

Background to Pearl Beach Progress Memorial Hall Ceiling Upgrade Project

Concerns about the amenity of the hall have been raised over time by PBPA members, especially at the general meeting in November 2022. One of the main objectives in the Constitution is *'To maintain in good condition the Association's Memorial Community Hall'*.

The hall is the main asset of the Association, and it is essential that any alterations or upgrades are designed to protect the fabric of the hall and to enhance its functionality and amenity for the benefit of the members.

The Hall Sub-committee has consulted extensively with individuals and groups and held a public meeting on 6 May 2023 to identify priorities and potential solutions. The members were briefed on the project at every general meeting throughout 2023 and were invited to provide feedback and suggestions.

Fundraising activities have been in progress from December 2022 to this day to raise funds specific to this project. Three grant applications were submitted, one to the NSW Government and two to Clubs NSW. Unfortunately the first two of these applications were not successful in a highly competitive funding environment. The last application to Clubs NSW has not yet been assessed. In summary, the key issues that arose out of the consultation process were:

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1. Poor state of the floor
2. Problem with heating and cooling
3. Painting needed inside and outside
4. Kitchen needs modernization and enlargement
5. The office intrudes into hall, and cannot be used when other activities are occurring in the hall
6. The hall storage areas are insufficient or poorly managed
7. Ceiling is stained and dark
8. Toilets need reconfiguring to better utilise the space
9. Lack of connection between the hall and the back deck

Input was also sought from four architects, a civil engineer, a mechanical engineer, five builders, two painters, three electricians, four floor finishers and an interior designer. As a result of this comprehensive consultation process, the Hall Sub-committee has developed a four-stage plan for the upgrade project. The principal components of the plan were presented to the general meetings of July, September, and December 2024.

Stage 1(A)– Installing insulation (rating R5) to the underside of the roof between the rafters, which will then be lined with painted timber V-panelling between the purlins, including required electrical work. This is a passive approach to improve the thermal performance of the hall (heat loss and gain), which will consequently reduce reliance on any active heating/cooling systems and reduce their running costs. The air vents and exhaust fans at each end of the hall will be assessed for modification/upgrade when the work is in progress.

Stage 1(B)– Once the passive heating is assessed plans will be developed to replace the existing (unflued) gas heaters with an energy efficient contemporary heating/cooling system. This may be a wall mounted split system air conditioning to augment the improved passive thermal performance of the hall (as recommended by independent mechanical engineering consultant Steensen Varming), although other options such as electric panel heaters would be considered. The type and size will be determined once we evaluate the thermal performance of the hall once the Stage 1 (A) passive upgrade is in place, and will not proceed without the approval of the membership.

Stage 2– Floor sanding and repainting the hall interior.

Stage 3 and 4– External painting and upgrades to the rear area of the hall (kitchen, storerooms, toilets etc) and potential relocation of the office. The scope of these stages will require further analysis and consultation with the membership and design experts.

Following the general meeting on 3 February, which approved the budget of \$50,000 to proceed with Stage 1, independent expert advice was sought to further review the plans. Chris Arkins, principal of leading mechanical engineering firm, Steensen Varming Australia, has endorsed the Stage 1 scope, confirming that the passive ceiling upgrade '*...will greatly improve the comfort level in the hall in both summer and winter*'. He also made several supplementary recommendations, including that a wall mounted split system AC Installation would provide the most efficient utilisation of electrical energy and would be preferable to radiant heat panels.

As stated above this will be determined after further discussion and approval by the membership.

For the Stage 1(A) ceiling upgrade work, four quotes were obtained, ranging from \$40,000 to \$70,000 (excluding electrical work to relocate wiring as required). The \$40,000 quote from M & M Custom Projects is the most competitive, and this contractor has provided excellent references for other completed projects in Pearl Beach. The hall is a heritage item, and a development application exemption has been granted by the CCC Heritage Officer for Stages 1 and 2. Some members of the Hall Sub-committee also inspected the Patonga Hall, which has recently undergone a similar renovation, resulting in substantially enhanced thermal performance and improved aesthetics.

Victoria Crawford, Convenor Hall Sub-committee put forward a draft resolution for the Hall Ceiling Upgrade Project at the general meeting on 3 February 2024 where the members were asked to approve expenditure of up to \$50,000 for refurbishing the ceiling in the hall. The resolution was passed by a show of hands. However a few members of the Association have expressed concern that the vote was invalid as the business was not specified in the notice of the meeting.

Legal advice had been obtained confirming that the vote could be taken as the business item had been managed under the Hall Sub-committee report at every general meeting in 2023.

However, to resolve any uncertainty, the Executive Committee has decided to call another general meeting at 5:00pm on 2 March 2024 and put the following resolution to that meeting:

Resolution to be put to the 2 March 2024 General Meeting

As recommended by the PBPA Executive Committee, the Hall Sub-committee and the independent expert mechanical engineer, this meeting approves the hall ceiling upgrade project, comprising the installation of insulation to the underside of the roof between the rafters, and timber V-panelling then installed between the purlins, including required electrical work, and expenditure of up to \$50,000 (this includes a 10% contingency allowing for increase in the cost of materials and electrical work) to fund the work.

Note: The work will include painting of the V-panelling, with the colour to be determined by the Hall Sub-committee once the work is under way and it will be possible to assess the aesthetic outcomes of the upgrade, but at the meeting the members will be invited to express their views as to whether a light or dark colour is preferred.

Victoria Crawford
Convenor
Hall Sub-committee