

# Property and Facilities Capital Works Program Overview

Anneke Polkamp – Manager Property and Facilities

4 May 2021



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## Four current streams in Capital Works Program

The program comprises Sport and Recreation, Community and Civic buildings:

New Capital **6 projects**

Capital Renewal (annual program) **40 projects**

Local Roads & Capital Infrastructure Grant (one-off) **15 projects**

**and**

Environmental Initiatives **6 projects**

**2020/21 TOTAL NUMBER OF PROJECTS 66**



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# New Capital Program 20/21



- Scoping
- Tender
- Construction
- On Hold
- Design
- Consultation
- Complete
- Development Application

## Number of Projects by Lifecycle Status

Construction	2
Design	2
Complete	1
Consultation	1
Total	6

Note: Completion dates vary for major construction projects – many will span more than one financial year



# New Capital Projects In Progress 2020/21 - Karinya Reserve

New Clubroom and artificial pitch

**Project Stage – On site, under construction**

Funding breakdown:

Total project value \$2.85M

Council - \$700,000

Federal Gov - \$2 million

Sturt Lions - \$150,000



**In construction**

**Estimated completion - December 2021**

# New Capital Projects In Progress 2020/21 - Kingwood Oval

Clubroom/Changeroom Refurbishment and Extension

**Project Stage: Under Construction**

Works commenced 31 January 2021



**Expected Completion August 2021**

Funding breakdown

Total project value: \$2.1M

Council - \$791,000

State - \$700,000

Federal - \$500,000

Unley Football Club - \$88,000

Unley Cricket - \$5,000

# New Capital Projects In Progress 2020/21 - Eden Hills Scouts Hall

New Scout Hall/ Community Facility

**Project Stage: Design**

**Funding breakdown:**

Federal Grant \$250k

Eden Hills Scout Group \$100k

Mitcham Council - \$TBC



**Expected Completion TBD**



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# New Capital Projects In Progress 2020/21

Projects	Status	Budget
Mortlock Park – Gill Langley Clubroom Redevelopment	Design Phase - Finalising Concept Plans	\$TBA
Hawthorndene Oval Redevelopment	Consultation Phase - Council Decision – May 11	\$TBA



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# Completed New Capital Projects 2020/21 Hillview Reserve Public Amenities



## Community Outcomes:

- Demolish existing structure and provide new accessible facilities in line with heritage principles



**Project value \$160k**

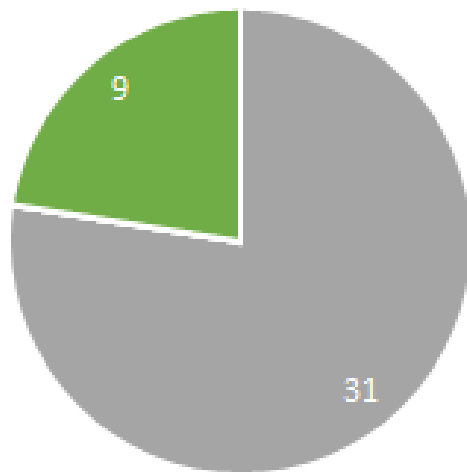
**Completion date – August 2020**



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# Capital Renewal Program 20/21 (Not Including LR&CI Projects)



- Scoping
- Tender
- Consultation
- On Hold
- Development Application
- Complete
- Construction

## Number of Projects by Lifecycle Status

Complete	31
Construction	9
Total	40



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**Total Program Budget \$1.37M**

**100% estimated completion  
by 30 June 2021**

# Completed Capital Renewal Projects 2020/21

## St Georges House Restoration



### Community Outcomes:

- Heritage restoration
- New Roof and Superstructure
- New kitchen and joinery
- New electrical upgrade and air conditioning
- Preschool recommenced operating for second school term



**Project Value \$380k**

**Completion date – 22 April 2021**



# Completed Capital Renewal Projects 2020/21

## Mitcham Community Centre Refurbishment



### Community Outcomes:

- Refurbish dilapidated toilets, kitchens, flooring, painting & window coverings
- Address damp issues
- Install swipe card security system



**Project Value \$200k**

**Completion date – July 2020**



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# Completed Capital Renewal Projects 2020/21

## Colonel Light Gardens Bowling Club Toilet Renewal



Community Outcomes:

- Renew dilapidated toilet facilities
- Provide accessible & ambulant facilities



**Project Value \$130k**

**Completion date – August 2020**

# Completed Capital Renewal Projects 2020/21

## Gamble Cottage Kitchen/Flooring Renewal Works



Community Outcomes:

- Replace structural floor and dilapidated kitchen cabinetry



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**Project Value \$35k**

**Completion date – July 2020**

# Completed Capital Renewal Projects 2020/21

## Bellevue Heights Tennis Club Shelter Renewal



### Community Outcomes:

- Provide shade and shelter for users of the tennis courts and reserve



**Budget \$35k**

**Completion date – February 2021**

# Completed Capital Renewal Projects 2020/21

## Cumberland Park Community Centre DDA Access/Emergency exit modifications



### Community Outcomes:

- Modify passage/doorway to allow accessible path to meeting room
- Provide additional safe path of egress in the case of an emergency

**Budget \$15k**

**Completion date – February 2021**



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# Completed Capital Renewal Projects 2020/21

## Civic Centre Council Chambers Air Conditioning Unit Replacement



### Community Outcomes:

- Replace aged unit with energy efficient Inverter technology
- Install draught limiting diffusers to Council Chambers

**Budget \$37.5k**

**Completion date – January 2021**



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# Completed Capital Renewal Projects 2020/21

## Civic Centre Curved Wall Renewal



## Community Outcomes:

- Refurbish weathered panels at entrances to Civic Centre
- Maintain corporate image



**Budget \$30k**

**Completion date – January 2021**

# Completed Capital Renewal Projects 2020/21

## Mitcham Cultural Village Flooring Renewal



### Community Outcomes:

- Restore floor in line with heritage principles
- Provide floor coating in line with non-slip standards

**Budget \$10k**

**Completion date – January 2021**



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# Completed Capital Renewal Projects 2020/21

## Colonel Light Gardens Institute Roof/Gutter Renewal



Community Outcomes:

- Renew leaking roof/gutters



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Budget \$3k

Completion date – November 2020

# Completed Capital Renewal Projects 2020/21

## Cumberland United Football Club – AA Bailey Reserve



### Community Outcomes:

- Renew leaking roof/gutters

**Budget \$10k**

**Completion date – September 2020**



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# Completed Capital Renewal Projects 2020/21

## Other Completed Projects:

- **Price Memorial Oval, Mitcham Football Clubrooms**
  - Replace roof box gutter and fascia, upgrade ventilation and electrical to existing changerooms and associated works – **Budget \$50k**
  
- **Price Memorial Oval, Mitcham Football Clubrooms**
  - Fire Service and Hydrant upgrade – **Budget \$30k**



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# Capital Renewal Projects In Progress 2020/21

## Mitcham RSL Accessible Toilet & Shed Project



- In Construction Phase – Slab and preliminary plumbing works complete

### Community Outcomes:

- Provide Accessible toilet facilities for the Mitcham RSL Clubrooms

**Budget \$100k (\$60k Council/\$40k Club Contribution)**

**Estimated completion date – June 2021**



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# Capital Renewal Projects In Progress 2020/21

## Westbourne Park Memorial Hall Accessible Toilet Project



### Community Outcomes:

- Provide Accessible toilet facilities for Westbourne Park Memorial Hall

- In Construction Phase – Final fix works to be completed

**Budget \$55k**

**Estimated completion date – May 2021**

# Capital Renewal Projects In Progress 2020/21

## Lynton Depot CCTV installation



### Community Outcomes:

- Improved surveillance & security at the Lynton Green Waste Dump

In Construction Phase – All poles and cameras have been installed and cabling now complete  
Commissioning and networking to be completed

**Budget \$56k**

**Estimated completion date – May 2021**



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# Capital Renewal Projects In Progress 2020/21



## Mitcham Village Main Hall Airconditioning – 4 x Replacement Units

Community Outcomes:

- Provide comfortable use of the hall all year around

In Construction Phase – New units installed and operational. Final commissioning works to be completed

**Budget \$55k**

**Estimated completion date – May 2021**



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# Capital Renewal Projects In Progress 2020/21

## Colonel Light Gardens Bowling Club/Reade Park Tennis Club Roof Verandah Replacement & Structural Repairs

Community Outcomes:

- Renew dilapidated Roof, allow for safe roof access as well as solar panel provision

In Construction Phase – Onsite works to commence early May



**Budget \$140k**

**Estimated completion date – June 2021**



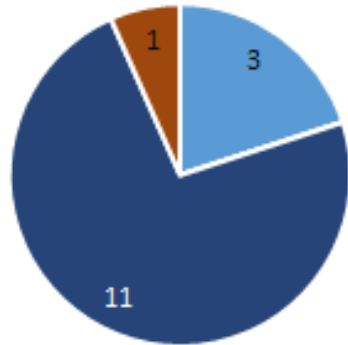
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# Capital Renewal Projects In Progress 2020/21

Projects	Status	Budget
Civic Centre – Rectify External Damp Issues	In Construction – Estimated Completion <b>May 2021</b>	\$30k
Hannaford Barn Stairwell Renewal	In Construction – Estimated Completion <b>May 2021</b>	\$10k
Mitcham Railway Station Signal Box – Cladding & Nellies Garden Mural Renewal	In Construction – Estimated Completion <b>May 2021</b>	\$3k



# Local Roads and Community Infrastructure Grant Program (LR&CI) due Dec 31 2021



- Scoping
- Complete
- Construction
- Design
- On Hold (For strategic reasons)
- Tender
- Consultation
- Development Application

## Number of Projects by Lifecycle Status

Design	11
Development Application	1
Construction	3
Total	15



**Total Program Budget \$750k**

**100% estimated completion by Dec 2021**

# Current LR&CI Projects – (1)

Projects	Status	Budget
<b>St Marys Sports Association</b> - Roof Renewal, Changeroom modifications, Players Benches, Kitchen Refurbishment	Development Application – Estimated Completion December 2021	\$200k
<b>Blackwood Recreation Centre</b> - Renewal of dilapidated skylights and roofing	Construction - Estimated Completion December 2021	\$30k
<b>Mitcham Library</b> – Renewal of Children’s Toilet Cubicles	Design Phase – Estimated Completion December 2021	\$90k
<b>Belair Community Centre</b> – Upper level windows renewal and soundproofing	Design Phase – Estimated Completion December 2021	\$45k
<b>Various Community Centres</b> – Internal Painting - (1) Hawthorn, (2) Penang, (3) Richmond Road , (4) CLG Institute.	Design - Estimated Completion December 2021	\$100k



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## Current LR&CI Projects – (2)

Projects	Status	Budget
<b>Clarence Gardens Bowling Club</b> – New roller shutter door to grounds shed	In Construction ready to start on site	\$5k
<b>Cumberland Park Community Centre</b> - New electrically operated shutters to kitchen servery.	In Construction ready to start on site	\$5k
<b>Hawthorn Bowling Club</b> – Toilet Renewal & External Access Ramp	Design Phase – Estimated Completion September 2021	\$105k
<b>Mitcham Cultural Village</b> - Kitchen and window coverings renewal, internal painting	Design Phase – Estimated Completion December 2021	\$85k
<b>Southern Suburbs Rugby Club</b> - Install Accessible toilet	Design Phase – Estimated Completion December 2021	\$60k
<b>Mitcham Community Centre</b> – external painting	Design Phase - Estimated Completion Dec 2021	\$25k



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# Current LR&CI Projects – project details

St Marys Sports Association - Roof Renewal, Changeroom modifications, Players Benches, Kitchen Refurbishment



Changing Room Block  
(Un-refurbished shown)



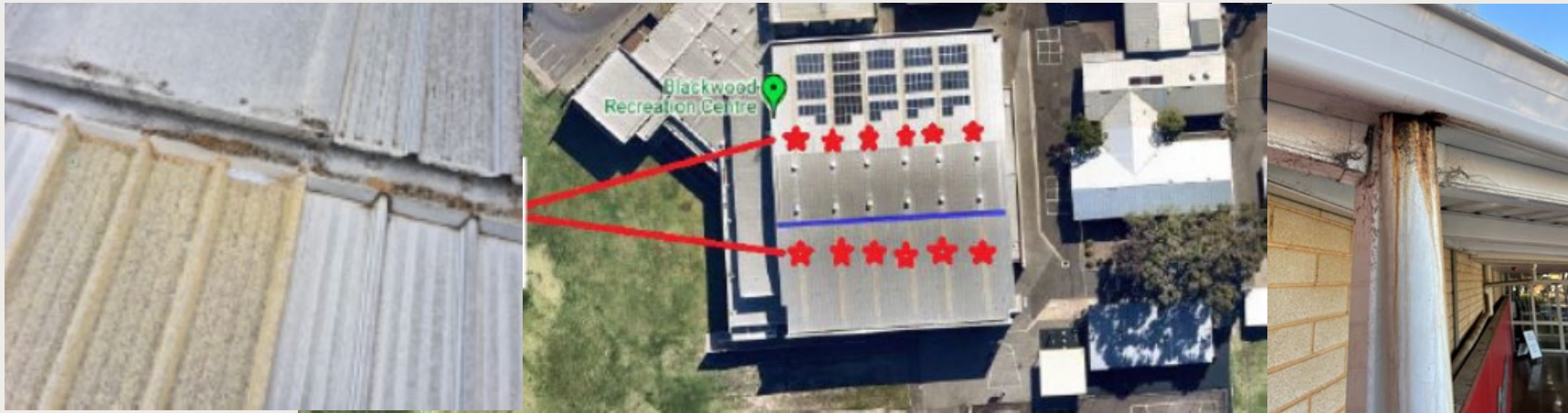
Recently constructed Club Rooms

**LR&CI Funded Project \$200k**

**Development application stage  
Estimated completion date – Dec 2021**

# Current LR&CI Projects – project details

Blackwood Recreation Centre – Renewal of Skylights and other roofing repair work.



Skylights and other highlighted priority roof repairs

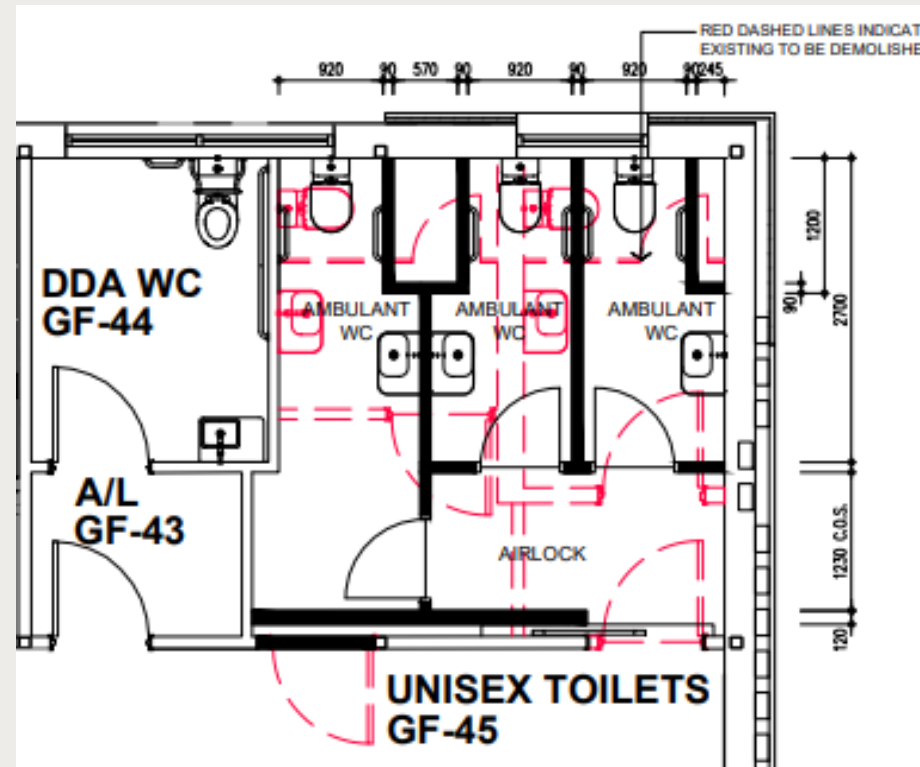
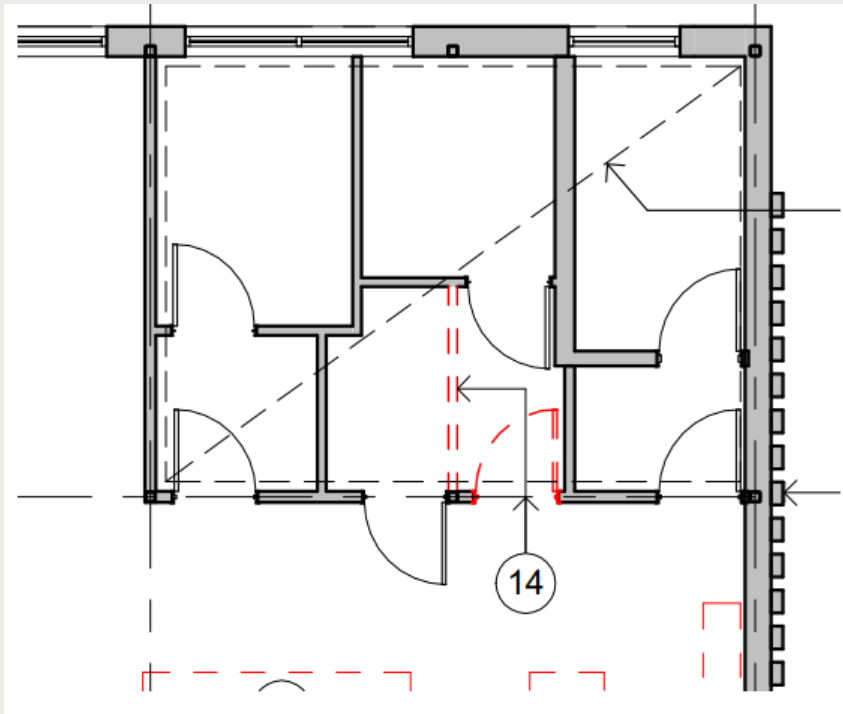
**LR&CI Funded Project \$30k**

**Works Contracted  
Estimated completion date – August 2021**



# Current LR&CI Projects – project details

## Mitcham Library – Renewal of Childrens Toilet Cubicles



LR&CI Funded Project \$90k

In detail design  
Estimated completion date – Dec 2021

# Current L&CI Projects – project details

Belair Community Centre - Upper-level window renewal and soundproofing



Images of Existing

**LR&CI Funded Project \$45k**

**In detail design  
Estimated completion date – Dec 2021**

# Current LR&CI Projects – project details

Various Community Centres – Internal Painting - Richmond Road, Penang, Hawthorn & CLG Institute.



Images of Existing Halls



**LR&CI Funded Project \$100k**

**In detail design  
Estimated completion date – Dec 2021**



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# Current LR&CI Projects – project details

Clarence Gardens Bowling Club – New roller shutter door to grounds shed  
Cumberland Park Community Centre - New electrically operated shutters to kitchen servery.



Images of Existing Buildings before works

**LR&CI Funded Project \$10k (\$5k+\$5k)      Works contracted**

**Estimated completion date – Aug 2021**

# Current LR&CI Projects – project details

## Hawthorn Bowling Club – Renewal of toilets and access ramp



Images of existing facility before works

**LR&CI Funded Project \$105k**

**Design phase**

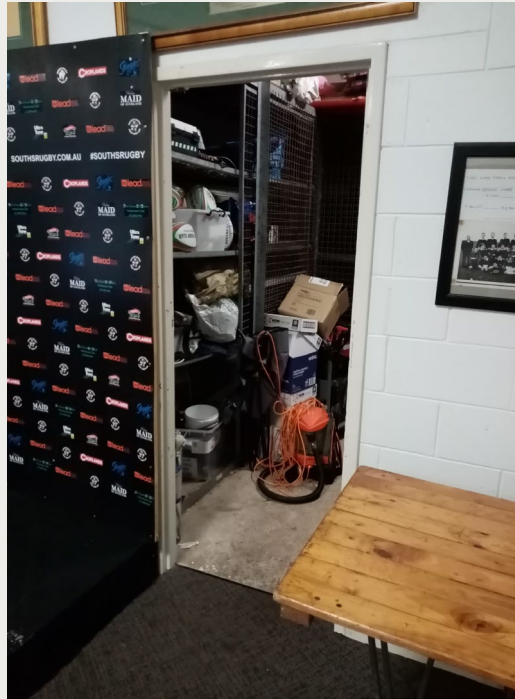
**Estimated completion date – Sept. 2021**



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# Current LR&CI Projects – project details

Southern Suburbs Rugby Club – New disabled WC in existing store-room



Images of existing facility before works

**LR&CI Funded Project \$60k**

**Design phase**

**Estimated completion date – Dec. 2021**

# Current LR&CI Projects – project details

Mitcham Cultural Village Institute Hall – Kitchen and window coverings renewal and internal painting



Images of existing facility before works

**LR&CI Funded Project \$85k**

**Design phase**

**Estimated completion date – Dec. 2021**



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# Current LR&CI Projects – project details

## Mitcham Community Centre – External painting



Images of existing facility before works

**LR&CI Funded Project \$25k**

**Design phase**

**Estimated completion date – Dec. 2021**



# Environmental Initiatives (Capital)



- Scoping
- Complete
- Development Application
- On Hold (For strategic reasons)
- Tender
- Construction

## Number of Projects by Lifecycle Status

**Construction** **6**

**Total** **6**

**Total Program Budget \$75,400**

**100% estimated completion by 30 June 2021**



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# Environmental Initiatives 2020/21

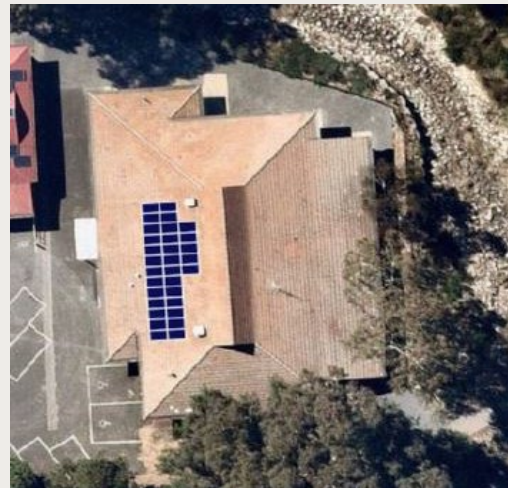
## Solar Panels (\$25,400 budget)

to be located at:

- Hawthorn Community Centre (10.56kW solar array)
- Westbourne Park Memorial Hall (6.6kW solar array)
- 3 Ayr Avenue (6.6kW solar array)



3 Ayr Avenue



Hawthorn Community Centre



Westbourne Park Memorial Hall

**Estimated completion date – June 2021**

# Environmental Initiatives 2020/21

## Electric Vehicle (EV) Charging stations (\$50k budget)

to be located at:

- Civic Centre (x 2 = 4 charging points)
- Blackwood (x 1 = 2 charging points)



**Civic Centre**  
Main car park



**Blackwood**  
Gladstone Rd carpark

**Estimated completion date – June 2021**

## New staff in the Property and Facilities team



**Suzanne Hall** joins the team as Project Manager – Capital Works (Buildings) to deliver a range of capital projects including new facilities construction, capital renewal and a range of environmental initiatives for property assets. Suzanne has extensive experience as a Senior Architect and design manager working within the private sector and across all sectors of government.



**Phil Rollin** also joins the team as a Project Manager – Capital Works (Buildings) with extensive experience within the education and government sectors, including many years with City of Adelaide in works planning and infrastructure management. He will be working on a range of capital projects including new construction and capital renewal for a range of property assets.



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# Building Condition Audit 2020/21

Audit /inspect over 220 Council owned buildings and structures

Plus:

- Disability (DDA) Connectivity Audits
  - Fire Safety Audits
  - Asbestos Register and Asbestos Management Plan updates.
  - Additional scope added Floor Plans for all Buildings
- 
- Building Condition Audits 60% Complete
  - DDA Connectivity and Fire Safety/Egress Audits 40% Complete
  - Asbestos Register/Management Plan Updates 20% Complete
  - Floorplans 65% Complete



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**On target for completion in June 2021**

# Building Condition Audit 2020/21

Future building capital & renewal programs will be prioritised based on age, condition & compliance information gathered from the surveys currently taking place, including images and quality assessments to over 220 buildings.

## CONDITION RATINGS

– component level

- 1 = Very Good
- 2 = Good
- 3 = Average
- 4 = Poor
- 5 = Very Poor

100121-INT: Mitcham Cultural Village - Heritage Research Centre - Internal

filter:  group by:  name  location  loc./type

location	grp	tpe	name	qty	unit	c1	c2	c3	c4	c5	sub	pht
Inter...	FITO	INTD	Toilet Partition Door	2.00	no	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	INTS	Handrail - Internal	1.00	m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	INTS	Staircase - Metal/Timber	1.00	m/f	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	INTW	Window - Timber	6.00	m2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	WLFN	Carpet	42.00	m2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	WLFN	Ceramic Tiles	1.00	m2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	WLFN	Paint Finish	387.0	m2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	WLFN	Render	389.0	m2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	FITO	CEIL	Plaster Board	19.00	m2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	SERV	ELEC	Emergency Lights	2.00	no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inter...	SERV	ELEC	Exit Signs (Illuminated)	4.00	no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

