

SHIRE OF WANDERING

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MINUTES

Wandering Community Centre Committee Meeting 26 July 2023

OUR VISION

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

These Minutes of the Wandering Community Centre Committee Meeting held on 26 July 2023 are confirmed as a true and correct record of proceedings without amendment.

.....
Brendan Whitely, Chairperson

.....
Date

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The purpose of this council meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Wandering during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Wandering. The Shire of Wandering warns that anyone who has an application lodged with the Shire of Wandering must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Wandering in respect of the application.

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Alan Hart
Chief Executive Officer

SHIRE OF WANDERING

Minutes of the Wandering Community Centre Committee Meeting held in the Council Chambers on Tuesday 26 July 2023 – commencing at 7.06pm.

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1. Declaration of Opening / Announcements of Visitors

The Chairman declared the meeting open at 7.04pm.

2. Attendance / Apologies / Approved Leave of Absence

Councillors

Cr Sheryl Little
Cr Max Watts
Cr Gillian Hansen

Community Members

Darralyn Ebsary
Brendan Whitely
Lee Muller

Staff

Alan Hart – Chief Executive Officer

Apologies

Karl Mickle – Operations Manager

Members of the Public

Nil.

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

060723 Moved: D Ebsary

Seconded: L Muller

Recommendation and Committee Decision:

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

Carried 5/0

For: D Ebsary, L Muller, B Whitely, Cr S Little, Cr M Watts, Cr G Hansen
Against: Nil

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 Patios & 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

070723 Moved: S Little

Seconded: D Ebsary

Recommendation and Committee Decision:

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 and make the following comments about requirements in the kitchen and the bar:

- **Bar:**
 - Portable display fridges
 - Glass washer
 - Sink
 - Boiling water unit near the servery
- **Kitchen:**
 - Commercial dishwasher
 - Two complete stoves – commercial, use one existing stove 900mm
 - No deep fryer
 - Rangehood
 - Under bench fridge that can be used as food prep or plate up area
 - Food preparation area
 - Plate up area
 - Three washing up areas (with sinks)
 - Pie warmer or warmer tray
 - Use existing baine maries
 - Microwave ovens – convection – possibly two
 - What is the best way to access the kitchen directly – through the store room or direct to the kitchen?
 - Do we have a fridge or coolroom or both?

Carried 6/0

The Committee acknowledged the setting aside of the purchasing policy. The Committee asked the CEO why the Purchasing Policy has been set aside. The CEO explained that it can expediate the procurement process because multiple quotes are not required in a similar way that the Shire uses the WALGA preferred supplier program or the State Governments common use agreements.

For: D Ebsary, L Muller, B Whitely, Cr S Little, Cr M Watts, Cr G Hansen

Against: Nil

5. Closure of Meeting

The meeting was declared closed at 8.25pm.

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	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

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