



City of
Melville

AGENDA BRIEFING FORUM

T21/3942

RFT202124 – Construction of Karlup Ceramics Studio

Presenter: Mario Murphy, Manager City Buildings

August 2021



Agenda

- Background
- Timeline
- Design
- Tender Process
- Funding
- Recommendation



Vision

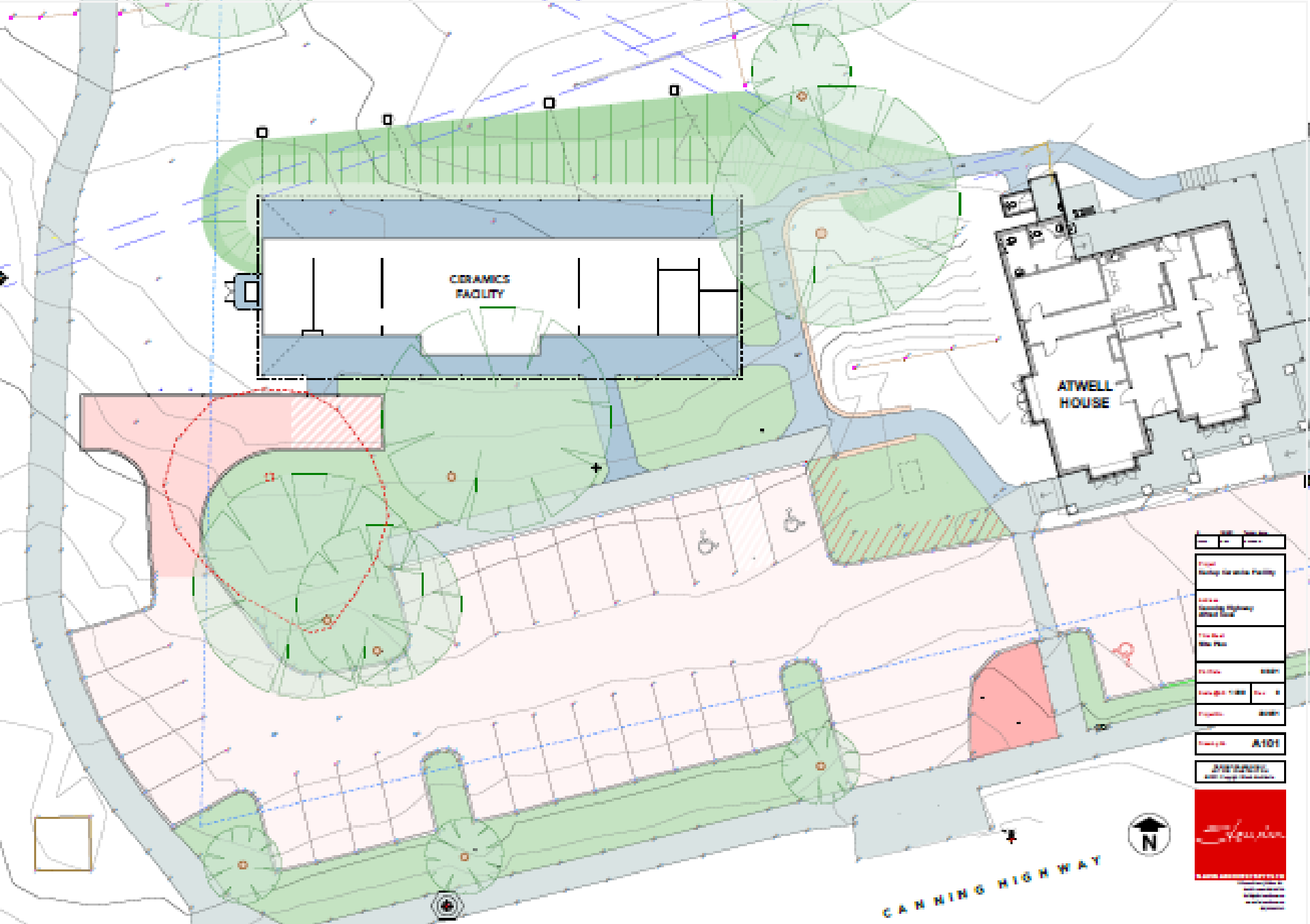
“A dedicated ceramic arts centre for the South of the River Potters’ Club to practice and promote ceramics as a creative and therapeutic art form in the Melville community.”

- Existing Facility is Substandard – poor condition, limited functionality, restricted space
- Upgrade Identified in the draft Cultural Plan
- Budget approved in 2020/21 Capital Works Programme





- October 2018 Site Visit to Potters Facility by Mayor and Elected Members
EMB outlining feasibility study to relocate Potters Sheds
- February 2019 EMB outlining that relocation of sheds not feasible with
requirement to construct new facility
- August 2019 Council Item CD198119 requesting in principle support for the
development and funding of concepts to progress the future
ceramic arts space. Approved.
- June 2020 \$950k funding approved in 2020/21 Capital Works Program
- April 2021 Karlup (place of fire) officially adopted as name for facility after
Aboriginal Engagement and consultation with Aboriginal
language centre and Arts community



Karlup Ceramic Studio Site Plan

Project	Karlup Ceramic Studio
Address	100/102 Canning Highway
Site Area	10,000 sqm
Scale	1:500
Author	ARCHITECTS
Date	2023

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KARLUP CERAMICS STUDIO



Design Focus:

- Needs of a growing club (up from 45 members to over 100)
- Accessibility
- Inclusive programming particularly art therapy and mental health
- Connectivity to Melville Community Arts Association



- ▶ Tender issued in May 2021
- ▶ Tenders received (7 no.) June 2021
- ▶ Evaluation June – July 2021
- ▶ CTAU 29 July 2021



Costs:

- Tender returns have pushed costs 31% over approved budget
- Significant cost escalations experienced across the construction industry resulting from labour and material shortages

Funding:

- Internal Funding amounting to \$950k taken from the Capital Works New/Upgrade reserve fund
- Additional funds of \$300k to be taken from the Capital Works New/Upgrade reserve fund
- Total funding amounting to \$1.25m required to complete project



Officer Recommendation

That the Council

1. Accept the recommendation as contained in the Confidential Attachment – RFT202124 Contract and Tender Advisory Unit Minutes,
2. By absolute majority decision increases the project budget for Karlup Ceramic Studio (BCR04156) by \$300,000 and that this increase be funded by increasing the transfers from the Community Facilities Reserve