

ATTACHMENT 11

Council Report – 11 October 2011

13 OVERVIEW OF CONDITION OF CORPORATE BUILDINGS AND ESSENTIAL WORKS - Civic Centre and Argyle Centre

Report prepared by: Section Manager - Buildings

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Report Summary

This report provides Council with an update on the current condition of both the Civic Centre and Argyle Centre and seeks Council's approval to undertake essential works on both buildings to provide appropriate and safe working environments for staff and visitors to these facilities, ensure Council's buildings comply with building and Occupational Health and Safety requirements and that our business continuity risks are managed. This is particularly relevant with the upcoming summer period.

Background

Council has considered a number of reports in respect of the condition of the Civic Centre and proposals in considering the accommodation of Council's staff since the late 1990s. A chronology of reports and the general outcomes of Council's resolutions are detailed in **ATTACHMENT 1 – Under Separate Cover**.

The key points to highlight from the various reports to Council are;

- Since the late 1990s, Council has been advised of deficiencies and maintenance issues relating to the Civic Centre's operations. As the building was constructed in 1964 and the Civic Hall and Centenary Library in 1967/1968, deficiencies and maintenance issues have progressively continued to increase.
- The main works undertaken in the Civic Centre have been the upgrade to the lifts in 2002 and remedial and waterproofing works carried out on the concourse and basement car park in 2004. Further works had been planned to be undertaken, however these plans were deferred pending discussions on the possible community assets to be the subject of a Voluntary Planning Agreement with Bevillesta Pty Ltd, in their development of the Top Ryde Shopping Centre.
- A new car park was constructed at the rear of the Civic Centre in 2004/2005 as a direct result of supporting the proposed Additions to Council's offices and new Library adjacent to the Civic Centre.
- In 2005/2006 refurbishment of the Operations Centre, Civic Centre and Argyle Centre were undertaken that saw the relocation of Public Works staff from the Civic Centre to the Operations Centre, Community Life staff relocated to the Argyle Centre and refurbishment and painting undertaken at the Civic Centre.
- Various works have been undertaken on the air conditioning system through this period whilst still maintaining the existing air conditioning unit. With the

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

introduction of photocopiers, printers and computers, the dry heat load on the unit has continued to increase.

- Due to the on going issues with the air conditioning, Council implemented additional split air conditioning units on the Ground Floor (Rangers) and Levels 1 and 3. In addition to these units, Council has had to regularly supplement the building with additional portable air conditioning units when the system has failed, which are noisy and not ideal for office environments. The units will only be used in the future as a last resort.
- During the planning and discussions on Council's available space as part of the Voluntary Planning Agreement for the Top Ryde City Shopping Centre Redevelopment, some of Council's Civic Centre staff were being planned to be relocated within both the Ryde Planning and Business Centre and Level 1 of the new Ryde Library. There were a number of issues with the feasibility of the accommodation proposal that eventually resulted in this proposal not being realized because all staff could not be accommodated.
- The relocation of Community Life staff from the Argyle Centre to the new West Ryde facility were also put on hold in 2010, in order to take a more holistic approach with an accommodation plan for all Council operations being considered as part of the Civic Precinct Development project.
- A key limitation with the current Civic Centre site is the non compliance with the Building Code of Australia standards.
- WT Partnership reports were commissioned and finalised for both buildings in June 2011. The thermographic review of Council's electrical system was completed in February 2011.
- Council staff have produced a comparative graph that estimates the loss of productivity of Civic Centre staff due to increased internal temperature.
ATTACHMENT 4 – Under Separate Cover. This graph is based on research and a report undertaken by Hewlett Packard in 2004, on the effects of controlling temperatures for the health and productivity in offices. The graph estimates Council's loss of productivity due to increased temperatures within the Civic Centre for the period October 2010 – March 2011 at \$275,000.
- This report also addresses the current condition of the Argyle Centre and recommends essential works that are required to be undertaken.

Report

As stated earlier in this report, since the Civic Centre was built in 1964, a number of actions have been undertaken by Council. However not all works that were identified back in 2001 and the 2002/2003 Management Plan/Budget, have progressed for various reasons, including the possibility that Council may have realized an alternate accommodation solution for part of Council's staff establishment. However, while

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

these options were being investigated other incidents occurred with the buildings that are detailed below.

Air Conditioning

Key points in respect of the Civic Centre's air conditioning system are;

- The air conditioning system has increased in the number of breakdowns and interruptions to operations. There have been numerous examples in recent years of the temperature within the building experiencing in excess of 30 degrees. This exceeds the Occupational Health Safety (OHS) guidelines (Section 47 of the guidelines), which stipulates a recommended temperature of between 21-24 degrees.
- On 42 days during last summer, the outside ambient temperatures in the Ryde area were above 36 degrees of which 18 days were over 40 degrees.
- When the Civic Centre was constructed, it was designed so that the windows were able to be opened, with the air conditioning unit being an ancillary unit. However, given the failings with the sealant in the windows, the windows have been locked and therefore cannot be opened as originally planned.
- Greater reliance has been put on the air conditioning system to behave in a manner expected of modern systems found in commercial offices, with no reliance on natural ventilation. To help facilitate this, the fresh air system has been retro-fitted with a dedicated cooling system, so tempering the outside air on hot days and presumably reducing the cooling load of the floor standard fan coil units.
- Because of the age of the equipment, when parts fail they are difficult to source (a recent failure of a main compressor saw the building without effective air conditioning for five (5) weeks whilst parts were sourced from overseas), together with high repair costs. The main conditioning components have a general life expectancy of no more than 25 years; therefore, the mechanical services are well overdue for replacement. As time goes on, the ongoing costs associated with maintaining the system to an acceptable standard is becoming quite challenging. Over the past 3 years over \$70K has been spent on portable air conditioning hire with a further \$30K anticipated in the near future. It is not envisaged that repair costs will decrease until capital costs are injected to replace/repair aging equipment, noting that it is extremely difficult to source parts.
- Over the past number of years the Buildings Section has applied and installed additional supplementary air conditioning to various areas (areas with high heat loads) tinted all the windows and placed insulated panels within the server room. The Civic Centre has had some major break downs which have not only tested the staff within but also the technicians involved along with the

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

Buildings staff. With the ever increasing loads and demands the Civic Centre has had to have various modifications carried out in order to try and maintain conditions. One such area is the lifts as the high temperatures in the past have caused break downs due to rope stretch and circuit board over heating.

- Over the past 47 years the central air conditioning plant on most weeks is running 7 days a week and services the Civic Hall which is in use most weekends. All this equates to the following:
 - 50 weeks a year, 7 days a week and on average 16 hours a day over a period of 47 years the unit has been running.
 - This works out to 5,600 hours per year and a total of 263,200 hours, since its installation.
 - The industry standard of the day was the compressor; chiller etc had a life expectancy of 100,000 hours.
 - At this rate we have nearly had 3 life cycles since operating, which has well exceeded all expectations of even the manufacturer.

The issue of air conditioning was clearly documented from staff recently when Council conducted the 'Have Your Say Day 2010' employee opinion survey. Only 27% of staff agree that the buildings, grounds and facilities are in good condition. Last summer, due to the failure of the air conditioning in the server room and overheating in the computer room, the computer system was forced to close down completely on two occasions and partially over approximately 10 working days leading to a significant loss of productivity.

The Electrical System

Key points in respect of the electrical system are;

- With the increasing requirements for more equipment, from computers to air conditioners, there is a total lack of available power in the main electrical switchboard.
- Council's electrical system is now at maximum available amps. Last year Council spent \$75K on hire of special units, including a thermo imaging scan completed for the loaded electrical circuits which showed that there was a number of hot spots in the wiring unit. This is **ATTACHMENT 3 – Under Separate Cover**. This action saved a serious failure and possible catastrophic risk to Council occurring. The majority of recommendations from this review have been completed.
- The incoming mains are copper which have been sheathed in bitumen and paper although, the circuit breakers are supposed to protect the building. The hot spots occurred while these 40 amp fuses were still running even though the temperature for the wiring is approximately 50% above standard levels.

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

To reduce and spread the load of the whole wiring circuit a revision of the electrical distribution was undertaken. The difficulty was the temporary air conditioning units had to be placed in specific areas but the circuits (amps) were not designed to cope with these loads, resulting in levels 6, 5, 4, 2 and ground not being safely cooled.

Main Switchboard

The main switchboard is as originally manufactured when the building was constructed. Whilst the board is in good condition for its age, a number of protection devices are now obsolete with spare parts and replacements being difficult to source. This board is recommended for replacement. Power factor correction has been installed in the building approximately 6 years ago.

The sub switch boards are not fitted with residual current devices (RCD's) which protect the final sub circuits which are required under the current Codes and OH & S regulations. The circuit breakers fitted to the sub switch boards are Quick Lag circuit breakers and whilst they are working correctly and compliant with the code requirements at the time of the original installation, they don't provide an adequate fault current rating as is the case with new circuit breakers. It would be recommended that these sub switch boards be replaced and have installed new boards on each level.

The review has found that due to demand for additional cables, the mechanical and hydraulic risers have been utilized which is not good practice. This type of work is non compliant with current codes as they are required to be separated and self contained within fire isolated risers for all electrical distribution. Of major concern is that these sub mains also supply the Council's IT network, not only are these mains already over loaded but the IT server room has been divided up across other floors. Due to the high priority and security of Council's IT systems, files etc the IT server room operation should be completely separate from any other services within the building. When the IT room has down time because of either power failure or over heating, this has major impacts on Council's total operations.

Evacuation of Building

Over the past 12 months the fire brigade has had to attend to the Civic Centre on four separate occasions for varying reasons relating to various equipment failures. Each time the building required a complete evacuation, which required the fire brigade's assistance to evacuate the general public and all staff. Each evacuation costs Council approximately \$32,000 which meant the loss to Council last year caused by evacuations was \$128,000.

Argyle Centre

A recent fire audit was completed as part of our standard risk management protocols. Council discovered that there are no smoke detectors within the building and to place battery operated smoke detectors is illegal under the building code. A fully compliant back to base fire monitoring system is estimated to cost up to \$50K.

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

In addition to these fire safety issues, there are also electrical and air conditioning issues that require major upgrading.

As a result of these recent findings, WT Partnerships were commissioned to review both the Civic Centre and the Argyle Centre and details of their review are stated below.

Recommended Works to be undertaken

To assist Council in assessing the condition of the Civic Centre and Argyle Centre, a review has been undertaken by WT Partnerships, Building and Construction specialists in providing a Delapidation Survey and Report of Building Systems in the Civic Centre and Argyle Centre. The report is **ATTACHMENT 2 – Under Separate Cover**.

This report details the works required for the next 12 months, 2,10,15 and 20 years. The estimates reflect what costs are required by Council to bring each facility up to meeting the current Building Code of Australia (BCA) requirements.

The report details an estimate of \$38.4 million for the Civic Centre over the next 20 years and \$9.8 million for the Argyle Centre for the same period.

While the estimates are substantial, it is recognized that these estimates do require further analysis by specialists in each of the various building services which may require further expenditure on specific issues.

However, there are some essential works that are critical to be addressed as a matter of priority and are required to be considered by Council for approval. These works are fundamental in Council maintaining business continuity over the next 1-3 years and are detailed below.

Civic Centre**1. Upgrade to Air Conditioning**

The Facilities Manager- Buildings has sought indicative quotations for the various options in rectifying or replacing the Centre's air conditioning equipment.

The options vary from replacing with a second hand unit to a new unit similar to that which has just been installed at the West Ryde Community Centre.

The preferred option is a new 'Power Pac' unit (\$360,000) together with a new Building Management System (BMS) (\$40,000) at an estimated total cost of \$400,000 (excluding GST).

The purchase of this equipment is imperative to address Council's air conditioning issues before the summer. It is therefore requested that Council support the allocation of funds for this purchase. Also, it is recommended that Council endorses utilizing the exemption under Section 55 of the Local Government Act not to call

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

tenders due to extenuating circumstances and the urgency of rectifying Council's system prior to the coming summer period to ensure the equipment is installed as soon as possible. If supported by Council, quotations will be called for a shorter period to ensure Council receives a competitive price.

It should also be noted that the Unit is transportable and therefore in the event that Council did relocate its Council offices in the future, this unit would be relocated to one of Council's other facilities in need of an upgraded chiller.

2. Power Generator and Upgrade to Switchboard

To fully protect Council's operations over the next 3-5 years, it is recommended that Council acquire a generator that would provide automatic power backup in times of a blackout or other failure. This unit would be positioned on the grass to the north of the Civic Centre.

This proposal would also include an upgrade to Council's switchboard to ensure it has sufficient capacity and that Council suffers no interruption to its power supply. This would require also purchasing an Uninterrupted Power Supply (UPS) System.

The estimated cost is \$190,000, with quotations being called for each component.

It is proposed that the above amounts be funded from Council's Investment Property Reserve.

Argyle Centre

As Council is aware, the Argyle Centre currently accommodates staff in the Community Life Group. The building has had minimal expenditure in maintaining the facility and it had been planned for all staff in this facility to be relocated to the new West Ryde facility. However, this proposal changed on the basis of a more holistic accommodation plan for Council's staff being undertaken in conjunction with the Civic Precinct Redevelopment project.

However as a consequence there are essential works that need to be undertaken to bring the building up to a safe standard which have been identified. The works are;

Essential Works	\$
Install a back to base code red fire panel and detectors	50,000
Removal of old material from Level1	25,000
Upgrade some redundant electrical gear	10,000
Change over some sub-boards in the	5,000

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

electrical board	
Rectify the exit stairs to give maximum tread	5,000
Remove some trip hazards caused by the stage etc	5,000
TOTAL	100,000

The estimated total for these works of \$100,000 is proposed to be funded from Council's Investment Property Reserve.

Summary of Recommended Essential Work

As detailed above, it is recommended that Council initially allocate \$690,000 for essential works at both the Civic Centre and Argyle Centre as detailed below;

Summary of recommended essential works	\$
Replacement of air conditioning equipment and building management system	400,000
Argyle Centre – Essential works	100,000
Power Generator including uninterrupted power supply	190,000
Total	690,000

These works are required to ensure the buildings are brought up to a reasonable standard in providing a safe and appropriate working environment for Council's operations.

Council's determination of other works that would be required to be undertaken over the next five years on the buildings will depend on Council's decision in respect of the Civic Precinct Development. It is proposed that details of further works required for both the Civic Centre and Argyle Centre be incorporated into the Civic Precinct Development report when presented to Council. Based on Council's decision on that matter, a further report on works for both buildings will be required to be presented back to Council.

It is clear from the review undertaken by WT Partnerships that further works are required to be undertaken on both buildings, however only the essential works have been identified in this report to address safety, business continuity and compliance issues related to the buildings. These works will ensure the buildings can continue to operate for the next 12 months.

Consultation

Internal Council business units consulted included:-

- Executive Team

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

- Group Manager Public Works
- General Counsel
- External Consultants

Risks

There are many short and medium term risks to the continued operation of the Civic Centre and Argyle Centre. For the immediate period there are significant risks which need to be immediately addressed;

Occupational Health & Safety Compliance Risk

The General Manager and Councillors have a duty of care to all Council employees in requiring both parties to provide a safe and healthy work environment. This latest assessment indicates that the current work environment does not meet adequate standards and may lead to closure of the workplace should internal temperatures exceed acceptable standards this year.

The risks associated with overheated wiring could lead to a catastrophic event in the Civic Centre and as a identified fire risks in the Argyle Centre will be addressed immediately.

Business Continuity Risk

Should the buildings overheat (as it did last year) the computer room requires additional cooling. Whilst an additional air conditioning unit has been installed should the power once again fail, this will not operate. Council needs a back up generator to ensure power supply to this building is secured.

Should the computers close down as they did last year, business continuity will be severely affected resulting in customer service failure.

Critical Dates

It is important for Council to consider and determine the recommendation of this report for essential works to be undertaken on both the Civic Centre and Argyle Centre.

Financial Impact

The works proposed in this report are not included in this year's Operational Plan. The works are essential and urgent and the allocation of \$690,000 is recommended to be allocated from Council's Investment Property Reserve.

Council's Investment Property Reserve has an estimated balance of \$17.28 million.

Conclusion

As previously advised to Council, it is anticipated that there is a short, medium and long term need to invest in the Civic and Argyle Buildings.

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

The attached report from WT Partnerships is a high level overview of the likely costs (up to a 20% variability factor) to bring these buildings up to BCA standards.

Whilst Council is yet to determine its future on the Civic Precinct site this report addresses the immediate requirements to manage risks for this year only.

Once Council has determined its approach to this site, then a further report will be brought back on the required expenditure. The indicative budget for works over the next 5 years is approximately \$14.5 million. To date, we have kept the immediate works as addressed in this report to a minimum, but dependent on the future planning for this building a more detailed report will follow.

Failure by Council to address these issues and eventually bring the building up to BCA standards exposes the Councillors and General Manager to unacceptable risks which must be addressed immediately.

RECOMMENDATION:

- (a) That Council endorse the allocation of \$690,000 from the Investment Property Reserve for essential and urgent works at the Civic Centre and Argyle Centre.
- (b) That in respect of the replacement of the air conditioning equipment, Council not invite tenders for the contract to replace the Civic Centre air conditioning equipment due to extenuating circumstances for the following reasons:
 - the imminent approach of summer and associated high temperatures.
 - the limited availability of suitable replacement parts and the timing to receive those parts.
 - the need to act expeditiously to avert a potentially unsafe working environment.

ATTACHMENTS

- 1 Summary of Councils resolutions relating to the Civic Centre or Argyle Centre - 4 October 2011 (Under Separate Cover)
- 2 Delapidation Survey & Report of Building Systems in the Civic Centre and Argyle Centre (Under Separate Cover)
- 3 Randall Thermographic Report (Under Separate Cover)
- 4 Loss of Productivity Graph (Under Separate Cover)

Report Prepared By:

Peter Handley
Section Manager - Buildings

Council, dated 12 October 2011, submitted on 11 October 2011.

ITEM 13 (continued)

Report Approved By:

Roy Newsome
Group Manager - Corporate Services

Council, dated 12 October 2011, submitted on 11 October 2011.

**DELAPIDATION SURVEY AND REPORT OF
BUILDING SYSTEMS IN CIVIC AND
ARGYLE CENTRES**

JULY 2011

CONTENTS	PAGE
1. INTRODUCTION	1
2. EXECUTIVE SUMMARY	2
3. METHODOLOGY OF ASSESSMENT	4
4. ESTIMATES	5
4.1 Civic Centre (Administration Building, "Old" Library & Civic Hall)	5
4.2 Argyle Centre	8
4.3 Quantification, Assumptions & Exclusions	9
5. CONCLUSION	12

ANNEXURES

- A. ESTIMATE OF CIVIC CENTRE BUILDINGS**
- B. ESTIMATE OF ARGYLE CENTRE BUILDING**

Disclaimers:-

- i. *This "BCA Upgrade, Urgent Repairs and Capex Report" has been prepared expressly for the City of Ryde Council, Ryde NSW, and WTP accepts no liability to any other third party who may, without written consent from WTP, rely on its contents.*
- ii. *While all reasonable professional care and skill has been exercised, WTP does not hold itself out as a services consultant or building certifier and accordingly all the respective scope of works and indicative estimates expressed in this report by WTP are as a result of opinions and observations made on the basis of limited information which is available and the Davis Langdon Reports dated 14 June and 23 June 2011 absent any other specialist consultant advice. The recommendations made by WTP should not be construed to be the result of comprehensive investigation into each services or building element which may reveal latent defects in either construction or operation of the property.*

1. INTRODUCTION

In May 2011, in response to a request from Ryde City Council (the "Council"), WT Partnership (WTP) provided a preliminary report into the condition of the engineering services existing in the Council's administration building at 1 Devlin St Ryde. Included in this report were Capital Expenditure estimates of the recommended upgrade works to the engineering services as observed in the building.

Subsequently, the Council commissioned a report from Davis Langdon (the DL report) on the compliance of the administration building, the adjoining old library building and civic hall (the "Civic Centre") with the requirements of the current Building Code of Australia (the "BCA"). The BCA Report produced included commentary and critique on the compliance with BCA of the Administration Building, the basement under the Administration Building and the old Library and Civic Hall adjacent. The DL Report was furnished on 14 June 2011. This report addressed deficiencies in the buildings' compliance with the BCA. The recommendations to remediate the buildings included both building construction works and engineering services works.

A second DL Report was furnished on 23 June 2011. This report addressed the BCA compliance of another Council property, the Argyle Centre, located at 33 Blaxland Rd Ryde. Again, the non-compliances highlighted within the DL Report required both Building works and engineering services works to be undertaken to achieve compliance.

WTP has been re-commissioned by Council to prepare indicative estimates of the recommendations made under the two DL Reports to bring both sites into compliance with BCA. Additionally, the Council has requested WTP to include within these estimates and the previously provided Engineering Services Report on the Administration Building, for the capital expenditure (capex) costs likely to be incurred by the Council in operating and maintaining both the Civic Centre and Argyle Centre properties for the next 20 years.

The Civic Centre was completed in circa 1958. It has a 7 level brick and glass facade, a basement car park which is now used for storage, an adjacent building connected through the basement which houses the old library (now moved to newer premises in an adjacent development) and a Civic Hall is used by the Council and also periodically by a range of community groups.

The Argyle Centre is a separate building located at 33 Blaxland Rd. Ryde comprising a 2 level brick building, reinforced concrete ground floor, timber first floor and metal clad roof. From appearances, the building was constructed pre 1974.

At this stage the Council has elected only to engage a Building Certifier to view these buildings, no other specialist consultants (e.g. Architect, Services Engineers, Structural Engineer) have viewed the sites nor prepared full due diligence survey on the state of the existing properties, an exercise which may be undertaken subject to proper consideration of this preliminary report and the two DL Reports.

This WTP Report has been prepared by the following senior personnel:-

- Ron Moir Managing Director (Asia/Pacific)
- Peter Bower Director (Engineering Services)

2. EXECUTIVE SUMMARY

The estimated construction costs to implement the compliance recommendations of the two DL Reports (building and services works) plus the requested 20 year capex expenditure cost forecasts are provided in detail in the Annexures A and B attached to this report. In summary, the estimated total costs are listed here. The estimated costs are:-

1. Civic Centre

(a) BCA Upgrade Costs and 20 yr. Capex expenditure	\$17,400,000.00
(b) Engineering Services upgrade and 20 yr. Capex expenditure	\$21,000,000.00
Total for Civic Centre (excl. GST)	<u>\$38,400,000.00</u>

2. Argyle Centre

(a) BCA Upgrade, Engineering Services and 20 yr. Capex Expenditure	\$9,800,000.00
Total for Argyle Centre (excl. GST)	<u>\$9,800,000.00</u>

3. Total of 1 and 2 above (excl. GST) and including professional fees and contingencies

\$48,200,000.00

Note (i) Limits of Accuracy:-

The above figures have been based on limited and preliminary information and accordingly the resultant calculations and estimate should be considered as having an accuracy range of +/- 20%;

(ii) Refer Annexures A & B for full details.

Please note that the above estimates represent current day costs for the works and exclude adjustments for escalation. From WTP's viewing of the Buildings and their inclusions, no salvage or re-use value is considered appropriate to offset the estimated cost of works.

The 20 year Capex Schedule introduces a whole of life element into the estimated costs. It is generally accepted that the effective life of a significant number of engineering services elements is 20 years. At the end of this 20 year period, elements such as luminaires, electrical switchboards, control systems, mechanical plant, fire panels, occupant warning and fire alarm systems will require replacement due to failure, lack of availability of spare parts to adequately and correctly service the elements or progression of standards and codes rendering the elements obsolete. Similarly, throughout the 20 year period, building finishes such as carpets, paint, ceilings and tiles become worn and require replacement and other elements such as balustrades and ramps become obsolete and non compliant.

Essentially, this is what has occurred to the two building being the subject of this report. No funds have been spent on the buildings to upgrade their code compliance or condition of the facilities over the previous years and hence significant funds are now required.

Should the Council decide to implement the upgrade works included within the estimates at Annexures A and B, the refurbished buildings could be expected to satisfy a 4 star Greenstar rating as defined by the Property Council of Australia "Guide to office Building Quality" dated 2 February 2006. The refurbished Buildings will include new efficient mechanical services, upgraded facade window treatment including energy efficient double glazing and integrated sun control via venetian blinds, energy efficient lighting, low VOC carpets and paint and energy efficient vertical transportation.

2. EXECUTIVE SUMMARY (Cont'd)

The estimated costs provided in the attached schedules exclude the cost of operational expenditure (opex) for regular building maintenance issues such as regular fire testing, cleaning, luminaire lamp changing, essential service certification and the like. These costs remain to be funded under the Council's opex budget.

Given the extent of remediation required to maintain the amenity of the properties, it is WTP's strong recommendation that if considered appropriate, the Council move to the next step which we consider to be a full due diligence survey involving the necessary specialist building and engineering consultants to endorse or otherwise WTP's assumptions and conclusions within this Report.

3. METHODOLOGY OF ASSESSMENT

WTP has used both the scope of works identified in the two DL Reports together with its own observations to determine an indicative scope of work to be priced and applied conventional Quantity Surveying estimating techniques; having carried out countless property inspections for either potential purchasers, major refurbishments or BCA upgrade works.

Senior WTP personnel have visited the property over the last two months but with specific reference to this Report, inspections were carried out on 16 February 2011, 10 May 2011 and 20 June 2011 attended by the Council's Manager of Facilities Mr Peter Handley and Project Manager Malcolm Harrild.

All levels and functional areas were viewed by WTP. Council's staff mentioned above provided general (verbal) advice on current maintenance works undertaken in the buildings and the timing of previous refurbishment works.

This report is based on a visual, non-invasive review of various areas of premises.

4. ESTIMATES

4.1 Civic Centre (Administration Building, "Old" Library & Civic Hall)

4.1.1 BCA Upgrade Estimate Brief Outline Description

Included within the estimate for BCA Upgrade Works are the items listed in the DL Report supplemented with allowances for the implementing a 20 year Capex expenditure schedule. Readers of this Report are referred to the estimate details in Annexures A & B attached.

A brief explanation of the salient points and the significant cost allowances are:-

(a) 'Old' Library

BCA Requirement - Alterations to Library entry foyer - \$728,000.00. Included within this cost is demolition and replacement to Library Entry foyer including removal of the multiple floor levels presently found on entry to the library and forming a major non compliance element of the DL Report. Also included are the costs of relocation of the toilet amenities to the main "library" floor level, incorporation of lift access for disabled persons, sanitary facilities and emergency escape stairs for all persons using the facilities.

Although no specific cost inclusion has been made in this estimate to address the multiple external levels between the library entry and the disabled lift access to the overhead bridge no. 1 across Devlin St, WTP recommend that prior to implementing the BCA upgrade works to the 'old' library, rationalisation of the external area be addressed.

New Floor Finishes, Mechanical, Fire and Electrical Services - \$1,750,000.00. Whilst the floor finishes replacement and 20 year Capex provisions are new items, the costs for engineering services were previously included within the Engineering Services Estimate provided in May. The engineering services costs have now been transferred into the 'old library' works.

In transferring these engineering services costs into the 'old library,' we have also included the 20 year Capex requirements noted in Section 2 above, so that towards the end of the 20 year period, it is highly likely that these same finishes and services, will again require replacement. These further upgrade costs are contained in WTP's estimates for 10 year, 15 year and 20 year forward forecasts.

(b) Existing Hall

BCA Requirement - Removal and replacement of existing steps and access ramp - \$336,000.00. These costs include for demolition of the existing hall steps and ramp and replacement with complying structures. Costs include temporary access facilities during the renovation.

4. ESTIMATES (Cont'd)

4.1 Civic Centre (Administration Building, "Old" Library & Civic Hall) (Cont'd)

4.1.1 Upgrade Estimate Brief Outline Description (Cont'd)

(b) Existing Hall (Cont'd)

Refurbishment of Existing External Facade and Replacement of Windows - \$1,881,000.00. The external facade is brick and tile fitted with metal framed windows. Estimated costs for these works include repairs to masonry facade elements, replacement of windows and window seals, replacement of window treatments and curtains and the 20 year replacement and maintenance required under the added Capex Schedule.

Ceiling Replacement - \$282,000.00. The WTP estimate includes removing and replacing the existing ceilings throughout the Hall with similar quality materials and the 20 year capex costs to maintain the ceiling. Costs include paint finishes where required.

Upgrade to Floor Finishes, New Mechanical, Fire and Electrical Services - \$767,000.00. Whilst the upgrade to floor finishes and the 20 year maintenance provision is a new item, the costs for engineering services were previously included within the Engineering Services Estimate provided in May but have now been transferred into the 'Hall' proposed works. These costs have increased upon transfer to the "Hall" in order to provide for a 20 year effective life and the need for replacement of significant components over this 20 year life span. Refer explanation contained in 4.1.1 (a) 'Old Library' above.

(c) Administration Office

BCA requirements - \$ 546,000.00.

Included in these cost are the disabled access into the Council Chambers, new amenity to level 3 which has no toilet facilities on the floor and the inclusion of the many smaller items required to comply with the construction of exits, protection of openings and provision of tactile indicators, lift call button relocation and the like.

Please note that the BCA upgrade also recommends upgrade to many engineering service items such as emergency and exit lighting, smoke management, provision of occupant warning system, smoke detection and the like. These costs are included in the engineering services estimate and not addressed under the BCA Upgrade cost.

Refurbishment of Existing External Facade and Replacement of Windows - \$3,720,000.00. The external facade is brick and tile fitted with metal framed windows currently permanently fixed closed. The estimated costs includes to repair and maintain the existing facade and replacement of the existing windows with energy efficient double glazed window assemblies including integral blinds for sun control. Also included are the 20 year Capex costs to maintain these elements over the 20 year period.

4. ESTIMATES (Cont'd)

4.1 Civic Centre (Administration Building, "Old" Library & Civic Hall) (Cont'd)

4.1.1 Upgrade Estimate Brief Outline Description (Cont'd)

(c) Administration Office (Cont'd)

Other elements - \$2,026,000.00. Included within these "other elements" are the re-painting of the internal walls, strip out and replacement of floor finishes and general upgrade to the effectiveness and appearance of the internal finishes elements. The estimate also includes maintaining these elements over the 20 year Capex period and due to the wear and tear caused by staffing load within the buildings, the estimate includes to renew the elements twice over the 20 year Capex period.

(d) External Works

BCA Requirements - \$954,000.00.

Included within these costs is the replacement of the current "library" fire egress ramp as recommended by the BCA Consultant. This ramp previously served as vehicle access into the basement car park.

This remediation will have significant impact on the existing Council car park. In order to satisfy a reduced slope to the basement to provide the required fire egress (refer DL Report executive summary item (c) b) it is highly probable that the extended ramp will impact significantly on the Council's car parking area circulation space and availability of car parking spaces.

4.1.2 Engineering Services 20 Year Capex Schedule

The previously provided Engineering Services Report in May 2011 estimated the cost of upgrading the Engineering Services within the Civic Centre at \$12.5 million (excl. GST).

This Report has added to the scope of the Engineering Services Report produced in May by adding the further element of the 20 year Capex cost forecasts.

WTP now estimate that the cost of the Engineering Services upgrade including maintaining these services over the 20 year period as being \$21,000,000.00. The attached schedule included in Annexure A titled "RYDE CIVIC CENTRE ENGINEERING SERVICES – 20 YEAR CAPEX SCHEDULE, URGENT REPLACEMENT WORKS" provides details on the elements making up the above costs.

As previously stated above, the effective life of many of the services system components such as luminaries, switchboards, air conditioning main equipment, dampers and control systems, smoke detectors and EWIS speakers is regarded as 20 years, so allowance has been made to renew these elements towards the end of the 20 year Capex period.

4. ESTIMATES (Cont'd)

4.2 Argyle Centre

4.2.1 BCA Upgrade Estimate Brief Outline Description

The Argyle Centre is a Council Property located at 33 Blaxland Rd, Ryde. It has 3 major components:-

- Community office;
- Community Hall; and
- Disused entertainment venue.

The entertainment venue is currently disused and appears to be non compliant in its fire separation from the remainder of the building and its compliance with Theatres, Stages and Public Halls & Entertainment Venues Section of BCA, (refer DL Report Section 4 item C1 and H1 & H101). This could account for the second floor being disused.

For information purposes only and in order to provide an indicative cost of the upgrade necessary to level 2 of the Argyle Centre, WTP has included in its estimate to demolish the current entertainment venue located on level 2 and re-build in reinforced concrete, thereby providing a new second level structure complete with the necessary fire separation and egress facilities noted by DL in its Report, ready for fit out with the necessary seating and entertainment facilities.

In practice, however, as referenced by the DL Report for the Argyle Centre, (see page 5, Section 2, Current Legislation), any refurbishment of this building involving greater volume than 50%, may require compliance with a suite of legislation which could jeopardise the whole building in its current state.

The separate WTP estimate for the Argyle Centre is referred to as "ARGYLE CENTRE – BCA UPGRADE, URGENT REPLACEMENT WORKS AND 20 YEAR CAPITAL EXPENDITURE SCHEDULE" and provided under Annexure B of the Report.

A brief explanation of the salient points and the significant cost allowances are:-

(a) Community Office – estimated cost \$2,450,000.00

The community office is currently occupied by approximately 35 staff.

The BCA upgrade works proposed by the BCA Consultant and included within this WTP estimate is for alterations to access stairs, disabled access to the office space and lift access between the two separate floor levels comprising the existing office areas. The engineering services elements required to ensure compliance with the DL Report include smoke management, occupancy warning systems and smoke detection systems. These element details are identifiable in the estimate at Annexure B.

The 20 year Capex element of the estimate include the replacement of existing floor and wall finishes and replacement of existing engineering services excluding those required to ensure compliance with the elements highlighted under the BCA recommendation. These estimated costs include replacement of mechanical services, electrical lighting and power, hydraulic fittings and the like.

4. ESTIMATES (Cont'd)

4.2 Argyle Centre (Cont'd)

4.2.1 BCA Upgrade Estimate Brief Outline Description (Cont'd)

(b) Argyle Hall – estimated cost \$809,000.00

The estimated BCA upgrade costs are approx. \$550,000.00 in order to comply with the recommended remediation of the DL Report.

The balance of the estimated cost for the Argyle Hall is to replace the architectural finishes and engineering services.

Refer to Annexure B for details.

(c) Level 2 Theatre – estimated costs \$4,619,000.00

Refer explanation at Item 4.2 above.

The DL Report list a number of non-compliances for the Level 2 theatre.

For information purposes only, this cost estimate includes the demolition the existing second level structure and replacement with a reinforced concrete structure capable of satisfying all the BCA conditions such as complying fire isolated second floor exits including DDA elements including lift access, wheel chair spaces and accessible sanitary facilities.

Refer DL Report Section 2, "Current Legislation" for explanation of legislative restrictions which may affect the development of the site.

4.3 Quantification, Assumptions & Exclusions

The attached Annexures A & B provide a guide to the indicative replacement and 20 year Capex costs should Council decide to implement the upgrades recommended under the DL Reports.

The general estimating and pricing principles adopted by WTP were as follows:-

i. Pricing

- The prices utilised are based on current market rates;
- It is assumed that competitive quotations will be called from selected reputable contractors experienced in carrying out works of this nature;
- The several works will be carried out in areas vacated by the Council as necessary and reasonable allowances have been made for out of normal working hours; and
- The rates and sums include net trade costs, onsite preliminaries and margin, a design and administration component and contingencies;
- "BWIC" means Builders Work In Connection which will include removing and replacing ceilings, making good walls and their finishes, new penetrations through floors and alterations to riser ducts etc.

4. ESTIMATES (Cont'd)

4.3 Quantification, Assumptions & Exclusions (Cont'd)

ii. Assumptions & Exclusions

- Temporary decanting of personnel, their equipment, storage facilities, IT room, and loose furniture, fittings and equipment to facilitate a vacant possession whilst works are being performed, subsequent re-canting into the refurbished Civic Building and temporary office accommodation and Council Chambers is to be provided by Council and is excluded from the estimates provided;
- The estimated costs are limited to those items included in Annexures A and B;
- The Construction Works including the BCA upgrade works and Engineering Services Replacement will be staged over a two (2) year period to properly facilitate design, planning, temporary decanting and refurbishment works; Council co-operation in making available the necessary access during the planning and design development period would be expected;
- The estimate in Annexures A & B utilise current rates and exclude escalation;
- Good & Services Tax;
- All direct or indirect costs which may result as a consequence of the implementation of the so called " Carbon Tax " and " Emissions Trading Scheme
- The Council will continue to maintain all necessary insurances of the property during construction activities;
- All redundant materials will be removed and there will be no salvage value to the Council;
- Any contamination issues such as asbestos and electrical PCB's are excluded from the indicative pricing in Appendices A & B; and
- Upgrade of existing vertical transportation (except as noted in Annexures A & B) is excluded.

iii. Information Used

In estimating the BCA upgrade cost of building works, WTP have relied upon the two DL Reports to determine an outline scope of work required for each of the Civic Centre and the Argyle Centre.

The DL Reports are:-

- BUILDING CODE OF AUSTRALIA 2011 – BCA Review Report for Existing Premises, Ryde Civic Centre, 1 Devlin Street, Ryde, 14 June 2011, Project no. 251527; and
- BUILDING CODE OF AUSTRALIA 2011 – BCA Review Report for Existing Premises, Argyle Centre, 33 Blaxland Ryde, 23 June 2011, Project No. 251527.

Other information used includes:-

- Norton Survey Partners Drawings showing floor layouts & levels of Ryde Civic Hall, Library and Administration Building Level 5 – sheet 1 of reference no. 33678;
- City of Ryde sketch plans of Civic Centre administration building floors Ground, level 1, 2, 3, 4 and 5; and

4. ESTIMATES (Cont'd)

4.3 Quantification, Assumptions & Exclusions (Cont'd)

iii. Information Used (Cont'd)

- Norton Survey Partners drawings showing layouts & levels at the Argyle Centre, Blaxland Rd, Ryde sheets 2 and 3 of reference no. 40326.
- Information provided by Council staff.

iv. Categorise & Types of Works

The schedule of works (refer Annexure A) sets out these categories on a level by level basis and also separately identifies the repairs maintenance and urgent replacement works together with the capital engineering services upgrade works which may also be required in their respective time categories.

Whilst it may be the case that these major replacement works could be deferred to later time frames, WTP believes that the quality and standard of the Council could be put at risk by such an action.

Separately, at Appendix B, WTP has provided an estimate to remove and replace the existing building services with new service installations including demolition of the existing on floor and vertical riser installations.

5. CONCLUSION

The DL Reports clearly demonstrate that the buildings under review, the Civic Centre Buildings and the Argyle Centre, do not meet the current BCA requirements.

The WTP Report into Building Services furnished in May 2011, clearly demonstrated that the Engineering Services currently provided in the Civic Centre are past their economic life.

This report has identified the cost of the BCA Upgrade Works proposed by the DL Reports together with indicative costs to upgrade the building architectural finishes to include Urgent Works considered necessary to complete in the immediate future (up to 2 years). Also included in the estimates at Annexures A & B are those building elements necessary to be upgraded over the proposed 20 year Capex period.

The previous May 2011 WTP report into the condition of the Engineering Services Works has been further revised to include in addition to the previously notified Urgent Repair and Maintenance Works for the Civic Centre Buildings, a new section dealing with the Argyle Centre and the costs envisaged to provide a 20 year Capex Schedule to keep the building services in their upgraded condition.

As a starting position for adopting the information contained in this Report and prior to incurring significant spending, Council should decide strategically, where / whether the current buildings fit within its overall future plans.

- The Civic Centre Buildings and the Argyle Centre do not comply with the current requirements of the BCA;
- The Engineering services are beyond the economic life and are incurring significant urgent maintenance and repair costs to keep building functioning adequately. There are significant costs to be incurred upgrading the Engineering Services installed within the existing Civic Centre Buildings and Argyle Centre at Ryde;
- The architectural finishes, particularly in the 'old library,' Civic Centre Hall and Argyle Centre, are beyond the economic life and will incur significant costs to keep building functioning adequately;
- The attached estimates at Annexures A & B have demonstrated that to develop a 20 year Capex program which maintains the condition of the Buildings in their upgraded state once the required BCA and urgent upgrade works have been completed, will require significant capital expenditure;
- Unless adequate capital costs are allocated to fund a significant upgrade of building services, the urgent repair and maintenance costs will not decrease in the foreseeable future and unreliability associated with services failures will become the "norm" for this property;
- Council should immediately embark on a comprehensive Asset Management Plan incorporating a Repairs & Maintenance Program and implement a sinking fund adequate to provide CAPEX availability in line with the timelines outlined in this Report;
- Carry out an updated OH&S survey;

5. CONCLUSION (Cont'd)

- Develop a Sustainability Plan incorporating energy efficiencies in the operation of the main building plant;
- A review of the functional planning and space utilisation pre and post any major refurbishment/remedial works; and
- If considered appropriate by the Council we would recommend moving to the next step which we consider to be a full due diligence survey involving the necessary specialist building and engineering consultants to endorse or otherwise WTP's assumptions and conclusions within this Report.

ANNEXURE A

**ESTIMATE OF CIVIC CENTRE BUILDINGS
(ADMINISTRATION BUILDING, 'OLD' LIBRARY AND CIVIC HALL)**

ESTIMATE OF DELAPIDATION SURVEY OF BUILDING SYSTEMS IN CIVIC CENTRE

RYDE CIVIC CENTRE BCA UPGRADE URGENT REPLACEMENT WORKS AND 20 YR CAPITAL EXPENDITURE SCHEDULE

20/07/2011

No	Trade	Item Description	QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Basement Carpark (Temporary Storage)													
1	B	General refurbishment existing floor wall and ceiling finishes	500	m2	200	280	140,000						
2	B	Allow for test reports for portable buildings - 4 Nos	1	Item	10,000	14,000	14,000	14,000	140,000	28,000	28,000	28,000	224,000
3	B	Allow for FRL upgrade or alternative solution for the fire load as per reports	1	m2	150,000	210,000	210,000		210,000	210,000			14,000
4	B	Allow to improve the amenities	1	Item	15,000	21,000	21,000		21,000	4,200	4,200	4,200	210,000
5	B	Allow to inspect adjust or replace fire doors as found	6	no	1,500	2,100	12,600		12,600	2,520	2,520	2,520	33,600
		SUBTOTAL COSTS BASEMENT CARPARK						14,000	383,600	34,720	34,720	34,720	501,760
Old Library													
6	B	Remove all existing book shelves, fitting and fixtures and disposal	900	m2	35	49	44,100	44,100					44,100
7	B	Remove existing floor finishes and replace with new (PC rate \$65)	900	m2	130	182	163,800		163,800	32,760	163,800	32,760	393,120
8	F	Remove existing ceiling finishes and replace with new	900	m2	180	252	226,800		226,800	7,448	7,448	7,448	226,800
9	B	Allow to making good and repaint existing wall finishes	665	m2	40	56	37,240		37,240	37,240	56,000	56,000	89,376
10	B	Alter the entry foyer to meet BCA requirements including demolition, excavation, entry doors and 2 nos of vertical lifts, including emergent exits.	100	m2	4,000	5,600	560,000		560,000	56,000	56,000	56,000	728,000
11	B	Allow to inspect adjust or replace fire doors as found	6	no	1,500	2,100	12,600		12,600	2,520	2,520	2,520	20,160
12	B	Allow to improve the amenities and relocate to basement floor level	1	Item	25,000	35,000	35,000		35,000	7,000	7,000	7,000	84,000
13	E	Allow for electrical services upgrade and alteration	900	m2	150	210	189,000		189,000	37,800	37,800	37,800	302,400
14	F	Allow for Fire services upgrade and alteration	900	m2	30	42	37,800		37,800	7,560	7,560	7,560	96,720
15	M	Allow for mechanical services upgrade and alteration connect to central plant or Civic building roof	900	m2	250	350	315,000		315,000	63,000	315,000	63,000	756,000
16	E	Upgrade electrical submains/switchboard	1	Item	10,000	14,000	14,000		14,000	14,000	14,000	14,000	28,000
		SUBTOTAL COSTS OLD LIBRARY						44,100	1,591,240	214,088	699,160	214,088	2,762,676

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
17	Existing hall											
18	B General refurbishment existing floor finishes	615	m2	35	49	30,135		30,200	6,027	30,135	6,027	72,389
19	F Clean understage area	EXCL										
20	B Remove existing ceiling finishes and replace with new	700	m2	180	252	176,400		176,400	35,280	35,280	35,280	282,240
21	B Remove existing wall finishes, making good and repaint	550	m2	80	112	61,600		61,600	12,320	12,320	12,320	98,560
22	B Upgrade the stage	81	m2	200	280	22,880		22,880	2,520	2,520	2,520	22,680
23	B Allow to inspect adjust or replace fire doors as found	6	no	1,500	2,100	12,600		12,600	42,000	42,000	42,000	20,160
24	M Improve Entry Foyer and associated stairs and ramp	1	Item	150,000	210,000	210,000		210,000	210,000	210,000	210,000	336,000
25	M Allow to improve existing amenities facilities	80	m2	1,100	1,540	123,200		123,200	24,640	24,640	24,640	295,680
26	M Allow to improve kitchen facilities	1	Item	15,000	21,000	21,000		21,000	4,200	4,200	4,200	50,400
27	M Allow to upgrade existing electrical services & emergency lighting	700	m2	120	168	117,600		117,600	23,520	23,520	23,520	164,640
28	M Allow to upgrade existing mechanical services	700	m2	200	280	196,000		196,000	39,200	39,200	39,200	313,600
29	E Upgrade / replace existing house services electrical switchboard to include for RCD circuit protection, circuit labelling, protective hinged door for personnel protection	1	Item	10,000	14,000	14,000		14,000	7,000	7,000	7,000	14,000
30	H Allowance per floor to investigate & repair water leaks - identified during site viewing but difficult to locate	1	Item	5,000	7,000	7,000		7,000	1,568,000			1,881,600
	Allow for External Façade & Window refurbishment (including library which is main masonry facade)	1,600	m2	700	980	1,568,000				313,600		
	SUBTOTAL COSTS EXISTING HALL							2,560,280	177,947	642,775	177,947	3,558,949

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
31	Civic Building - Ground Floor - L6 Chamber Estimated Costs											
32	B Upgrade existing floor finishes with new (P/C rate \$65/m2)	3,000	m2	80	112	336,000		336,000	67,200	336,000	67,200	806,400
33	B Upgrade existing internal wall finishes (base building only), making good and repaint	2,450	m2	80	112	274,400		274,400	54,880	274,400	54,880	658,560
34	B Upgrade existing internal partition wall, doors, making good and repaint	1,800	m2	60	84	151,200		151,200	30,240	351,000	30,240	562,680
35	B Fire rate the access hatches to central fire isolated stair, box in services to lower ground floor where traverse passageway - refer DL Report Item (b) c	1	Item	10,000	14,000	14,000		14,000	2,800	195	2,800	19,795
36	F Remove existing ceiling finishes and replace with new (INCL IN SERVICES)	Exd	m2									
37	B Upgrade existing amenities	6	Level	10,000	14,000	84,000		84,000	16,800	84,000	16,800	201,600
38	B New amenity at L3	50	m2	4,000	5,600	280,000		280,000	8,400	8,400	8,400	280,000
39	B Council Chambers access upgrade	1	Item	30,000	42,000	42,000		42,000	286,160	286,160	286,160	67,200
40	B External Façade and windows - initial replacement and maintain over 20 years	2,920	m2	700	980	2,861,600		2,861,600	420,000	420,000	420,000	3,720,880
41	B Allow for BCA requirements as DL Report - noting engineering services upgrade addressing Smoke management, smoke detection, Occupant warning system included as part of service upgrade works costed separately	3,000	m2	100	140	420,000		420,000				546,000
42	B Building services report separately											
	Allowance for Provisional Sum for treatment, removal and / or disposal of contaminated materials - lead paint, asbestos, PCB's etc	1	Item	200,000	280,000	280,000		280,000				280,000
	SUBTOTAL COSTS CIVIC BUILDING (GRD - L6)							4,743,200	508,480	1,382,155	508,480	7,142,315

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
External Works												
43	B	70	m2	500	700	49,000		49,000				49,000
44	B	1	Item	5,000	7,000	7,000		7,000				7,000
45	B	100	m2	3,800	5,320	532,000		532,000	53,200	53,200	53,200	691,600
46	B	3	no.	25,000	35,000	105,000		105,000	10,500	10,500	10,500	136,500
47	B	1	Item	50,000	70,000	70,000		70,000				70,000
								763,000	63,700	63,700	63,700	954,100
SUBTOTAL COSTS COMMUNITY SERVICE GROUND LEVEL												
SUBTOTAL ESTIMATED TRADE COST OF REPAIRS, MAKING GOOD & CAPITAL EXPENDITURES												
48		5.0%	%				58,100	10,041,320	998,935	2,822,510	998,935	14,919,800
49		6.0%	%				2,905	502,066	49,947	141,126	49,947	745,980
50		5.0%	%				3,486	602,479	59,936	169,351	59,936	895,188
							3,225	557,293	55,441	156,649	55,441	828,049
								TOTAL ESTIMATED COST OF REPAIRS, MAKING GOOD JUNE 2011 (Excl GST, Carbon Tax)				
								67,716	1,164,259	3,289,635	1,164,259	17,989,027
USING THE ABOVE AND ROUNDING, SAY (excl. GST)												
TOTAL COST \$17,400,000												
EXCLUSIONS												
1 Land costs, legal fees, interest charges and financing costs												
2 Developer's contingency sum												
3 Escalation & Staging												
4 Facilities Management Fees												
5 Tenancy works												
6 GST												
7 Impact of proposed Carbon Tax												
INFORMATION USED												
1 Civic Centre existing Layout Plans Ground Floor to Fifth Floor												
2 Preliminary Library and Civic Hall Plan prepared by Norton Survey Partners												
3 Preliminary Level 5 Floor Plan prepared by Norton Survey Partners												
4 BCA Review Report for Hyde Civic Centre dated 14 June 2011 prepared by Davis Langdon												

RYDE CIVIC CENTRE ENGINEERING SERVICES - 20 YEAR CAPEX SCHEDULE, URGENT REPLACEMENT WORKS.

No	Trade	Item Description	QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per Item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
1	M	Roof Level Plantroom Level 7 Replace "Greenhalgh" condenser serving the IT room split system with condenser of larger capacity - current condenser cooled by sprinkler on hot days	1	Item	4,000	5,600	5,600	5,600			5,600		11,200
2	M	De-rust and re-paint kitchen exhaust fan and ductwork discharging on roof	1	Item	3,000	4,200	4,200	4,200	4,200	4,200	4,200	4,200	16,800
3	M	Re-paint air admitting valves serving "Buffalo Triden" condenser on roof	1	Item	1,000	1,400	1,400	1,400	1,400	1,400	1,400	1,400	7,000
4	M	Replace 2 x compressors and electric motors in roof plant room	2	Item	200,000	280,000	560,000	560,000	560,000	560,000	560,000	560,000	1,120,000
5	M	Replace existing oil fired water boiler with gas fired condensing boiler	1	Item	60,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	168,000
6	M	Replace existing DX airconditioning unit with new dedicated AHU to provide tempered fresh air throughout building	1	Item	50,000	70,000	70,000	70,000	70,000			70,000	140,000
7	M	Provide airconditioning to lift motor room in advance of specialist lift consultant report	1	Item	10,000	14,000	14,000		14,000		14,000		28,000
8	H	Provide natural gas piping between ground floor external gas connection point through building to fire new condensing boiler on roof.	1	no.	40,000	56,000	56,000		56,000				56,000
9	VT	Replace existing pneumatic control system with DDS electronic system	1	no	350,000	490,000	490,000		490,000		98,000		588,000
10	VT	Undertake Specialist Lift Consultant Inspection & Report on current installation	1	Item	5,000	7,000	7,000	7,000		7,000		7,000	21,000
11	F	Install strobe lights / horn speakers to plantroom for Emergency Warning & Intercom Fire System	80	m2	60	84	6,720	6,800		6,800			13,600
12	F	Install smoke detector & EWIS speaker in LMR	1	ea	700	980	980	1,000	14,000		1,000	14,000	2,000
13	E	Upgrade / replace existing house services electrical switchboard to include for RCD circuit protection, circuit labelling, protective hinged door for personnel protection	1	Item	10,000	14,000	14,000						28,000
14	E	Replace electrical submain to roof to provide power to new plant	1	Item	45,000	63,000	63,000		63,000				63,000
15	B	Allow for BWIC (Builder's Work In Connection With services)	8	perc		-	-	46,544	63,728	1,552	61,456	7,728	181,008
16													
17													
		SUBTOTAL COSTS PLANT ROOM & ROOF						628,344	860,328	20,952	829,656	104,328	2,443,608

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Council Office Floor Level 6 Estimated Costs												
18	D	500	m2	60	84	42,000		42,000			42,000	84,000
19	M	20	m	500	700	14,000		14,000			14,000	28,000
20	M	20	m	400	560	11,200		11,200			11,200	22,400
21	M	110	m	250	350	38,500		38,500			38,500	77,000
22	M	110	m	200	280	30,800		30,800			30,800	61,600
23	M	10	no.	8,000	11,200	112,000		112,000			112,000	224,000
24	M	40	m	1,500	2,100	84,000		84,000			84,000	168,000
25	M	60	m	500	700	42,000		42,000			42,000	84,000
26	M	100	m2	300	420	42,000		42,000			42,000	84,000
27	M	20	Item	200	280	5,600		5,600			5,600	11,200
28	M	2	no.	6,000	8,400	16,800		16,800			16,800	33,600
29	M	1	no.	3,500	4,900	4,900	4,900				4,900	9,800
30	B	500	m2	500	700	350,000		350,000			350,000	700,000
31	E	1	Item	10,000	14,000	14,000	14,000				14,000	28,000
32	E	0.30	Item	40,000	56,000	16,800	16,800				16,800	33,600
33	H	6	pr.	450	630	3,780		3,800			3,800	7,600
34	H	4	no.	700	980	3,920		4,000			4,000	8,000
35	H	1	Item	2,000	2,800	2,800	2,800				2,800	5,600
36	H	1	no.	2,500	3,500	3,500	3,500				3,500	7,000
37	VT	1	Item	200	280	280	300				300	600
38	F	40	no.	400	560	22,400		22,400	22,400	22,400	22,400	89,600
39	B	4	m	4,000	5,600	22,400	22,400					22,400
40	B	8	perc	-	-	-	5,176	65,528	1,792	1,792	68,912	143,200
41	SUBTOTAL COSTS LEVEL 6											
						-	69,876	884,628	24,192	24,192	930,312	1,933,200

Council Office Floor Level 5 Estimated Costs										QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
42	D	Allow to demolish existing ceiling, lighting, fire detection, EMS speakers, in preparation for new mechanical services installation.	500	m2	60	84	42,000									42,000				84,000
43	M	Replace HHW piping main flow & return pipes & insulation to roof	10	m	500	700	7,000									7,000				14,000
44	M	Replace CHW piping main flow & return pipes & insulation to roof	10	m	400	560	5,600									5,600				11,200
45	M	Provide flow & return distribution CHW piping serving floor Fan Coil Units	110	m	250	350	38,500									38,500				77,000
46	M	Provide flow & return distribution HHW piping serving floor Fan Coil Units	110	m	200	280	30,800									30,800				61,600
47	M	Provide Fan Coil Units to typical floor on basis on 1 unit per 50m2 including distribution ductwork, temperature controller, power supply & ancillary items to provide a functional system	10	no.	8,000	11,200	112,000									112,000				224,000
48	M	Provide new supply air rising duct to new AHU on roof including penetration, fittings, balancing and the like	5	m	1,500	2,100	10,500									10,500				21,000
49	M	Provide branch ducting on each floor to connect to each fan coil unit proposed under upgrade.	60	m	500	700	42,000									42,000				84,000
50	M	Extend and upgrade ducting capacity into meeting rooms	100	m2	300	420	42,000									42,000				84,000
51	M	Rebalance the floor registers	20	Item	200	280	5,600									5,600				11,200
52	M	Provide toilet exhaust system to male and female toilets	2	no.	6,000	8,400	16,800									16,800				33,600
53	M	Review the requirement for kitchen cooking on level 6 and if agreed remove kitchen exhaust ventilation	1	no.	3,500	4,900	4,900									4,900				9,800
54	B	Replace ceiling and associated services to permit mechanical upgrade works	500	m2	500	700	350,000									350,000				700,000
55	E	Upgrade / replace existing house services electrical switchboard to include for RCD	1	Item	10,000	14,000	14,000									14,000				28,000
56	E	Provide new submains to each typical floor - 3 floors to each circuit	0.30	Item	40,000	56,000	16,800									16,800				33,600
57	H	Install WELS rated tapware into wash hand basins in bathrooms	6	pr.	450	630	3,780									3,800				7,600
58	H	Install dual flush cistern to WC in bathrooms	4	no.	700	980	3,920									4,000				8,000
59	H	Allowance per floor to investigate & repair water leaks - identified during site viewing but difficult to locate	1	Item	2,000	2,800	2,800									2,800				5,600
60	H	Install thermostatic mixing valves to bathrooms to prevent scalding	1	no.	2,500	3,500	3,500									3,500				7,000
61	VT	Check fire duty of passenger lifts and provide labels on each floor warning "do not use lift in case of fire" if applicable.	1	Item	200	280	280									300				600
62	F	Clean / replace smoke detectors throughout the floor - included in ceiling item above	40	no.	400	560	22,400									22,400				89,600
63	B	Provide Self contained electrical riser complete with fire rated door, fire rated plasterboard walls, fire rated penetrations and the like.	4	m	4,000	5,600	22,400									22,400				22,400
64	B	Allow for BWIC (Builder's Work in Connection With services)	8	perc	-	-	-									58,640				129,424
65		SUBTOTAL COSTS LEVEL 5					69,876	791,640	24,192	24,192	837,324	1,747,224								

RYDE CIVIC CENTRE ENGINEERING SERVICES - 20 YEAR CAPEX SCHEDULE, URGENT REPLACEMENT WORKS.

Council Office Floor Level 4 Estimated Costs													
		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per Item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)	
66	D	500	m2	60	84	42,000		42,000			42,000	84,000	
67	M	10	m	500	700	7,000		7,000			7,000	14,000	
68	M	10	m	400	560	5,600		5,600			5,600	11,200	
69	M	110	m	250	350	38,500		38,500			38,500	77,000	
70	M	110	m	200	280	30,800		30,800			30,800	61,600	
71	M	10	no.	8,000	11,200	112,000		112,000			112,000	224,000	
72	M	5	m	1,500	2,100	10,500		10,500			10,500	21,000	
73	M	60	m	500	700	42,000		42,000			42,000	84,000	
74	M	100	m2	300	420	42,000		42,000			42,000	84,000	
75	M	20	Item	200	280	5,600		5,600			5,600	11,200	
76	M	2	no.	6,000	8,400	16,800		16,800			16,800	33,600	
77	M	1	no.	3,500	4,900	4,900	4,900				4,900	9,800	
78	B	500	m2	500	700	350,000		350,000			350,000	700,000	
79	E	1	Item	10,000	14,000	14,000	14,000				14,000	28,000	
80	E	0.30	Item	40,000	56,000	16,800	16,800				16,800	33,600	
81	H	6	pr.	450	630	3,780		3,800			3,800	7,600	
82	H	4	no.	700	980	3,920		4,000			4,000	8,000	
83	H	1	Item	2,000	2,800	2,800	2,800				2,800	5,600	
84	H	1	no.	2,500	3,500	3,500	3,500				3,500	7,000	
85	VT	1	Item	200	280	280	300				300	600	
86	F	40	no.	400	560	22,400		22,400	22,400	22,400	22,400	89,600	
87	B	4	m	4,000	5,600	22,400	22,400					22,400	
88	B	8	perc	-	-	-	5,176	58,640	1,792	1,792	62,024	129,424	
89	SUBTOTAL COSTS LEVEL 4							69,876	791,640	24,192	24,192	837,324	1,747,224

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per Item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Council Office Floor Level 3 Estimated Costs												
90	D	500	m2	60	84	42,000		42,000			42,000	84,000
Allow to demolish existing ceiling, lighting, fire detection, EWS speakers, in preparation for new mechanical services installation.												
91	M	10	m	500	700	7,000		7,000			7,000	14,000
92	M	10	m	400	560	5,600		5,600			5,600	11,200
93	M	110	m	250	350	38,500		38,500			38,500	77,000
94	M	110	m	200	280	30,800		30,800			30,800	61,600
95	M	10	no.	8,000	11,200	112,000		112,000			112,000	224,000
Provide new supply air rising duct to new AHU on roof including penetration, fittings, balancing and the like												
96	M	5	m	1,500	2,100	10,500		10,500			10,500	21,000
97	M	60	m	500	700	42,000		42,000			42,000	84,000
Provide branch ducting on each floor to connect to each fan coil unit proposed under upgrade.												
98	M	100	m2	300	420	42,000		42,000			42,000	84,000
99	M	20	Item	200	280	5,600		5,600			5,600	11,200
100	M	2	no.	6,000	8,400	16,800		16,800			16,800	33,600
101	M	1	no.	3,500	4,900	4,900	4,900				4,900	9,800
Review the requirement for kitchen cooking on level 6 and if agreed remove kitchen exhaust ventilation												
102	B	500	m2	500	700	350,000		350,000			350,000	700,000
103	E	1	Item	10,000	14,000	14,000	14,000				14,000	28,000
Replace ceiling and associated services to permit mechanical upgrade works												
104	E	0.30	Item	40,000	56,000	16,800	16,800				16,800	33,600
105	H	1	Item	2,000	2,800	2,800	2,800				2,800	5,600
Provide new submains to each typical floor - 3 floors to each circuit												
106+	H	1	no.	2,500	3,500	3,500	3,500				3,500	7,000
107	VT	1	Item	200	280	280	300				300	600
Check fire duty of passenger lifts and provide labels on each floor warning "do not use lift in case of fire" if applicable.												
108	F	40	no.	400	560	22,400		22,400	22,400	22,400	22,400	89,600
Clean / replace smoke detectors throughout the floor - included in ceiling item above												
109	B	4	m	4,000	5,600	22,400	22,400					22,400
Provide Self contained electrical riser complete with fire rated door, fire rated plasterboard walls, fire rated penetrations and the like.												
110	B	8	perc	-	-	-	5,176	58,016	1,792	1,792	61,400	128,176
Allow for BWIC (Builder's Work in Connection With services)												
111						-	69,876	783,216	24,192	24,192	828,900	1,730,376
SUBTOTAL COSTS LEVEL 3												

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per Item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Council Office Floor Level 2 Estimated Costs												
112	D	500	m2	60	84	42,000		42,000			42,000	84,000
113	M	10	m	500	700	7,000		7,000			7,000	14,000
114	M	10	m	400	560	5,600		5,600			5,600	11,200
115	M	110	m	250	350	38,500		38,500			38,500	77,000
116	M	110	m	200	280	30,800		30,800			30,800	61,600
117	M	10	no.	8,000	11,200	112,000		112,000			112,000	224,000
118	M	5	m	1,500	2,100	10,500		10,500			10,500	21,000
119	M	60	m	500	700	42,000		42,000			42,000	84,000
120	M	100	m2	300	420	42,000		42,000			42,000	84,000
121	M	20	Item	200	280	5,600		5,600			5,600	11,200
122	M	2	no.	6,000	8,400	16,800		16,800			16,800	33,600
123	M	1	no.	3,500	4,900	4,900		4,900			4,900	9,800
124	B	500	m2	500	700	350,000		350,000			350,000	700,000
125	E	1	Item	10,000	14,000	14,000		14,000			14,000	28,000
126	E	0.30	Item	40,000	56,000	16,800		16,800			16,800	33,600
127	H	6	pr.	450	630	3,780		3,780			3,780	7,560
128	H	4	no.	700	980	3,920		4,000			4,000	8,000
129	H	1	Item	2,000	2,800	2,800		2,800			2,800	5,600
130	H	1	no.	2,500	3,500	3,500		3,500			3,500	7,000
131	VT	1	Item	200	280	280		300			300	600
132	F	40	no.	400	560	22,400		22,400	22,400	22,400	22,400	89,600
133	B	4	m	4,000	5,600	22,400		-			-	22,400
134	B	8	perc	-	-	-		58,640	1,792	1,792	62,024	129,424
135							69,876	791,640	24,192	24,192	837,324	1,747,224
SUBTOTAL COSTS LEVEL 2												

RYDE CIVIC CENTRE ENGINEERING SERVICES - 20 YEAR CAPEX SCHEDULE, URGENT REPLACEMENT WORKS.

Council Office Floor Level 1 Estimated Costs		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
136	D	500	m2	60	84	42,000		42,000			42,000	84,000
137	M	10	m	500	700	7,000		7,000			7,000	14,000
138	M	10	m	400	560	5,600		5,600			5,600	11,200
139	M	110	m	250	350	38,500		38,500			38,500	77,000
140	M	110	m	200	280	30,800		30,800			30,800	61,600
141	M	10	no.	8,000	11,200	112,000		112,000			112,000	224,000
142	M	5	m	1,500	2,100	10,500		10,500			10,500	21,000
143	M	60	m	500	700	42,000		42,000			42,000	84,000
144	M	100	m2	300	420	42,000		42,000			42,000	84,000
145	M	20	Item	200	280	5,600		5,600			5,600	11,200
146	M	2	no.	6,000	8,400	16,800		16,800			16,800	33,600
147	M	1	no.	3,500	4,900	4,900		4,900			4,900	9,800
148	B	500	m2	500	700	350,000		350,000			350,000	700,000
149	E	1	Item	10,000	14,000	14,000		14,000			14,000	28,000
150	E	0.30	Item	40,000	56,000	16,800		16,800			16,800	33,600
151	H	6	pr.	450	630	3,780		3,800			3,800	7,600
152	H	4	no.	700	980	3,920		4,000			4,000	8,000
153	H	1	Item	2,000	2,800	2,800		2,800			2,800	5,600
154	H	1	no.	2,500	3,500	3,500		3,500			3,500	7,000
155	VT	1	Item	200	280	280		300			300	600
156	F	40	no.	400	560	22,400		22,400	22,400		22,400	89,600
157	B	4	m	4,000	5,600	22,400		22,400			-	22,400
158	B	8	perc	-	-	-		58,640	1,792		62,024	129,424
159							69,876	791,640	24,192	24,192	837,324	1,747,224

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Council Office Ground Floor Estimated Costs												
160	M	1	no.	25,000	35,000	35,000	35,000				35,000	70,000
161	M	10	m	500	700	7,000	7,000				7,000	14,000
162	M	10	m	400	560	5,600	5,600				5,600	11,200
163	M	1	no.	7,500	10,500	10,500	10,500				10,500	21,000
164	M	100	m2	300	420	42,000	42,000	10,500			10,500	21,000
165	M	20	no.	1,000	1,400	28,000	28,000	42,000			42,000	84,000
166	M	20	item	200	280	5,600	5,600	28,000			28,000	56,000
167	M	2	no.	5,000	7,000	14,000	14,000	5,600			5,600	11,200
168	M	500	m2	400	560	280,000	280,000	14,000			14,000	28,000
169	E	1	item	7,500	10,500	10,500	10,500	280,000			280,000	560,000
170	E	0.30	item	40,000	56,000	16,800	16,800				16,800	33,600
171	H	6	pr.	450	630	3,780	3,780				3,800	7,600
172	H	4	no.	700	980	3,920	3,920	3,800			4,000	8,000
173	H	1	item	2,000	2,800	2,800	2,800	4,000			2,800	5,600
174	H	1	no.	2,500	3,500	3,500	3,500				3,500	7,000
175	VT	1	item	200	280	280	300				300	600
176	VT	2	no.	500,000	700,000	1,400,000	1,400,000		1,400,000		60,000	1,460,000
177	F	40	no.	400	560	22,400	22,400	22,400	22,400		22,400	89,600
177	B	8	perc		-	-	6,520	32,824	113,792	1,792	44,144	199,072
178							88,020	443,124	1,536,192	24,192	595,944	2,687,472
SUBTOTAL COSTS GROUND LEVEL												

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Council Office Basement Estimated Costs												
179	M	1	no.	25,000	35,000	35,000	35,000				35,000	70,000
180	M	10	m	500	700	7,000	7,000				7,000	14,000
181	M	10	m	400	560	5,600	5,600				5,600	11,200
182	M	20	Item	200	280	5,600	5,600	5,600			5,600	11,200
183	M	2	no.	5,000	7,000	14,000	14,000	14,000			14,000	28,000
184	E	1	Item	7,500	10,500	10,500	10,500				10,500	21,000
185	E	1	Item	250,000	350,000	350,000		350,000			350,000	700,000
186	E	1	Item	45,000	63,000	63,000		63,000			63,000	126,000
187	E	1	Item	160,000	224,000	224,000		224,000			224,000	448,000
188	H	1	Item	2,000	2,800	2,800	2,800				2,800	5,600
189	H	1	no.	2,500	3,500	3,500	3,500				3,500	7,000
190	VT	1	Item	200	280	280	300				300	600
191	F	100	no.	50	70	7,000	7,000				7,000	14,000
192	F	40	no.	400	560	22,400		22,400	22,400		22,400	89,600
193	M	700	m2	200	280	196,000		196,000			196,000	392,000
SUBTOTAL COSTS GROUND LEVEL							71,700	875,000	22,400	22,400	946,700	1,938,200

Council Hall / Library Ground Floor Estimated Costs										QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per Item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
194	H	Allowance per floor to investigate & repair water leaks - identified during site viewing but difficult to locate										1	Item	10,000	14,000	14,000				14,000
195	H	Install thermostatic mixing valves to bathrooms to prevent scalding										1	no.	2,500	3,500	3,500				3,500
196	F	Clean / replace smoke detectors throughout the Council Hall										40	no.	400	22,400	22,400	22,400	22,400	22,400	89,600
197	B	Allow for BWIC (Builder's Work in Connection With services)										8	perc	-	560	1,792	1,792	1,792	1,792	8,568
198	B	Provisional Sum allowance for treatment, removal and / or disposal of contaminated materials - lead paint, asbestos, PCB's, etc										1	Item	130,000	182,000	182,000				182,000
194		SUBTOTAL COSTS COUNCIL HALL GROUND LEVEL												-	18,900	206,192	24,192	24,192	24,192	297,668
SUBTOTAL ESTIMATED TRADE COST OF REPAIRS, MAKING GOOD															1,226,220	7,219,048	1,748,888	1,045,592	6,779,672	18,019,420
198		CONSTRUCTION CONTINGENCY										5.0%	%		61,311	360,952	87,444	52,280	338,984	900,971
199		DESIGN AND PROFESSIONAL FEES 6%										6.0%	%		73,573	433,143	104,933	62,736	406,780	1,081,165
200		DESIGN CONTINGENCY										5.0%	%		64,990	382,610	92,691	55,416	359,323	955,029
FROM ABOVE TOTAL ESTIMATED COST OF REPAIRS, MAKING GOOD MAY 2011 (Excl GST)															1,426,004	8,395,753	2,033,957	1,216,023	7,884,759	20,956,585
TOTAL OF ABOVE AND ROUNDING, SAY																				\$21,000,000

ANNEXURE B

ESTIMATE OF DELAPIDATION SURVEY OF BUILDING SYSTEMS IN ARGYLE CENTRE

ARGYLE CENTRE - BCA UPGRADE, URGENT REPLACEMENT WORKS & 20 YEAR CAPITAL EXPENDITURE SCHEDULE

12/07/2011

No	Trade	Item Description	QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per Item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
1	B	Level 2 Theatre Clear & remove all stored goods & dispose off prior to demolition	1	Item	10,000	14,000	14,000	14,000					14,000
2	B	Allow to demolish the second level Theatre of the Argyle Centre as no compliant fire separation, exit stairs, non compliant windows etc (refer Davis Langdon Report Executive Summary Item (b) a) - assume structural adequacy of lower level to accept new build above	620	m2	400	560	347,200		347,200				347,200
3	B	Allow miscellaneous structural works to level 1 Argyle Centre to support new works	620	m2	-	-	-						incl. Below
4	B	Allow to re-construct Theatre in reinforced concrete structure and fitout to existing standard, (ie no seats, projection equipment or the like) but including reconstruction of new fire-isolated exits from second floor, includes new amenities, professional fees, smoke management, EWS system, smoke alarms, electrical/mechanical services, lift for disability access - cost provisions include for upgrades, refits and general compliance remediation over the next 20 years - refer DL Report Item (b) a and (c).	620	m2	3,500	4,900	3,038,000		3,038,000	607,600			4,253,200
5	B	Allow to improve internal access stairs to meet the BCA requirements	1	Item	-	-	-						incl. Item 4 above
6	B	Allow to improve Fire stairs to meet the BCA requirements	2	No	-	-	-						incl. Item 4 above
7	B	Allow to improve existing amenities facilities	42	m2	-	-	-						incl. Item 4 above
8	E	Ensure electrical switchboard & telecommunications cupboard in central core constructed of non-combustible material / smoke seals - refer DL Report item (e) a	1	Item	-	-	-						incl. Item 4 above
9	B	Rebuild door thresholds to ensure compliance - refer DL Report item (e) b	1	Item	-	-	-						incl. Item 4 above
10	B	Relocate southern theatre door as too close to stair - refer DL Report item (e) b	1	Item	-	-	-						incl. Item 4 above
11	B	Rebuild southern stair to theatre as stair riser uneven & pose hazard - refer DL Report item (e) c	1	Item	-	-	-						incl. Item 4 above
12	B	Provide compliant ballustrades, handrail, handrail gaps, landings, etc - refer DL Report item (e) d & e	1	Item	-	-	-						incl. Item 4 above
13	B	Ensure all glass exit doors swing in the direction of egress - refer DL Report item (f)	1	Item	-	-	-						incl. Item 4 above
14	F	Allow to improve fire hose / smoke detection & the like	1	Item	-	-	-						incl. Item 4 above
15	B	Upgrade electrical switchroom fire rating	1	Item	-	-	-	5,000					5,000
16													
17		SUBTOTAL COSTS THEATRE L2						19,000	3,385,200	607,600		607,600	4,619,400

			QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Level 1 Argyle Hall L1 Estimated Costs													
18	B	Clear & remove all under stage stored goods	1	Item	10,000	14,000	14,000	14,000	-	-	-	-	14,000
19	H	Inspect stack plumbing and insert fire separation collars where required - refer DL Report 9c) a	1	Item	10,000	14,000	14,000	14,000	-	-	-	-	14,000
20	B	Construct complying Northern exit to Hall - refer DL Report item (d) b	25	m2	1,100	1,540	38,500	38,500	38,500	-	38,500	-	77,000
21	B	Ensure electrical switchboard & telecommunications cupboard in central core constructed of non-combustible material / smoke seals - refer DL Report item (e) a	1	Item	5,000	7,000	7,000	7,000	-	-	2,000	-	9,000
22	B	Rebuild door thresholds to ensure compliance - refer DL Report item (e) b	1	Item	5,000	7,000	7,000	7,000	-	-	2,000	-	9,000
23	B	Provide compliant ballustrades, handrail, handrail gaps, landings, etc - refer DL Report item (e) d & e	1	Item	10,000	14,000	14,000	14,000	-	-	10,000	-	24,000
24	B	Ensure all glass exit doors swing in the direction of egress - refer DL Report item (f)	1	Item	7,500	10,500	10,500	10,500	-	7,500	-	-	18,000
25	B	Replace snib latches, door knobs with level action handles. Replace door latching to operable wall in hall - refer DL	1	Item	5,000	7,000	7,000	7,000	-	7,000	-	-	14,000
26	B	Replace non compliant tactile indicators, braille signage throughout hall - refer DL Report item (f) a	1	Item	5,000	7,000	7,000	7,000	-	7,000	-	-	14,000
27	H	Test hydrant flow pressures - refer DL Report item (g) a	1	Item	500	700	700	700	-	700	-	700	2,800
28	H	Test hose reel flow pressures - in association with hydrant test pressure above	1	Item	15,000	21,000	21,000	21,000	21,000	-	21,000	-	42,000
29	B	Allow to improve existing amenities facilities	1	Item	250	350	147,000	147,000	147,000	29,400	147,000	29,400	352,800
29 a	M.E.H.F	Allow to remove and replace existing services (including electrical, hydraulic, mechanical & fire)	420	m2	50	70	29,400	29,400	-	-	-	-	65,800
30	F	Allow to provide smoke hazard management to Argyle Hall including smoke detection, smoke exhaust, occupant warning system and the associated upgrade in FIP - refer DL Report (h) a and 9i) b	420	m2	25	35	14,700	14,700	-	-	-	-	35,700
31	E	Allow to upgrade and test emergency lighting facilities in Argyle Hall	1	Item	5,000	7,000	7,000	7,000	-	10,000	5,000	-	16,800
32	B	Allow to improve kitchen facilities	1	Item	15,000	21,000	21,000	21,000	-	1,400	7,000	1,400	42,000
33	M	Upgrade / replace existing split a/c systems & exhaust fan to kitchen	1	Item	5,000	7,000	7,000	7,000	-	-	21,000	-	7,000
34	E	Upgrade / replace existing house services electrical switchboard to include for RCD circuit protection, circuit labelling, protective hinged door for personnel protection	1	Item	9,500	13,300	26,600	26,600	-	10,000	-	-	36,600
35	B	Allow to swing sanitary facility door outwards and provide cubicle suitable for a person with ambulant disability - refer DL Report (j)	2	no	2,000	2,800	2,800	2,800	-	2,000	-	-	4,800
36	H	Allowance per floor to investigate & repair water leaks - identified during site viewing but difficult to locate	1	Item	89,600	10,035	10,035	10,035	-	-	-	-	10,035
37	B	Allow for BWIC (Builder's Work In Connection With services)	8	perc	15,000	21,000	21,000	21,000	-	-	-	-	21,000
38	B	Allow to remove & replace windows	1	Item	15,000	21,000	21,000	21,000	-	-	-	-	21,000
SUBTOTAL COSTS ARGYLE HALL L1								164,735	242,500	82,000	254,200	65,900	899,335

		QTY	Unit	NETT RATE	RATE Incl 40% prelims	Cost per Item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
Council Community Office Floor Ground Level Estimated Costs												
39	B	600	m2	250	350	210,000		210,000	42,000	210,000	42,000	504,000
40	B	600	m2	100	140	84,000		84,000	84,000	84,000	84,000	336,000
41	M,E,H,F	600	m2	600	840	504,000		504,000	100,800	504,000	100,800	1,209,600
42	B	1	Item	25,000	35,000	35,000		35,000	3,500	-	3,500	42,000
43	B	2	no	9,500	13,300	26,600	26,600	-	10,000	-	-	36,600
44	B	1	Item	7,500	10,500	10,500	10,500	-	7,500	-	-	18,000
45	B	1	Item	5,000	7,000	7,000	7,000	-	7,000	-	-	14,000
46	B	1	Item	5,000	7,000	7,000	7,000	-	7,000	-	-	14,000
47	B	1	Item	40,000	56,000	56,000	56,000	-	7,000	-	7,000	70,000
48	B	1	Item	15,000	21,000	21,000	21,000	-	-	-	-	21,000
49	H	1	Item	2,000	2,800	2,800	-	2,800	-	-	-	2,800
50	B	8	perc	506,800	40,544	40,544	-	40,544	-	-	-	40,544
38	B	1	Item	25,000	35,000	35,000	-	-	35,000	-	-	35,000
51	B	1	Item	75,000	105,000	105,000	-	105,000	-	-	-	105,000
52	SUBTOTAL COSTS COMMUNITY OFFICE LEVEL GROUND						128,100	981,344	303,800	798,000	237,300	2,448,544

		QTY	Unit	NETT RATE	RATE incl 40% prelims	Cost per item incl prelims	12 Months Immediate Works	2 Years Short term (\$)	10 Years Long term (\$)	15 Years Long term (\$)	20 Years Long term (\$)	Total (\$)
External Façade, Stairs and External Works												
53	B	1300	m2	50	70	91,000		91,000	91,000		91,000	273,000
54	B	2	no.	25,000	35,000	70,000		70,000	70,000		70,000	210,000
55	B	1	item	20,000	28,000	28,000		28,000	28,000		28,000	84,000
56												
57												
								189,000	189,000		189,000	567,000
SUBTOTAL EXTERNAL FAÇADE, STAIRS & EXTERNAL WORKS												
SUBTOTAL ESTIMATED TRADE COST OF REPAIRS, MAKING GOOD & CAPITAL EXPENDITURES												
60							311,835	4,798,044	1,182,400	1,052,200	1,099,800	8,444,279
61					5.0%	%	15,582	239,902	58,120	52,810	54,980	422,214
62					6.0%	%	18,770	287,883	70,844	63,132	65,568	506,657
					5.0%	%	17,307	266,291	65,023	58,397	61,038	408,657
TOTAL ESTIMATED COST OF REPAIRS, MAKING GOOD, June 2011 (Excl GST)							363,444	5,592,120	1,378,087	1,226,339	1,281,817	9,841,807
USING THE ABOVE AND ROUNDING (Excl GST)												
\$9,800,000												
EXCLUSIONS												
1 Land costs, legal fees, interest charges and financing costs												
2 Developer's contingency sum												
3 Escalation & Staging												
4 Facilities Management Fees												
5 Tenancy works												
6 GST												
INFORMATION USED												
1 Preliminary Argyle Office (Ground Floor) Plans prepared by Norton Survey Partners												
2 Preliminary Argyle Hall and Theatre L2 Floor Plan prepared by Norton Survey Partners												
4 BCA Review Report for Argyle Centre dated 23 June 2011 prepared by Davis Langdon												