



Canberra Bridge Club

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MINUTES Wednesday 25 March 2020, 12.00 midday

Participants: Pam Crichton, Ian Robinson, Lyn Turner, Deb Milner, Michele Grant, Margaret Kyburz, Patricia McDonald, Sue Pillans, West Savery, Liz Van Der Hor

Apologies: John Brockwell, John Hempenshall, Mary Tough

Consistent with current social distancing requirements, the Committee met by Skype. The one agenda item was the possible bathroom renovations at CBC.

1. CBC BATHROOM RENOVATIONS

As discussed at the Committee meeting of 16 March 2020, the Coronavirus/COVID-19 closure at CBC could be an ideal opportunity to renovate the bathrooms. The Committee was already tentatively planning such renovations.

The Committee had two quotes to consider:

- Melis & Melis Builders, quote of \$62,000 (excl GST) dated 19 February 2020
- InStyle Bathroom Renovations, quote of \$45,273 (excl GST) dated 19 March 2020

The Committee was mindful of the fact that the quotes have different things included/not included.

Points raised in the discussion included the following:

- CBC can afford to renovate the bathrooms given our cash in the bank and noting the two quotes received. All possible cost reductions during closure have been/are being explored. CBC expects to be eligible for some of the Government assistance measures for small businesses. Renovating the bathrooms will not make CBC bankrupt.
- Asbestos identification and removal may be required. It may be sensible to undertake an asbestos assessment of the bathrooms before renovations commence.
- As previously noted by the Committee, there appears to be a leak in the internal wall between the women's and men's bathrooms. We want this leak addressed as part of any work. Is this more likely with Melis & Melis given their building background? The Melis & Melis quote includes replacing some roof flashing over the bathrooms and replacing the old skylight.
- The likely commencement date for work is mid-April. Given the regularly increasing Coronavirus/COVID-19 restrictions, it is difficult to know whether builders will be able to commence work at that time. We need to be as confident as possible that the contractor

- is not likely to go broke, and consider the proposed payment arrangements carefully.
- Removal of the safe from the disabled toilet and its possible replacement will be considered out-of-session
 - West highly recommends Melis & Melis who built his house. Some Committee members have expressed a preference for the Melis & Melis quote by email prior to the meeting.
 - We want the bathroom renovations to result in a quality and attractive product for our members to enjoy for many years to come.

MOTION: That the Committee intends to proceed with bathroom renovations in 2020, if consistent with Government regulations concerning Coronavirus/COVID-19 at the time.
Moved: Pam Crichton Seconded: Ian Robinson CARRIED

MOTION: That the Committee authorises West Savery to proceed with negotiations with Melis & Melis for a more detailed breakdown of their quote.
Moved: Pam Crichton Seconded: Lyn Turner CARRIED

Margaret expressed her reservations about preferring Melis & Melis, given the significant difference in price between the two quotes. It was also noted, however, that the price difference gives us a negotiation point with Melis & Melis as we clarify the detail of their quote.

Issues to be clarified by West with Melis & Melis for further consideration by the Committee include:

- Their quote of 19 February 2020 was valid for 28 days, is it still valid?
- What would be the proposed payment arrangements?
- Should CBC get an asbestos assessment of the bathrooms done before work starts? How would any asbestos removal be managed? Possible asbestos includes wall sheeting and pipe lagging?
- We are concerned about the internal leak - How would they approach fixing this?
- The quote includes an allowance for tiles - What is the allowance for mixers and vanity bowls?
- What are the options for the benchtop finish?
- West has already clarified that the Melis & Melis quote includes mirrors.

The Committee established a Sub-Committee to work on the bathroom renovation tasks as follows:

- West: To liaise with Melis & Melis
- John H: To provide technical input
- Liz and Kerry Butcher: To consider selection of tiles, etc. Other CBC members with design flair to be involved as appropriate.

Non-slip floor tiles are important, also tiles that are easy to clean and not too dark. Pam invited Committee members with strong views about colours, mixer styles, etc to provide them via email to her.

Any visits to bathroom shops should be limited to two people maximum. They need to do as much work as possible online, only visit shops if they are well and not meant to be in self-isolation, observe the 1.5 metre and any other distancing requirements, and wash their hands/use hand sanitiser regularly. Visiting a one-stop bathroom shop might be an efficient approach.

In relation to painting the renovated bathrooms, the Committee noted that:

- painting is not included in either quote and is to be arranged separately
- it is not appropriate for CBC members to do the painting given the high ceilings in the main bathrooms
- the disabled toilet has lower ceilings, but the marginal cost of getting it painted professionally is low.

MOTION: That the painting of the bathrooms following renovation is to be done by professionals.

Moved: Pam Crichton Seconded: Lyn Turner CARRIED

The Committee thanked Pam, West and John H for their work with obtaining the quotes, and Michele for organising the Skype conference call.

2. OTHER BUSINESS

For the foreseeable future, Committee meetings will be Skype conference calls. Michelle will follow up with individual Committee members who may require assistance with accessing Skype.

Meeting closed 1.05pm.
