

## 6.2.5 Kandos Museum

REPORT BY THE GENERAL MANAGER TO 7 MAY 2014 COUNCIL MEETING

Kandos Museum  
GOV400038, P1553611

### RECOMMENDATION

#### That:

1. the report by the General Manager on the Kandos Museum be received;
2. Council allocates an additional \$66 500 to the Kandos Museum building upgrade to be funded from the Asset Replacement Reserve fund, and that the 2013/14 Operational Plan and Budget be adjusted accordingly;
3. That Council indemnify the Incorporated Association against any decisions made by Council in relation to the building and the collection prior to the handover of the Museum with the goods and chattels being described as they exist on the day of handover.
4. That the Incorporated Association be solely responsible the deaccessioning of the collection.

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### Executive summary

A meeting was held with the Interim Committee of the Kandos Museum to discuss governance issue and the cost of further upgrade to the building.

The purpose of this report is to present the costing of the further work requested by the Interim Committee.

### Detailed report

The Interim Committee met with staff on the 14 April 2014.

#### *BUILDING WORKS*

The committee had previously identified a range of building upgrade that they considered should be undertaken as part of the current work being undertaken.

Attached to this report is a detailed of the costing of the building work. Of the work identified by the committee the costing have been divided into those works considered feasible and those considered unnecessary. . The total cost of work is estimated at \$130 250 with \$66 550 being considered feasible work and \$63 700 being considered unnecessary work. All this work is additional to the \$95 000 already allocated to this project. If Council accepts the recommendation in this report, then the upgrade to the building costs at Kandos Museum will be \$162 000. This is way in excess of the value of the facility to Council, remembering that the income is minimal. However, Council needs to maintain the asset.

## GOVERNANCE

The committee raised a number of governance issues including the following:

1. The committee has requested that Council indemnify them against any past decisions made by Council or the 355 committee in relation to the collection or the building. It is considered reasonable that this indemnity be granted.
2. Council will not be involved in the deaccessioning any items of the collection. This role will be solely undertaken the incorporated association when formed. It is considered that Council should agree to this request.
3. The goods and chattels of the Museum are as they exist on the day of handover, again it considered that Council should agree to this request.
4. The interim committee had identified an operational cost of \$35 000 per annum and has requested Council to fund this cost for the first five years of operation. This is outside of Councils resolved funding commitment to the Museum and is not recommended to Council.
5. The committee have requested a delay on transfer of ownership of the Museum for 2.5 years. The purpose of this delay is to provide an avenue for protection of community ownership of the Museum should the incorporated association fail. Staff is currently seeking legal advice regarding options for delayed settlement or other legal mechanisms in this regard. This is consistent with previous Council reports.

## Financial and Operational Plan implications

The additional cost of \$66 550 is recommended to be funded from the Asset Replacement Reserve fund in the 2013/14 financial year.

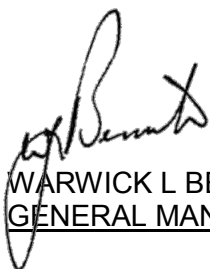
## Community Plan implications

Not applicable.

28 April 2014

*Attachments:* 1. Detailed costings of building upgrade.

APPROVED FOR SUBMISSION:



WARWICK L BENNETT  
GENERAL MANAGER

## ATTACHMENT 1

KBIM PROPERTY & BUILDINGS AT 20-24 BUCHANAN STREET KANDOS  
WORKS OUTSTANDING AS AT 03.04.2014

## 22-24 Buchanan Street – Main Building; Internal Works

		Priority			Costs	
		End Jun-14	End Sep-14	Future Works	Feasible	Unnecessary
1.01	Undertake asbestos audit & prepare register	X			\$800	
1.02	Carry out remedial works recommended as a result of 1.01 New ceiling		X		\$4000	
1.03	Seal perimeter of asbestos? Ceiling in 'hall' room to alleviate dust and debris entry – under painting	X				
1.04	Undertake pest inspection & prepare report	X			\$400	
1.05	Carry out remedial works recommended as a result of 1.04		X			\$5000
1.06	Engage consultant to undertake ventilation survey & prepare report	X			\$1000	
1.07	Carry out or make provision for works recommended as a result of 1.06		X			\$20000
1.08	Engage electrician to undertake electrical survey & prepare report	X				\$1000
1.09	Carry out or make provision for works recommended as a result of 1.08		X			\$5000
1.10	Replace existing timber floor in 'hall' with concrete slab	X			Included already	
1.11	Provide new unisex disabled toilet	X			Included already	
1.12	Provide new kitchenette	X			Included already	
1.13	Seal doorway to existing toilet & from toilet to storeroom		X		\$900	
1.14	Create new doorway between storerooms – cut new door		X		\$1500	
1.15	Replace uneven & cracked concrete to lower end of concrete ramp in 'church' room	X			\$1000	
1.16	Provide new structural prop to timber beam supporting roof of 'hall' room	X			\$250	
1.17	Install new partition walls to 'hall' room		X		\$2500	
1.18	Seal cracks in walls with flexible sealant		X		Repainting	
1.19	Fill holes and paint walls where required		X		\$7000	
1.20	Fill holes and paint ceiling of 'bell tower' where required		X			
1.21	Supply and install framing & supports for new level timber floor to 'church' room and supply flooring	X			Included already	
1.22	Fix flooring to 'church' room		X		\$400	
1.23	Supply and install stairs from NE corner of new flooring to old entry foyer	X			Included already	
1.24	Check operation of sash windows in 'hall' room and repair/paint as required			X		
1.25	Check operation/integrity of highlight windows to 'church' room and repair/paint as required			X		
1.26	Install fire extinguishers & signage, plus exit signs as required	X			\$1000	
1.27	Provide new fire exit doors to western side of 'hall' room	X			Included already	

		Priority			Costs	
		End Jun-14	End Sep-14	Future Works	Feasible	Unnecessary
1.28	Complete internal works associated with new entry		X		\$4000	
1.29	Supply & Install new industrial carpet/vinyl to prescribed floor areas	X			\$10000	
1.30	Complete fixture works/shelving, associated with exhibits, displays, storage etc, plus internal signage		X		\$8000	
1.31	Fit out office/research room		X			\$4000

## 22-24 Buchanan Street – Main Building; External Works

		Priority			Costs	
		End Jun-14	End Sep-14	Future Works	Feasible	Unnecessary
<b>2.1</b>	<b>Bell Tower and Roof</b>					
2.1.01	Repair blown slab edges and parapet, including treatment of exposed reinforcement and repaint		X			\$7500
2.1.02	Waterproof slab of Bell-Tower, clear out spigot outlet, cap off pipe (approx 25mm) and repaint	X			Included already	
2.1.03	Provide waterproof access hatch to roof space	X				
2.1.04	Bird proof space between trusses			X		
2.1.05	Clear gutters and downpipes	X			Included already	
2.1.06	Flash low-slope roof against parapets		X		\$2000	
2.1.07	Barge cap to western edge of low pitch roof		X		\$400	
2.1.08	Repair wire netting, south facing against possum entry	X			\$500	
2.1.09	Repair chimney – replace missing block and cap against rain ingress or demolish and sheet over		X		\$800	
2.1.10	Repair flashing to roof as necessary		X		\$1000	
<b>2.2</b>	<b>South Elevation</b>					
2.2.01	Strap downpipe SE corner		X		\$100	
2.2.02	Fit 30deg offset to all downpipes (x4)			X		
2.2.03	Provide grated pits for all downpipes (x4)			X		
2.2.04	Connect downpipe in SW corner to drainage system			X		
2.2.05	Grade ground to fall to south		X		Included later	
2.2.06	Check function of 2 security lights	X			Included electrical	
2.2.07	Check vent blocks to Store are insect-proof or seal	X			\$400	
<b>2.3</b>	<b>West Elevation</b>					
2.3.01	Replace fascia & Paint		X		\$1500	
2.3.02	Replace north end of rafter & paint		X		\$1500	
2.3.03	Paint timber windows			X		
2.3.04	Replace existing sewer line to street and lay new stormwater drainage line beside in same trench	X			Included already	
2.3.05	Replace existing galvanised water line from existing toilet to water meter	X			Included already	
2.3.06	Remove & replace concrete steps with new concrete landing and ramp to ground (consider egress direction to Evacuation Location)	X			\$2500	
2.3.07	Connect downpipes (x2) to new drainage line	X			Included already	
2.3.08	Replace wire mesh to top light windows, paint steel frame			X		
2.3.09	Lag water pipes, SW corner	X			\$300	
2.3.10	Rectify sink waste connection to sewer	X			Included already	
2.3.11	Provide gully under hose cock NW corner &	X			\$500	

		Priority			Costs	
		End Jun-14	End Sep-14	Future Works	Feasible	Unnecessary
	connect to new stormwater drainage line					
2.3.12	Seal cracks in NW corner at column		X		\$400	
<b>2.4</b>	<b>North Elevation</b>					
2.4.01	Check function of security light	X			Included electrical	
2.4.02	Rectify exposed reo at top of column – NW corner		X		Included already	
2.4.03	Fall ground away to north and flashing (waterproof wall)		X		\$3000	
2.4.04	Fix broken Telstra conduit at ground level	X			NIL	
2.4.05	Locate path of Telstra cable from street	X			NIL	
2.4.06	Repair weather-seal to door leaf (former entry)	X			\$200	
<b>2.5</b>	<b>East Elevation</b>					
2.5.01	Restore, stabilise, protect mural			X		
2.5.02	Rectify crack vicinity first downpipe against water entry, excavate to repair leak into building at vicinity internal ramp	X			\$400	
2.5.03	Fall ground away from wall	X			\$400	
2.5.04	Replace wire mesh to top light windows			X		
2.5.05	Stormwater drainage – review direction, provide large pit at t-junction (north of external slab to new wing)	X			Included already	
2.5.06	Rectify loose barge cap (new wing)	X			\$100	
2.5.07	Query conduit/pipe under sill at full-height window (new wing)	X			NIL	
2.5.08	Check function of security light, provide new cover	X			Included already	
2.5.09	Complete portico roof, connect to stormwater drainage, install and connect external lighting, bag and paint columns to match existing	X			Included already	
2.5.10	Paint timber bargeboard SE corner (external painting)		X			\$5000
<b>2.6</b>	<b>General</b>					
2.6.01	Repaint exterior of building			X		
2.6.02	Engage consultant to undertake Conservation Management Plan for property			X		

### 22-24 Buchanan Street – Vehicular Entry, Parking and Ground works

		Priority			Costs	
		End Jun-14	End Sep-14	Future Works	Feasible	Unnecessary
3.01	Upgrade vehicular driveway & provide new pedestrian access from NE corner – refer 2.3.05 re new water main	X				\$9000
3.02	Remove black cypress near NE corner	X			Included already	
3.03	Provide new turning/setdown area and disabled parking	X			Included already	
3.04	Relocate exhibits from east boundary and yellow tractor from courtyard	X			\$1500	
3.05	Provide safety fence to coal loader exhibit		X		\$1000	
3.06	Remove steel stair		X		\$100	
3.07	Remove weeds & privet vicinity east boundary		X		\$800	
3.08	Stabilise embankment on east boundary with groundcover		X		\$400	
3.09	Tidy shrubs and bushes on south boundary		X			\$1000
3.10	Remove 2 gum trees, SW corner	X			\$1500	

		Priority			Costs	
		End Jun-14	End Sep-14	Future Works	Feasible	Unnecessary
3.11	Remove tree stump, NW corner of building	X			\$500	
3.12	Provide truck access to dock (egress door) from next door block #20			X		
3.13	Refurbish native garden as per Landscape Plan		X			\$1000
3.14	Remove large conifer, NW corner	X			\$1500	
3.15	Remove concrete path between street and apron, retain concrete apron at vicinity doorway	X				\$1000
3.16	Provide pedestrian entrance through existing double gateway into native garden		X			\$1000
3.17	Close existing single gate permanently & remove steel handrails		X			\$1500
3.18	Refurbish or replace Museum signage near front fence		X		\$500	

### 20 Buchanan Street – Garage/Shed & Grounds

		Priority			Costs	
		End Jun-14	End Sep-14	Future Works	Feasible	Unnecessary
4.01	Undertake asbestos audit & prepare register	X				Included already
4.02	Carry out remedial works recommended as a result of 4.01		X			NIL
4.03	Undertake survey of works/repairs that need to be undertaken to shed or demolish		X			Demolish \$800
4.04	Tidy up and remove rubbish from outside of shed	X				\$400
4.05	Remove excess material from inside shed to allow access and inspection	X				\$500
4.06	Flash roof ends and secure loose roof sheeting		X		Included in demolition	
4.07	Grade ground away from side of shed and provide drain		X		Included in demolition	
4.08	Locate and map any services to block		X			NIL
4.09	Remove excess shipping containers		X			Included already
4.10	Sort, assess and Cull external exhibits			X		
4.11	Provide permanent shelters for external exhibits			X		
4.12	Provide vehicular access to SW corner of #22			X		
<b>TOTAL</b>					<b>\$66,550</b>	<b>\$63,700</b>