

ALFRED COVE CHILD HEALTH CENTRE

COMPLIANCE AND RENEWAL WORKS - BUDGET ESTIMATE



DATE	DESCRIPTION	DOCUMENT OWNER
5th August 2022	Options and scope of works for possible renewal of building	Dean Anderson

LOCATION

Bill Sweet Park – 15 Lambert St, Alfred Cove



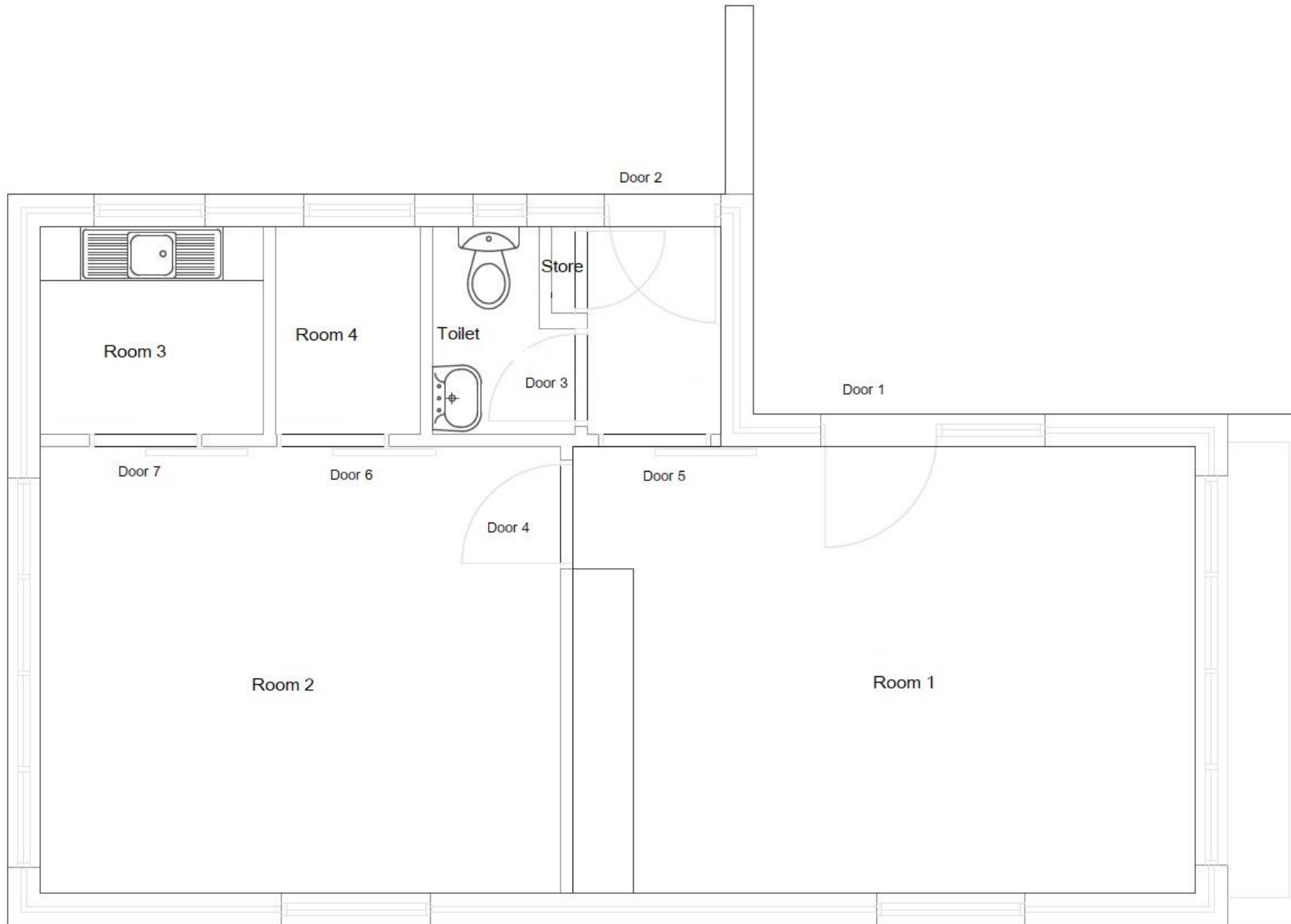
FRONT OF BUILDING



REAR OF BUILDING



SITE PLAN



NOTES

- There are currently no footpaths or crossovers on either Lambert st or Kennedy st that safely allows foot traffic access to this building
- There are currently no car parking bays (including compliant ACROD parking) available other than the driveway off Lambert st. This design encourages vehicle access to the reserve where visibility is limited by trees and the building which presents a significant risk as the reserve is accessed by members of the public and has a children's playground onsite



- All windows and doors (except for Door 2) are currently boarded shut. The fixings from these boards have damaged the framing and requires extensive repairs
- No roof leaks are evident
- Site is 100% clear of asbestos
- Due to the limited size of the toilet, the site is not able to accommodate a compliant UAT however due to the age of the building, it is not required to comply with current regulations
- Building access does not comply with current regulations, it is recommended that this is upgraded if the building were to be utilised going forward
- Some windows are painted shut from many years ago, if these are required to be operable then additional funding will be required
- Distribution Board is compliant, no works required
- All blinds are in good working condition
- Vinyl floor is in good condition
- Estimated cost of demolition is \$10,000.00

ESTIMATED COSTS

ALFRED COVE CHILD HEALTH CENTRE					
Essential Compliance Works					
Item	Ref #	Category	Location	Scope	Estimated Cost
GPO	1	Electrical	Room 1	GPO is not fixed to wall, needs to be reattached	\$100.00
Kitchen Hot Water	2 & 3	Plumbing	Kitchen	Kitchen does not have hot water to sink, can be connected via existing HWS in same room	\$500.00
Replace Leaking Drainpipe	4	Plumbing	Toilet	Replace rust stained steel drainpipe underneath toilet basin	\$1000
Fire Exit Door	5	General	Room 1	Existing door setup is not compliant for Fire Egress. Flyscreen and main door to be removed and a new door is required to be installed facing outwards with compliant push to exit hardware. Note - Door width to be inspected to ensure it meets access standards	\$4,000.00
Fire EXIT Signage	6	Electrical	All	Remove non-compliant glow in the dark EXIT sign and install illuminated running man signs throughout building estimate x 3)	\$1,500.00
FFE Inspection	7	Fire	All	Tag or replace out of date FFE (Extinguishers and blanket) throughout building as required, provide emergency EXIT plan, testing of existing smoke detection	\$500.00
Plumbing Inspection	8	Plumbing	All	Preventative maintenance and testing of all plumbing services e.g. tapware, HWS, toilets, drainage etc.	\$1,000.00
Electrical Inspection	9, 10 & 11	Electrical	All	Test operation of all electrical items, test and tag portable equipment, RCD testing	\$2,000.00
HVAC Inspection	12	HVAC	All	Service and test operation of 2x split systems and wall heater	\$500.00
Front Entrance - Handrails	13	General	Entrance	Handrails required on both sides of access ramp and entrance	\$4,000.00
Front Entrance - Access Ramp	13	Access	Entrance	Assess angle of ramp and replace if required	\$5,000.00
Front Entrance - Tactiles & Steps	13	Access	Entrance	Install coloured anti slip stair tread to entrance step as well as tactile indicators to top and bottom of ramp	\$2,000.00

Front Entrance - Door threshold	14	Access	Entrance	Ensure threshold to Door 1 is wheelchair accessible	\$2,000.00
Toilet/ UAT	8	Access	Toilet	Toilet is not UAT compliant and is unable to be modified to meet current standards	NA
Total					\$24,100.00

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Non Essential Works (Recommended)					
Item	Ref #	Category	Location	Scope	Estimated Cost
Soakwells	15, 16 & 17	Roof & Gutter	External	Install 3x soakwells and connect to existing downpipes	\$4,000.00
Acoustic Panelling	18	General	Room 1	Acoustic panelling is damaged, recommend replacing with plasterboard and painting	\$1,500.00
Internal Painting	19	Painting	All	Paint all walls and ceilings (after lights have been upgraded to LED, cartoon pictures removed from walls etc.). Photo is from patched wall where old AC was removed	\$5,000.00
LED Lighting	NA	Electrical	All	Replace all lighting with LED	\$2,000.00
Tree Maintenance	20 & 21	Parks	External	Cut back all overgrown trees and plants from entrance door and roof & gutters	\$1,000.00
Rekey	22 & 27	Locks	All	Rekey all locks throughout building to City's EVVA key system	\$2,000.00
Heaters	23	General	Rooms 1 & 1	Remove redundant low level heaters and patch holes for painting	\$1,000.00
Damaged frames	24 & 25	General	All	Timber frames are split from where anti vandalism hoarding has been installed, requires repairs and possible replacement (cost is estimated)	\$5,000.00
Damaged Panel	26	General	Room 1	Replace damaged villaboard panel at entrance & paint	\$300.00
Total					\$21,800.00

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Fitout Works (New Lessee's Responsibility?)					
Item	Ref #	Category	Location	Scope	Estimated Cost
Cupboard Locks	27	Locks	Room 2	Cupboard locks are missing the key, new locks required	NA
Fitout	28, 29 & 30	General	Rooms 1 & 2	Fitout items as required by new tenant e.g. remove bench seating from waiting room, clear display holders on walls, baby measuring benches, pin up boards etc.	NA
Total					NA

PHOTOS

Ref # - 01 | GPO not fixed to wall



Ref # - 02 | Kitchen requires hot water



Ref # - 03 | Existing HWS in kitchen



Ref # - 04 | Rusted drainpipe in toilet



Ref # - 05 | Non-compliant EXIT door



Ref # - 06 | Non-complaint EXIT signage



Ref # - 07 | FFE



Ref # - 08 | Toilet and basin



Ref # - 09 | Old fan switching to be tested



Ref # - 10 | Old style GPO to be tested



Ref # - 11 | Old style light switching to be tested



Ref # - 12 | Split Systems to be tested



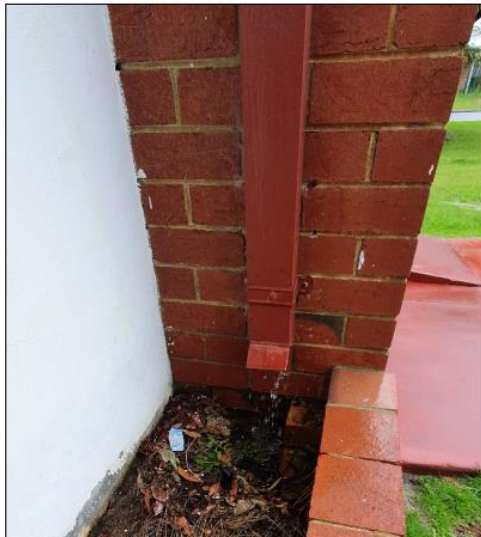
Ref # - 13 Front entrance



Ref # 14 Door 1 – Door threshold is not access compliant



Ref # - 15 Soakwell required



Ref # - 16 Soakwell required



Ref # - 17 | Soakwell required



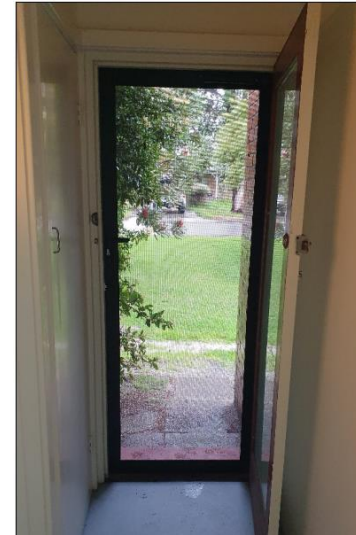
Ref # - 18 | Damaged acoustic panelling



Ref # - 19 | Internal painting required



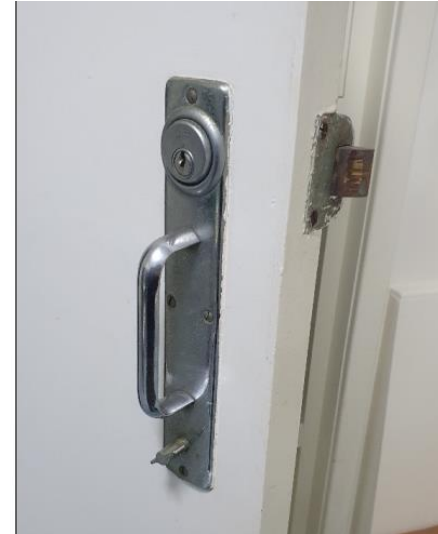
Ref # - 20 | Cut back overgrown trees



Ref # - 21 | Cut back overgrown trees



Ref # - 22 | Rekey required throughout



Ref # - 23 | Remove old heaters and patch walls



Ref # - 24 | Damaged Window and door frames throughout



Ref # - 25 | Damaged Window and door frames throughout



Ref # - 26 | Damaged panel at entrance



Ref # - 27 | Replace locks on cupboards (no key available)



Ref # - 28 | Fitout



Ref # - 29 | Fitout



Ref # - 30 | Fitout

