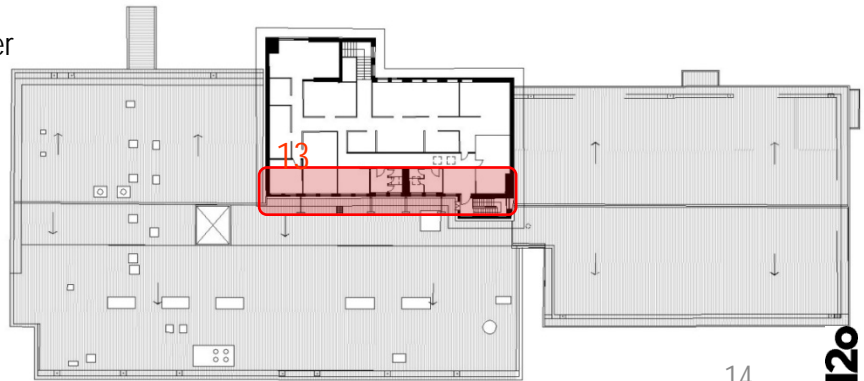
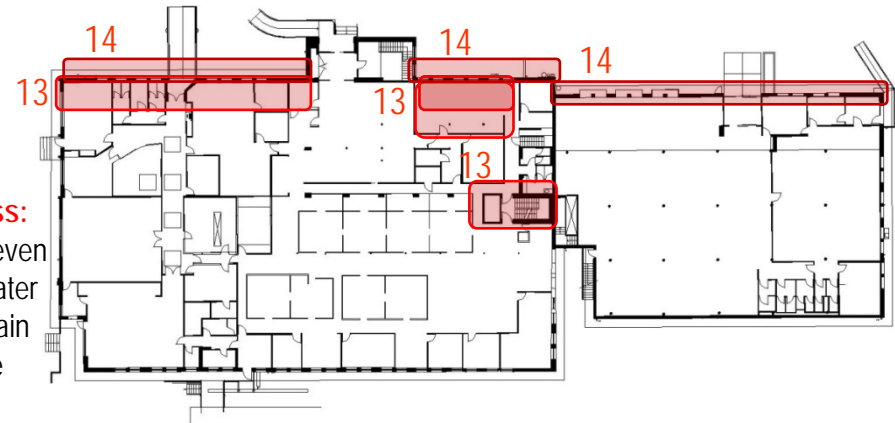
### Cause:

Undersized, uneven and rusted stormwater pipes, uneven inground stormwater.

### Consequence :

Water not properly drained, consequently flows into footings, increases cracking of walls and floors, compromising structural integrity.

Cost of Rectification: \$508,000





# BUILDING RECTIFICATION END OF LIFE ISSUES



## Issue 15 / Poor thermal envelop:

Worn, missing insulations, poor thermal performance of doors and window - causing high power consumption for heating and cooling.

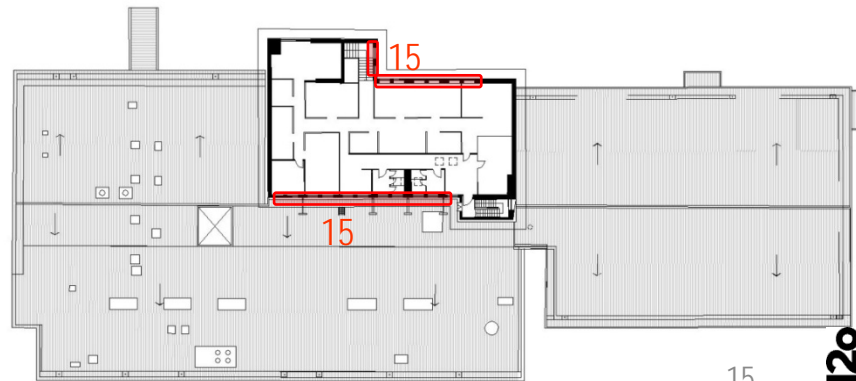
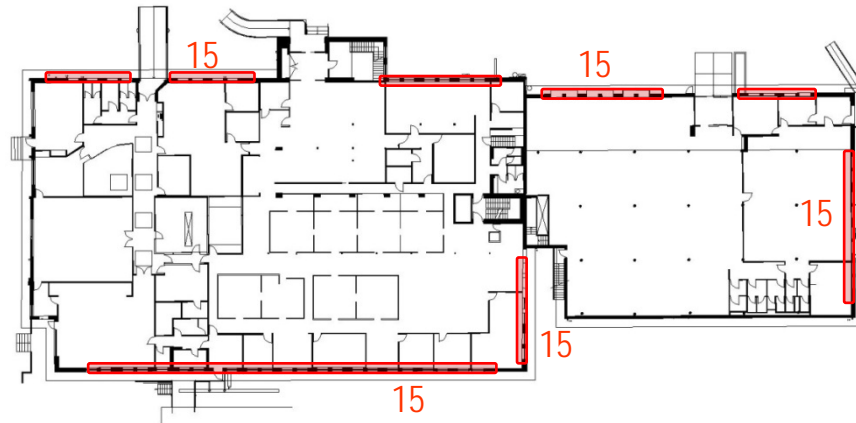
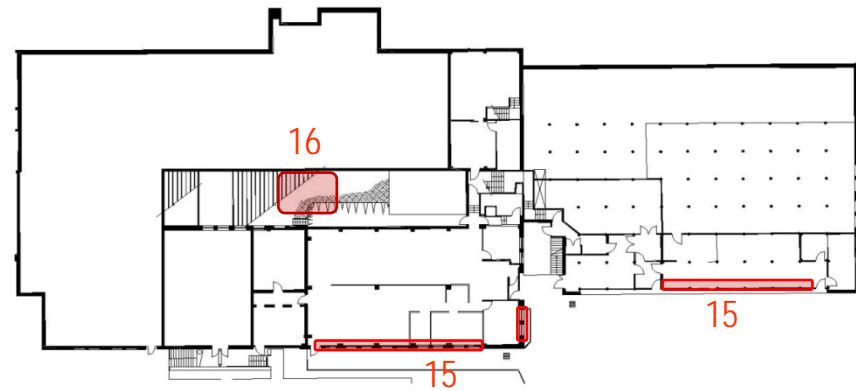
### Cause:

Poor thermal efficiency of the building envelop for the roof, walls, openings, windows and floors.

### Consequence:

High ongoing electricity cost.  
Excessive heat loads on existing plant.  
Poor occupant comfort.

Cost of Rectification: \$554,000



## Issue 16 / Generator limited:

Generator reaching its limit and unable to cope with more load. Currently cannot have the full MECC and limited for data backup areas.

### Cause:

Existing generator needs additional generator to increase capacity.

### Consequence:

Risk to operations, data systems and when both MECC's are operational.

Cost of Rectification: \$153,000

# BUILDING RECTIFICATION END OF LIFE ISSUES



## Issue 17 / Inefficient lighting:

High electricity costs, unworkable lighting conditions and malfunctioning lights.

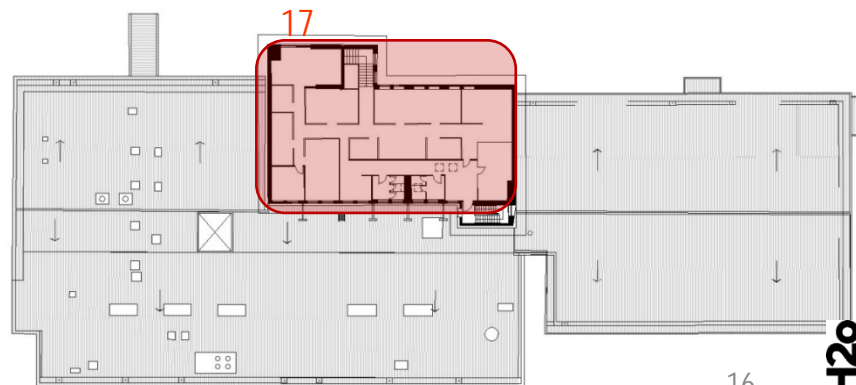
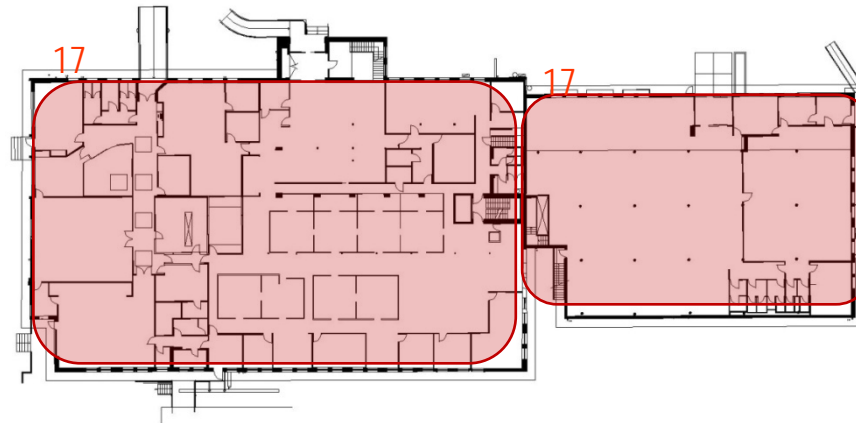
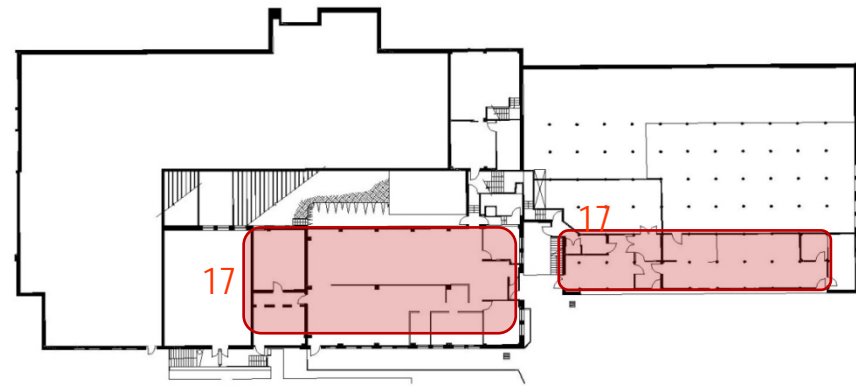
### Cause:

Out dated, aged lighting that is highly energy consumptive.

### Consequence:

High ongoing electricity cost.  
Poor indoor working environment.

Cost of Rectification: \$122,000



## Issue 18 / Outdated exit signs

Emergency exit signs unable to be tested to see operational status in fire conditions.

### Cause:

Exit signs are no longer compliant. No discharge facilities installed.

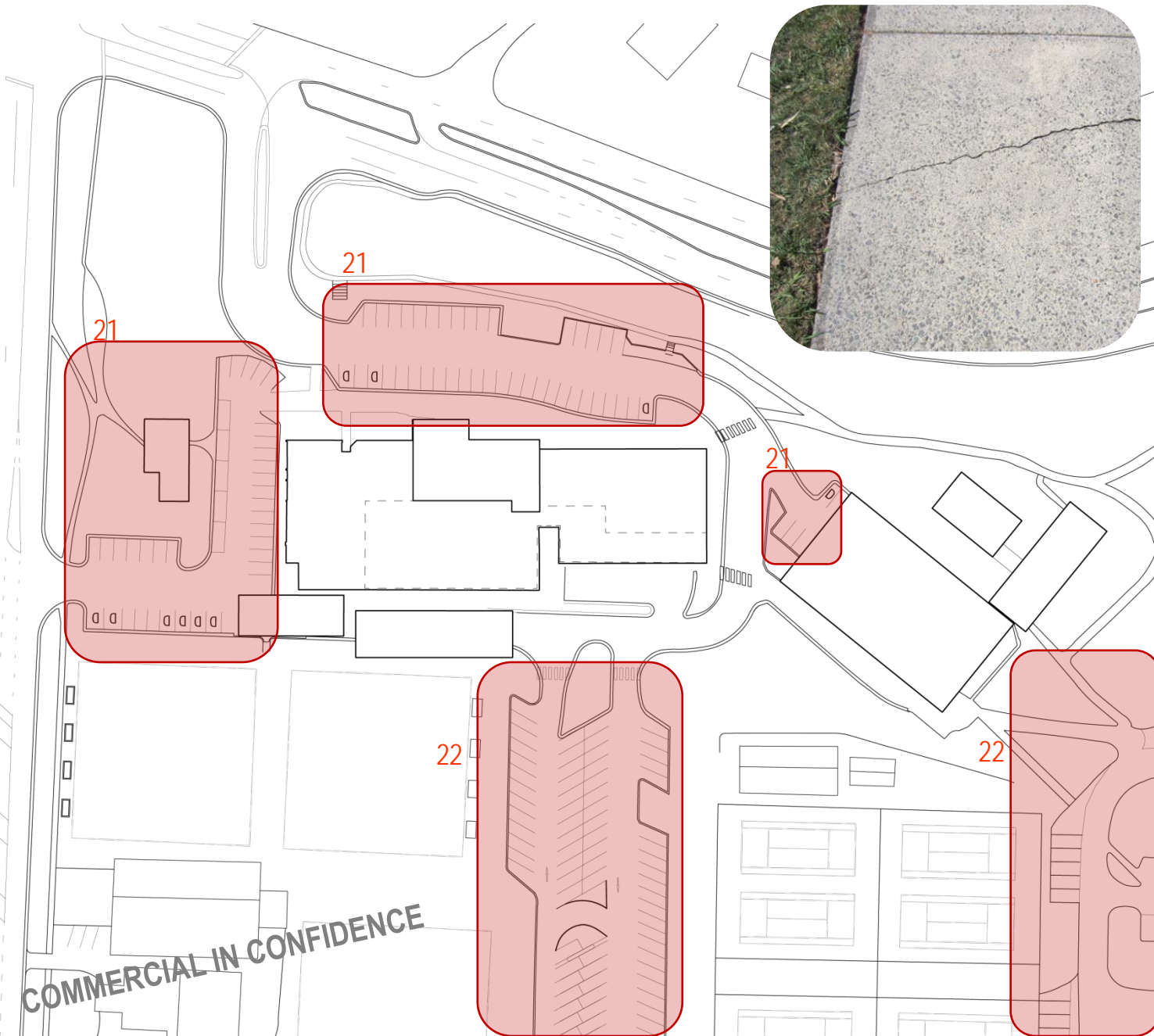
### Consequence:

OH&S risk.

Cost of Rectification: \$16,000

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# BUILDING RECTIFICATION END OF LIFE ISSUES



## Issue 21:

Asphalt pavements, crossovers and pits require repair.

### Cause:

External hard surfaces are worn and need upgrading.

### Consequence :

Hazard to vehicles and pedestrians using the external areas.

Cost of Rectification: \$73,000

## Issue 22:

Dimly-lit car parking and building surrounding.

### Cause:

Lack of external footpath and car parking lighting.

### Consequence :

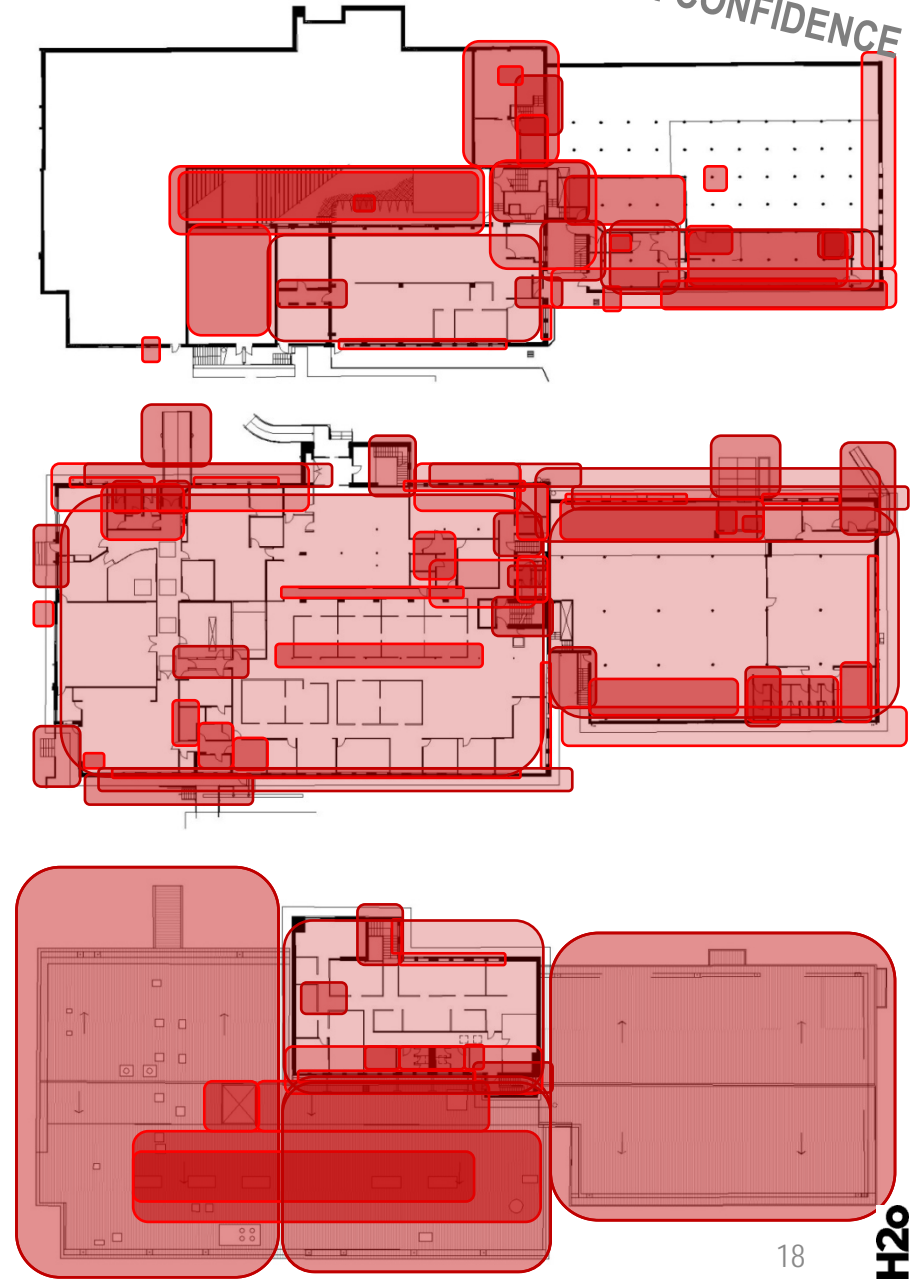
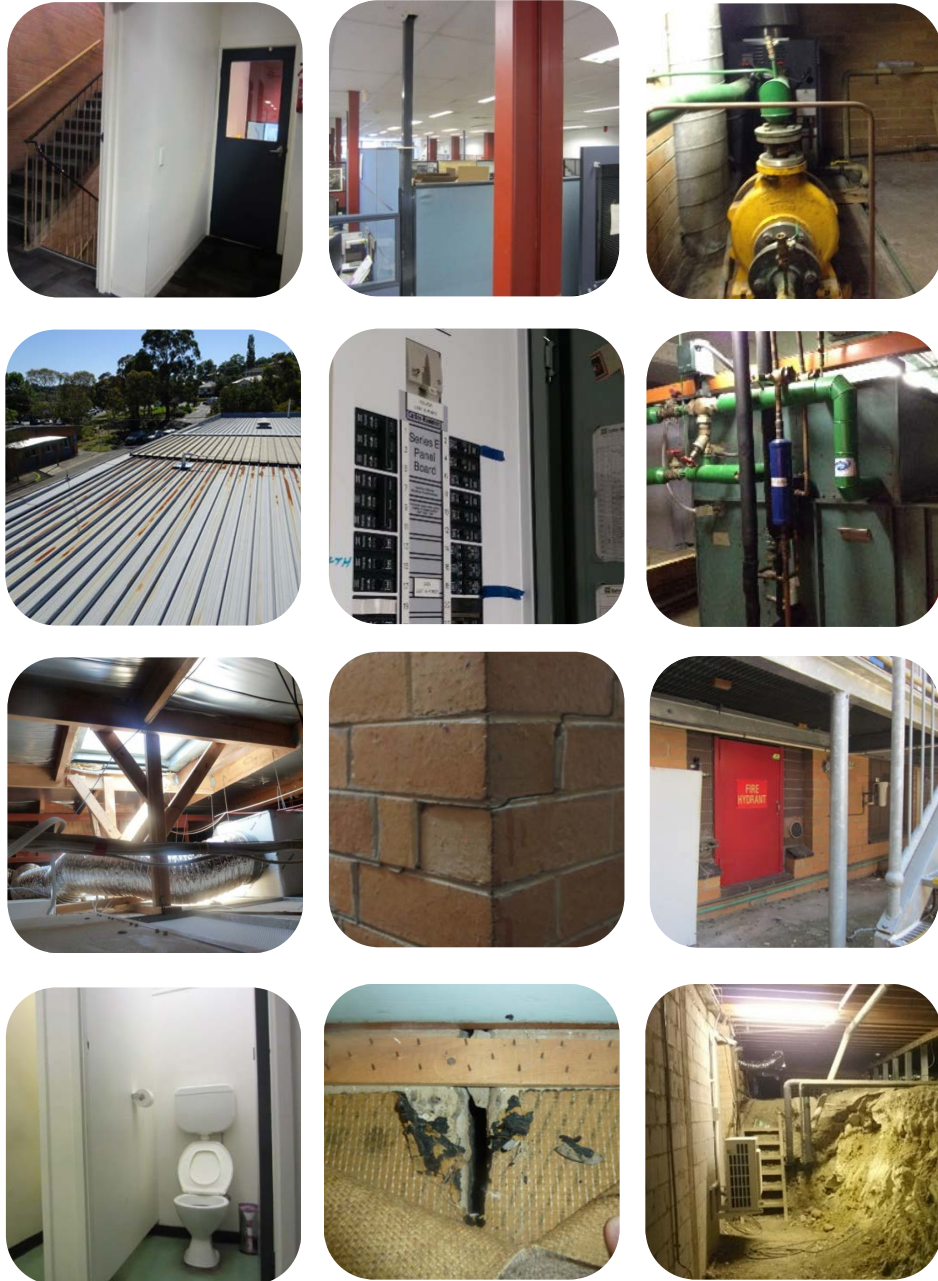
Staff and Community security risk for using external areas at night  
Duty of Care issue.

Cost of Rectification: \$153,000

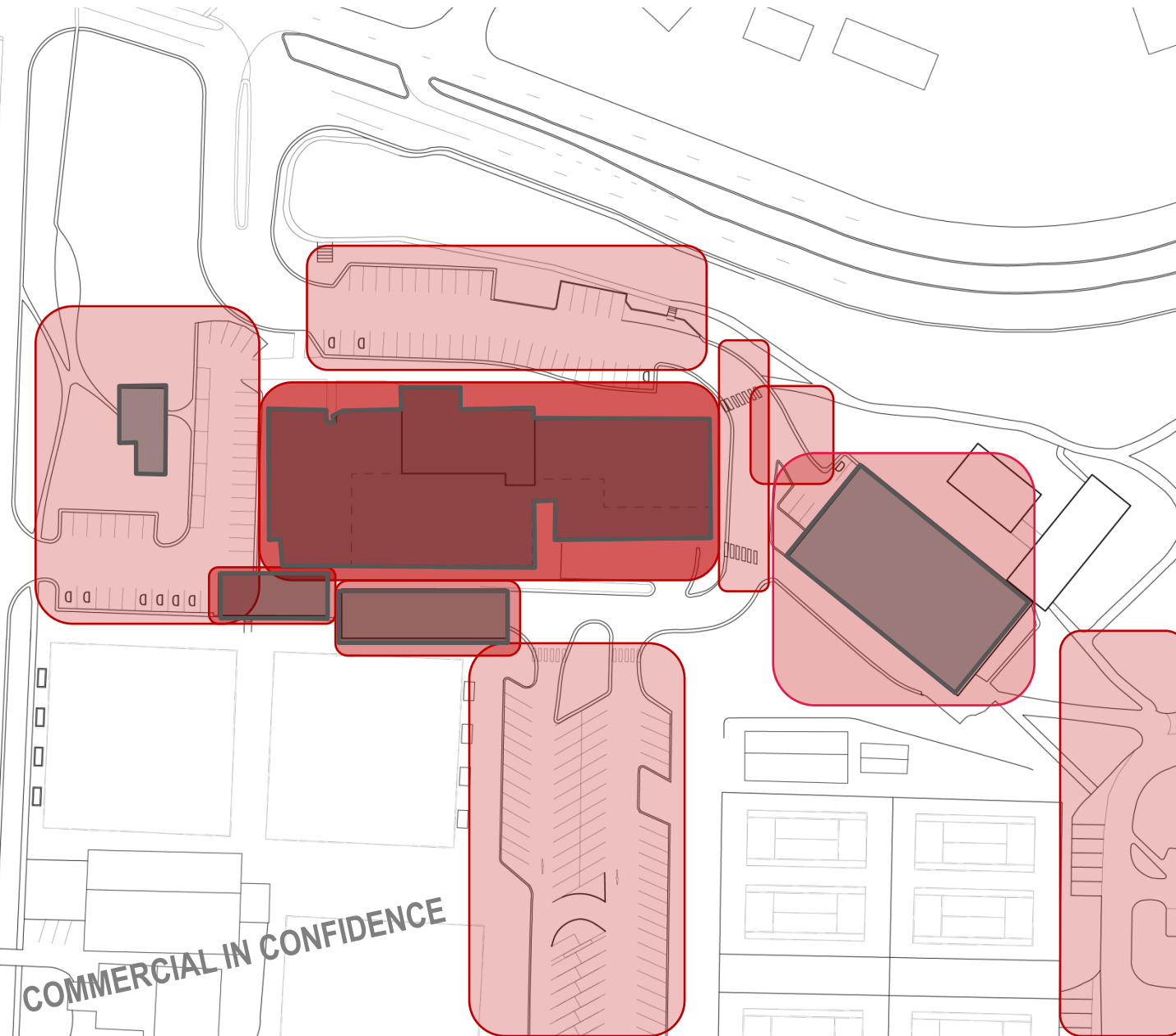


# EXISTING BUILDINGS RECTIFICATION OVERVIEW OF ISSUES

COMMERCIAL IN CONFIDENCE



# EXISTING BUILDINGS RECTIFICATION COST: \$6,530,000 COMPLETED OVER 18 MONTHS



## Existing Accommodation Issues (resolved in green):

- × Inefficient arrangement with staff in disparate locations, plus some areas rented.
- × Council meeting areas inefficient for some civic functions and the community.
- × Work areas not suited to current workplace strategy.
- × Facilities work against the Council's purpose, philosophy, objectives and key principles.
- × Facilities do not represent well to the community for the Council and its services.
- ✓ Resolved existing buildings certification gaps and anomalies.
- ✓ Resolved compliance / end of life issues for buildings & surrounds.

COMMERCIAL IN CONFIDENCE

## YRC Accommodation Concept Built Outcomes

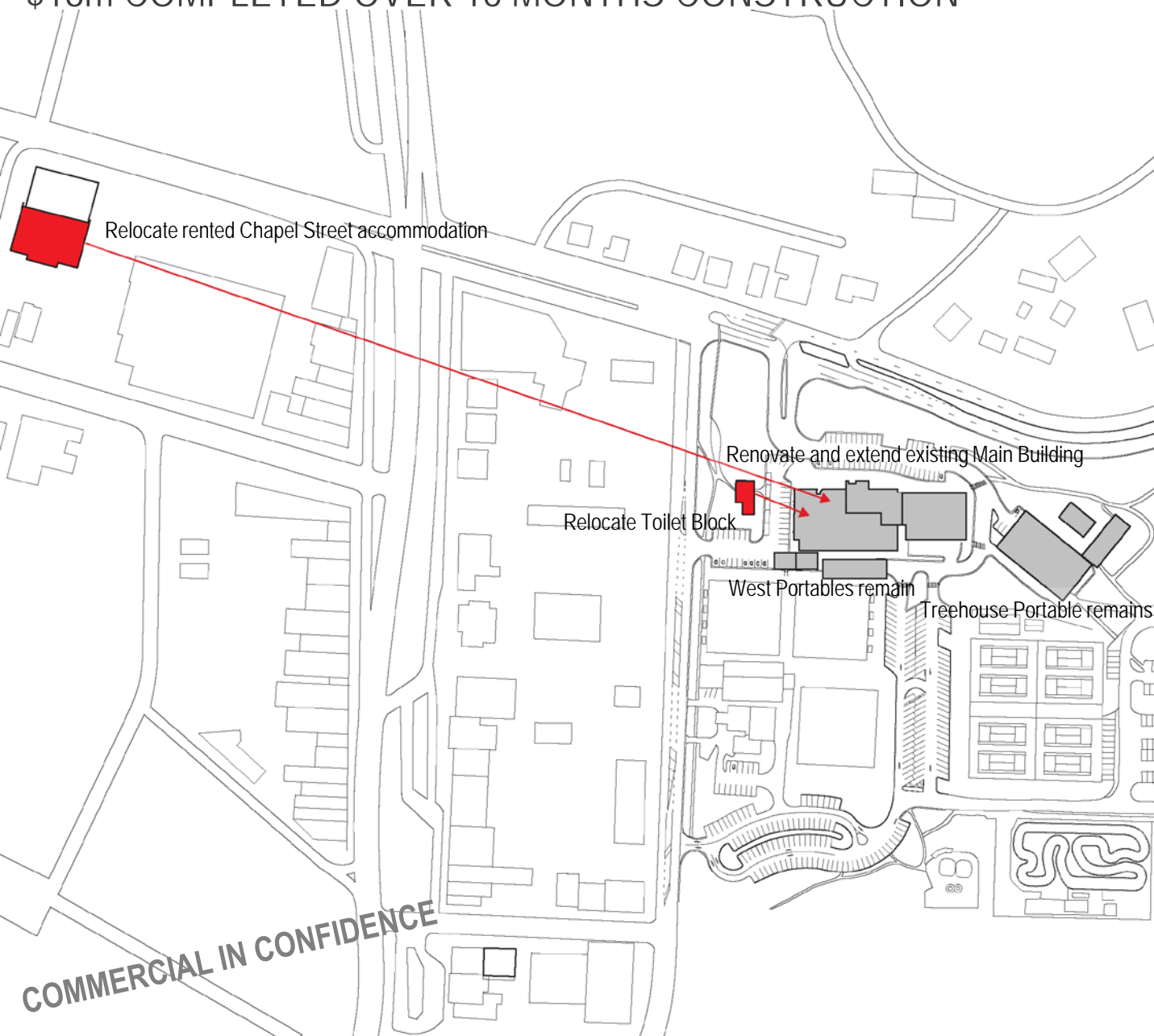
Base Redevelopment



Proposals developed based on relocation of Library to alternative location

## BASE REDEVELOPMENT

\$18m COMPLETED OVER 16 MONTHS CONSTRUCTION

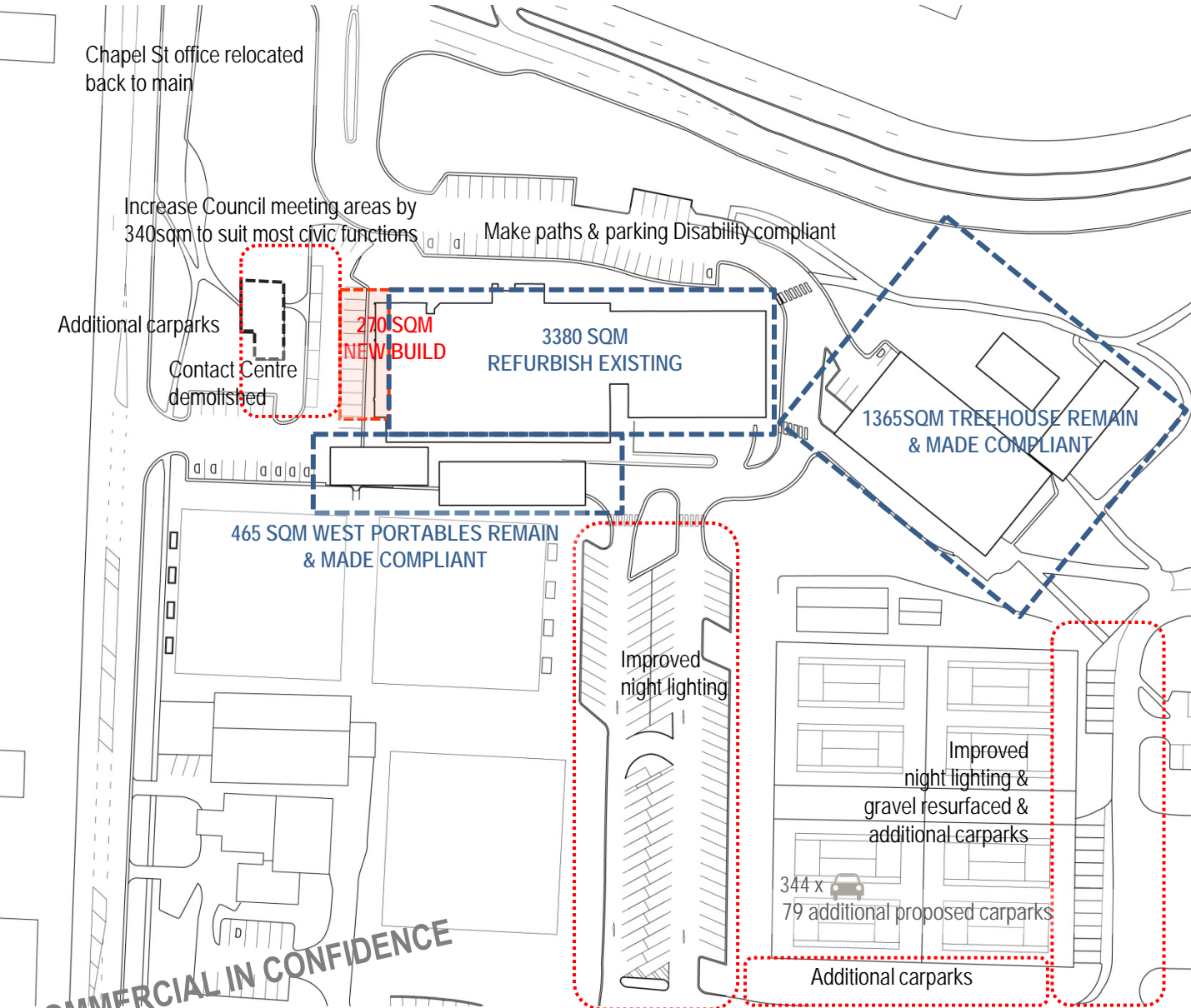


### Existing Accommodation Issues (resolved in green):

- × Inefficient arrangement with staff in disparate locations, plus some areas rented.
- ✓ Council meeting areas enlarged to suit all civic functions and community meeting requirements.
- Work areas partially upgraded to suit current workplace strategy.
- Facilities partially fulfil the Council's purpose, philosophy, objectives & key principles.
- Facilities starting to represent well to the community, for the Council and its services.
- ✓ Resolve certification gaps and anomalies of existing buildings.
- ✓ Resolve buildings and surrounds compliance & end of life issues.

## BASE REDEVELOPMENT

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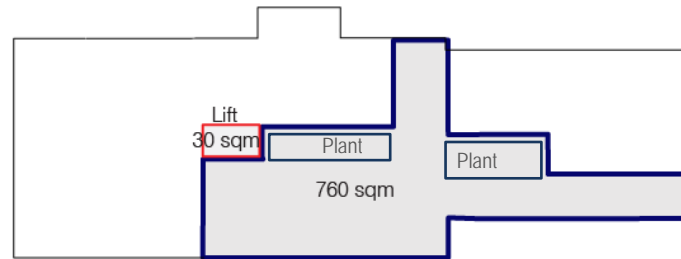
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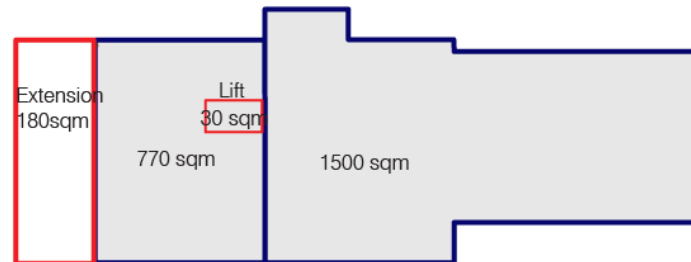
\$18m COMPLETED OVER 16 MONTHS CONSTRUCTION FOR 5500 SQM

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Sub-Ground Level



Ground Level

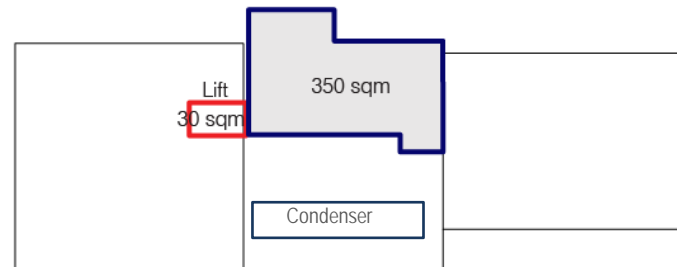


1385 sqm in  
Treehouse



465 sqm in  
West Portables

First Level



270 sqm New Build + 3380 sqm Refurbished

+ 1385 sqm remain in Treehouse + 465 sqm remain in West Portables

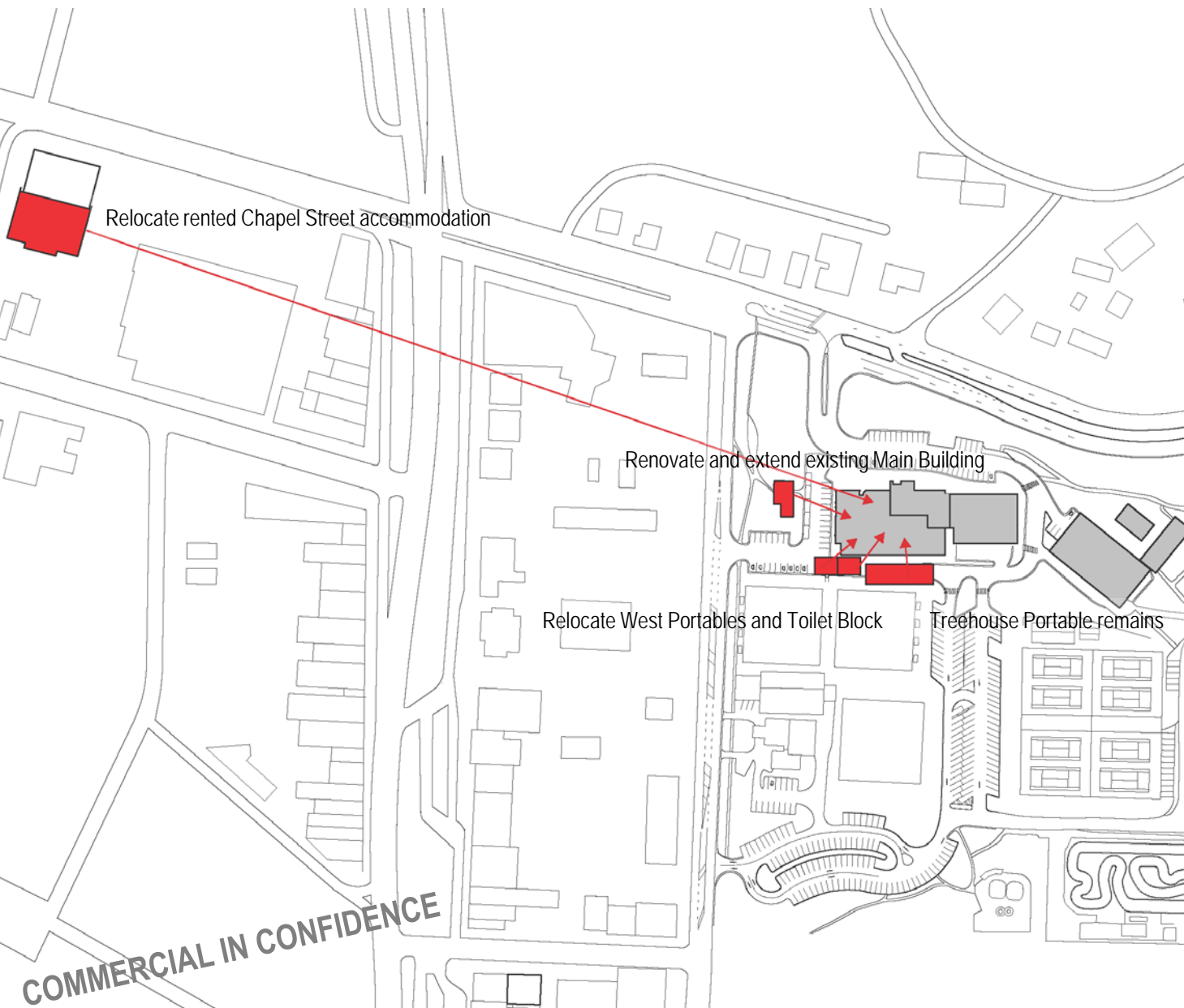


## YRC Accommodation Concept Built Outcomes

Partial Redevelopment

## PARTIAL REDEVELOPMENT

\$22.5m COMPLETED OVER 20 MONTHS CONSTRUCTION



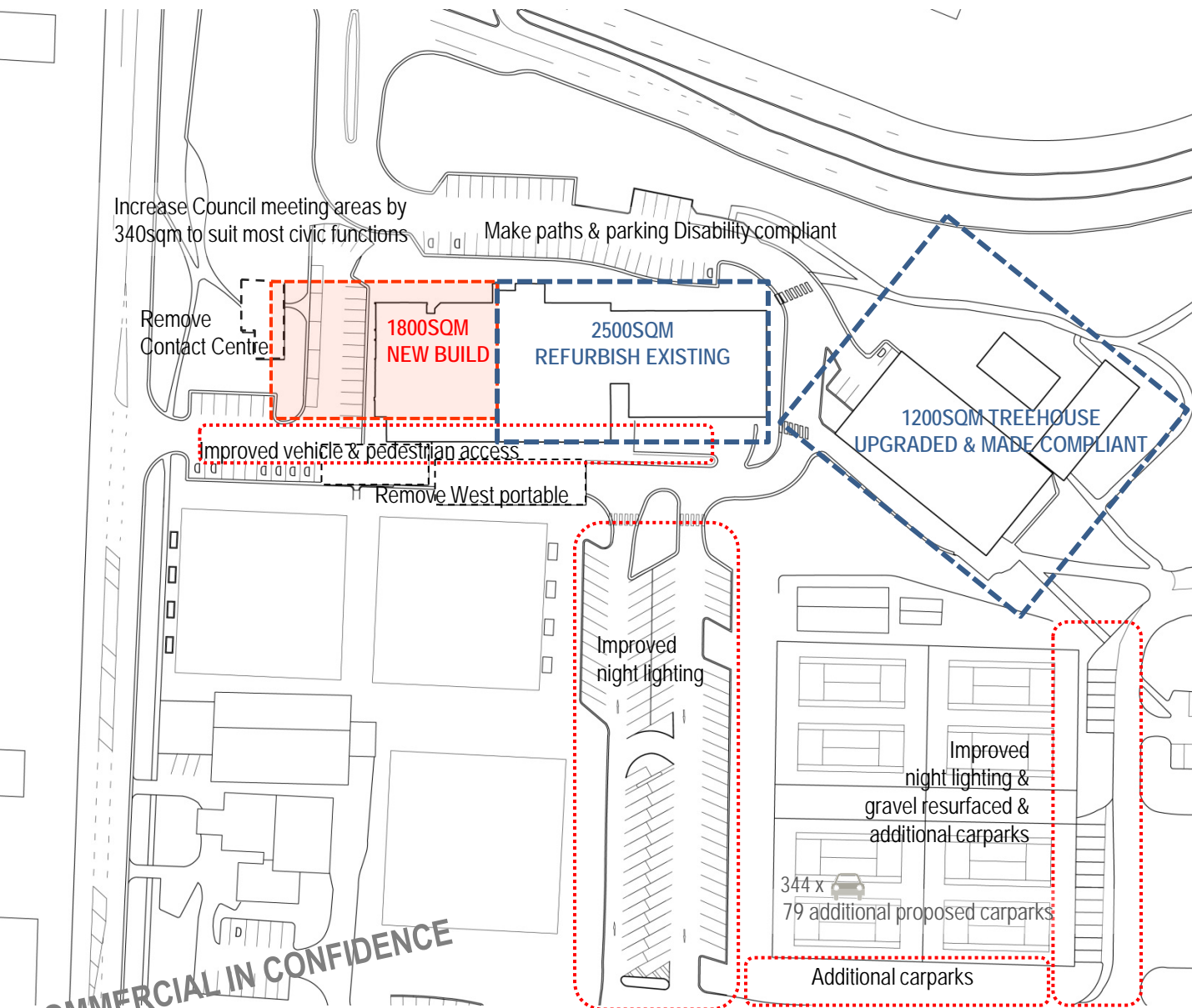
COMMERCIAL IN CONFIDENCE

### Existing Accommodation Issues (resolved in green):

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- ✓ Resolve certification gaps and anomalies of existing buildings.
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## PARTIAL REDEVELOPMENT

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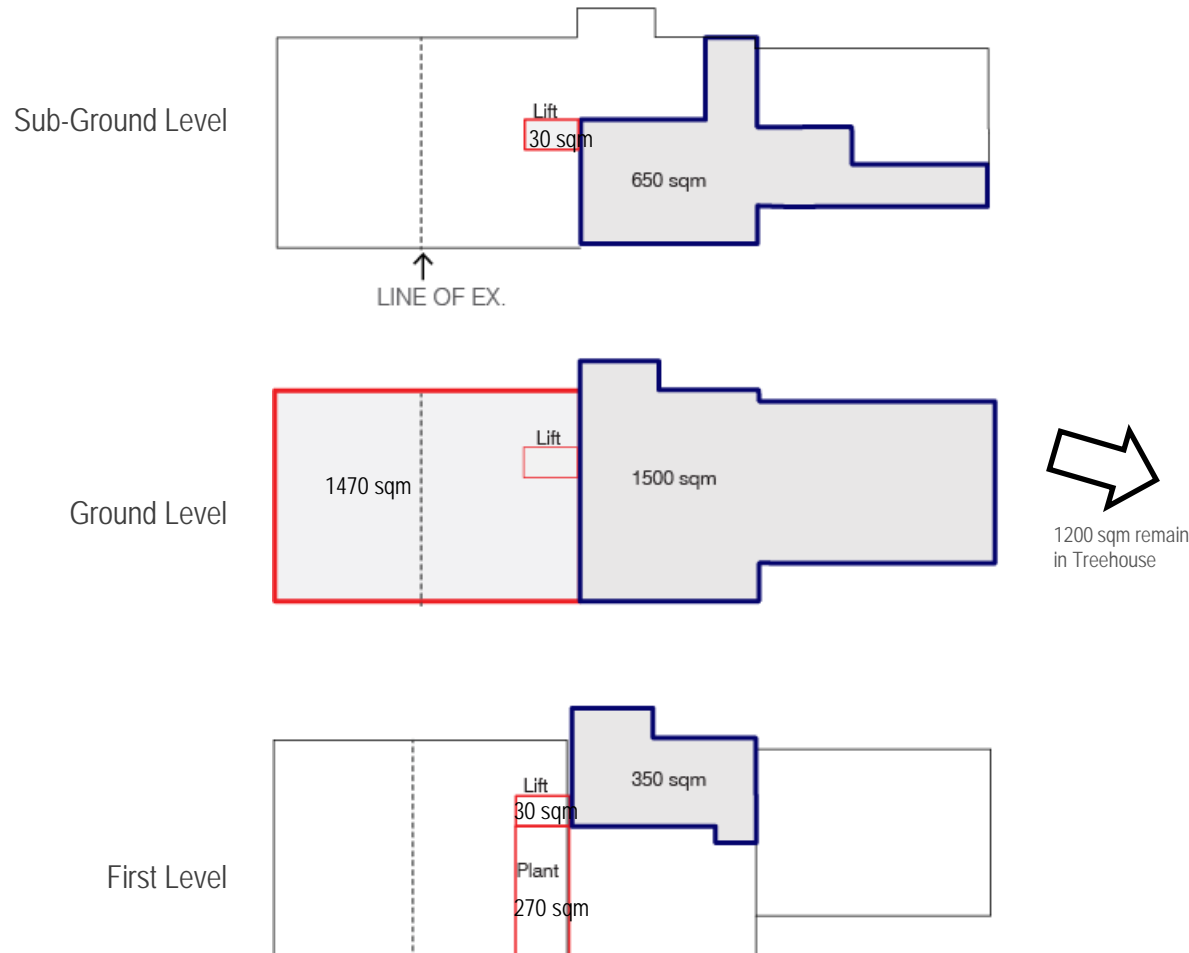
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## PARTIAL REDEVELOPMENT

\$22.5m COMPLETED OVER 20 MONTHS CONSTRUCTION FOR 5500 SQM

COMMERCIAL IN CONFIDENCE



1800 sqm New Build + 2500 sqm Refurbished  
+ 1200 sqm remain in Treehouse (185 sqm spare)

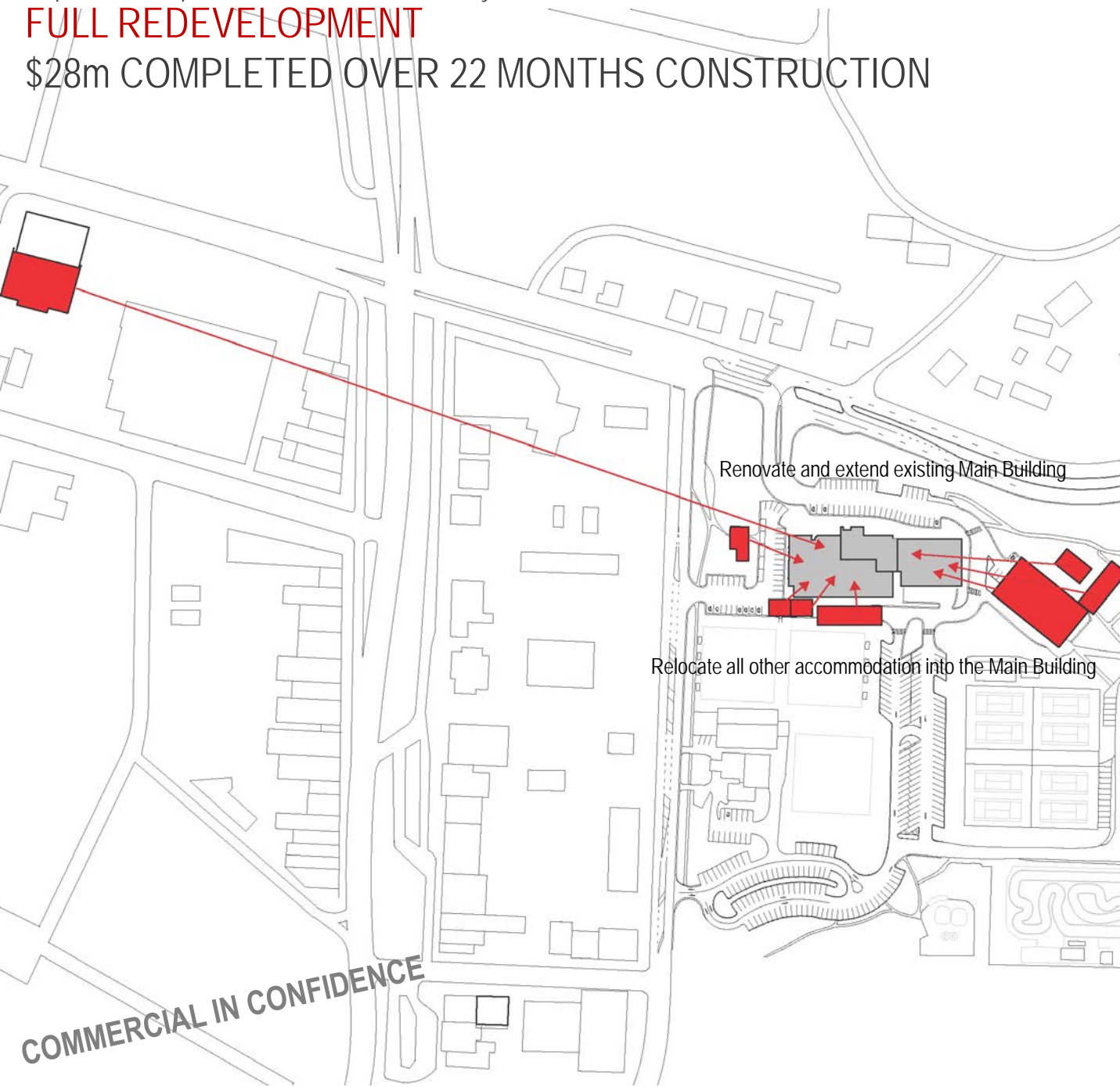
## YRC Accommodation Redevelopment Built Outcomes

Full Redevelopment

Proposals developed based on relocation of Library to alternative location

## FULL REDEVELOPMENT

\$28m COMPLETED OVER 22 MONTHS CONSTRUCTION



### Existing Accommodation Issues (resolved in green):

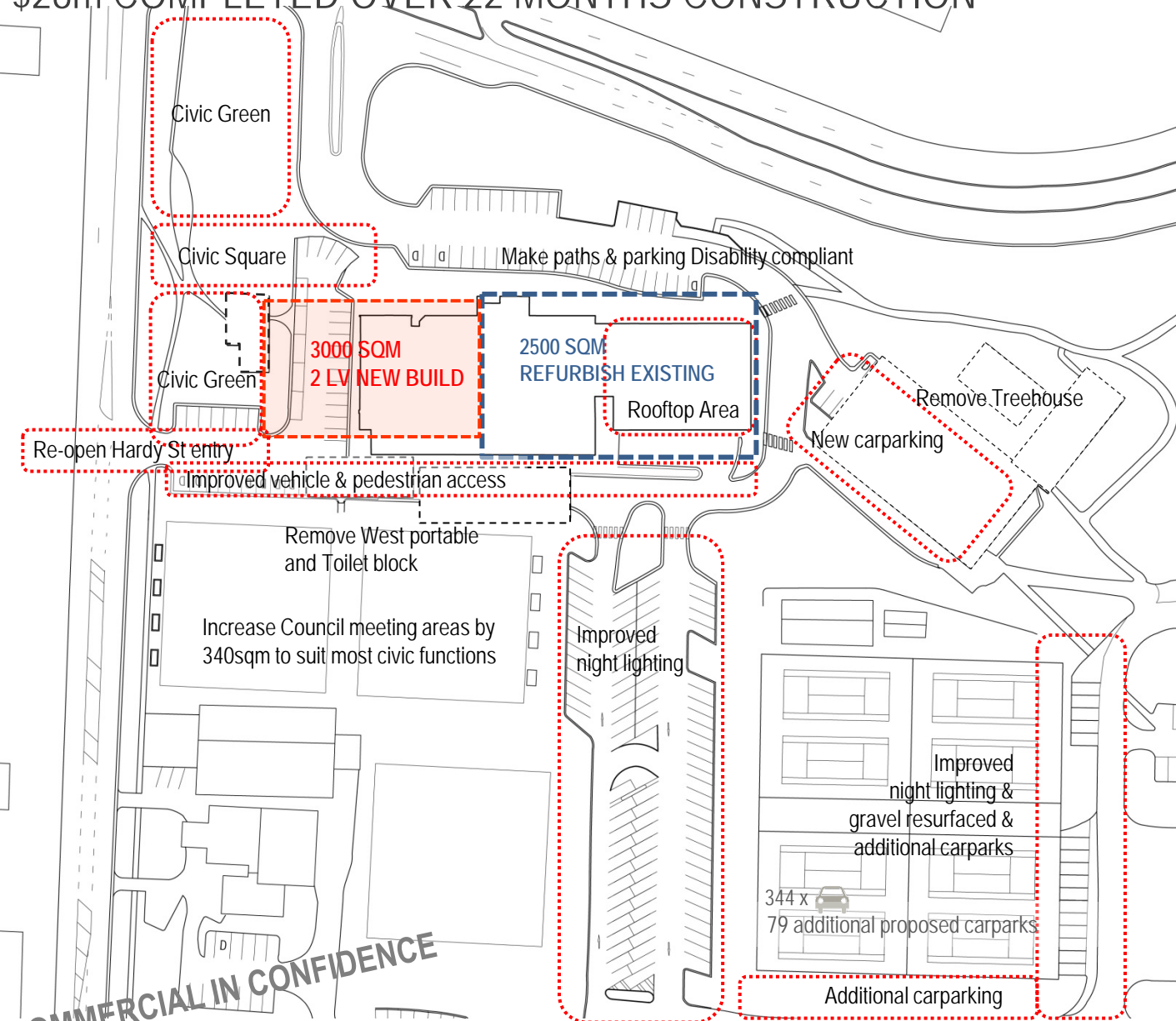
- ✓ Resolve disparate office locations, less inefficiency for staff & end rental cost.
- ✓ Council meeting areas enlarged for all civic functions.
- ✓ Work areas upgraded to suit current work approaches.
- ✓ Facilities fulfil the Council's purpose, philosophy, objectives & key principles.
- ✓ Facilities represent well to the community, for the Council and its services.
- ✓ Resolve certification gaps and anomalies of existing buildings.
- ✓ Resolve compliance & end of life issues of buildings and surrounds.

COMMERCIAL IN CONFIDENCE



## FULL REDEVELOPMENT

\$28m COMPLETED OVER 22 MONTHS CONSTRUCTION



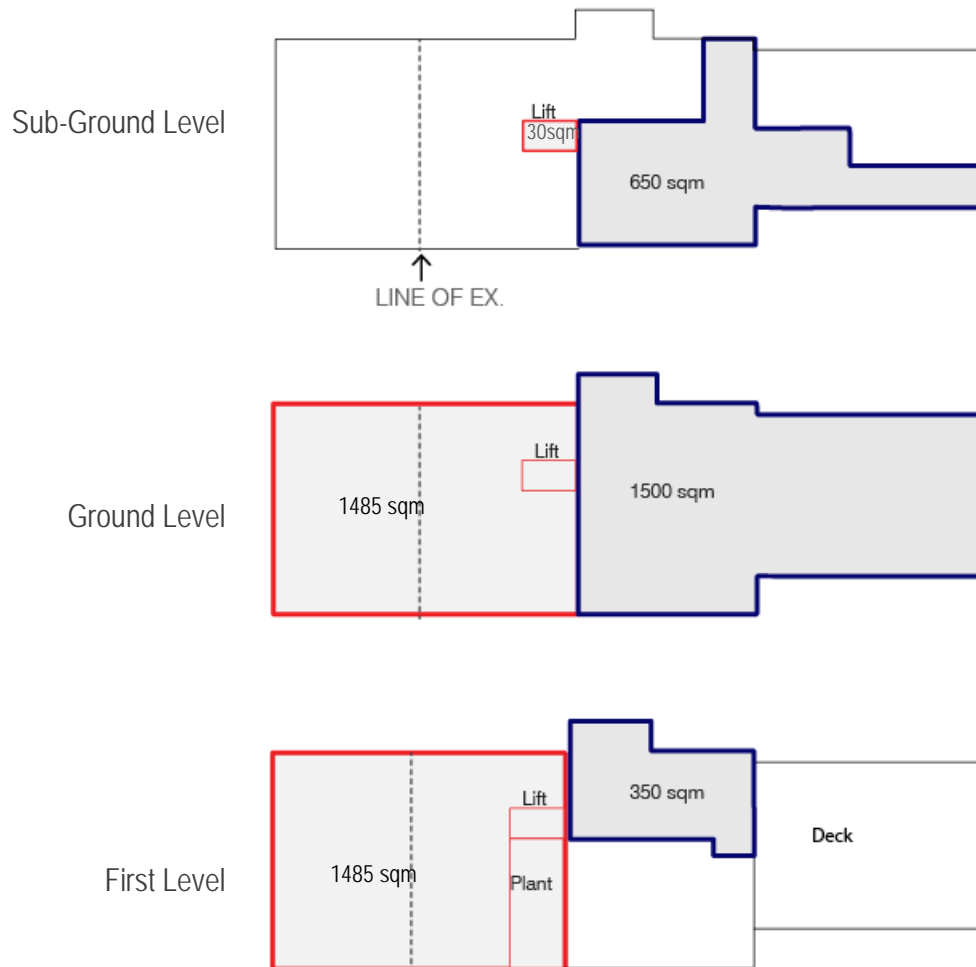
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- ✓ Resolve certification gaps and anomalies of existing buildings.
- ✓ Resolve compliance & end of life issues of buildings and surrounds.

## FULL REDEVELOPMENT

\$28m COMPLETED OVER 22 MONTHS CONSTRUCTION FOR 5500 SQM

COMMERCIAL IN CONFIDENCE



3000 sqm New Build + 2500 sqm Refurbished  
(5500 sqm total accommodation area)

# Cost Planning

## Existing Building Rectification Cost Summary

Cost of rectifying the existing Lilydale Buildings	\$ 4,690,000
Contingency/Escalation/Professional & Authority Fees	\$ 1,320,000
Out of Hours Works	\$ 520,000
<b>Total Rectification Cost excluding GST</b>	<b>\$ 6,530,000</b>

## Base Redevelopment Cost Summary

3380sqm Main Building Refurbishment	\$10,470,000
270sqm New Build	\$ 1,020,000
1850sqm Refurbishment of Treehouse & West Portables	\$ 305,000
Site works, carparking and landscaping	\$ 2,650,000
Contingency/Escalation/Professional & Authority Fees/Decanting	\$ 3,555,000
<b>Total Base Cost excluding GST</b>	<b>\$18,000,000</b>

*Sensible allowance for latent site conditions has been included*  
*Procurement process using competitive tendering*  
*All costs are GST exclusive*

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# Cost Planning

## Partial Redevelopment Cost Summary

2500sqm Main Building Refurbishment	\$ 7,820,000
1800sqm New Build	\$ 6,800,000
1200sqm Refurbishment of Treehouse	\$ 1,060,000
Site works, carparking and landscaping	\$ 2,800,000
Contingency/Escalation/Professional & Authority Fees/Decanting	\$ 4,020,000
<b>Total Partial Cost excluding GST</b>	<b>\$22,500,000</b>

## Full Redevelopment Cost Summary

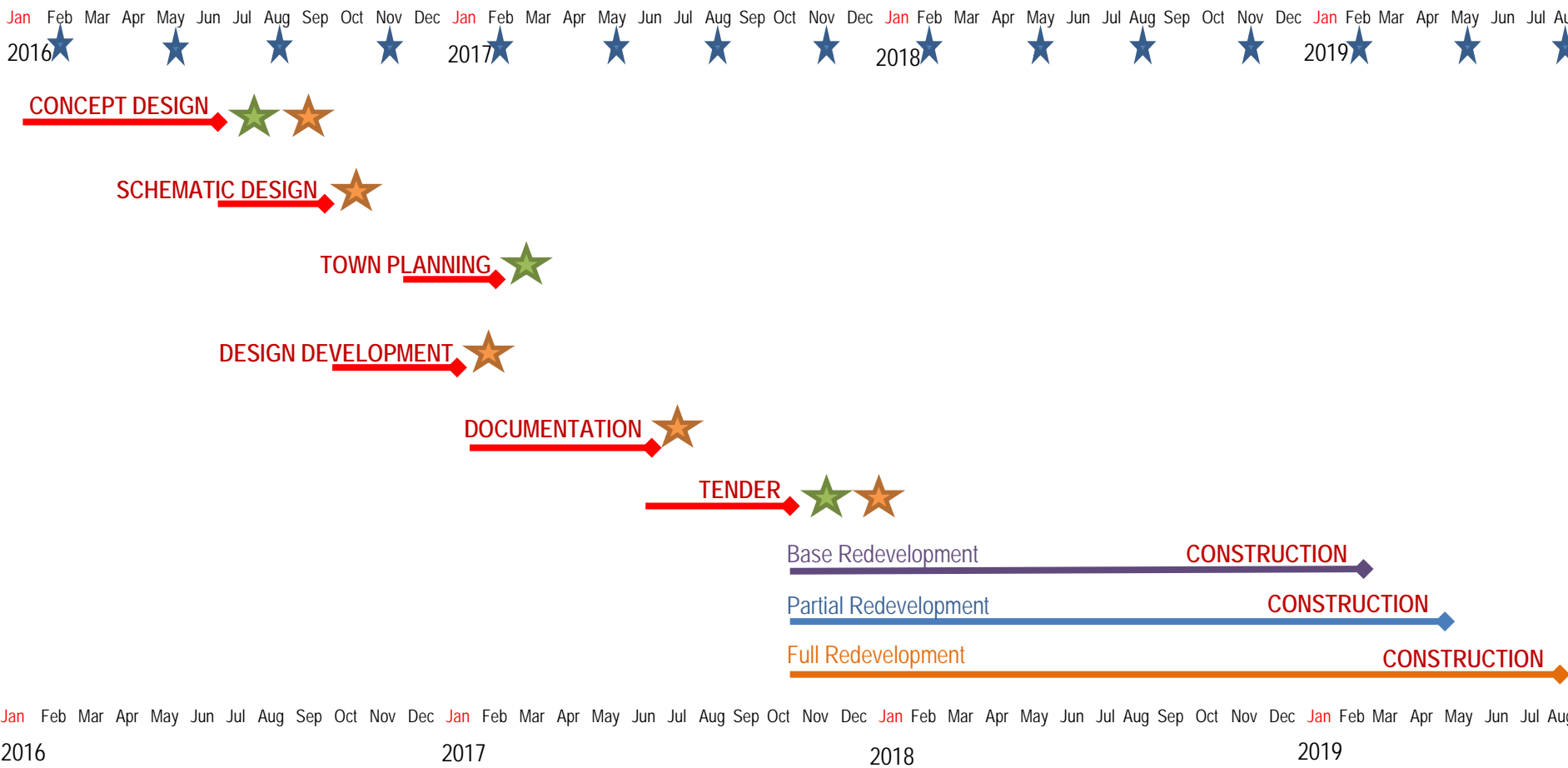
2500sqm Main Building Refurbishment	\$ 8,370,000
3000sqm New Build	\$11,200,000
Site works, carparking and landscaping	\$ 3,730,000
Contingency/Escalation/Professional & Authority Fees/Decanting	\$ 4,700,000
<b>Total Full Cost excluding GST</b>	<b>\$28,000,000</b>

*Sensible allowance for latent site conditions has been included*  
*Procurement process using competitive tendering*  
*All costs are GST exclusive*

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# FLEXIBLE FUTURE PROJECT PROGRAMME



STAGING	
CONCEPT DESIGN	up to mid-June 2016
SCHEMATIC DESIGN	mid-June to September 2016
TOWN PLANNING	October 2016 to February 2017
DESIGN DEVELOPMENT	September 2016 to January 2017
DOCUMENTATION	January 2017 to end May 2017
TENDER	June to end September 2017
CONSTRUCTION	
Base Redevelopment	October 2017 to February 2019
Partial Redevelopment	October 2017 to May 2019
Full Redevelopment	October 2017 to August 2019

Council Approval  
PCG Approval  
PSG Meetings

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