

27 April 2017

Thomas Lennon
Program Manager
Department of Education
35 Bridge Street
Sydney NSW 2000

Savills Project Management Pty Ltd
ABN 59 129 012 700
aweakley@savills.com.au
0419 231 522

Level 7, 50 Bridge Street
Sydney NSW 2000
T: +61 (0) 2 8215 8888
F: 02 8215 8828
savills.com.au

Re: Lindfield K-12 School – Auditorium & Gym Refurbishment Costings

Dear Thomas,

The Department of Education has requested Project Manager Savills, Head Design Consultant DesignInc and Quantity Surveyor Wilde & Woollard assist in preparing a condition and forecast costing report for the gymnasium and large auditorium (Greenhalgh Auditorium) at the Eton Road site in Lindfield. This is to assist in negotiations for potential shared usage and management by Ku-Ring-Gai Council.

Included as Attachment 1 is a condition report and scope of works prepared by DesignInc to upgrade the facilities. The report is based on the minimum requirements – both statutory and quality – to achieve acceptable functioning facilities. This includes:

- Upgrade of Gymnasium (for use by the school + public use)
- Upgrade of Greenhalgh Auditorium (for use by the school)
- Upgrade of Greenhalgh Auditorium (for use by the school + public use as an 'Entertainment Venue')

In the case of the gymnasium, the minimum requirements for use by the school would also enable use by the general public. For the Greenhalgh Auditorium, public use as an 'Entertainment Venue' would require greater improvements beyond what is required for general school use.

Included as Attachment 2 is a detailed cost estimate prepared by Wilde & Woollard outlining the inclusions for the scope of works across the three options.

A summary of the costings is contained in the below table:

Forecast Refurbishment Costings	Ex GST
1. Upgrade of Gymnasium (<i>for use by the school + public use</i>)	\$1,974,000
2. Upgrade of Greenhalgh Auditorium (<i>for use by the school</i>)	\$2,294,000
3. Upgrade of Greenhalgh Auditorium (<i>for use by the school + public use as an 'Entertainment Venue'</i>)	\$2,472,000

4. Additional Discretionary Items	
- Preliminaries (for below items)	\$140,000
- Gymnasium amenities 'Cosmetic' upgrade	\$415,000
- Full upgrade of Heating, Ventilation and Air Conditioning (HVAC) equipment in Auditorium	\$335,000
- Replacement of the seating in the Auditorium	\$460,000
- Replacement of carpet in the Auditorium	\$90,000
- New basketball hoops and backboards in the Gymnasium	\$40,000
-----	-----
Sub-Total =	\$1,480,000
Overall Total (1+3+4) =	\$5,926,000

Should you require any further assistance, please don't hesitate to contact the undersigned.

Yours sincerely,



Aaron Weakley
Project Manager
Savills Project Management

CC: Simon Byrne – Savills Project Management
Emma Viljoen – Savills Project Management

Attachment 1 – DesignInc Condition Report / Scope of Works dated 18th April 2017

Attachment 2 – Wilde & Woollard Gym & Auditorium Estimate dated 27th April 2017

Attachment 1

DesignInc Condition Report / Scope of Works dated 18th April 2017

LINDFIELD LEARNING VILLAGE

GYMNASIUM & GREENHALGH AUDITORIUM REPORT ON WORKS REQUIRED TO UPGRADE EXISTING FACILITIES & COST ESTIMATES

SCOPES OF WORKS TO ACHIEVE “FIT FOR PURPOSE” FACILITIES FOR USE BY BOTH THE LINDFIELD LEARNING VILLAGE SCHOOL AND THE COMMUNITY 18 APRIL, 2017

GYMNASIUM / MOVEMENT COMPLEX

1.0 SCOPE OF WORKS TO ACHIEVE A “FIT FOR PURPOSE” GYMNASIUM / MOVEMENT COMPLEX SUITABLE FOR USE BY BOTH THE LINDFIELD LEARNING VILLAGE SCHOOL AND THE COMMUNITY

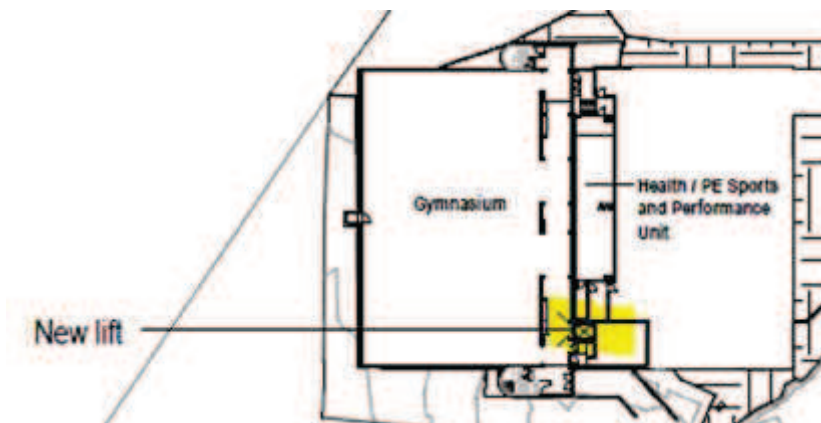
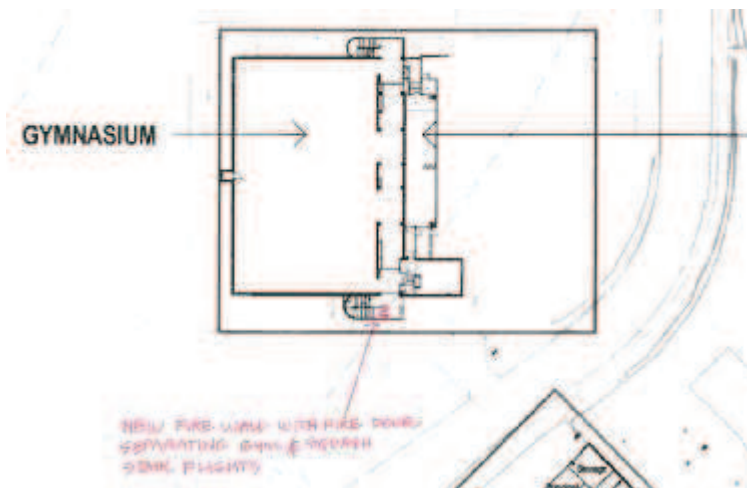
WORKS REQUIRED	COST
<p>1.1 This Scope of Works is required to achieve a “Fit for Purpose” Gymnasium / Movement Complex for use by both the Lindfield Learning Village school and the community.</p>	
<p>1.2 / 2.2 The gymnasium was constructed around mid - 1970’s and many services have passed their recommended service life and need replacing.</p> <ul style="list-style-type: none"> • Mechanical repairs to toilet ventilation, heating & test • New mechanical toilet exhaust, AC to level 6 offices, “Big Ass” fans • New electrical lighting & distribution boards • New electrical high bay lighting. LED light fittings, emergency lighting, sound, intercom, switchboard, security system access control, CCTV, external lighting, Wi-Fi, AV, data cabling • New hydraulic repair WC pans operation, connections, hot & cold water connections & taps • New hydraulic replace foot operated flush, cosmetic upgrades to amenities • New fire protection EWIS / PA system • New fire smoke protection, warning systems, hydrant & hose reels. 	
<p>1.3 Check operation and efficiency of all ventilation systems in toilets, showers and change rooms. Upgrade / repair systems as necessary.</p>	
<p>1.4 Repair damaged low level metal ventilation louvres to gymnasium & movement performance spaces.</p>	
<p>1.5 Repair manual controls to operate highlight glass ventilation louvres for cross flow ventilation.</p>	
<p>1.6 Replace non - working lights and damaged light fittings throughout, including the gymnasium, movement performance spaces, circulation and amenities areas.</p>	
<p>1.7 Install additional lights to stair mid landings and upgrade stair tread lighting.</p>	
<p>1.8 Check operation of ceiling mounted “whirlybird” exhaust fans in the dance performance spaces and replace if required.</p>	
<p>2.3 The existing “straw board” ceilings in the gymnasium and dance performance spaces are potential fire hazards and need to be addressed by the fire-engineering strategy where compliance with BCA C1.10 is not achieved. If “strawboard” are non-compliant, they need to be replaced with approved sound absorptive fire resistant panels. Affinity advise to replace strawboard with new acoustic tile ceiling which would not have to be fire rated as the area will have a new sprinkler system. Refer item 2.33. Cost estimate includes replacing strawboard ceiling with sound absorptive fire resistant panels.</p>	

WORKS REQUIRED	COST
1.10 Wheelchair accessible spaces will be provided within the gymnasium on level 4 and 5 with access to them provided by a new lift.	
1.11 Replace broken windows where necessary.	
1.12 Check the condition of all fire extinguishers.	
1.13 Check condition of automatic fire detection and EWIS / PA system.	
1.14 Check condition of all distribution boards and upgrade as necessary.	
1.15 Check operation of all toilet pans and replace broken pans and seats as required.	
1.16 Check operation of all taps, hand driers, shower roses and toilet paper holders and repair/replace damaged ones as required.	
2.11 Replace outdated foot operated cisterns with modern button in cistern or in wall button. This will also involve alterations to the central water tank supply.	
1.18 Check and service wall mounted buttons for urinal flush as required.	
1.19 Check hot and cold water supply to basin taps and operation of taps – repair as required.	
1.20 Check operation of ventilation/air conditioning system in internal seminar room on level 6	
1.21 New AC to level 6 office areas.	
1.22 Polish gymnasium and dance performance floors to ensure serviceability.	
1.23 If the squash courts are to be used, clean the floors and upgrade the lighting as required.	
1.24 Thoroughly clean all floors, walls, glazing, mirrors and other usable surfaces including those in amenities areas, etc.	
2.4 The timber floor structure of the gymnasium (and unprotected steel beams) does not achieve the required fire resistance level for Type A Construction (2hr) and will need to be addressed as part of the fire engineering strategy. Fire engineer (Affinity) advises 3 layers of fyrecheck on steel furring channels fixed to underside of joists & wrapped around steel beams, or intumescent paint on beams. It won't achieve full compliance as floor is not protected from above but can be fire engineered. Fyrecheck protection is allowed for in the cost plan.	
2.5 Replace lighting to gymnasium and dance performance spaces with new high bay lighting which is more efficient for these high spaces.	
2.6 Provide "Big Ass" fans to the gymnasium and dance performance spaces to assist with the achievement of the natural ventilation policy required by the Dept of Education.	
2.7 Replace lighting throughout other areas with LED to comply with the energy efficiency requirements of Section J of the NCC2016. The existing lights comprise a mixture of recessed/surface fluorescent fittings with T8 lamps and low voltage halogen lights which are superseded technology.	
2.8 Upgrade the existing smoke detection system and occupant warning system to comply with BCA E2.2 & AS1670.1-2015.	
2.9 Emergency lighting and exit signage to be upgraded to BCA part E4 AS2293.1-2005.	
2.10 Install a sound system and intercom system for emergency purposes (SSISEP) in accordance with AS 1670.4-2015.	
2.13 Vanity facilities may have to be modified in height to suit the height of the smaller primary students. Cost estimate allows for this.	
2.14 Handrails to be provided on both sides of stairways with double handrails for primary school aged students (one installed at height above 865mm and other installed at a height between 655mm and 750mm).	
2.15 Handrails to be upgraded to provide the required 300mm horizontal extensions top and bottom of all stairs.	
2.16 Tactile indicators required at the top and bottom of all stairs.	
2.17 Install contrasting nosing strips to stair treads.	

WORKS REQUIRED	COST
2.18 Doorway widths throughout do not satisfy AS 1428 and where required, will have to be increased to achieve 850 clear openings. Most doors do not achieve code required circulation spaces at doorways.	
2.19 Switchboards are outdated with existing circuits not RCD protected as per AS3000. In many cases wiring has been removed. They have very limited spare capacity and have passed their recommended service life and require replacement.	
2.20 Install security system with access control and CCTV	
2.21 Install external lighting to suit current codes.	
2.22 Replace rusted, deteriorated roof sheeting and parapet flashings	
2.23 The location of the existing central fire hydrant on level 5 does not satisfy existing codes (not within 4m of an egress point). It is also located too close to the floor and requires raising in height. Erbas advise cost to relocate / raise the FHR & hydrant is included in cost estimate (email dated 13.4.17).	
2.24 Coverage distances of fire hose reels require checking and may possibly require additional hose reels. Erbas advise cost to relocate or provide 2 new locations of FHRs is included in the cost estimate (email dated 11.4.17)	
2.25 As the southern stair connects more than three storeys (links down to the squash court level) a 2hr fire wall & door within the fire stair is required to separate the lower flight down to the squash courts. Sketch below shows new wall & fire door approved in principle by Affinity. Cost estimate allows for this fire wall in the fire stair.	
2.26 Is there a requirement for communications, Wi Fi coverage or audio visual facilities within the gymnasium? Cost estimate includes this.	
2.30 Wheel chair access is currently via a ramp from the access road near the residential apartments on level 4 which gives direct access to the gymnasium floor. A new lift serving levels 4, 5 & 6 will be provided for disabled access from level 4 and this will also provide access to the OOSCH which will be incorporated into the gym – See plan of new lift on level 4 below.	
2.31 The existing fan coil split unit air conditioning units throughout the building will require removal and a suitable natural ventilation system established to replace them, as this is the current policy from Dept of Education. This will involve changes to the windows to accommodate louvres for ventilation flow	
2.32 All phone and data cabling to be upgraded as they have passed their serviceable life.	
2.33 The fire engineering Report requires the gymnasium to be fully sprinkler protected as the fire stairs connect 3 storeys. Cost estimate includes sprinklers throughout.	
3.0 The PRG has decided to locate the OOSHC within the gymnasium with the ground level 5 dance areas used by the children for play while waiting to be collected by their parents. Level 6 of the gymnasium can be used for the OOSHC office, store & kitchenette within the existing facilities. The lift will access all levels 4, 5 & 6.	
TOTAL COST TO UPGRADE THE GYMNASIUM FOR USE BY BOTH THE LINDFIELD LEARNING VILLAGE SCHOOL & THE COMMUNITY	\$1,974,000



GYMNASIUM – FIRE WALL SEPARATING GYM & SQUASH STAIR FLIGHTS



GYMNASIUM – NEW LIFT SHOWN ON LEVEL 4



GYMNASIUM - FLOOR, STRAWBOARD CEILING, LIGHTS & DAMAGED METAL LOUVRES



PERFORMANCE SPACE - FLOOR, STRAWBOARD CEILING, LIGHTS & DAMAGED METAL LOUVRES



GYMNASIUM - HIGHLIGHT LOUVRES



GYMNASIUM - STAIR HANDRAILS



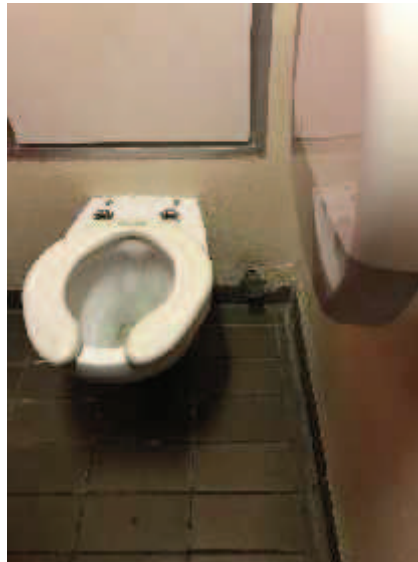
GYMNASIUM - WHEEL CHAIR ACCESS



GYMNASIUM - URINALS



GYMNASIUM - TOILET PARTITIONS



GYMNASIUM TOILET FOOT PUMP



GYMNASIUM – SHOWER PARTITIONS



GYMNASIUM – INTERNAL SEMINAR ROOM



GYMNASIUM – RUSTED ROOF



GYMNASIUM - METAL VENTILATION LOUVRES IN OFFICES ON LEVEL 6

GREENHALGH AUDITORIUM

2.0 SCOPE OF WORKS TO ACHIEVE A “FIT FOR PURPOSE” GREENHALGH AUDITORIUM SUITABLE FOR USE BY BOTH THE LINDFIELD LEARNING VILLAGE SCHOOL & THE COMMUNITY

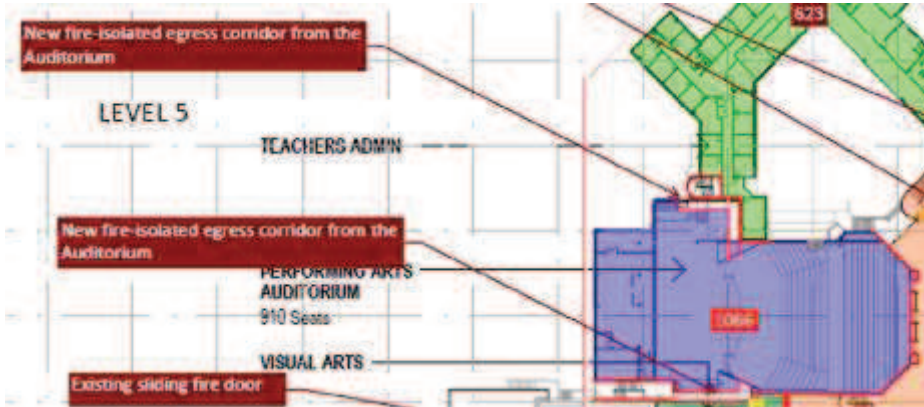
WORKS REQUIRED	COST
1.1 Scope of Works to achieve a 910 seat “Fit for Purpose” Auditorium suitable for use by the Lindfield Learning Village School only	
3.2 The auditorium was constructed around the mid – 1970’s to accommodate 850 seated spectators for movie projection, stage productions and dance performances with special lighting and sound effects. There are “green rooms” for stage performers preparation and their amenities with a large plant room behind the auditorium to air condition the space.	
3.3 / 4.2 Due to its age, many services have passed their recommended service life and need replacing. <ul style="list-style-type: none"> • Ausmech advise auditorium plant is operational and able to maintain temperatures, smoke vents are in working order. • Mechanical repairs to chillers, boilers and pumps and smoke vents • New mechanical replacement of ageing HVAC equipment with new including chillers, re-lagging to ductwork/pipework, new air handling systems, new code compliant smoke exhaust system. • New electrical LED lighting & distribution boards, repair sound system • New electrical AV, Wi-fi, sound, intercom, switchboard, security CCTV • New hydraulic assessment of works • New fire repair EWIS / PA system • New fire upgrade fire hydrant, smoke detection warning system 	
3.4 If the “green rooms” are to be used, check operation and efficiency of all ventilation systems in toilets, showers, change rooms and stage performers’ preparation rooms. Upgrade / repair systems as necessary. Cost included.	
3.5 There are about a dozen existing roof mounted smoke exhaust ventilation units that do not work as their hydraulic lines are corroded and the ventilation louvres appear seized and inoperable. It is critical that they open in the event of a fire to evacuate the smoke and they must be repaired or replaced to ensure the safety of the occupants of the auditorium. Ausmech test says smoke vents working, but there will be a large cost if they do not.	
3.6 A fire engineer must check the various paths of egress from the auditorium, their widths and travel distances to ensure that there is adequate, clear egress from the auditorium. Some egress paths appear to travel through non-fire rated corridors, some exit into the central courtyard and other routes exit through other parts of the building. Fire exit doors and some egress corridors are narrow and should be checked for egress width. Affinity Fire Engineering advise 2 fire isolated corridors required for egress from level 5 (see attached plan) - one new non-fire rated corridor & the existing corridor modified to make it fire isolated (additional fire doors). Included in cost estimate. The mid-level egress into the courtyard and into the internal corridor system remains as existing but with upgrade of doors. Level 4 plan shows egress through existing doors into courtyard & into internal corridor system. BCA Logic advise aggregate width of egress required is 9.5m (email dated 13.3.17). Egress width appears to total 10m, assuming double doors 1.4m wide count as 1m.	
4.6 As mentioned in item 3.6 of this report, undertake any building works required by the fire engineer to address any fire egress issues. See drawings below of fire- isolated corridors. Included in cost estimate.	
3.7 In their High- Level BCA Overview Report, dated 6 April, 2016, BCA Logic identified potential fire hazard properties of the timber wall cladding in the auditorium which will need to be addressed by the fire-engineering strategy where compliance with BCA c1.10 is not achieved. Fire rating of wall cladding to be checked.	
4.7 As mentioned in item 3.7 of this report, replace timber wall cladding if required by the fire engineer. As Affinity Fire Engineering has advised that the interior of the auditorium has to be sprinkler protected, the wall panels must achieve a 1,2 or 3 group number (which the existing wall cladding may satisfy) & thus may not require replacement. Cost estimate allows for replacement of wall cladding.	

WORKS REQUIRED	COST
3.8 Depending on the anticipated use of the auditorium – theatre, dance performances, movies, public speaking, etc the main control projection room and smaller control rooms flanking the auditorium may require upgrading with projection, lighting and sound facilities, etc.	Included
3.9 Check the operation of sliding stage curtains and movable projection screen.	
3.10 Lighting fixtures to be checked and fittings replaced where necessary.	
3.11 Check the condition of all fire extinguishers.	
3.12 Check condition of automatic fire detection, smoke detectors and EWIS / PA system.	
3.13 Check condition of all distribution boards and upgrade as necessary.	
3.14 Balustrade in front of mezzanine tiered seating to be increased in height to no less than 1m above the finished floor finish.	
3.15 If stage performers require back of house amenities, check operation of all toilet pans, taps, basins, hand driers, shower roses, toilet paper holders and repair/replace damaged ones as required.	
3.16 An air conditioning contractor needs to make an assessment of the condition and efficiency of the air conditioning plant and ductwork that serves the auditorium. Preliminary advice by the Erbas mechanical engineer is that all the air handling units and chilled water piping, etc in the plant room have passed their recommended service life and need replacing. Although the existing plant equipment still operates, it would not pass compliancy, thus replacement of ageing HVAC equipment including chillers, re-lagging to ductwork/pipework, new air handling systems is recommended by Erbas. Included in cost estimate.	
3.17 A lectern with audio visual laptop facilities may be required depending on the anticipated “fit for purpose” requirements for the space. Cost included.	
3.18 Check the condition of the sound system and repair as required. Cost included.	
3.19 Install aisle lighting to illuminate the full length of the aisles and tread of each step. Cost included.	
3.20 Upgrade the area for wheel chair spectators to BCA requirements. This may involve additional handrails, etc.	
3.21 It is possible to restrict access to various spaces if they are not required to be used, in order to avoid any necessary renovations.	
3.22 Polish stage floor surface to ensure serviceability during performances.	
3.23 Thoroughly clean all floors, carpeting, auditorium seats, handrails, glazing, mirrors, back of stage, amenities areas, etc to achieve a “usable” clean space suitable for public use.	
4.3 A “state of the art” audio visual space with perfect wi-fi, lighting and communications is required for the auditorium and a specialist consultant is needed to design and implement the system. The system will have to satisfy public speaking, school assemblies, dance and stage performances and other requirements identified by the school.	
4.4 Replace lighting throughout with all new LED fittings to comply with the energy efficiency requirements of Section J of the NCC2016. The existing lights comprise a mixture of recessed/surface fluorescent fittings with T8 lamps and low voltage halogen lights which are superseded technology.	
4.5 Check the acoustics of the auditorium and make any necessary modifications to improve its performance. Cost plan allows for acoustic treatment to ceiling.	
4.8 Replace all seating with new and this may necessitate replacing all the carpet with new due to exposed fixing holes, etc. The seating does not have to be replaced unless for cosmetic reasons, however, if it is replaced, the distances between seat rows will have to be adjusted to achieve “Entertainment Venue” classification. This will require modification of the stepped floor & replacement of the carpet which would be extremely expensive. Cost estimate does not allow to replace the seats or carpet. PRG decision made not to replace seating or carpet.	
4.9 The existing fire hydrant system will have to be upgraded to comply with BCA E1.3 & AS 2419.1-2005. The hydrant may need to be located within 4m of an egress point and as the hydrants are too low they need to be raised in height. Included in cost estimate.	
4.10 Coverage distances of fire hose reels require checking and may possibly require additional hose reels. The existing hose reel system will need to be upgraded to comply with BCA E1.4 and AS2441-2005. Cost included.	

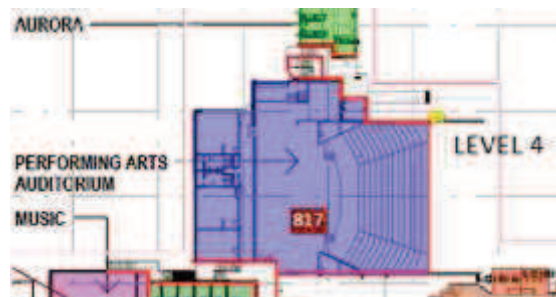
WORKS REQUIRED	COST
4.11 A full BCA report is required to address accessibility, handrails, amenities requirements etc. A unisex accessible toilet and ambulant facilities are required adjacent to the auditorium. BCA Logic advise require:- Male - 2 wc, 5 u, 4 bsn – Level 4 has 3 wc, 2 u, 3 bsn. (Short 2 u, 1 bsn) Female – 9 wc, 4 bsn – level 4 has 4 wc, 3 bsn (Short 5 wc, 1 bsn) These additional facilities can be accommodated on level 4. Disabled persons to use the accessible toilets on level 5 near the dining area. Wheelchair seating will be located on level 5 of the auditorium.	
4.12 Handrails may be required on the two stairs leading up to the stage. Included in cost estimate.	
4.13 Hearing augmentation system compliant with BCA Clause D3.7 to be provided. Included in cost estimate.	
4.14 Wheelchair seating spaces to be provided in accordance with Clause D3.9 or compliance achieved via an alternative solution from an access consultant. Included in cost estimate.	
4.15 Handrails to be provided on both sides of stairways with double handrails for primary school aged students (one installed at height above 865mm and other installed at a height between 655mm and 750mm). Included in cost estimate.	
4.16 Handrails to be upgraded to provide the required 300mm horizontal extensions top and bottom of all stairs.	
4.17 Tactile indicators required at the top and bottom of all stairs.	
4.18 Install contrasting nosing strips to stair treads.	
4.19 Rationalise the requirement for the existing small handrails at the ends of some seating rows.	
4.20 Depending on budget constraints, cosmetic upgrades to back of house areas with repainting, replacing damaged ceiling tiles, new lighting, floor tiling, carpet, new laminated vanities, etc. Included in cost estimate.	
4.21 Upgrade the existing smoke detection system and occupant warning system to comply with BCA E2.2 & AS1670.1-2015. Emergency warning and intercom system (EWIS).	
4.22 Emergency lighting and exit signage to be upgraded to BCA part E4 AS2293.1-2005.	
4.23 Install a sound system and intercom system for emergency purposes (SSISEP) in accordance with AS 1670.4-2015	
4.24 Switchboards are outdated with existing circuits not RCD protected as per AS3000. In many cases wiring has been removed. They have very limited spare capacity and have passed their recommended service life and require replacement.	
4.25 Install security system with access control and CCTV.	
4.26 The fire engineering Report requires the auditorium to be fully sprinkler protected. There are no sprinklers in the existing. The cost estimate allows for the auditorium to be fully sprinkler protected.	
4.27 The fire engineering report identifies unprotected steel columns bounding the stage of the auditorium that are required to be fire rated to achieve the required 120/120/120 FRL. Included in the cost estimate	
4.28 Replace all doors entering the auditorium with 2 hr fire doors. Included in the cost estimate	
4.29 Check operation & condition of projection room facilities & upgrade services as required. Included in the cost estimate	
TOTAL COST TO UPGRADE AUDITORIUM FOR SCHOOL USE ONLY	\$2,294,000

WORKS REQUIRED	COST
<p>5.1 Additional Scope of Works required to achieve an “Entertainment Venue” classification Auditorium suitable for use by both the Lindfield Learning Village School and the Community.</p>	
<p>5.2 The requirements for an Entertainment Venue are as shown below on pages 18 – 24 (pages 52 – 58 of the BCA Assessment Report, Draft by BCA Logic, received 21.12.16). These requirements may have to be investigated further with Affinity Fire Engineering & BCA Logic to ensure that the existing auditorium can achieve Entertainment Venue status. A summary of these requirements is as follows:-</p>	
<p>5.3 Page 52 H101.2 Fire separation of the auditorium is achieved by bounding brick walls which achieve 60/60/60 FRL & all doors into the auditorium to have 60/60/60 fire rating. Due to the uncertainty of the fire rating of the doors into the auditorium, the cost plan allows for replacing these with 1 hr fire rated certified doors</p>	
<p>5.4 Page 53 H101.3 Foyer space complies</p>	
<p>5.5 Page 53 H101.4 Entire auditorium to be sprinkler protected. Included in the cost estimate</p>	
<p>5.6 Page 53 Conventional stage N/A</p>	
<p>5.7 Page 53 Non-conventional stage 2 means of egress from backstage - complies</p>	
<p>5.8 Page 53 H101.7 Flying Scenery to comply with AS 1657, non-combustible, 2 means of egress. Fly gallery is non-combustible steel & appears to comply but to be confirmed by an auditorium compliance certifier</p>	
<p>5.9 Page 53 H101.8 Load Notice on stage floor can be added</p>	
<p>5.10 Safety curtains N/A</p>	
<p>5.11 Page 53 H101.11.1 Maximum number of seats = 8 where there is an aisle at one end only of the row & 16 where there are aisles on both ends of the row. There are a maximum 7 seats with an aisle at one end only & a maximum 16 seats with aisles at both ends - complies</p>	
<p>5.12 Page 53 H101.11.2 The existing chairs have arms & are spaced 500mm from centre to centre – satisfies.</p>	
<p>5.13 Page 54 H101.11.2 states that chairs used for seating must have a distance of at least 950mm between the back of each chair and the back of the chair in front. There is only 760mm between the existing chairs. It also states that there should be at least 325mm between the front of the seat and the back of the seat in front. There is only 200mm between the existing with seat down. As the existing seats will not be changed, Affinity Fire Engineering advise that these reduced distances can be fire engineered.</p>	
<p>5.14 Page 54 H101.11.4 Chairs are securely fastened to the floor - complies</p>	
<p>5.15 Page 54 H101.11.5 Seating is not in radiating aisles - complies</p>	
<p>5.16 Page 54 H101.11.6 Aisles & crossovers to be checked. Appears to comply but to be confirmed by an auditorium compliance certifier</p>	
<p>5.17 Page 54 H101.11.7 Platforms & steps to be checked. Appears to comply but to be confirmed by an auditorium compliance certifier</p>	
<p>5.18 Page 54 H101.11.8 Stepped platforms N/A</p>	
<p>5.19 Page 54 H101.11.12 Continental seating N/A</p>	
<p>5.20 Page 55 H101.13.1 Guardrails to be checked. – along fascia of each balcony, front edge of each cross-over with a stepped floor. Appears to comply but to be confirmed by an auditorium compliance certifier. Cost plan allows for additional guardrails as required.</p>	
<p>5.21 Page 55 H101.13.2 Fixed back seats – guardrails to extend full width of seating at rear of top level seats & provided at least 500 mm above the platform. Appears to comply but to be confirmed by an auditorium compliance certifier. Cost plan allows for additional guardrails as required.</p>	
<p>5.22 Page 55 H101.13.3 Guardrails at steps between platforms to be checked. Appears to comply but to be confirmed by an auditorium compliance certifier. Cost plan allows for additional guardrails as required.</p>	
<p>5.23 Page 55 H101.14.1 Guardrails to continental seating N/A</p>	
<p>5.24 Page 55 H101.14.2 Guardrails to balconies & boxes. Cost estimate allows to increase height of mezzanine handrail</p>	
<p>5.25 Page 56 H101.14.3 Guardrails at cross-overs to be checked. Appears to comply but to be confirmed by an auditorium compliance certifier. Cost plan allows for additional guardrails as required.</p>	
<p>5.26 Page 56 H101.15 Dressing rooms – check 2 means of egress if greater than 50 sqm & 60/60/60 FRL walls Largest dressing room is 35 sqm which is less than 50 sqm so this clause does not apply</p>	

WORKS REQUIRED	COST
5.27 Page 56 H101.16 Storerooms – 60/60/60 FRL walls. Bounding walls are brick with 60/60/60 FRL & complies	
5.28 Page 56 H101.17.1 Projection room requires automatic fire suppression system, smoke detection system. Erbas advise required additional fire protection is included in cost estimate (email dated 13.4.17)	
5.29 Page 56 H101.17.2 Fire separation for projection room – 60/60/60 FRL – bounding concrete walls will satisfy FRL	
5.30 Page 56 H101.17.3 Concession for protection of some openings – appears to satisfy, Affinity Fire Engineering to fire engineer	
5.31 Page 57 H101.18 Basement Storeys exits enclosed in non-combustible construction – Bounding walls are brick 60/60/60 & appear to satisfy - Affinity Fire Engineering to fire engineer	
5.32 Page 57 H101.19.1 Main switchboard accessible location & 60/60/60 FRL enclosure – appears to satisfy, to be checked	
5.33 Page 57 H101.19.2 Circuit protection – Erbas advise included in cost plan (email dated 11.4.17)	
5.34 Page 57 H101.19.3 Separate sub-mains – Erbas advise included in cost plan (email dated 11.4.17)	
5.35 Page 57 H101.20.1 Lighting switches– Erbas advise included in cost plan (email dated 11.4.17)	
5.36 Page 57 H101.20.2 Lighting levels – Erbas advise included in cost plan (email dated 11.4.17)	
5.37 Page 58 H101.20.3 Provision of aisle lighting – included in cost plan	
5.38 Page 58 H101.20.4 Aisle lighting power supply – Erbas advise included in cost plan (email dated 11.4.17)	
5.38 Page 58 H101.24 Fuel Gas Cylinders – to be located in existing brick hazardous room on level 2	
ADDITIONAL COST TO UPGRADE AUDITORIUM TO “ENTERTAINMENT VENUE” CLASSIFICATION	\$178,000
TOTAL COST TO UPGRADE AUDITORIUM TO AN “ENTERTAINMENT VENUE” CLASSIFICATION SUITABLE FOR USE BY BOTH THE LINDFIELD LEARNING VILLAGE SCHOOL & THE COMMUNITY \$2,294,000 + \$178,000 = \$2,472,000	\$2,472,000



AUDITORIUM LEVEL 5 - FIRE ISOLATED CORRIDORS – 1 NEW & 1 UPGRADED TO MAKE FIRE ISOLATED



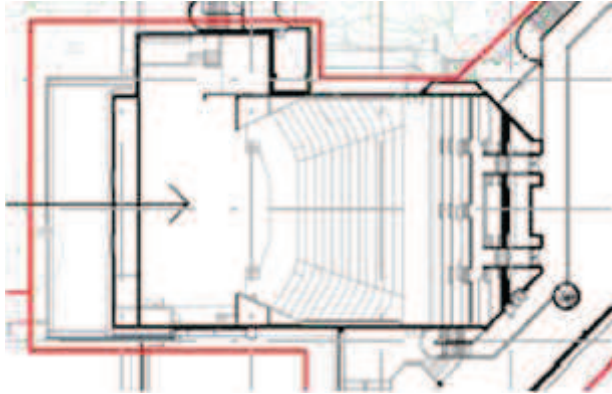
AUDITORIUM LEVEL 4 – MID LEVEL EGRESS INTO COURTYARD & INTO INTERNAL CORRIDOR SYSTEM



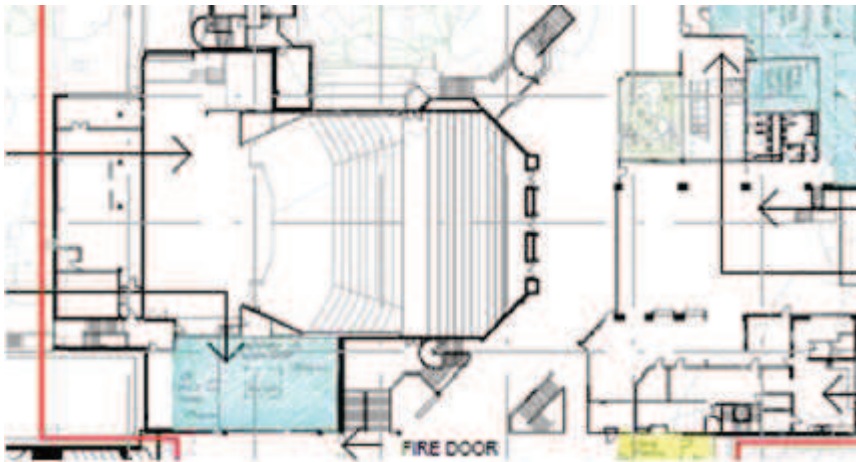
AUDITORIUM – SEATING, WALL PANELLING, STAGE



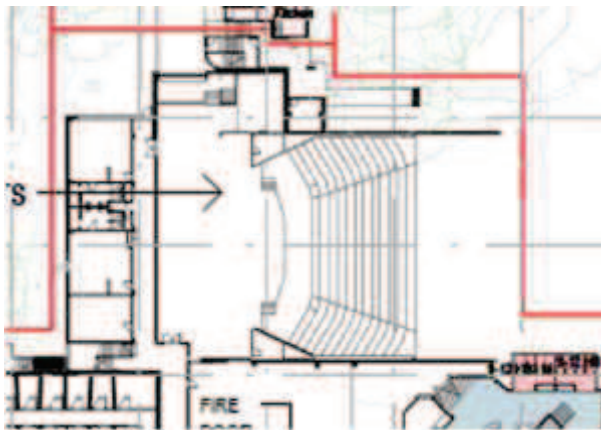
AUDITORIUM – STAGE AND CURTAINS



AUDITORIUM LEVEL 6



AUDITORIUM LEVEL 5



AUDITORIUM LEVEL 4



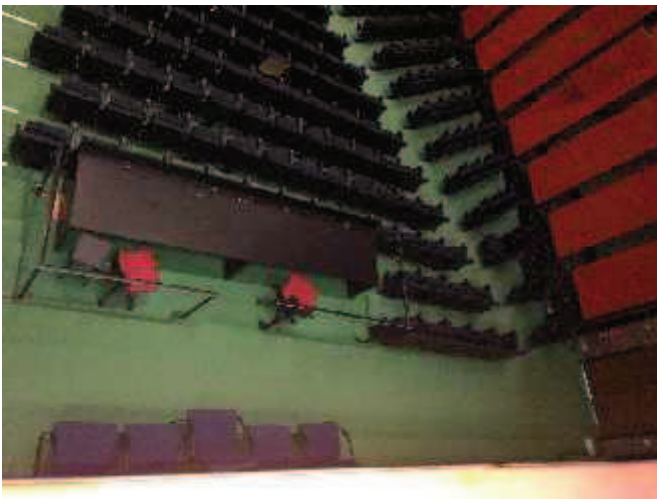
AUDITORIUM LEVEL 3



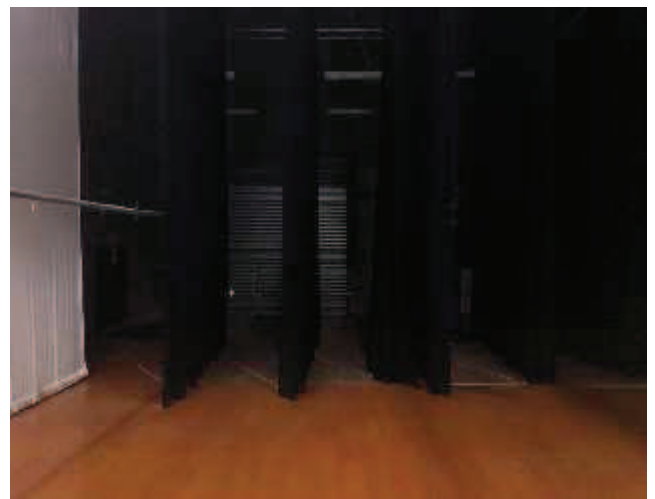
AUDITORIUM – CATWALKS LIGHTING ACOUSTICS, AIR CON DUCTS



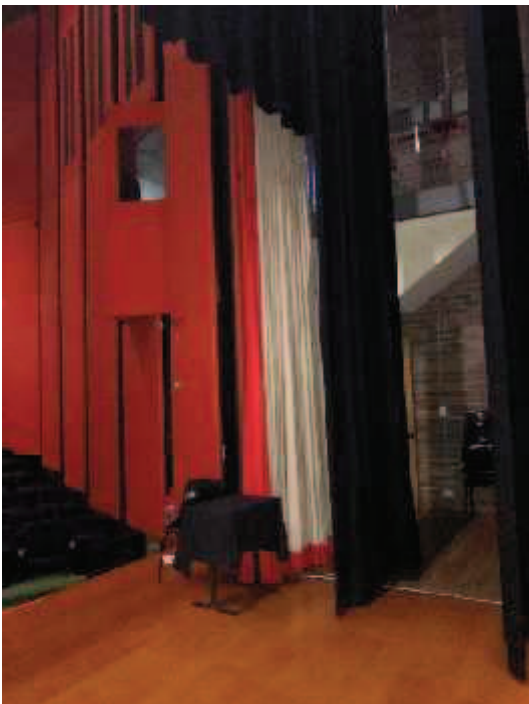
AUDITORIUM – LOW HEIGHT BALUSTRADE, HANDRAILS



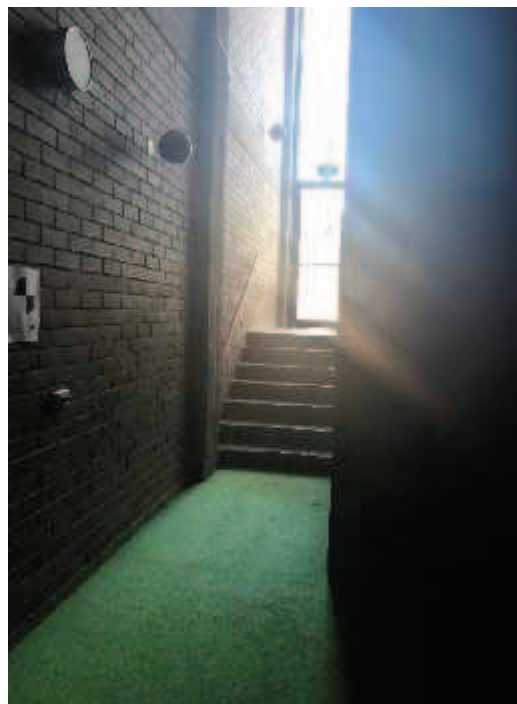
AUDITORIUM – WHEEL CHAIR SEATING



AUDITORIUM – STAGE CURTAINS



AUDITORIUM - SIDE CONTROL BOOTH, STAGE CURTAINS



AUDITORIUM – ONE FIRE EGRESS



AUDITORIUM – REAR PROJECTION BOOTH



AUDITORIUM – ROOF MOUNTED SMOKE EXHAUST VENTS



AUDITORIUM – STAGE PERFORMERS' PREPARATION



AUDITORIUM – AV CONTROLS



AUDITORIUM – PLANT AIR HANDLING UNITS AND DUCTWORK



AUDITORIUM – PLANT CONTROLS



AUDITORIUM – PLANT AIR HANDLING UNITS AND CHILLED WATER PIPEWORK



AUDITORIUM – BEHIND STAGE AREA

Attachment 2

Wilde & Woollard Gym & Auditorium Estimate dated 27th April 2017



W I L D E
A N D
W O O L L A R D

GYM & AUDITORIUM REFURB ESTIMATE

FOR

LINDFIELD LEARNING VILLAGE

THE NSW DEPARTMENT OF EDUCATION

27 April 2017

16051

L1, 815 Pacific Hwy, Chatswood NSW 2067
T (02) 9411 2777 www.wildeandwoollard.com



PROJECT SUMMARY



Project: LINDFIELD LEARNING VILLAGE

Cost Plan: Gym and Auditorium Estimate 5d - Option 1

No.	Item Description	Total Cost %	Quantity	Unit	\$/m2	Total
1	NOTES AND EXCLUSIONS	0.00				0
2	GYMNASIUM	33.32	695	m2	2,840	1,974,000
3	AUDITORIUM	38.72	1,723	m2	1,331	2,294,000
4	AUDITORIUM ENTERTAINMENT VENUE	3.01	1,723	m2	103	178,000
5	ADDITIONAL ITEMS	24.98				1,480,000
GFA: 0.00 m2		100			1,431	5,926,000

Project: LINDFIELD LEARNING VILLAGE
Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
----------	------------------	----------	------	------	--------

NOTES AND EXCLUSIONS

NOTES

GENERALLY

- 1 Based upon a competitive lump sum tender
- 2 The budgets within this estimate are indicative only based upon limited scope
- 3 Further investigation and design is required to fully determine scope and thus costings
- 4 All areas are existing being refurbished rather than a new building (unless specifically noted otherwise)

DRAWINGS

This estimate has been based on the following documentation:-

Architectural

- 5 Lindfield Existing Level 00
- 6 Lindfield Existing Level 01
- 7 Lindfield Existing Level 02
- 8 Lindfield Existing Level 03
- 9 Lindfield Existing Level 04
- 10 Lindfield Existing Level 05
- 11 Lindfield Existing Level 06
- 12 SK-AR-LLV-005 - Site Plan
- 13 SK-AR-LLV-006 - Master Plan - Level 1
- 14 SK-AR-LLV-007 - Master Plan - Level 2
- 15 SK-AR-LLV-008 - Master Plan - Level 3
- 16 SK-AR-LLV-009 - Master Plan - Level 4
- 17 SK-AR-LLV-010 - Master Plan - Level 5
- 18 SK-AR-LLV-011 - Master Plan - Level 6
- 19 SK-AR-LLV-012 - Master Plan - Level 7 - Roof
- 20 SK-AR-LLV-020 - Floor Plan - Home Base 5 - Level 1 - Option 03
- 21 SK-AR-LLV-022 - Floor Plan - Home Base 5 - Level 2 - Option 03
- 22 SK-AR-LLV-031 - Floor Plan - Home Base 4 - Level 3 - Option 01
- 23 SK-AR-LLV-034 - Floor Plan - Home Base 4 - Level 4 - Option 01
- 24 SK-AR-LLV-035 - Floor Plan - Home Base 1 - Level 4 - Option 01
- 25 SK-AR-LLV-037 - Floor Plan - Home Base 1 - Level 5 - Opt01

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
----------	------------------	----------	------	------	--------

NOTES AND EXCLUSIONS **(Continued)**

NOTES **(Continued)**

26	SK-AR-LLV-039 - Floor Plan - Home Base 1 - Level 6 - Option 01				
27	SK-AR-LLV-040 - Floor Plan - Aurora - Level 4 - Option 01				
28	SK-AR-LLV-042 - Floor Plan - Science - Level 3 - Option 01				
29	SK-AR-LLV-043 - floor plan - science - level 4 - option 01				
30	SK-AR-LLV-044 - Floor Plan - Wood & Metal - Level 2 - Option 01				
31	SK-AR-LLV-045 - Floor Plan - Food Textile - Level 5 - Option 01				
32	SK-AR-LLV-046 - Floor Plan - Visual Arts - Level 5 - Option 01				
33	SK-AR-LLV-047 - Floor Plan - Admin - Level 5 - Option 01				
34	SK-AR-LLV-048 - Section - HB1, 4 & 5				
35	SK-AR-LLV-063 - Demolition Plan - Home Base 5 - Level 1 - Option 03				
36	SK-AR-LLV-064 - Demolition Plan - Home Base 5 - Level 2 - Option 03				
37	SK-AR-LLV-065 - Demolition Plan - Home Base 4 - Level 3 - Option 01				
38	SK-AR-LLV-066 - Demolition Plan - Home Base 4 - Level 4 - Option 01				
39	SK-AR-LLV-067 - Demolition Plan - Home Base 1 - Level 4 - Option 01				
40	SK-AR-LLV-068 - Demolition Plan - Home Base 1 - Level 5 - Option 01				
41	SK-LLV-28 - Multi-Level View of Masterplan				
42	SK-LLV-96 - Concept Sketch Home Base 2 - Level 02 (PRG 8)				
43	SK-LLV-97 - Concept Sketch Home Base 2 - Level 03 (PRG 8)				
44	SK-LLV-98 - Concept Sketch Home Base 2 - Level 04 (PRG 8)				
45	SK-LLV-105 - Concept Sketch Child Care - Level 05 (PRG 8)				
46	SK-LLV-106 - Concept Sketch Child Care - Level 06 (PRG 8)				
47	SK-LLV-107 - Concept Sketch Child Care - Level 07 Roof (PRG 8)				
48	SK-LLV-121 - Concept Sketch HB 3 - Level 04 Opt B (PRG 11)				
49	SK-LLV-122 - Concept Sketch HB 3 - Level 03 Opt A & B (PRG 11)				

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
NOTES AND EXCLUSIONS					(Continued)
NOTES					(Continued)
50	SK-LLV-123 - Concept Sketch HB 6 - Level 02 Opt A & B (PRG 11)				
51	SK-LLV-124 - Concept Sketch HB 6 - Level 01 Opt B (PRG 11)				
52	SK-LLV-125 - Concept Sketch HB 6 - Level 00 Opt B (PRG 11)				
NOTES TOTAL					0
EXCLUSIONS					
EXCLUSIONS					
The following has been excluded from this estimate:-					
53	Removal and replacement of hazardous materials including asbestos and contaminated soil				
54	Excavation, removal and replacement of rock, building rubble, inground structures etc.				
55	Termite treatment				
56	Upgrading or diversion of existing services				
57	Works beyond the site boundary				
58	Removal, relocation and new loose furniture, equipment, etc.				
59	Relocation and decanting costs				
60	Cost escalation beyond the date of this estimate				
61	Authorities fees and headworks charges				
62	Consultant's fees / PMO fees				
63	Out of hours work				
64	Other exclusions as specifically noted within this estimate				
65	Design contingency				
66	Construction contingency				
67	Goods and services tax (GST)				
EXCLUSIONS TOTAL					0
NOTES AND EXCLUSIONS TOTAL					0

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
 Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
GYMNASIUM					
GYMNASIUM					
PRELIMINARIES					
68	Allow for preliminaries		item		260,000
MINIMUM SCOPE					
69	Need to determine a design brief for the anticipated use by the Council of the various spaces within the Gymnasium / Movement complex (1.1)				
70	Mechanical contractor assessment of works required (1.2)		item		13,000
71	Electrical contractor assessment of works required (1.2)		item		43,000
72	Hydraulic contractor assessment of works required (1.2)		item		18,000
73	Fire contractor assessment of works required (1.2)		item		9,000
74	Check operation and efficiency of ventilation systems to amenities and upgrade/repair where required (1.3)		item		Included
75	Allow to repair damaged low level metal ventilation louvres (1.4)		item		32,000
76	Allow to repair manual controls to highlight venilation louvres (1.5)		item		8,000
77	Allow to replace non-working lights and fittings where required (1.6)		item		Included
78	Allow for additional lighting to stairs (1.7)		item		Included
79	Check operation of ceiling exhaust in dance performance, and allow to replace if required (1.8)		item		N/A
80	Allow to replace straw board ceiling if non-compliance with BCA (1.9) - assum non-compliant. Allowed acoustic tile ceiling		item		105,000
81	Allow wheelchair access spaces to level 4 (1.10) - require more info on scope (allow \$20k until details of what is required is received)		item		20,000
82	Allow to replace broken windows where required (1.11)		item		5,000
83	Check and repair fire extinguishers (1.12)		item		3,000
84	Check and repair EWIS / PA system (1.13)		item		Included
85	Check, repair and upgrade distribution boards where necessary (1.14)		item		Included
86	Check operation of WC pans and replace where required (1.15)		item		Included
87	Check and replace WC connections and fitments where required (1.16)		item		Included
88	Check and service foot operated flush system (outdated system) (1.17)		item		Included
89	Check and service urinal flush system (1.18)		item		Included
90	Check and repair hot and cold water connects and taps where required (1.19)		item		Included
91	Check operation of mechanical systems to level 6 (1.20)		item		Included

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
 Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
GYMNASIUM					(Continued)
GYMNASIUM					(Continued)
92	Allow to restrict access to non-renovated areas (1.21)		item		1,000
93	Polish gym and dance floor (1.22)		item		40,000
94	Allow to clean squash court floors (1.23)		item		2,000
95	Allow additional lighting to squash courts (1.23)		item		Included
96	Allow complete cleaning services throughtout (1.24)		item		25,000
EXTENDED SCOPE					
97	Need to determine a design brief for the anticipated use by the school and the community of the various spaces within the Gymnasium / Movement Complex (2.1)				
98	Allow to replace outdated (1970s) services where required (2.2)		item		Included
99	Allow to replace toilet exhaust, A/C to L6 office areas, Big Ass fans (2.2)		item		164,000
100	Allow to replace straw board ceiling throughout with sound absorptive fire resistant panels (2.3) (included in 1.9 above)		item		Included
101	Allow to replace timber floor structure to gym with compliant material (2.4) (allowed fire rated ceiling under floor including to beams)		item		195,000
102	Allow high bay lighting to gym and dance (2.5)		item		136,000
103	Allow "Big Ass" ceiling fans to gym and dance (2.6)		item		Included
104	Replace lighting throughout with LED fittings (2.7)		item		Included
105	Upgrade smoke detection and occupant warning systems (2.8)		item		45,000
106	Upgrade emergency lighting and exist signage (2.9)		item		Included
107	Install emergency sound and intercom system (2.10)		item		Included
108	Replace outdated foot operated flush systems (2.11)		item		27,000
109	Allow for complete cosmetic upgrades to amenities (2.12) (BELOW THE LINE ITEM)		item		Excluded
110	Allow to adjust heights to vanity facilities (2.13) (included in item 2.12 above)		item		Included
111	Provide double height handrails to stairs (2.14)		item		80,000
112	Replace handrails with longer handrails (2.15) (included in item 2.14 above)		item		Included
113	Provide tactile indicators (2.16)		item		30,000
114	Install contrasting nosing to stairs (2.17)		item		35,000
115	Allow to remove, widen, and replace door ways where required to achieve 850 wide opening (2.18)		item		135,000
116	Replace switchboard and allow to require outdated system (2.19)		item		Included
117	Install security system with access controll and CCTV (2.20)		item		Included

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
GYMNASIUM					(Continued)
GYMNASIUM					(Continued)
118	Install external lighting (2.21)		item		Included
119	Allow to replace deteriorated roof sheeting and flashings where required (2.22) (included in separate roof works)		item		Included
120	Relocate fire hydrant on level 5 (2.23)		item		Included
121	Assess fire hose reel compliance and allow additional hose reels where required (2.24)		item		Included
122	Assess southern stair, servicing more than three floors, for suitability as a fire egress point (2.25) - require more scope info		item		20,000
123	Allow for communications, Wi Fi coverage, and AV within the Gym if required (2.26)		item		Included
124	Allow for a cafeteria / food and drinks services if required (2.27)		item		Excluded
125	Allow for a sick bay / first aid room, and ambulance access if required (2.28)		item		Excluded
126	Allow for a special equipment storage room if required (2.29)		item		Excluded
127	Allow for building modifications to allow wheel chair access to all levels (2.30)		item		235,000
128	Remove fan coil split system a/c units throughout (2.31)		item		Included
129	Remove windows and replaces with louvres where required for natural ventilation (2.31)		item		75,000
130	Allow to remove and rewire phone and data cabling (2.32)		item		Included
131	The fire engineering Report requires the gymnasium to be fully sprinkler protected as the fire stairs connect 3 storeys (no sprinklers required if fire stairs connect max 2 storeys). Alternative is to have a separate fire egress from the offices on the top level (2.33)		item		53,000
132	The PRG has decided to locate the OSHC within the gymnasium with the ground level 5 dance areas used by the children for play while waiting to be collected by their parents. Level 6 of the gymnasium can be used for the OSHC office, store & kitchenette within the existing facilities. The lift will access all levels 4, 5 & 6 (3.0) (Lift included in 2.30)		item		160,000
GYMNASIUM TOTAL					1,974,000
GYMNASIUM TOTAL					1,974,000

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
 Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
AUDITORIUM					
AUDITORIUM					
PRELIMINARIES					
133	Allow for preliminaries, etc on the above		item		300,000
MINIMUM SCOPE					
134	Need to determine a design brief for the anticipated use by the council of the auditorium and the various adjunct spaces associated with it, including the projection, lighting and sound booths, stage performer's preparation areas and amenities (3.1)				
135	The auditorium was constructed around the mid - 1970's to accommodate 850 seated spectators for movie projection, stage productions and dance performances with special lighting and sound effects. There are "green rooms" for stage performers preparation and their amenities with large plant room behind the auditorium to air condition space (3.2)				
136	Mechanical contractor assessment of works required (3.3)		item		61,000
137	Electrical contractor assessment of works required (3.3)		item		84,000
138	Hydraulic contractor assessment of works required (3.3)		item		2,000
139	Fire contractor assessment of works required (3.3)		item		13,000
140	Check ventilation systems to amenities and replace as required (3.4)		item		Included
141	Allow to repair/replace corroded roof mounted smoke ventilation units and hydraulic lines where required (3.5)		item		Included
142	Assess fire egress routes and exits and upgrade where necessary if non-compliant (3.6)		item		90,000
143	Allow to replace fire hazard timber clad walls if non-compliant (3.7)		item		Excluded
144	Allow to upgrade lighting, sounds, projection facilities if required (3.8)		item		Included
145	Assess stage curtain and projection screens and repair as required (3.9)		item		1,000
146	Allow to replace light fitting where required (3.10)		item		Included
147	Check and repair fire extinguishers (3.11)		item		2,000
148	Check and repair EWIS / PA system (3.12)		item		Included
149	Check, repair and upgrade distribution boards where necessary (3.13)		item		Included
150	Increase balustrade height to mezzanine (3.14)		item		22,000
151	Check and replace WC fittings where required (3.15)		item		8,000
152	Allow to replace air conditioning units if required (3.16)		item		Included
153	Allow for lectern with AV connections (3.17)		item		Included
154	Allow to repair sound system where required (3.18)		item		Included
155	Install aisle and tread lighting (3.19)		item		Included

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
 Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
AUDITORIUM					(Continued)
AUDITORIUM					(Continued)
156	Upgrade wheel chair spectator area (3.20)		item		15,000
157	Allow to restrict access to non-renovated areas (3.21)		item		2,000
158	Polish stage floor (3.22)		item		15,000
159	Allow complete cleaning services throughout (3.23)		item		7,000
EXTENDED SCOPE					
160	Need to determine a design brief for the anticipated use by the school community of the auditorium and the various adjunct spaces associated with it, including the projection, lighting and sound booths, stage performers' preparation areas and amenities (4.1)				
161	The auditorium was constructed around mid - 1970's and many of the services have passed the recommended service life and need replacing (4.2)		item		Included
162	Allow to replace HVAC equipment, relag ductwork, smoke exhaust, etc (4.2)		item		Excluded
163	Allow to upgrade existing AC to current codes (insulation, CO2 monitoring, new smoke exhaust, etc) (4.2a)		item		105,000
164	Install "state of the art" audio visual space with perfect wi-fi, light, and communications including specialist consultant to design and impliment system (4.3)		item		410,000
165	Replace lighting throughout with LED fittings (4.4)		item		Included
166	Review acoustics and improve performance where deemed necessary (4.5)		item		120,000
167	Assess fire egress routes and exits and upgrade where necessary (4.6) (included in item 3.6)		item		Included
168	Replace fire hazard timber wall cladding (4.7)		item		350,000
169	Remove and replace chairs (carpets separate) (4.8)		item		Excluded
170	Allow to remove and replace carpet (4.8)		item		Excluded
171	Relocate and upgrade fire hydrant (4.9)		item		89,000
172	Assess fire hose reel location compliance and allow to upgrade hose reels (4.10)		item		Included
173	Allow for compliance to accessibility, handrails, amenities, etc. (4.11)		item		20,000
174	Allow for unisex accessible toilet and ambulant facilities (4.11)		item		50,000
175	Allow for additional handrails to stairs (4.12)		item		6,000
176	Allow for hearing augmentation system (4.13)		item		25,000
177	Allow for wheel chair seating spaces (4.14)		item		15,000
178	Provide double height handrails to stairs (4.15)		item		15,000
179	Replace handrails with longer handrails (4.16) (included in 4.15 above)		item		Included
180	Provide tactile indicators (4.17)		item		35,000

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
 Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
AUDITORIUM					(Continued)
AUDITORIUM					(Continued)
181	Install contrasting nosing to stairs (4.18)		item		40,000
182	Rationalise the requirement for the existing small handrails at the ends of some seating rows (4.19)		item		15,000
183	Allow for complete cosmetic upgrades to amenities (4.20)		item		250,000
184	Upgrade smoke detection and occupant warning systems (4.21)		item		Included
185	Upgrade emergency lighting and exit signage (4.22)		item		Included
186	Install emergency sound and intercom system (4.23)		item		Included
187	Replace switchboard and allow to rewire outdated system (4.24)		item		Included
188	Install security system with access control and CCTV (4.25)		item		Included
189	The fire engineering Report requires the gymnasium to be fully sprinkler protected. There are no sprinklers in the existing (4.26)		item		32,000
190	The fire engineering report identifies unprotected steel columns bounding the stage of the auditorium that are required to be fire rated to achieve the required 120/120/120 FRL (4.27)		item		35,000
191	Replace all doors entering the auditorium with 2 hr fire doors (4.28)		item		55,000
192	Check operation & condition of projection room facilities & upgrade services as required (4.29)		item		5,000
AUDITORIUM TOTAL					2,294,000
AUDITORIUM TOTAL					2,294,000

Project: LINDFIELD LEARNING VILLAGE
Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
AUDITORIUM ENTERTAINMENT VENUE					
AUDITORIUM ENTERTAINMENT VENUE					
PRELIMINARIES					
193	Allow for preliminaries, etc on the above		item		25,000
WORKS REQUIRED					
194	5.1 This Scope of Works is required to achieve an "Entertainment Venue" classification Auditorium for use by both the Lindfield Learning Village School and the Community.		note		
195	5.2 The requirements for an Entertainment Venue are as shown below on pages 52 – 58 of the BCA Assessment Report, Draft by BCA Logic, received 21.12.16. These requirements are to be investigated further with Affinity Fire Engineering & BCA Logic to determine how the		note		
196	5.3 Page 52 H101.2 Fire separation of auditorium is achieved by bounding brick walls & all doors into the auditorium to have 60/60/60 fire rating		item		20,000
197	5.4 Page 53 H101.3 Foyer space complies		note		
198	5.5 Page 53 H101.4 Entire auditorium to be sprinkler protected. Included in the cost estimate		note		
199	5.6 Page 53 Conventional stage N/A		note		
200	5.7 Page 53 Non-conventional stage 2 means of egress from backstage - complies		note		
201	5.8 Page 53 H101.7 Flying Scenery to comply with AS 1657, non-combustible, 2 means of egress. Appears to comply but to be verified by others		note		
202	5.9 Page 53 H101.8 Load Notice on stage floor can be added		note		
203	5.10 Safety curtains N/A		note		
204	5.11 Page 53 H101.11.1 Maximum number of seats = 8 where there is an aisle at one end only of the row & 16 where there are aisles on both ends of the row - complies		note		
205	5.12 Page 53 H101.11.2 The existing chairs have arms & are spaced 500mm from centre to centre – satisfies.		note		
206	5.13 Page 54 H101.11.2 states that chairs used for seating must have a distance of at least 950mm between the back of each chair and the back of the chair in front. There is only 760mm between the existing chairs. It also states that there should be at least 325mm between the front of the seat and the back of the seat in front. There is only 200mm between the existing with seat down. If these reduced distances cannot be fire engineered, the whole stepping arrangement of the floor would require to be reconfigured, perhaps with a new floor poured on top with a different configuration of steps. Fire engineer says it can be fire engineered		note		
207	5.14 Page 54 H101.11.4 Chairs are securely fastened to the floor - complies		note		

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
 Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
AUDITORIUM ENTERTAINMENT VENUE					(Continued)
AUDITORIUM ENTERTAINMENT VENUE					(Continued)
208	5.15 Page 54 H101.11.5 Seating is not in radiating aisles - complies		note		
209	5.16 Page 54 H101.11.6 Aisles & crossovers to be checked - appears to comply but to be confirmed by others		note		
210	5.17 Page 54 H101.11.7 Platforms & steps to be checked - appears to comply but to be confirmed by others		note		
211	5.18 Page 54 H101.11.8 Stepped platforms N/A		note		
212	5.19 Page 54 H101.11.12 Continental seating N/A		note		
213	5.20 Page 55 H101.13.1 Guardrails to be checked. – along fascia of each balcony, front edge of each cross-over (included in main work)		item		Included
214	5.21 Page 55 H101.13.2 Fixed back seats – guardrails to extend full width of seating at rear of top level seats		item		30,000
215	5.22 Page 55 H101.13.3 Guardrails at steps between platforms to be checked		item		55,000
216	5.23 Page 55 H101.14.1 Guardrails to continental seating N/A		note		
217	5.24 Page 55 H101.14.2 Guardrails to balconies & boxes. Cost estimate allows to increase height of mezzanine handrail		note		
218	5.25 Page 56 H101.14.3 Guardrails at cross-overs to be checked		item		15,000
219	5.26 Page 56 H101.15 Dressing rooms – check 2 means of egress & 60/60/60 FRL walls. Largest dressing room is 35m2 which is less than 50m2 so this clause doesn't apply		note		
220	5.27 Page 56 H101.16 Storerooms – 60/60/60 FRL walls – complies		note		
221	5.28 Page 56 H101.17.1 Projection room requires automatic fire suppression system, smoke detection system		item		10,000
222	5.29 Page 56 H101.17.2 Fire separation for projection room – 60/60/60 FRL – bounding concrete walls will satisfy FRL		note		
223	5.30 Page 56 H101.17.3 Concession for protection of some openings – appears to satisfy		note		
224	5.31 Page 57 H101.18 Basement Storeys exits enclosed in non-combustible construction – appears to satisfy		note		
225	5.32 Page 57 H101.19.1 Main switchboard accessible location & 60/60/60 FRL enclosure - appears to comply but to be confirmed by others		note		
226	5.33 Page 57 H101.19.2 Circuit protection - included in cost plan		note		
227	5.34 Page 57 H101.19.3 Separate sub-mains		item		21,000
228	5.35 Page 57 H101.20.1 Lighting switches		item		2,000
229	5.36 Page 57 H101.20.2 Lighting levels - included in cost plan		note		
230	5.37 Page 58 H101.20.3 Provision of aisle lighting – included in cost plan		note		

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
AUDITORIUM ENTERTAINMENT VENUE					(Continued)
AUDITORIUM ENTERTAINMENT VENUE					(Continued)
231	5.38 Page 58 H101.20.4 Aisle lighting power supply - included in cost plan		note		
232	5.38 Page 58 H101.24 Fuel Gas Cylinders – to be located in existing brick hazardous room on level 2		note		
FEES, CONTINGENCY, ETC					
233	Design contingency		item		Excluded
234	Construction contingency		item		Excluded
235	Professional fees		item		Excluded
236	Escalation		item		Excluded
237	Council / statutory fees		item		Excluded
238	PMO salaries		item		Excluded
239	Forward planning		item		Excluded
240	FF&E		item		Excluded
241	IT Equipment		item		Excluded
AUDITORIUM ENTERTAINMENT VENUE TOTAL					178,000
AUDITORIUM ENTERTAINMENT VENUE TOTAL					178,000

DETAILED COST PLAN



Project: LINDFIELD LEARNING VILLAGE
 Cost Plan: Gym and Auditorium Estimate 5d - Option 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
ADDITIONAL ITEMS					
ADDITIONAL ITEMS					
PRELIMINARIES					
242	Allow for preliminaries, etc on the above		item		195,000
AUDITORIUM					
243	Allow to replace HVAC equipment, relag ductwork, smoke exhaust, etc (4.2) (extra over cost for minor upgrade already included)		item		335,000
244	Remove and replace chairs (carpets separate) (4.8)		item		460,000
245	Allow to remove and replace carpet (4.8)		item		90,000
GYM					
246	New basketball hoops and backboards		item		40,000
247	Allow for complete cosmetic upgrades to amenities (2.12) (could be deleted, but kept in at this stage)		item		360,000
FEES, CONTINGENCY, ETC					
248	Design contingency		item		Excluded
249	Construction contingency		item		Excluded
250	Professional fees		item		Excluded
251	Escalation		item		Excluded
252	Council / statutory fees		item		Excluded
253	PMO salaries		item		Excluded
254	Forward planning		item		Excluded
255	FF&E		item		Excluded
256	IT Equipment		item		Excluded
ADDITIONAL ITEMS TOTAL					1,480,000
ADDITIONAL ITEMS TOTAL					1,480,000