

Joanne Cordery

From: Alstonville Preschool <alstonvillepreschool@gmail.com>
Sent: Friday, 19 June 2015 8:43 PM
Subject: Site Preparation Costs
Attachments: Quotes for Site Preparation - Crawford Park.pdf; Site Preparation Costs - Ballina Shire Council.pdf; cash at bank 190615.doc

Dear Councillors,

We write to you with regard to our request for assistance from council toward costs involved in preparing the Crawford Park site for the development of a not for profit community preschool in Alstonville.

In April last year Ballina Shire Council commissioned a Quantity Surveyors report regarding the development. At this time our not for profit volunteer organisation sought assistance toward the site preparation costs, access, car park and installation costs of sewage, water and electricity. Based on this report council approved a \$120,000 contribution toward the project.

In gathering quotes and contracting services for the civil works component of the project a number of costs incurred, specific to the site preparation, were not included in the initial quantity surveyors quote. A breakdown of the costs and quotes have been provided in our previous letter to council (see attached).

All costs requested are within the site preparation costs, access, car park and installation costs of sewage, water and electricity previously requested with the differential coming in at \$43,424 (exc. GST).

We wish to make clear our intention that **only costs that are related to site excavation works have been requested from council as outlined above. As a volunteer not for profit organisation building on council land we are reliant on council's support toward the site preparation costs for the project.**

As you will no doubt be aware work has started and the first stage of the site works has been completed. The first invoice was submitted to council for reimbursement last week. All required council checks have been made and approved and work is now commencing on the build component of the project.

So as to allay any fears with respect to any further requests for funding for the project and we wish to clearly outline the costs and current funding for the entire project which should instill confidence in a completed project by February 2016.

The project is split into 4 components:

* Site Preparation Costs - \$163,424 (exc. GST) Ballina Shire Council current contribution \$120,000 with \$43,424 outstanding due to project costs not contained in the original Quantity Surveyors report.

* Build Costs - \$434,152 (exc. GST) NSW Department of Education and Communities Grant \$384,881 first instalment received with the outstanding \$49,270 to be funded by ACP community fundraised money (see attached screen shot of current cash at bank).

11.2 Alstonville Community Preschool - Funding Support.DOC

* Internal Fit Out - \$77,000 (exc GST) funded through Community Building Partnership Grant; first instalment received.

* Outdoor Playground Stage 1 (which will meet regulation and licencing requirements) - \$76,130 (exc. GST) to be funded through community fundraising through our Business Partnership and Preschool Paver programs as well as through applications for grants and community donations. . We are pleased to be working closely with newly elected Tamara Smith MP who has pledged to support our community project in finding the remaining money to complete our preschool. <http://www.northernstar.com.au/news/ballina-matthew-hartley-independent-supports-a-sta/2588227/>

As you have seen throughout the years our dedicated team is passionately committed to this project and are firmly focused on completing this much needed community infrastructure. We have sought assistance from a wide range of sources and have provided local business with the opportunity to be part of something great. ***We are however reliant on council's support toward the site preparation costs for the project being a volunteer not for profit organisation building on council land.*** We ask you to please continue in your support in covering the remaining costs particular to the site preparation and to help us celebrate in building what truly is a 'community' preschool.

I will give you a call through the week to discuss and answer any questions you may have.


Kind Regards,
Katherine Buckley
President



Alstonville Community Preschool Incorporated

PO BOX 663

Alstonville NSW 2477

Phone : 0420514007 

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<BR



Greenstar Earthmoving
PO Box 933
Alstonville NSW 2477
Ph: 0427 788 995
www.greenstarearthmoving.com.au

ABN 36 760 107 600

24 April 2015

RE: Proposed Pre-School - Crawford Park, Alstonville

Attn: President, Alstonville Community Pre-School
Katherine Buckley

Hi Katherine,

Thank you for the opportunity of quoting on the civil works for your community preschool construction.

Please find below the works which we have quoted on completing:

1. Site Establishment
2. Site fencing as required beyond builders' site fencing
3. Erosion control as specified and where required
4. Excavation, Fill and Compaction of building footprint, as specified
5. Excavation of Car Park (Stage 1) and Access Road widening as required to a depth of 300mm
6. Stage 1 and Access - road base prepared for sealing to specs
7. Excavation work to be carried out around the construction of the preschool building including sewer trench, water and underground power trench, strip footing trench, pier holes and hole for sewer pump assembly as per engineering plans – all back filled in accordance with the builder
8. Kerb and Kerb & Gutter to car park and access
9. Asphaltic Concrete (Hot Mix) sealing, line marking and wheel stops as per specs to car park and access driveway
10. Construct Bio retention ponds, swale drains and turfing as per specs
11. Site set up and works as executed

Our total price: \$127,898.00 (including GST)

NB:

- In our opinion, Stage 2 car park area adjacent to Stage 1 would be best roughed out to approximate final levels and a working surface of (say) 50mm of road base applied. A contingency for this is in this quote.
- Above works would be coordinated with and around the other trades & services requirements.
- Sealing of prepared works would be held off until the builder has completed his works.



Greenstar Earthmoving
PO Box 933
Alstonville NSW 2477
Ph: 0427 788 995
www.greenstarearthmoving.com.au

Exclusions to the quote are as follows:

- Installation of council water meter and hydrant or associated trenching or plumbing
- Concrete Path west of car park
- Installation, plumbing and connection of sewage pump and boundary kit
- Aggregate material for trenches
- Traffic control

Due to the not for profit nature of the development and community benefit this preschool will provide, we have excluded any margin on other contractors' work (usually included in our quotes) and are happy to offer project coordination of all the civil works - this provides a saving of over \$7,000. We have also allowed a contingency of \$2,000 for a surveyor, and should this not be required, we will take this off the quote. We are also happy to work with the preschool if you were to source road base material for a better price than what we've been provided*. Overall, we wish to see the preschool development run smoothly and understand any savings will mean a better outcome for the whole community.

Thank you again for the opportunity of quoting on the civil construction for your community preschool. Please don't hesitate to contact me if you have any questions.

Yours sincerely,

Sam Kirkby

0427788995

*560 tonnes DGB road base \$21.00 per tonne ex GST at Holcim Teven



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PO Box 933
Alstonville NSW 2477
Ph: 0427 788 995
www.greenstarearthmoving.com.au

Payment Schedule

Suggested progress payments as follows:

Establishment 5%

Earthworks completed (excl Swale) 25%

Excavation & refill of car park & road widening 35%

Swale & Bio Turfing 10%

Sealing Marking wheel stops etc 20%

Final 5%

PRICE CIVIL CONSTRUCTIONS PTY LTD
 ABN: 27 059 738 224

PO Box 8
 CORAKI NSW 2471
 Mobile: 0409 660 218
 Phone: (02) 6683 2607
 Facsimile (02) 6683 1807

QUOTATION

17th April 2015

Alstonville Pre-school
 ALSTONVILLE NSW 2477

ATTENTION KATHERINE

Dear Madam

PROPOSED PRE-SCHOOL – EARTHWORKS, CIVIL, WATER & SEWER RETICULATION

Please find quotation details below.

Earthworks includes; Excavation for road, car park, building pad, bio-retention swales, turf swales, swale at rear of building site, re-grade main drain invert & turf strips & sediment control, site fencing	\$ 24,400.00.
Road-works Includes; 150mm sub-base, 150mm base coarse, wheel stops (10), bollard, Flush kerb, kerb only, 7mm Primer Seal, 25mm AC Seal	\$ 79,970.00.
Concrete Path West of Car Park includes; Excavate, form & pour & finish	\$ 3,884.00.
Sewer Reticulation includes; Excavate, lay & backfill 40mm poly rising main from sewer main in pool to new pump station, supply & install boundary kit & pump station, connect poly rising main to new sewer junction, turf area inside pool fence only, service locations	\$ 21,796.00.

Notes for Sewer;

- No council fees or permits allowed for.
- Rock at cost.
- Electrical work for pump station not included.
- Sewer main from Pre-school to pump station by others.

Water Reticulation includes; Excavate, install & backfill 100pn 16 upvc main from council main to hydrant at future water meter only, connect to council main (100mm only) Install valve & hydrant as per plan, test water main, service location	\$ 20,405.00.
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Notes for Water Reticulation.

- No council fees allowed for.
- Existing council main assumed to be 100mm.
- Any works associated with conflict with the pool gas tank not allowed for.
- Turf rectification of trench not included.
- Conflict with existing services excluding power from green box to pool meter box not allowed for.
- Works to thrust block at future water meter, water meter works by internal plumber.

Pre GST Total Price \$150,435.00.

Yours faithfully

Peter G Price
 Peter G Price

SPECIALISING IN URBAN SUBDIVISION CONSTRUCTION

PRICE CIVIL CONSTRUCTIONS PTY LTD
ABN: 27 059 738 224

PO Box 8
CORAKI NSW 2471
Mobile: 0409 660 218
Phone: (02) 6683 2607
Facsimile (02) 6683 1807

QUOTATION

23rd April 2015

Alstonville Pre-school
ALSTONVILLE NSW 2477

ATTENTION KATHERINE

Dear Madam

Please find costing as directed below.

- | | |
|--|--------------|
| 1. Bessa Retaining Wall (four courses high) include;
Concrete footing as per plan, steel & starter bars, concrete core
fill & caps where required. | \$11,982.00. |
| 2. Footings (to be excavated under builders supervision) &
spoil removal, machine & labour | \$ 4,800.00. |
| 3. Trench for power only & backfill (no sand allowed for) | \$ 1,200.00. |

*Included in
builders
quote.*

NB: All Prices are Pre GST.

Katherine in answer to your question regarding sewer.

- From the pump station that we install just outside the building will be the domestic plumbers scope.

Yours faithfully

Peter G Price
Peter G Price

SPECIALISING IN URBAN SUBDIVISION CONSTRUCTION



Alstonville Preschool <alstonvillepreschool@gmail.com>

Water Service Application

Gavin Spring <gavins@ballina.nsw.gov.au>
To: Alstonville Preschool <alstonvillepreschool@gmail.com>

Fri, Apr 17, 2015 at 12:51 PM

Hi Katherine.

I have priced the water service as per the hydraulic design & plans associated with DA 2014/333 as prepared by Greg Alderson & Associates.

The plans reflect a 100mm combined fire and drinking water service of approximately 94.0 meters in length. This is from the connection point at Councils 150mm water main adjacent to the Alstonville Olympic swimming pool connection off Freeborn PI to approximately 500mm inside the proposed new boundary for the pre-school.

The estimate includes all labour, plant, contractor hire and materials. The meter set will consist of a Double Check Detector Assembly (DCDA) for the Fire Service fitted with a 25mm bypass meter for the drinking water supply.

All other work as shown on the hydraulic design from the meter set in on the property side of the meter set (This includes the in ground fire hydrant shown on the plans.) will need to be installed by others and not Council, and therefore has not been included in these costs.

The estimate comes to \$19,703.00.

Council has a 2-3 week turnaround from when the fee is paid until the works can commence.

Kind regards

Gavin Spring
Water Quality & Trade Waste Officer
Civil Services Group



file:///C:/Users/KATHER~1/AppData/Local/Temp/Low/EUAL64C6.htm

12/05/2015



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admin@sidneyrichardson.com.au

FAX

TO: Dave Gambley	ATTENTION: Dave
FROM: Keith Archbold	NO OF PAGES: 1
SUBJECT: Alstonville Pre-School	DATE: 11 th May 2015

Please find below our Itemised price for the following:

1. Supply and installation of one E-One pumping station as per plan and spec.

\$7,500.00 + GST

2. Supply and installation of a DN32mm PN16 poly rising main line with boundary trap connecting directly into the council sewer manhole as per council instructions.

\$1,510.00 + GST

All backhoe machine and metal dust by others.

We look forward to further instructions
Yours faithfully

Keith Archbold
ESTIMATOR



ELECTRICAL & FIRE SERVICES

ABN: 60 173 753 745
Contractors Licence: 135565C BCL Licence: 04000543802

10 OWENS CRES., ALSTONVILLE NSW 2477
P O BOX 28
WOLLONGBAR NSW 2477
Email: anjonelectrical@yahoo.com.au

Office: 02 6628 7888 Fax: 02 6628 3900
Mobile: 0414 525 220 (John)
Mobile: 0414 555 595 (Jan)

Hi Dave

As per our conversation in relation to the costings for the mains section of the pre school are as follows.

- 1x JBU style main switch board
- 1x Set of 3 phase consumer mains to 120m including 1x pit
- 1x lead in conduit for phone to 120m
- 1x Essential Energy connection fee (subject to approval)

For this portion of the original quote the amount is \$7067 plus GST

Note: The above price does not include trenching.

Regards

rd dv



9 Robb Street
Alstonville NSW 2477

ABN #	37 246 619 514
Phone #	02 6628 0002

Duraplas Industries

Estimate

Date	Estimate #
26/03/2015	108

Name / Address
ALSTONVILLE COMMUNITY PRESCHOOL 0420514007

Project

Item	Description	Qty	Colour	Price	Tax	TAX AMT	Total
040-R2270...	Round-22700 litres (5000 gal) Squat Round Water Tank	2		3,050.00	GST	554.55	6,100.00
048-10% ...				-10.00%	GST	-55.46	-610.01
255-FLAN...	40mm Poly Flanged Outlet & welded to tank (40mm)	1		150.00	GST	13.64	150.00
259-FLAN...	150mm Poly Flanged Outlet & welded to tank (180mm)	6		350.00	GST	190.91	2,100.00
*****These fittings are as requested on drawings***** *****Suggestion to allow for flex coupling on tanks connections - \$37.57 ca for 150mm fitting*****							
Subtotal							\$7,036.35
Tax							\$703.64
Total							\$7,739.99



ABN 56529176629
 Mob: 0401 208 797 Ph/Fax: (02) 6685 4015
 PO Box 1072 Byron Bay NSW 2481
 email: carmine@tallowtreeservices.com
 www.tallowtreeservices.com

Quote

TO:

Alstonville Community Pre Scho
 Freeborn Place
 ALSTONVILLE NSW

Tax Invoice No: 00003590

Date: 12/05/2015

Purchase Order:

Contact:

Phone:

Mobile: 0421 029 162

Fax:

Date	Description	Amount	
	Location: Freeborn Place, Alstonville		
	Remedial tree surgery on 1 x large Camphor laurel for proposed development, as directed by Cert III Arborist		
	Cert III Arborist Consultation	\$300.00	GST
	Tree surgery	\$1,500.00	GST

Terms:

PAYMENT TERMS STRICTLY 14 DAYS
 All cheques payable to Tallow Tree Services Pty Ltd
 EFT to ANZ Bank BSB 012 554 Account No 4966 25636
 Please email or fax confirmation of payment

Customer ABN:

GST: \$180.00

Total Inc GST: \$1,980.00

Amount Applied: \$0.00

Balance Due: \$1,980.00

COMMENT

We appreciate your business.

A MEMBER OF
 ARBORICULTURE AUSTRALIA



Alstonville Community Preschool
PO Box 663 Alstonville NSW 2477
TEL: 02 6628 0822
EMAIL: admin@alstonvillepreschool.com.au

6th May 2015

Dear Mayor, Councillors and General Manager,

We write to you with regard to the development of a community preschool at Crawford Park which has now been approved for works to begin.

In April last year Ballina Shire Council commissioned a Quantity Surveyors report regarding the development. At this time our not for profit volunteer organisation sought assistance toward the *site preparation costs, access, car park and installation costs of sewage, water and electricity.*

At this time council approved a \$120,000 contribution toward the project based on the costs allocated by the Quantity Surveyor.

As we have not been able to gather formal quotes on the civil works until the designs had been completed for the construction certificate and the subdivision put in place we have only recently been able to cost the entirety of the works needed to ready the site for construction. A number of costs that we are incurring that are specific to the site were not included in the initial quantity surveyors quote. For example:

- The pump station and boundary kit along with connection to sewer outlet due to the gradient at which we are having to pump to the sewage main were not included - \$9010
- Water reticulation was costed at \$10,000 in the Quantity Surveyors report however with the addition of a water hydrant which was not included in the QS report these costs are quoted through councils Civil Services Group at \$17918.
- Arborist remedial services to the camphor laurel tree on the site so that building can commence - \$1800.
- The stormwater tanks required to direct stormwater away from the site as stipulated in the Onsite Stormwater Detention Report by Peter Lucena are an additional cost at \$7036

In choosing a contractor for the works we sought quotes from 3 independent contractors on recommendation. This was narrowed down to two competitive quotes, both of which we have supplied. As you will see both quotes exceed both the Quantity Surveyors estimations and council's contribution. Please note that neither quote includes the cost of the stormwater tanks or arborists services required as well as other exclusions listed (quotes included).

www.alstonvillepreschool.com.au



Alstonville Community Preschool
PO Box 663 Alstonville NSW 2477
TEL: 02 6628 0822
EMAIL: admin@alstonvillepreschool.com.au

As you are aware Alstonville Community Preschool Inc. (ACP) has received a capital grant from the NSW Department of Education and Communities of \$384,881 (exc. GST) toward the build costs of the project. We have also successfully secured \$77,000 toward the internal fit out of the preschool including carpet, flooring, office, reception, kitchen, staffroom, service areas and the like. ACP and the local community have raised approximately \$80,000 to date toward the project, \$30,000 of which has been spent in Development Application and Construction Certificate costs. With \$50,000 in funds remaining to put toward the project if we are to cover the shortfall in funds in the excavation and preparation costs for the site this will mean the parts of the project this money has been allocated to at the back end will run short.

We are still seeking funds toward our outdoor playground and are working closely with newly elected MP Tamara Smith in securing these funds as well as applying for grants towards these projects. Our fundraising efforts continue with our Business Sponsorship Program to be launched in conjunction with our commencement of the build and other fundraising opportunities.

As the preschool will be constructed on council land and will be a not for profit community facility *we would request assistance from council toward the outstanding costs involved in preparing the site. All costs outlined are within the site preparation costs, access, car park and installation costs of sewage, water and electricity previously requested with the differential coming in at \$43,424 (exc. GST).*

With our tenure at Amaze n Place due to expire at the end of 2015 and the capital grant expenditure to be complete by early 2016, it is imperative that the final components of this project are put in place. Given this will be a community facility on council land and one that will benefit generations of children for decades to come we would hope that council could assist us in funding the shortfall needed to complete this component of the project.

Please do not hesitate to contact me if you require any further information. We look forward to hearing from you.

Kind Regards,



Katherine Buckley
President

www.alstonvillepreschool.com.au



Alstonville
Community
Preschool
Together we can

Alstonville Community Preschool
PO Box 663 Alstonville NSW 2477
TEL: 02 6628 0822
EMAIL: admin@alstonvillepreschool.com.au

Alstonville Community Preschool Inc.

Breakdown of costs for Site Preparation

		Price Civil	Greenstar	
Quotes		\$150,435	\$116,271	(Exc.GST)
Additions	Water Reticulation	Included	\$17,918	Ballina Shire Council (exc. GST)
	Pump and Boundary Kit Supply and Installation	Included	\$9,010	Sidney & Richardson (exc. GST)
	Concrete Path West of Carpark	Included	\$4,322	Dave Gambley (GST)
	Trench for Power	\$1,200	Included	Separate Quote Price Civil
	Electricity and Telecommunications Connection	\$7,067	\$7,067	AnJon Electrical & Fire Services (exc.GST)
	Excavation of Footings	\$4,800	Included	Separate Quote Price Civil
	Stormwater Tanks	\$7,036	\$7,036	Duraplas (Exc. GST)
	Arborist	\$1,800	\$1,800	Tallow Tree Service (exc. GST)
	TOTAL	\$172,518	\$164,037	
	Council Contribution	\$120,000	\$120,000	
	DEFICIT	\$52,338	\$43,424	

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