

Brooklyn Scout Hall Rejuvenation Phase 1

18 Feb 2013 – Prepared by C Ewers

Recommendations:

This paper is provided to the Committee to agree and confirm three points:

- 1) Confirmation of the high level scope of works for Phase 1
- 2) Confirmation of the process to be undertaken
- 3) Request for approval for up to \$20,000 to be committed for these works, with delegation for spend provided to the Hall Upgrade Subgroup

Proposed Process

The following is the proposed process for undertaking this first phase of works:

- 1) Subgroup of up to four parents/leaders to form the Hall Update Subgroup
- 2) Committee to confirm high level scope of works above meets requirements above
- 3) Committee to resolve spend of up to \$20,000 in advance of seeking quotes (i.e. commitment of funds). Delegated Authority provided to Subgroup. As part of this delegated authority, the subgroup will report back to the committee outlining when the first \$10,000 has been committed, along with all forward estimates.
- 4) Subgroup to undertake any detailed scope development required prior to seeking quotes, including the need for any consents, permits etc.
- 5) Subgroup to apply for any permits/consents needed.
- 6) Subgroup to provide detailed scope to up to three builders for quoting
- 7) Subgroup to select preferred builder and enter into an agreement
- 8) Subgroup to monitor and manage the works undertaken.

High Level Scope of Works

1 Exterior weatherboard cladding and roofing: Replace rotten boards and paint Northwest and Southwest walls

- A working bee will ensure that the grounds on banks below walls are cleared to enable access to work on walls (can be done by scout working bee prior to works commencing)
- Provision and erection of scaffolding
- Identification and replacement of substandard cladding and bargeboard exterior timber
- Preparation of all weatherboards and exterior joinery for painting
- Full painting of northwest and southwest walls (Prime and two coats)
- Undertake review of roofing and repair as required
- Replacement of all roof flashings

2 Basement: Strengthening and damp proofing the basement storage area, and fitting out for use as senior scouts/ venturer meeting room.

- Strip out rotten lining and replace with ply bracing lining (scale of replacement of existing lining to be confirmed)
- Install insulation where lining is replaced [might be worthwhile doing the whole lot]
- Seal and paint new lining
- Strengthen props to the steel RSJ beam
- Damp-proof existing concrete sub-walls East and North back walls to exclude damp penetration from earth bank behind the wall along these two walls.
- Repair wooden floor and level to concrete slab in NE corner.
- Rewire unsafe wiring and improve lighting [put in walls prior to relining]
- Remove narrow and non-functional /hazardous staircase to kitchen above
- Develop new shelves/ storage cupboards [need more detail here]
- Provide satisfactory level floor with appropriate damp sealing
- Extend concrete slab floor to replace area with rotten flooring close to ground (approx. 5 square metres).
- Repair/replace existing windows (one window to be configured as emergency exit)
- Replace existing external door and installation of small porch roof over door

Background (from Rex Collett's April 2011 paper)

In 2010 the Brooklyn Scout troop celebrated its centenary. This event led to a big effort to “tidy” up the hall with some fresh paint, some new lino in the entrance hall and repairing some of the more visible deterioration at the front of the building. The centenary “tidy up” made it clear that the hall has suffered from neglect and it was evident that there needed to be a long term plan to keep up the momentum and bring the hall up to a better standard as a sustainable and fully functional facility for the future. A report and schedule of improvements was drawn up in April 2011 but a shortage of funding has delayed progress. Current fees and fundraising is all dedicated to scouting activities and maintaining essential equipment.

The scout Hall (Den) has a solid base structure and with some investment in rejuvenation and catching up on deferred maintenance it would not only provide a more attractive and sustainable base for one of the city's oldest Scout troops, but become a resource for a number of Brooklyn local community activities.

The complete Hall restoration project involves undertaking this work, along with upgrades of the kitchen, bathroom, main hall, external access, electrical and heating. All work is estimated to be some \$80,000. This paper addresses the first two stages only.

Brooklyn Community Context

Besides its core function as a Scout and Cub facility (Primarily evening and weekend use) there is an opportunity for creating a facility that can be utilised more continuously by sharing it with other community groups during the day.

The Scout Hall is 81 years old and sits adjacent to the Brooklyn Play-centre, close to the Brooklyn Community Centre and is a stone's throw from Brooklyn Primary school.

Overall purpose and benefits of project

This project aims to repair and refit the Brooklyn Scout Hall so that it is functional, comfortable and safe for use by Scout Groups, and potentially by other community users, over at least the next 20 years.

The project will allow the hall to remain a well functioning foundation for the activities of the Brooklyn Scout Group. A repaired and refitted hall will allow a wider range of activities to take place, and enable the Group to better serve the needs of youth in the Brooklyn/ South Wellington area.

The project is based entirely on repair and refit within the existing building structure, and will aim to achieve a good basic standard. All proposed repairs fit within maintenance definition and would not require building permit or other Council consents.

The initial project scope is based on a moderate amount of professional input, and sourcing of good quality new materials, to achieve a good quality and robust result.

Description of the overall project

The project encompasses both essential repair work and deferred maintenance to the exterior and rejuvenation of aspects of the interior for better functionality, hygiene and safety (e.g. kitchen, toilet, electrical wiring and heating).

The following is a list of suggested priorities to be scoped-up and included in a rejuvenation project plan. These need to be built into an overall plan drawn up for the whole project and agreed to. Once the overall project and the order of priorities is agreed, there will need to be more detailed drawings for some of the subprojects that can be clearly split out and costed.

These costings will need to be supported by quotes from relevant trades. For example restoring the basement room, reconfiguring and fitting out the kitchen, exterior wall repairs and painting, replacing ineffective and inefficient hall heating, and upgrading electrical wiring including better power point location and exterior lighting for safety and utility.

The draft description notes that in some areas there are a number of options. It is proposed that the Hall Working Group looks more closely at these options, including costs, and brings specific recommendations back to the Scout Group Committee.

High level estimates for the work:

Planned activity	Budget
Planning & consents	\$ 4,000
Exterior	\$ 8,000
Basement	\$ 15,000
Kitchen	\$ 20,000
Toilets	\$ 10,000
Main Hall	\$ 12,000
Heating	\$ 7,000
Access improvements	\$ 5,000