

NEW INITIATIVE (G)

Project title: Thistle Hall – floor replacement

Background: this initiative seeks funds for unbudgeted renewal work at Thistle Hall. Inspections by a structural engineer have revealed that the floor requires upgrading.

It is recommended that funding be included in the draft annual plan.

1. The Proposal

This proposal seeks funding to replace the floor in Thistle Hall which a condition a assessment has shown requires replacement.

2. Proposed Costs

\$000	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Project Component								
<i>Depreciation/interest</i>	<i>22</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>
<i>Total</i>	<i>22</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>	<i>44</i>

\$000	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Project Component								
<i>Replacement of floor</i>	<i>250</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>250</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>

3. Project Outline

Thistle Hall is a key Council community centre with relatively high levels of public usage and occupancy. It is located in the city centre and hosts a range of popular community activities and exhibitions.

Thistle Hall has a special sprung first floor that fulfils the venues longstanding function for hosting dance based activities. Inspections have revealed that the current condition of the floor, if not attended to, will pose safety risks for all users of the hall. The floor boards are at the end of their useful life and the joists in the north-east corner of the hall are not original. These are undersized and have rotted where they abut the exterior wall and require replacing.

Floor replacement and associated works including will likely trigger the Building Act and that will subsequently require the installation of a lift, ramp,

staircase replacement and a disabled toilet for compliance. Alterations to bring building up to code (lift, ramps to side entry, front entry passage, accessible toilet) are estimated at \$250,000.

4. Conclusion

An inspection was made of the floor and accompanying joist structure by a structural engineer and a recommendation has been made to replace the existing floor.