

Property and Facilities Building Condition Audit Project Report

21 September 2021



What we will cover ...

- Why audit our Buildings?
- What was achieved?
- Audit results
- Lifecycle Forecast
- Where to.... From here?
- Questions



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Why do we audit Buildings?

- A wide range of Council services offered through our buildings
- To maintain as fit for purpose
- To inform decisions on capital investments to ensure functional and legislative building compliance
- Ensures sound future planning for both for future capital investment and maintenance
- Assists Council in making decisions about future provision of services from the range of buildings available



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Links to Building Asset Management Plan

Building Asset Management Plan adopted by Council 27 April 2021 with an improvement plan that included the following actions that have been completed with this audit project:

- ✓ *Reinspect buildings and develop a lifecycle analysis at the component level*
- ✓ *Complete DDA audit of buildings in accordance with access and inclusion plan*
- ✓ *Clearly outline new building assets and the funding options to inform the long term financial plan*
- ✓ *Fully integrate the findings of the Sports Strategy, including costings*
- ✓ *Upgrade works scheduling and required budget allocation*



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Where we were...

- Spreadsheets tracking *some* condition and *some* age data – “reactive approach”
- Historical data with inconsistent methodology /modelling
- Limited rationale regarding capital works prioritisation
- Lack of long term strategy



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Where we are now...

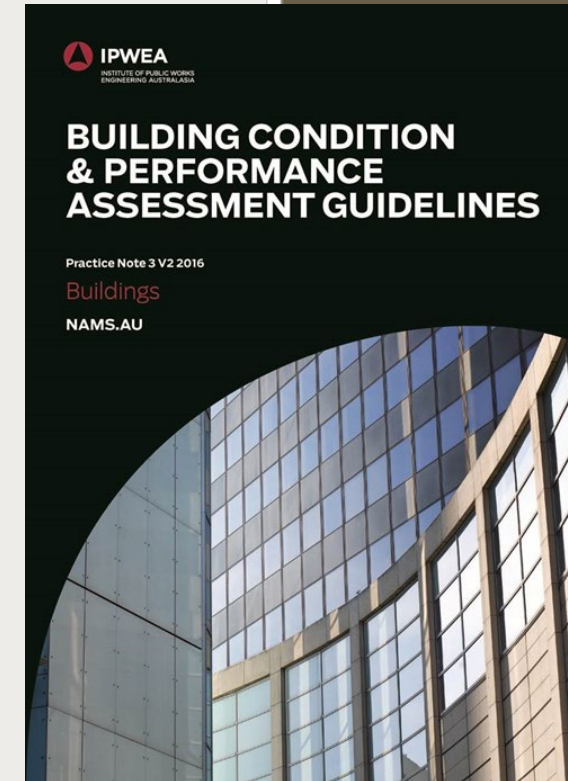
- Robust system in place to store, maintain and report
- Consistent approach in terms of capital works prioritisation
- Data is up to date and “live” with increased reporting and modelling capabilities
- “Big picture” approach
- Planning + Budgeting based on evidence for *all* buildings



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Scope of the Building Condition Audit

- **221 Council buildings and attached structures**
- **4,590** individual building components
- **4 categories** aligned to Tech One financials – Community, Sporting, Civic and Residential
- Mobile data capture using SPM Assets and independent auditor Sproutt
- Audit aligned with *IPWEA Practice Note 3 – Building Condition and Performance Assessment Guidelines*



Compliance Assessment

Separate assessment undertaken focused on the following areas of compliance:

- DDA carparking
- Accessible toilets
- DDA General access
- Stair design
- Ramp design
- Emergency egress



Recommended actions and costs were included in assessment.



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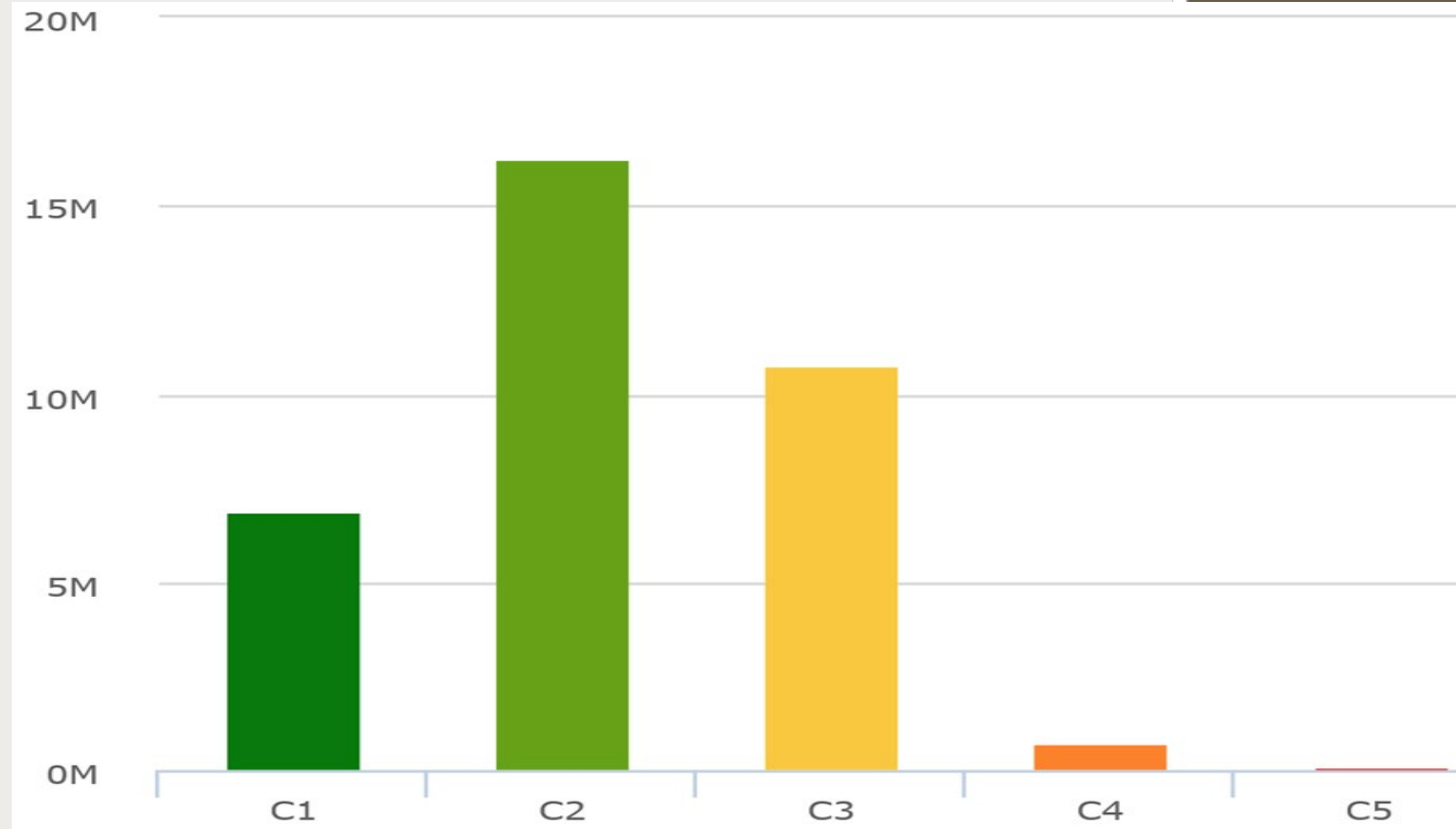
Condition Assessment Methodology – Ratings Definitions

Condition (Est remaining Useful Life)	C1 Very Good (100 – 55%)	C2 Good (55 – 37%)	C3 Moderate (37 – 25%)	C4 Poor (25 – 11%)	C5 Very Poor (11% - 0%)
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- Condition grade definitions in line with industry standards for best practise to deliver consistent data
- Clear and consistent condition grade definition criteria provided to building assessors

Condition Assessment Results

- 4,590 building components
- TRV \$34.62 million – **excluding components not Council's liability**
- Average 'Condition Grade Index' of **C2** across the portfolio



Condition
(Est
remaining
Useful Life)

C1 Very Good
(100 – 55%)

C2 Good (55 –
37%)

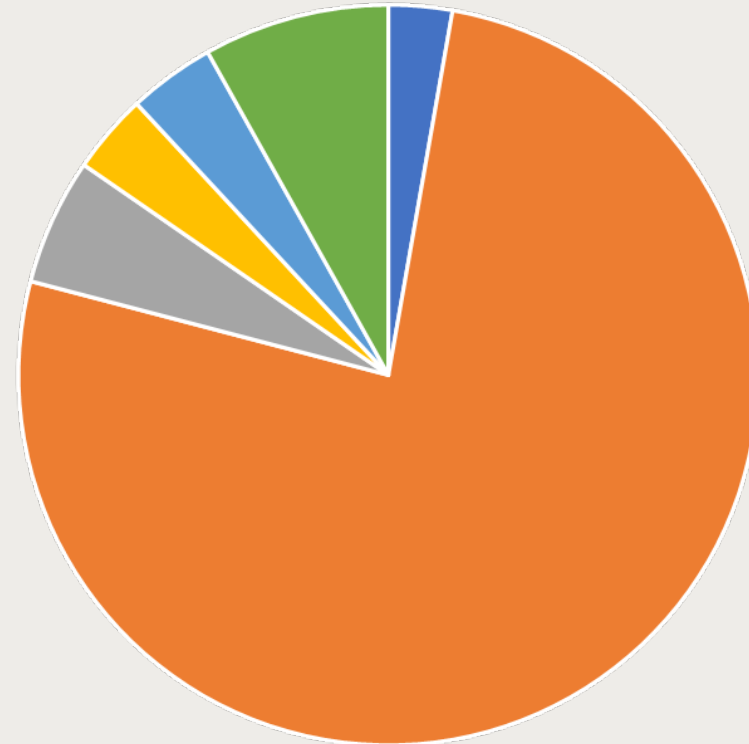
C3 Moderate (37 –
25%)

C4 Poor (25 – 11%)

C5 Very Poor (11% -
0%)

Compliance Results by Group

- \$3 Million of renewal works that relate to compliance
- Projects were divided into 6 (six) groups
- Each project was given rectification commentary and cost



■ DDA Carparking
■ Stair Design

■ Accessible Toilets
■ Ramp Design

■ General Access
■ Emergency Egress

Asbestos Management Plan and Register

- Completed Asbestos Register and Management Plan Updates for 60 buildings



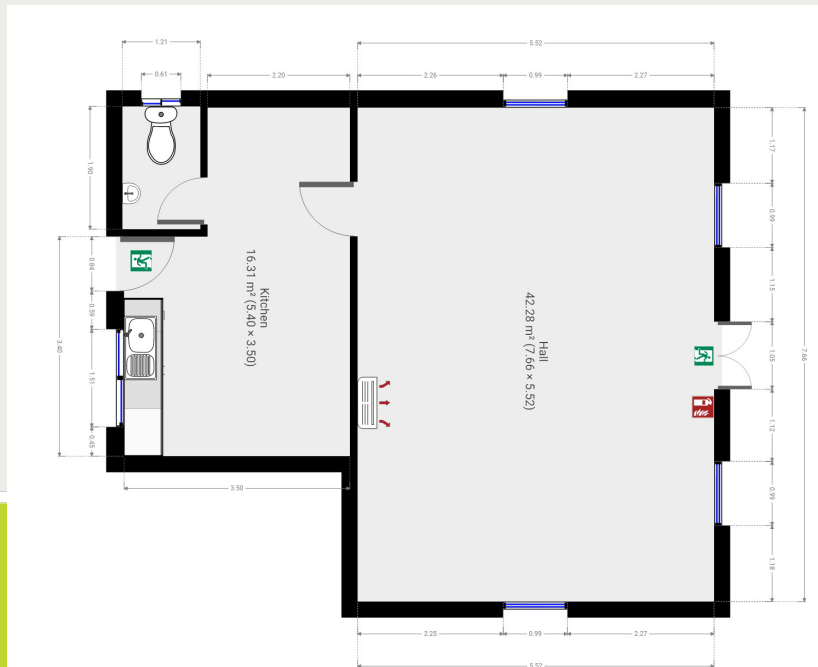
**ASBESTOS
SAFETY**



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Floor Plans

- Updated floor plans for 44 key Council buildings



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Asset Management Planning

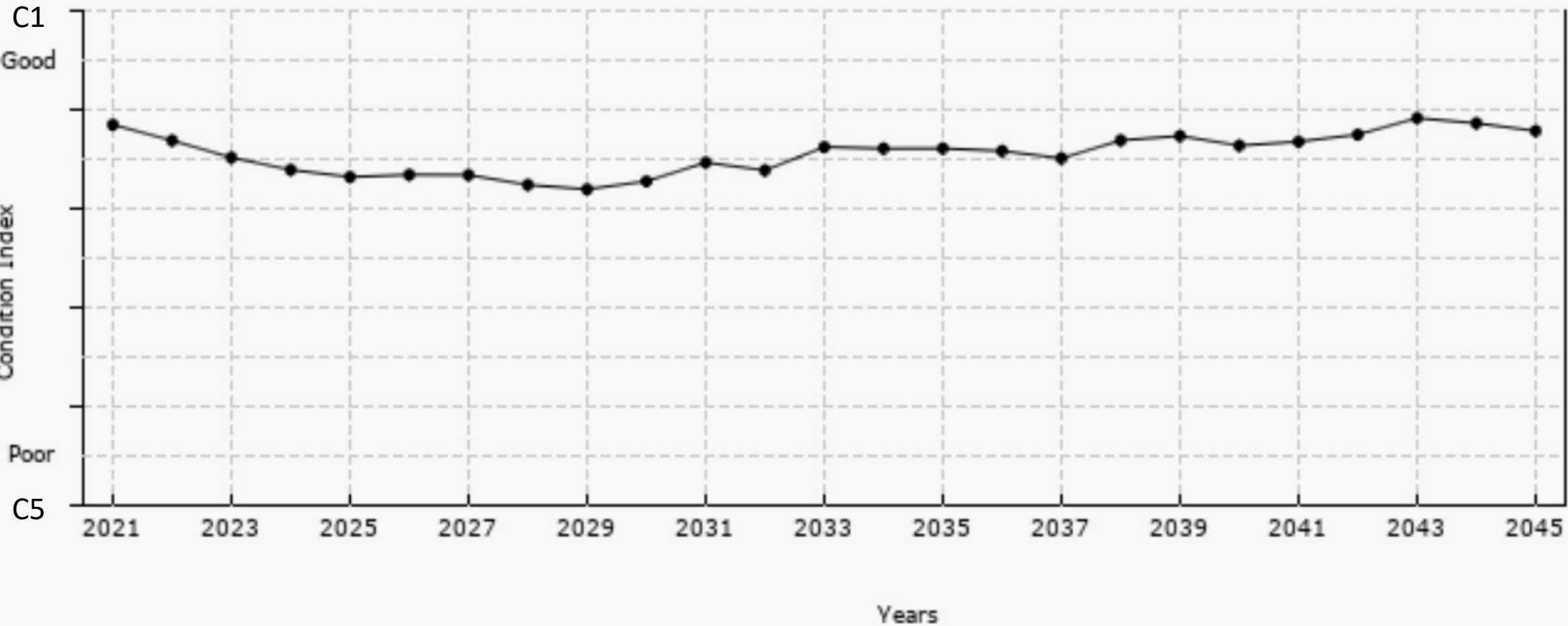
- Current funding levels for renewal and maintenance will maintain current condition index levels (C2 - Green - Good)
- “High importance” buildings identified as priority for renewals:
 - Civic Buildings and Libraries
 - High Use Community Centres
 - Multi-use Sporting Facilities
 - Heritage Buildings



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Condition Forecast based on current budget allocation

■ CGI



10 Year Lifecycle Forecast

- Current 10-year building renewal budget according to the Long-Term Financial Plan - \$13 million / \$1.3M p.a.
- The focus can be on compliance-based capital renewals and capital renewal to maintain property assets, within current budget
- Elected Members can decide on future service levels based on “live” condition and compliance data



Exclusions From Budget Forecasting

- Buildings marked for demolition or disposal (Blackwood CC, Blackwood Nursery etc)
- Building components not Council responsibility under lease arrangements



Project Benefits

- Greater control over setting service levels e.g. – risk, accessibility, focus areas
- Enables a proactive approach to DDA accessibility and capital renewal decisions (subject to Council decision)
- Confidence – data current + risk managed
- Inform future Building Asset Management Plan(s) and LTFP
- Real – time reporting on Building assets



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Next Steps

- Report to Council on audit - options for decision on service levels and focus areas to be built into a 10-year CWP
- Plan for strategic review of council owned properties, including community engagement
- Update the Building Asset Management Plan



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Questions/ Feedback?

- Upcoming Report:
 - Maintaining service standards at C2?
 - Capital Works Program with a focus on compliance?
 - Level of expenditure? Same/Change?
- Any other actions or items missing?



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