



KEMPSEY
Shire Council

DIRECTOR CORPORATE AND COMMUNITY SERVICES REPORT

13th March 2007

DCCS6	KEMPSEY LIBRARY EXTENSIONS
	FILE: 398 GRW {Folio No. *}

SUMMARY:

Reporting on the proposal to undertake extensions / renovations to the Council Library work room to increase the work area and make the area compliant with current occupational health and safety regulations.

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DESCRIPTION:

The Kempsey library is approximately 20 years old. The work area at the rear of the library foyer area is cramped and antiquated. Work benches require significant modification to eliminate sharp edges and major works are required to improve poorly lit and designed storage areas.

The work area is currently being overwhelmed as library usage continues to rise. Staff are having to negotiate a cluttered floor space where clear work areas are at a premium. One work place injury has already been recorded as a result of this congested environment.

Design work completed in house and quotes also prepared in house indicate that the extensions to the library work room and the reorganisation of the public spaces will cost approximately \$40,000 as follows: -

Estimate for library alterations.

This work involves:

New partition wall & glazing in office.

Removal of old cupboards in workroom.

Remove brickwork to internal & external walls.

New exit door & path.

Construct new walls to workroom.

Floor coverings.

Tile splashback.

Kitchenette.

Alcove area enclosed.

Library shelving layout.

All associated trades.

Quotes:

<i>Electrical.</i>	<i>GST. Excl.</i>	<i>\$ 1,587.40</i>
<i>Plumbing.</i>	<i>GST. Excl.</i>	<i>\$ 4,682.60</i>
<i>Joinery.</i>	<i>GST. Excl.</i>	<i>\$ 8,980.00</i>

<i>Steelwork.</i>	<i>GST. Excl.</i>	<i>\$ 600.00</i>
<i>Labour & materials to complete.</i>		<i>\$ 21,150.00</i>
<i>Contingencies</i>		<i>\$ 3,000.00</i>
<i>Total quote to complete works:</i>		<i>\$ 40,000.00</i>

Council has allocated \$30,000 from loan funds in this years 06/07 budget for extensions/renovations to the work area and a further \$30,000 from loan funds for the refurbishment of furniture etc. to reorganise the public area of the library to freshen it up and to create a more relaxed and welcoming space with more seating.

As the allocation of the budget is a policy matter, Council approval is sought to combine funds set aside for the refurbishment of furniture with those allocated for the workroom extensions/renovations to enable the proposed works to commence. The \$20,000 difference to be spent on extra shelving in the public area as well as arm-chairs and other furniture.

This year's grant from the State Library was \$83,000 some \$24,000 in excess of the figure budgeted for in the 06/07 financial year. The State Library has already given approval for a percentage of these additional funds to be used on the refurbishment of furniture should Council endorse the proposal to carry out extensions/renovations to the work and public areas.

REPORT IMPLICATIONS:

Environmental

There are no environmental implications at this stage.

Social

The proposed renovations to the work area will have an immediate impact on the library's ability to meet the needs of Kempsey users. This project will enhance the library's current excellent usage as a community meeting place and a place where cultural and leisure activities can take place.

The library will need to be closed for about a week to make all these alterations. The least amount of disruption to library users will be an important factor in the selection of the week in which to close.

Economic (Financial)

No additional funds will be required from Council to undertake the proposed works. Refurbishment of furniture will be sourced from this year's State Library grant which is in excess of those funds budgeted for in the 06/07 financial year.

Policy or Statutory

Council approval is required to change individual line items in the approved Council budget.

Director's Review

The Recommendation is supported.

RECOMMENDATION:

That Council approve the proposed aggregation of the two line item votes in the 2006/07 Library Budget for Extensions (\$30,000) and Furniture (\$30,000) to enable the proposed work room and public area extensions to commence.

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G B Snape
DIRECTOR CORPORATE AND COMMUNITY SERVICES