

CITY OF ARMADALE

MINUTES

OF TECHNICAL SERVICES COMMITTEE BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 26 FEBRUARY 2007, AT 7.00 PM.

PRESENT: Cr J Everts Chair
Cr G A Best (7.00pm-7.50pm)
Cr R Butterfield
Cr P Hart
Cr J Knezevich
Cr J Stewart
Cr A Cominelli

APOLOGIES: Nil

OBSERVERS: Cr L Reynolds

IN ATTENDANCE: Mr A Bruce Executive Director Technical Services
Mr G Davies Manager Technical Services
Mr P Lanternier Manager Parks
Mr J Glassford Manager Property Services
Mr B Sutton Co-ordinator Waste Services
Ms V Carpenter Minute Secretary

PUBLIC: Nil

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read by the Chairman.

DECLARATION OF MEMBER'S INTERESTS

Nil

QUESTION TIME

Nil

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Technical Services Committee Meeting held on 22 January 2007, were confirmed.

**MOVED Cr Butterfield
MOTION CARRIED (7/0)**

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 4

The following items were included for information in the “Technical Services” section:

- **Outstanding Matters**
Report on Outstanding Matters – Technical Services Committee T-1
- **Monthly / Quarterly Departmental Reports**
Technical Services Directorate Works Programme T-2
- **Minutes from Occasional Advisory Committees**
BEAC Minutes – November 2006 T-5
Bungendore Park Management Committee – November 2006..... T-16
Bungendore Park Management Committee Annual Report 2005-2006..... T-21
BEAC Annual Report – October 2005 - October 2006..... T-25
- **General Information**
Water Use from Neerigen Brook, Carradine Creek, Canns Creek, Canning and Wungong Rivers..... T-36
Trading of Lantanas..... T-37
Kikuyu Research Project at UWA..... T-38

Committee queried the status of the Playground Strategy.

The Manager Parks replied that meetings had been held with the Consultant doing the work on this strategy: the two main issues were the strategy itself and the condition of playgrounds. He anticipated being able to provide Committee with an interim report next month or the month after.

Committee noted the information and no further items were raised for discussion and/or further report purposes.

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TECHNICAL SERVICES COMMITTEE

26 FEBRUARY 2007

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RIVERSIDE LANE, SEVILLE GROVE – NO STANDING SIGNS

WARD	Palomino
FILE REF:	RDR/42
DATE	10 February 2007
REF	KP
RESPONSIBLE MANAGER	MED

In Brief:

- The City of Armadale is in receipt of correspondence from a resident of Seville Grove expressing concerns about traffic safety hazard as a result of vehicles parking along Riverside Lane between Eureka Pl and Strawberry Dr during the school peak drop off and pick up times.
- **Recommend**
That Council approve the installation of four “No Stopping Road & Verge 7.30 AM to 9.00 AM and 2.30 PM to 4.00 PM” signs as shown on Drawing No: 06-67

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects

Legislation Implications

Assessment of legislation indicates that the following are applicable:

Local Government Act 1995 – Schedule 9.1, section 2.1

Road Traffic Act 1975- section 103

Council Policy/Local Law Implications

General assessment of Policy/Local Law indicates that the following are applicable:

Local Law relating to parking facilities.

Budget/Financial Implications

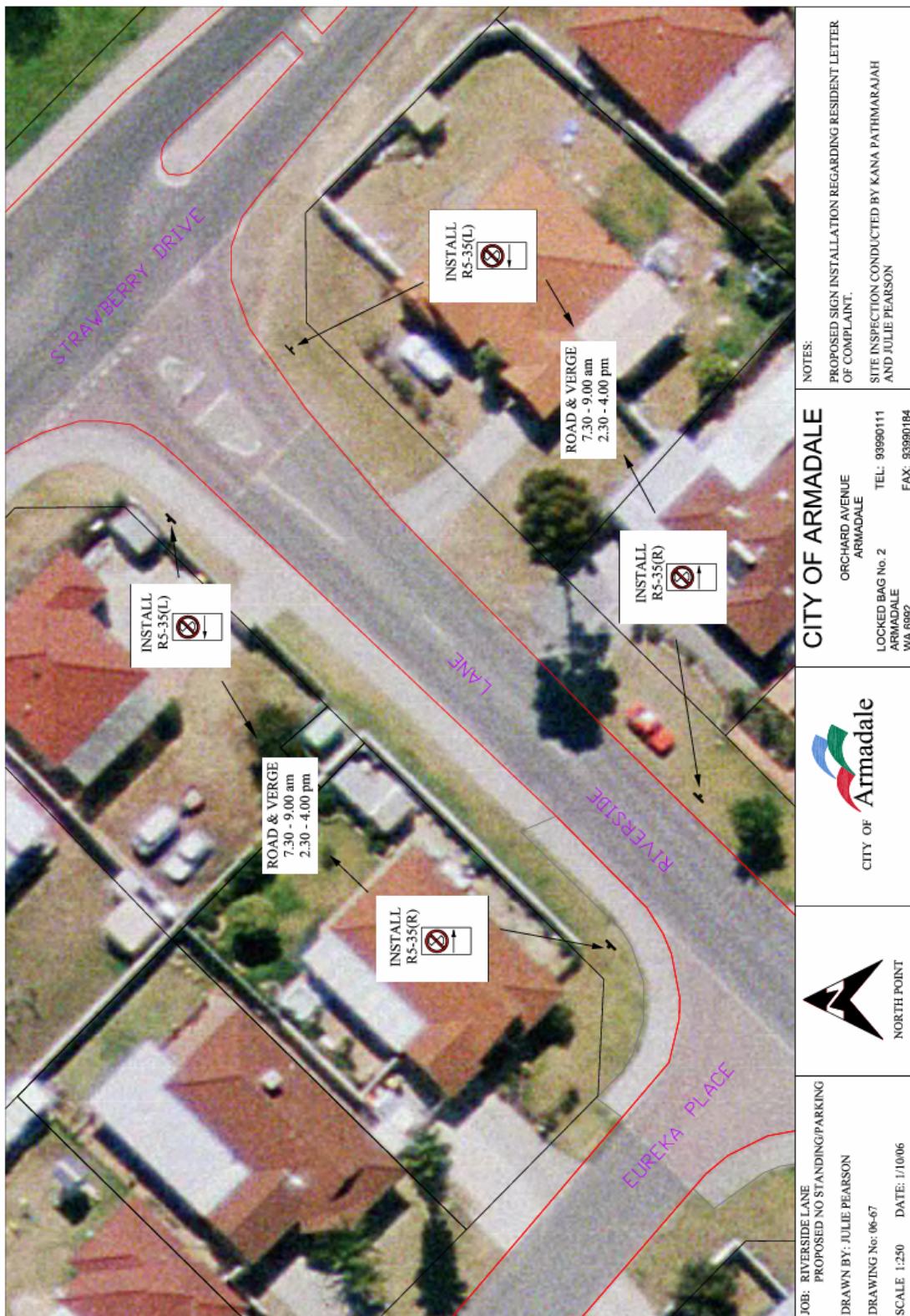
The cost of the installing the signs can be accommodated within current budget allocation for the replacement or installation of signs.

Consultation

Intra Directorate

BACKGROUND

The City is in receipt of correspondence from a resident of a Seville Grove requesting Council to investigate the traffic hazards due to vehicles parking on both sides of Riverside Lane between Eureka Place and Strawberry Drive in Seville Grove during the school peak drop off and pick up time and take appropriate counter measures to mitigate the existing traffic and parking hazards at this location.



ANALYSIS

The Technical Services Directorate has investigated the issues outlined in the correspondence and carried out site observations which confirmed there are vehicles parked during the school peak drop off and pick up time and creating traffic safety hazards.

A plan illustrating the area in question and the location of four “No Stopping 7.30AM to 9.00 AM and 2.30 PM to 4.00 PM” signs is shown at Drawing No: 06-67

CONCLUSION

That Council formally prohibit parking during school peak drop off and pick up times on the carriageway along the section of Riverside Lane between Strawberry Drive and Eureka Place, approving the installation of four “No Stopping Road & Verge 7.30AM to 9.00AM and 2.30 PM to 4.00 PM” signs as shown on Drawing 06-67.

T10/2/07**RECOMMEND**

That Council approve the installation of four “No Stopping Road & Verge 7.30 AM to 9.00 AM and 2.30 PM to 4.00 PM” signs on both sides of Riverside Lane as shown on Drawing 06-67.

MOVED Cr Everts

MOTION CARRIED (7/0)

****BUDGET VARIATION – RANFORD ROAD**

WARD	Lake
FILE REF	
DATE	8 February 2007
REF	GD
RESPONSIBLE MANAGER	EDTS

In Brief:

- A budget variation is required to accommodate anticipated 2006/07 income for the Ranford Road upgrade AusLink Strategic Regional Programme.
- **Recommend**
The road construction revenue and expenditure budgets be increased by \$1.0m to accommodate design and preconstruction works in Ranford Road.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

Variation addresses anticipated income from AusLink Strategic Regional Programme to accommodate preconstruction design and services work. No net effect on 2006/07 budget.

Consultation

Nil.

BACKGROUND

As Council is aware a joint funding application with the City of Gosnells for AusLink Strategic Regional Programme funding to facilitate the upgrading of Ranford Road between Warton Road and Southern River Road has been successful.

The approved grant is based on the following funding arrangements :

AusLink Strategic Regional Programme	\$3.5m
City of Armadale	\$0.75m
City of Gosnells	\$0.75m

DETAILS OF PROPOSAL

To facilitate a project of this size requires considerable works prior to the actual construction phase. The grant provides the facility to apply for “Up Front Funding” of 30% of the project cost.

To provide funds for up front expenditure it is proposed to increase the 2006/07 road construction income and expenditure budgets by \$1.0 million. This increase will provide a working budget for up front costs, it must be recognised however that a large portion of this budget will be for expenditure in the 2007/08 Works Programme and will artificially increase the carry forwards at 30 June 2007. Council’s own funding contribution of \$750,000 will be included in the 2007/08 Works Programme.

T11/2/07

RECOMMEND

That Council pursuant to Section 6.8 of the Local Government Act 1995 authorise the budget variation as follows :

The road construction revenue and expenditure budgets be increased by \$1.0million for the upgrading of Ranford Road (between Wright Road and Balannup Road).

Increase Revenue budget

Ranford Road upgrade – AusLink Strategic Regional Programme Grants by \$1,000,000.

Increase expenditure budget

Ranford Road upgrade by \$1,000,000.

****ABSOLUTE MAJORITY REQUIRED**

MOVED Cr Knezevich
MOTION CARRIED (7/0)

RANFORD ROAD UPGRADE WRIGHT ROAD TO BALANNUP ROAD

WARD	Lake
FILE REF	
DATE	9 February 2007
REF	GD
RESPONSIBLE MANAGER	EDTS

In Brief:

- Refer confidential attachment.
- **Recommend**
That Council proceed with the Ranford Road upgrade project AusLink Strategic Regional Programme in accordance with the recommendations as detailed in the confidential report presented in *Attachment “B-1” of the Agenda (see Summary of Attachments – Green Page)*

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has revealed that Council must comply with the Land Administration Act 1997 (Section 56 and 108, 1, b.)

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws

Budget/Financial Implications

Land purchase costs have been budgeted in the project funding.

Consultation

Property owners in the area have been advised of the proposed works.

See Confidential report at attachment “B-1”

T12/2/07

RECOMMEND

That Council proceed with the Ranford Road road widening project AusLink Strategic Regional Programme in accordance with the recommendations as detailed in the confidential report presented in *Attachment “B-1” of the Agenda (see Summary of Attachments – Green Page).*

MOVED Cr Cominelli
MOTION CARRIED (7/0)

*****AIR-CONDITIONING REPLACEMENT***

WARD	Minnawarra
FILE REF:	A228282
DATE	15 February 2007
REF	JNG
RESPONSIBLE MANAGER	MTS

In Brief:

- The City's Administration Centre air conditioning system is in need of replacement.
- **Recommend**
That Council, in regard to Tender No: 25/06 for the supply and installation of nine (9) air conditioning units and a remote control computer management system in the City's Administration Centre:
 1. Accept the tender received from Hastie Air Conditioning Services for \$193,897 (excluding GST).
 2. Pursuant to Section 6.8 of the Local Government Act 1995,
 - (a) authorise additional expenditure of \$136,697 for the supply and installation of (9) air conditioning units & a remote control computer management system for the City's Administration Centre; and
 - (b) amend the 2006-07 Annual Budget as follows:
Expenditure
 - Administration Centre Refurbishment
 - air conditioning works component - increase by \$136,697, ie. from \$78,150 to \$214,847;
Revenue
 - Transfer from Building Plant & Equipment Reserve - increase by \$136,697, ie. from \$0 to \$136,697.

Tabled Items

Tenders Received.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Implement preventative maintenance and refurbishment programme.

Legislation Implications

To comply with the Building Code of Australia and the Occupational, Safety and Health regulations and Section 6.8 (1) (b)of the Local Government Act (1995) (as amended).

6.8 (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:-

- (b) is authorised in advance by resolution*,

**Absolute Majority Required*

Council Policy/Local Law Implications

Assessment of Policies/Local Laws indicates that the following are applicable:-
Policy ENG5 – Tendering and Purchasing.

Budget/Financial Implications

It is recommended that the total project cost of \$214,847, being the subject of this Report, be funded from:

- the current year budget allocation of \$78,150 for air conditioning works at the Administration Centre and
- the Building Plant & Equipment Reserve Account which has a balance of \$136,697. Transfer of funds which requires a budget amendment to be in accordance with Section 6.8 (1) (b) of the Local Government Act (1995) (as amended).

Consultation

Air Conditioning Consultant, Suppliers, Maintenance Contractors and Executive Director Technical Services.

BACKGROUND

The current Administration Building was constructed in 1985. The Air conditioning systems and the original equipment installed is now over 20 years old.

The main building air conditioning plant consisted of twelve units and was designed to provide conditioned air to around 85 occupants. With staff numbers currently around 120 and increasing use of new heat generating technology such as computers, high speed processing printers and large capacity copiers, the existing units are unable to cope with the cooling and heating loads imposed on the system. In addition regular large functions held during the hotter months in the Administration Function Room and often on weekends are generating high air conditioning loads creating uncomfortable conditions. These factors, combined with the age of the equipment, older technology, reduced efficiency, regular break downs, increasing servicing frequency and excessive power consumption, has highlighted the need to replace the existing Air Conditioning units to effectively maintain an acceptable standard of conditioned air within the building.

Three units which had completely failed have been replaced during the last two years, leaving a balance of nine exiting air conditioning units. These continue to require expensive repairs usually during the hottest periods.

DETAILS OF PROPOSAL

An Air Conditioning Consultant was commissioned to provide documentation and call tenders for the replacement of the existing nine air conditioning units, with an option for the inclusion of a remote control computer management system which will enable the units to be monitored by Council officers in relation to which units are operating, set points for temperature and humidity and various hours of operation. These operations have had to be undertaken by contract technicians as all the controls were located on each individual unit on the roof of the building.

TENDER CONSIDERATIONS

Four tenders (all conforming) for the replacement were received on the 18th January 2007 and were assessed by the Air Conditioning Consultant. Four of the Tenderers made detailed submissions and included corporate information, a compliance criteria response, OH& S information and a statement on resources. The Jako offer omitted the Part 3 checklist; however detailed corporate information was included. The air conditioning plant in each offer is the specified Daikin Equipment.

The Consultant has examined the technical aspects and received clarification on the “Distec” system in discussion with the lowest tenderer and confirms the offer is compliant with the intent of the specification.

The results of the tender are as follows:

Company	Price for Entire works excluding GST	Price for Air conditioner replacement only, excluding GST
Hastie Air Conditioning Services	\$193,897.00	\$135,055.00
Burke Air	\$216,363.10	\$152,363.10
Jako Industries Pty Ltd	\$307,980.00	\$263,980.00
Australian Air Conditioning Services Pty Ltd	\$340,000.00	\$249,500.00

TENDER ASSESSMENT

Description of Selection Criteria	Weighting
Capability/competence of Tenderer to perform the work required	20%
Experience of Tenderer in supplying similar goods or completing similar projects	20%
Understanding of Requirement	20%
Tendered Price/s	40%
TOTAL	100%

Ranking	
Hastie Air Conditioning Services	1
Burke Air	2
Jako Industries Pty Ltd	3
Australian Air Conditioning Services Pty Ltd	4

FUNDING/BUDGET CONSIDERATIONS

The replacement programme for 2006/07 made provision for replacement of 3 units. The consultant during investigation into which units should be replaced, considered it would be prudent and cost effective to call tenders for the replacement of the existing nine units. The tenders received confirmed this view and the unit price is substantially less than would have been the case to purchase individually.

In addition to the recommended tender cost of \$193,897, there are also related consultancy and remedial works (ie. repairs to the roof and air conditioning compound) which are

estimated to cost approximately \$20,000, ie. a total of \$214,000. The current year's budget already has (i) an allocation of \$78,150 for air conditioning works at the Administration Centre and (ii) a transfer of \$46,890 to the Building Plant & Equipment Reserve Account which when added to the current balance of this Reserve Account, gives a total of \$136,697. Therefore, to fund the total estimated project cost of \$214,000, it is recommended that the current budget of \$78,150 be increased by \$136,697 being the balance of the Building Plant & Equipment Reserve Account. Any balance remaining will be returned to the reserve account.

T13/2/07

RECOMMEND

That Council, in regard to Tender No: 25/06 for the Supply and Installation of nine (9) Air Conditioning Units and a Remote Control Computer Management System in the City's Administration Centre:

1. **Accept the tender received from Hastie Air Conditioning Services for \$193,897 (excluding GST), in accordance with their submitted tender and Council's contract documentation.**
2. **Pursuant to Section 6.8 (1) (b) of the Local Government Act 1995,**
 - (a) **authorise additional expenditure of \$136,697 (being the difference between the total project cost of \$214,847 and funds already set aside in the 2006-07 annual budget of \$78,150) for the supply and installation of (9) air conditioning units & a remote control computer management system for the City's Administration Centre; and**
 - (b) **amend the 2006-07 Annual Budget as follows:**

Expenditure

- Administration Centre Refurbishment – air conditioning works component - increase by \$136,697, ie. from \$78,150 to \$214,847;

Revenue

- Transfer from Building Plant & Equipment Reserve - increase by \$136,697, ie. from \$0 to \$136,697.

****ABSOLUTE MAJORITY REQUIRED FOR PART 2**

MOVED Cr Stewart
MOTION CARRIED (7/0)

GREENHOUSE BUILDING RATING SYSTEM

At the Council meeting held on 19 February 2007, Cr Hart referred the following matter to the Technical Services Committee.

That the matter of using the Greenhouse Building Rating System when retrofitting the Council Administration Building, so as to increase the building efficiency, be referred to the Technical Services Committee.

The following comment has been provided for consideration:-

The Greenhouse Building Rating System is able to determine the star rating of our present building and the amount of CO₂ emissions per square metre using 12 months data that includes energy use. By having this rating applied to the present Administration building it will help identify the potential to reduce greenhouse gas emissions during the retrofit. This relates directly to energy consumption which means savings on energy bills.

With global warning a critical issue at the moment it is important that local government play a key role in addressing green house emissions where ever they can. This suggestion put forward is a method of acknowledging the City of Armadale's commitment to the reduction of greenhouse gases whilst at the same time looking for real dollar savings through reduction in energy use.

T14/2/07

RECOMMEND

That Council investigates the opportunity to undertake the Greenhouse Building Rating system for the retrofit of the Administration Building and report back to Council with their findings.

MOVED Cr Hart
MOTION CARRIED (7/0)

COUNCILLORS' ITEMS

Nil.

EXECUTIVE DIRECTOR TECHNICAL SERVICES' REPORT

The Executive Director reported that for various reasons, including stormy windy weather, some of the trees at Rushton Park on River Road had been dropping their limbs. Fortunately none had dropped on pedestrians or motorists. Council's Parks Department will go through the process of assessing all the mature trees and if necessary removing dangerous limbs and implementing a replacement programme.

MEETING CLOSED 7.55 PM.