

BUSINESS PAPER

Special Meeting

Wednesday 18 November 2020

Roma Administration Centre

NOTICE OF MEETING

Date: 18 November 2020

Mayor:

Councillor T D Golder

Deputy Mayor:
Councillors:

Councillor G B McMullen
Councillor J R P Birkett
Councillor M C Edwards
Councillor J L Guthrie
Councillor J M Hancock
Councillor W L Ladbrook
Councillor C J O'Neil
Councillor W M Taylor

Chief Executive Officer:

Ms Julie Reitano

Executive Management:

Mr Rob Hayward (Deputy Chief Executive Officer/Director
Development, Facilities & Environmental Services)
Ms Sharon Frank (Director Corporate & Community Services)

Attached is the agenda for the **Special Meeting** to be held at the Roma Administration Centre on
18 November, 2020 at 3.00PM



Julie Reitano
Chief Executive Officer

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OFFICER REPORT

Meeting: Special 18 November 2020

Date: 18 November 2020

Item Number: 6.1

File Number: D20/110048

SUBJECT HEADING: Historical Building at the Roma Hospital

Classification: Open Access

Officer's Title: Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

This report provides an update on investigations and actions taken in regard to possible acquisition of an historical building that has been marked for demolition at the Roma Hospital.

Officer's Recommendation:

That Council note the Officers Report as presented.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Nil

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Nil	Nil

Context:

Why is the matter coming before Council?

At the Ordinary Meeting held on 28 October 2020, Council considered a Councillor report in relation to a historical timber building at the Roma Hospital. The building was referred to in the report as the former engineers' office in the old board room at the Roma Hospital. Council's decision at this meeting on 28 October was:-

Resolution No. OM/10.2020/132

That a report be prepared for an upcoming Council meeting, and in the interim write to the South West Hospital Board asking them not to enact demolition of the identified building.

This report provides an interim update on research completed and actions taken to date.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

In accordance with Council's decision, a letter was sent to South-West Hospital and Health Service on 29 October 2020, by the Office of the CEO.

On 29 October 2020, Council's Facilities Team made contact with a company (Burke Industries) that regularly undertakes large scale demolition work within this region. This company verbally advised that they had not been notified of the outcome of the tender process and were unaware if they would be granted this job.

Council received a response from the South-West Hospital and Health Service on 5 November 2020. In their correspondence, the South-West Hospital and Health Service advised that the Queensland Government (QBuild) were managing the demolition project and Council should be communicating with that entity.

Contact with QBuild regarding the identity of the successful tenderer for the demolition.

Executive Customer Service Officer - Office of the Mayor and CEO, made contact with the Queensland Government (QBuild) who confirmed that the tender had closed but the contract had not yet been granted. The process had been delayed due to the Queensland Government being in caretaker mode prior to the State Election. The Queensland Government website shows that tenders closed on 18 September 2020.

Council's Officer forwarded a copy of the letter sent to Queensland Health, to QBuild.

Cost for relocation of building

On 11 November 2020, Richard Irwin (Building Projects, Maintenance Planning & Inspections) had a brief meeting on site with Dave Palmer from Q Health.

On this date Richard also met with House Removalist, Ian Wassell who was working in Roma on a house lift. Richard and Ian measured the building with a view to assessing its suitability for removal and re-establishment elsewhere. The building is in a suitable condition for removal, however it is surrounded by newly planted gardens, a freshly laid Asphalt car park and new kerbing. All of which is easily damaged and would have to be repatriated if damaged.

The plan would be to remove the roof, pick the building up with a crane and load it on to a truck. Limiting the amount of damage to the surrounding infrastructure.

An estimate on removal is as follows:-

- Crane Hire and establishment 50 tonne \$340/hr plus \$100/hr dogman and special attachments \$ 5 500
- Removalist (Truck, Bobcat, Main Roads Fees, Police Escort, Remove roof it is too high, Transport and restump) \$ 57,000
- Repatriation (Carparks, Gardens, Asphalt) \$ 15,000
- Asbestos Removal \$ 8,500
- Total Estimate Cost \$ 86,000

If the building can be removed after other demolition work on the site has been completed, and the site can be accessed, significant cost savings can be achieved (estimated cost savings 50%).

Richard Irwin will meet with Hillcrest House Removals on 19 November 2020 on site.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?

(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Nil

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

No

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say?

(Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

South-West Hospital and Health Service

QBuild

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$) Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Council has not allocated any funds in the 2020/21 budget to acquire the building or for removal costs. If Council is successful in acquiring the building, Council will need to allocate funds to reestablish the building on another site and make the building functional.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

If Council is successful in acquiring the building, it will become an asset of Council. The building will need to be maintained and insured and there will be a depreciation cost associated with the asset.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

South-West Hospital and Health Service
Queensland Government (QBuild)

Parties who may be interested in the local historical significance of the building.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Community Expectation	Council may not be successful in acquiring and preserving this building. As the tender has already closed, tendering demolition businesses may have submitted a tender price based on being able to salvage and on-sell this building. Demolition businesses may have already identified a potential buyer for the building.
Financial	There is no budget allocated to acquire, relocate or reestablish the building. The building may need a substantial investment of funds to make it fit for purpose, depending on the final location decided upon.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

QBuild have called tenders to demolish the old hospital site. Tenders closed on 18 September 2020 and the successful company is yet to be notified. Considering how far the procurement process has progressed, Council may need to negotiate to acquire the building from the eventual successful demolition company which may have a financial implication for Council.

The building may also no longer still be available if the demolition company has plans to salvage and on-sell the building, and if the company has already found a buyer.

It is suggested that Council continue to liaise with Queensland Government – (QBuild) and if needed, negotiate with the demolition company who is eventually granted the contract.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council note the Officers Report as presented.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.10 Facilities

Supporting Documentation:

Nil.

Report authorised by:

Deputy Chief Executive Officer/Acting Director Infrastructure Services