

SHIRE OF WANDERING

22 Watts Street, Wandering WA 6308
Ph: 08 9884 1056
www.wandering.wa.gov.au



Our Vision:

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.

WANDERING COMMUNITY CENTRE COMMITTEE MEETING

Agenda 11 January 2023

The next Wandering Community Centre Committee Meeting of the Shire of Wandering will be held on 11 January 2023 in the Council Chambers, 22 Watts Street, Wandering, commencing at 7pm.

ALAN HART
CHIEF EXECUTIVE OFFICER

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COMMUNITY CENTRE COMMITTEE AGENDA

1. DECLARATION OF OPENING BY DEPUTY CHAIR

We wish to acknowledge the traditional custodians of the land we are meeting on today. We acknowledge and respect their continuing culture and the contribution they make to the Shire of Wandering, and convey our respects to Elders past and present

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Present:

Brendan Whitely	Community Member (Deputy Chair)	Alan Hart	Chief Executive Officer
Max Watts	Shire Councillor	Lee Muller	Community Member
Sheryl Little	Shire Councillor	Darralyn Ebsary	Community Member

Apologies:

Nil

3. ELECTION OF CHAIR

3.1. ELECTION OF CHAIR

BACKGROUND

The Committee is required to elect the Chair due to the resignation of Cr Curtis from Council. The term of the positions is until the next ordinary election or the committee is dissolved by Council (whichever comes first).

COMMENT

The Deputy Chair will preside at the meeting until the position of chair is filled. Once a Committee Member has been elected and completed the declaration, the Committee Member is to assume the Chair.

STATUTORY IMPLICATIONS

Part 5, Division 2 of the Local Government Act deals with the Election of Presiding members and deputies

5.12. Presiding members and deputies, election of

- (1) The members of a committee are to elect a presiding member from amongst themselves in accordance with Schedule 2.3, Division 1 as if the references in that Schedule —
 - (a) to “office” were references to “office of presiding member”; and
 - (b) to “council” were references to “committee”; and
 - (c) to “councillors” were references to “committee members”.

- (2) The members of a committee may elect a deputy presiding member from amongst themselves but any such election is to be in accordance with Schedule 2.3, Division 2 as if the references in that Schedule —
 - (a) to “office” were references to “office of deputy presiding member”; and
 - (b) to “council” were references to “committee”; and
 - (c) to “councillors” were references to “committee members”; and
 - (d) to “mayor or president” were references to “presiding member”.

Nominations received from: (insert names) for the position of Chair.

The CEO declared (insert name) elected to the position of Chair.

3.2. WANDERING COMMUNITY CENTRE UPGRADE

Proponent	N/A
Owner	Shire of Wandering
Location/Address	Down Street, Wandering
Author of Report	11 January 2023
Date of Meeting	11 January 2023
Previous Reports	N/A
Disclosure of any Interest	
File Reference	11.111.11101- Wandering Community Centre
Attachments	Wandering Community Centre-Floor Plan Quantity Surveyor Costings for refurbishment Elevations of Proposed Works

BRIEF SUMMARY

To consider and recommend to Council the path forward for the upgrade of the Wandering Community Centre.

BACKGROUND

The Wandering Community Centre is the community hub for the Wandering community and has been identified as a building that needs to be upgraded to ensure that community expectations of a modern facility are addressed and the building is fit for purpose going into the future.

A working group of various Community Members has been working with Council Representatives and an Architect to develop a design that meets the above objectives and it is now time to progress this further to the next stage.

STATUTORY/LEGAL IMPLICATIONS

Not applicable

POLICY IMPLICATIONS

Not applicable

FINANCIAL IMPLICATIONS

The full financial implications of the upgrade of the Wandering Community Centre are not known at this stage of the process.

STRATEGIC IMPLICATIONS

PROVIDE STRONG LEADERSHIP

Our Goals	Our Strategies
A well informed Community	Foster Opportunities for connectivity between Council and the Community
We plan for the future and are strategically focused	Ensure accountable, ethical and best practice governance

CONSULTATION/COMMUNICATION

Shire of Wandering Elected Members

Community Groups that use the Wandering Community Centre

Shire of Wandering Community

COMMENT

The working group that have been involved in this project to-date have been working with Harris Design to develop a concept plan of the refurbishment of the Wandering Community Centre that will service the needs of the users of the facility and the wider community going into the future. Key aspects of the upgrade include:

1. Extension of the existing kitchen and construction of a new store-room
2. Refurbishment of the existing toilets to incorporate universal access toilets
3. Construction of a new verandah overlooking the oval
4. Construction of new sports amenities and dedicated storage for community/sporting groups
5. Installation of a universal access ramp from the Community Centre to the Oval.

The Shire has now received the quantity surveyor costings for the project and the 3D images of the proposed works.

The estimated cost of the project is \$1,173,726 as outlined in the attached Quantity Surveyor Reports. These costs have been escalated to February 2023.

At this stage, funding options are still to be worked through. The Shire has confirmed funding of \$325,380 for this project with actual expenditure to the 31st December of \$2,475.

Now that we have the costings, imagery and plans, it is appropriate that we seek community input on the upgrade and further investigate funding opportunities.

With the community consultation phase, it is recommended that we commence this immediately as there is an opportunity to seek community input at the Australia Day Breakfast which will be held at the Wandering Community Centre on the 26th January 2023.

It is proposed that a display board be setup at the at the Wandering CRC from Monday 16th January which will give members of the community an opportunity to view the plans and provide feedback and on Australia Day, the display board be setup at the Wandering Community Centre with the plans and imagery for viewing with copies available to take away with feedback forms. In addition, we will use our website and social media feeds to also seek community input on the project. The committee will need to discuss if a community meeting is needed to discuss the proposed works.

The regular users of the Community Centre will be written to individually seeking their input and support for the project (This will be required to attach to any grant application).

Whilst this is going on, a quote has been requested from Kim Harris to prepare the detailed plans ready to go out to tender for the works, so when additional funding is finalised, we are in a position to go to tender.

As the project is approximately \$845,000 unfunded, further funding sources will need to be obtained to undertake the project. Whilst borrowings are one of the options available, a loan of this type would be significant and would put pressure on the existing rate-base which is already under pressure due to rising costs.

It is recommended that the shire continue to investigate the possibility of other external funding sources, eg Department of Sport and Recreation and Lotterywest and prepare funding applications.

Any decision of the Committee is a recommendation to Council as the Committee does not have any delegated powers to make decisions.

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATION:

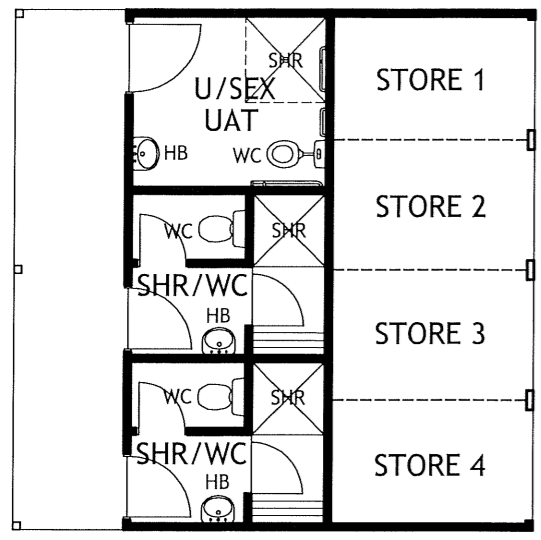
That the Committee recommend to Council:

1. To commence community consultation to seek community feedback about the Wandering Community Centre upgrade. Community Consultation will run for 4 weeks from the 16th January 2023,
2. To prepare a display board with the plans and other information to be at the Wandering Community Recourse Centre from the 16th January 2023 and also Wandering Community Centre on the 26th January 2023 (Australia Day),
3. To write to the regular users of the Wandering Community Centre seeking their feedback and support for the upgrade,
4. To engage Harris Design to undertake detailed plans in preparation of going out to tender for the works,
5. To investigate other external funding opportunities and report back to the committee on the outcome.

Moved: _____ Seconded: _____

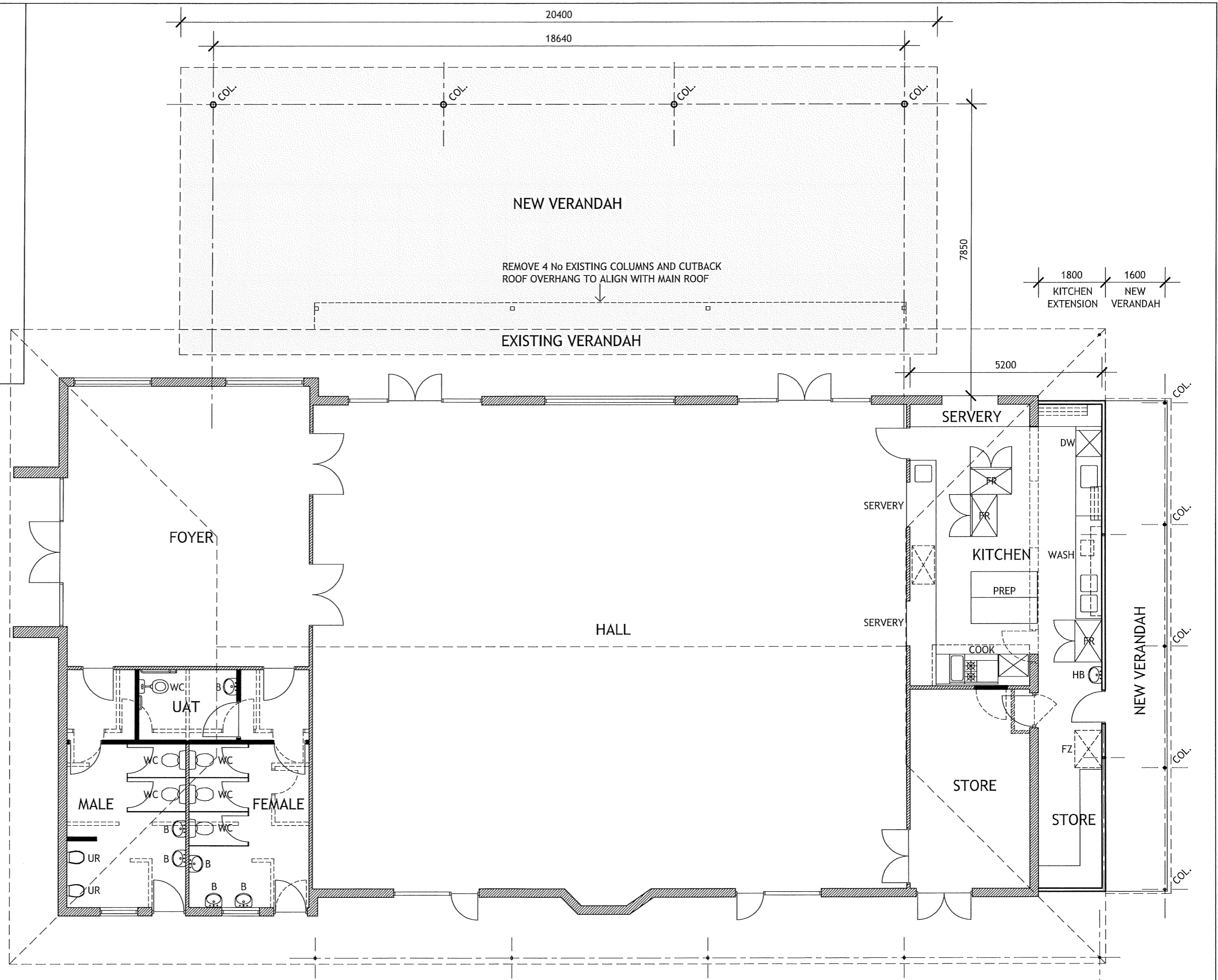
Carried:

4. CLOSURE OF MEETING

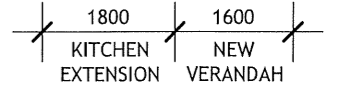


SPORTS AMENITIES

SCALE 1:100



REMOVE 4 No EXISTING COLUMNS AND CUTBACK ROOF OVERHANG TO ALIGN WITH MAIN ROOF



FLOOR PLAN

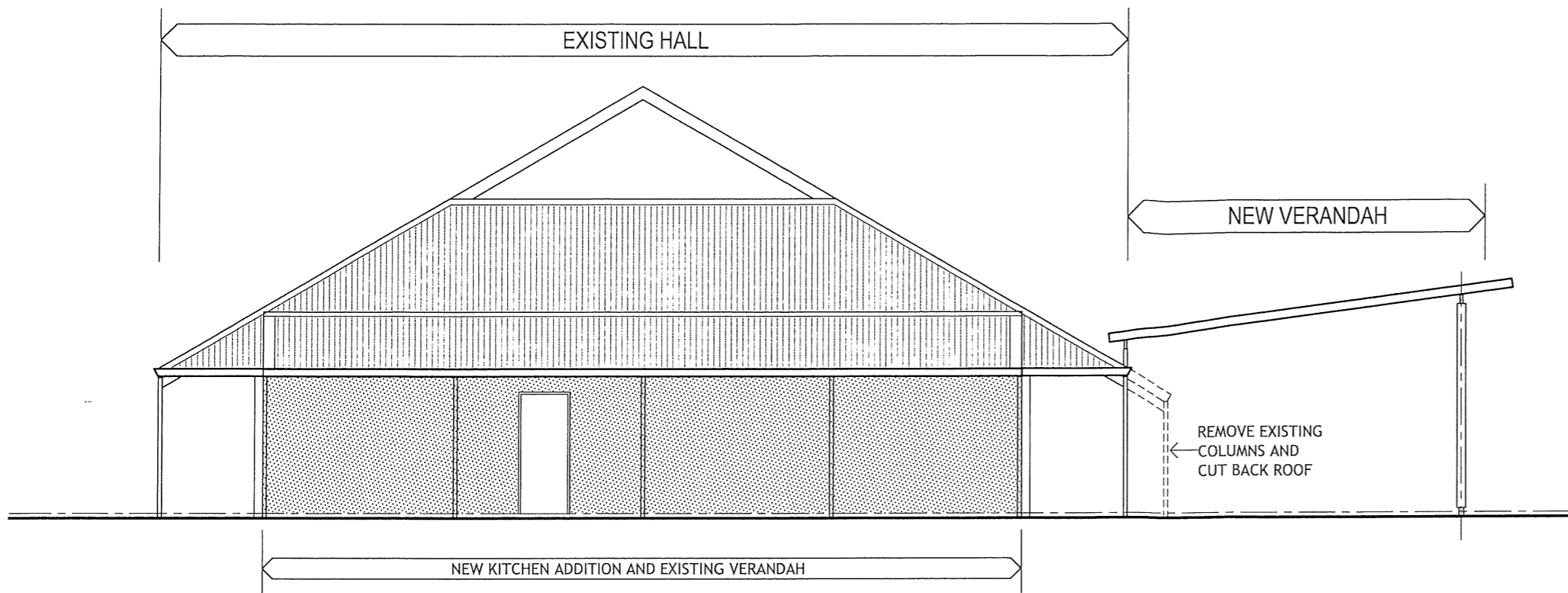
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WANDERING COMMUNITY CENTRE
DOWN STREET, WANDERING

HARRIS design

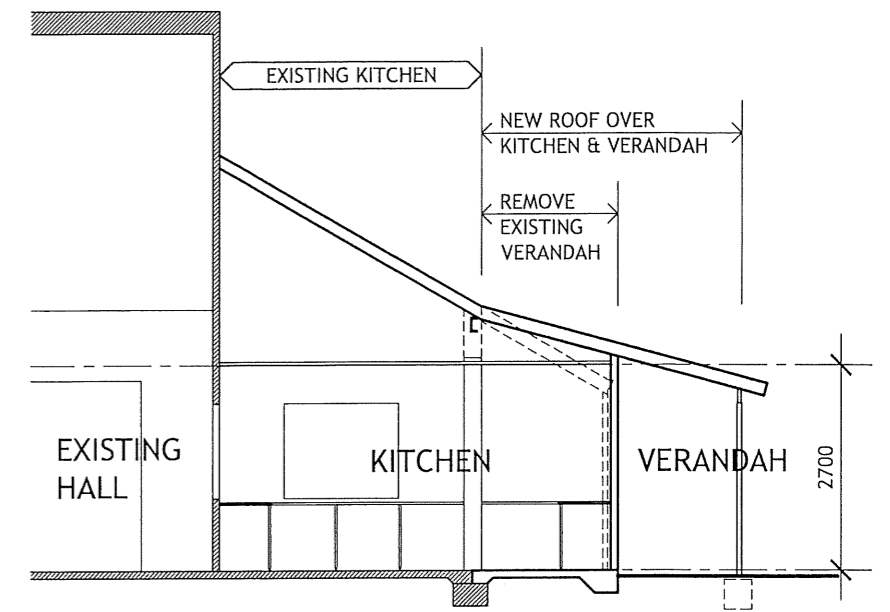
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CAD WANDERING CC.DWG

DRAWING **Sk1**
REV A



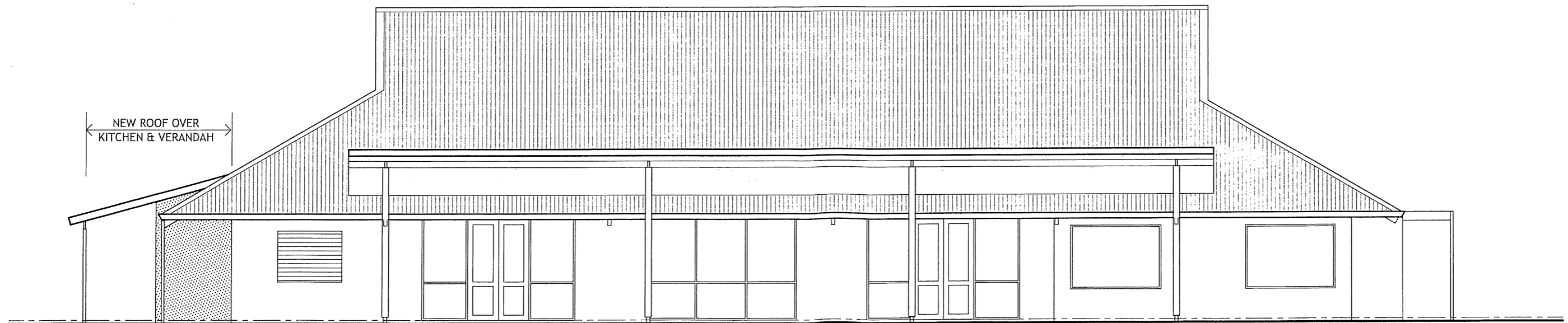
SOUTH ELEVATION

SCALE 1:100



SECTION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

WANDERING COMMUNITY CENTRE
DOWN STREET, WANDERING

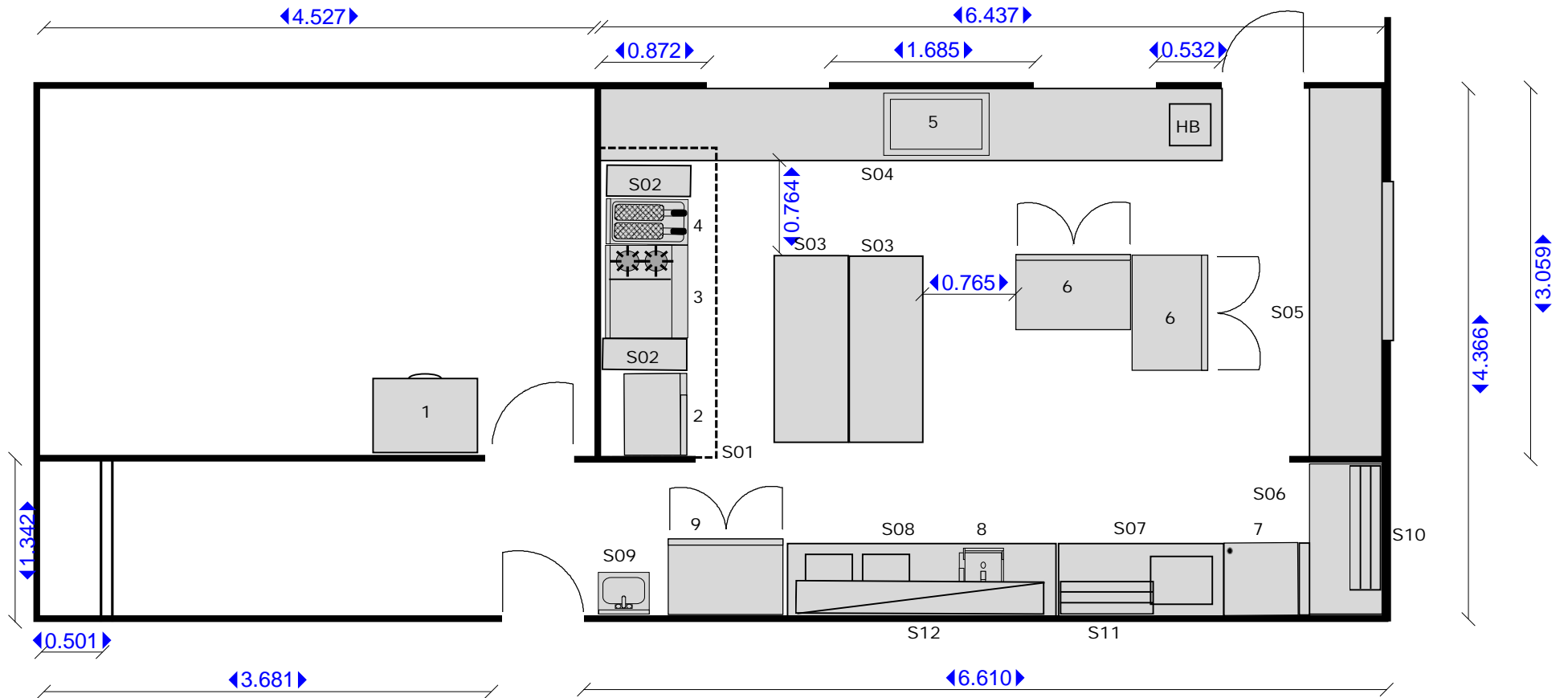
HARRIS  design

DATE 01-06-22
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CAD WANDERING CC.DWG

DRAWING
Sk2
REV A

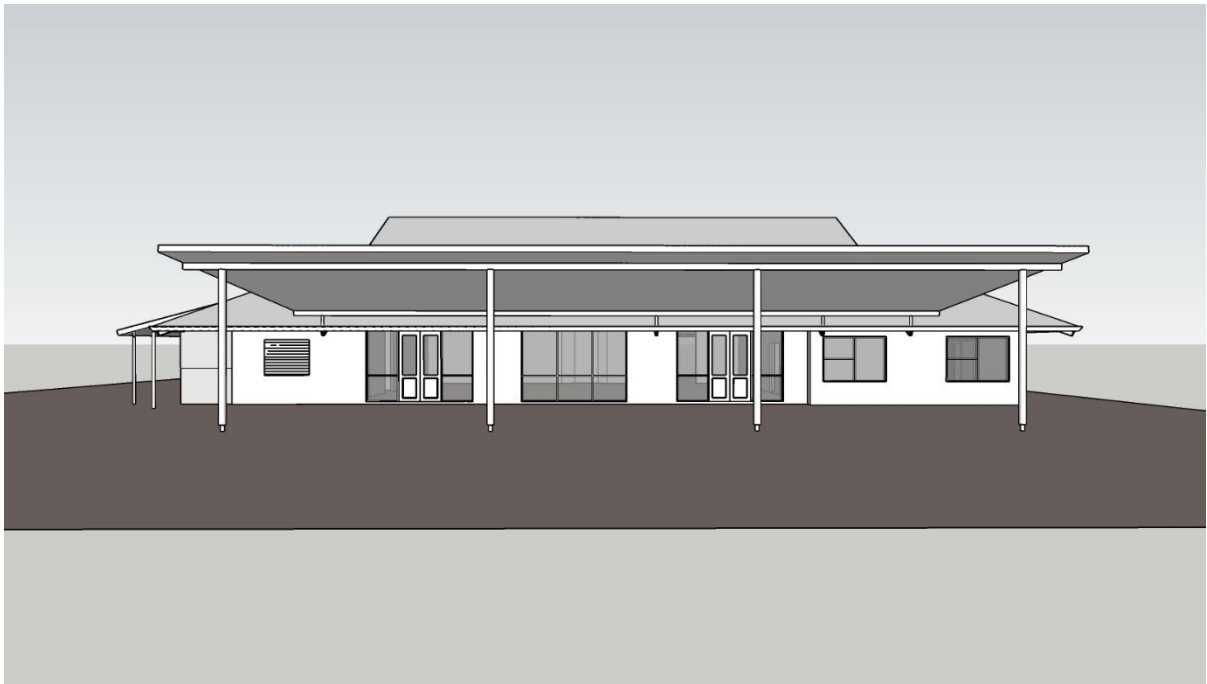
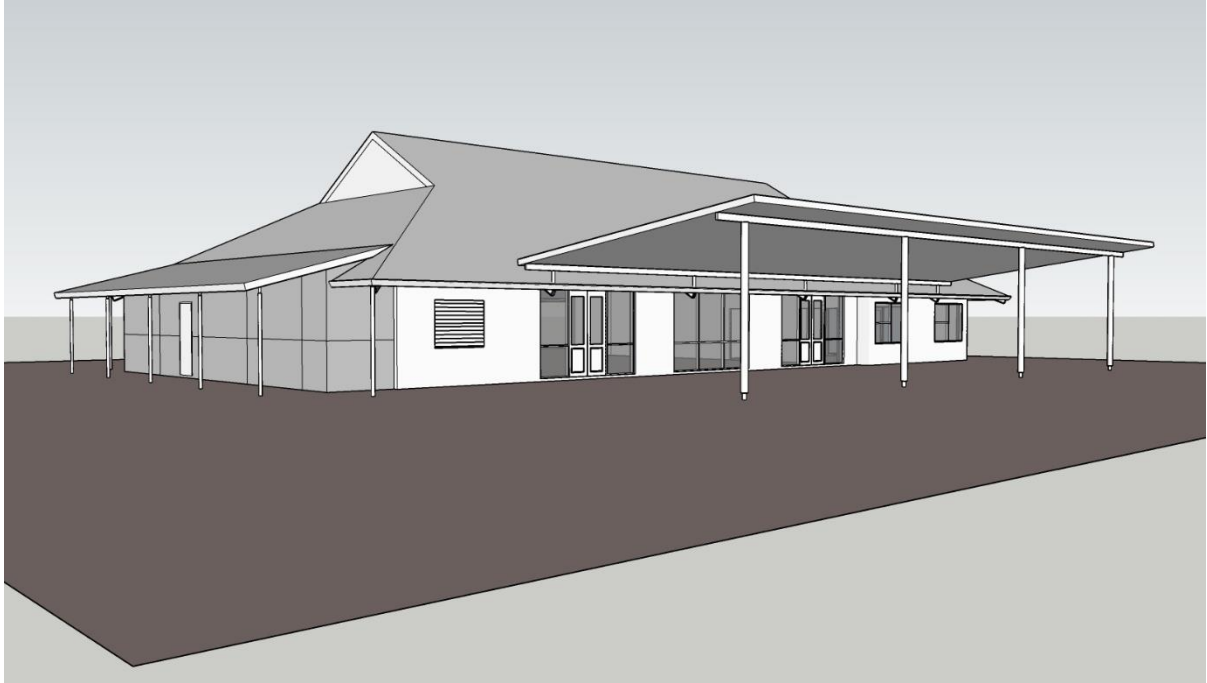
Wandering Community Centre

Proposed servery kitchen layout
2.5.22



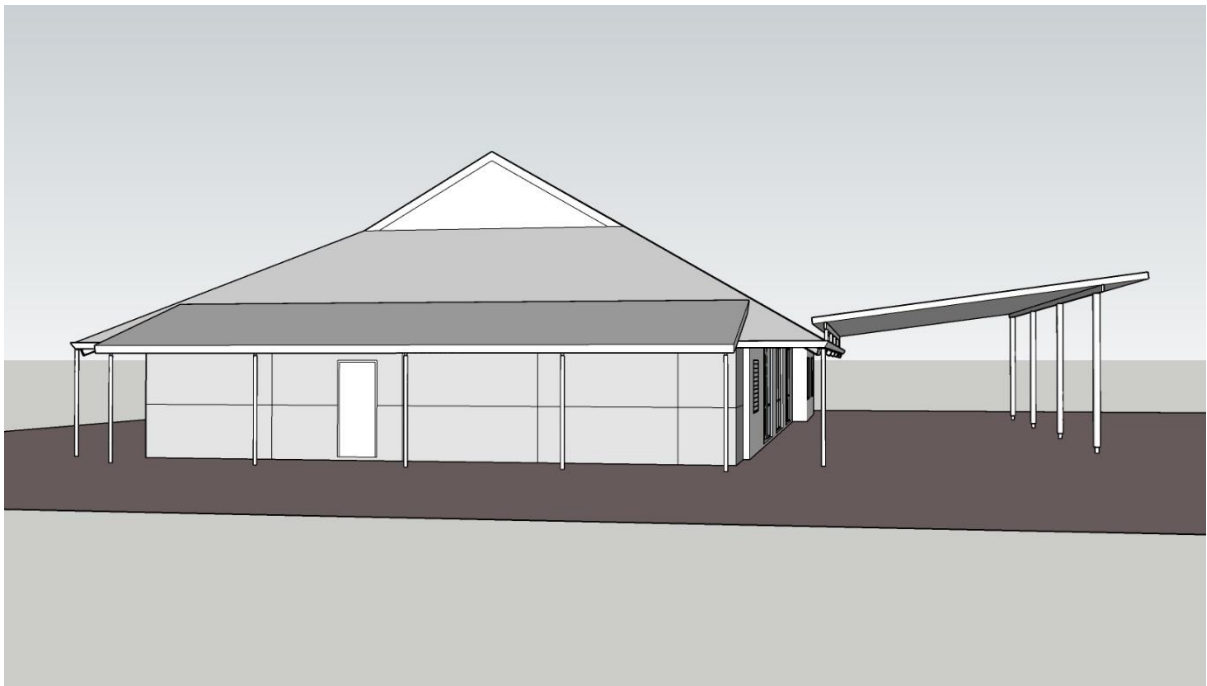
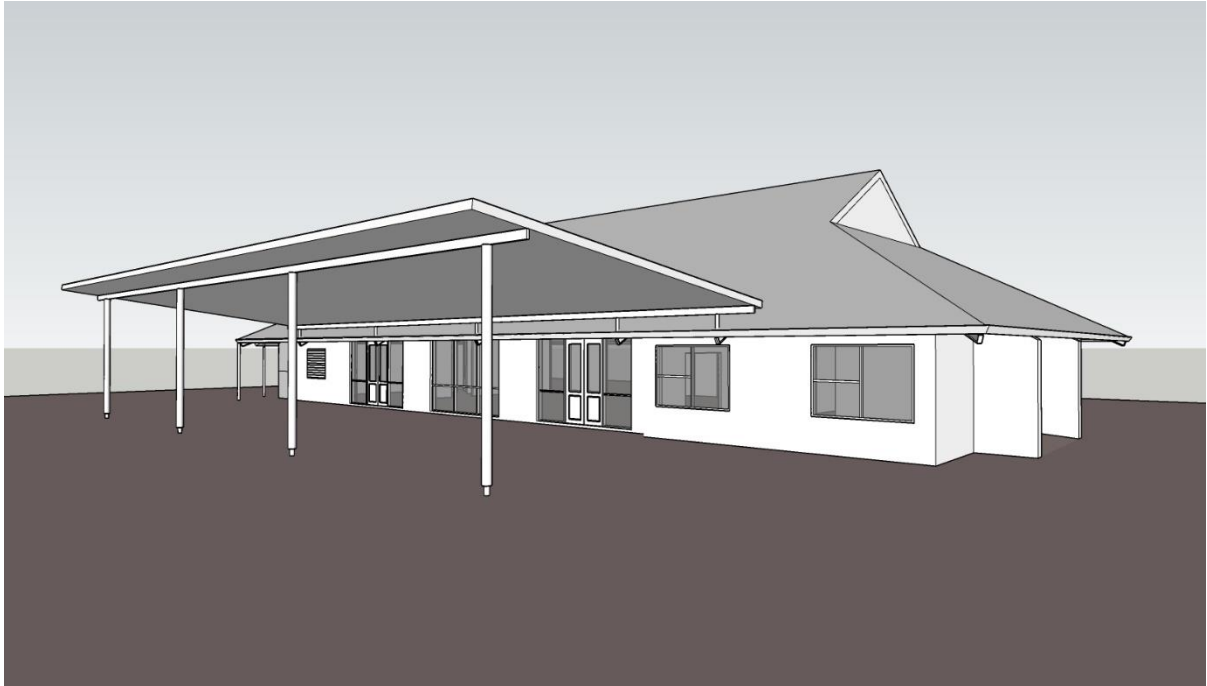


Shire of Wandering
Wandering Community Centre -Proposed Upgrade
Concept drawings



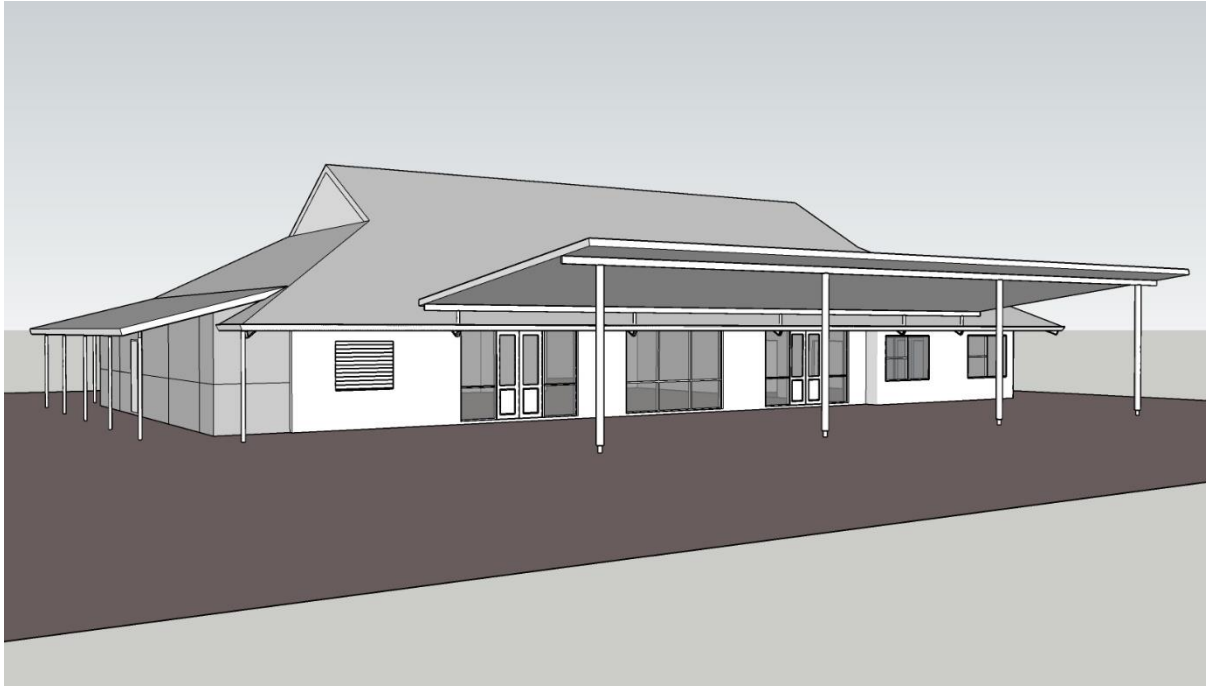


Shire of Wandering
Wandering Community Centre -Proposed Upgrade
Concept drawings





Shire of Wandering
Wandering Community Centre -Proposed Upgrade
Concept drawings



Wandering Community Centre
Alterations and Additions
OPINION OF PROBABLE COST

13 December 2022

Item	Description	Qty	Unit	Rate	Total
<u>EXECUTIVE SUMMARY</u>					
1	Alterations and Additions to Wandering Community Centre	49	m2	7,499.10	367,456
	<u>Subtotal</u>				<u>367,456</u>
2	Preliminaries Allowance	12.5	%		46,000
	<u>Subtotal</u>				<u>413,456</u>
3	Design Contingency Allowance	10	%		41,400
	<u>Subtotal</u>				<u>454,856</u>
4	Locality Allowance	15	%		68,300
	<u>Subtotal</u>				<u>523,156</u>
5	Construction Contingency Allowance	5	%		26,200
	<u>Subtotal</u>				<u>549,356</u>
6	Escalation to February 2023	1.6	%		8,700
	<u>ESTIMATED CONSTRUCTION COST (Excl GST)</u>				<u>558,056</u>
<u>NOTES & EXCLUSIONS</u>					
7	This Opinion of Probable Cost is not a cost control document and should not be used for construction contract or ordering purposes				
8	The rates used in this OPC are based on the works being procured via a conventional, competitive tendering process				
9	We have not received any advice from the Services Consultants and it is advisable that further costings be obtained to establish the limit of cost on the nature of this project.				
	<u>This OPC has been based on the following documentation:</u>				
10	Harris Design drawings dated 8 November 2022				
	<ul style="list-style-type: none"> - SK1 Rev A - Proposed Floor Plan - SK2 Rev A - Elevations - Existing Floor Plan - Arcus proposal for kitchen equipment dated 13 May 2022 				
11	Allowance made to replace existing vinyl flooring with tiling				
12	Allowance made to paint existing ceilings				
13	Allowances made for minor changes to electrical and mechanical services to existing areas				
	<u>The following have been specifically excluded from this OPC for which separate provision should be made as required</u>				
14	- Land Costs, stamp duty and the like				
15	- Planning approval fees				
16	- Works outside the site boundaries				
17	- Loose furniture and equipment				
18	- Equipment not scheduled in Arcus quote				
19	- Removal of loose furniture and fitments				

Item	Description	Qty	Unit	Rate	Total
20	- Removal of sunshade				
21	- Amenities refurbishment				
22	- Upgrade of sub mains				
23	- Fire services				
24	- Power and water headworks charges and service fees				
25	- Rates & Taxes				
26	- Finance costs				
27	- Removal of hazardous materials				
28	- Goods & Services Tax				
29	- Professional fees				
30	- Cost Escalation beyond February 2023				
	<u>Risk and Security</u>				
31	We note the following potential risks due to Covid 19				
32	- Any restrictions, conditions or requirements imposed by any authority				
33	- The cessation or delay in the procurement of any goods or materials coming from overseas, interstate or locally if transport and logistics are impacted				
34	- Closure of all or part of the site due to infection or exposure (or a reasonable suspicion of infection or exposure) to site staff, subcontractors, suppliers and visitors, or from a requirement or directive from an Authority requiring closure of all or part of the site, or the cessation of all or part of the works under construction				
35	- The unavailability or diminished availability of site staff, subcontractors and suppliers due to infection or exposure to the virus				
36	- Escalation in prices of materials, transport or labour due to any of the above outcomes.				

Item	Description	Qty	Unit	Rate	Total
1	Alterations and Additions to Wandering Community Centre				
	<u>SUMMARY</u>				
1.1	Alterations and Demolitions			569.69	27,915
1.2	Substructure			189.80	9,300
1.3	Columns			102.86	5,040
1.4	Roof			2,115.10	103,640
1.5	External Walls			548.57	26,880
1.6	External Doors			40.82	2,000
1.7	Wall Finishes			258.78	12,680
1.8	Floor Finishes			162.86	7,980
1.9	Ceiling Finishes			78.98	3,870
1.10	Fitments			326.53	16,000
1.11	Special Equipment			2,040.82	100,000
1.12	Hydraulic Services			513.27	25,150
1.13	Electrical Services			265.31	13,000
1.14	Mechanical Services			285.71	14,000
	<u>ESTIMATED TOTAL COST</u>				<u>367,455</u>
1.15	FECA	49	m2	7,499.09	

Item	Description	Qty	Unit	Rate	Total
1	Alterations and Additions to Wandering Community Centre				
1.1	Alterations and Demolitions				
	<u>Walls</u>				
1.1.1	Demolish and remove external cavity masonry walls	21	m2	85.00	1,785
1.1.2	Brick up existing door opening	2	m2	300.00	600
1.1.3	Remove splashback wall tiling	5	m2	35.00	175
1.1.4	Remove window	1	No	300.00	300
	<u>Roof</u>				
1.1.5	Remove verandah roof for kitchen extension	27	m2	150.00	4,050
1.1.6	Cut back and remove roof overhang for new verandah	12	m2	150.00	1,800
1.1.7	Remove steel columns	10	m	350.00	3,500
1.1.8	Remove 100 dia rainwater pipes	5	m	200.00	1,000
	<u>Ceilings</u>				
1.1.9	Paint existing ceilings	25	m2	35.00	875
	<u>Floors</u>				
1.1.10	Remove brick paving	24	m2	45.00	1,080
1.1.11	Remove existing vinyl flooring and prepare for new	26	m2	25.00	650
	<u>Doors</u>				
1.1.12	Take out and remove existing single door	2	No	150.00	300
1.1.13	Take out and rehang existing single door	1	No	100.00	100
	<u>Fitments</u>				
1.1.14	Take out and remove existing kitchen benches	19	m	300.00	5,700
	<u>Sundries</u>				
1.1.15	Allowance for the removal and modification of existing electrical light fittings in existing ceilings		Item		1,000
1.1.16	Sundry demolition		Item		5,000
	<u>To Summary</u>				27,915
1.2	Substructure				
1.2.1	Concrete ground slab	26	m2	150.00	3,900
1.2.2	Pad and strip footings	9	m3	600.00	5,400
	<u>To Summary</u>				9,300
1.3	Columns				
1.3.1	Steel columns including treatment and paint finish	0.36	t	14,000.00	5,040
	<u>To Summary</u>				5,040
1.4	Roof				
1.4.1	New verandah roof to kitchen extension including steel structure, colorbond sheeting, flashings, cappings, rainwater goods etc	51	m2	405.00	20,655
1.4.2	Bondor panel verandah including steel framing	158	m2	485.00	76,630
1.4.3	Eaves gutter and flashing where existing roof cut back	17	m	250.00	4,250
1.4.4	Flashing at junction of existing roof and new verandah roof	14	m	150.00	2,100

Item	Description	Qty	Unit	Rate	Total
1	Alterations and Additions to Wandering Community Centre				<i>(Continued)</i>
1.4	Roof				<i>(Continued)</i>
	To Summary				103,635
1.5	External Walls				
1.5.1	External wall with 92 studwork, insulation, plasterboard and paint internally and Scyon CFC cladding and paint externally	48	m2	560.00	26,880
	To Summary				26,880
1.6	External Doors				
1.6.1	External solid core door	1	No	2,000	2,000
	To Summary				2,000
1.7	Wall Finishes				
1.7.1	Full height wall tiling to kitchen	68	m2	175.00	11,900
1.7.2	Painting to new store walls	31	m2	25.00	775
	To Summary				12,675
1.8	Floor Finishes				
1.8.1	Floor tiling	41	m2	175.00	7,175
1.8.2	Vinyl flooring to store	8	m2	100.00	800
	To Summary				7,975
1.9	Ceiling Finishes				
1.9.1	Plasterboard ceilings including paint	24	m2	130.00	3,120
1.9.2	Allowance for edge treatments	30	m	25.00	750
	To Summary				3,870
1.10	Fitments				
1.10.1	Allowance for sundry fitments (soap dispensers, hand dryers, pin up boards, shelving, fire extinguishers, fire blankets etc)		Item		16,000
	To Summary				16,000
1.11	Special Equipment				
1.11.1	Kitchen equipment - Arcus quote dated 13 May 2022		Item		85,000
1.11.2	Connection and commissioning of kitchen equipment		Item		15,000
	To Summary				100,000
1.12	Hydraulic Services				
1.12.1	Basin including tapware, water supply, plumbing etc	1	No	5,150.00	5,150
1.12.2	Kitchen sink including tapware, water supply, plumbing etc	4	No	5,000.00	20,000
	To Summary				25,150
1.13	Electrical Services				
1.13.1	Allowance for minor electrical services modification to existing kitchen		Item		4,000
1.13.2	New electrical services to extension		Item		9,000
	To Summary				13,000

OPINION OF PROBABLE COST

PROJECT: Wandering Community Centre

OPC December 2022

Item	Description	Qty	Unit	Rate	Total
1	Alterations and Additions to Wandering Community Centre				<i>(Continued)</i>
1.14	<u>Mechancial Services</u>				
1.14.1	Allowance for minor mechanical services modification to existing kitchen		Item		3,000
1.14.2	Allowance for new mechanical services to extension		Item		11,000
	<u>To Summary</u>				<u>14,000</u>

Wandering Community Centre

Amenities Refurbishment and New Sports Amenities Block

OPINION OF PROBABLE COST

14 December 2022

OPINION OF PROBABLE COST

PROJECT: Wandering Community Centre

OPC December 2022 - Amenities

Item	Description	Qty	Unit	Rate	Total
<u>EXECUTIVE SUMMARY</u>					
1	Alterations and Additions to Wandering Community Centre				
2	Amenities Refurbishment	42	m2	4,123.33	173,180
3	New Sports Amenities	37	m2	6,278.11	232,290
	<u>Subtotal</u>				<u>405,470</u>
4	Preliminaries Allowance	12.5	%		50,700
	<u>Subtotal</u>				<u>456,170</u>
5	Design Contingency Allowance	10	%		45,700
	<u>Subtotal</u>				<u>501,870</u>
6	Locality Allowance	15	%		75,300
	<u>Subtotal</u>				<u>577,170</u>
7	Construction Contingency Allowance	5	%		28,900
	<u>Subtotal</u>				<u>606,070</u>
8	Escalation to February 2023	1.6	%		9,600
	<u>ESTIMATED CONSTRUCTION COST (Excl GST)</u>				<u>615,670</u>
<u>NOTES & EXCLUSIONS</u>					
9	This Opinion of Probable Cost is not a cost control document and should not be used for construction contract or ordering purposes				
10	The rates used in this OPC are based on the works being procured via a conventional, competitive tendering process				
11	We have not received any advice from the Services Consultants and it is advisable that further costings be obtained to establish the limit of cost on the nature of this project.				
	<u>This OPC has been based on the following documentation:</u>				
12	Harris Design drawings dated 8 November 2022				
	<ul style="list-style-type: none"> - SK1 Rev A - Proposed Floor Plan - SK2 Rev A - Elevations - Existing Floor Plan - Arcus proposal for kitchen equipment dated 13 May 2022 				
13	Allowance made to replace existing vinyl flooring with tiling				
14	Allowance made to paint existing ceilings				
15	Allowances made for minor changes to electrical and mechanical services to existing areas				
	<u>The following have been specifically excluded from this OPC for which separate provision should be made as required</u>				
16	- Land Costs, stamp duty and the like				
17	- Planning approval fees				
18	- Works outside the site boundaries				
19	- Loose furniture and equipment				
20	- Equipment not scheduled in Arcus quote				

OPINION OF PROBABLE COST

PROJECT: Wandering Community Centre

OPC December 2022 - Amenities

Item	Description	Qty	Unit	Rate	Total
21	- Removal of loose furniture and fitments				
22	- Removal of sunshade				
23	- Amenities refurbishment				
24	- Upgrade of sub mains				
25	- Fire services				
26	- Power and water headworks charges and service fees				
27	- Rates & Taxes				
28	- Finance costs				
29	- Removal of hazardous materials				
30	- Goods & Services Tax				
31	- Professional fees				
32	- Cost Escalation beyond February 2023				
	<u>Risk and Security</u>				
33	We note the following potential risks due to Covid 19				
34	- Any restrictions, conditions or requirements imposed by any authority				
35	- The cessation or delay in the procurement of any goods or materials coming from overseas, interstate or locally if transport and logistics are impacted				
36	- Closure of all or part of the site due to infection or exposure (or a reasonable suspicion of infection or exposure) to site staff, subcontractors, suppliers and visitors, or from a requirement or directive from an Authority requiring closure of all or part of the site, or the cessation of all or part of the works under construction				
37	- The unavailability or diminished availability of site staff, subcontractors and suppliers due to infection or exposure to the virus				
38	- Escalation in prices of materials, transport or labour due to any of the above outcomes.				

Item	Description	Qty	Unit	Rate	Total
1	Amenities Refurbishment				
	<u>SUMMARY</u>				
1.1	Alterations and Demolitions			454.29	19,080
1.2	External Doors			95.24	4,000
1.3	Internal Walls			167.14	7,020
1.4	Internal Screens and Borrowed Lights			161.90	6,800
1.5	Internal Doors			176.19	7,400
1.6	Wall Finishes			350.00	14,700
1.7	Floor Finishes			175.00	7,350
1.8	Ceiling Finishes			179.29	7,530
1.9	Fitments			142.86	6,000
1.10	Hydraulic Services			1,983.33	83,300
1.11	Electrical Services			166.67	7,000
1.12	Mechancial Services			71.43	3,000
	<u>ESTIMATED TOTAL COST</u>				<u>173,180</u>
1.13	FECA	42	m2	4,123.33	

Item	Description	Qty	Unit	Rate	Total
2	New Sports Amenities				
	<u>SUMMARY</u>				
2.1	Substructure			300.00	11,100
2.2	Columns			412.43	15,260
2.3	Roof			743.78	27,520
2.4	External Walls			847.57	31,360
2.5	External Doors			425.68	15,750
2.6	Internal Walls			659.19	24,390
2.7	Internal Doors			194.59	7,200
2.8	Wall Finishes			302.70	11,200
2.9	Floor Finishes			110.81	4,100
2.10	Ceiling Finishes			100.81	3,730
2.11	Fitments			209.46	7,750
2.12	Hydraulic Services			1,317.57	48,750
2.13	Electrical Services			324.32	12,000
2.14	Mechanical Services			162.16	6,000
2.15	Site Clearance			58.92	2,180
2.16	Footpaths and Paved Areas			108.11	4,000
	<u>ESTIMATED TOTAL COST</u>				<u>232,290</u>
2.17	FECA	37	m2	6,278.11	

Item	Description	Qty	Unit	Rate	Total
1	Amenities Refurbishment				
1.1	Alterations and Demolitions				
	Walls				
1.1.1	Demolish and remove internal single skin masonry walls	67	m2	65.00	4,355
1.1.2	Remove wall tiling	63	m2	35.00	2,205
	Ceilings				
1.1.3	Take down and remove existing ceilings	42	m2	30.00	1,260
	Floors				
1.1.4	Break out 100 thick concrete upstand and make good	2	m2	65.00	130
1.1.5	Remove existing floor tiling and prepare for new	42	m2	40.00	1,680
1.1.6	Build up 50 thick concrete slab to existing setdowns	4	m2	100.00	400
	Doors				
1.1.7	Take out and remove existing single door	6	No	150.00	900
	Fitments				
1.1.8	Remove sanitary fixtures and cap off services	10	No	300.00	3,000
1.1.9	Remove existing shower seats	2	No	75.00	150
	Sundries				
1.1.10	Sundry demolition		Item		5,000
	To Summary				19,080
1.2	External Doors				
1.2.1	External solid core door	2	No	2,000	4,000
	To Summary				4,000
1.3	Internal Walls				
1.3.1	Single brick internal wall with render and paint to both sides	26	m2	270	7,020
	To Summary				7,020
1.4	Internal Screens and Borrowed Lights				
1.4.1	Toilet Partitions	17	m2	400	6,800
	To Summary				6,800
1.5	Internal Doors				
1.5.1	Internal solid core door	3	No	1,800	5,400
1.5.2	Toilet partition doors	5	No	400.00	2,000
	To Summary				5,400
1.6	Wall Finishes				
1.6.1	Wall tiling to 1800 high	84	m2	175.00	14,700
	To Summary				14,700
1.7	Floor Finishes				
1.7.1	Floor tiling	42	m2	175.00	7,350
	To Summary				7,350

Item	Description	Qty	Unit	Rate	Total
1	Amenities Refurbishment				<i>(Continued)</i>
1.8	Ceiling Finishes				
1.8.1	Moisture resistant plasterboard ceilings including paint	41	m2	150.00	6,150
1.8.2	Allowance for edge treatments	55	m	25.00	1,375
	To Summary				7,525
1.9	Fitments				
1.9.1	Allowance for sundry fitments (soap dispensers, hand dryers, mirrors)		Item		6,000
	To Summary				6,000
1.10	Hydraulic Services				
1.10.1	Basin including tapware, water supply, plumbing etc	6	No	5,150.00	30,900
1.10.2	WC including water supply, plumbing etc	6	No	6,650.00	39,900
1.10.3	Urinal including water supply, plumbing etc	2	No	6,250.00	12,500
	To Summary				83,300
1.11	Electrical Services				
1.11.1	Allowance for minor electrical services modification to existing amenities		Item		7,000
	To Summary				7,000
1.12	Mechancial Services				
1.12.1	Allowance for minor mechanical services modification to existing amenities		Item		3,000
	To Summary				3,000

OPINION OF PROBABLE COST
PROJECT: Wandering Community Centre
OPC December 2022 - Amenities

Item	Description	Qty	Unit	Rate	Total
2	New Sports Amenities				
<u>2.1</u>	<u>Substructure</u>				
2.1.1	Concrete ground slab	38	m2	150.00	5,700
2.1.2	Pad and strip footings	9	m3	600.00	5,400
	To Summary				11,100
<u>2.2</u>	<u>Columns</u>				
2.2.1	Steel columns including treatment and paint finish	1.09	t	14,000.00	15,260
	To Summary				15,260
<u>2.3</u>	<u>Roof</u>				
2.3.1	New roof including steel structure, colorbond sheeting, insulation, flashings, cappings, rainwater goods etc	64	m2	430.00	27,520
	To Summary				27,520
<u>2.4</u>	<u>External Walls</u>				
2.4.1	External wall with 92 studwork, insulation, plasterboard and paint internally and Scyon CFC cladding and paint externally	56	m2	560.00	31,360
	To Summary				31,360
<u>2.5</u>	<u>External Doors</u>				
2.5.1	External solid core door	3	No	2,000.00	6,000
2.5.2	Roller doors	13	m2	750.00	9,750
	To Summary				15,750
<u>2.6</u>	<u>Internal Walls</u>				
2.6.1	Single brick internal wall with render and paint to both sides	52	m2	270.00	14,040
2.6.2	Link mesh screen between stores	23	m2	450.00	10,350
	To Summary				14,040
<u>2.7</u>	<u>Internal Doors</u>				
2.7.1	Internal solid core door	4	No	1,800.00	7,200
	To Summary				7,200
<u>2.8</u>	<u>Wall Finishes</u>				
2.8.1	Wall tiling to 1800 high	64	m2	175.00	11,200
	To Summary				11,200
<u>2.9</u>	<u>Floor Finishes</u>				
2.9.1	Floor tiling	18	m2	175.00	3,150
2.9.2	Sealed concrete finish to store	19	m2	50.00	950
	To Summary				4,100
<u>2.10</u>	<u>Ceiling Finishes</u>				
2.10.1	Moisture resistant plasterboard ceilings including paint	18	m2	150.00	2,700
2.10.2	Allowance for edge treatments	41	m	25.00	1,025
	To Summary				3,725
<u>2.11</u>	<u>Fitments</u>				
2.11.1	Grab rails	3	No	500.00	1,500

OPINION OF PROBABLE COST

PROJECT: Wandering Community Centre

OPC December 2022 - Amenities

Item	Description	Qty	Unit	Rate	Total
2	New Sports Amenities				<i>(Continued)</i>
2.11	Fitments				<i>(Continued)</i>
2.11.2	Shower rail and curtain	1	No	450.00	450
2.11.3	Shower seats	2	m	400.00	800
2.11.4	Allowance for sundry fitments (soap dispensers, hand dryers, mirrors)		Item		5,000
	To Summary				7,750
2.12	Hydraulic Services				
2.12.1	Basin including tapware, water supply, plumbing etc	3	No	5,150.00	15,450
2.12.2	WC including water supply, plumbing etc	3	No	6,650.00	19,950
2.12.3	Shower including tapware, water supply, plumbing etc	3	No	4,450.00	13,350
	To Summary				48,750
2.13	Electrical Services				
2.13.1	New electrical services		Item		12,000
	To Summary				12,000
2.14	Mechanical Services				
2.14.1	Allowance for new mechanical services		Item		6,000
	To Summary				6,000
2.15	Site Clearance				
2.15.1	Clear site, excavate and compact to required building levels	87	m2	25.00	2,175
	To Summary				2,175
2.16	Footpaths and Paved Areas				
2.16.1	Brick paving	47	m2	85.00	3,995
	To Summary				3,995



COMMERCIAL
REFRIGERATION
COMMERCIAL
KITCHENS

| CUSTOM DESIGN | MANUFACTURE | INSTALLATION | SERVICE |

QUOTE No. **Q39204**

13 May 2022

Kim Harris
MBL: 0417 935 414
Email: kimharris@inet.net.au

Hi Kim,

As requested, following is our proposal on the recommended equipment for your upcoming project for your review.

We are pleased to provide the following proposal;

Item No	QTY	Description	Make	Model	Line Price
Equipment					
EQ01	1	300 litre chest freezer with stainless steel top	Bromic	CFO300FTSS	\$1,473
EQ02	1	Electric 4 x 1/1 GN tray convection oven on stand	Turbofan	E31D4 SK2731N	\$6,179
EQ03	1	Gas 2 burner+600mm griddle over static oven range	Cobra	CR9B	\$4,539
EQ04	1	Gas 2 basket deep fryer	Cobra	CF2	\$2,617
EQ05	1	3 module hot food display with straight glass	Roband	E23	\$1,690
EQ06	2	2 x glass door upright display fridge - bottom mounted motor	Skope	BME1200N-A	\$8,436
EQ07	1	Pass through dishwasher	Washtech	XP	\$5,281
EQ08	1	6 slice contact toaster	Roband	GSA610S	\$917
EQ09	1	2 x glass door upright fridge	Skope	TCE1000	\$2,685
Stainless steel					
SS01	1	Custom stainless steel exhaust canopy cw filters, internal LED filters, duct and fan Dimensions: 3000W x 1150D x 930H Note: Excludes installation of canopy, duct and fan - by others	Arcus	Custom	\$8,993
SS02	2	Modular stainless steel chef's infill bench - 300 x 800	Cobra	C300	\$1,116
SS03	2	Modular stainless steel mobile island workbench with solid shelf under - 18000 x 700 x 900	Simply stainless	SS03.7.1800	\$3,206

SHOWROOM - 14 TRUGANINA ROAD, MALAGA, WA, 6090

p 08 9241 8818 **e** ADAM@ARCUS.COM.AU **f** 08 9241 8800 **w** WWW.ARCUS.COM.AU **a** P.O. BOX 1815, MALAGA, WA, 6944

Arcus Australia Pty. Ltd. | A.B.N 69 008 718 974 | R.T.A No. AU00688
We refer to our Terms and Conditions of Sale which are available on request.





SS04	1	Custom stainless steel servery bench 1 x 400 x 400 fully welded sink Side & Rear upstand Single solid shelf under 6000W x 700D x 900H	Arcus	Custom	\$7,993
SS05	1	Custom stainless steel servery bench Side & Rear upstand Single solid shelf under 3550W x 700D x 900H	Arcus	Custom	\$3,513
SS06	1	Custom stainless steel dishwash exit bench Piped rail shelf under Dimensions: 1550W x 700D x 900H	Arcus	Custom	\$2,662
SS07	1	Custom stainless steel dishwash entry bench 1 x 600 x 450 fully welded sink Piped rail shelf under Dimensions: 1600W x 700D x 900H	Arcus	Custom	\$3,400
SS08	1	Custom stainless steel workbench 2 x 450 x 450 sinks Piped rail shelf under Dimensions: 2600W x 700D x 900H	Arcus	Custom	\$4,745
SS09	1	Stainless steel hands free hand basin with faucet and tempering valve	Stoddart	WB.K01.300.TV	\$0
SS10	1	Modular stainless steel piped wall shelf and brackets - 1200 x 300	Simply stainless	SS11.1200	\$257
SS11	1	Modular stainless steel piped wall shelf and brackets - 900 x 300	Simply stainless	SS11.0900	\$223
SS12	2	Modular stainless steel solid wall shelf and brackets - 2400 x 300 (2 tier)	Simply stainless	SS10.2400	\$906
				Sub Total	\$70,831
		Delivery and loose positioning of listed equipment. Position, level and pin all custom stainless steel items Assemble and position all shelving units Hang exhaust canopy Install all duct and fans for exhaust canopy Note: Excludes all electrical connections and switching for exhaust canopy - By others Excludes connection and commissioning of all listed items - by others Exhaust canopy and stainless steel bench installation pricing subject to site inspection.			\$7,317
				Total Price (ex GST)	\$78,148

Points of Clarification.

- Arcus quotes are valid for 7 days.
- Individual pricing in this quote does not show GST. GST is payable at the standard rate.
- This quote is submitted as a complete proposal, should you choose to only place a partial order, please be aware that individual pricing for items may change.
- Assume all installations of any external equipment are installed to Wind Region A classification.



- E&OE, Errors and Omissions Excepted. Whilst Arcus make every effort to provide you with correct information. All equipment descriptions in this quote should be used as a guide only. If not already supplied, full manufacturers specification sheets are available in most situations.

Drawings

Covering only the areas in our contract or order and included in the price above, Arcus offer:

- 2D layout / plan drawings.
- Services drawings for equipment and items being supplied as part of our contract / order.
- Manufacturing drawings including plans, elevations and sections of the individual items Arcus will be manufacturing.

As standard, we do not do elevation drawings, 3D drawings or anything other than the above. Anything over and above our standard drawings will be chargeable and this can be discussed if required.

In addition, we offer one round of revisions on our approval drawings, further and continued revisions will be chargeable.

Inclusions

- Delivery of all items inside your premises, assuming clear and suitable access with no pinch points, stairs or obstacles etc.
- Final positioning of all equipment and stainless steel items. This includes fixing down benches and hanging shelves where relevant.
- Hanging of exhaust canopies.
- Removal of all laser film from hard to access and awkward parts of all your equipment and stainless items. For protection, laser film to the front and tops of items is left for you to remove.
- Maintenance manuals and commissioning sheets.

Exclusions

- More than one delivery to site.
- Working outside of normal working hours.
- Plumbing, gas and electrical fittings and connections thereof.
- Sink taps and waste sets.
- Duct and duct spigots, and exhaust fans to canopies.
- Any building modifications.
- Demolition and removal of existing benches and repairs to walls and floors.
- Disposal of rubbish from site.
- Removal of existing refrigeration equipment.
- Removal of existing benching from position and site.
- Removal of existing equipment from position and site.
- Provision of power to switchboards.
- Upgrading the power supply currently to the existing switchboard (if required).
- Provision of correct services adjacent to the units.
- Site allowances and induction courses.

Warranty

- On Arcus manufactured and installed equipment outside the Perth Metro Area, twelve (12) months parts and labour warranty excluding freight, travel and standby time, and travel costs from date of delivery or installation.



- During this period we recommend the equipment be properly maintained and serviced every six (6) months to ensure low cost running and guarantee your warranty.
- On brand name equipment purchased by Arcus we offer (Metro and Country) the warranty provided by the original manufacturer of said equipment.
- After hours calls during the warranty period attract a surcharge.
- Costs and time incurred due to security clearances, inductions, on site delays, work permits or delays to obtain one, or any additional time or men required by your rules. This time and these costs are chargeable.
- Amongst other things warranty does not cover:
 - Fair wear and tear.
 - Accidental damage, misuse, improper care, alterations or acts of nature.
 - Any consequential, indirect or incidental losses.
 - Any product that has been altered by a company other than Arcus.
 - Damage caused by corrosive substances, chlorides or acids that are used on the product.
 - Material defects as a result of a corrosive environment.
 - Consumables such as lamps, lights, door seals or other items where it is expected that will need to be replaced periodically.
- If you place a warranty call and it turns out to be user error or lack of care and maintenance, our service department or the service agent for the item of equipment may charge your venue for the call out and any time on site.

Proceeding with an order

- In order to proceed with your order, we need clear instructions in writing, referencing the number on the top of your quote you are proceeding with along with your deposit payment (see below)

Payment Terms.

- 30% deposit with balance payable as below.
 - Full payment to the value of any item(s) leaving our warehouse and full payment for delivery is due prior to delivery to site. Should you wish, you are able to inspect your goods before they leave.
 - 75% of site works including positioning and installation costs are payable up front with the
- Cancellation of Items.
 - In nearly all situations where an item is cancelled or amended a supplier levied restocking fee and an Arcus administration fee will be applicable. Where a deposit or full payment has been received, any re-stocking fees and freight due will be applied against the received amount prior to any refund.
- Upfront Settlement
 - On occasion where Arcus is required to settle with our suppliers in advance of goods being supplied, Arcus may in those instances ask for upfront settlement from our clients.
- Special / Custom Orders
 - For special order / custom items, cancellations will not be possible once manufacturing has commenced. Modifications will be reviewed on an ad hoc basis. There may also be fees associated with drawings and administration even if manufacturing has not commenced.
- Goods Storage
 - Arcus aims to have your items in our warehouse for the delivery date nominated at your time of order. Should you have a need to delay delivery by more than 10 days, Arcus will



require payment in full without delay to enable us to store your items free of charge until required.

- Payment Methods
 - We accept EFT, cash, business cheque, debit and credit cards (Mastercard & Visa only). Please be aware that a 1.5% surcharge is paid on all credit card transactions.

We thank you once again for allowing us to provide the above quotation, I will call you in the coming days to answer any questions you may have, but if you need anything in the meantime, please feel free to give me a call.

A handwritten signature in black ink, appearing to read 'Adam Bennetts', with a long horizontal stroke extending to the right.

Kind regards.

Adam Bennetts
Sales Manager

Arcus Australia PTY LTD

m. 0413 156 903 | dl. 08 9241 8818 | e. adam@arcus.com.au