

**MEDIA RELEASE**

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**29 March 2018**

## **Library Building Future**

At the March 2018 Ordinary Council Meeting Council elected to only undertake essential building maintenance for the library building and plan for the library to be a part of a community and cultural complex in the long term. In the Esperance Town Centre Revitalisation Master Plan, it was identified the library could be incorporated into the James Street Cultural Precinct.

The Esperance Public Library is structurally safe for all staff and community members and will continue to operate with no interruption to services while a long term solution is planned. The two major defects that will affect the library building are water proofing of the roof and the continuing rotation of the eastern external wall. If the major defects are not resolved, a replacement is expected to be required in approximately 10 years.

CEO Matthew Scott said, "It is safe for the building to remain open. Our priority is the safety of our staff and the public and the condition of the library building is constantly being monitored. Library services will not change as this is a vital service for our community.

**Ends**

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ENC: Esperance Public Library Building Condition Fact Sheet

# Esperance Public Library Building Condition



The Frank Collett Library Building (Esperance Public Library) comprises of three attached buildings that were constructed in 1969.

At the March 2018 Ordinary Council Meeting Council elected to only undertake essential building maintenance for the library building and plan for the library to be a part of a community and cultural complex in the long term. In the Esperance Town Centre Revitalisation Master Plan, it was identified the library could be incorporated into the James Street Cultural Precinct.

Currently no library services will be disrupted. The Esperance Public Library is structurally safe for all staff and community members.



## What Happens Now

Given the costs associated with the repair works totalling approximately \$1.46 Million over the next 10 years and the Esperance Town Centre Revitalisation Master Plan identifying the need for a Community and Cultural complex, which would incorporate a new library into the complex, Council have decided to leave the building as is. The building is structurally safe and continually inspected and monitored.

## History of the building

A report completed in 2004 identified there had been movement in the eastern wall of the library most likely due to the foundation condition. Since this time the Shire has continued to undertake mitigation works that has ensured the building continues to be a safe space for those who work or visit the library.

In 2008 steel columns and tie rods were installed in the library to help stop or slow down the rotation of the eastern wall and differential settlement.

In March 2016 KPMG undertook a Condition Assessment of the Esperance Public Library and found the building in general was in a fair structural condition. A few issues were identified that will affect the structural integrity of the main library building in the long term. At this time the water proofing of the roof and the continuing rotation of the eastern external wall were identified.

In May 2017 in an Ordinary Council Meeting Council resolved to note the current condition of the Esperance Library Building, request a report outlining the facility options for the Frank Collett Library and engage a Geotechnical engineer with experience in “underpinning” to assess the Esperance Library Building.



## Current Condition

The two major defects that will affect the library building are water proofing of the roof and the continuing rotation of the eastern external wall. If the major defects are not resolved, a replacement is expected to be required in approximately 10 years.

The most likely cause of the structural issues encountered is the presence of loose/uncompacted soils beneath the building, likely formed by coastal processes.

## Cost if it were fixed now

To repair the major defects would involve the following works and estimates on cost and time:

- Water proofing of its roof: Replacing the roof, ceiling, gutters, pipes and install soak wells, approximately \$475,000 with a 12 week closure required
- Continuing rotation of its eastern external wall: Underpinning the foundation, approximately \$554,000 with 14 weeks closure time required to grout inject around all footings and reinstate the access points