

5.08. DIXIE SHED, PORT DOUGLAS

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GENERAL MANAGER: Paul Hoye, General Manager Operations

DEPARTMENT: Infrastructure Services

RECOMMENDATION

That Council resolve to allocate an additional \$10,000 from the 2015/16 Capital Budget for Dixie Shed re-stumping.

EXECUTIVE SUMMARY

The building referred to as Dixie's Shed was located on the Boating and Fisheries Reserve, Lot 149 SR868 on Dickson Inlet, Port Douglas. Due to operational requirements and construction contracts, the Department of Fisheries (DAF) required the shed be removed.

At the Ordinary Meeting of Council held 7 July 2015, Council resolved to relocate Dixie's Shed from its current location to the rear of Lot 3/PTD20936; require the Douglas Shire Historical Society Inc. to enter into a Trustee Lease with Council with an agreed annual rate for future use of Dixie's Shed; and delegate the Mayor and Chief Executive Officer to negotiate, determine or resolve any and all matters associated with the relocation of Dixie's Shed.

The shed was successfully relocated by contractors engaged by Council and has been enclosed behind a security fence awaiting re-stumping and structural repair works.

Council engaged a building designer and structural engineer to design and document the re-stumping and repair works. The proposed works have been assessed and granted building approval. Council undertook a Request for Quote (RFQ) to engage a building contractor to complete the works and was in a position to appoint a contractor in February 2016, subject to Council approving additional budget.

At the Ordinary Meeting of Council held 23 February 2016, Council resolved to allocate \$30,000 from the Asset Register project to the Dixie Shed project. Once the Council resolved to allocate the additional budget, Council's Building Facilities Officer issued the final contract documentation to the winning company but the company informed Council that it had misquoted the project and was unable to complete the project for the quoted price.

Council's Building Facilities Officer, Senior Procurement Officer and Manager Infrastructure decided to go back to the market and invited suitably qualified suppliers to quote for RFQ 16-2015 for the installation of Dixie Shed by means of an open RFQ.

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The intent of the contract is to engage the services of a suitably qualified and experienced organisation to carry out the installation and upgrade of Dixie Shed as per the engineered plans provided. The RFQ invitation received seven (7) quotes which was evaluated by the Quote Evaluation Committee.

The second RFQ process was evaluated by the Quote Evaluation Committee and the most competitive offering both in terms of value for money and capability/staffing exceeds the project budget by \$10,000.

This report recommends that Council allocate capital budget to finalise the re-stumping and structural repairs to Dixie Shed.

BACKGROUND

At the Ordinary Meeting of Council held 7 July 2015, Council resolved to relocate Dixie's Shed from its current location to the rear of Lot 3/PTD20936; require the Douglas Shire Historical Society Inc. to enter into a Trustee Lease with Council with an agreed annual rate for future use of Dixie's Shed; and delegate the Mayor and Chief Executive Officer to negotiate, determine or resolve any and all matters associated with the relocation of Dixie's Shed.

The shed was successfully relocated by contractors engaged by Council and has been enclosed behind a security fence awaiting re-stumping and structural repair works.

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The intent of the contract is to engage the services of a suitably qualified and experienced organisation to carry out the installation and upgrade of Dixie Shed as per the engineered plans provided. The RFQ invitation received seven (7) quotes which were evaluated by the Quote Evaluation Committee and a decision made on the contractor that provided the most competitive offering both in terms of value for money and capability/staffing.

COMMENT

The shed is a c.1883 Customs Boathouse which was moved to Lot 149 on SR868 in the 1970's. The shed is approximately 7.5m x 7.5m in size and is a low single level timber building.

The shed is regarded as an important structure for the region and in relation to the formation of Port Douglas and the ensuing Douglas Shire in the late 1870s/early 1880s. It is considered by the Douglas Shire Historical Society that this building should be conserved.

This building is also the subject of the National Trust of Queensland interest in North Queensland generally. Cairns Regional Council reviewed and identified the shed to be of local significance.

PROPOSAL

That Council resolve to allocate an additional \$10,000 from the 2015/16 Capital Budget for Dixie Shed re-stumping.

FINANCIAL/RESOURCE IMPLICATIONS

At the Ordinary Meeting of Council held 23 February 2016, Council resolved to allocate \$30,000 from the Asset Register project to the Dixie Shed project. Once the Council resolved to allocate the additional budget, Council's Building Facilities Officer issued the final contract documentation to the winning company but the company informed Council that it had misquoted the project and was unable to complete the project for the quoted price.

Council's Building Facilities Officer, Senior Procurement Officer and Manager Infrastructure decided to go back to the market and invited suitably qualified suppliers to quote for RFQ 16-2015 Scope of Works for the installation of Dixie Shed by means of an open RFQ.

The intent of the contract is to engage the services of a suitably qualified and experienced organisation to carry out the installation and upgrade of Dixie Shed as per the engineered plans provided. The RFQ invitation received seven (7) quotes which were evaluated by the Quote Evaluation Committee and a decision made on the contractor that will provide the most competitive offering both in terms of value for money and capability/staffing.

The cost to complete this project have now been identified at approximately \$40,000. There is currently \$30,000 allocated from the 2015/2016 Capital Budget and a further \$10,000 is required to complete the project.

In the 2015/2016 Capital Budget, Council allocated \$25,000 for repairs to the Black Spot Towers. This project does not need to be completed and it is recommended that \$10,000 from this project is allocated to the Dixie Shed project.

RISK MANAGEMENT IMPLICATIONS

There is currently a high risk that the building could sustain further damage (particularly if the area experiences a severe weather event). Once works have been completed the risk of further damage will be greatly reduced.

SUSTAINABILITY IMPLICATIONS

Economic: Heritage buildings are valuable to the local community and the relocation of Dixie Shed to within 50m of the old courthouse will enhance the heritage precinct and tourist interest in the area.

Environmental: The relocation and reuse of the building by the Douglas Shire Historical Society will give this building a second life and is a good example of sustainable use of resources.

Social: The retention of heritage buildings enhances social capital within communities. The ability to reuse historic buildings is seen as a valuable resource for the community, generates community interest and pride in our past.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2014-2019 Initiatives:

Theme 2 - Building a Sustainable Economic Base

2.1.1 - Develop management plans for all Council assets and adequately resource their implementation.

Theme 5 - Governance

5.1.1 - Establish and develop long term financial, resource and infrastructure planning to ensure ongoing capacity to fund operations and capital works programs.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Asset-Owner Meeting the responsibilities associated with owning or being the custodian of assets such as infrastructure.

CONSULTATION

Internal: In finalising this project, consultation has been undertaken with:

- Property Services; and
- Senior Planning Officer (who has heritage qualifications).

External: Engineered approved plans have been drawn up with input from the Douglas Shire Heritage Society.