



18 CONFIDENTIAL ITEMS

18.2 LAMEROO COMMUNITY MEETING BUILDING 50% DESIGN UPDATE

RECOMMENDATION

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Acting Chief Executive Officer, Acting Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 19 October 2022 for Agenda Item 18.2 Lameroo Community Meeting Building 50% Design Update;
2. The Council is satisfied that pursuant to section 90 (3) (b)(i) and (b)(ii) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.2 Lameroo Community Meeting Building 50% Design Update is:

information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; AND information the disclosure of which would, on balance, be contrary to the public interest.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.2 in confidence.

MOVED COUNCILLOR MICK SPARNON

SECONDED COUNCILLOR TREVOR HANCOCK

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Acting Chief Executive Officer, Acting Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 19 October 2022 for Agenda Item 18.2 Lameroo Community Meeting Building 50% Design Update;
2. The Council is satisfied that pursuant to section 90 (3) (b)(i) and (b)(ii) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.2 Lameroo Community Meeting Building 50% Design Update is:

information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; AND information the disclosure of which would, on balance, be contrary to the public interest.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.2 in confidence.

CARRIED.

18.2 LAMEROO COMMUNITY MEETING BUILDING 50% DESIGN UPDATE

Responsible officer: Samuel Wellington, Manager Major Project Delivery

Attachments: 1. Lameroo Community Meeting Building 50% Cost Estimate - Confidential

Section under the Act	The grounds on which part of the Council or Committee may be closed to the public are listed in Section 90(2) & (3) of the <i>Local Government Act 1999</i> .
Sub-clause and Reason:	(b)(i) and (b)(ii) - information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council and information the disclosure of which would, on balance, be contrary to the public interest.

Executive Summary

This report provides an update to Council on the progress of the design for the Lameroo Community Meeting Building. It provides an update on the progress of the design, and also provides information around approximate costings.

RECOMMENDATION

That Council notes the information provided in this report

The Mayor with approval of two-thirds of the members present suspended the meeting procedures pursuant to regulation 20(1) of the Local Government (Procedures at Meetings) Regulations 2013, for a period of 30 minutes to facilitate informal discussion in relation to Lameroo Community Meeting Building 50% Design Update at 7.27pm

Meeting procedures resumed at 7.51pm

**MOVED COUNCILLOR REBECCA BOSELEY
SECONDED COUNCILLOR MICK SPARNON**

That Council notes the information provided in this report.

CARRIED.

Background

Council has previously committed to using Local Roads and Community Infrastructure (LRCI) grant funding to undertake the building of a new Lameroo Community Meeting Space building in Lameroo, replacing the existing CWA building.

Council has also previously committed to providing \$15,000 to the Lameroo Historical Society to move the existing building from its current location, out to an alternate location.

Context

The design has progressed to a 50% stage. We have put the design to tender, and this tender will close in early November. This will allow us to get an indication of price, and also timeframe to completion from the market.

We have also had the design costed, and the approximate cost from our cost consultants is attached to this report.

Policy and statutory implications

Councils Procurement policy is relevant to this report.

Issues

Funding and timeframes are the major issues on this project. The funding issues are covered in sections below.

The timeframe is also a major issue for the project. Construction needs to be complete by June 30, 2023, as per LRCI requirements. We believe this would be unlikely; however, this won't be known until the tender closes on November 4 and the market informs us of what is achievable.

Alternate options

There are alternate options that are available to Council. Council could choose to allocate additional funding to the project, to meet any funding shortfall that arises.

Council could also choose to not proceed with a new build and look at renovating the existing building.

Council could also choose to not proceed with a new building, and not renovate the existing building, and re-allocate the remaining LRCI funding to other projects, subject to LRCI approval.

Financial implications

Currently, Council has committed \$290,000 to the build of a new Lameroo Community Meeting Space building to replace the existing CWA building. The current cost estimate is significantly above this. We won't know the exact cost of the new building until the tender closes, but there is a significant risk and likelihood the existing budget will not be sufficient to build this new facility without additional council funding.

Work Health and Safety and Risk implications

There are several risks associated with this project including financial, loss of grant funding and reputational.

Consultation

The Project Team has liaised and continues to liaise with the Lameroo CWA group. If a decision is made to alter the current plan, then the CWA would need to be consulted and informed as soon as possible.

CONFIDENTIAL

Lameroo Community Meeting Building

50% Cost Estimate

13th October 2022





Lameroo Community Meeting Building
 50% Cost Estimate
 13th October 2022

PROJECT GROUP CONTACTS

Project: Lameroo Community Meeting Building
Client: Southern Mallee District Council
Architect: Mulloway Studio
Structural Engineer: MLEI Consulting Engineers
Civil Engineer: MLEI Consulting Engineers
Services Engineer: Secon Consulting Engineers
Cost Manager: Chris Sale Consulting

Project Information					
Job Number:	223604	Revision Number:	0	Issue Date:	13th October 2022
Checked By:	TS	Controlled Doc	No	Author:	BT
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report.
 This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.



Lameroo Community Meeting Building

50% Cost Estimate

13th October 2022

1.0 SCOPE OF PROJECT

The scope of this project includes construction of a Community Building and Pavilion at the Lameroo Town Centre.

This project is based on the following areas:

Fully enclosed covered area (FECA): 105m²

Unenclosed covered area (UCA): 221m²

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency
- Builders Preliminaries and Margin
- Locality Loading
- Escalation until Completion
- Construction Contingency
- Professional Fees
- Statutory Authority Charges including CITB Levy
- Loose Furniture, Fitting and Equipment
- AV Equipment
- Bird deterrent system
- Double glazing
- Statutory signage and building signage
- 3000L septic tank
- 1000L grease arrestor

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- Contaminated soil removal and remediation
- Rock excavation
- Latent conditions
- Overtime
- Construction management procurement
- Roof access and safety system
- Roof plant platform
- Skylights
- Demolition works (by others)
- Pavement, landscape and fencing works (by others)

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Lameroo Community Meeting Building

50% Cost Estimate

13th October 2022

- Bin store (by others)
- Other exclusions noted throughout the estimate

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Architectural drawings and schedule received 11 October 2022
- Structural drawings received 11 October 2022
- Services drawings received 11 October 2022

5.0 COSTING & MARKET CONDITIONS

This estimate has been prepared based on the information listed above.

This estimate is based upon a traditional lump sum contract. The prevailing market is very busy due to the current pipeline of construction works and school projects.

Our estimate has been prepared on the basis of current economic and industry circumstances. Our estimate makes no provision for the future impacts of COVID. This cost estimate does not consider increased project costs due to potential programme delays, alternative procurement methods of materials and/or labour nor the wider potential impact of COVID on construction activities. Market conditions and potential impacts of COVID will need to be monitored and managed.

Our estimate includes escalation assuming Construction commencing in March 2023. Should the tender programme extend beyond this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,

Travis Swigart
Managing Director



50% Cost Estimate

Project: Lameroo Community Meeting Building	Estimate: 50% Cost Estimate
Project No: 223604	Date: 13th October 2022
GFA: 325 m2	

Building Works

Code	Description	Quantity	Unit	Rate	Total
SB	Substructure	325	m2	187	60,817
CL	Columns	325	m2	170	55,352
RF	Roof	325	m2	559	181,747
EW	External Walls	325	m2	350	113,814
WW	Windows	325	m2	51	16,463
ED	External Doors	325	m2	122	39,500
NW	Internal Walls	325	m2	77	25,135
NS	Internal Screens & Borrowed Lights		Item		0
ND	Internal Doors	325	m2	21	6,700
WF	Wall Finishes	325	m2	22	7,215
FF	Floor Finishes	325	m2	69	22,440
CF	Ceiling Finishes	325	m2	144	46,680
FT	Fitments	325	m2	226	73,585
SE	Special Equipment	325	m2	5	1,650
HS	Hydraulics Services	325	m2	134	43,550
ES	Electrical Services	325	m2	158	51,280
MS	Mechanical Services	325	m2	119	38,750
FS	Fire Services	325	m2	11	3,675
BW	Builder's Work in Connection	325	m2	15	5,000

Building Works \$ 793,352



50% Cost Estimate

Project: Lameroo Community Meeting Building	Estimate: 50% Cost Estimate
Project No: 223604	Date: 13th October 2022

Building Works

Code	Description	Quantity	Unit	Rate	Total
SB Substructure					
1	125mm thick reinforced concrete raft slab including formwork, dpm, SL82 top and bottom, termite treatment, curing, surface finish, etc. complete	114	m2	200.00	22,800
2	EB1 - 300mm wide x 600mm deep raft footing beam including excavation, formwork, dpm, 3N12 top and bottom, W10-1000 ligatures, curing, surface finish, etc. complete	42	m	146.00	6,132
3	IB1 - 300mm wide x 600mm deep raft footing beam including excavation, formwork, dpm, 3N12 top and bottom, W10-1000 ligatures, curing, surface finish, etc. complete	49	m	146.00	7,154
4	SF1 - 1000mm wide x 600mm deep strip footing including excavation, formwork, dpm, termite treatment, SL82 top and bottom, curing, surface finish etc. complete	33	m	500.00	16,500
5	SF2 - 300mm wide x 600mm deep strip footing including excavation, formwork, dpm, termite treatment, 3N12 top and bottom, W10-300 ligatures, curing, surface finish etc. complete	16	m	156.00	2,496
6	Form set down to wet areas	21	m2	35.00	735
7	Allowance for sundry items e.g. steps, hobs, thickening / widenings, crack control, etc.		Item		5,000
8	No allowance for special footings e.g. piling		Note		Excl
Sub-Total Substructure					60,817

Code	Description	Quantity	Unit	Rate	Total
CL Columns					
9	C1 - 101.6x5.4CHS	0.24	t	15,000.00	3,600
10	C1 - 219x6.4CHS	0.17	t	9,500.00	1,615
11	C2 - 100x100x9.0SHS	1.11	t	9,500.00	10,545
12	C3 - 100x100x5.0SHS	0.25	t	9,500.00	2,375
13	C4 - 101.6x5.4CHS	0.59	t	13,000.00	7,670
14	C4 - 219x6.4CHS	0.27	t	9,500.00	2,565
15	C5 - 89x89x6.0SHS	0.18	t	9,500.00	1,710
16	SC1 - 75x75x5SHS	0.06	t	9,500.00	570
17	Allowance for sundry structural steel not documented (assumed 15%)	0.40	t	9,500.00	3,800
18	Allowance for loose and attached connections	0.30	t	10,500.00	3,150
19	Allowance for shop drawings	3.57	t	850.00	3,035
20	Allowance for finishes	3.57	t	750.00	2,678



50% Cost Estimate

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Project No: 223604	Date: 13th October 2022

Building Works

Code	Description	Quantity	Unit	Rate	Total
21	Allowance for treatment to exposed columns	1.26	t	1,500.00	1,890
22	16mm thick cap plate between columns (C1 & C4)	10	No	250.00	2,500
23	Base plates	34	No	225.00	7,650

Sub-Total Columns **55,352**

RF	Roof	Quantity	Unit	Rate	Total
	Roof				
24	Lightweight roof including Revolution Roofing 'True Oak Deep 21' roof sheeting, purlins, sarking, insulation, insulation spacer, safety mesh etc. complete	206	m2	170.00	35,020
25	Lightweight roof including Revolution Roofing 'True Oak Deep 21' roof sheeting, purlins, etc. complete to Pavilion - curved (no allowance for insulation)	131	m2	200.00	26,200
26	0.80 BMT 100mm dia. heavy duty steel downpipe	23	m	185.00	4,255
27	0.55 BMT half round eaves gutters	29	m	135.00	3,915
28	0.80 BMT custom formed small gutters - curved	28	m	275.00	7,700
29	0.60BMT custom formed cappings	54	m	105.00	5,670
30	Allowance for bird deterrent system		Item		7,500
31	No allowance for roof access and safety system		Note		Excl
32	No allowance for roof plant platform		Note		Excl
	Skylight				
33	No allowance for skylights		Note		Excl
	Structural steel				
34	AB1 - 165.1x5.0CHS (curved)	0.73	t	13,000.00	9,490
35	H1 - 150PFC	0.27	t	9,500.00	2,565
36	H2 - 150PFC	0.55	t	9,500.00	5,225
37	R1 - 180UB18.1	0.49	t	9,500.00	4,655
38	S1 - 89x89x5.0SHS	0.47	t	9,500.00	4,465
39	T1 - Feature truss	1.17	t	15,000.00	17,550
40	T2 - Feature truss	1.11	t	15,000.00	16,650

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Building Works

Code	Description	Quantity	Unit	Rate	Total
41	BRI - 16mm dia. rod	0.13	t	9,500.00	1,235
42	Allowance for sundry structural steel not documented (assumed 15%)	0.70	t	9,500.00	6,650
43	Allowance for loose and attached connections	0.60	t	10,500.00	6,300
44	Allowance for shop drawings	6.22	t	850.00	5,287
45	Allowance for finishes	6.22	t	750.00	4,665
46	Allowance for treatment to exposed beams	3.00	t	1,500.00	4,500
47	Spliced connection	9	No	250.00	2,250

Sub-Total Roof **181,747**

EW External Walls

Code	Description	Quantity	Unit	Rate	Total
	Lightweight wall				
48	Lightweight wall comprising of: - express jointed CSR 'Cemintel Barestone' CFC lining - sub framing - vapour permeable membrane - stud framing - 1 layer of 13mm flush plasterboard lining to one side - insulation - paint finish	87	m2	465.00	40,455
49	Lightweight wall comprising of: - express jointed CSR 'Cemintel Barestone' CFC lining to both sides - sub framing to both sides - vapour permeable membrane - stud framing - paint finish	2	m2	685.00	1,370
50	Lightweight wall comprising of: - Revolution 'EuroPlus' interlocking panels (in 3 colours and width) - 2 x sub framing - substrate, sundry fixings - stud framing - 1 layer of 13mm flush plasterboard lining to one side - insulation - paint finish	18	m2	445.00	8,010



50% Cost Estimate

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Project No: 223604	Date: 13th October 2022

Building Works

Code	Description	Quantity	Unit	Rate	Total
51	Lightweight wing wall comprising of: - Revolution 'EuroPlus' interlocking panels (in 3 colours and width) to both sides - sub framing to both sides - substrate, sundry fixings - stud framing - insulation	10	m2	655.00	6,550
52	Extra over for Gyprock 'Aquachek' flush moisture resistant plasterboard linings	24	m2	5.00	120
53	Flashing over interlocking panels	43	m	65.00	2,795
	Glazed wall				
54	Aneeta sashless vertical sliding double glazed wall	3	m2	1,300.00	3,900
55	Formed aluminium cover between glazed wall and doors	2	m2	120.00	240
	Perforated mesh				
56	3mm thick perforated metal screen including supports, finishes etc. complete	59	m2	600.00	35,400
	Structural steel				
57	LT1 - 200x100x5.0RHS	0.14	t	9,500.00	1,330
58	OR1 - 150PFC	0.16	t	9,500.00	1,520
59	TB1 - 89x89x6.0SHS	0.06	t	9,500.00	570
60	WB1 - 100x100x8.0SHS	0.78	t	9,500.00	7,410
61	Allowance for sundry structural steel not documented (assumed 10%)	0.10	t	9,500.00	950
62	Allowance for loose and attached connections	0.10	t	10,500.00	1,050
63	Allowance for shop drawings	1.34	t	850.00	1,139
64	Allowance for finishes	1.34	t	750.00	1,005

Sub-Total External Walls 113,814

WW Windows

65	Aluminum framed double glazed windows	9	m2	1,100.00	9,900
66	Extra over for flyscreen	5	m2	125.00	563



50% Cost Estimate

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Project No: 223604	Date: 13th October 2022

Building Works

Code	Description	Quantity	Unit	Rate	Total
67	Aluminum framed double glazed tilt-up servery windows	3	m2	2,000.00	6,000
Sub-Total Windows					16,463

ED External Doors

Code	Description	Quantity	Unit	Rate	Total
Timber door					
68	1000 x 2100mm solid core timber hinged door with vision panel including frame, ventilation grille, hardware and finishes complete (to Kitchenette)	1	No	2,050.00	2,050
69	Extra over for aluminum framed stainless steel mesh flyscreen door	1	No	850.00	850
70	1000 x 2100mm solid core timber hinged door including architectural steel rebated frame, ventilation grille, kickplates, hardware and finishes complete (to WC and Cleaner)	3	No	2,250.00	6,750
Glazed door					
71	1000 x 2400mm single aluminum framed double glazed hinged door including hardware and finishes complete (to Community Room)	1	No	3,850.00	3,850
72	4500 x 2400mm high aluminum framed glazed bi-fold door with access hinged door including hardware and finishes complete (to Community Room)	1	No	24,000.00	24,000
General					
73	Allowance for door sundries including weather seals, closers etc.		Item		2,000
Sub-Total External Doors					39,500

NW Internal Walls

Code	Description	Quantity	Unit	Rate	Total
74	Partition wall comprising of: - 92mm steel stud framing - 1 layer of 13mm flush standard plasterboard lining to both sides - paint finish	30	m2	205.00	6,150
75	Partition wall to Community Room comprising of: - 150mm steel stud framing - 1 layer of 13mm flush standard plasterboard lining to both sides - insulation - paint finish	28	m2	240.00	6,720



50% Cost Estimate

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Project No: 223604	Date: 13th October 2022

Building Works

Code	Description	Quantity	Unit	Rate	Total
76	Partition wall comprising of: - 92mm steel stud framing - 1 layer of 13mm CSR 'Cemintel Barestone' flush CFC lining to both sides - paint finish	14	m2	305.00	4,270
77	False wall comprising of: - 92mm steel stud framing - 1 layer of 13mm flush standard plasterboard lining to one side - insulation - paint finish	22	m2	150.00	3,300
78	False wall comprising of: - 92mm steel stud framing - 1 layer of 13mm CSR 'Cemintel Barestone' flush CFC lining to one side - insulation - paint finish	22	m2	200.00	4,400
79	Extra over for Gyprock 'Aquachek' flush moisture resistant plasterboard linings	59	m2	5.00	295
Sub-Total Internal Walls					25,135

NS Internal Screens & Borrowed Lights

80	No allowance for internal screens and glazed partitions		Note		Excl
Sub-Total Internal Screens & Borrowed Lights					0

ND Internal Doors

Timber door					
81	1000 x 2100mm solid core timber hinged door with vision panel including frame, ventilation grille, hardware and finishes complete (to Kitchenette)	1	No	2,050.00	2,050
82	1000 x 2100mm solid core timber hinged door including frame, ventilation grille, kickplates, hardware and finishes complete (to Disabled WC C3)	1	No	2,000.00	2,000
83	1000 x 2400mm solid core timber hinged door including frame and hardware complete (to Community Room services)	1	No	1,650.00	1,650
84	Feature paneling measured elsewhere		Note		Incl
General					
85	Allowance for door sundries including acoustic seals, closers etc.		Item		1,000



50% Cost Estimate

Project: Lameroo Community Meeting Building	Estimate: 50% Cost Estimate
Project No: 223604	Date: 13th October 2022

Building Works

Code	Description	Quantity	Unit	Rate	Total
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Sub-Total Internal Doors 6,700

WF Wall Finishes

Paneling					
86	Supawood 'Supaacoustic' perforated acoustic panels in Supaveneer finish	10	m2	450.00	4,500
Tiles					
87	Italia Ceramics 'Vitra Arkitekt Color' porcelain tile splashback generally	6	m2	195.00	1,170
88	Italia Ceramics 'Vitra Arkitekt Color' porcelain tiles to lower wall of Disabled WC C3	4	m2	195.00	780
89	Italia Ceramics 'Vitra Arkitekt Color' porcelain tile splashback laid in herringbone pattern	3	m2	255.00	765

Sub-Total Wall Finishes 7,215

FF Floor Finishes

Vinyl					
90	Forbo 'Marmoleum Marble' linoleum (multiple colours and shaping)	53	m2	140.00	7,420
91	Forbo 'Safestep RI 1' vinyl	25	m2	70.00	1,750
92	Forbo 'Coral Brush' entrance mat	4	m2	225.00	900
93	Allowance for densifier	82	m2	65.00	5,330
Tiles					
94	Italia Ceramics 'Vitra Arkitekt Color' porcelain tiles	20	m2	195.00	3,900
Skirting					
95	Coved vinyl skirting	21	m	35.00	735
96	150mm high tile skirting	32	m	40.00	1,280
97	150 x 19mm Tasmanian oak hardwood skirting including paint finish	25	m	45.00	1,125

Sub-Total Floor Finishes 22,440

CF Ceiling Finishes

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Building Works					
Code	Description	Quantity	Unit	Rate	Total
	Ceiling				
98	Gyprock standard flush plasterboard ceiling on and including suspension system, shadowline, insulation and paint finish complete	4	m2	150.00	600
99	Gyprock 'Aquachek' flush moisture resistant plasterboard ceiling on and including suspension system, shadowline, insulation and paint finish complete	7	m2	155.00	1,085
100	CSR 'Cemintel Soffitline' fibre cement ceiling fixed to roof purlins, shadowline, insulation and paint finish complete	14	m2	120.00	1,680
101	1200 x 600mm Gyprock 'Freshtone' vinyl-faced plasterboard tile on and including suspended grid ceiling, shadowline, insulation etc. complete	26	m2	130.00	3,380
102	Supawood 'Supaacoustic' perforated acoustic panels in Supaveneer finish	51	m2	505.00	25,755
103	Allowance for access panels		Item		3,000
	Soffit				
104	CSR 'Cemintel Soffitline' flush fibre cement soffit lining fixed to roof purlins including paint finish	86	m2	130.00	11,180
105	No allowance for soffit linings to Pavilion		Note		Excl
Sub-Total Ceiling Finishes					46,680

FT	Fitments	Quantity	Unit	Rate	Total
	Community Room				
106	Custom wall mounted plywood display case	6	m	3,500.00	21,000
107	No allowance for quilt, piano, secondary display, CWA banners to Community Room (by Principal)		Note		Excl
	Kitchenette				
108	Kitchenette joinery including LX Hausys 'HIMACS' solid benchtop, underbench cupboards and drawer units, hardware, kickers etc. complete	11	m	2,500.00	27,500
109	Overhead laminate cupboards including hardware etc. complete	3	m	750.00	2,250
110	Full height laminate oven and microwave tower including hardware, kickers etc. complete	1	m	1,200.00	1,200
111	Full height laminate fridge alcove including hardware, kickers etc. complete	1	m	1,000.00	1,000



50% Cost Estimate

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Building Works					
Code	Description	Quantity	Unit	Rate	Total
112	Full height laminate cupboards including hardware, kickers etc. complete	1	m	1,400.00	1,400
113	Full height laminate cupboards for fire extinguisher including hardware, kickers etc. complete	1	m	1,200.00	1,200
114	1200 x 750mm stainless steel mobile bench unit	1	No	1,800.00	1,800
115	Paper towel dispenser	1	No	165.00	165
116	Mettlam 'ML605AS' soap dispenser	1	No	119.00	119
	WC				
117	500 x 950mm Mettlam 'ML777' mirror	3	No	420.00	1,260
118	Mettlam 'ME-ML267SS' double toilet roll holder	3	No	131.00	393
119	Mettlam 'ML605AS' soap dispenser	3	No	119.00	357
120	Mettlam 'ME-ML706SM' paper towel dispenser with waste receptor	3	No	1,140.00	3,420
121	IDC Medical 'YA1.4L-H' safe lockable sharps disposal unit	3	No	195.00	585
122	Mettlam 'ML_8100H' baby change table	2	No	785.00	1,570
123	870 x 700mm Caroma 'Care Support' 140 degree angled disabled grabrail	2	No	265.00	530
124	960 x 600mm Caroma 'Care Support' 90 degree angled ambulant grabrail	1	No	260.00	260
125	Mettlam 'ML951-300' shelf	3	No	108.00	324
126	Mettlam 'ML4157SS' coat hook	6	No	42.00	252
127	No allowance for vanity bench		Note		Excl
	Cleaner				
128	Stainless steel wall mounted broom and mop holder	1	No	500.00	500
129	Stainless steel wall mounted utility shelving	1	No	1,500.00	1,500
	General				
130	Allowance for statutory signage and building signage		Item		5,000
Sub-Total Filaments					73,585

SE Special Equipment

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50% Cost Estimate

Project: Lameroo Community Meeting Building	Estimate: 50% Cost Estimate
Project No: 223604	Date: 13th October 2022

Building Works

Code	Description	Quantity	Unit	Rate	Total
131	Install rangehood and ducting (supply by principal)	1	No	750.00	750
132	Install oven (supply by principal)	1	No	350.00	350
133	Install induction hotplates (supply by principal)	1	No	250.00	250
134	Install microwave (supply by principal)	1	No	75.00	75
135	Install pie warmer (supply by principal)	1	No	75.00	75
136	Install fridge (supply by principal)	1	No	75.00	75
137	Install coffee machine (supply by principal)	1	No	75.00	75

Sub-Total Special Equipment 1,650

HS Hydraulics Services

138	Ambulant WC including all necessary plumbing and reticulation	1	No	3,500.00	3,500
139	Disabled WC including all necessary plumbing and reticulation	2	No	4,000.00	8,000
140	Wall hung vanity basin including tapware and all necessary plumbing and reticulation	4	No	3,200.00	12,800
141	Cleaner's trough including tapware and all necessary plumbing and reticulation	1	No	1,800.00	1,800
142	Stainless steel double bowl sink including tapware and all necessary plumbing and reticulation	1	No	3,000.00	3,000
143	Dishwasher connection tap including all necessary plumbing and reticulation	1	No	750.00	750
144	Handwash trough with intergrated splashback including tapware and all necessary plumbing and reticulation	1	No	3,200.00	3,200
145	Install hot water Billi (supply by principal)	1	No	500.00	500
146	Allowance for sundry hydraulic items e.g. floor traps, hot water system etc.		Item		10,000

Sub-Total Hydraulics Services 43,550

ES Electrical Services

147	Allowance for electrical services including power, light and data throughout	105	m2	320.00	33,600
148	Allowance for electrical services including power and light to external areas	221	m2	80.00	17,680

Sub-Total Electrical Services 51,280

MS Mechanical Services

149	Allowance for mechanical services throughout	105	m2	350.00	36,750
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50% Cost Estimate

Project: Lameroo Community Meeting Building		Estimate: 50% Cost Estimate			
Project No: 223604		Date: 13th October 2022			
Building Works					
Code	Description	Quantity	Unit	Rate	Total
150	Ceiling fan (select to cost)	2	No	000.00	2,000
Sub-Total Mechanical Services					38,750
FS Fire Services					
151	Allowance for fire protection services including detection system, fire extinguisher etc.	105	m2	35.00	3,675
152	No allowance for sprinklered protection		Note		Excl
Sub-Total Fire Services					3,675
BW Builder's Work in Connection					
153	Allowance for builder's work in connection		Item		5,000
Sub-Total Builder's Work In Connection					5,000
Building Works					793,352

18 CONFIDENTIAL ITEMS**18.2 LAMEROO COMMUNITY MEETING BUILDING 50% DESIGN UPDATE****RECOMMENDATION**

That having considered agenda Item 18.2 in confidence under section 90 (2) and (3) (b)(i) and (b)(ii) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2023, as to if this order is to continue in operation.

MOVED COUNCILLOR MICK SPARNON**SECONDED COUNCILLOR TREVOR HANCOCK**

That having considered agenda Item 18.2 in confidence under section 90 (2) and (3) (b)(i) and (b)(ii) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2023, as to if this order is to continue in operation.

CARRIED.

**MOVED COUNCILLOR REBECCA BOSELEY
SECONDED COUNCILLOR PAUL IRELAND**

That item 10.2 – Pool Covers – Local Roads Community Infrastructure Funding be retrieved from the table.

CARRIED.

**MOVED COUNCILLOR TREVOR HANCOCK
SECONDED COUNCILLOR REBECCA BOSELEY**

That Council;

- **does not proceed with the Lameroo pool covers.**
- **subject to approval from the Commonwealth allocates part of the \$40,000 [Lameroo pool covers] to fund the 3 pool covers with motorised units at the Pinnaroo pool and reallocate remaining surplus funds from the Lameroo pool covers project under the Local Roads and Community Infrastructure Phase 3 funding to the Lameroo Community building.**

CARRIED.

17. URGENT BUSINESS

The Mayor, Jeff Nickolls, thanked each councillor for their time and effort during their term on council and wished the council the best of luck for the future.

19 MEETING CLOSED

The meeting closed at 8.02pm.

These minutes are to be taken as read and confirmed at the meeting of Ordinary Council Meeting on Wednesday 23 November 2022.

MAYOR CR

DATED Wednesday 23 November 2022