

18 CONFIDENTIAL ITEMS**18.3 LAMEROO CHAMBERS AND COUNCIL OFFICES STAGE 1 WORKS TENDER - AWARD OF CONTRACT****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, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Coordinator Executive Services and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 18 August 2021 for Agenda Item 18.3 Lameroo Chambers and Council Offices Stage 1 Works Tender - Award of Contract;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.3 Lameroo Chambers and Council Offices Stage 1 Works Tender - Award of Contract is:
tenders for the supply of goods, the provision of services or the carrying out of works.
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 18.3 in confidence.

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

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, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Coordinator Executive Services and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 18 August 2021 for Agenda Item 18.3 Lameroo Chambers and Council Offices Stage 1 Works Tender - Award of Contract;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.3 Lameroo Chambers and Council Offices Stage 1 Works Tender - Award of Contract is:
tenders for the supply of goods, the provision of services or the carrying out of works.
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 18.3 in confidence.

CARRIED.

18.3 LAMEROO CHAMBERS AND COUNCIL OFFICES STAGE 1 WORKS TENDER - AWARD OF CONTRACT

Responsible officer: Shilo Wyatt, Manager Property and Development Services

- Attachments:**
1. Tyson Beck - Lameroo Chambers
 2. Lameroo Council Office Refurbishment - Concept Cost estimates

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:	(k) - tenders for the supply of goods, the provision of services or the carrying out of works.

Executive Summary

This report enables Council to award the tender for Stage 1 refurbishment works at the Lameroo Chambers and Council Office.

Council allocated funding in both the 2019/20 and 2020/21 budget for the design and implementation of refurbishment works to both the Lameroo & Pinnaroo Chambers and Council Offices.

Whilst council has completed the Stage 1 works at the Pinnaroo Chambers and Council Offices, it has yet to start the Lameroo works as the project budget is insufficient for the works to be completed. The significant reason for the budget creep is because the building has a number of design limitations due to its linear nature and proximity to the main road.

Council has undertaken three formal tender processes in an effort to attract a tender submission for this project. A single tender for delivery of these works was received and has been assessed. The single tender was received from Tyson Beck General Building. The tender proposal provides for a project cost of \$86,349.64 ex GST [Lameroo Chambers] , however this cost can be reduced to approximately 69,249.64 ex GST if the kitchen and external rendering is removed from the design brief. Given that council would have access to the new multipurpose buildings kitchen, this is seen as an effective cost saving measure. The detailed tender submission document for the site is attached.

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 20 minutes to facilitate informal discussion in relation to Lameroo Chambers and Council Offices Stage 1 Works Tender - Award Of Contract at 7.20pm

Meeting procedures resumed at 7.40pm

RECOMMENDATION

That Council:

1. Combine original budget from the 2020/21 [\$66,085.52] financial year, incorporating
 - Lameroo office upgrade \$30,000.00.
 - Council office and chamber refurbishment (Lameroo and Pinnaroo) \$21,085.52
 - Council office entry door upgrade (Lameroo) \$15,000.00and
 - Lameroo office upgrade 2021/22 Budget \$30,000.00for a total allocation of \$96,085.52 towards the Lameroo Council Office & Chambers upgrade.
2. Award the contract for Lameroo Council office & chambers upgrade works to Tyson Beck General Building.

**MOVED COUNCILLOR ANDREW GRIEGER
SECONDED COUNCILLOR MICK SPARNON**

That Council:

1. Combine original budget from the 2020/21 [\$66,085.52] financial year, incorporating
 - Lameroo office upgrade \$30,000.00.
 - Council office and chamber refurbishment (Lameroo and Pinnaroo) \$21,085.52
 - Council office entry door upgrade (Lameroo) \$15,000.00and
 - Lameroo office upgrade 2021/22 Budget \$30,000.00for a total allocation of \$75,000 towards the Lameroo Council Office & Chambers upgrade excluding kitchen, rendering and plumbing work.
2. Award the contract for Lameroo Council office & chambers upgrade works to Tyson Beck General Building.

CARRIED.

Background

Council's Strategic Plan, Goal 3, identifies that Council will deliver the services and facilities to meet community needs. One way that council achieves this is by investing in its public buildings. Lameroo & Pinnaroo Chambers and Council Offices are Council's primary community interfaces and both require investment to renew them to bring them up to a modern standard.

Council has recognised that the current work and meeting spaces with both Lameroo & Pinnaroo Chambers and Council Offices are inadequate for modern meeting requirements.

Context

Council has experienced a protracted challenge in attracting a tenderer for these works.

Council advertised for tenders for Lameroo Chambers and Council Offices renewal works via the LGA Procurement website to a panel of pre-qualified companies and also sent the tender specifications to other identified contractors. The initial tender opened to an identified group of building construction companies on 17 February 2021 and closed 10 March 2021. There were no tenders submitted nor any site visits to understand the site works, it was at this time that council also engaged Chris Sales consulting to provide detailed costings for the entire scope of the Lameroo Chambers and Council Offices refurbishment, to provide a base for assessing tender documents.

The second tender period opened 17 March 2021 and closed 9 April 2021. This was placed on the LGA procurement site and sent to identified building construction companies directly. Again no tenders were submitted.

In late April, council staff directly contacted contractors over several days to determine their level of interest in the project. Only Scott Meneghetti Carpentry & Building and Tyson Beck General Building responded positively. Both indicated that they were interested but that the tender timeframe for delivery was too short for them to deliver the projects on time and that they were currently heavily engaged with other projects.

Other general building contractors from Southern Mallee, Bordertown, Murray Bridge & the Riverland were all directly contacted with varying responses such as currently too busy, not interested / too far away and can't secure accommodation. The third tender process was then extended to Scott Meneghetti Carpentry & Building and Tyson Beck General Building with a closing date and time of 5pm 28 May 2021.

At the close of the tender a single tender was received from Tyson Beck General Building.

Policy and statutory implications

Council has a procurement policy and the tender process has been undertaken in accordance with the policy.

All Council purchases must be carried out in compliance with the Local Government Act 1999 (the Act). Section 49 (a1) of the Act requires Council to develop and maintain procurement policies, practices and procedures directed towards:

- Obtaining value in the expenditure of public money, and
- Providing for ethical and fair treatment of participants, and
- Ensuring probity, accountability and transparency in the procurement process.

Council is not obliged to accept the lowest tender or any tender.

Issues

The tender from Tyson Beck General Building was assessed to determine if it met the criteria in the tender document. Tender prices provided by Tyson Beck General Building are all GST exclusive, it should however be noted that prices due to the Covid 19 pandemic are fluctuating for some material and there are delays in other materials being available.

The tender received from Tyson Beck General Building provides a cost for works at the Lameroo Chambers and Council Offices Stage 1 renewal works at 69,249.64 ex GST this is however an estimated cost factoring in the removal of the kitchen and rendering but doesn't take into account potential changes in supply costs.

The tender is considered to be fair and reasonable when compared to the potential projected cost estimates of \$126,000 provided by Chris Sale Consulting (see attachment 2) some design features have been changed to further reduce costs (e.g. change from double glazing to hush glass) however these changes will significantly improve the space and are therefore deemed to meet the tender specifications.

Original Tender Total (incl GST)	\$ 94,984.60
- GST	\$ 8,634.96
- Kitchen	\$ 4,600.00
- Plumbing	\$ 6,000.00
- Rendering	\$ 5,000.00
- Travel & Other Incidentals	\$ 1,500.00
Total cost w/o Kitchen & Rendering (ex GST)	\$ 69,249.64

Tyson Beck General Building have previously completed the works on the Pinnaroo Chambers and Council Offices and their work was finalised to a very high standard.

Given the difficulties associated with attracting a contractor and the timing of this awarding of contract late in the financial year, these works will now occur in the second quarter of 2021/22.

Alternate options

Council could run a new tender process. This is not recommended as it would delay the project further and because of the issues council has had in getting tenders for this work remain.

Council could decide to use the original project brief that included an installed kitchen and complete the external rendering, however given the proximity to the new multipurpose facility kitchen this wouldn't be recommended.

Financial implications

The contract for the subject works are not within the current budgets and require council to reallocate funds to see that the works are completed, council would then need to determine how much of the 2021/22 budget remained for those proposed works.

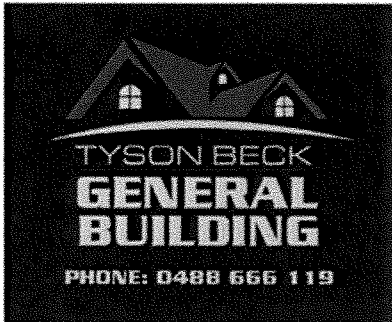
Project	Budget	Actual	Amt to be C/F to 2021/22
Lameroo office upgrade	\$30,000.00	\$0.00	\$30,000.00
Council office and chamber refurbishment (Lameroo and Pinnaroo)	\$35,181.82	\$14,096.30	\$21,085.52
Council office entry door upgrade (Lameroo)	\$30,000.00	\$15,000.00	\$15,000.00
Lameroo office upgrade 2021/22 Budget	\$30,000.00	\$0	\$30,000
Total Budget Allocation			\$96,085.21

Work Health and Safety and Risk implications

There are no risk implications associated with this matter.

Consultation

Council included this capital allocation within the Annual Business Plan and Budget which was the subject of community consultation.



Tyson Beck General Building
 Tyson Beck
 11 THIRD ST
 Loxton SA 5333
 Australia
 Phone: 0488666119
 tysonbeck1@hotmail.com
 ABN: 77 696 047 378

Quote: 27

Quote

Quote date: 28/05/2021

Bill to:
 Southern Mallee District Council
 Day Street
 Pinnaroo 5304

Expiry:
 27/06/2021

ITEM	DESCRIPTION	UNITS	UNIT PRICE (inc GST)	TAX TYPE	AMOUNT (inc GST)
	Lameroo Council Chamber Railway Terrace north Lameroo S A	Qty 1	6,510.00	GST	6,510.00
	Demo room complete to specifications Remove ceiling, insulation, timber dividing wall, window & external doorway Remove all rubbish from site				
	Re-frame ceiling	Qty 1	10,564.00	GST	10,564.00
	Create 2.4m wide flat ceiling central to room across length of chamber making a 500mm ceiling space for cassette A/C				
	Frame new external door way and frame old window for TV				
	Supply & install	Qty 1	17,284.60	GST	17,284.60
	R3 insulation Gyprock Fixed & flushed square set angles Gyprock window reveals				
	Supply & Install 2 Industrial 3005mm windows Left right sliders central fixed panel Hush laminate	Qty 1	4,793.00	GST	4,793.00
	Supply & install 12.5kw Panasonic inverter cassette style A/C	Qty 1	7,965.00	GST	7,965.00
	2nd fix New solid door, lock & 70mm skirting	Qty 1	1,150.00	GST	1,150.00
	Kitchen Supply & installed	Qty 1	4,600.00	GST	4,600.00
	Manufacture to specifications				

ITEM	DESCRIPTION	UNITS	UNIT PRICE (inc GST)	TAX TYPE	AMOUNT (inc GST)	
	Single bowl sink Half draw dishwasher					
	Electrical/ data Disconnection	Qty	1	7,500.00	GST	7,500.00
	Decommission of A/C 18/25 watt large LED downlight Dimmer light switch Power points Wall chasing Exit light Upgrade RCD chamber					
	Plumbing Connect to existing lines/connect Introvert Connect to existing hot & cold from wet area	Qty	1	6,000.00	GST	6,000.00
	Refill pavers and concrete Including digging up pathway					
	Painting paint internal 3 coat system ceilings, walls , skirts, door & frame	Qty	1	3,600.00	GST	3,600.00
	Carpet Zipline solution dyed nylon carpet tiles Colour - Compound	Qty	1	10,496.00	GST	10,496.00
	Render Front and one side wall of chamber Texture coat finish & painted	Qty	1	5,000.00	GST	5,000.00
	Accommodation & Travel Expenses (Estimated approx. 23 nights)	Qty	1	9,522.00	GST	9,522.00
				GST:	\$8,634.96	
				TOTAL (inc GST):	\$94,984.60	

Notes

Please note -quote does NOT cover cost of Asbestos removal.

**Lameroo Council Office
Refurbishment**

Concept Cost Estimate - Jan 2021

19 January 2021





Lameroo Council Office Refurbishment
 Concept Cost Estimate - Jan 2021
 19 January 2021

PROJECT GROUP CONTACTS

Project: Lameroo Council Office Refurbishment
Client: Handbuilt
Architect: Arche Design Services
Structural Engineer: N.A.
Civil Engineer: N.A.
Services Engineer: N.A.
Cost Manager: Chris Sale Consulting

Project Information					
Job Number:	212810	Revision Number:	0	Issue Date:	19 January 2021
Checked By:	Even Fung	Controlled Doc:	Yes	Author:	Maria Lahiff
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.



1.0 SCOPE OF PROJECT

The scope of this project includes the refurbishment of Lameroo Council Office at Railway Terrace North, Lameroo, SA 5302

This project is based on the following areas:

- FECA (Fully Enclosed Covered Area): 280 m2
- Stage 1 Council chamber/ Kitchenette - 82m2
- Stage 2 Central Reception/ Admin / Toilets - 66m2
- Stage 3 Office areas - 132m2

2.0 INCLUSIONS

This cost estimate includes the following:

- Builders Preliminaries and Margin
- Statutory Authority Charges including CITB Levy
- Loose Furniture, Fixtures and Equipment (Exclude Chamber)

3.0 EXCLUSIONS

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

- Latent Conditions
- Contaminated soil removal and remediation
- Rock excavation
- Asbestos removal
- Overtime
- Construction management procurement
- Staging
- Decanting and Relocation of equipment
- Design and Construction Contingency
- Legal cost
- Locality loading
- Professional Fees
- Computers, PABX systems etc.
- Escalation
- GST



Lameroo Council Office Refurbishment
 Concept Cost Estimate - Jan 2021
 19 January 2021

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

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

- Architectural drawings by Arche Design Services received 14 January 2021

5.0 COSTING & MARKET CONDITIONS

This estimate is based upon a traditional lump sum contract. The prevailing market is "competitive to very competitive" and is expected to remain so for the foreseeable future.

Our estimate excludes escalation on the basis that works will be tendered in the short term. Should the tender programme extend beyond this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,

Even Fung
 Director

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Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment Estimate: Concept Cost Estimate - Jan 2021
 Project No: 212810 Date: 19 January 2021
 GFA: 280 m2

Code	Description	Quantity	Unit	Rate	Total
	Lameroo Council Office Refurbishment				
S1	Council Chamber / Kitchenette	82	m2	1,539	126,000
S2	Central Reception / Admin / Toilets	66	m2	2,788	184,000
S3	Office Areas	132	m2	1,553	205,000

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Concept Cost Estimate - Jan 2021

Project:	Lameroo Council Office Refurbishment	Estimate:	Concept Cost Estimate - Jan 2021
Project No:	212810	Date:	19 January 2021
GFA:	280 m2		

Council Chamber / Kitchenette					
Code	Description	Quantity	Unit	Rate	Total
SI	Council Chamber / Kitchenette	82	m2	1,370	112,353
	Sub-Total Building Works	82	m2	1,370	112,353
DC	Design Contingency (excl. as advised)		Item		0
PR	Builder's Preliminaries and Margin (12%)		Item		14,000
	Total Building Works	82	m2	1,541	126,353
CC	Construction Contingency (excl. as advised)		Item		0
SC	Statutory Charges including CITB Levy (0.3%)		Item		400
LL	Locality Loading - excluded (local trades)		Item		0
GT	Goods and Services Tax		Item		0
	Rounding		Item		-753
	Total Project Cost (excl. GST)	82	m2	1,537	126,000
Council Chamber / Kitchenette					\$ 126,000



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment	Estimate: Concept Cost Estimate - Jan 2021
Project No: 212810	Date: 19 January 2021
GFA: 280 m2	

Central Reception / Admin/ Toilets					
Code	Description	Quantity	Unit	Rate	Total
S2	Central Reception / Admin/ Toilets	66	m2	2,488	164,190
	Sub-Total Building Works	66	m2	2,488	164,190
DC	Design Contingency (excl. as advised)		Item		0
PR	Builder's Preliminaries and Margin (12%)		Item		20,000
	Total Building Works	66	m2	2,791	184,190
CC	Construction Contingency (excl. as advised)		Item		0
SC	Statutory Charges including CITB Levy (0.3%)		Item		600
LL	Locality Loading - excluded (local trades)		Item		0
GT	Goods and Services Tax		Item		0
	Rounding		Item		-790
	Total Project Cost (excl. GST)	66	m2	2,788	184,000
Central Reception / Admin/ Toilets					\$ 184,000



Concept Cost Estimate - Jan 2021

Project:	Lameroo Council Office Refurbishment	Estimate:	Concept Cost Estimate - Jan 2021
Project No:	212810	Date:	19 January 2021
GFA:	280 m2		

Office Areas					
Code	Description	Quantity	Unit	Rate	Total
S3	Office Areas	132	m2	1,385	182,785
	Sub-Total Building Works	132	m2	1,385	182,785
DC	Design Contingency (excl. as advised)		Item		0
PR	Builder's Preliminaries and Margin (12%)		Item		22,000
	Total Building Works	132	m2	1,551	204,785
CC	Construction Contingency (excl. as advised)		Item		0
SC	Statutory Charges including CITB Levy (0.3%)		Item		700
LL	Locality Loading - excluded (local trades)		Item		0
GT	Goods and Services Tax		Item		0
	Rounding		Item		-485
	Total Project Cost (excl. GST)	132	m2	1,553	205,000
Office Areas					\$ 205,000



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment Estimate: Concept Cost Estimate - Jan 2021
 Project No: 212810 Date: 19 January 2021

Council Chamber / Kitchenette					
Code	Description	Quantity	Unit	Rate	Total
S1 Council Chamber / Kitchenette					
DE	Demolition	82	m2	65	5,289
EW	External wall	82	m2	30	2,450
WW	Windows	82	m2	114	9,350
ED	External door	82	m2	35	2,850
NW	Internal wall	82	m2	111	9,050
WF	Wall finishes	82	m2	111	9,064
FF	Floor Finishes	82	m2	75	6,150
CF	Ceiling Finishes	82	m2	37	3,050
FT	Fittings	82	m2	74	6,100
SE	Special Equipment	82	m2	29	2,350
ME	Mechanical services	82	m2	305	25,000
EL	Electrical services	82	m2	183	15,000
HY	Hydraulic services	82	m2	122	10,000
FP	Fire protection services	82	m2	18	1,500
BW	Builders work in connection with Services	82	m2	63	5,150

Sub-Total Council Chamber / Kitchenette 112,353

DC Design Contingency (excl. as advised)					
DC.1	Design Contingency (excl. as advised)		Item		Excl.

Sub-Total Design Contingency (excl. as advised) 0

PR Builder's Preliminaries and Margin (12%)					
PR.1	Builder's Preliminaries and Margin (12%)		Item		14,000

Sub-Total Builder's Preliminaries and Margin (12%) 14,000

CC Construction Contingency (excl. as advised)					
CC.1	Construction Contingency (excl. as advised)		Item		0

Sub-Total Construction Contingency (excl. as advised) 0

SC Statutory Charges including CITB Levy (0.3%)



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment Estimate: Concept Cost Estimate - Jan 2021
 Project No: 212810 Date: 19 January 2021

Council Chamber / Kitchenette					
Code	Description	Quantity	Unit	Rate	Total
SC.1	Statutory Charges including CITB Levy (0.3%)		Item		400
Sub-Total Statutory Charges including CITB Levy (0.3%)					400
GT Goods and Services Tax					
GT.1	Goods and Services Tax		Item		Excl.
Sub-Total Goods and Services Tax					0
Council Chamber / Kitchenette					<u>126,000</u>

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Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment	Estimate: Concept Cost Estimate - Jan 2021
Project No: 212810	Date: 19 January 2021

Central Reception / Admin/ Toilets					
Code	Description	Quantity	Unit	Rate	Total
S2 Central Reception / Admin/ Toilets					
DE	Demolition	66	m2	91	6,020
EW	External wall	66	m2	248	16,345
WW	Windows	66	m2	0	0
ED	External door	66	m2	129	8,500
NW	Internal wall	66	m2	236	15,600
ND	Internal door	66	m2	141	9,300
WF	Wall finishes	66	m2	113	7,450
FF	Floor Finishes	66	m2	169	11,160
CF	Ceiling Finishes	66	m2	114	7,515
FT	Fittings	66	m2	221	14,600
FU	Loose Furniture, Fixture and Equipment	66	m2	92	6,100
ME	Mechanical services	66	m2	303	20,000
EL	Electrical services	66	m2	227	15,000
HY	Hydraulic services	66	m2	303	20,000
FP	Fire protection services	66	m2	15	1,000
BW	Builders work in connection with Services	66	m2	85	5,600
Sub-Total Central Reception / Admin/ Toilets					164,190
DC Design Contingency (excl. as advised)					
DC.1	Design Contingency (excl. as advised)		Item		Excl.
Sub-Total Design Contingency (excl. as advised)					0
PR Builder's Preliminaries and Margin (12%)					
PR.1	Builder's Preliminaries and Margin (12%)		Item		20,000
Sub-Total Builder's Preliminaries and Margin (12%)					20,000
CC Construction Contingency (excl. as advised)					
CC.1	Construction Contingency (excl. as advised)		Item		0
Sub-Total Construction Contingency (excl. as advised)					0



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment		Estimate: Concept Cost Estimate - Jan 2021			
Project No: 212810		Date: 19 January 2021			
Central Reception / Admin/ Toilets					
Code	Description	Quantity	Unit	Rate	Total
SC Statutory Charges including CITB Levy (0.3%)					
SC.1	Statutory Charges including CITB Levy (0.3%)		Item		600
Sub-Total Statutory Charges including CITB Levy (0.3%)					600
GT Goods and Services Tax					
GT.1	Goods and Services Tax		Item		Excl.
Sub-Total Goods and Services Tax					0
Central Reception / Admin/ Toilets					184,000



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment	Estimate: Concept Cost Estimate - Jan 2021
Project No: 212810	Date: 19 January 2021

Office Areas					
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Code	Description	Quantity	Unit	Rate	Total
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S3	Office Areas				
DE	Demolition	132	m2	59	7,725
EW	External wall	132	m2	0	0
WW	Windows	132	m2	166	21,850
ED	External door	132	m2	0	0
NS	Internal screen	132	m2	38	5,000
NW	Internal wall	132	m2	97	12,860
WF	Wall finishes	132	m2	77	10,100
FF	Floor Finishes	132	m2	60	7,880
CF	Ceiling Finishes	132	m2	47	6,170
FT	Fitments	132	m2	61	8,050
FU	Loose Furniture, Fixture and Equipment	132	m2	269	35,500
ME	Mechanical services	132	m2	265	35,000
EL	Electrical services	132	m2	189	25,000
HY	Hydraulic services	132	m2	0	0
FP	Fire protection services	132	m2	11	1,500
BW	Builders work in connection with Services	132	m2	47	6,150

Sub-Total Office Areas 182,785

DC	Design Contingency (excl. as advised)				
DC.1	Design Contingency (excl. as advised)		Item		Excl.

Sub-Total Design Contingency (excl. as advised) 0

PR	Builder's Preliminaries and Margin (12%)				
PR.1	Builder's Preliminaries and Margin (12%)		Item		22,000

Sub-Total Builder's Preliminaries and Margin (12%) 22,000

CC	Construction Contingency (excl. as advised)				
CC.1	Construction Contingency (excl. as advised)		Item		0

Sub-Total Construction Contingency (excl. as advised) 0



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment		Estimate: Concept Cost Estimate - Jan 2021			
Project No: 212810		Date: 19 January 2021			
Office Areas					
Code	Description	Quantity	Unit	Rate	Total
SC Statutory Charges including CITB Levy (0.3%)					
SC.1	Statutory Charges including CITB Levy (0.3%)		Item		700
Sub-Total Statutory Charges including CITB Levy (0.3%)					700
GT Goods and Services Tax					
GT.1	Goods and Services Tax		Item		Excl.
Sub-Total Goods and Services Tax					0
Office Areas					205,000

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Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment Estimate: Concept Cost Estimate - Jan 2021
 Project No: 212810 Date: 19 January 2021

Council Chamber / Kitchenette

Council Chamber / Kitchenette

Code	Description	Quantity	Unit	Rate	Total
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DE Demolition

S1SLDE.1	Remove carpet tiles	82	m2	12.00	984
S1SLDE.2	Demolish external brick wall to prepare for new exit door	3	m2	100.00	300
S1SLDE.3	Remove side glazing to double door	3	m2	60.00	180
S1SLDE.4	Demolish internal wooden wall	8	m2	25.00	200
S1SLDE.5	Remove windows - approx. 1.30m high	15	m2	65.00	975
S1SLDE.6	Remove double leaf doors including frame	1	No	150.00	150
S1SLDE.7	Retain ceiling generally - allowance for make good and repaint		Note		Incl.
S1SLDE.8	Sundry demolition and making good		Item		2,500
S1SLDE.9	No allowance for asbestos removal		Note		Excl.
S1SLDE.10	No allowance for relocation of staff equipment etc.		Note		Excl.
Sub-Total Demolition					5,289

EW External wall

S1SLEW.1	Brick wall-infill including making good edges	7	m2	350.00	2,450
Sub-Total External wall					2,450

WW Windows

S1SLWW.1	Aluminium double-glazed windows (front elevation only) - 2 Nos.	11	m2	850.00	9,350
Sub-Total Windows					9,350

ED External door

S1SLED.1	Single solid core fire exit door including frame and hardware	1	No	2,850.00	2,850
Sub-Total External door					2,850

NW Internal wall

S1SLNW.1	Plasterboard wall lining including paint finish to existing wall-direct fix	114	m2	75.00	8,550
S1SLNW.2	Sundry allowance for additional noggings/framing for wall mounted fixtures etc.		Item		500



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment Estimate: Concept Cost Estimate - Jan 2021
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Council Chamber / Kitchenette					
Council Chamber / Kitchenette					
Code	Description	Quantity	Unit	Rate	Total

Sub-Total Internal wall 9,050

WF Wall finishes

SLSLWF.1	Ceramic tile splashback to Kitchenette	2	m2	250.00	500
SLSLWF.2	Wall tiling to Unisex / Disable - assume 2400mm high	26	m2	135.00	3,564
SLSLWF.3	Allowance for acoustic wall panel / feature wall finishes to Foyer		Item		5,000

Sub-Total Wall finishes 9,064

FF Floor Finishes

SLSLFF.1	Make good and prepare surface for new carpet tiles	82	m2	10.00	820
SLSLFF.2	Carpet tiles including skirting	82	m2	65.00	5,330
SLSLFF.3	No allowance for entry mat		Note		Excl.

Sub-Total Floor Finishes 6,150

CF Ceiling Finishes

SLSLCF.1	Make good and repaint ceiling finishes	82	m2	25.00	2,050
SLSLCF.2	Allowance for replacement ceiling affected by Mechanical AC works		Item		1,000

Sub-Total Ceiling Finishes 3,050

FT Fixments

SLSLFT.1	Kitchenette laminate bench top with cupboards under	4	m	850.00	3,400
SLSLFT.2	Kitchenette laminate overhead cupboards	4	m	550.00	2,200
SLSLFT.3	Authority and Directional signage		Item		500

Sub-Total Fixments 6,100

SE Special Equipment

SLSLSE.1	PC sum for Supply and install Dishwasher	1	No	1,500.00	1,500
SLSLSE.2	PC sum for Supply and install Bar fridge	1	No	850.00	850

Sub-Total Special Equipment 2,350

ME Mechanical services

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Council Chamber / Kitchenette					
Council Chamber / Kitchenette					
Code	Description	Quantity	Unit	Rate	Total
SLSLME.1	Mechanical services		Item		25,000
Sub-Total Mechanical services					25,000
EL Electrical services					
SLSLEL.1	Allowance for minor Electrical and Comms		Item		15,000
Sub-Total Electrical services					15,000
HY Hydraulic services					
SLSLHY.1	Hydraulic services		Item		10,000
Sub-Total Hydraulic services					10,000
FP Fire protection services					
SLSLFP.1	Fire protection services - allow for smoke detector and fire extinguisher / fire blanket		Item		1,500
Sub-Total Fire protection services					1,500
BW Builders work in connection with Services					
SLSLBW.1	Builders work in connection with Services		Item		5,150
Sub-Total Builders work in connection with Services					5,150



Concept Cost Estimate - Jan 2021

Project: Lameroo Council Office Refurbishment Estimate: Concept Cost Estimate - Jan 2021
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Council Chamber / Kitchenette					
Construction Contingency (excl. as advised)					
Code	Description	Quantity	Unit	Rate	Total
CC.1	Construction Contingency (excl. as advised)				
S1CC.CC 11	Construction Contingency (excl. as advised)				0
Sub-Total Construction Contingency (excl. as advised)					0

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Concept Cost Estimate - Jan 2021

Project:	Lameroo Council Office Refurbishment	Estimate:	Concept Cost Estimate - Jan 2021		
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Council Chamber / Kitchenette					
Statutory Charges including CITB Levy (0.3%)					
Code	Description	Quantity	Unit	Rate	Total
SC.1	Statutory Charges including CITB Levy (0.3%)				
S1SC.SC.1 1	Statutory Charges including CITB Levy (0.3%)		Item		400
Sub-Total Statutory Charges including CITB Levy (0.3%)					400
Council Chamber / Kitchenette					126,000

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Concept Cost Estimate - Jan 2021

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Central Reception / Admin/ Toilets					
Central Reception / Admin/ Toilets					
Code	Description	Quantity	Unit	Rate	Total

DE Demolition					
S2.S2.DE.1	Demolish floor tiles	66	m2	25.00	1,650
S2.S2.DE.2	Remove external glazed wall including Entry door	21	m2	30.00	630
S2.S2.DE.3	Remove internal lightweight wall	15	m2	45.00	675
S2.S2.DE.4	Remove side glazing to double door	3	m2	30.00	90
S2.S2.DE.5	Remove double leaf doors including frame	1	No	150.00	150
S2.S2.DE.6	Remove single leaf door including frame	3	No	75.00	225
S2.S2.DE.7	Create wall opening including making good edges for new single door	1	No	350.00	350
S2.S2.DE.8	Remove internal fittings to toilets etc.		Item		250
S2.S2.DE.9	Retain ceiling generally - allowance for make good and repaint		Note		Incl.
S2.S2.DE.10	Sundry demolition and making good		Item		2,000
S2.S2.DE.11	No allowance for asbestos removal		Note		Excl.
Sub-Total Demolition					6,020

EW External wall					
S2.S2.EW.1	Aluminium glazed wall - double glazing (assume 2400mm high)	13	m2	850.00	11,050
S2.S2.EW.2	Aluminium glazed wall - double glazing (high-level triangular infill)	4	m2	1,200.00	4,320
S2.S2.EW.3	Allowance for glazed film	13	m2	75.00	975
Sub-Total External wall					16,345

WW Windows					
S2.S2.WW.1	Refer to external wall		Note		Incl.
Sub-Total Windows					0

ED External door					
S2.S2.ED.1	Single aluminium frame sliding Entry glazed door including frame and hardware - automatic	1	No	8,500.00	8,500
Sub-Total External door					8,500

NW Internal wall					
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Central Reception / Admin/ Toilets

Central Reception / Admin/ Toilets

Code	Description	Quantity	Unit	Rate	Total
S2.S2.NW.1	Lighweight stud frame plasterboard wall including insulation and paint finish	60	m2	160.00	9,600
S2.S2.NW.2	Plasterboard wall lining including paint finish to existing brick face - direct fix	60	m2	75.00	4,500
S2.S2.NW.3	Sundry allowance for additional noggings/framing for wall mounted fixtures etc.		Item		1,500

Sub-Total Internal wall 15,600

ND Internal door

S2.S2.ND.1	Single solid door including frame and hardware	4	No	1,350.00	5,400
S2.S2.ND.2	Single solid cavity slider door including frame and hardware	1	No	1,450.00	1,450
S2.S2.ND.3	Single fire exit door including frame and hardware	1	No	2,200.00	2,200
S2.S2.ND.4	Make good and repaint existing single door to Toilet	1	No	250.00	250

Sub-Total Internal door 9,300

WF Wall finishes

S2.S2.WF.1	Ceramic tile splashback to wall mounted basins	1	m2	250.00	250
S2.S2.WF.2	Allowance for acoustic wall panel / feature wall finishes to Foyer	18	m2	400.00	7,200

Sub-Total Wall finishes 7,450

FF Floor Finishes

S2.S2.FF.1	Make good and prepare surface for new flooring	66	m2	25.00	1,650
S2.S2.FF.2	Ceramic floor tiling to toilet	14	m2	135.00	1,890
S2.S2.FF.3	Commercial vinyl flooring generally	50	m2	85.00	4,250
S2.S2.FF.4	Skirting to vinyl flooring	49	m	25.00	1,225
S2.S2.FF.5	Skirting to toilets	27	m	35.00	945
S2.S2.FF.6	Allowance for Entry mat - not recessed		Item		1,200

Sub-Total Floor Finishes 11,160

CF Ceiling Finishes

S2.S2.CF.1	New plasterboard ceiling to Foyer	27	m2	135.00	3,645
S2.S2.CF.2	Make good and repaint existing ceiling	39	m2	25.00	975



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Central Reception / Admin/ Toilets

Central Reception / Admin/ Toilets

Code	Description	Quantity	Unit	Rate	Total
S2.S2.CF.3	Make good ceiling affected by demolition of wall	6	m	70.00	420
S2.S2.CF.4	Make good and repaint existing ceiling	39	m2	25.00	975
S2.S2.CF.5	Sundry allowance for interface works, bulkheads etc.		Item		1,500
Sub-Total Ceiling Finishes					7,515

FT Fitments

S2.S2.FT.1	Reception joinery including counted and hob	4	m	2,200.00	8,800
S2.S2.FT.2	Reception Lower bench - 1200mm wide		Item		1,200
S2.S2.FT.3	Toilet roll holder	3	No	150.00	450
S2.S2.FT.4	Paper towel dispenser - not recessed	3	No	250.00	750
S2.S2.FT.5	Accessibility grab-rails	1	No	650.00	650
S2.S2.FT.6	Mirrors above basins	3	No	250.00	750
S2.S2.FT.7	Authority and Directional signage		Item		1,500
S2.S2.FT.8	Sundry fitments - not documented yet		Item		500
Sub-Total Fitments					14,600

FU Loose Furniture, Fixture and Equipment

S2.S2.FU.1	Office chairs	2	No	550.00	1,100
S2.S2.FU.2	PC sum for FFE to Foyer		Item		5,000
Sub-Total Loose Furniture, Fixture and Equipment					6,100

ME Mechanical services

S2.S2.ME.1	Mechanical services - split system to Foyer including relocation of registers etc.		Item		20,000
Sub-Total Mechanical services					20,000

EL Electrical services

S2.S2.EL.1	Allowance for Electrical and Comms		Item		15,000
Sub-Total Electrical services					15,000

HY Hydraulic services



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Central Reception / Admin/ Toilets					
Central Reception / Admin/ Toilets					
Code	Description	Quantity	Unit	Rate	Total
S2.S2.HY.1	Hydraulic services		Item		20,000
Sub-Total Hydraulic services					20,000
FP Fire protection services					
S2.S2.FP.1	Fire protection services - allow for smoke detector and fire extinguisher / fire blanket		Item		1,000
Sub-Total Fire protection services					1,000
BW Builders work in connection with Services					
S2.S2.BW.1	Builders work in connection with Services		Item		5,600
Sub-Total Builders work in connection with Services					5,600



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Central Reception / Admin/ Toilets					
Construction Contingency (excl. as advised)					
Code	Description	Quantity	Unit	Rate	Total
CC.1	Construction Contingency (excl. as advised)				
S2CC CC 11	Construction Contingency (excl. as advised)				0
Sub-Total Construction Contingency (excl. as advised)					0

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Central Reception / Admin/ Toilets					
Statutory Charges including CITB Levy (0.3%)					
Code	Description	Quantity	Unit	Rate	Total
SC.1	Statutory Charges including CITB Levy (0.3%)				
S2.SC.1.1	Statutory Charges including CITB Levy (0.3%)		Item		600
Sub-Total Statutory Charges including CITB Levy (0.3%)					600
Central Reception / Admin/ Toilets					184,000



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Office Areas					
Office Areas					
Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
S3.S3.DE.1	Remove carpet tiles	132	m2	10.00	1,320
S3.S3.DE.2	Demolish internal brick walls	58	m2	45.00	2,610
S3.S3.DE.3	Remove windows - approx. 1.20m high	23	m2	65.00	1,495
S3.S3.DE.4	Remove single leaf door including frame	4	No	75.00	300
S3.S3.DE.5	Retain ceiling generally - allowance for make good and repair		Note		Incl.
S3.S3.DE.6	Sundry demolition and making good		Item		2,000
S3.S3.DE.7	No allowance for asbestos removal		Note		Excl.
S3.S3.DE.8	No allowance for relocation of staff equipment etc.		Note		Excl.
Sub-Total Demolition					7,725
EW External wall					
S3.S3.EW.1	No allowance for upgrade to external wall		Note		Excl.
Sub-Total External wall					0
WW Windows					
S3.S3.WW.1	Aluminium double-glazed windows (front elevation only) - 5 Nos.	23	m2	950.00	21,850
Sub-Total Windows					21,850
ED External door					
S3.S3.ED.1	Retain existing external door		Note		Incl.
Sub-Total External door					0
NS Internal screen					
S3.S3.NS.1	Allowance for minimal internal glazed screen		Item		5,000
Sub-Total Internal screen					5,000
NW Internal wall					
S3.S3.NW.1	Lightweight stud frame plasterboard wall including insulation and paint finish	66	m2	160.00	10,560

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Office Areas

Office Areas

Code	Description	Quantity	Unit	Rate	Total
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S3.S3.NW.2	Plasterboard wall lining including paint finish to existing brick face - direct fix	24	m2	75.00	1,800
S3.S3.NW.3	Sundry allowance for additional noggings/framing for wall mounted fixtures		Item		500

Sub-Total Internal wall 12,860

WF Wall finishes

S3.S3.WF.1	Allowance for make good and repaint existing wall to Staff Room and Record room	64	m2	25.00	1,600
S3.S3.WF.2	Allowance for acoustic wall panel /feature wall finishes		Item		8,500

Sub-Total Wall finishes 10,100

FF Floor Finishes

S3.S3.FF.1	Make good and prepare surface for new carpet tiles	132	m2	10.00	1,320
S3.S3.FF.2	Carpet tiles including skirting	82	m2	80.00	6,560

Sub-Total Floor Finishes 7,880

CF Ceiling Finishes

S3.S3.CF.1	Make good and repaint making ceiling finishes	132	m2	25.00	3,300
S3.S3.CF.2	Make good ceiling affected by demolition of wall	22	m	85.00	1,870
S3.S3.CF.3	Allowance for interface works		Item		1,000

Sub-Total Ceiling Finishes 6,170

FT Fixments

S3.S3.FT.1	Low storage cupboard - to match existing	3	m	650.00	1,950
S3.S3.FT.2	Work bench with storage below	6	m	850.00	5,100
S3.S3.FT.3	Authority and Directional signage		Item		1,000
S3.S3.FT.4	No allowance for joinery to Office 1 to 3 - assume loose furniture		Note		Exc L

Sub-Total Fixments 8,050

FU Loose Furniture, Fixture and Equipment

S3.S3.FU.1	L-shaped system furniture	6	No	2,500.00	15,000
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Office Areas					
Office Areas					
Code	Description	Quantity	Unit	Rate	Total
S3.S3.FU.2	Office chairs	6	No	550.00	3,300
S3.S3.FU.3	Table between WS 3 and WS 4	1	No	2,200.00	2,200
S3.S3.FU.4	PC sum for FFE to Offices 1 to 3	3	No	5,000.00	15,000
Sub-Total Loose Furniture, Fixture and Equipment					35,500
ME Mechanical services					
S3.S3.ME.1	Mechanical services - Multi head split system		Item		35,000
Sub-Total Mechanical services					35,000
EL Electrical services					
S3.S3.EL.1	Allowance for Electrical and Comms		Item		25,000
Sub-Total Electrical services					25,000
HY Hydraulic services					
S3.S3.HY.1	Hydraulic services - excluded		Item		Excl.
Sub-Total Hydraulic services					0
FP Fire protection services					
S3.S3.FP.1	Fire protection services - allow for smoke detector and fire extinguisher / fire blanket		Item		1,500
Sub-Total Fire protection services					1,500
BW Builders work in connection with Services					
S3.S3.BW.1	Builders work in connection with Services		Item		6,150
Sub-Total Builders work in connection with Services					6,150



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Office Areas					
Construction Contingency (excl. as advised)					
Code	Description	Quantity	Unit	Rate	Total
CC.1	Construction Contingency (excl. as advised)				
S3.CC.1.1	Construction Contingency (excl. as advised)				0
Sub-Total Construction Contingency (excl. as advised)					0

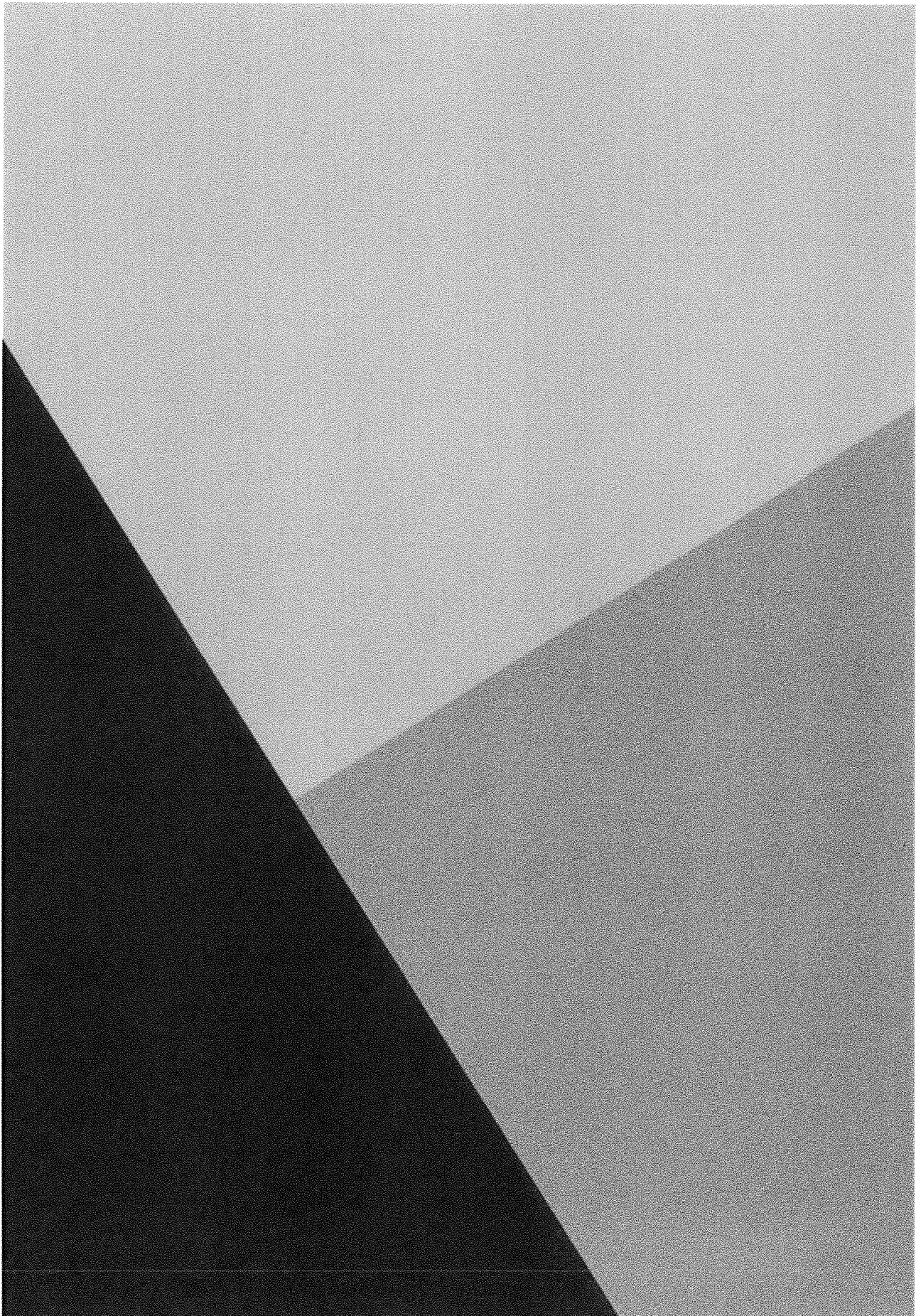
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Office Areas					
Statutory Charges including CITB Levy (0.3%)					
Code	Description	Quantity	Unit	Rate	Total
SC.1	Statutory Charges including CITB Levy (0.3%)				
S3.SC.1	Statutory Charges including CITB Levy (0.3%)		Item		700
Sub-Total Statutory Charges including CITB Levy (0.3%)					700
Office Areas					205,000

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18 CONFIDENTIAL ITEMS**18.3 LAMEROO CHAMBERS AND COUNCIL OFFICES STAGE 1 WORKS TENDER - AWARD OF CONTRACT****RECOMMENDATION**

That having considered agenda Item 18.3 in confidence under section 90 (2) and (3) (k) 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 2022, as to if this order is to continue in operation.

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

That having considered agenda Item 18.3 in confidence under section 90 (2) and (3) (k) 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 2022, as to if this order is to continue in operation.

CARRIED.