Special Meeting of Council

Held at Western Downs Regional Council's Dalby Board Room

On Wednesday, 2 February 2022

Commencing at 09:30 AM

J. Taylor
CHIEF EXECUTIVE OFFICER **2 February 2022**

Special Meeting of Council Agenda

Pages

1. MEETING OPEN

2. APOLOGIES

3. DECLARATION OF CONFLICT OF INTEREST

4. CORPORATE SERVICES

4.1. Corporate Services Report MyALL107 Cultural Precinct Structural Findings 1

The purpose of this Report is to provide an update on the construction findings of the MyALL107 building following the assessment of the significant structural non-conformances identified upon construction commencement and seek Council's direction for the future of the project.

5. MEETING CLOSURE

Title	**Corporate Services Report MyALL107 Cultural Precinct Structural Findings**
Date	31 January 2022
Responsible Manager	A. Ritchie, FACILITIES MANAGER

Summary

The purpose of this Report is to provide an update on the construction findings of the MyALL107 building following the assessment of the significant structural non-conformances identified upon construction commencement and seek Council's direction for the future of the project.

Link to Corporate Plan

Strategic Priority: Active Vibrant Community
- Our people of diverse backgrounds and ages are united by social, cultural, and sporting activities.
- Our parks, open spaces, and community facilities are alive with activities and connect our communities.

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.

Strategic Priority: Sustainable Organisation
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that Council:

1. terminate the contract for Tender MM17-20-21 Design and Construction of the MyALLl107 Cultural Precinct Redevelopment with FK Gardner & Sons Pty Ltd under the provisions of the contract;
2. resolves it is satisfied that there is only 1 supplier who is reasonably available to conduct the works and that a genuine emergency exists;
3. accept the estimated price of $2.8M submitted by FK Gardner & Sons as costs for work performed to date, delay costs, demolition, make good of site, and documentation of as built services and in grounds under s.235(a)(c) of the *Local Government Regulation 2012*; and
4. authorise the Chief Executive Officer to undertake all steps necessary to effect the contract termination, demolition and make good of the MyALL107 site.

Background Information

In 2019, Council engaged consultants to prepare a Masterplan for the MyALL107 Cultural Precinct, contingent upon securing co-funding from State or Federal Government. Council approved a budget of $14.113M to deliver the project with a $600,000 budget provision for the detailed design.

At the Ordinary meeting of Council held Wednesday 23 September 2020, Council resolved to accept grant funding of $7.056M through the Building Better Regions Fund representing 50% of the total cost of the redevelopment of the MyALL107 Cultural Precinct.

At the Ordinary Meeting of Council held Wednesday 23 June 2021, Council resolved to award the tender M17-20-21 for the design and construction of the MyALL107 Cultural Precinct redevelopment to FK Gardner & Sons Pty Ltd (FKG) for the amount of $10,761,625 (GST Excl).

FKG mobilised to site at the end of October 2021 and commenced demolition work in line with the project design. During these works the building's structure was uncovered and numerous inconsistencies were identified throughout the building. These inconsistencies led to a concern for the safety of the building as it stood and a requirement to understand the impact this would have on the ability to continue with the planned refurbishment.

On 14 December 2021 a suspension of work notice was issued, and a structural assessment audit was commissioned to carry out investigations and provide a report outlining remediation requirements.

Report

Investigative works were carried out by Northrop Engineers (surveyors and structural engineers commissioned by FKG) to provide advice to Council of the potential construction and cost impacts that would be incurred as a result of carrying out the remediation required to ensure the building was safe and suitable for refurbishment.

Findings within the Northrop structural assessment report noted significant remediation work required to bring the building in line with a standard that would be certifiable for the building's remaining design life span of 12 years. Of note, is this work would not provide for any extended design life period. The nature of the remediation required is such that further testing and engineer engagement would be required to finalise costs. However, initial review and cost estimates show the additional cost would be circa $4.3M bringing the total cost for the project to circa $15.4M for the project with a design life span of 12 years.

Given the remediation impacts identified, an option to demolish the building, make safe and terminate the existing contract was requested. This would bring the site back to a vacant block and allow Council to cease delay costs under the terms of the *AS4300-1995 General Conditions of Contract for Design and Construct*. A cost estimate has been provided of up to $2.8M, inclusive of costs paid for work to date, estimated delay costs (dependent on final agreed termination date at $4,936.83/day) and additional demolition work, including documentation of as built services and other in ground items.

The demolition of the building is a significant departure from the original contract and the intent of the project. It is recommended that Council deal with the demolition of the building as a separate matter applying s.235(a)(c) of the *Local Government Regulation 2012*. These sections provide exceptions for Council to apply when entering into a large sized contractual arrangement without having first invited written tenders.

Due to the danger posed by the poor structural integrity of the building Council should take all reasonable steps to attend to the demolition of the structure as quickly as possible. It poses a significant risk to contractor and public safety. FK Gardner have already contracted suitable demolition sub-contractors for the performance of works on the project. The costs of performing a tender process and engaging an alternate contractor to perform these works would be significant. This process would be accompanied by an unacceptable time delay that would further increase the risk to public safety.

Council is able to apply exemptions under s.235(a) and (c) of the *Local Government Regulation 2012* to engage FK Gardner to complete these works as:

1. they are the only supplier reasonably available to conduct the works; and
2. a genuine emergency exists.

Consultation (Internal/External)

Scott Thompson – General Counsel
Western Downs Regional Council Executive Management Team
FK Gardner & Sons Pty Ltd
Northrop Engineers

Legal/Policy Implications (Justification if applicable)

Contract termination under *AS4300-1995 Amended General conditions of contract for design and construct* pursuant to clause 45A – Termination for Convenience

Application of s.235(a)(c) of the *Local Government Regulation 2012*, other exceptions for when a local government may enter into a large sized contractual arrangement without first inviting written tenders.

Budget/Financial Implications

A total of $1,464,019.25 has been spent to date. The project budget allocation is $14.113M, with a Better Building Region Fund grant representing $7.056M, requiring negotiation with the funds administrators to ascertain the impact of past spend claims dependent upon Council decision.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights obligations identified in relation to this matter.

Conclusion

The MyALL107 building was originally constructed in the mid 1980's as a squash and indoor sports facility. Various refurbishments have been completed over the years that have adversely impacted the structural state of building along with degradation not expected for the building's age.

It is recommended that FKG are directed to demolish the building, make the area safe and provide as-built information for all work completed and the contract be terminated under the agreed terms. In the event that Council endorse this recommendation, Council officers will proceed with securing ongoing lease arrangements for the library and art gallery.

Attachments

1. Northrop Engineers Structural Assessment
2. Estimate – FK Gardner & Sons

Authored by: R. Martin, FACILITIES PROJECT MANAGER

NORTHROP



MyALL 107 – Dalby

Structural Assessment

Report prepared for FKG

BN211402E01

14 January 2022

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Brisbane QLD 4000
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brisbane@northrop.com.au
ABN 81 094 433 100

FKG
Camilo Echeverry
106 Newmarket Road
Windsor QLD 4030

Dear Camilo,

Re: MyALL 107 – Dalby

Northrop were engaged by FKG on behalf of Western Downs Regional Council to undertake an inspection of the existing building MyALL 107, Dalby. The scope of the report covers the assessment of visible structural members and outline of general structural framing including a structural assessment.

The purpose of this report is to catalogue existing structural issues, form a professional opinion on the existing structural condition and to identify high level items that require rectification to enable certification of the MyALL Cultural Precinct project and the ongoing use of the building.

Northrop have not had previous involvement at this site. There is structural documentation for parts of the building largely related to the refurbishments that have occurred over the years. There is limited information on the original structure.

This report is based on site observations and a review of the available structural drawings.

Northrop visited the site on the 13th December 2021 and visually inspected the structural elements where accessible. Site observations and findings are detailed throughout this report.

Yours sincerely,



Craig Hinton
Associate

Introduction

This report has been prepared following an inspection of the MyALL 107 building located at Dalby. The inspection was conducted on the 13th of December 2021.

Scope of Works

Our scope of works was to visually inspect the structural members of the building and provide comments on any visible structural issues.

Where information was able to be obtained, we have reviewed the structural elements of the building in conjunction with the inspection. No steelwork was removed during the inspection. Observations in this current report have been based on visual inspection of site conditions at the time of this investigation.

Location

The structure investigated is identified in the aerial view image below. (Figure 1)



Figure 1 – Location of investigated structure

Building Layout

The MyALL building is a two-storey building originally constructed around the mid 1980's with the original function being a squash and indoor sports facility. The facility has since been refurbished over the years with relatively major refurbishments in 1990 and 2013. Limited drawings are available and have been reviewed in conjunction with this report. It should be noted that the documents are not 'As Built' documents and differences between the documents and what is built on site have been observed.

The general region is known for its expansive clay soils. Generally the form of construction of the building is as follows:

- Typically the ground floor frame is approximately 0.5-1.0m above ground, with various steel beams and tilt-up panels supported by piers. The piers extend up from the ground as column to support the underside of the steel beam structure. Most piers are 300mm diameter, with some 450mm diameter piers.
- Ground floor is predominately a bondek slab, supported on steel beams and is 150mm thick. The supporting steel beams vary in size and layout but are generally 250 and 310 universal beams. The original squash courts have a timber floor, with timber joists supported by steel bearers and the tilt panels.
- There are two parts to the mezzanine floor,
    - a) The original floor, which overlooked the sporting area's
    - b) The extended floor, which was constructed as part of the refurbishment in 1990.
- The original mezz floor is a bondek formed concrete slab supported on steel beams. The bondek beams are typically supported on steel or concrete columns. These columns have been found to be directly located over a pier. Beam locations are generally supported on steel columns with the columns aligning with the ground floor steel beams. The mezz floor was extended over the original squash courts with the refurbishment in 1990 with a new steel beam supported bondek slab. The theatre was added with the refurbishment in 1990 in an area that was part of the indoor cricket space. Block walls were added along with a steel frame and timber joists to frame up the false floor. The theatre framing has largely been removed as part of the current refurbishment.
- Generally, the original structural walls are blockwork, with various engaged piers. The original squash courts are the exception with tilt-up concrete walls. The thickness and reo in these walls is not certain. It is presumed the block walls are 190mm, and the tilts are 150mm. The core filling of the block walls is inconsistent.
- The roof framing consists of steel rafters supporting steel purlins. Steel columns support the rafters. The rafters are nor generally fixed to the external walls at the ends of rafters.

Observations

In Appendix A contains photos of the inspection

Foundations

The building appears to be fully supported on concrete piles. The depth of the piles are unknown. Water and saturated soil was observed under the entire building with weather records indicating no rain had fallen for the past two days prior to the inspection. The steel beams have significant amounts of corrosion.



Figure 2 – Under croft framing

A concrete pier at grid A 11 has cracked and is spalling.



Figure 3 – Spalling pier that has previously been rectified

The steel support beams have significant corrosion towards the external areas of the building. The extent of corrosion varies with significant at the ends of beams but improving towards the centre of the building and is consistent across the beams



Figure 4 – Corrosion in steel beams and fixings

Ground Floor

A steel support beam allocated at grid F3 was measured to be approximately 10mm out of vertical plumb



Figure 5 – Warping steel beam grid F3

Cracking was observed in the concrete ground floor slab at grid H between grids G to I



Figure 6 – Cracking in slab grid H

The timber flooring under the old squash courts was generally found to be in good condition as shown in the photo below. A beam (coloured grey) has been installed during a refurbishment and was not part of the original structure.



Figure 7 – Timber floor joists below squash courts

A steel floor beam where existing flooring has been removed is shown below.



Figure 8 – Existing beam removed from main floor beam

Mezzanine Floor

The level 1 slab along grid 1 appears to be supported by a steel beam as below. A gap between the block wall and slab is visible on level 1 along grid 1.



Figure 9 – Steel support at underside of level 1 bondek slab



Figure 10 – Level 1 slab adjacent wall grid 1

Level 1 support slab supported by blockwall along grid Q, uncorefilled block walls are observed between window openings. Voids observed in the window jamb at the underside of slab and also in the penetration above the window.



Figure 11 – Block wall along Grid Q supporting Level 1 slab

The photo below shows the level 1 slab supported by both a steel beam and also a block wall along grid J between rid 3 and 4. The block wall has been investigated and only one core appears to be filled at the end of the wall. The remaining support of the level 1 slab is not corefilled. The steel beam is supported by a steel column at the end of the wall.



Figure 12 – Level 1 slab supported by both un-core filled block wall and steel beam.

The Level 1 slab beside an exit stair between grid G and H and between grid 3 and 4 is supported by 140 wide block wall with a 190 block wall over. Further investigation is required to determine whether this wall is core filled or reinforced as outlined later in the report to ensure this wall is adequate to support the Level 1 floor.



Figure 13 – Level 1 slab support with 140 blockwork below Level 1 and 190 blockwork above Level 1

During the entry awning removal at between grid D and E at grid 3, block work wall has broken out revealing the Level 1 slab edge. No evidence of block wall connection to Level 1 slab was visible.



Figure 14 – Wall breakout during awning removal

Roof Framing

The rafter supporting the parapet at grid H 3 has failed buckling the web of the rafter. The vertical member extends through the roof to support the roof parapet along grid 3. It is unsure when this occurred. Corrosion is also visible where exposed to the roof over.



Figure 15 – Rafter web buckling and corrosion of top flange and at the base of the parapet stanchion

Typically, the rafters are not fixed to the external block walls along grid 3.



Figure 16 – No observed tie down or restraint from rafter to block wall along grid 3

There is evidence that bracing was previously installed in the roof framing. A typical speed brace connection was observed connected to the rafter near grid 5 F as shown in the photo below



Figure 17 – Bracing connection observed with no bracing visible

The bracing observed had been cut in multiple locations with no continuity of any bracing observed.



Figure 18 – Existing roof bracing partly removed

The rafter supports along grid A have been cut. This occurs to all the rafters excluding grid 5 A where a column has been installed during a refurbishment. A cleat has been welded to the side of the column to support the column and fixed to the top of the precast concrete wall. No other vertical column support or precast wall lateral support was observed. The top of the external precast wall is visible at the bottom of the column where the column has been cut.



Figure 19 – Rafter column support typical along grid A

The roof support along grid 1 and 11 is an angle bolted to the top of the block wall. It is noted that this differs from the design documentation. The full extent of core fill and reinforcement in this wall is currently unknown.



Figure 20 – Angle bolted to the top of the block wall to support the roof framing

The parapet cladding between the high level and low level roof along grid D is not framed and spans between the upper level and lower level roof purlins.



Figure 21 – Parapet between upper and lower-level roof location along grid D

The parapet framing members show significant corrosion to the vertical members.



Figure 22 – Parapet vertical framing

The bracing rod cleat connection is bent out of square as shown in the image below. The cleat and brace also show significant corrosion.



Figure 23 – Bracing cleat no longer square

A lateral brace at the end of the parapet is not currently fixed to the roof and also shows significant corrosion.



Figure 24 – Parapet lateral brace not currently fixed to roof

Significant corrosion and out of plumb steelwork is visible and typical throughout the parapet framing



Figure 25 – Typical parapet stanchion

Significant amounts of debris was observed under roof top equipment. Typically observed across the roof.



Figure 26 – Debris build-up on roof under rooftop plant equipment

Wall Framing

Level 1 wall framing between door openings adjacent grid K 6 has no observed lateral support



Figure 27 – Block wall on level 1 adjacent grid K 6

Observations during demolition have observed significant movement to the blockwork on ground floor at grid D 9.



Figure 28 – Block wall adjacent grid D 9 on the ground floor

Cut outs were observed in the level 1 block walls around column installations. The column is not fixed to anything at the roof and no fixing to the blockwork was visible. The blockwork is un-core filled at this location.



Figure 29 – Block wall along Grid 6 where cut out for new column

Significant cracking was observed in blockwork generally. The below image is the blockwork on ground floor adjacent to grid D 3.



Figure 30 – Cracking in block wall at ground floor grid D 3.

Significant cracking in block wall observed along grid 11 between grid C and D with daylight visible through the wall to the top of the wall where the roof framing is bolted.



Figure 31 – Block wall grid 11 between grid C and D

Cracking was observed on the internal render of the wall along grid 11 between grids A and C. The wall is a block wall and the cracking follows a block wall joint pattern indicating the cracking is also in the external block wall.



Figure 32 – Cracks visible in the wall grid 11 between A to C

Cracking was observed following block wall patterns in the external wall along Grid L



Figure 33 – Cracking in block wall along grid L below level 1

Significant cracking was observed in the external wall along grid 3. The blue hatching indicates cores that are core filled. This wall is noted to be demolished.



Figure 34 – Cracking in block wall along grid 3

Extensive cracking was observed in the substation external wall adjacent to grid L.



Figure 35 – External wall cracking

At the entry to the substation roller door there is cracking above the door in an ‘A’ shape from the top corners of the roller door.



Figure 36 – Cracking from neat the top corners of the roller door

On the substation wall adjacent to grid K ventilation blocks have been installed approx. 1m from slab level and extend for the full length of the wall (approx 7m in length) excluding 60mm from each end of wall.



Figure 37 – Ventilation blocks in substation wall

Cracking is visible in the wall along grid J adjacent to grid 10.



Figure 38 – cracking in block wall along grid J

Individual blocks within the external block wall are pushing out in the block wall along grid 3 between grids F and G.



Figure 39 – Block wall movement with individual blocks moving

Block pilasters are located along grid 11 between grids D to J. Every second pilaster is connected to a rafter and the intermediate pilasters as shown in the photo below are not connected to any roof framing.



Figure 40 – Block pilaster grid G 11

Block pilasters are also located along the grid J wall between grids 7 to 11. Each block pilaster supports the rafter running along grid J.



Figure 41 – Block pilasters in Grid J wall

External corner fixing plates that connect the precast wall along grid A to the return walls on grid 1 and 11 are showing mild corrosion in some locations.



Figure 42 – Block wall along Grid Q supporting Level 1 slab

The level 1 exit stair (stair 4) adjacent to grid J between grids 7 and 8 is a steel framed stair with concrete treads. The steelwork in this area has started corroding.



Figure 43 – Level 1 exit stair viewed from below

Discussion

Foundations

Generally the exposed section of the concrete piles are in good condition. The depth and founding material are unable to be determined and hence the capacity of the foundations is unable to be assessed.

A pier on grid 11 A has cracked and spalled exposing reinforcement within the pier. The pier has previously been repaired and cracked again indicating movement in this location.

The top of the subfloor steel framing beams have been surveyed and the heights vary between beams and between each end of the beam. It is unsure whether the differing levels were constructed uneven or has moved since construction.

The floor beams supporting the bondek slab have been assessed and are suitably sized to support the 3kPa live load and 1kPa superimposed dead load. The steel floor beams currently have a painted finish and have significant corrosion at the outer edges of the building. The beams are in better condition the further under the building the beam is. Water does pool beneath the building as observed on site and further consideration to corrosion protection under the building is required.

Ground Floor

The ground floor slab measures at approx. 150 to 160mm thick supported on steel beams. The original squash courts are a timber framed floor supported on similar steel beams.

Generally, the timber framing is in good condition.

Generally, the slab is in good condition although a survey has indicated that in some spans the slab appears to be deflecting 33mm (span/157) which is an indication the slab is potentially overloaded. There is a stairwell wall loading the centre of this span (grid 3 between grid D and E) adjacent to the front entrance that may be the cause of the deflection. The stairwell is shown on the original 1984 documentation.

The floor beam located grid F 3 also shows signs of warping with the beam measured out of verticality by 10mm between the top and bottom flanges.

The survey conducted indicates the slab surface is not flat and has various deflections across the surface. While many of these locations do not pose a structural issue there may be floor topping issues with having floors this uneven. Any additional load required to level the floor with toppings would require additional strengthening of the floor framing to support the additional leveling material. Grinding out the high sections of slab to achieve a flat surface is also not structurally acceptable solution to levelling the floor.

The capacity of the existing slab has not been calculated due to the unknown reinforcement, concrete strength and thickness of bondek sheeting. Further investigation is required to confirm that the documented reinforcement matches what is built as outlined later in the report.

Mezzanine Floor

Generally, the slabs and beams are in good condition although the capacity of the existing slab has not been calculated due to the unknown reinforcement, concrete strength and thickness of bondek sheeting. Further investigation is required to confirm that the documented reinforcement matches what is built as outlined later in the report.

The floor beams supporting the bondek slab have been assessed and are suitably sized to support the 3kPa live load and 1kPa superimposed deal load. The floor beams and supporting columns are not currently fire rated.

Roof Framing

The roof framing typically consists of steel rafters supported on steel columns with purlins continuous above the rafter. At external side walls (Grid 1 and 11 between grid A and D, and Grid Q) the purlins are fixed to an angle that is bolted to the top of the block wall. At the external block wall along grid J and K (between grid 6 to 11) and grid 11 (between grid D and J) the main roof rafters are fixed to the top of the block pilasters.

Where the rafters support vertical parapet framing there is evidence of increased corrosion at these locations suggesting there is consistent water ingress at the parapet support locations. At the grid 3 F parapet to rafter connection the rafter web has failed and buckled the web.

Generally, the parapet framing shows significant corrosion with a lateral brace observed with no fixings evident at the base to the roof. Many bracing cleat brackets have significantly deflected.

Bracing was observed to one bay of the roof but had been cut and was not continuous throughout the roof. Bracing connections (without bracing attached) were also observed indicating bracing has been removed to parts of the roof. There was no bracing in the roof observed that was functional and contributing to bracing of the roof or walls.

The rafters have been design checked and are structurally acceptable under strength but exceed recommended deflection limits. This is for all original roof rafters excluding the rafter on grid 5 between A and C that has been amended during a previous refurbishment.

The purlins have been design checked and are not structurally acceptable when local area pressure factors are applied. Local area factors are applied to the edges of the roof generally within 7m of a free edge of a roof. Where the purlins are behind a parapet or outside of the local area pressure factor location the purlins are structurally acceptable under strength but exceed recommended deflection limits.

Wall Framing

Predominantly the walls are un core filled blockwork with some cores filled. The filled cores investigated to date are not consistent and it is unknown if there is any reinforcement located in the block walls.

Throughout the building there are significant concerns in the structural adequacy of the un-core filled block walls. Concerns include:

- Extent of significant cracking in un-core filled block walls throughout the building
- Cracking observed is full depth of the wall and daylight is visible through many wall cracks
- locations where individual blocks are moving or sections within a wall moving from the original position
- Areas of walls that were expected to be core filled that are un-core filled
- Lack of lateral restraint to the top of block walls and block pilasters at roof level

The extent of cracking and movement in walls is significant and requires rectification. Further investigation of the existing walls is required to determine the full extent of rectification works.

The wall along Grid A is a precast concrete wall 150mm thick. The top of the precast wall supports a cut column at each joint between precast panels. The Offset dimension between the top of wall and rafter and connections indicate that there is limited restraint to the top of the precast wall.

Recommendations

The recommendations noted below are known shortfalls of the existing building and will be required if certification of the existing structure is required. The extent of certification and code specifications required to be assessed against are to be confirmed with further discussion with the certifier

1. Undertake further investigations and x-ray scanning of concrete slabs, precast walls and block walls. Nominal investigation required are as follows:
    a. Ground floor slab: Scan in 6 locations total, 1mx1m square to confirm top and bottom reinforcement locations and slab thickness,
    b. Mezzanine floor slab: Scan in 6 locations total, 1mx1m square to confirm top and bottom reinforcement locations and slab thickness,
    c. Precast walls: Scan in 4 locations total, 1mx1m square to confirm reinforcement each face, trimming reinforcement locations and concrete thickness,
    d. Block work walls: For each block wall locate each core that has been filled with core fill and determine whether it contains reinforcement. Scan the tops of each wall and areas of wall above openings to determine the bond beam size if any at tops of walls and above openings.
2. Allow for reassessment of structure following further investigation. Based on the findings it is expected that additional structure will be required including
    a. Lateral restraints to top of all block walls, block pilasters and the precast wall along grid A. Refer to Appendix A for proposed scope,
    b. Installation of significant amounts of roof bracing,
    c. Installation of additional wall bracing,
    d. Removal or replacement of parapet framing,
    e. Allowance in new structure for excessive deflection in roof framing (ie limited of brittle partitions as they will be susceptible to cracking),
    f. Additional roof purlins in the edges of roof framing to account for local area pressure factors. Refer to Appendix A for proposed scope,

g. Replacement or structural strengthening to all remaining block walls with the potential to add new framed walls inside the existing external walls. Refer to Appendix A for proposed scope.

3. All corroded and exposed members should be cleaned and painted with a zinc rich primer to protect them from further corrosion.

   a. Remove loose and flaking paint to expose base metal. Round off all rough welds, sharp edges and remove all grease, oil & other contaminants.

   b. Remove rust and corrosion with powered wire brush to white metal. Rust, mill scale, oxide deposits and old paint films must be removed by power tool cleaning.

   c. Paint all steel with two-pack zinc rich epoxy primer, such as Dulux Zincanode 403 Primer with a 2nd coat of Duremax GPE - Pc255 and a 3rd coat of Weathermax HBR in exterior locations

Further Investigation

To finalise the complete assessment of the building we require further investigation be undertaken including:

- Investigation of the concrete slabs including reinforcement layout by x-ray scan in various locations as outlined in recommendations,
- Investigation of the block walls to determine the extent of core filled walls and reinforcement in the walls by x-ray scan to confirm extent of core filling in walls including the extent of bond beams at tops of walls and above openings, as outlined in recommendations,
- Investigation of concrete precast as outlined in recommendations.

Further considerations

In addition to the structural assessments made in the above report we recommend further elements be considered by people with appropriate qualifications including:

- Section J assessment – Numerous locations with no insulation behind cladding
- Water tightness – Numerous locations at parapets and cracking in walls that are not watertight and consideration of sub floor water ingress
- Fire rating requirements
- Australian Standard for wind loading has been released (AS1170.2-2021) but is not currently referenced in the National Construction Code NCC. The new code has significantly increased the wind loading to the Dalby region and we confirm the building does not comply with this new wind loading code.

The original design drawings dated July 1984 indicate the building is approximately 37 years old. At the time of construction this class of building would have an expected design life of 50 years. Following the rectification, we expect the building to achieve its original 50-year period.

Summary

The overall condition of the building is varied. Generally, the steel floor beams, and concrete are generally in good condition assuming rectification is carried out as outlined in the recommendations. The roof framing has excessive deflections and additional purlins will be required to meet code requirements. No roof bracing was visible and the building will require installation of roof bracing. The block walls are in poor condition and there is no visible lateral restraint to many wall locations and replacement or extensive rectification will be required.

Recommendations have been made for further investigations on the structure.

APPENDIX A

STRUCTURAL UPGRADE REQUIREMENTS

NOTES –
Read in conjunction with other Drawings and the Specification.
Concrete to Bondek slab – f'_c = 25 MPa at 28 days, 20 nominal maximum aggregate size, 80 slump.

LEGEND

1 INSTALL 10mm PL STIFFENER IN UB EACH SIDE OF WEB WITHIN 100mm OF HD BOLTS

2 STRIP AND TREAT STEEL BEAM AS PER PROCEDURE OUTLINED IN REPORT

3 RECTIFY PIER AS OUTLINED IN REPORT

NOTE: ALLOW FOR LIGHT STEEL FRAMING (150x1.15BMT STUDS AT 450 CTS) TO ALL EXTERNAL BLOCK WALLS AS STIFFENING ELEMENT. TO BE CONFIRMED ONCE WALL INVESTIGATIONS ARE FINALISED

: BLUE TEXT DENOTES PREVIOUS REFURBISHMENT

SECTION E-E Scale 1 : 20

SECTION F-F

TYPICAL ELEVATION B9-B58
See also Sections 1-1 to 6-6
(NOTE - HD BOLTS SIM. FOR B1-B8 & B59-B66)

SECTION PROMENADE STAIRS

FLOOR FRAMING & SLAB PLAN
Scale 1 : 100

SECTION G-G (H-H & J-J Sim)

INDOOR SPORTS CENTRE
AT - DRAYTON ST. DALBY
FOR - DAVY INVESTMENTS PTY. LTD.

J.M. DURACK & ASSOCIATES
CONSULTING ENGINEERS.
91 LINDSAY STREET TOOWOOMBA
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DOCUMENTATION STAGE - Working Drawing
AUTHORISED
J.M. Durack B.Eng. M.I.E.Aust. R.P.E.Q. No. 1609

Drwg. No. PT. 059-7
Scales 1 : 100
Date 7-7-84

Amendments –

MEZZANINE FLOOR FRAMING & SLAB PLAN
Scale 1 : 100

SECTION A-A
Scale 1 : 20

SECTION B-B
Scale 1 : 20

SECTION C-C
Scale 1 : 20

SECTION D-D

ELEVATION MB1-2 (Typ.)

ELEVATION MB11

BEAM SCHEDULE MB1-20

MB1
MB2-8
MB9
MB10
MB20
MB11
MB12
MB13
MB14
MB15
MB16
MB17
MB18 DELETED
MB19

COLUMNS C1 - C30

LEGEND

2 — STRIP AND TREAT STEEL BEAM AS PER PROCDURE OUTLINED IN REPORT

4 — ALLOW FOR REPLACEMENT OF WALL WITH MIN 140 BLOCK WALL ALL CORES FILLED AND REINFORCED N12-400 EACH WAY, OR ALTERNATIVE STEEL FRAMED WALL WITH LIGHT WEIGHT INFILL

5 — NEW STEEL COLUMN TO SUPPORT STEEL BEAM WHERE SUPPORTED BY UN-CORE FILLED BLOCK WALL

NOTE: ALLOW FOR LIGHT STEEL FRAMING (150x1.15BMT STUDS AT 450 CTS) TO ALL EXTERNAL BLOCK WALLS AS STIFFENING ELEMENT. TO BE CONFIRMED ONCE WALL INVESTIGATIONS ARE FINALISED

: BLUE TEXT DENOTES PREVIOUS REFURBISHMENT

A — DENOTES RECOMMENDED TEMPORARY PROPPING OF WALL UNTIL BRACING WORKS CAN BE COMPLETED. WALL IS TO BE LATERALLY BRACED TO SLAB.

MEMBERS SCHEDULE
(o) = DENOTES MEMBER OVER
(u) = DENOTES MEMBER UNDER

FLOOR JOISTS:
FJ1 = 150 x 42 SMART LVL15 JOISTS AT 450 MAX CRS
FJ2 = 200 x 42 SMART LVL15 JOISTS AT 450 MAX CRS
FJ3 = 240 x 42 SMART LVL15 JOISTS AT 450 MAX CRS
FJ4 = 240 x 42 SMART LVL15 JOISTS AT 450 MAX CRS
FJ5 = 150 x 42 SMART LVL15 JOISTS AT 450 MAX CRS
FJ6 = 200 x 42 SMART LVL15 JOISTS AT 450 MAX CRS

FLOOR BEAMS:
FB1 = 250 PFC
FB2 = 250 PFC
FB3 = 310 UB 32
FB4 = 300 PFC
FB5 = NOT USED
FB6 = NOT USED
FB7 = 300 PFC
FB8 = 300 PFC
FB9 = 300 PFC
FB10 = 300 PFC
FB11 = 300 PFC
FB12 = 300 PFC
FB13 = 300 PFC
FB14 = 410 UB 54
FB15 = 310 UB 40
FB16 = 250 PFC

LINTELS:
L1 = 190 x 35 MGP10
L2 = 200 x 63 E13 LVL
L3 - 200 x 63 E13 LVL

POLE PLATE:
PP1 = 200 x 42 SMART LVL 15 WITH M12 CHEMICAL ANCHORS AT 600 MAX CRS
PP2 = 240 x 42 SMART LVL 15 WITH M12 CHEMICAL ANCHORS AT 600 MAX CRS

WIND BEAMS:
WB1 = 460 UB 82

STEEL COLUMNS:
SC1 = 89 x 89 x 6.0 SHS
SC2 = 89 x 89 x 5.0 SHS
SC3 = 100 x 100 x 6.0 SHS
SC4 = 125 x 125 x 6.0 SHS
SC5 = 310 UB 40

TIMBER LOAD BEARING WALLS:
STUDS - 90 x 35 MGP10 AT MAX. 450 CRS.
TOP PLATE - 2/35 x 90 MGP12
BOTTOM PLATE - 35 x 90 MGP10

NOTES –
1. Read in conjunction with other Drawings and the Specification.
2. All dimensions to be confirmed during preparation of Workshop Drawings

INDOOR SPORTS CENTRE
AT - DRAYTON ST DALBY
FOR - DAVY INVESTMENTS PTY LTD

J.M. DURACK & ASSOCIATES
CONSULTING ENGINEERS
91 LINDSAY STREET TOOWOOMBA
PHONE 076 - 38 5811

DOCUMENTATION STAGE - Working Drawing
AUTHORISED _____
J.M. Durack B.Eng M.I.E.Aust R.P.E.Q. No. 1609

Drwg No. PT 059-8
Scales 1 : 100
Date 7-7-84

Amendments –

ROOF STEELWORK SCHEDULE

MARK	SIZE	RELEVANT DETAILS
RB1	229x76x26 RSC	Sections 3-3, 4-4
RB2	178x76x21 RSC	Sections 2-2, 3-3. Note extension to F16 bolted connection w.m. RB1 to F15.
RB3-8	178x76x21 RSC	Section 2-2, 3-3.
RB9	178x76x21 RSC	Section 2-2 One span only
RB10	203x76x28 RSC	Section 3-3.
RB11	178x76x21 RSC	Section 2-2, 1-1 Note welded connection to F17 as for PF2 to F19.
RB12	178x76x21 RSC	Section 2-2
RB13	178x76x21 RSC	Section 2-2 Provide FSBW splice at apex.
RB14	178x76x21 RSC	Section 2-2.
RB15, 16	760 UB 134	Section 1-1. Provide nominal preamber.
RB17	203x76x28 RSC	Section 6-6, 5-5.
RB18	203x76x28 RSC	Section 6-6.
RB19	203x76x28 RSC	Section 6-6
RB20	203x76x28 RSC	Section 6-6.
RB21	203x76x28 RSC	Section 6-6.
RB22	203x76x28 RSC	Section 2-2 Note welded connection to F21 as for PF2 to F19.
PF1, 2, 3. Beams	310 UB 46	Section 1-1, 5-5
PF1, 2, 3. Columns	250 UB 31.	Section 1-1, 5-5.
RC1-7	76x76x9 SHS	Section 2-2
RC8-14	76x76x9 SHS	Section 2-2
RC15-21&29	76x76x9 SHS	Section 2-2
RC22-28&30	76x76x9 SHS	Section 2-2
RC31,32,34	250 UB 31	Section 1-1 No for PF2 columns
RC33	250 UB 31.	Section 1-1 No for PF3 columns.
F1	152x76x18 RSC	Section 4-4 + Detail at right.
F2	"	Section 4-4
F3-F10	"	DELETED.
F11, 14	"	Section 2-2 + Detail at right.
F12, 13	"	Section 2-2
F15	"	Section 4-4 + Detail at right
F16	"	Section 4-4 + Detail at right
F17	"	Section 1-1.
F18-20	"	Section 1-1
F21	"	Section 1-1 + Detail at right.
F22	"	Section 2-2 + Detail at right.
F23, 24	"	Section 2-2
F25	"	Section 2-2 + Detail at right.

BLOCKWORK PILASTERS

PLR1-6	390x390	Section 1-1.
PLR7-12	390x390	Section 6-6.

NOTE:- Provide Holding Bolts to Mezzanine Slab at the positions marked H.D.X all as detailed in Sections 2-2, 4-4 and 5-5.

Connection to be confirmed on site.

Roof Fall

Ridge

152x76x18 RSC window head See Section 1-1

M12 durabolts at 600 crs to brick wall.

203x76x24 RSC See Section 5-5

Provide holding bolts to Mezzanine Slab at the positions marked H.D.X all as detailed in Sections 2-2, 4-4 and 5-5.

Outside face of wall

RC29

RC30

PLR1 PLR2 PLR3 PLR4 PLR5 PLR6 PLR7 PLR8 PLR9 PLR10 PLR11 PLR12

RB17 RB18 RB19 RB20 RB21

RB15 RB16

PF1 PF2 PF3

RB22

F18 F19 F20 F21

RC32 RC33 RC34

Z200 25 Z200 16 Z200 20

10.280

3700

6900

8.250

19.485

26.265m

37.05m

15.190m

NOTES

1. This drawings is to be read in conjunction with other drawings and with the Specification.
2. ALL DIMENSIONS TO BE CONFIRMED DURING THE PREPARATION OF WORKSHOP DRAWINGS.
3. All Purlin and Girt Cleats to be 10mm. with standard L81 fasteners unless otherwise noted.

C — Timber packer to block wall with Colorbond flashing.

SECTION 8-8 Scale 1:20

D — Provide mitred corner and 2.5mm pressed angle (135°) connector with 2-M12 to each Z200 20.

E — Provide mitred corner and 2.5mm connector plate with 2-M12 to each C200

M10 with threaded ends through webs of RSC + C200

152x76 RSC

ELEVATION 7-7 Scale 1:20

F — TYPICAL ALL FASCIA CORNERS

260 F Fascia. Purlin.

LEGEND

6 — ALLOW FOR NEW STEEL COLUMN FROM LEVEL 1 TO ROOF (100x6 SHS)

7 — ALLOW FOR Z200-24 PURLIN EXTRA BETWEEN EXISITNG PURLINS AND MATCH BRIDGING

8 — ALLOWANCE FOR INSTALLATION OF ROOF BRACING AS OUTLINED BELOW.
ST1.. 200X6SHS
ST2.. 100X6 SHS
RB1.. M24 CROSS ROD ROOF BRACING
WB1.. 100x 6 SHS DIAGONAL WALL BRACE

NOTE: ALLOW FOR LIGHT STEEL FRAMING (150x1.15BMT STUDS AT 450 CTS) TO ALL EXTERNAL BLOCK WALLS AS STIFFENING ELEMENT. TO BE CONFIRMED ONCE WALL INVESTIGATIONS ARE FINALISED

: BLUE TEXT DENOTES PREVIOUS REFURBISHMENT

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PHONE 076 - 38 5811.

DOCUMENTATION STAGE - Working Drawing.
AUTHORISED _____
J.M. Durack BEng. MIE Aust. RPEQ No. 1609

Drwg. No. PT. 059-9
Scales 1:100
Date 787-84

Amendments -

ROOF FRAMING PLAN
Scale 1:100

APPENDIX B

INSPECTION PHOTOS

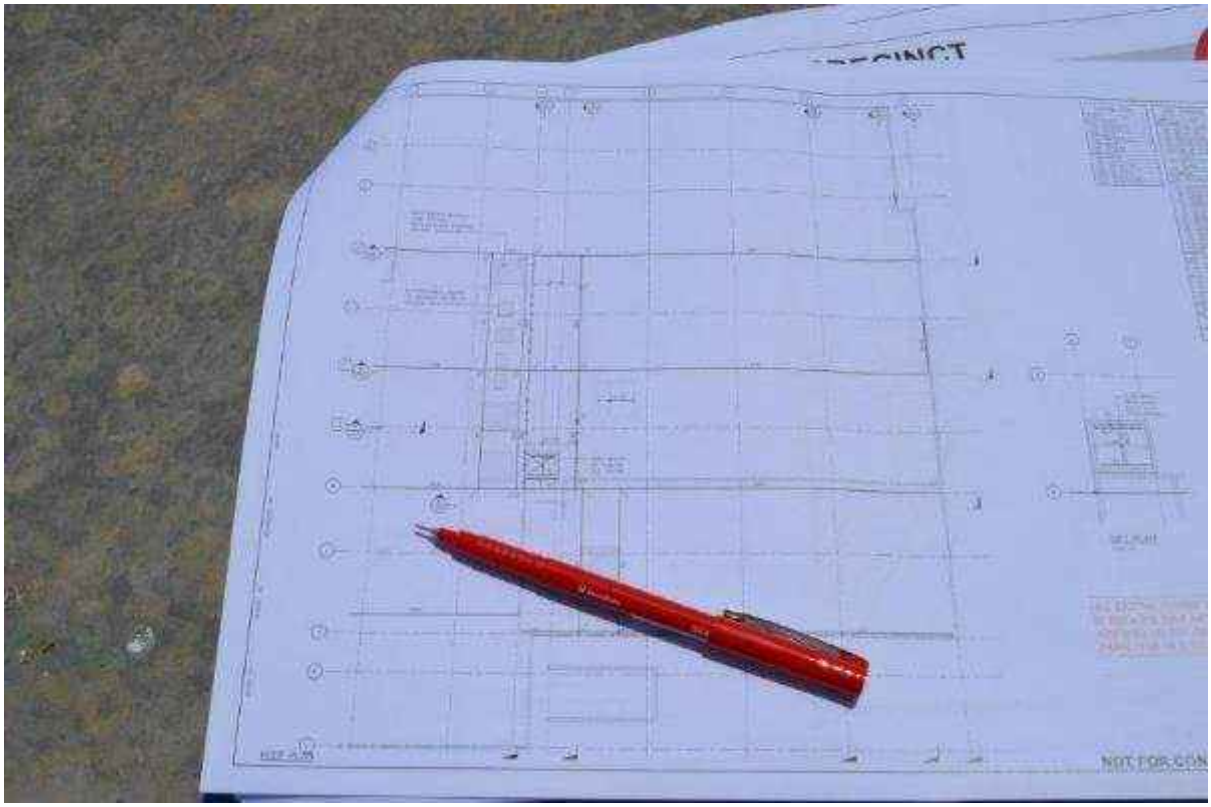

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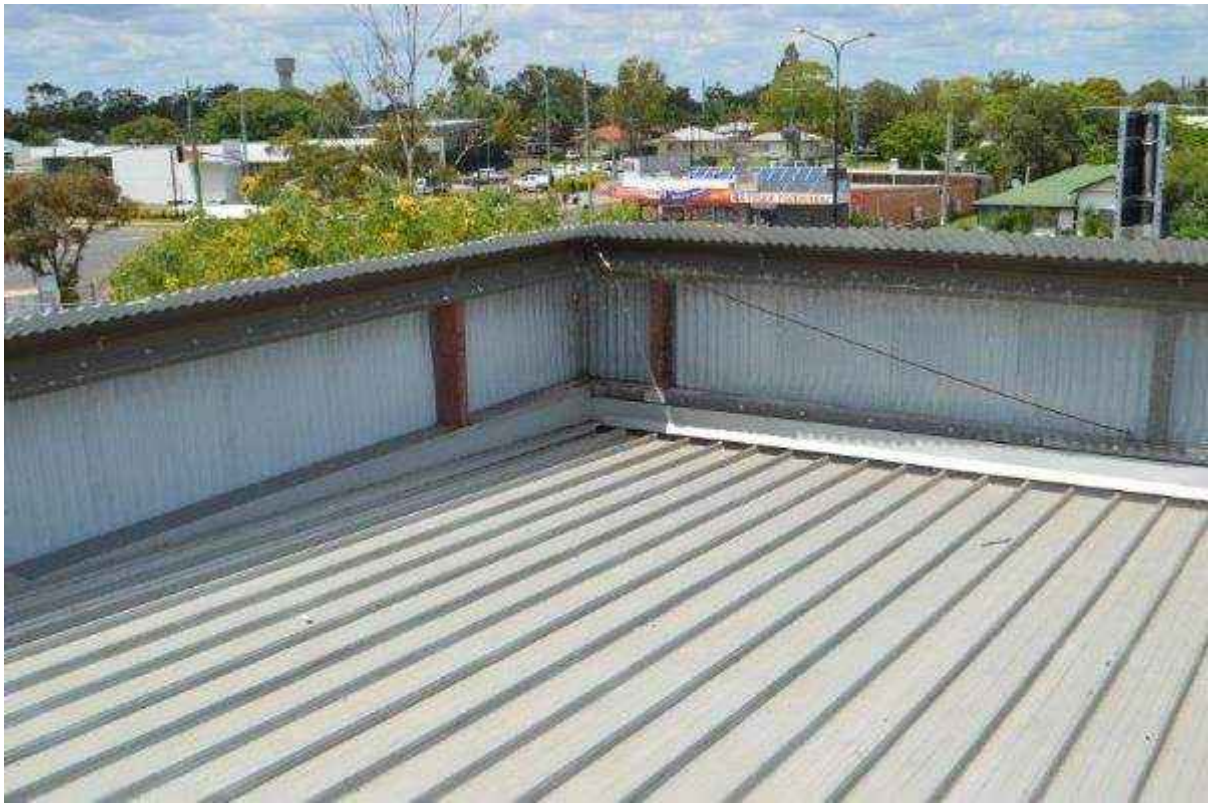

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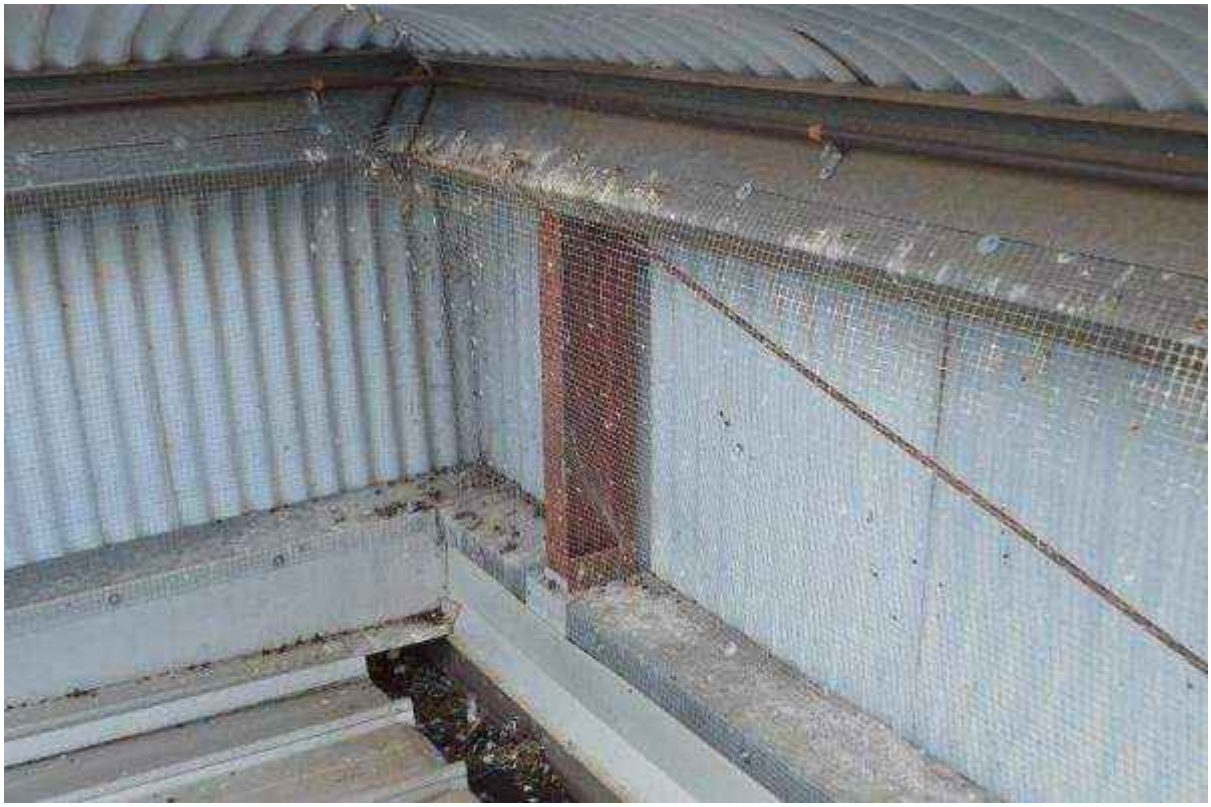


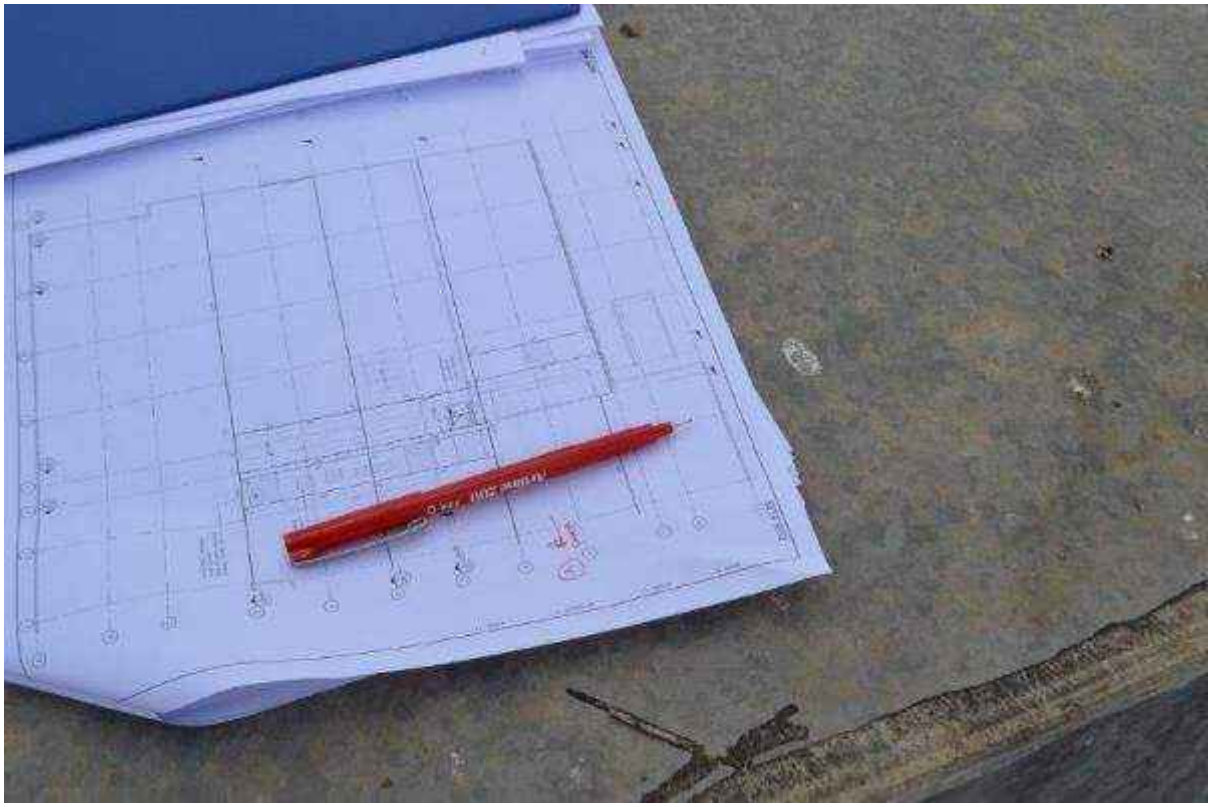




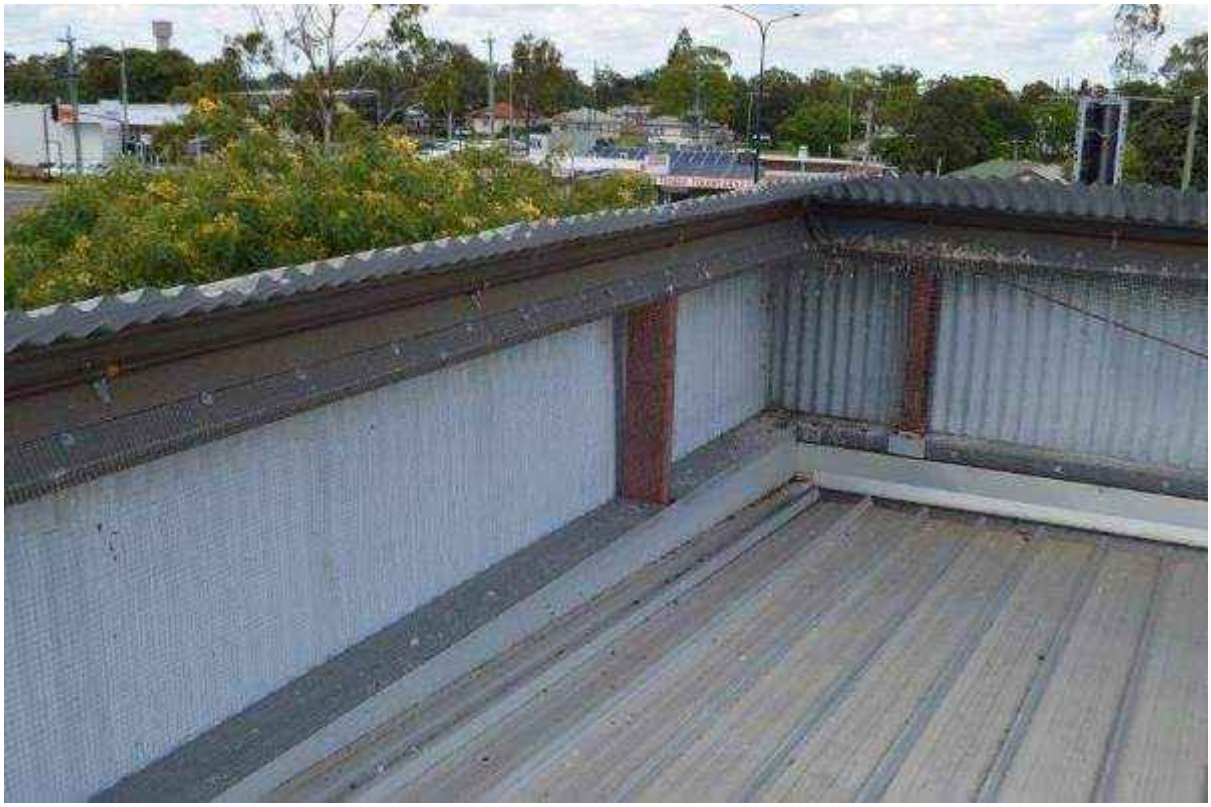












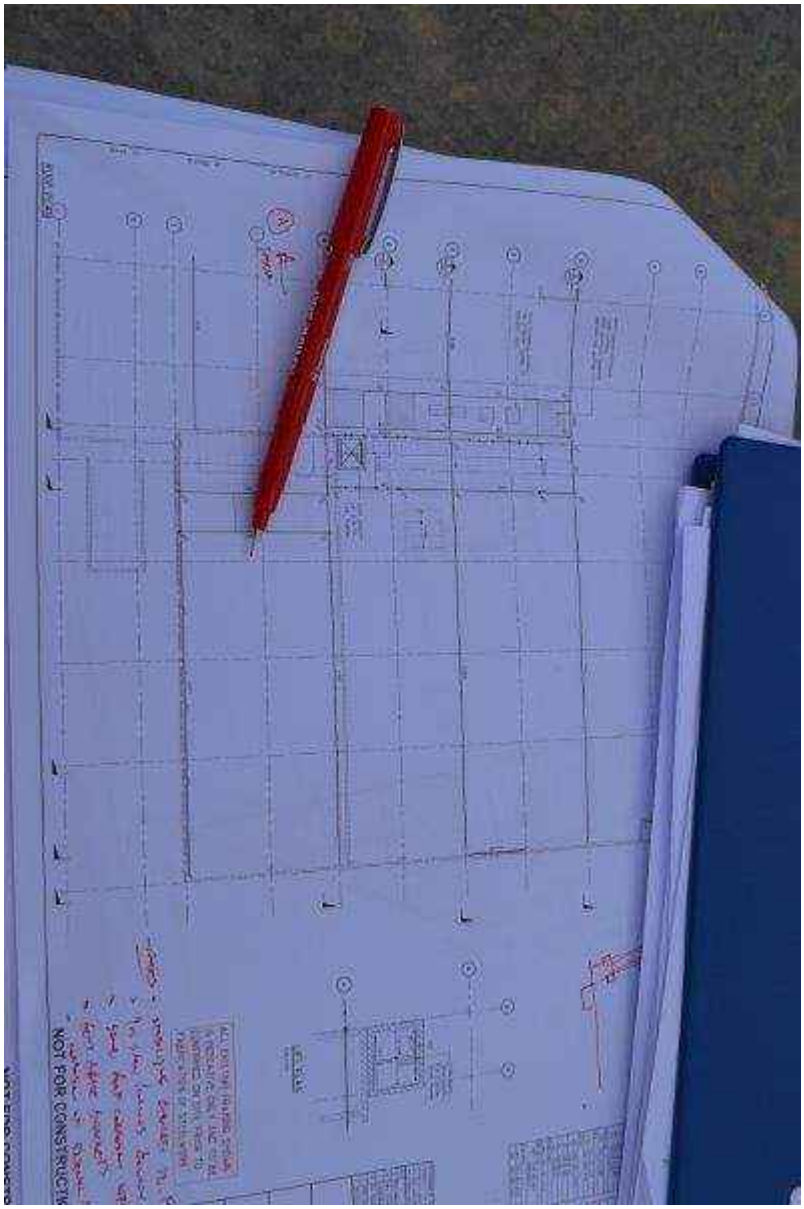








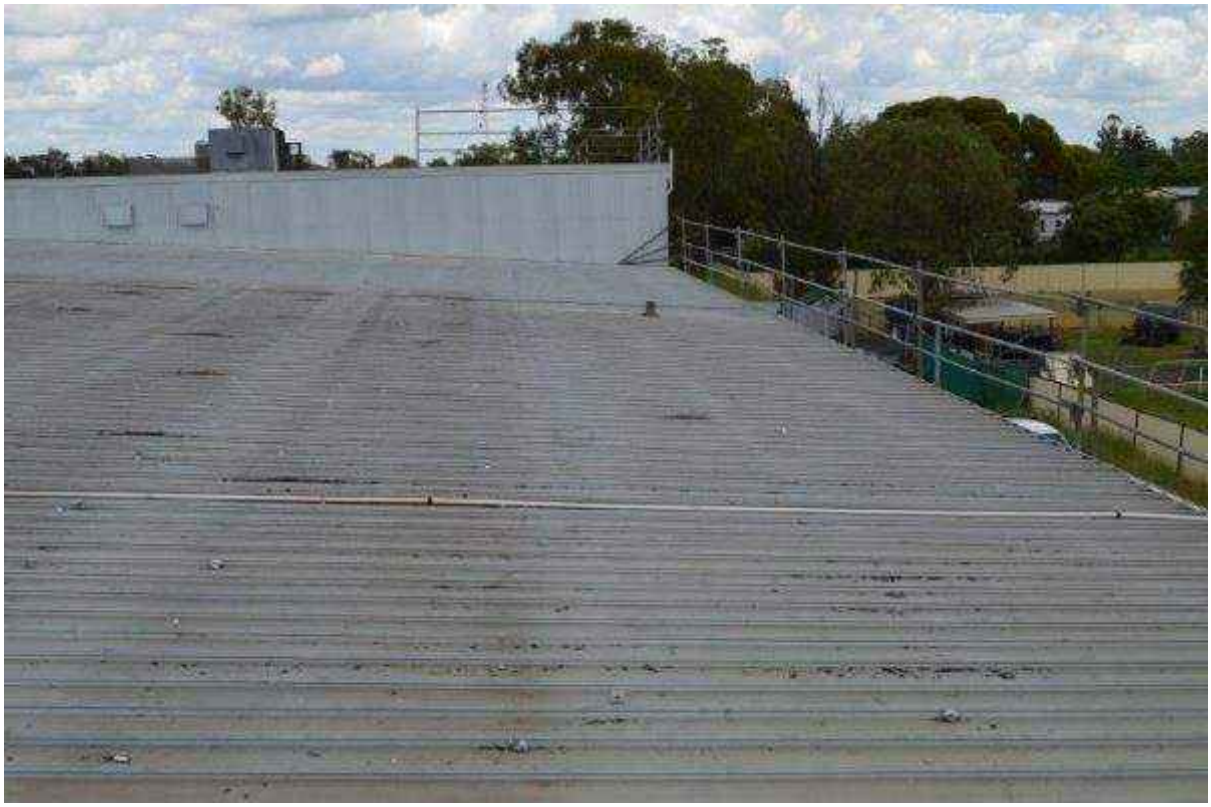



NOT FOR CONSTRUCTION






















Andersens















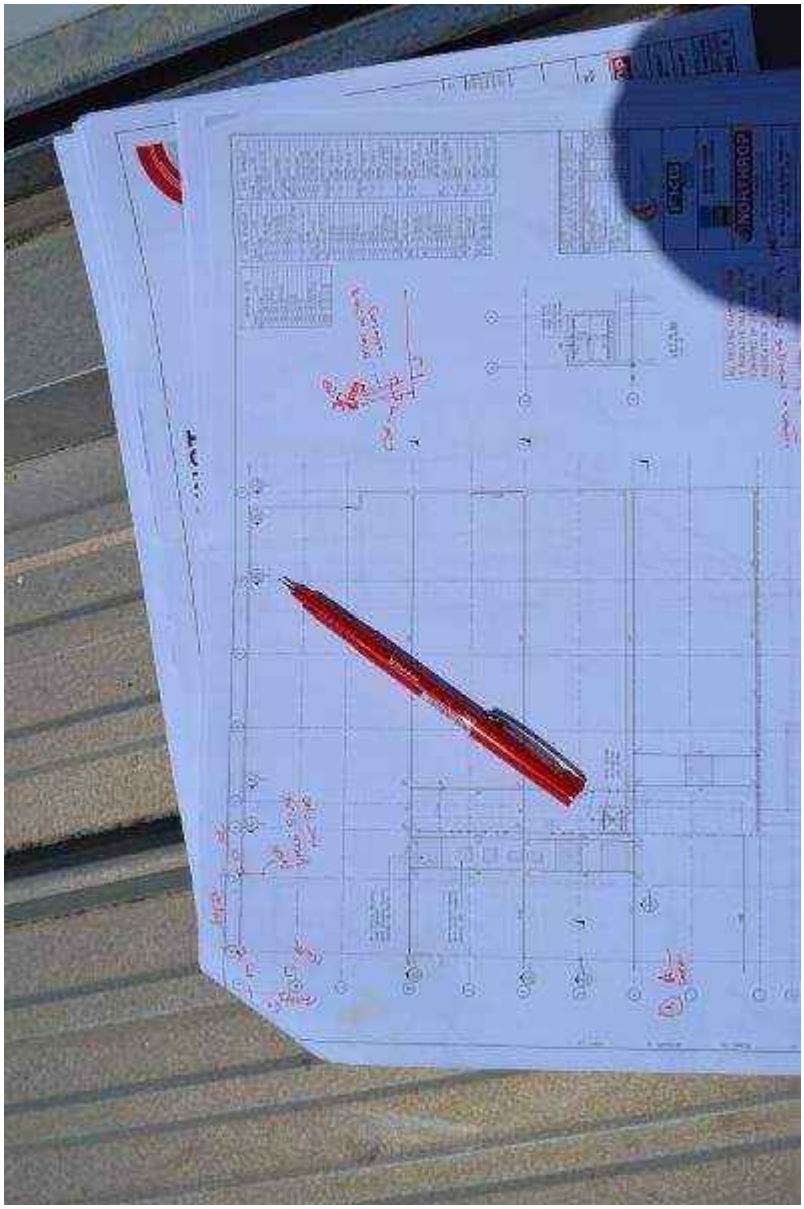





























Andersens





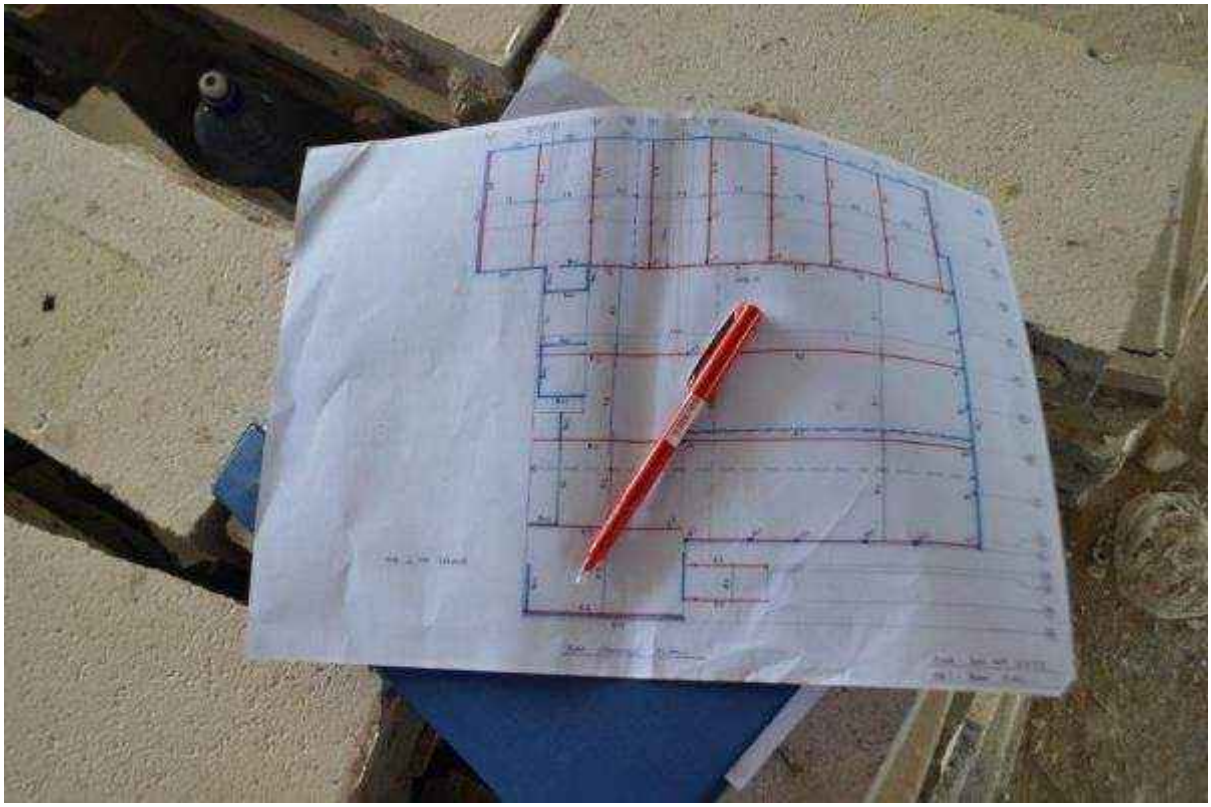


















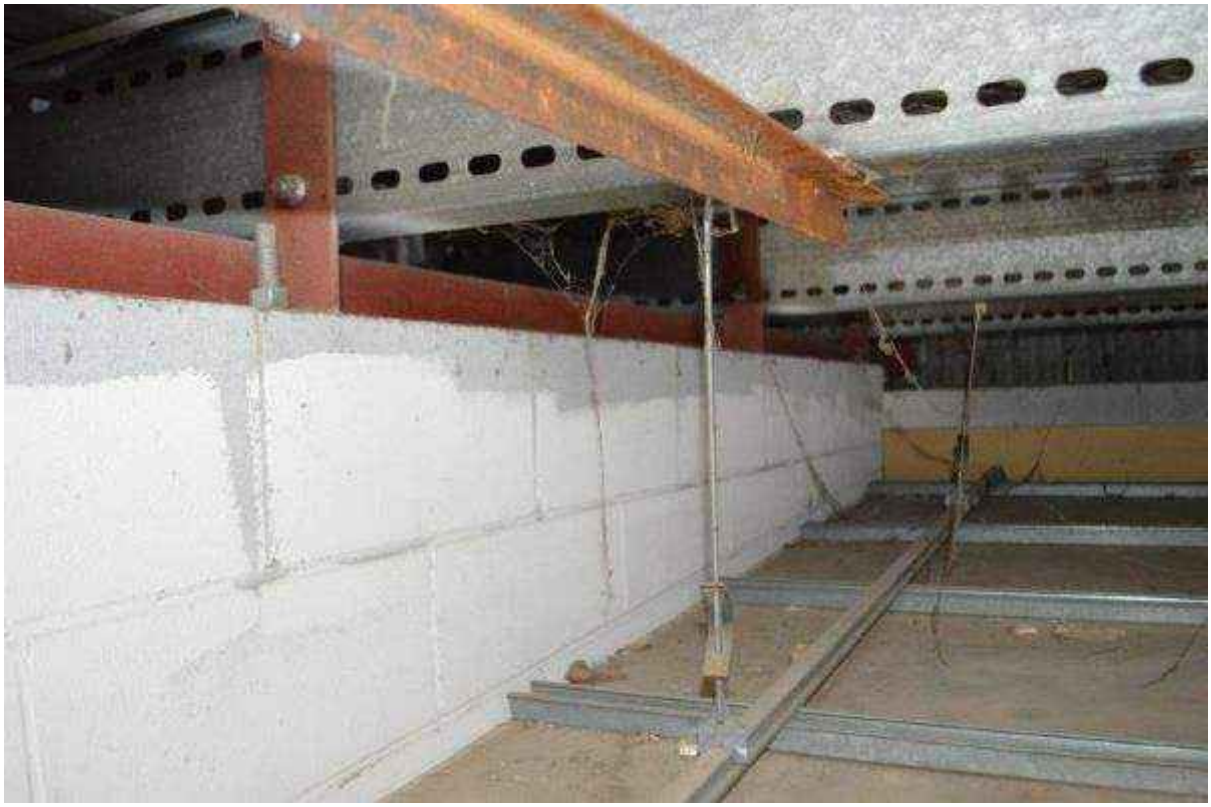


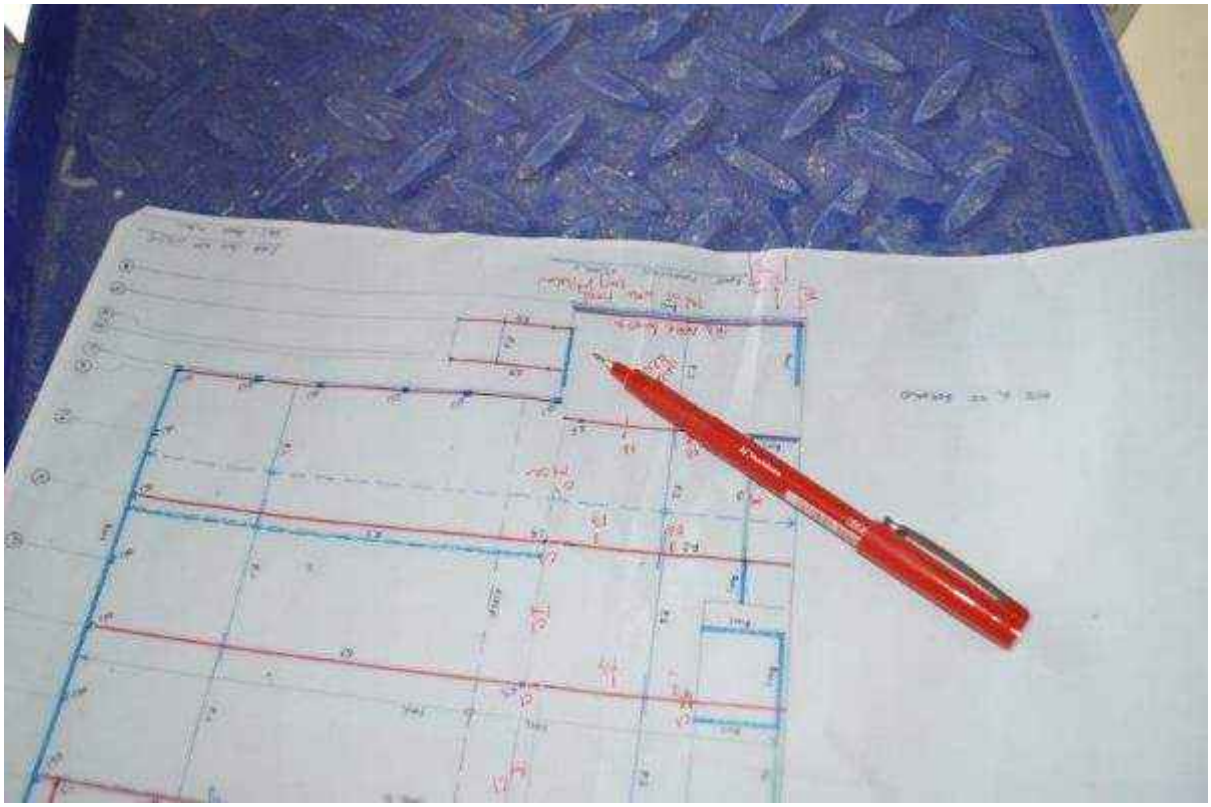


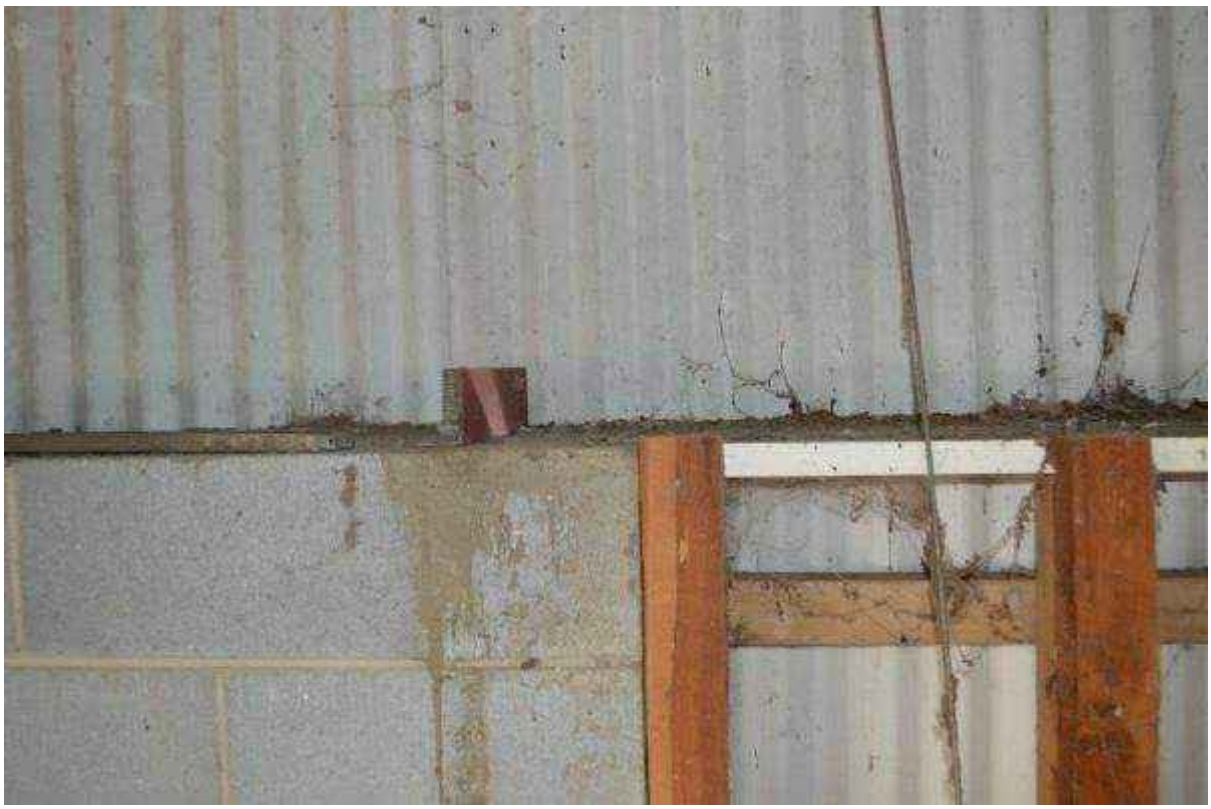




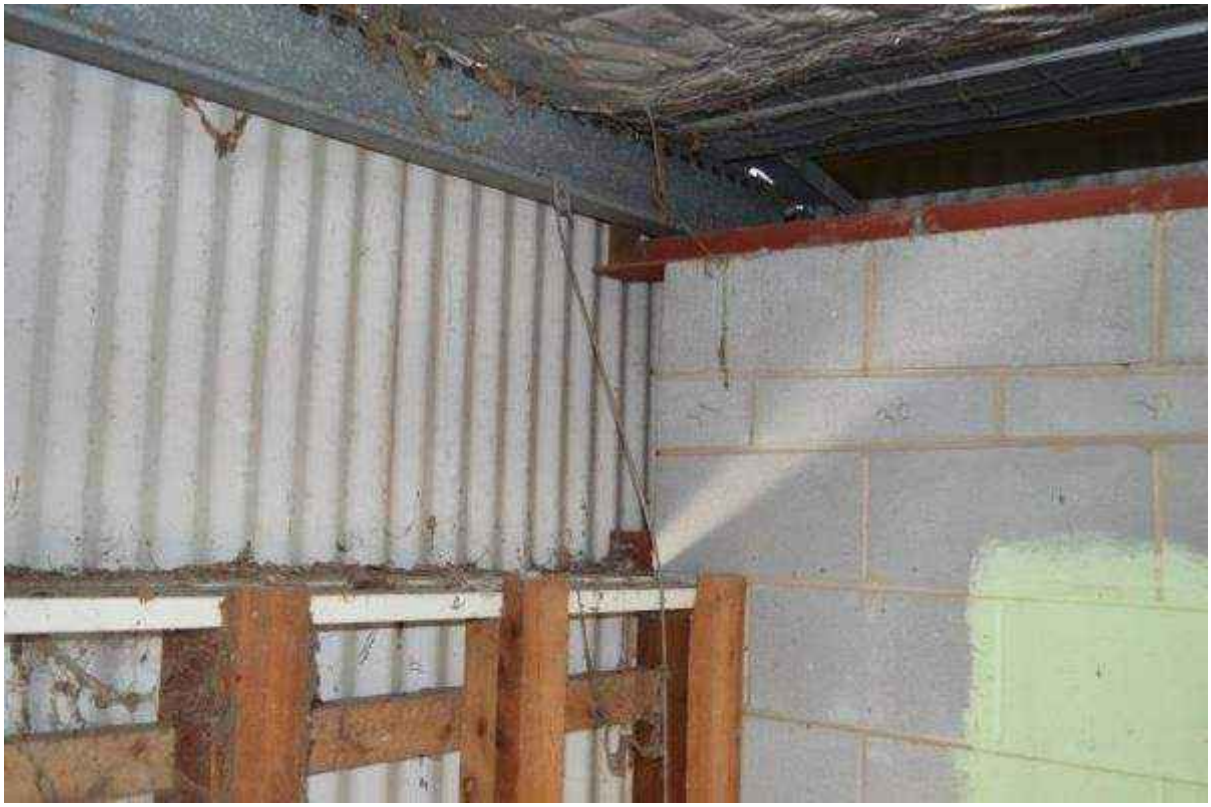


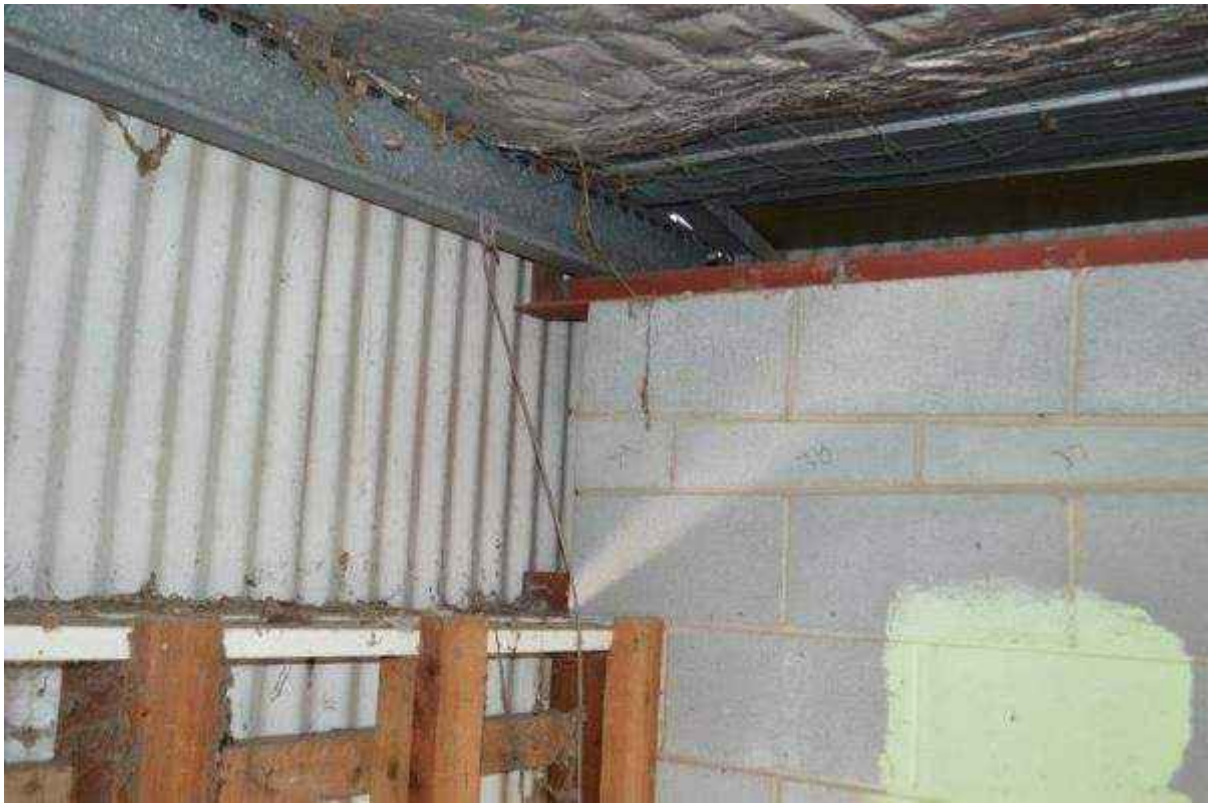














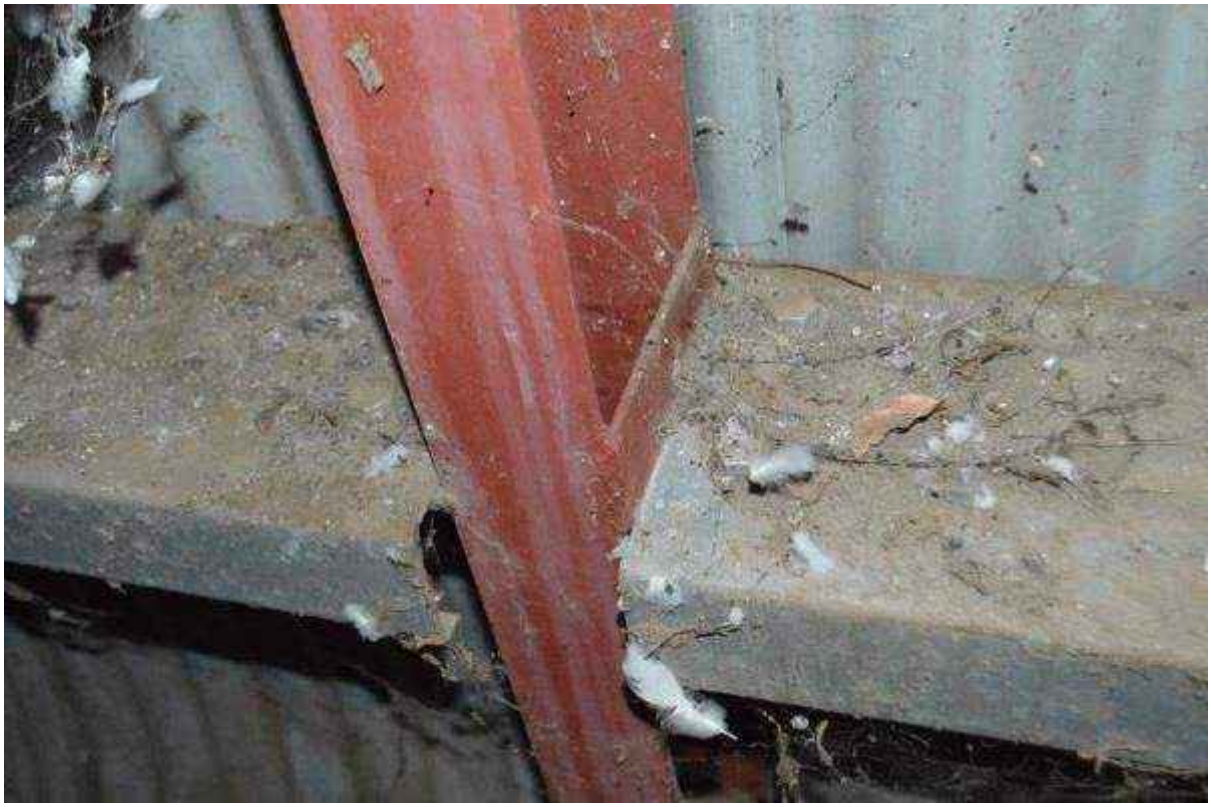




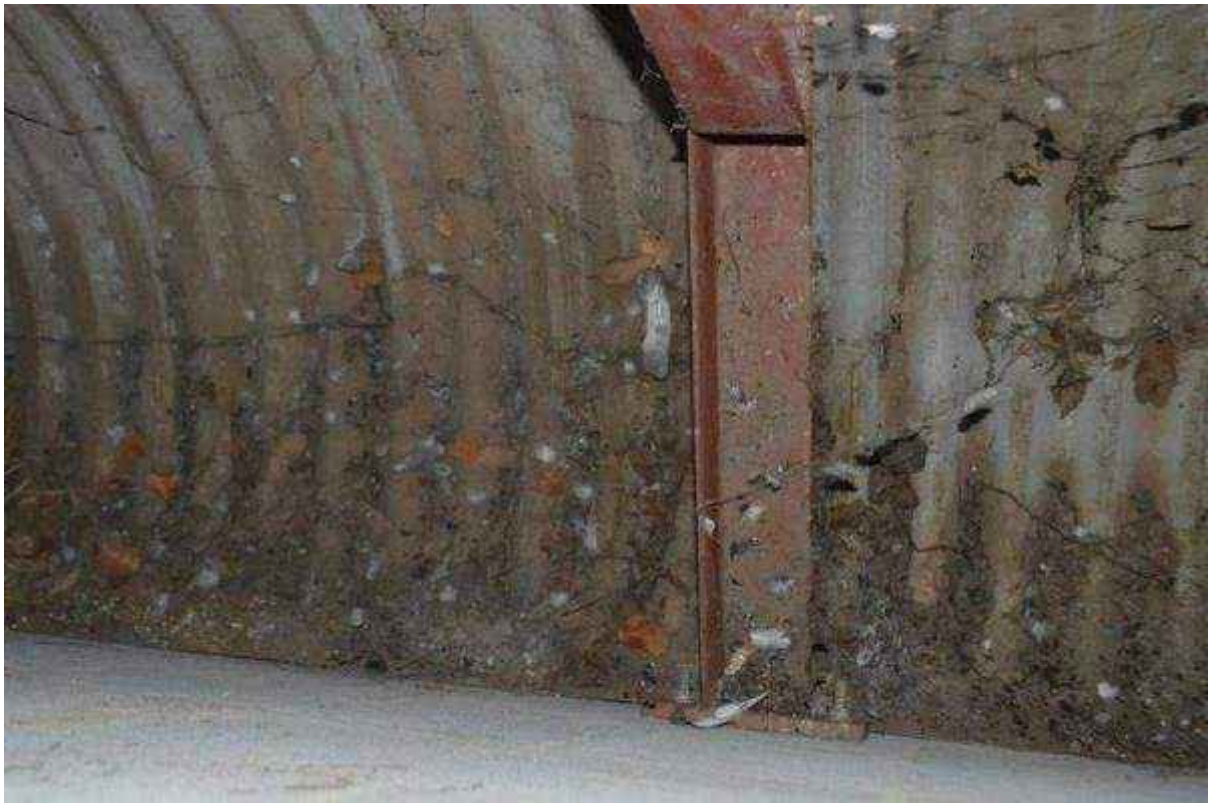




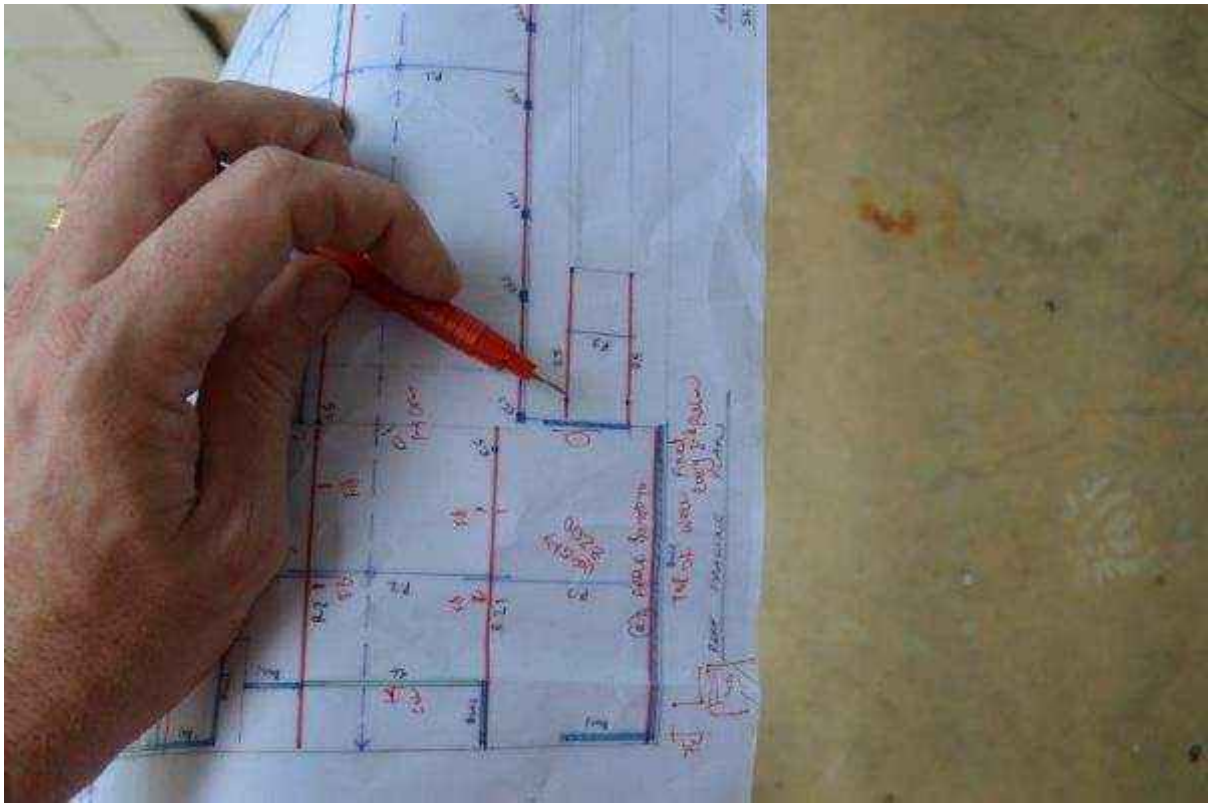












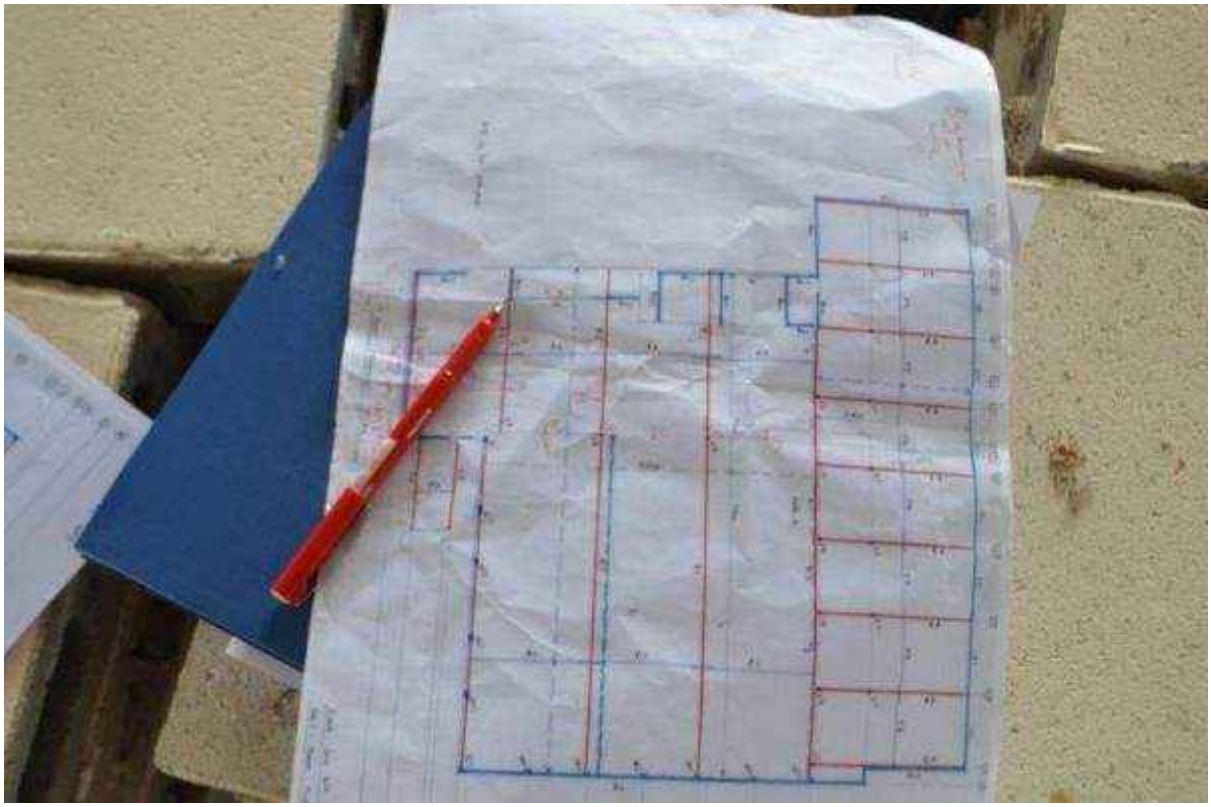




























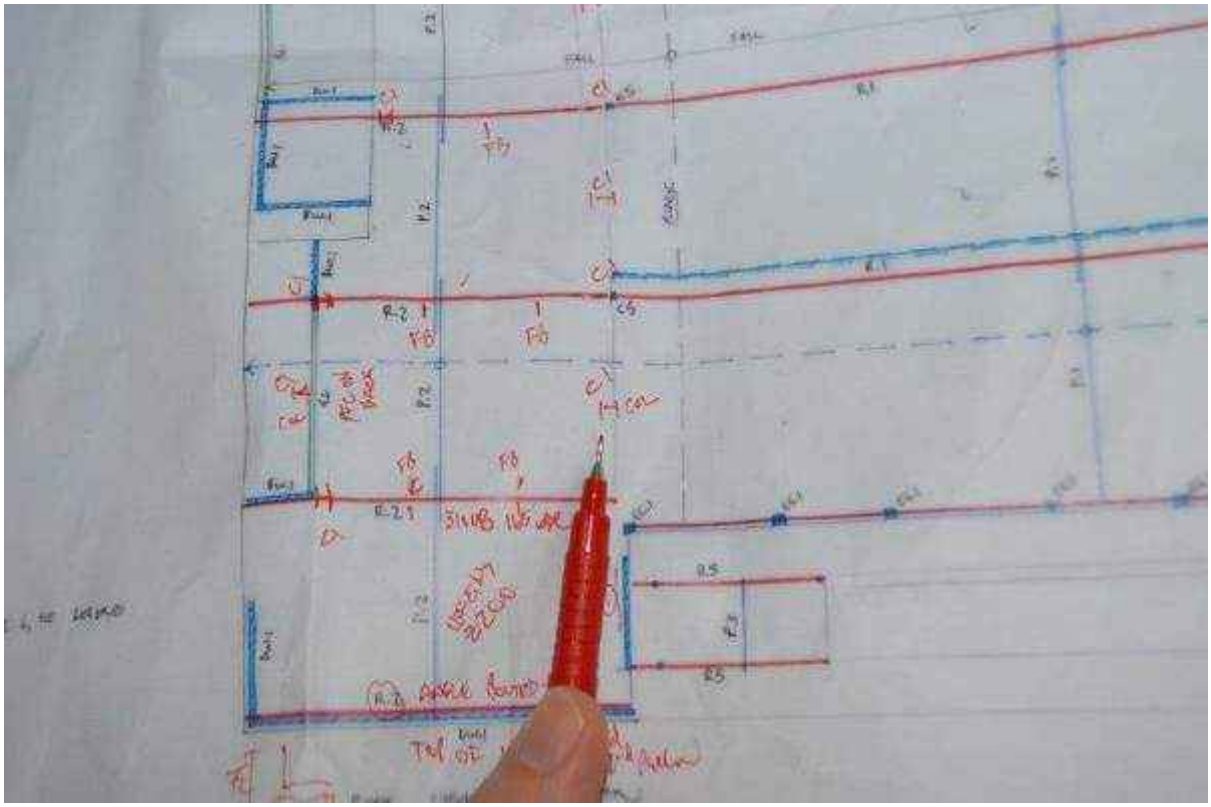


































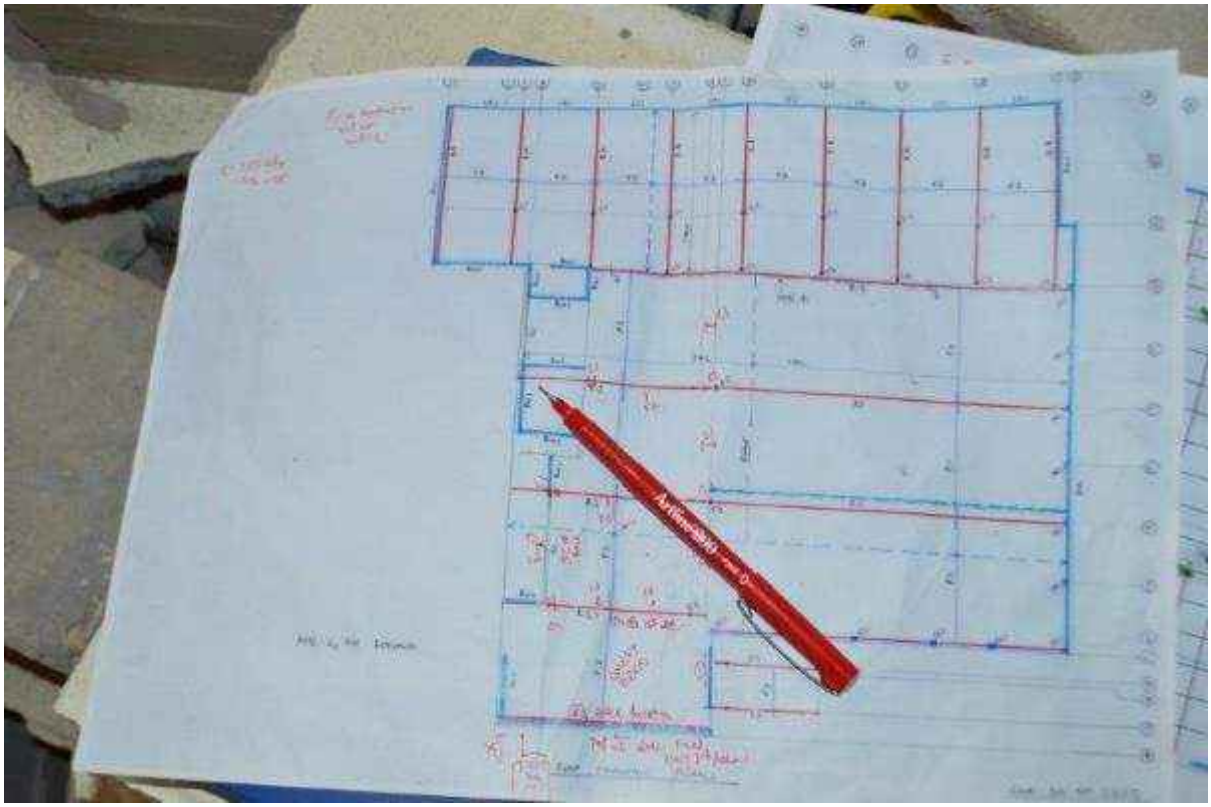


















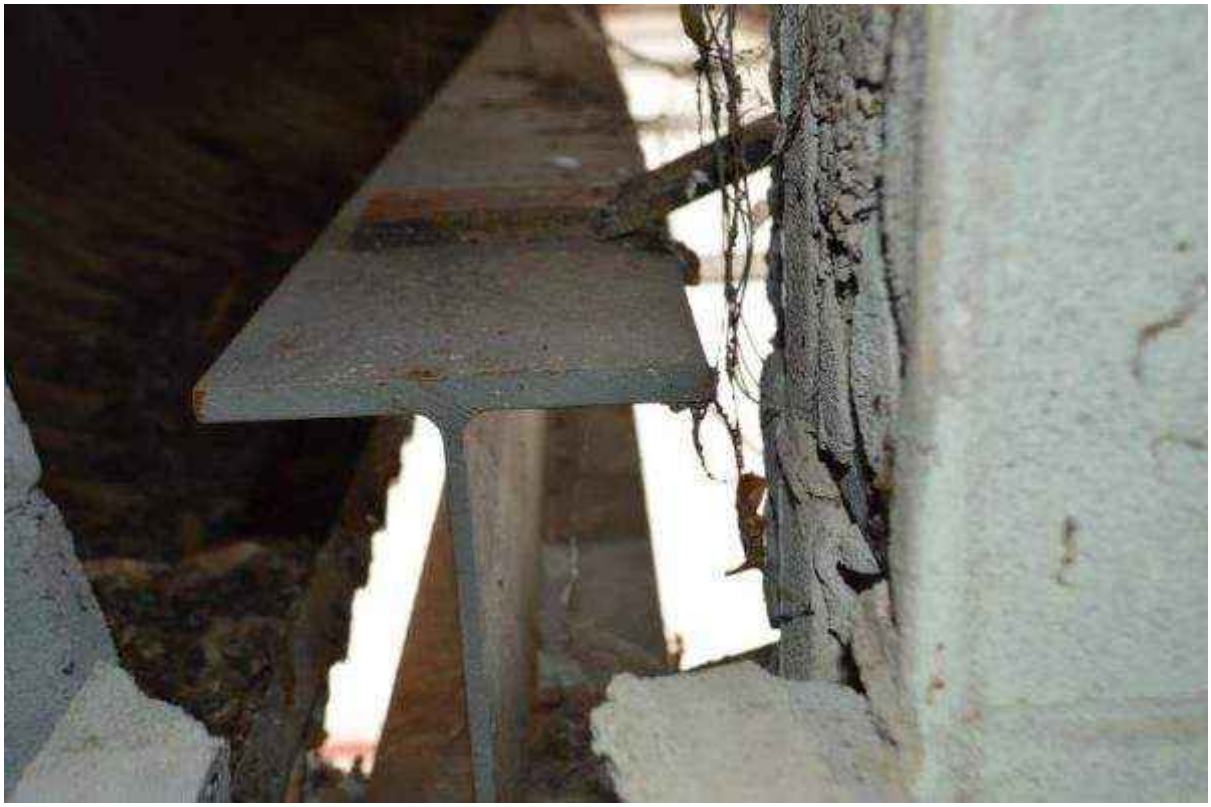










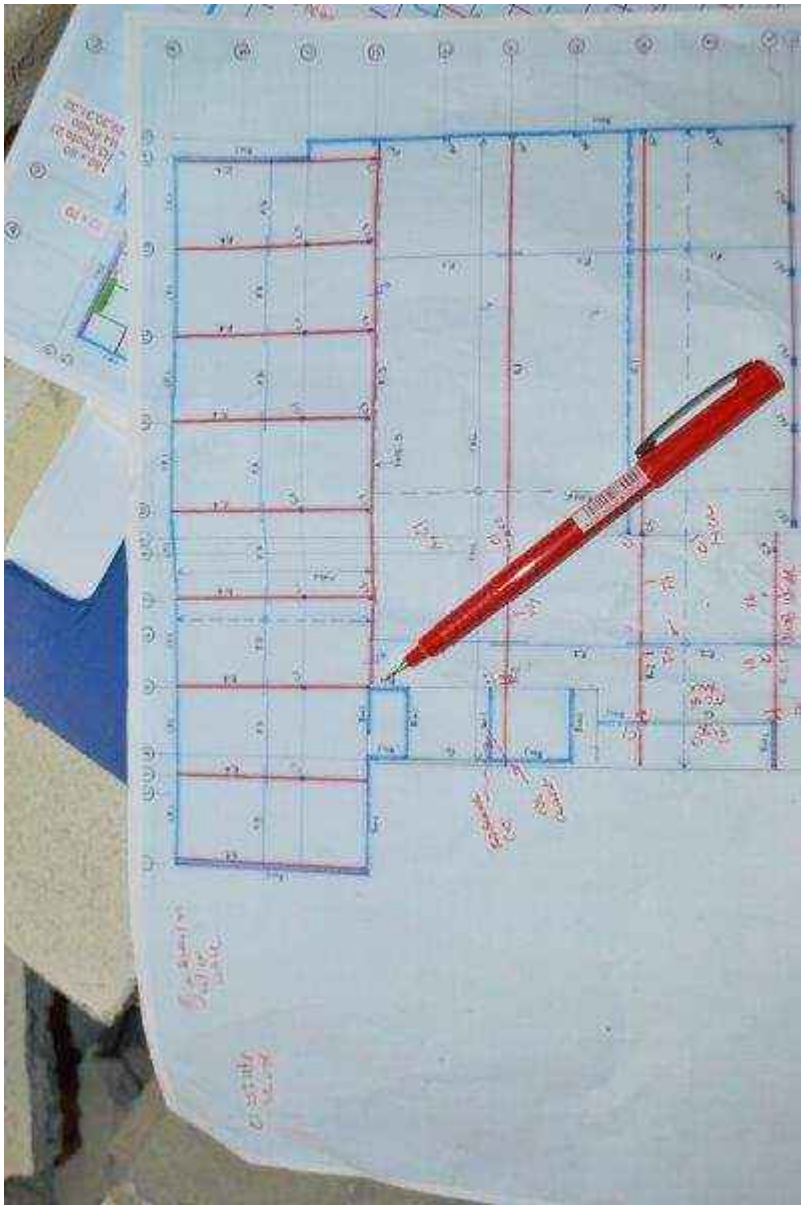


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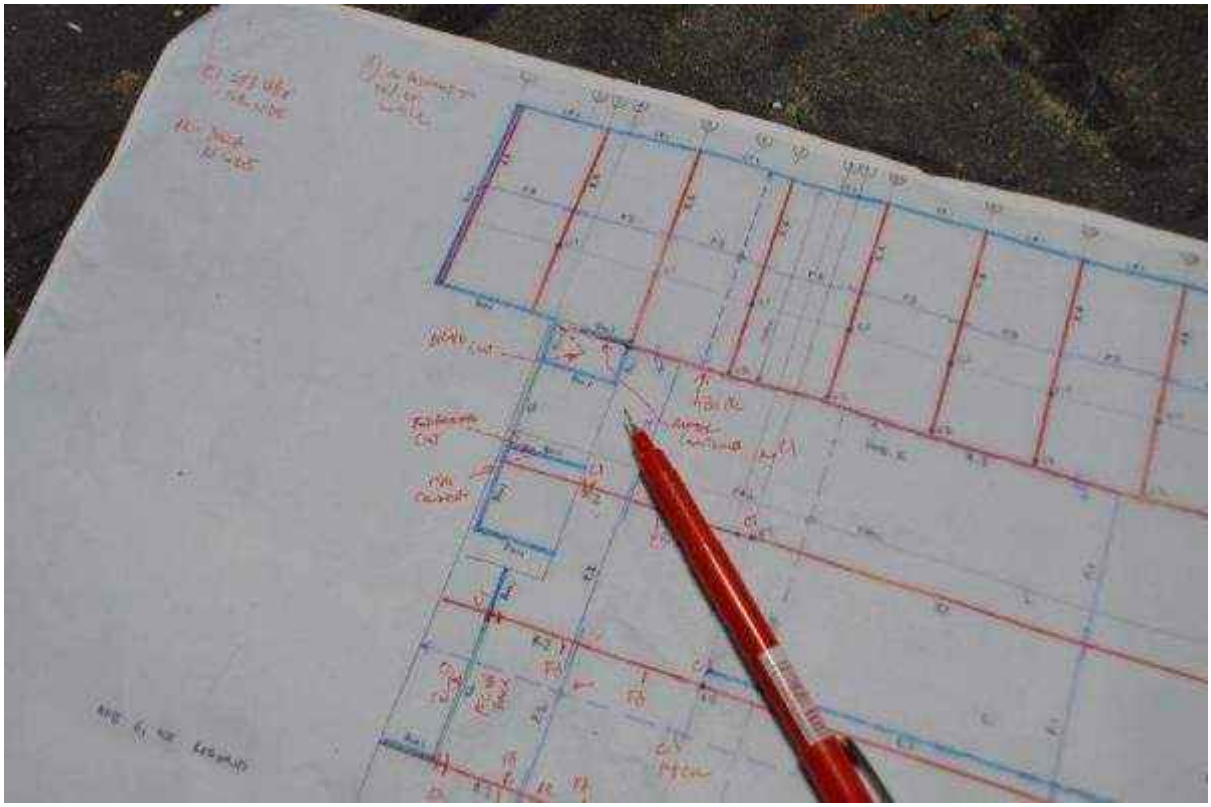




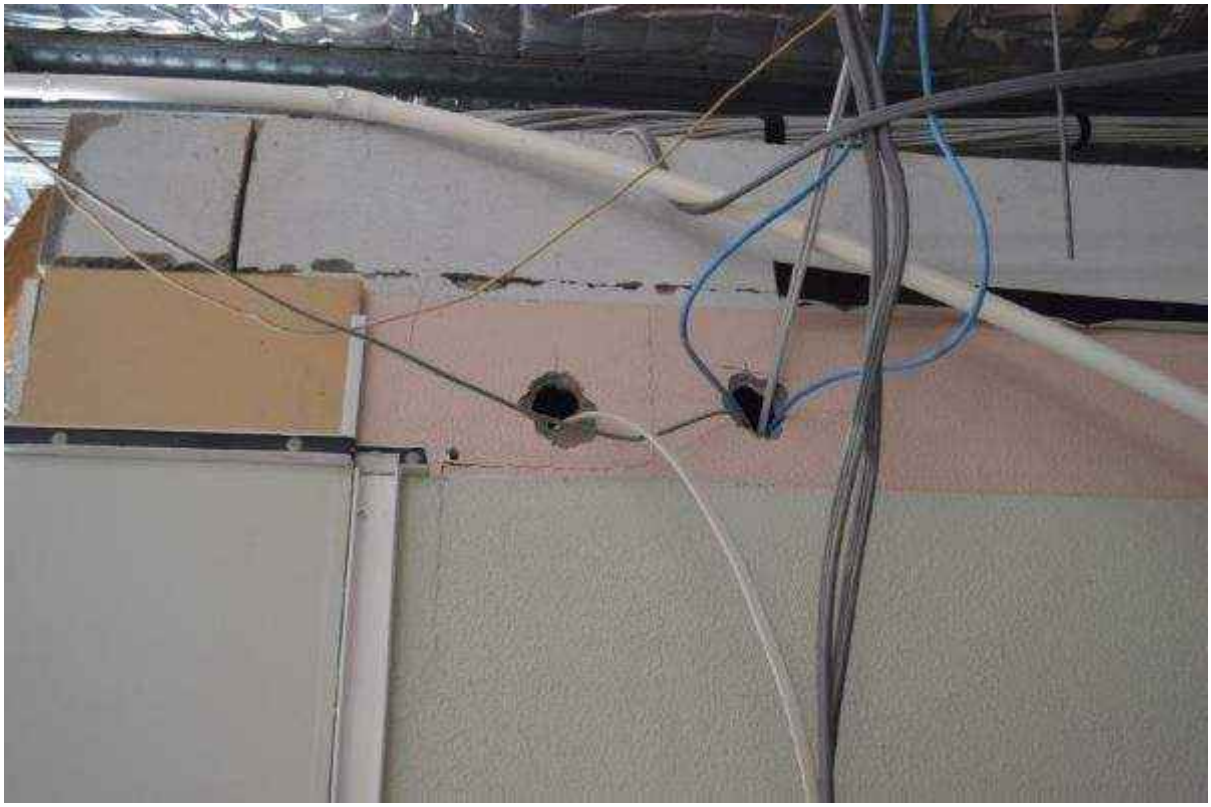


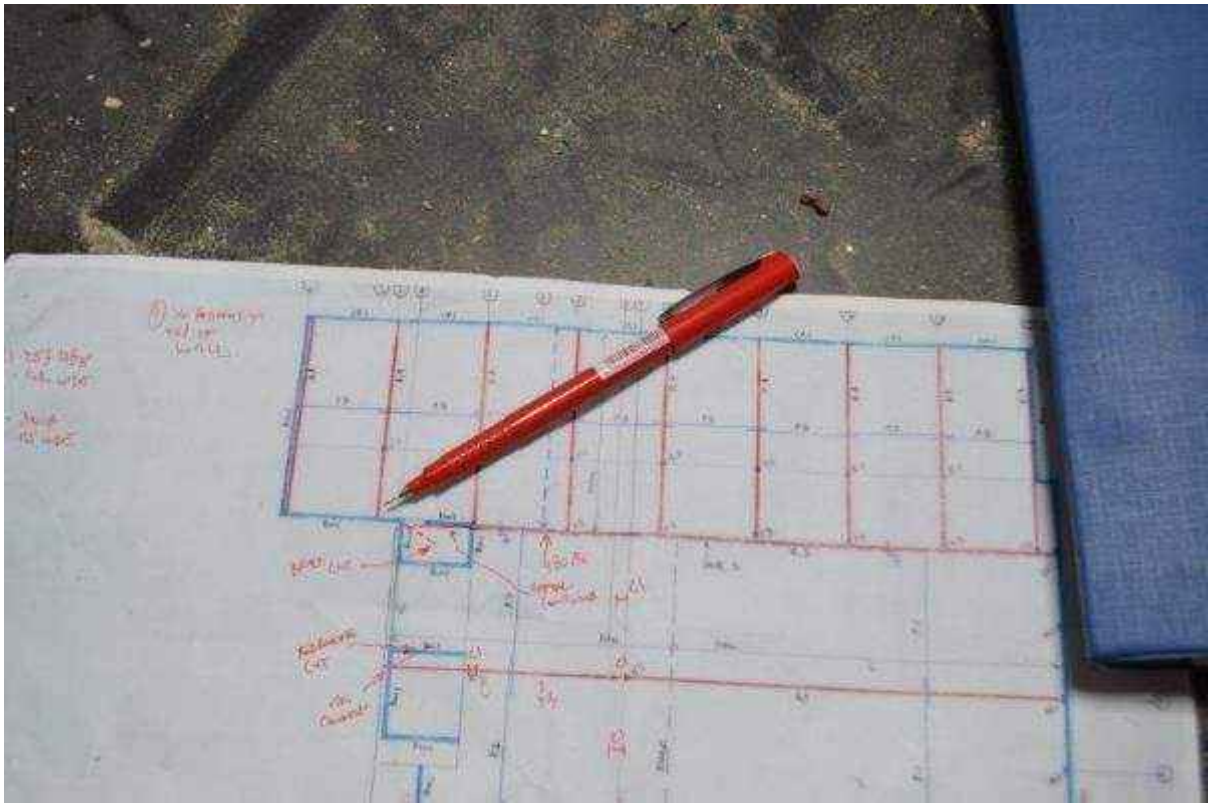




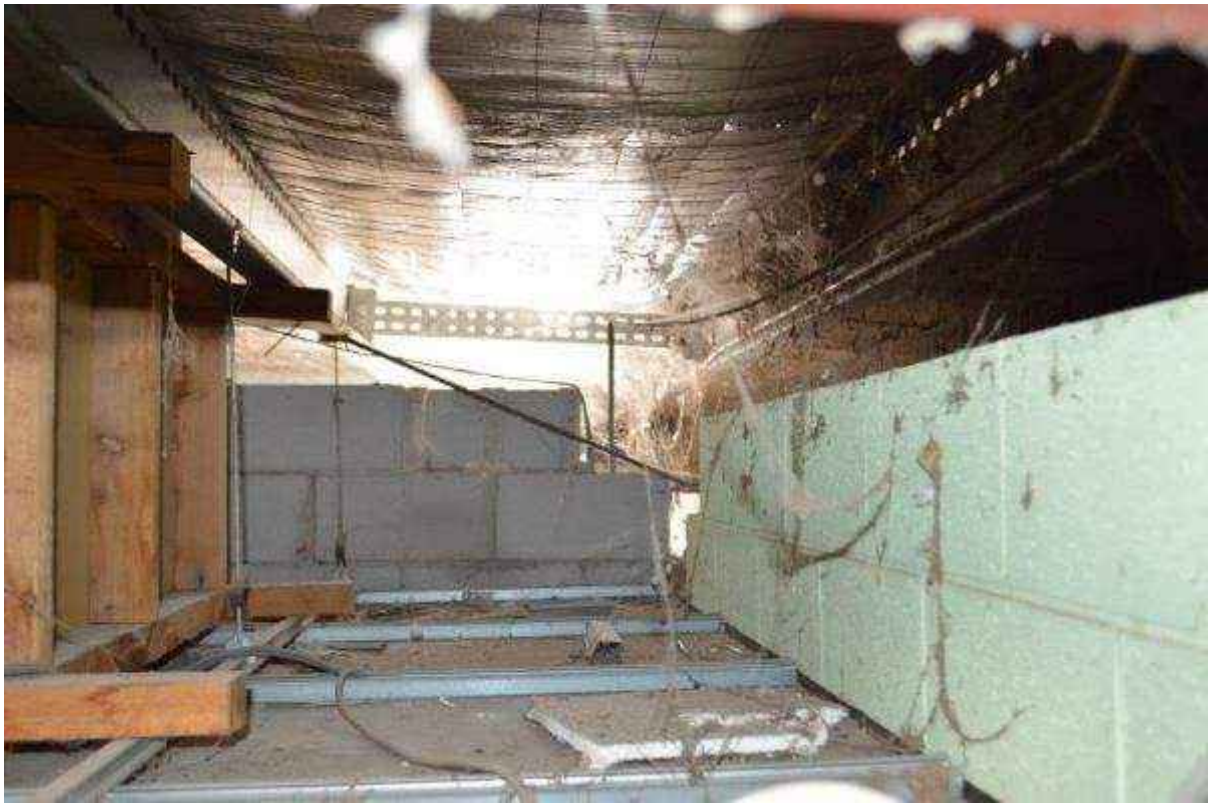






































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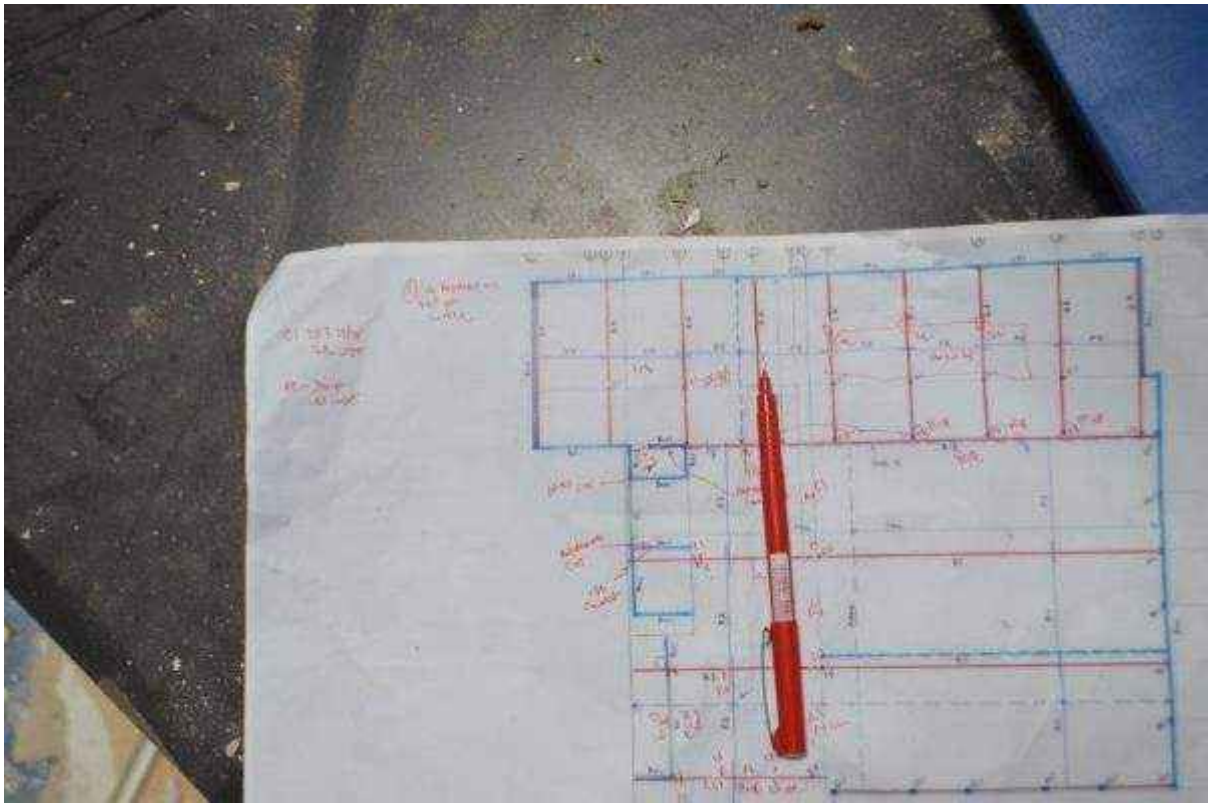






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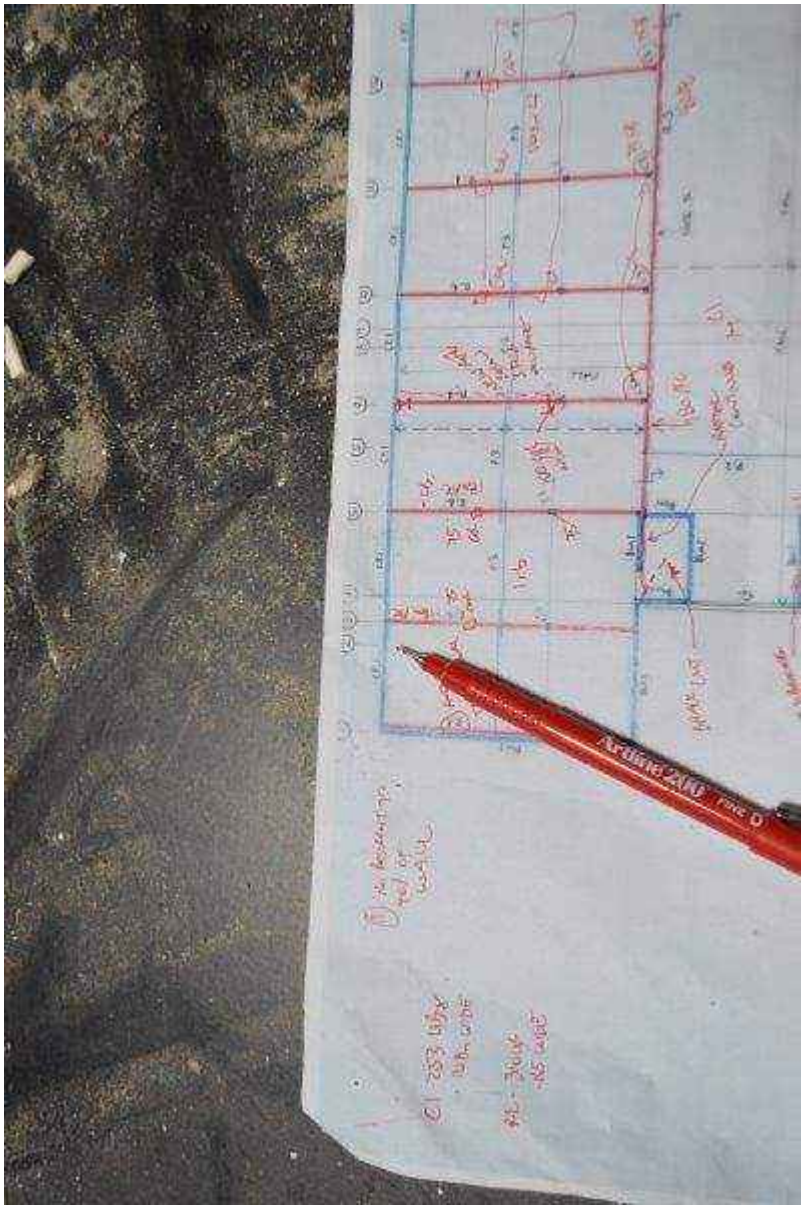


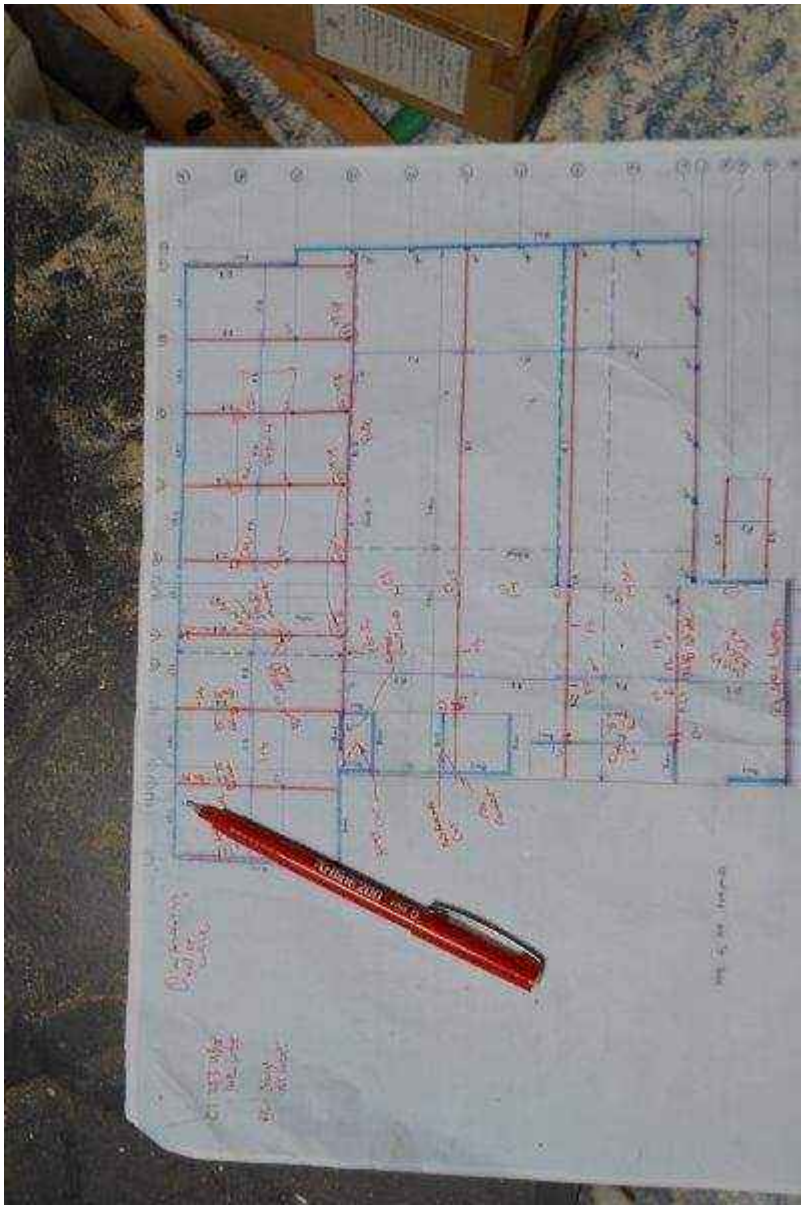
















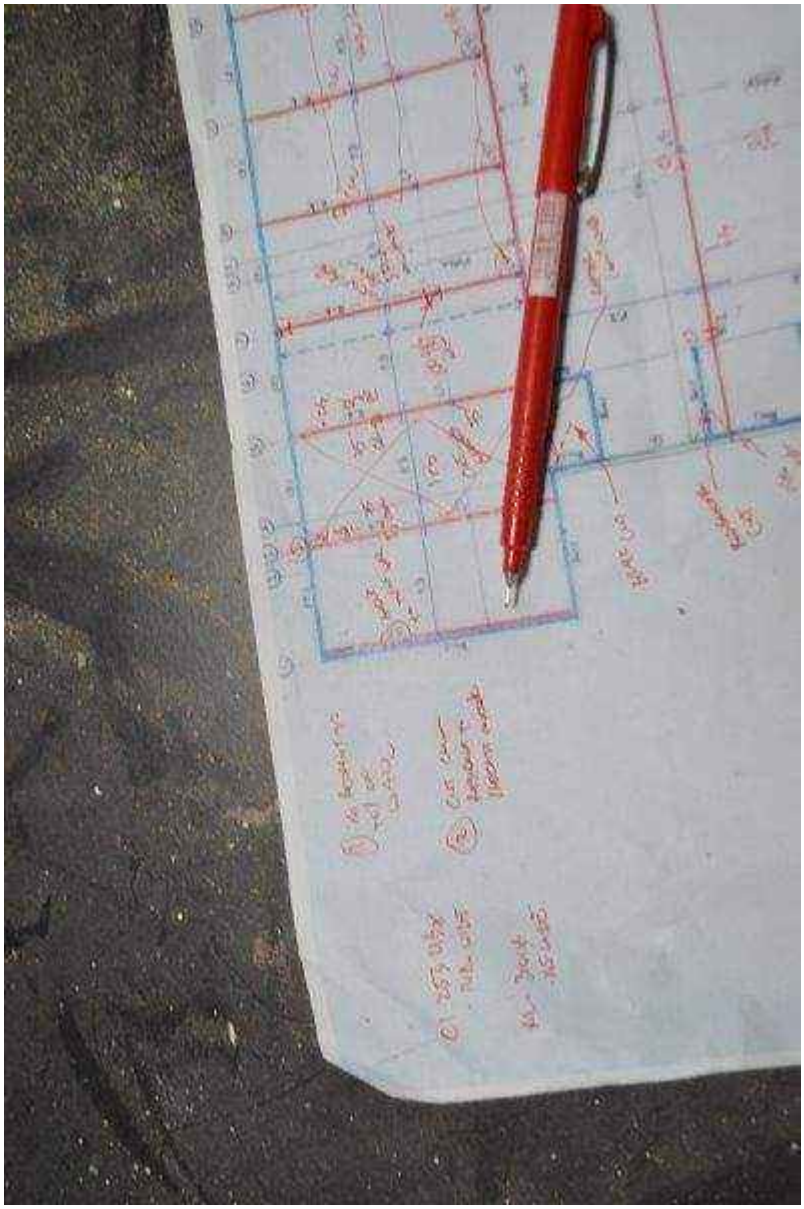












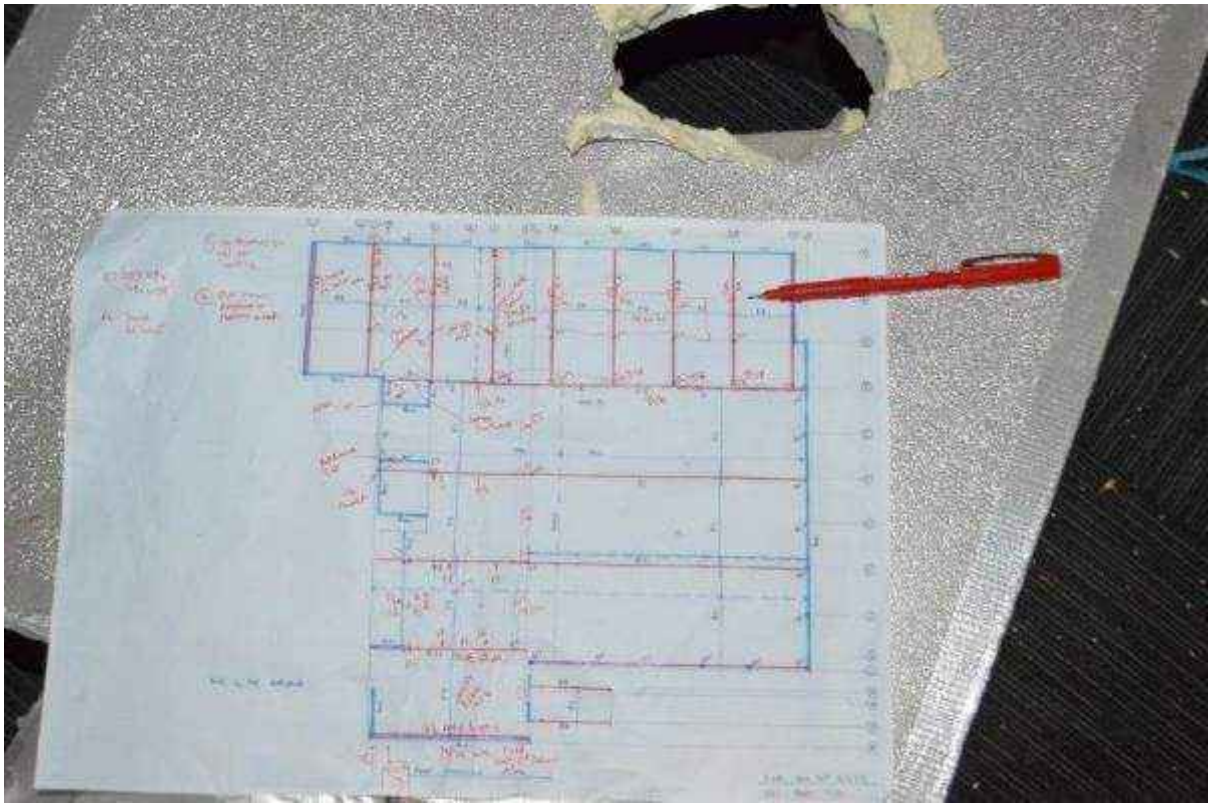








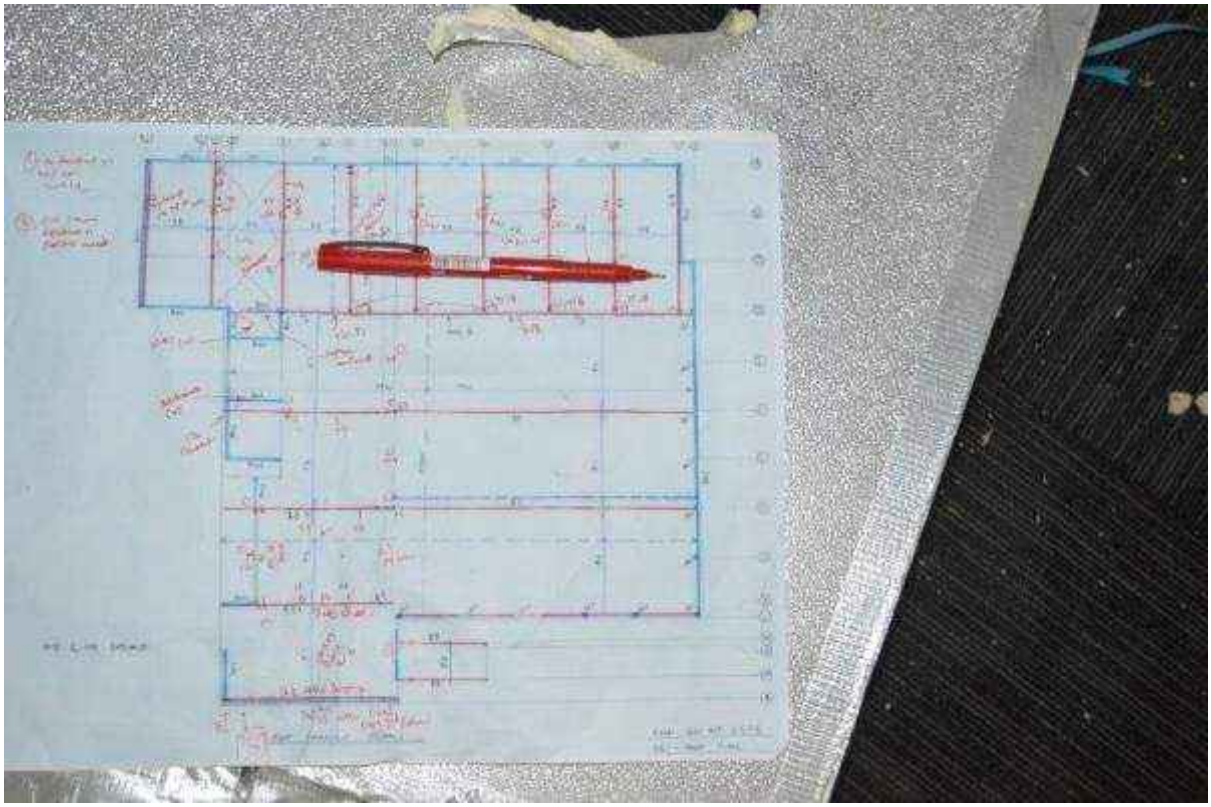












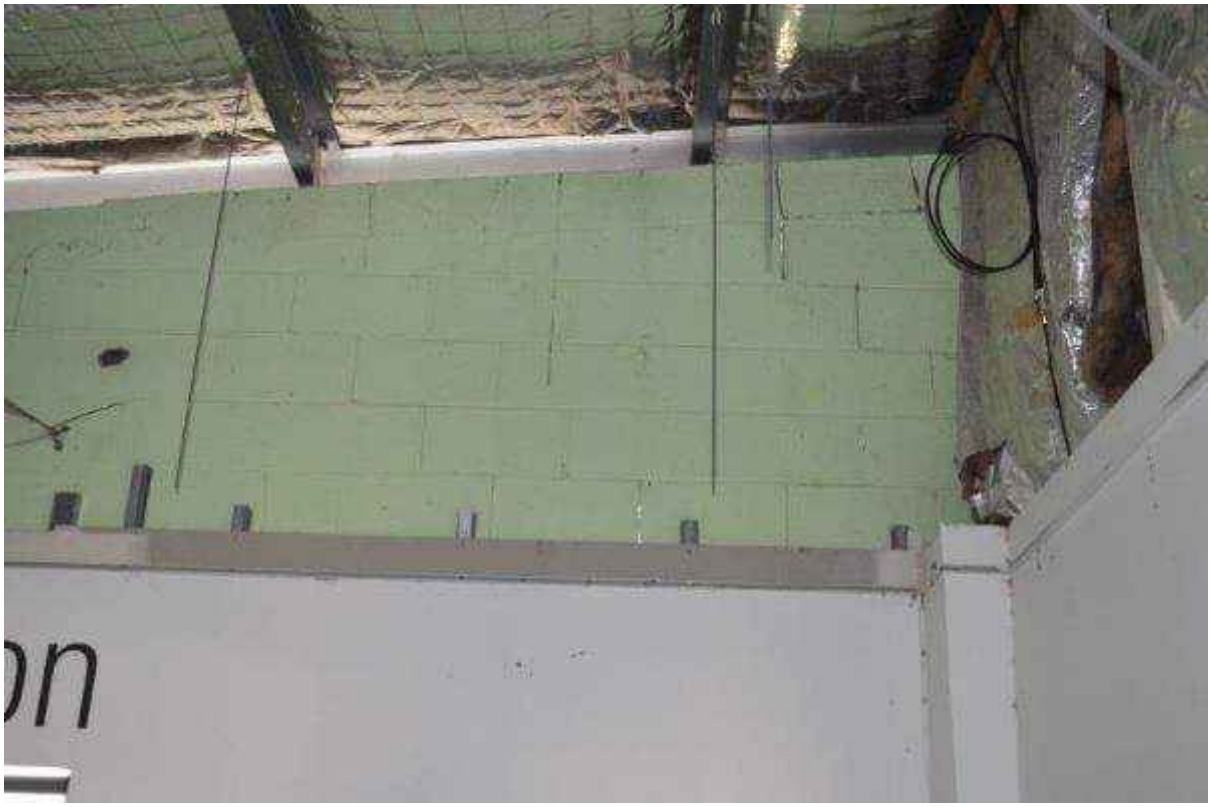
















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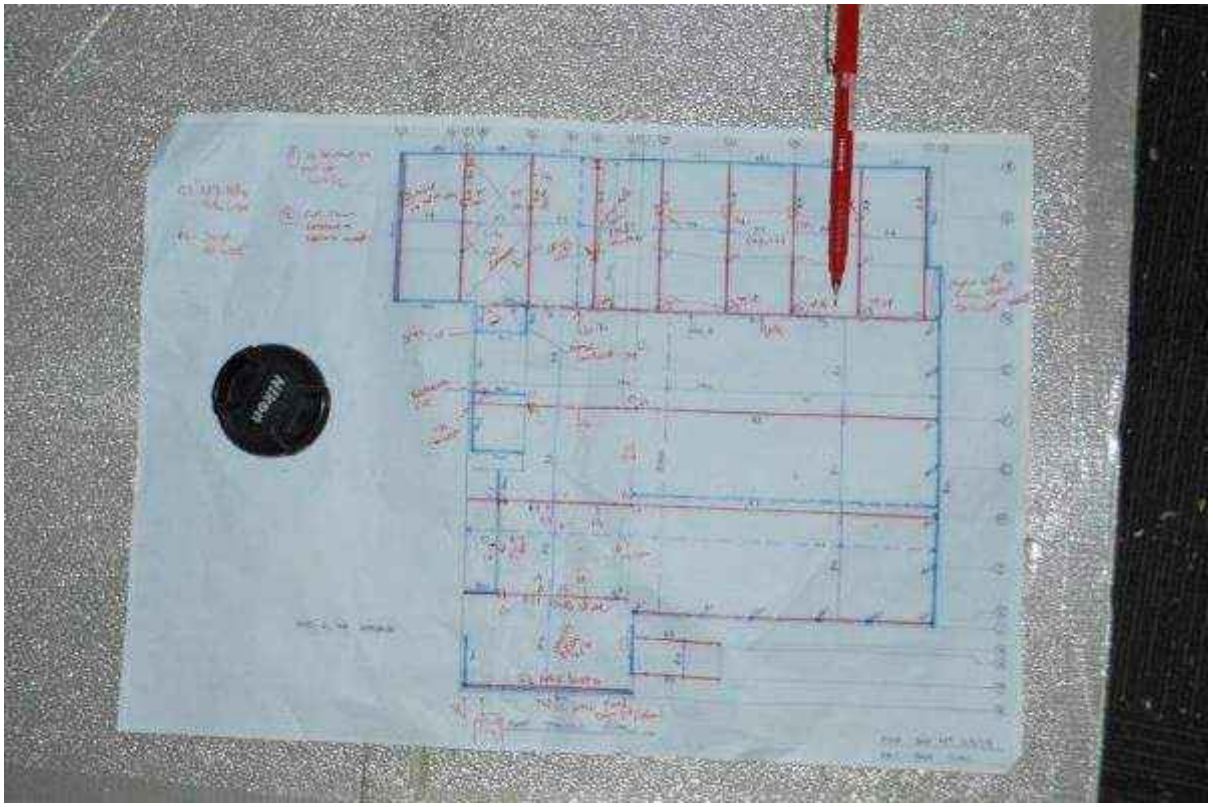
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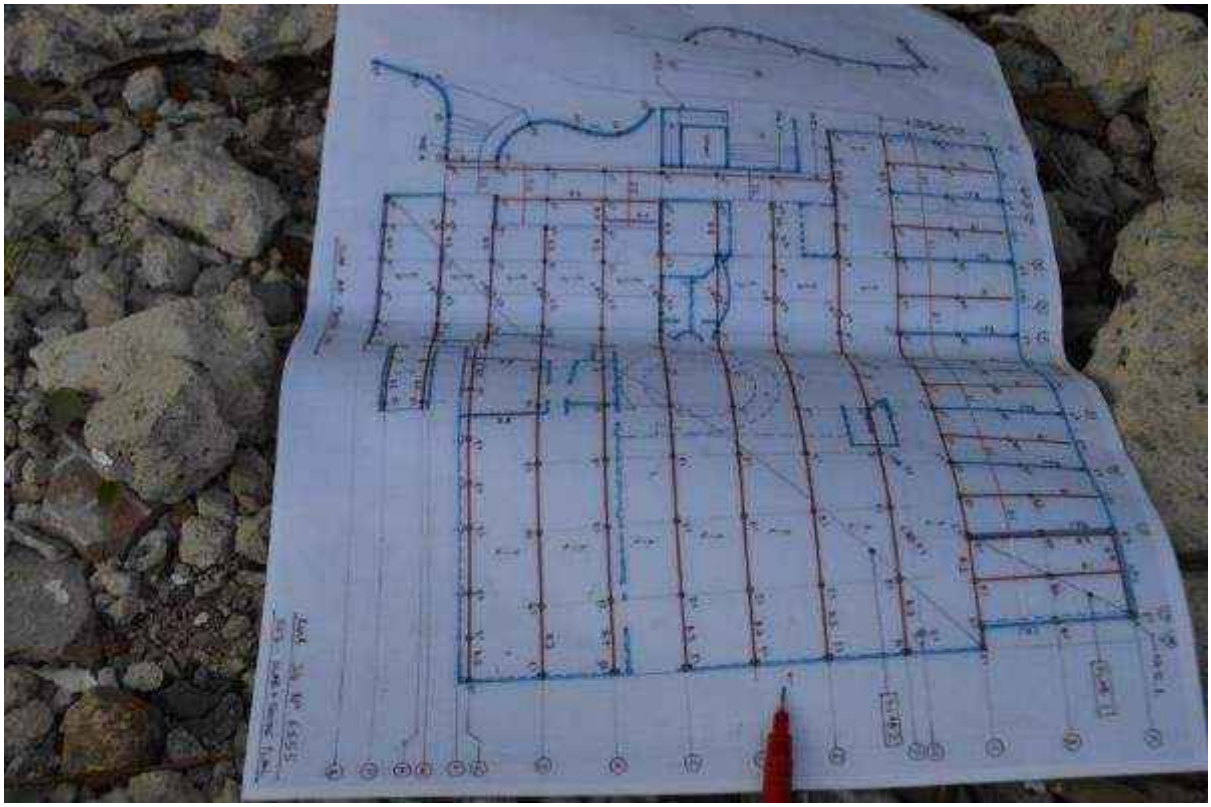


































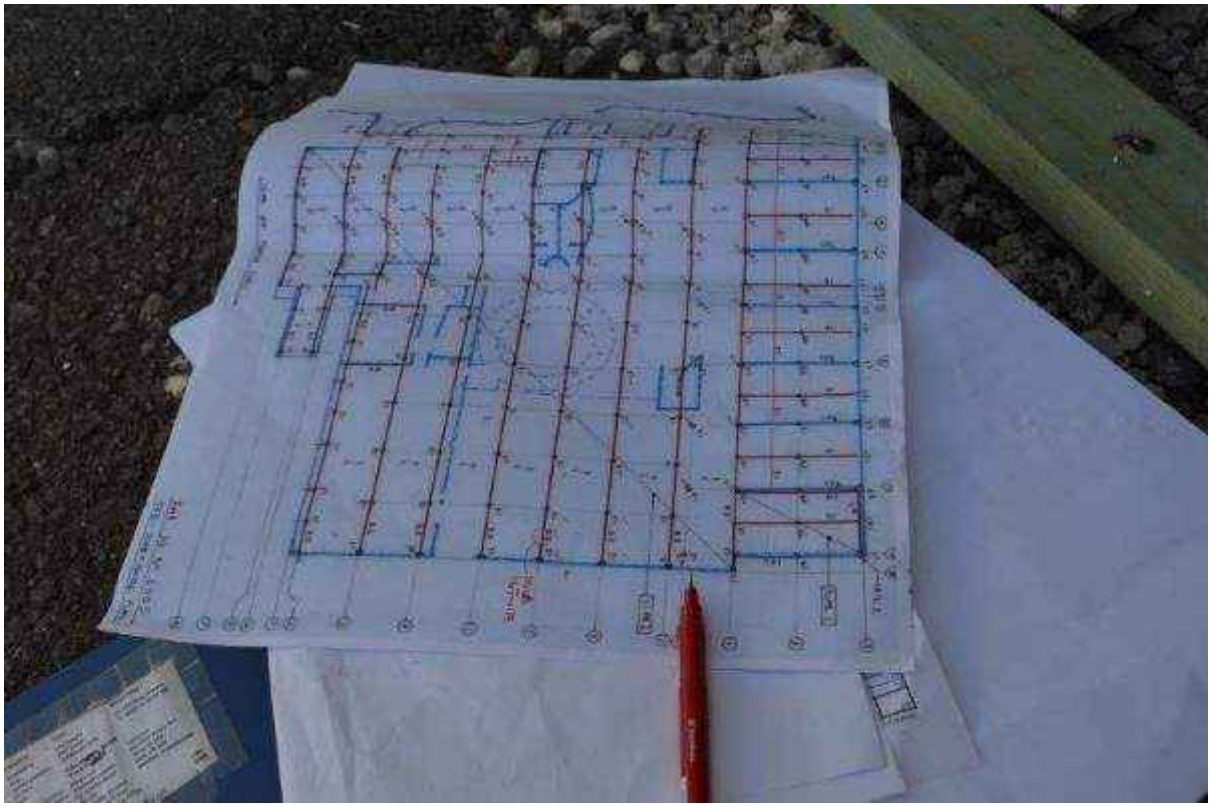




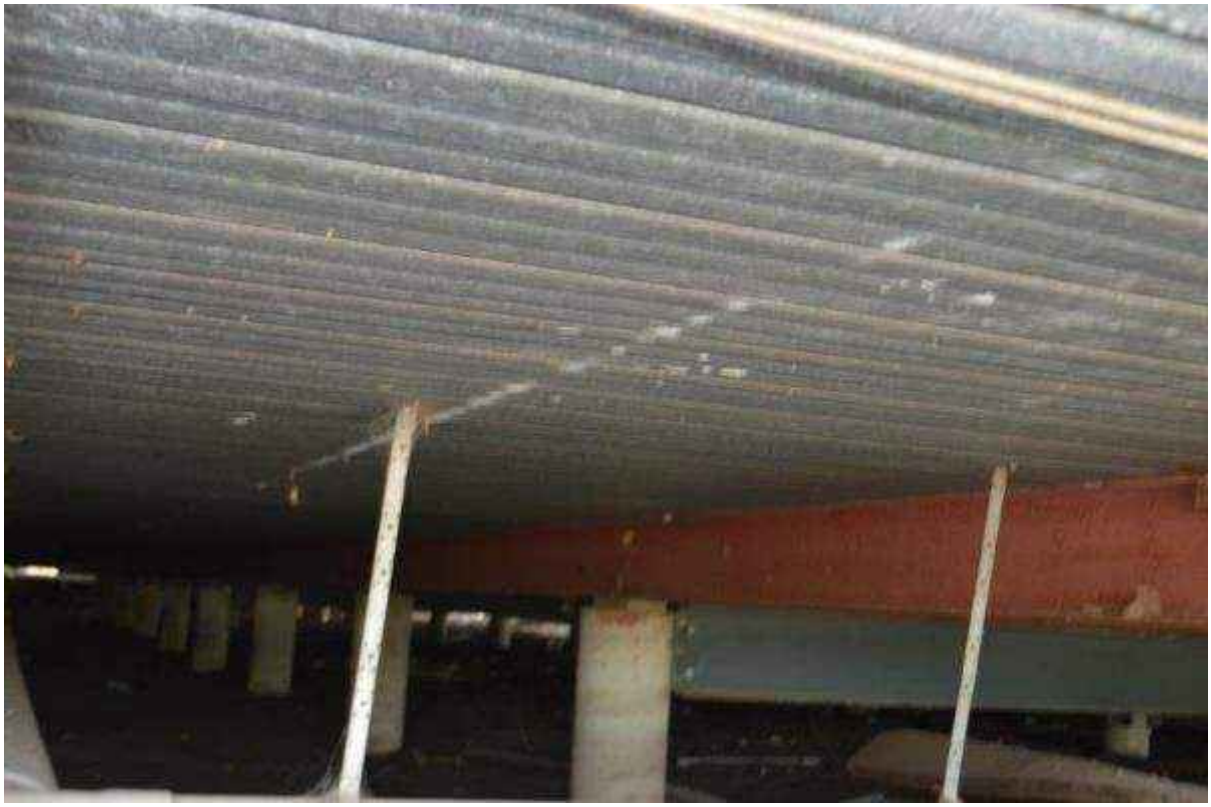












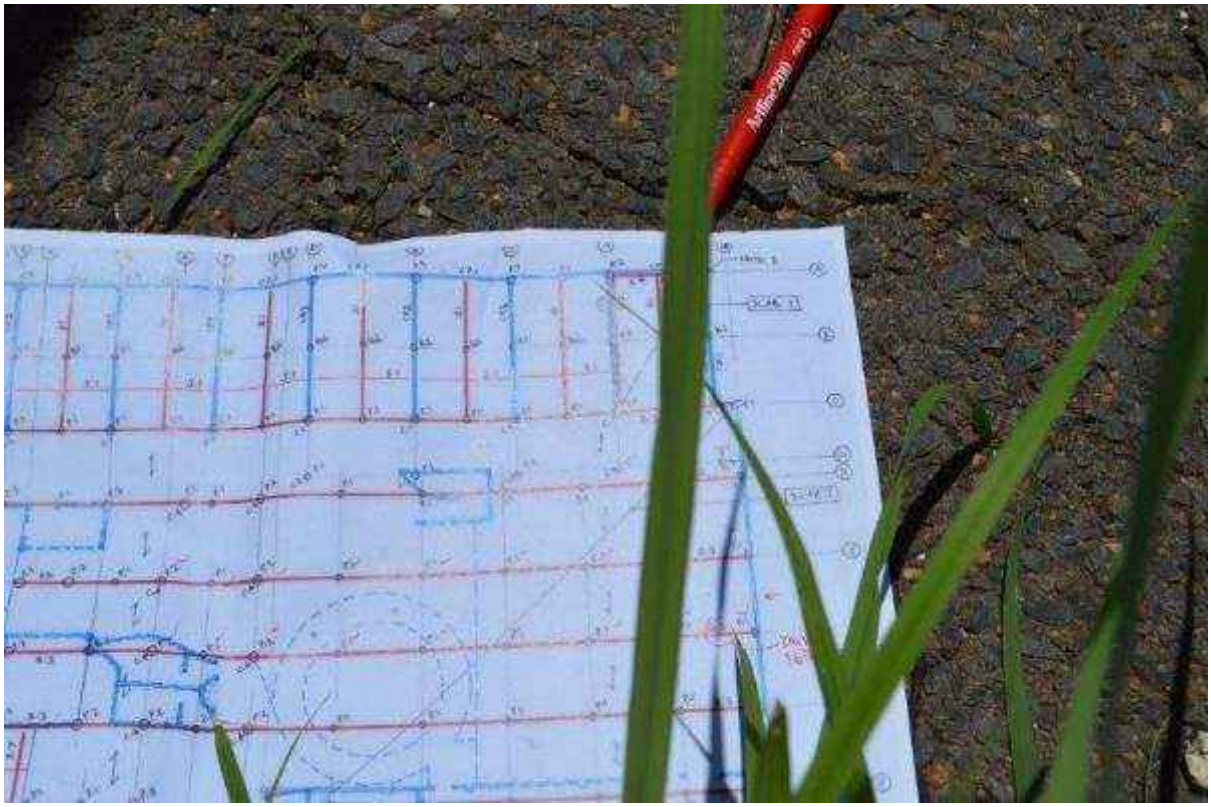


















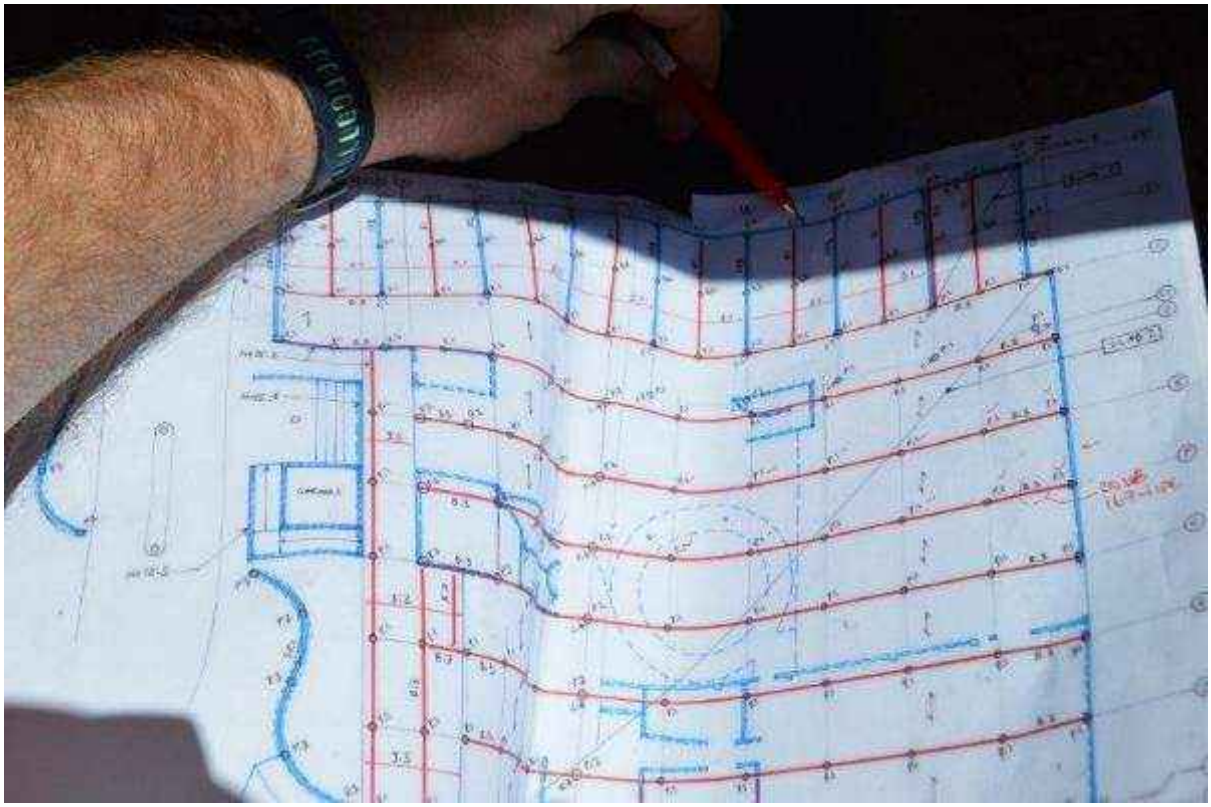


















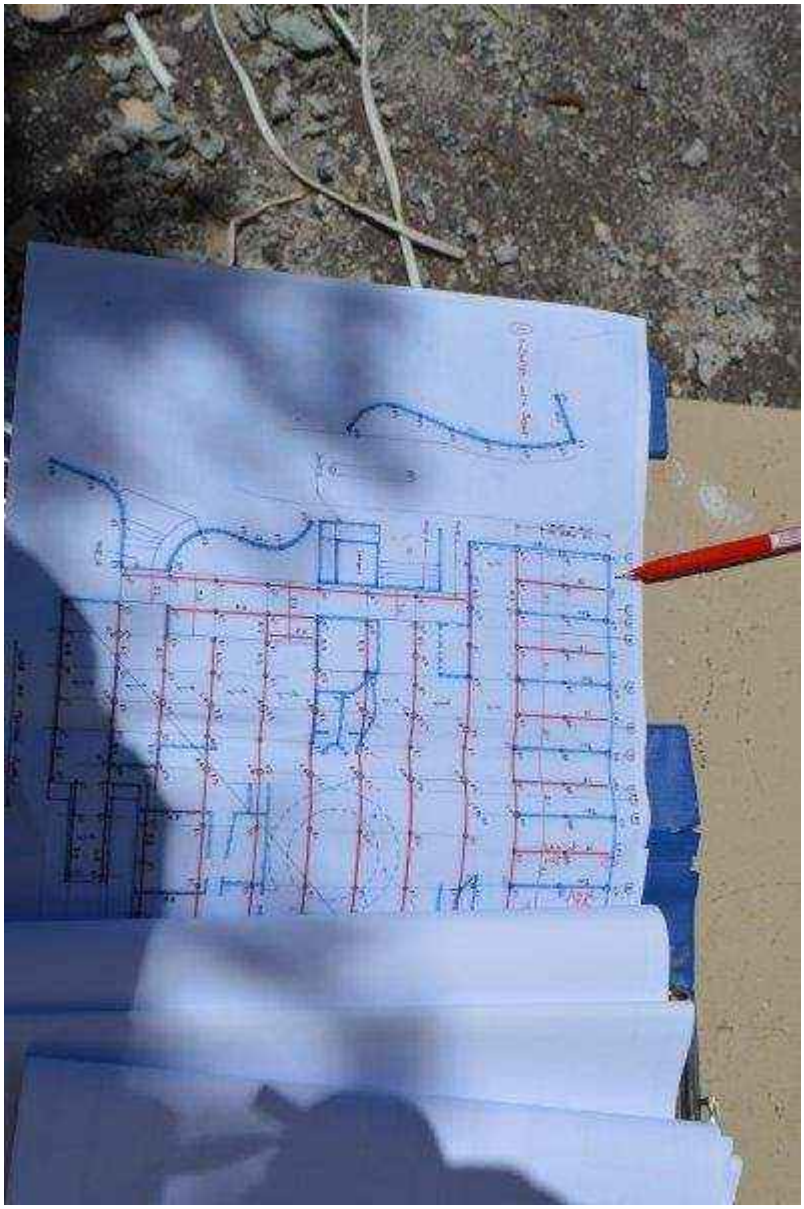







AEROFLEX®
Nº 3838 M
SIZE 9.5 MM WALL x 9.5 MM
AEROFLEX®
Nº 3858 M
SIZE 9.5 MM WALL x 16 MM ID


AEROFLEX
Nº 3838 M
SIZE 9.5 MM WALL
AEROFLEX
Nº 3858 M
SIZE 9.5 MM WALL











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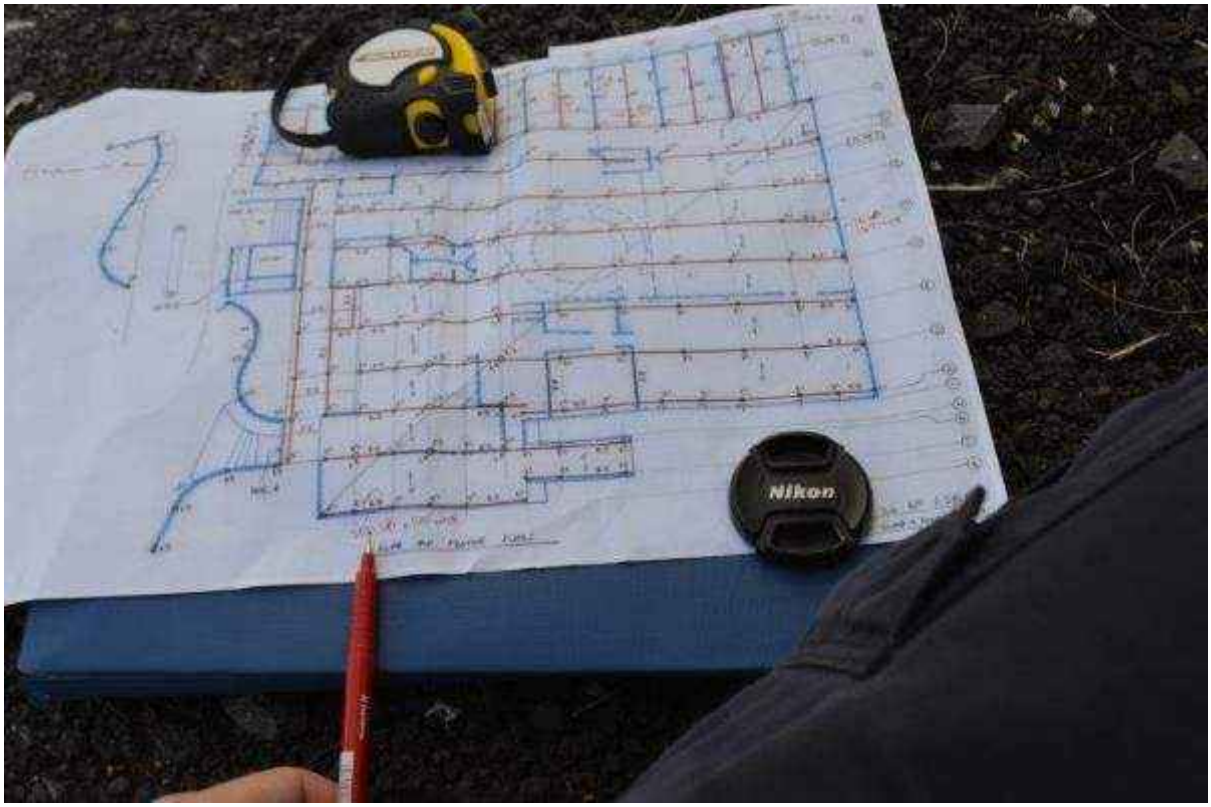




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Nikon







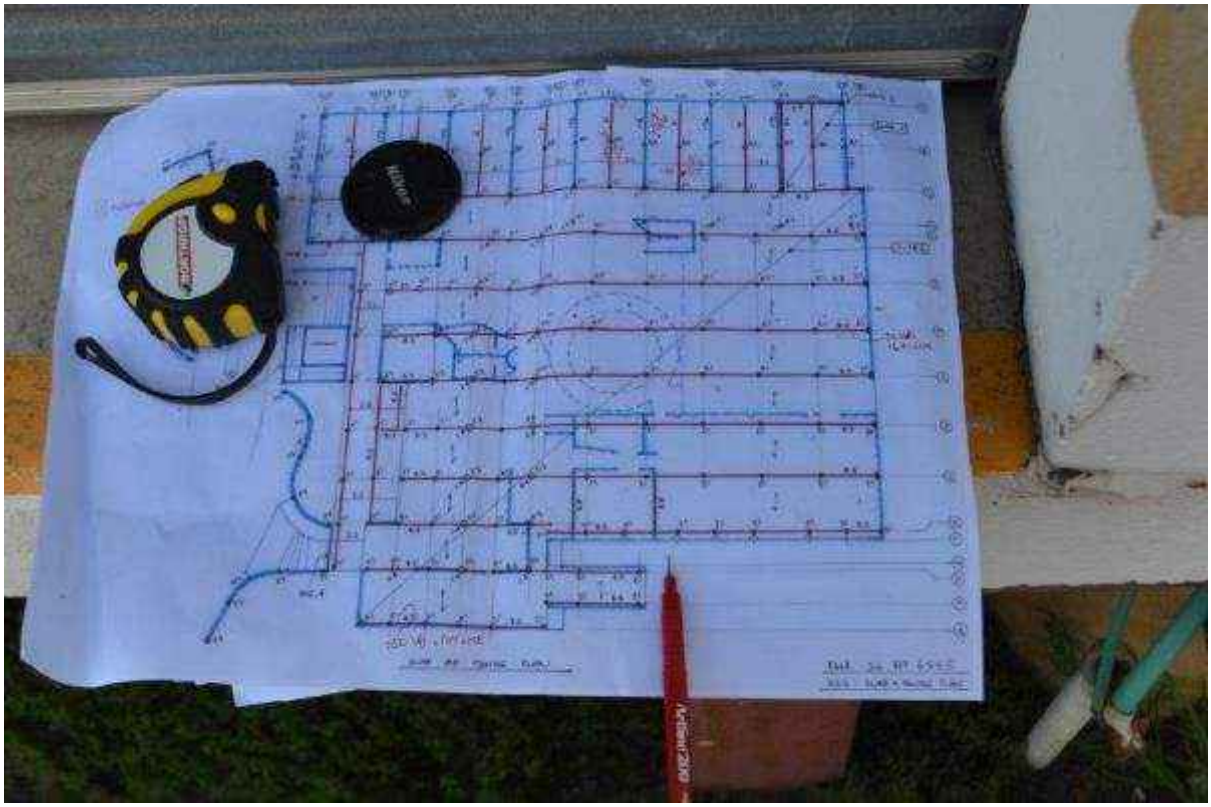
















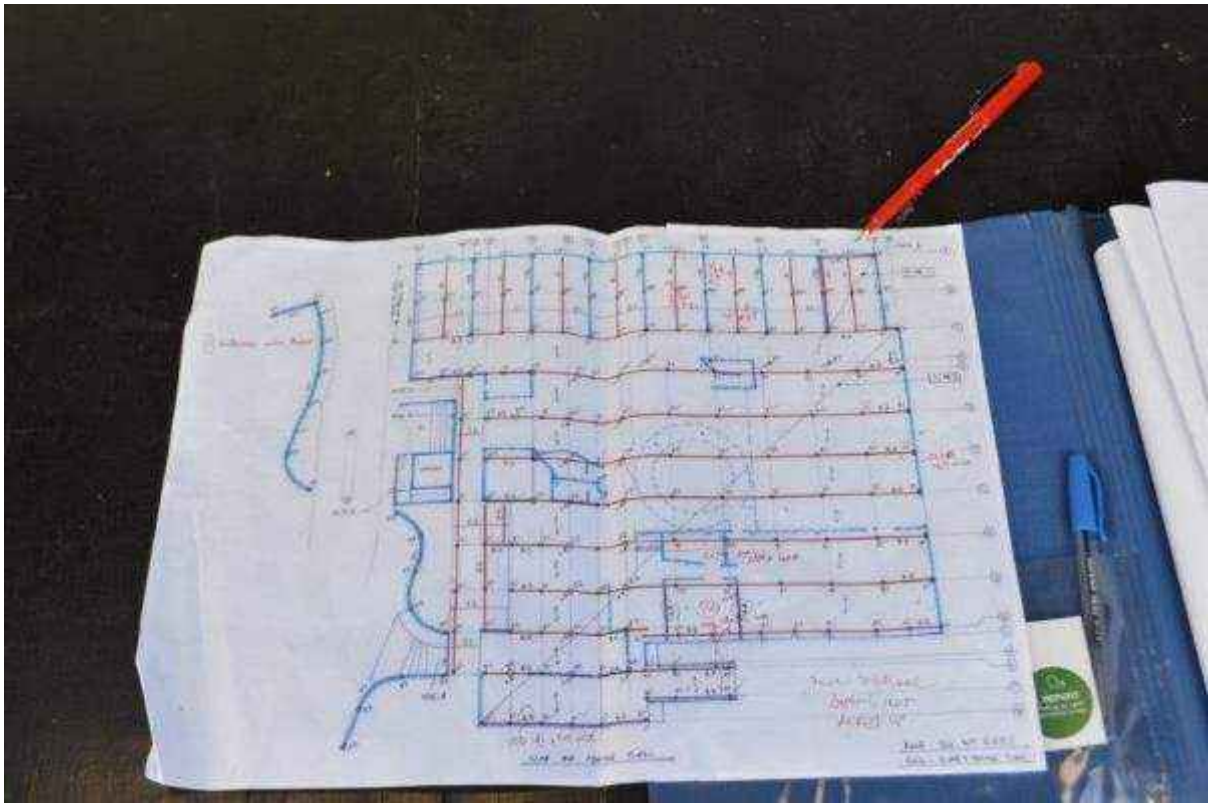























Stretcher Slides
ROOF ACCESS AND EGRESS
BUILDING EQUIPMENT
AND MATERIALS




DANGER
CONSTRUCTION
SITE





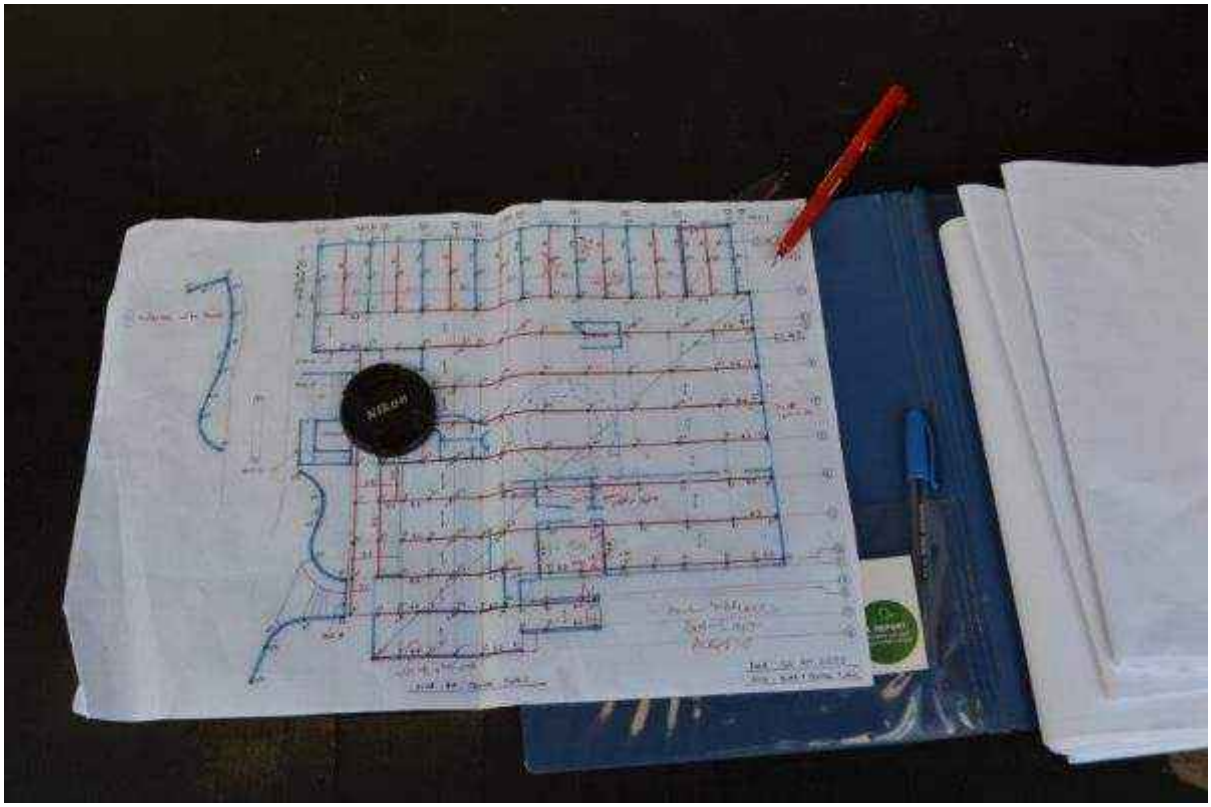




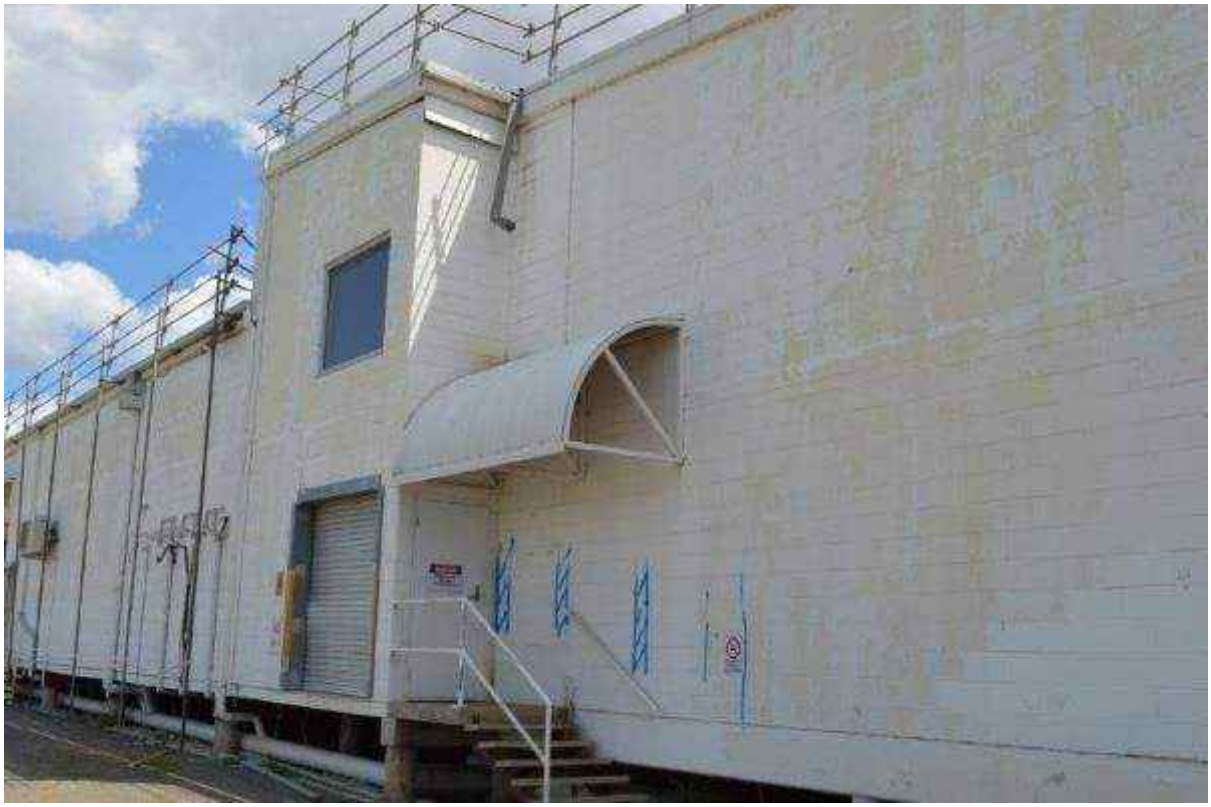




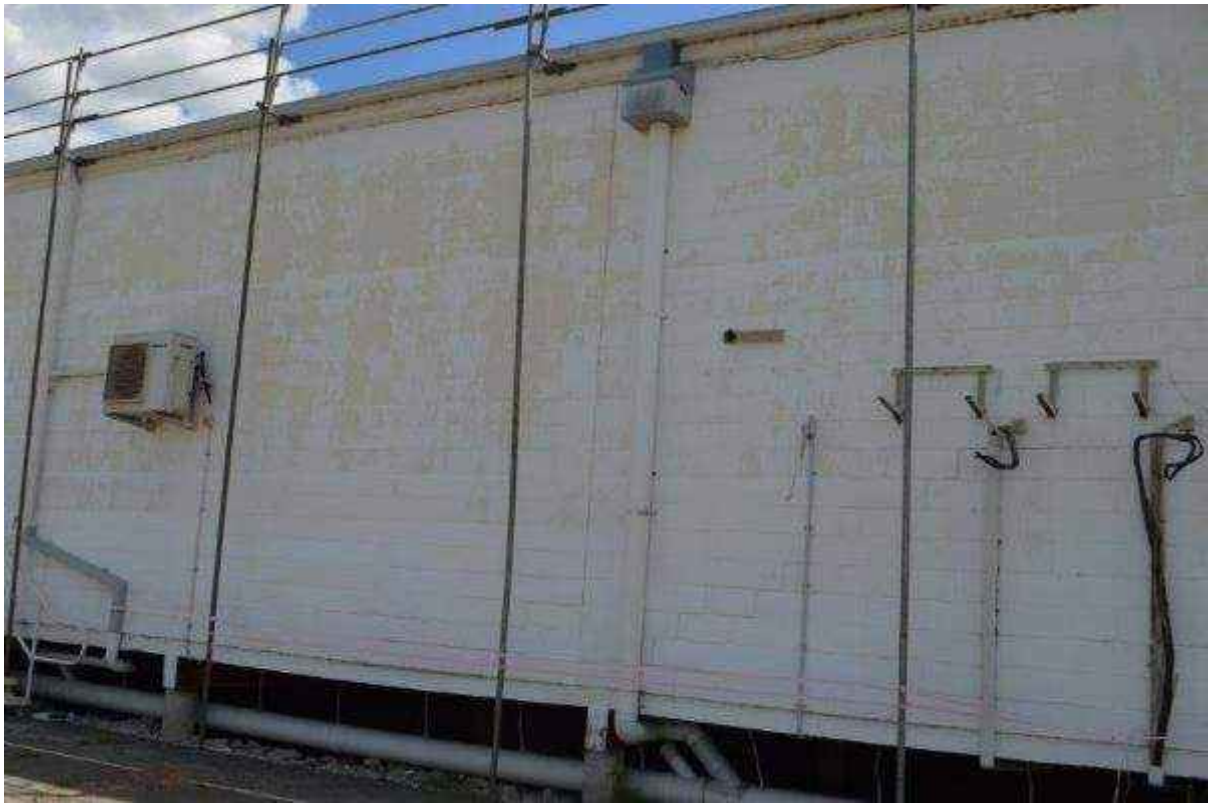





NO



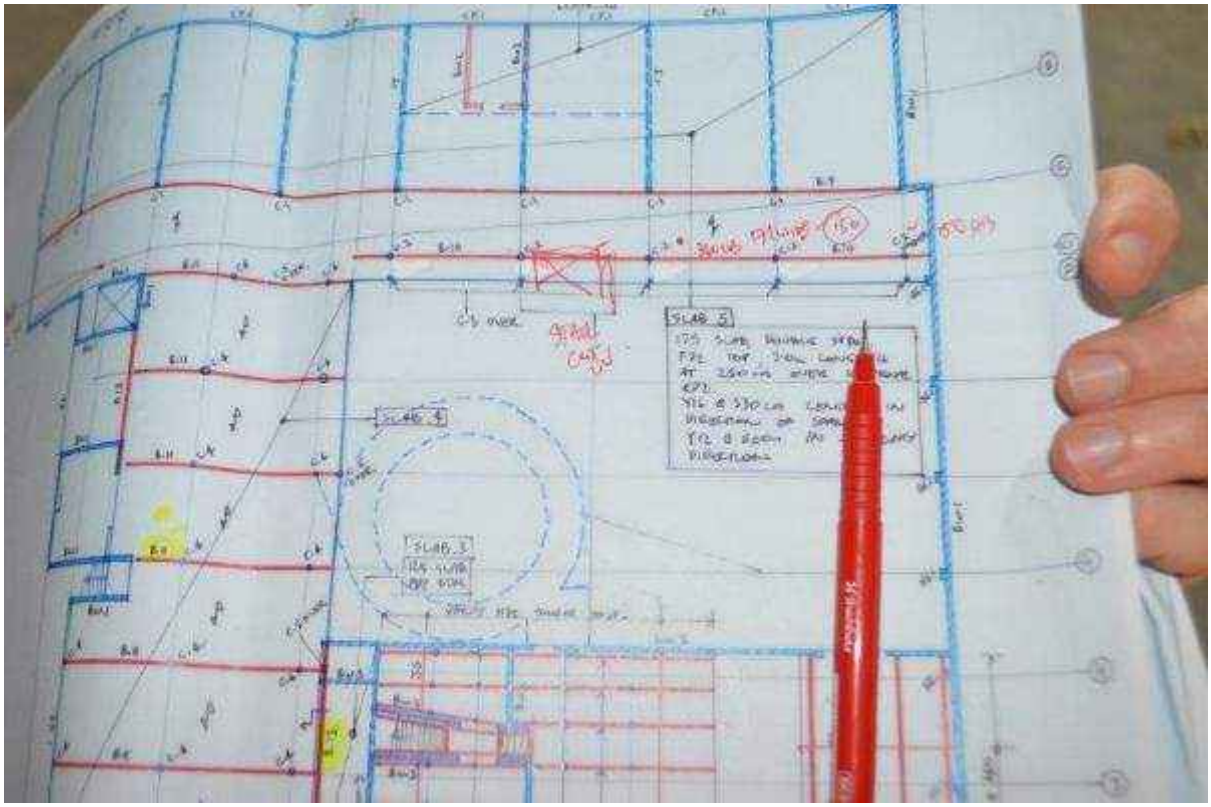







Access Stairs
USE FOR EMERGENCY ONLY!
NOT FOR GENERAL ACCESS
AND EGRESS

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SLAB 5
SLAB 5



































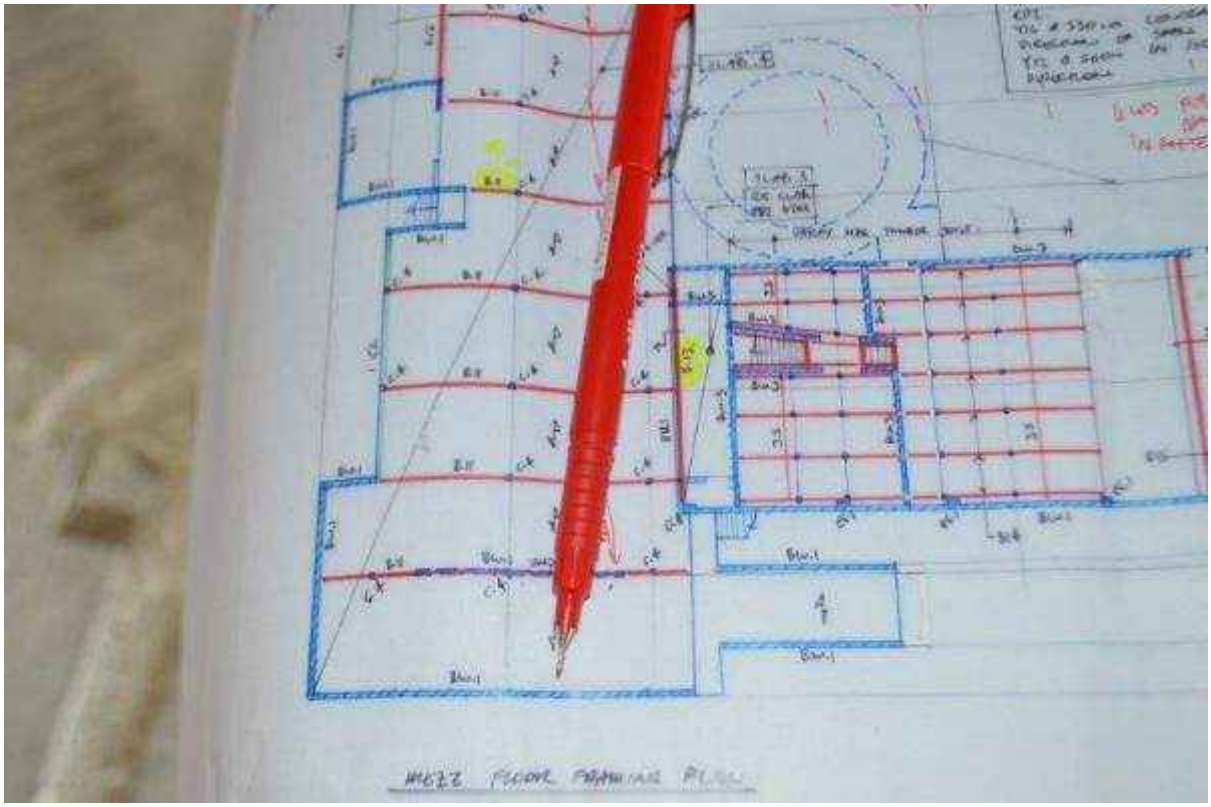



















EMERGENCY
EXIT
KEEP CLEAR

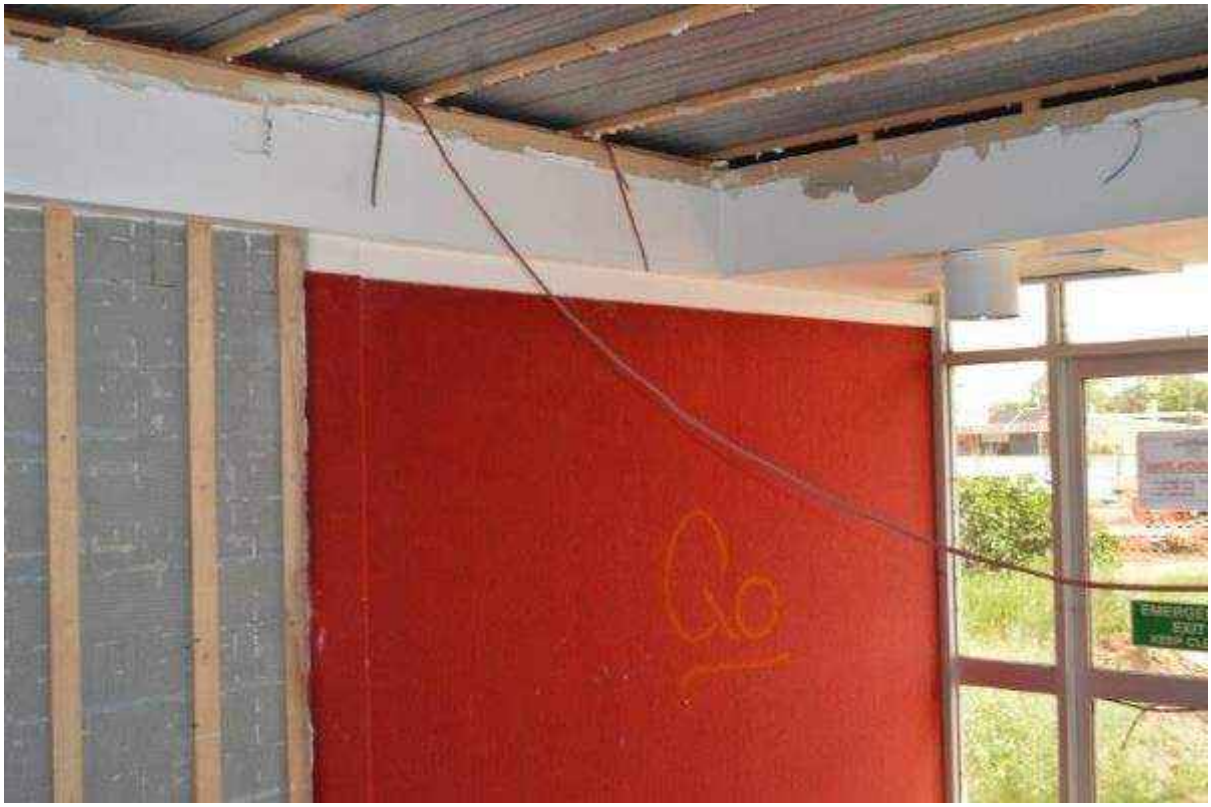
















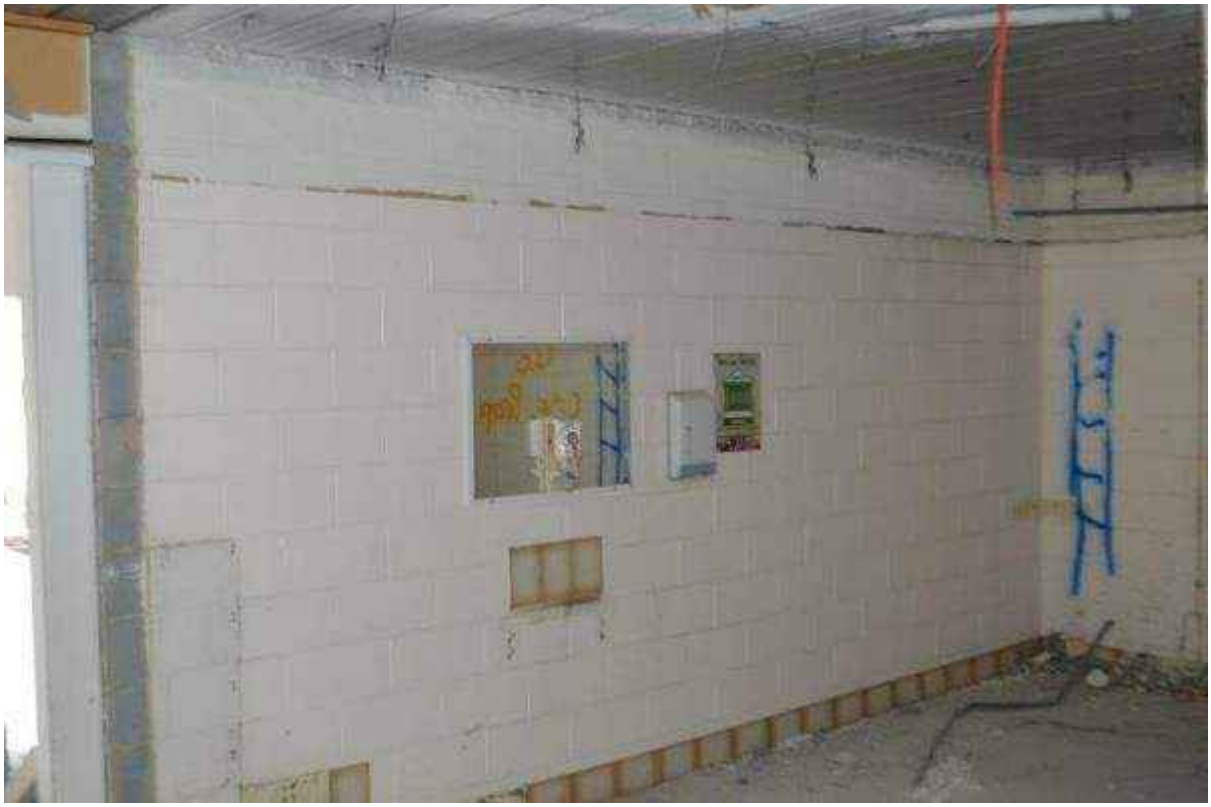















Go
use Prop


G.O
USE Prop
G.O
USE Prop







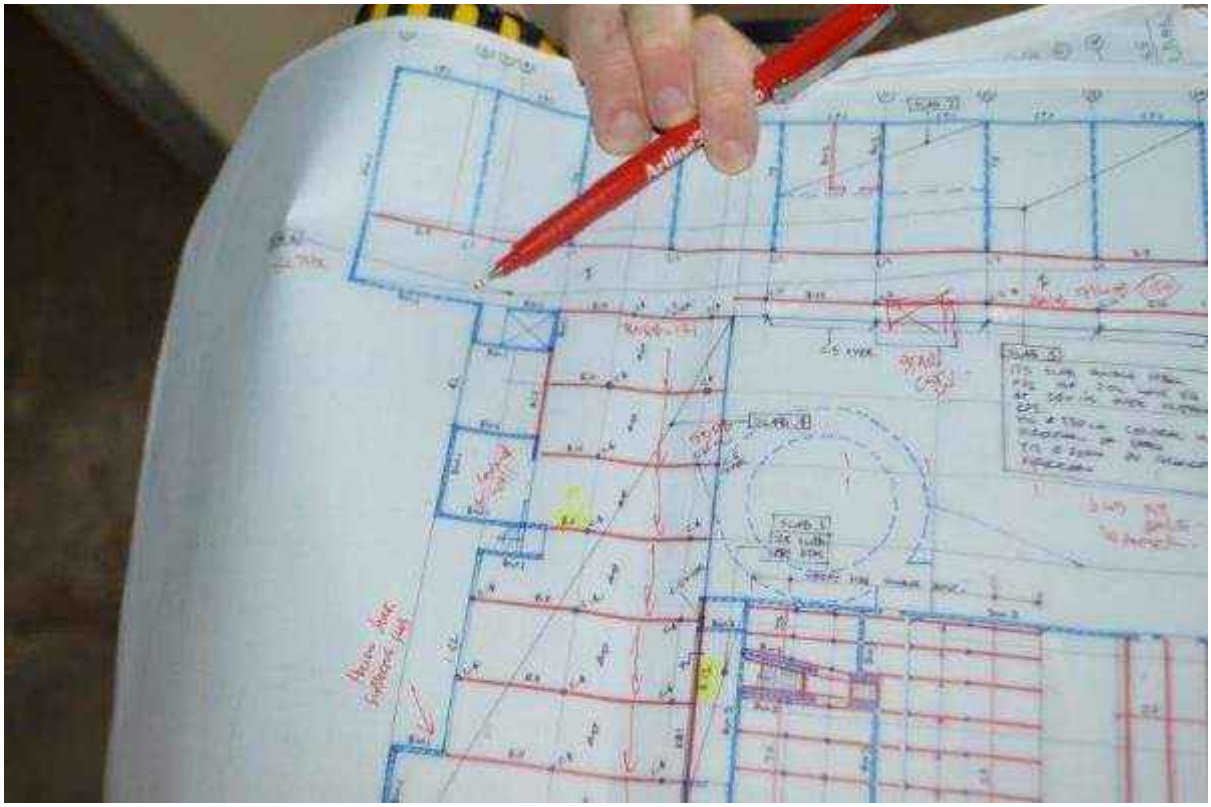





Go
Use
Prop

















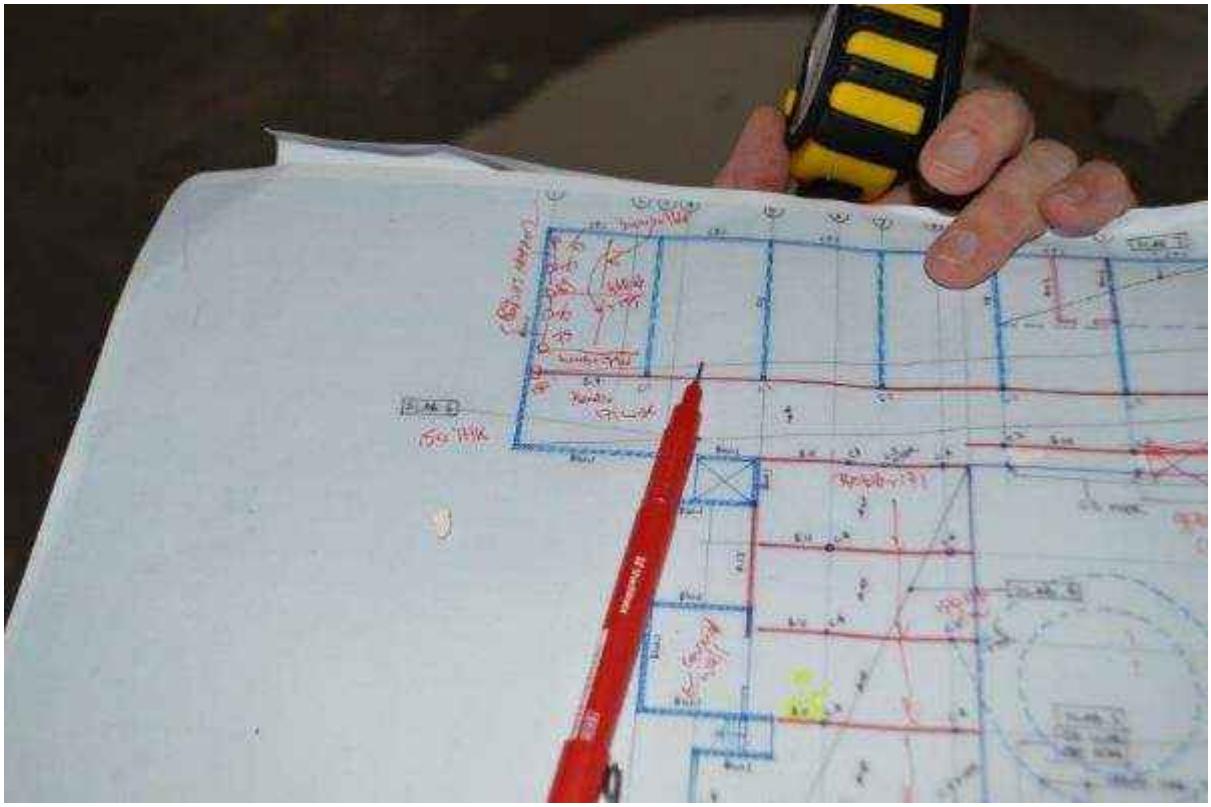




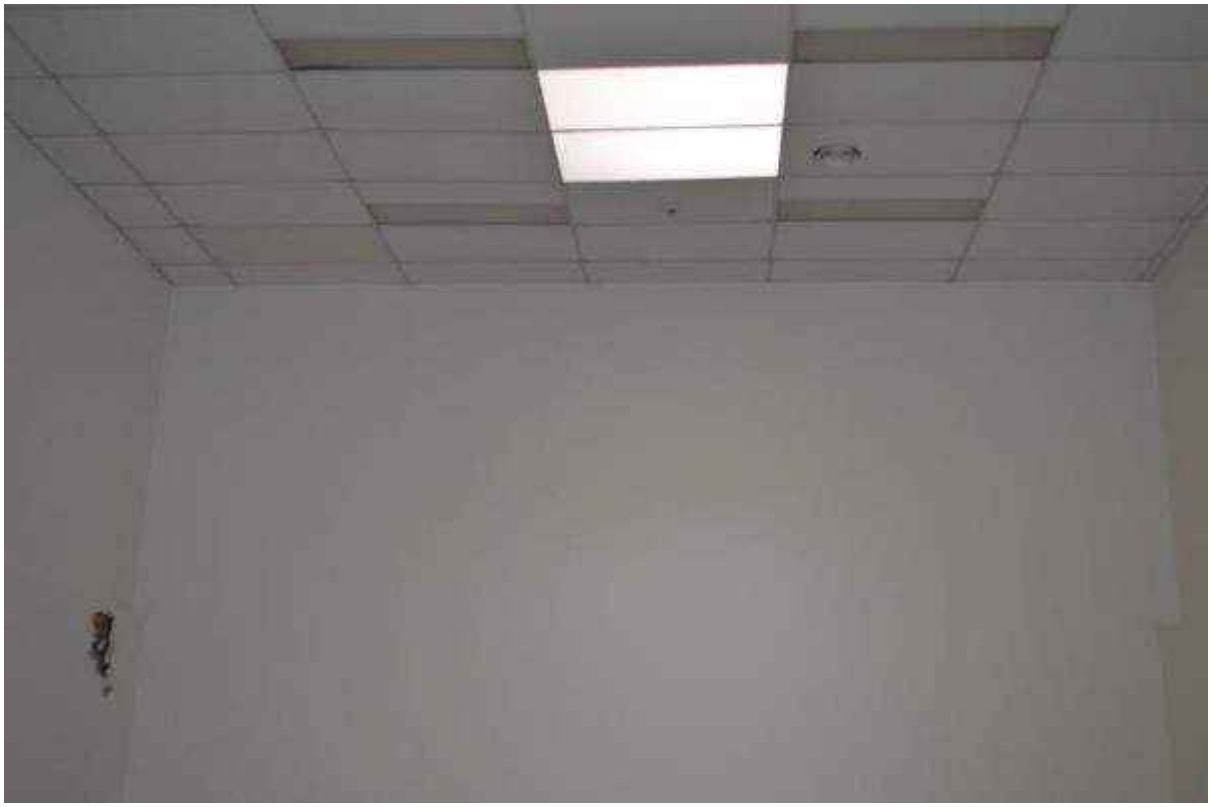




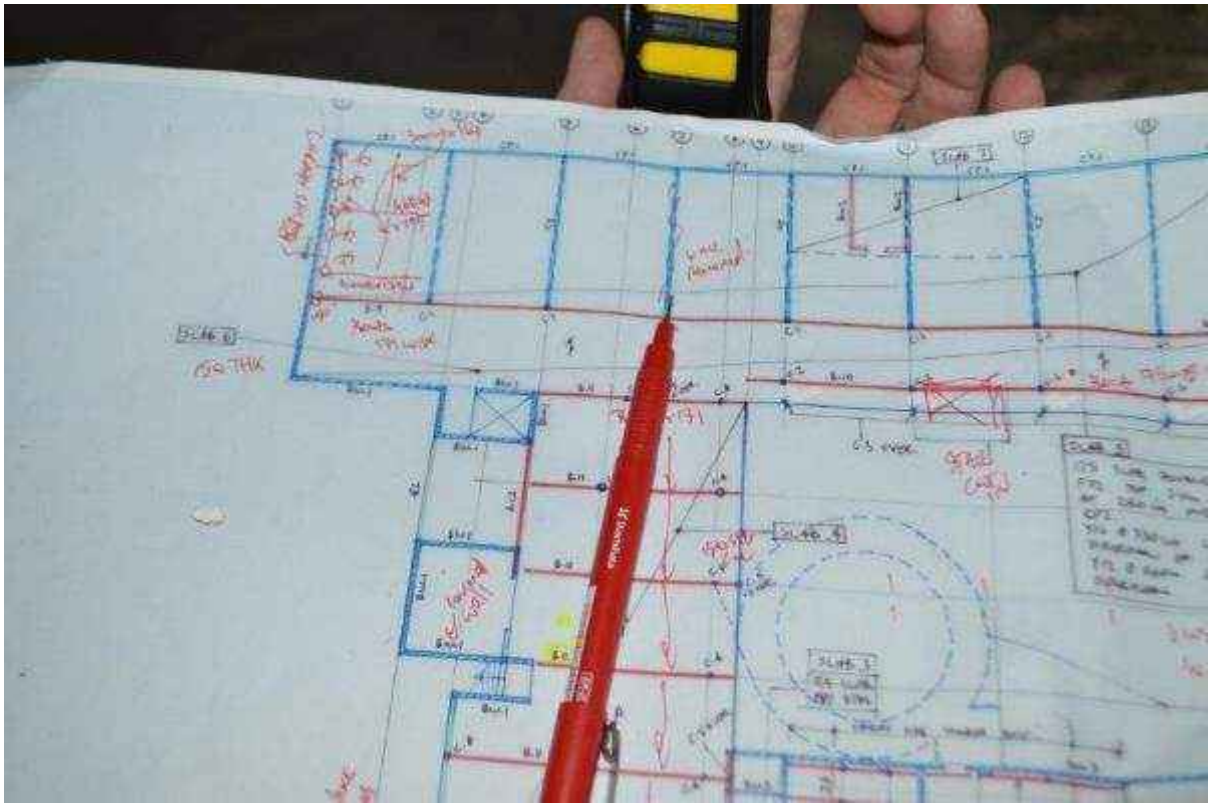
















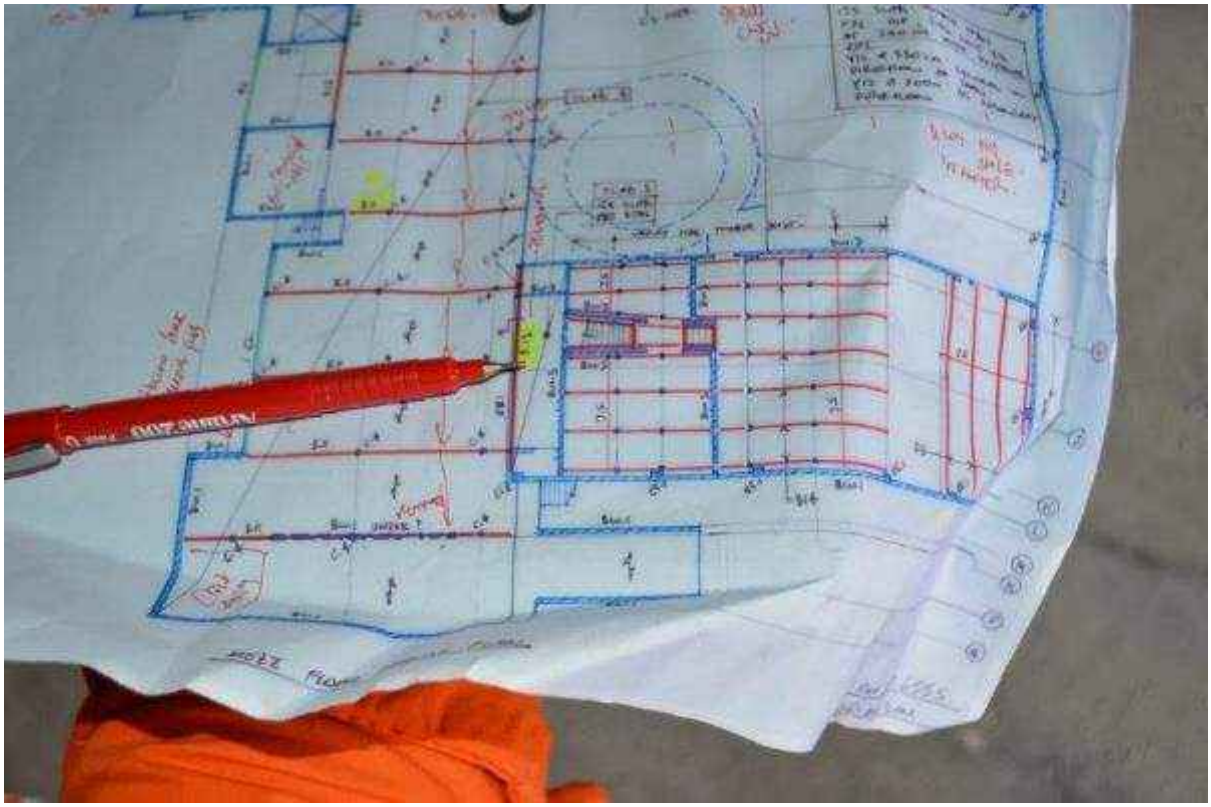






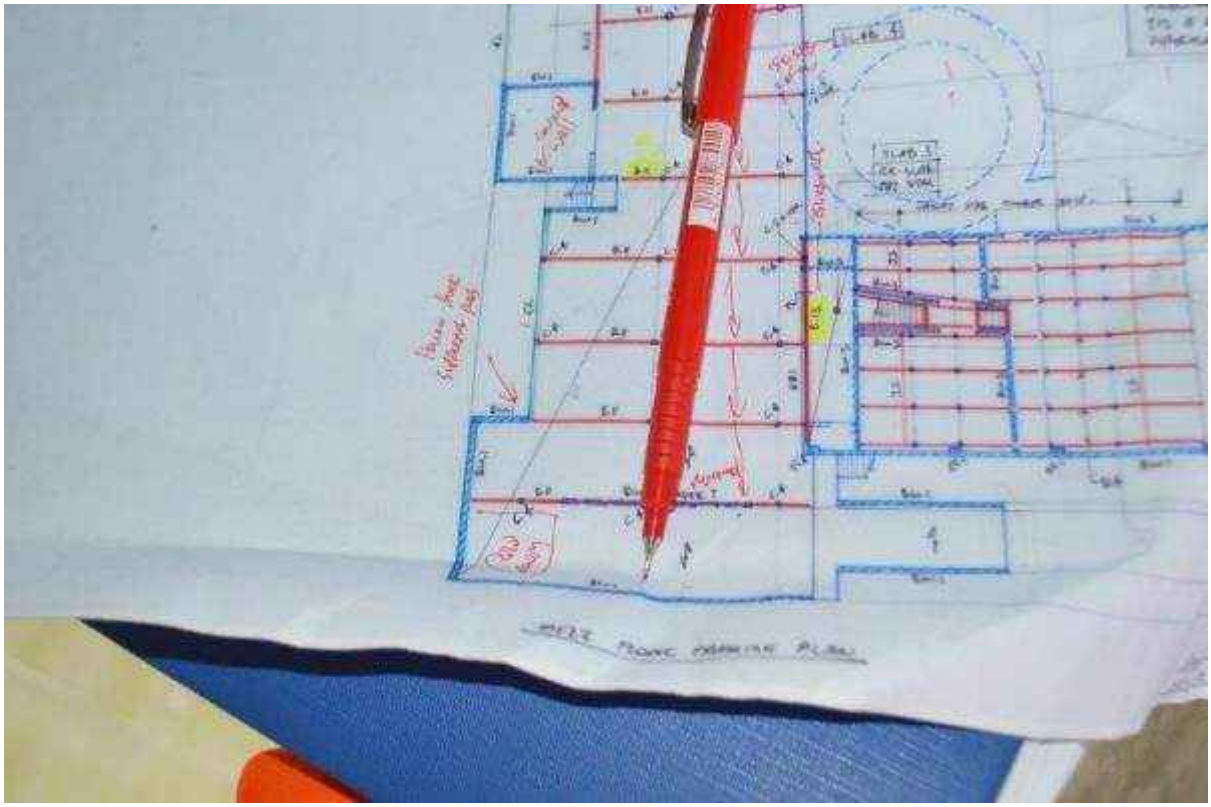














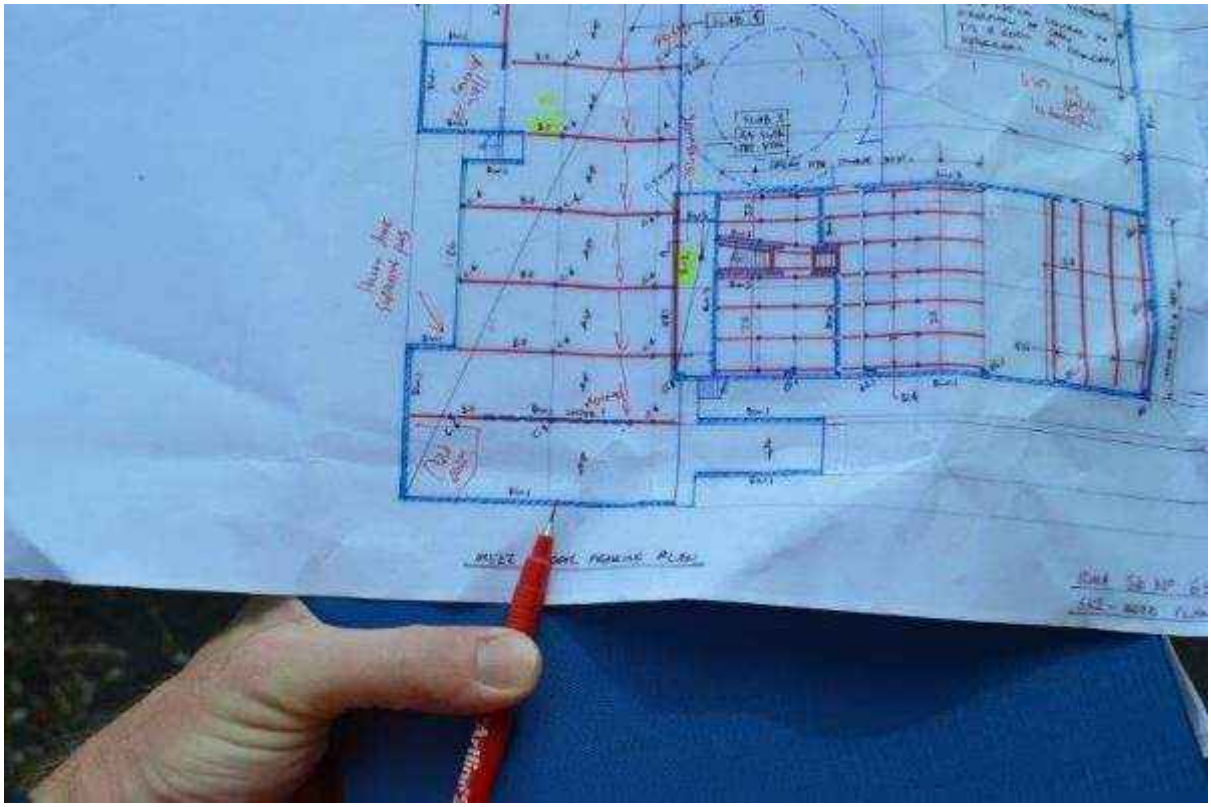






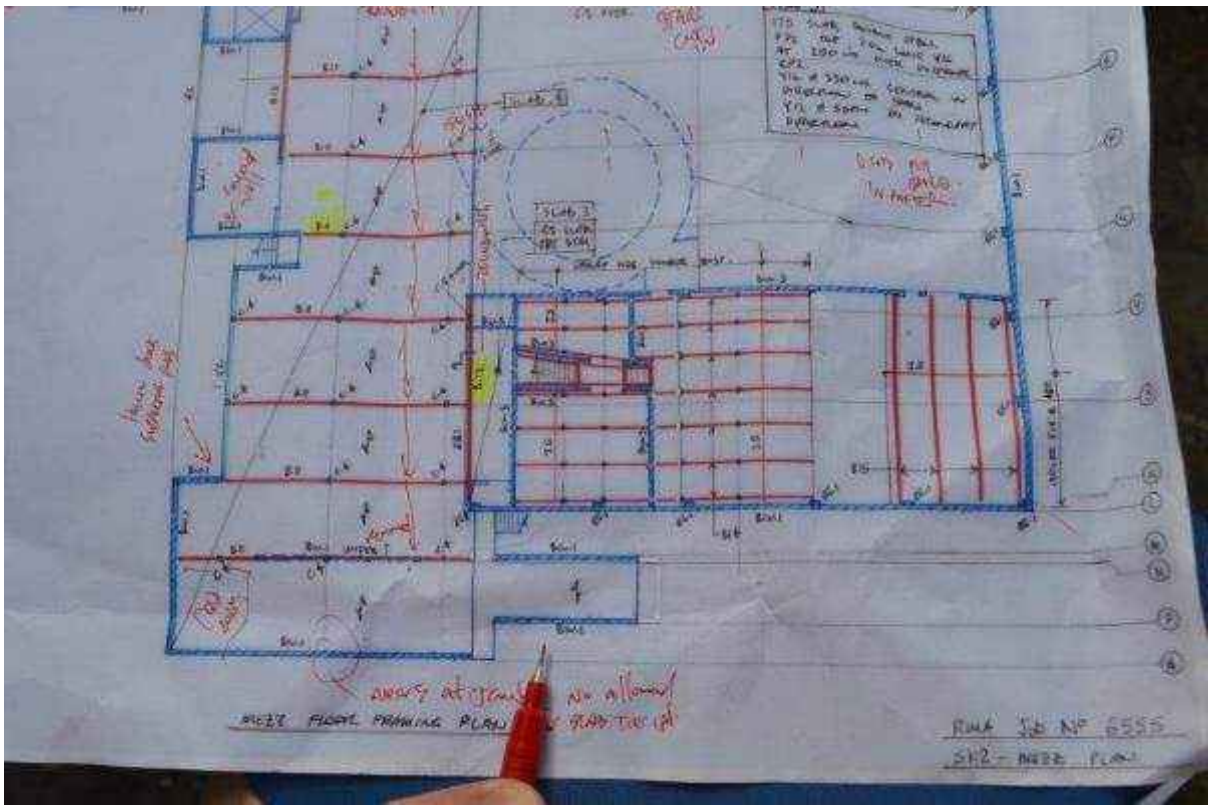








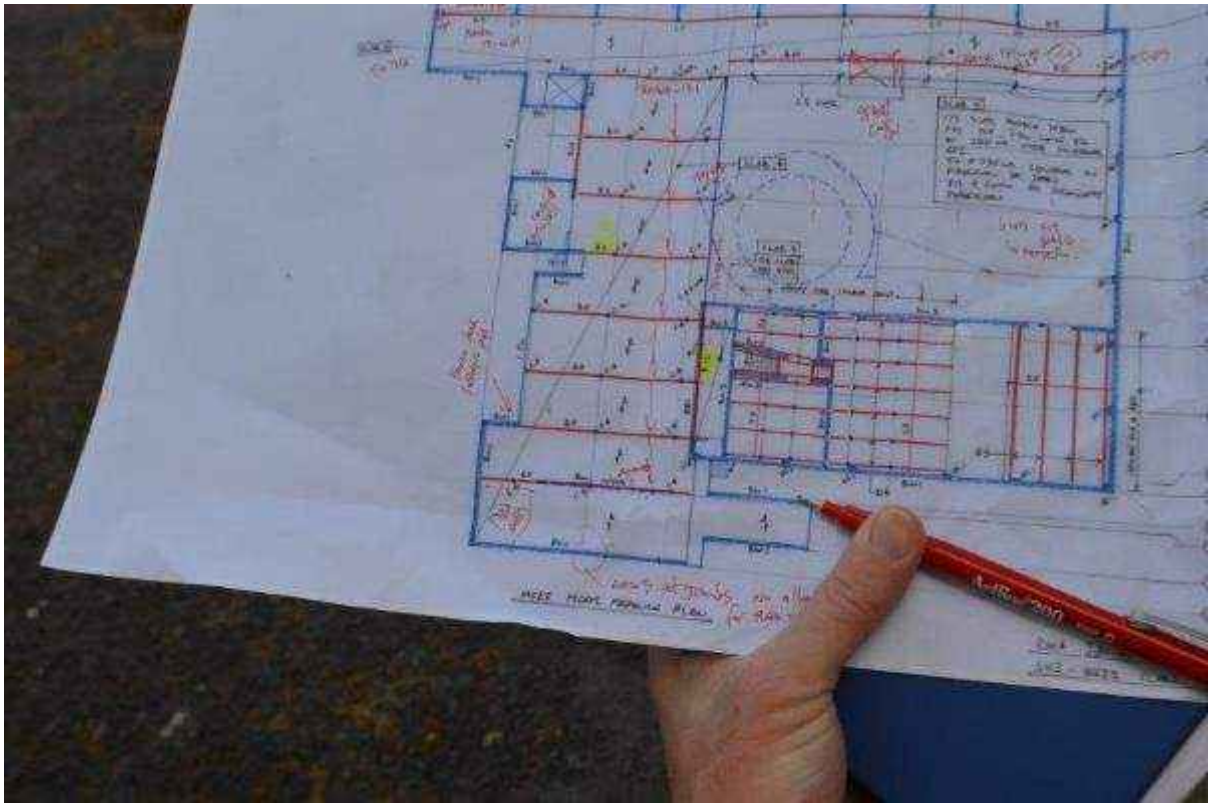









































DANGER
DEMOLITION
WORKS
N PROGRESS



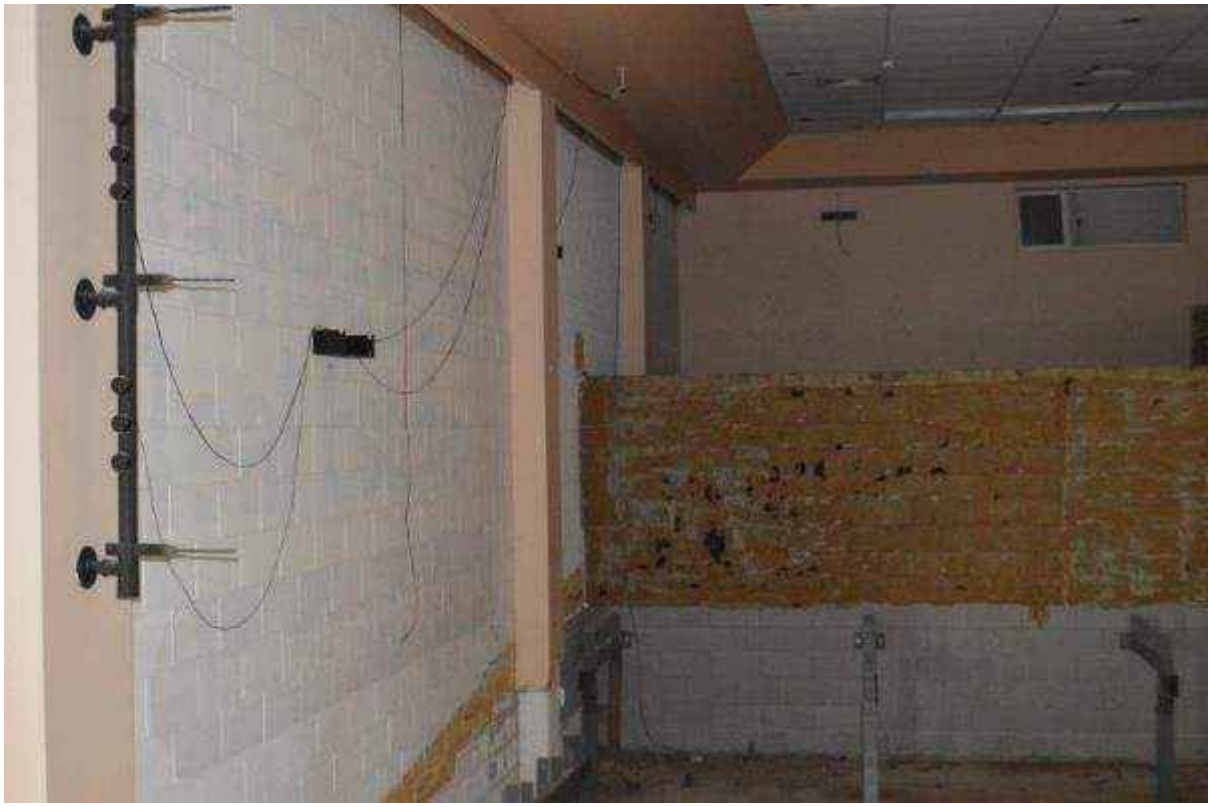








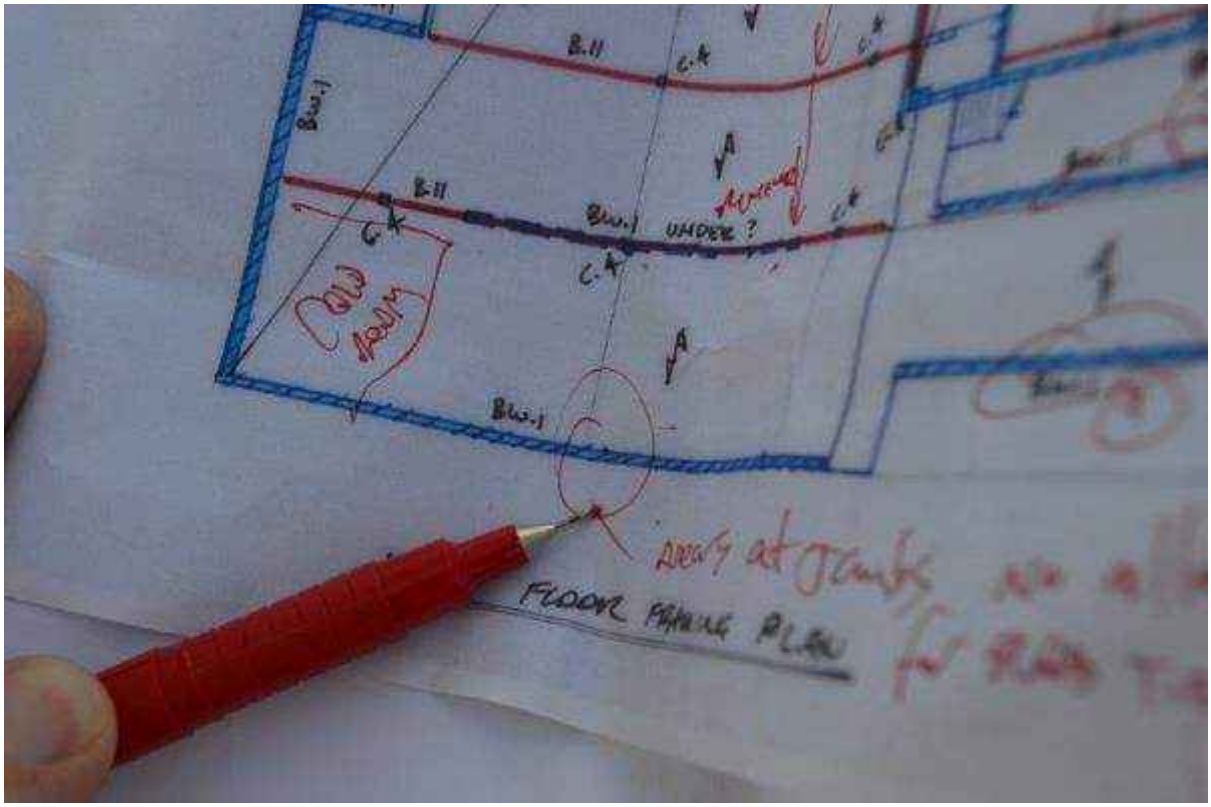




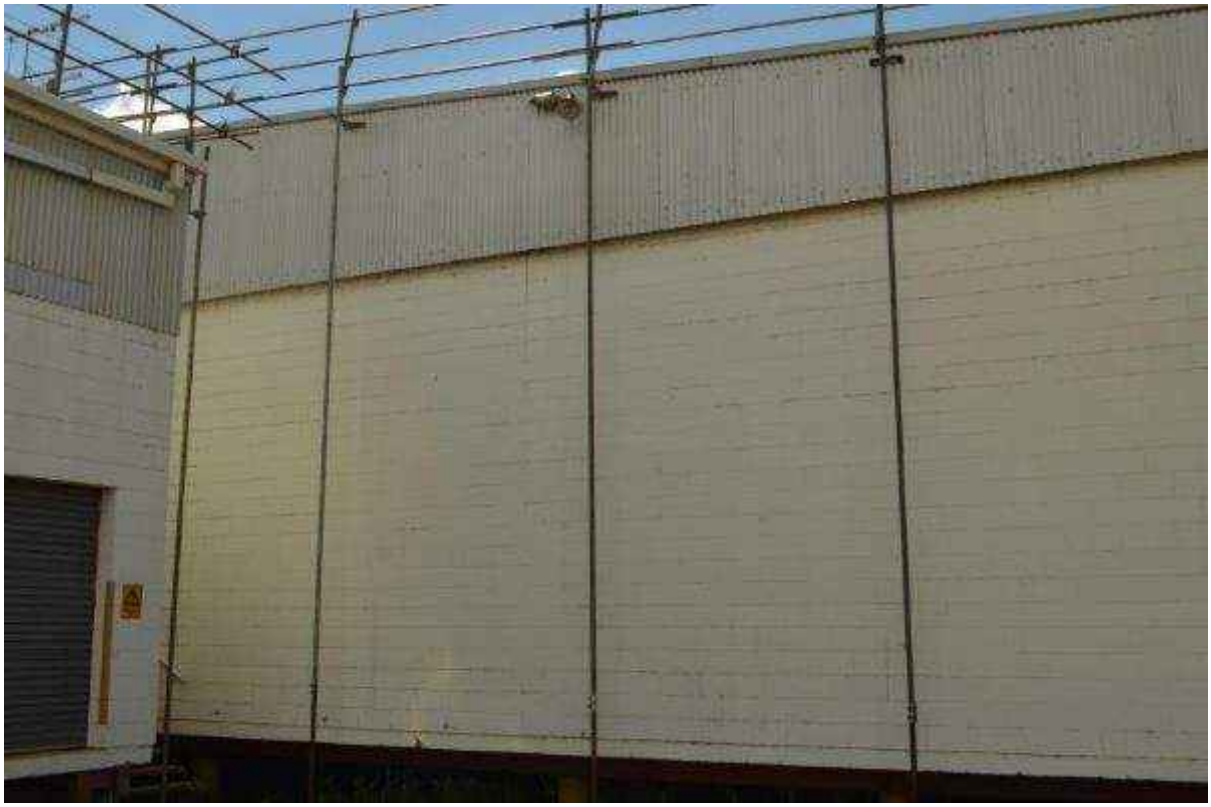







B.11
C.K
Blw.1
UNDER ?
FLOOR FRAMING PLAN



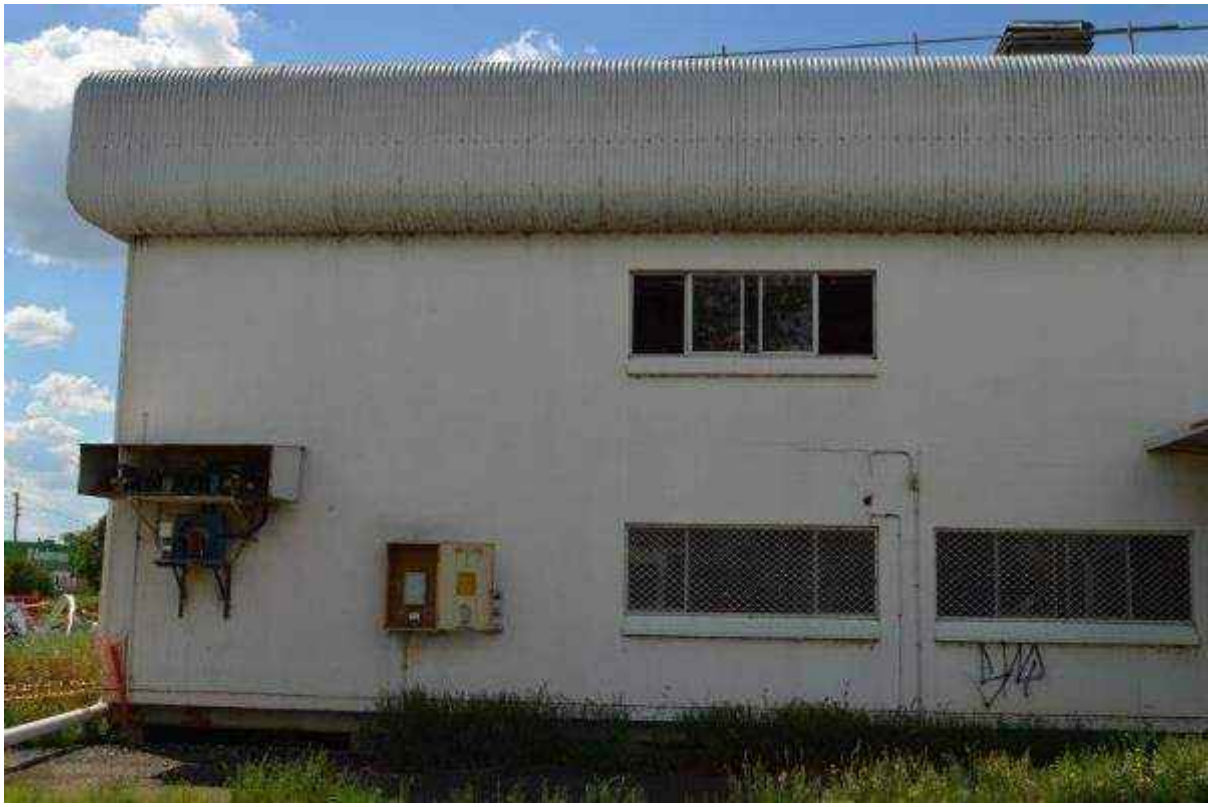


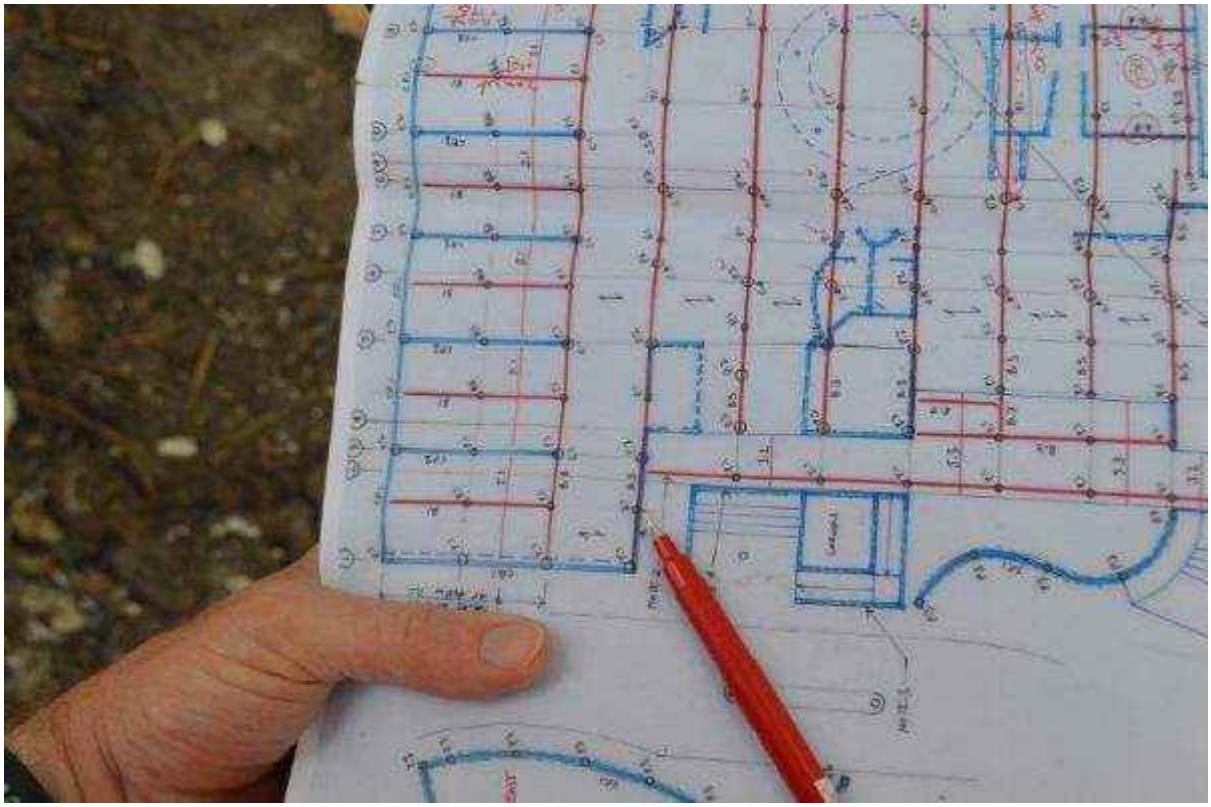





FTP





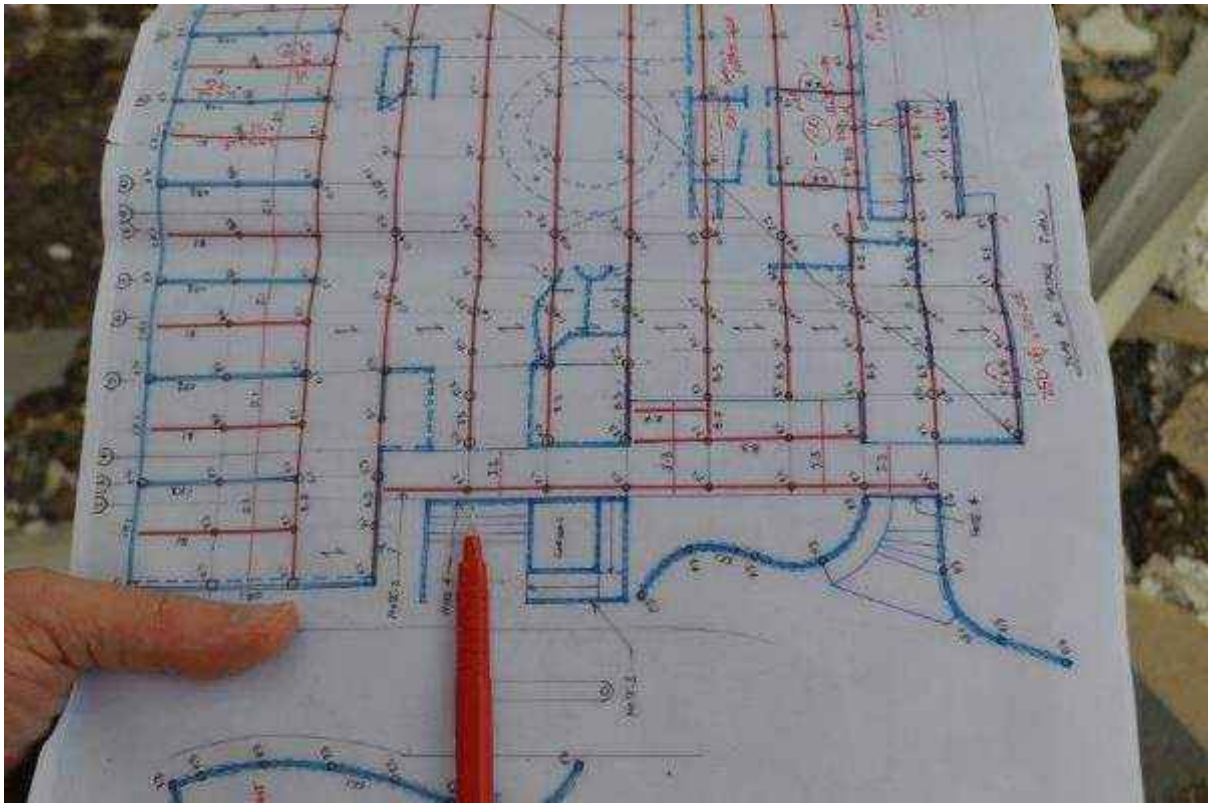















Radio












GAS
USE
Prop












DANGER






































WATCH
YOUR STEP


WATCH
YOUR STEP







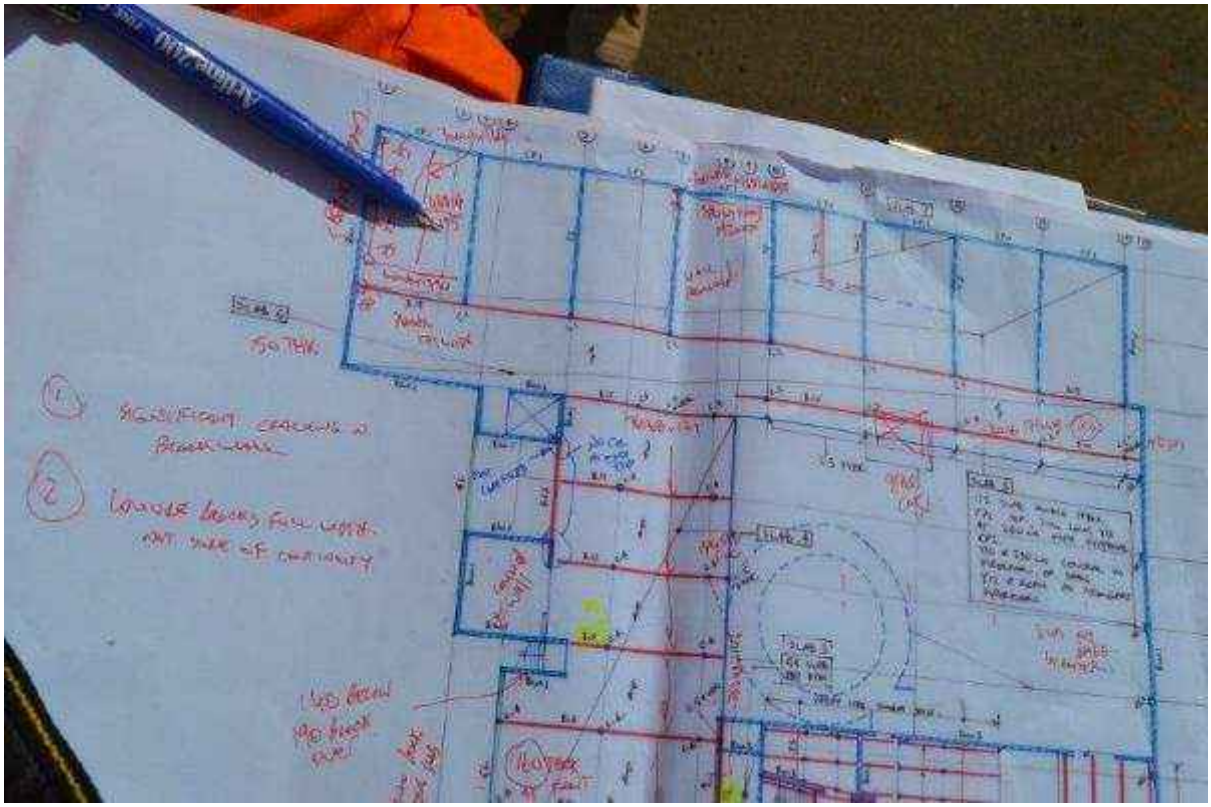





eSmart


We are
eSmart
Smart. Safe. Responsible.















28 January 2022

Bec Martin (Project Manager for Western Downs Regional Council
30 Marble Street, Dalby, Queensland 4405

By Email: Bec.Martin@wdrc.qld.gov.au

Dear Bec Martin,

Project:	Dalby MYALL
Contractor:	FK Gardner & Sons Pty Ltd
Principal:	Western Downs Regional Council

Re: Estimated Final Cost - Demolition, Make Safe & Termination

Further to FKG's previous correspondence & presentation to the Executive team, Tuesday 25th January 2022, FKG can confirm the estimated final cost of works to complete the Demolition & Termination of the Dalby Cultural Precinct is $2,800,000 excluding GST. The estimated cost includes $1,699,252.25 exc gst claimed under Head Contract Progress Claim 005 submitted 28/01/2022 10:57am via Aconex FKG-PC-000009 & a residual estimated cost to undertake the final Demolition & Termination. The Costs estimated include the below items;

- FKG Preliminaries from 07/02/2022-15/04/2022 (The estimated completion date)
- Demolition of the entire structure only, excludes;
    - Piled Footings, structure to be cut off at footing height
    - External Carpark & Landscaping works
    - AV Equipment & Piano – To be removed by others
    - FKG have not allowed to salvage any items within the facility
- Transfer of existing temporary fence hire to WDRC
- Services Demobilisation
- Passenger Lift Cancellation
- Site Demobilisation

Please note, the above costs are dependant upon WDRC providing FKG with a HC Variation under Clause 40.1 on Wednesday 2nd February 2022 and the Termination direction will not occur until the Demolition & Demobilisation of FKG is complete in its entirety. FKG in good faith will look to mobilise onsite on Monday the 7th of February which will cease the ongoing delay cost of $4,936.83/day.

Yours sincerely,

Barry Smith

Operations Manager

BRISBANE
P 0733 546 500 **E** info@fkg.com.au
106 Newmarket Road, Windsor, QLD 4030
PO Box 3278, Newmarket, QLD 4051
QBCC Act Licence No 20511
FK Gardner & Sons Pty Ltd ABN 99 010 136 053

5.2 Adopt Special Meeting of Council Minutes 2 February 2022

The Purpose of this Report is for Council to adopt the Minutes of the Special Meeting of Council held on Wednesday, 2 February 2022

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. A. N. Smith

That this Report be received and that:

1.The Unconfirmed Minutes of the Special Meeting of Council held on 2 February 2022, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED

Special Meeting of Council Minutes

Date:	**Wednesday, 2 February, 2022**
Time:	**9:30 am**
Location:	**WDRC - Corporate Office - Boardroom** **30 Marble Street, Dalby Qld 4405**
Voting Members:	**Cr. P.M. McVeigh (Chairperson)** **Cr. A.N. Smith** **Cr. K.A. Bourne** **Cr. P.T. Saxelby** **Cr. K.A. Maguire** **Cr. I.J. Rasmussen** **Cr. M.J. James** **Cr. O.G. Moore** **Cr. C.T. Tillman**
Officers:	**J.K. Taylor, General Manager (Community and Liveability)** **G.K. Cook, General Manager (Infrastructure Services)** **P. Greet, Acting General Manager (Corporate Services)** **A. Yardley, Acting General Manager (Community and Liveability)** **A.G. Lyell, Executive Services Administration officer** **H. Wex, Executive Officer to the Mayor** **E. Kendall, Communications and Marketing Manager**

UNCONFIRMED

1. MEETING OPEN

The Chairperson declared the Meeting open at 9:30am

Cr. I. J. Rasmussen and Cr. C. T. Tillman were not in attendance at the commencement of the meeting.

COUNCIL RESOLUTION

MOVED by: Cr. M.J. James
Seconded by: Cr. K.A. Bourne

That Council approves the attendance of Cr. I. J. Rasmussen and Cr. C. T. Tillman by teleconference.

Cr. I. J. Rasmussen and Cr. C. T. Tillman joined the meeting at

2. APOLOGIES

Nil.

3. DECLARATION OF CONFLICT OF INTEREST

Corporate Services Report MyALL107 Cultural Precinct Structural Findings

Cr. C. T. Tillman

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. C. T. Tillman informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. she is the president of Gallery107@Dalby.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

UNCONFIRMED

4. CORPORATE SERVICES

4.1 Corporate Services Report MyALL107 Cultural Precinct Structural Findings

The purpose of this Report is to provide an update on the construction findings of the MyALL107 building following the assessment of the significant structural non-conformances identified upon construction commencement and seek Council's direction for the future of the project.

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. C. T. Tillman informed the meeting of a declarable conflict of interest in respect to this matter due to:

a. she is the president of Gallery107@Dalby.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.)

Cr. C. T. Tillman left the meeting at 9:34am

COUNCIL RESOLUTION

MOVED by: Cr. M.J. James
Seconded by: Cr. A.N. Smith

That this Report be received and that Council:

1. terminate the contract for Tender MM17-20-21 Design and Construction of the MyALLI107 Cultural Precinct Redevelopment with FK Gardner & Sons Pty Ltd under the provisions of the contract;
2. resolves it is satisfied that there is only 1 supplier who is reasonably available to conduct the works and that a genuine emergency exists;
3. accept the estimated price of $2.8M submitted by FK Gardner & Sons as costs for work performed to date, delay costs, demolition, make good of site, and documentation of as built services and in grounds under s.235(a)(c) of the *Local Government Regulation 2012*; and
4. authorise the Chief Executive Officer to undertake all steps necessary to effect the contract termination, demolition and make good of the MyALL107 site.
5. investigate options for the development of a cultural precinct in Dalby suitable for the future economic, community, tourism and cultural needs of the town and the broader Western Downs region.

POINT OF ORDER

Cr. O. G. Moore suggested that the motion introduced new information without due notice with budget implications, which were not provided for in the current budget.

The Chair accepted the Motion.

UNCONFIRMED

FORESHADOWED MOTION

Cr. K. A. Maguire foreshadowed that if the motion on the floor failed she would move:

1. terminate the contract for Tender MM17-20-21 Design and Construction of the MyALLI107 Cultural Precinct Redevelopment with FK Gardner & Sons Pty Ltd under the provisions of the contract;
2. resolves it is satisfied that there is only 1 supplier who is reasonably available to conduct the works and that a genuine emergency exists;
3. accept the estimated price of $2.8M submitted by FK Gardner & Sons as costs for work performed to date, delay costs, demolition, make good of site, and documentation of as built services and in grounds under s.235(a)(c) of the *Local Government Regulation 2012*; and
4. authorise the Chief Executive Officer to undertake all steps necessary to effect the contract termination, demolition and make good of the MyALL107 site.
5. investigate options for the development of the cultural precinct in Dalby suitable for the future.

UNCONFIRMED

AMENDEMENT NO.1

MOVED by: Cr. O. G. Moore
Seconded by: Cr. P. T. Saxelby

That this Report be received and that Council:

1. terminate the contract for Tender MM17-20-21 Design and Construction of the MyALLI107 Cultural Precinct Redevelopment with FK Gardner & Sons Pty Ltd under the provisions of the contract;
2. resolves it is satisfied that there is only 1 supplier who is reasonably available to conduct the works and that a genuine emergency exists;
3. accept the estimated price of $2.8M submitted by FK Gardner & Sons as costs for work performed to date, delay costs, demolition, make good of site, and documentation of as built services and in grounds under s.235(a)(c) of the *Local Government Regulation 2012*; and
4. authorise the Chief Executive Officer to undertake all steps necessary to effect the contract termination, demolition and make good of the MyALL107 site.
5. investigate options for the development of a cultural precinct in Dalby suitable for the future economic, community, tourism and cultural needs of the town and the broader Western Downs region to be considered in the 2022/23 budget deliberations.

POINT OF ORDER

Cr. M. J. James suggested that the amendment was not an amendment.

The Chair requested that the Amendment be upheld and put to the vote.

The **AMENDMENT NO. 1** was **PUT** and **LOST (6 to 2)**
Absent Did not Vote: Cr. C. T. Tillman

Cr. I. J. Rasmussen left the meeting at 10:11am

The **ORIGINAL MOTION** was **PUT** and **CARRIED**

5. MEETING CLOSURE

The Meeting concluded at 10:15am

UNCONFIRMED