

SHIRE OF WANDERING

22 Watts Street, Wandering WA 6308

Ph: (08) 6828 1800

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 Upgrade Committee Meeting

Agenda 26 July 2023

The next Wandering Community Centre Committee Meeting of the Shire of Wandering will be held on Wednesday 26 July 2023 in the Council Chambers, 22 Watts Street, Wandering, commencing at 7.00pm.

**ALAN HART
CHIEF EXECUTIVE OFFICER**

SHIRE OF WANDERING

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SHIRE OF WANDERING

Agenda for the Wandering Community Centre Meeting to be held in the Council Chambers on Wednesday 26 July 2023 – commencing at 7.00pm.

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1. Declaration of Opening / Announcements of Visitors

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. Attendance / Apologies / Approved Leave of Absence

Councillors

Max Watts
Sheryl Little

Community Members

Brendan Whitely (Chair)
Lee Muller
Darralyn Ebsary

Shire of Wandering Staff

Karl Mickle – Operations Manager
Alan Hart – Chief Executive Officer

Apologies

Gillian Hansen

3. Confirmation of Minutes of Previous Meetings Held

3.1 Committee Meeting Minutes – 12 July 2023

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next ordinary meeting of the Council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

Recommendation:

That the Minutes of the Wandering Community Centre Upgrade Committee Meeting held on 12 July 2023 be confirmed as true and correct.

Moved: _____

Seconded: _____

Carried

4. General Business

4.1 Wandering Community Centre Upgrade- Path Forward

| | |
|--------------------------------|---|
| File Reference: | 11.111.11101 |
| Location: | Down Street, Wandering |
| Applicant: | N/A |
| Author: | Alan Hart, Chief Executive Officer |
| Authorising Officer | Alan Hart, Chief Executive Officer |
| Date: | 26 July 2023 |
| Disclosure of Interest: | Nil |
| Attachment: | Quantity Surveyor Cost Estimates |
| Previous Reference: | N/A |

Summary:

For the committee to consider the next program of works for the Community Centre Upgrade, which has to be completed by the end of December 2023.

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

Comment:

With the deadline of the 31st December fast approaching, the committee needs to consider what works are to be undertaken in this timeframe in order to spend the grant funds by the deadline of 31st December 2023.

At the Council meeting on the 20th July 2023 Council resolved the following;

1. To appoint a project manager to ensure that works are complete on-time,
2. To approve the quotation from Perth Patio's & Home Improvements for the construction of the veranda,
3. To approve the relocation of the Gazebo,
4. To set aside Part 3 of the Shire's Purchasing & Tenders Policy to enable the direct appointment of contractors and suppliers without the requirement for obtaining multiple quotes. (subject to conditions),
5. To allocate a further \$184,000 from Phase 4 of the Local Community Infrastructure Program towards the Community Centre Upgrade with a completion date of 30th June 2025.

As discussed previously, the next phase of the project is to commence the design process for the commercial kitchen and adjoining bar area. This will involve the committee deciding on the following:

1. The size of the kitchen,
2. The size of the Bar area,
3. What 'spaces' are needed in the Kitchen,
4. What equipment is needed in the Kitchen and Bar Area,
5. How many does the committee want the Kitchen to cater for,
6. Coolroom V Fridges.

This will enable the Kitchen Designer to come up with some design options.

Once the Kitchen is designed and equipment is selected, an electrical engineer will need to have a look at the power requirements and what upgrades are needed to the building. It is known that there are power issues in the building and it is essential that these are rectified as part of upgrade. These works should also occur prior too or during the building works so the downtime for the use of the building is kept to a minimum.

At the last meeting and at subsequent onsite meetings, discussion ensued around reducing the size of the kitchen by 300mm to bring it within the existing roof structure removing the need to realign the roof of the community centre and therefore minimising any structural changes to the building.

Once the Kitchen upgrade and associated works is fully costed, then the committee will know what funds are available (If any) for the next stage of the project, the ablution facilities.

Consultation:

Shire of Wandering Elected Members
Community Groups that use the Wandering Community Centre
Shire of Wandering Community

Statutory Environment:

Not applicable

Policy Implications:

Not applicable

Financial Implications:

The total budget for this project has increased to \$549,000. Expenditure to-date totals \$49,000.

The Quantity Surveyor estimated the cost of the veranda and kitchen upgrade to be \$558,000 at February 2023. The cost of the amenities, including a new sporting amenities and storage is estimated to be \$615,000.

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 |

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations

Risk Implications:

Nil

Voting Requirements:

Simple Majority

Officer Recommendation:

That the committee finalise the kitchen layout with a professional kitchen designer detailing all of the equipment required and their placement for costing and to enable an electrical engineer to determine power requirements for the upgraded kitchen.

Moved: _____

Seconded: _____

4. Closure of Meeting

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>Mechanical 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 | | | | |

| 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 | Mechanical 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 |

OPINION OF PROBABLE COST

PROJECT: Wandering Community Centre

OPC December 2022 - Amenities

| 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 | | | | |
| 2.1 | Substructure | | | | |
| 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 |
| 2.2 | Columns | | | | |
| 2.2.1 | Steel columns including treatment and paint finish | 1.09 | t | 14,000.00 | 15,260 |
| | To Summary | | | | 15,260 |
| 2.3 | Roof | | | | |
| 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 |
| 2.4 | External Walls | | | | |
| 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 |
| 2.5 | External Doors | | | | |
| 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 |
| 2.6 | Internal Walls | | | | |
| 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 |
| 2.7 | Internal Doors | | | | |
| 2.7.1 | Internal solid core door | 4 | No | 1,800.00 | 7,200 |
| | To Summary | | | | 7,200 |
| 2.8 | Wall Finishes | | | | |
| 2.8.1 | Wall tiling to 1800 high | 64 | m2 | 175.00 | 11,200 |
| | To Summary | | | | 11,200 |
| 2.9 | Floor Finishes | | | | |
| 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 |
| 2.10 | Ceiling Finishes | | | | |
| 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 |
| 2.11 | Fitments | | | | |
| 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 |