

13.4 Notice of Motion - Alstonville Pre-school – Additional Funding.DOC

Sandra Bailey

From: Alstonville Preschool <alstonvillepreschool@gmail.com>
Sent: Wednesday, 11 November 2015 2:33 PM
Subject: Electricity and Telecommunications Request
Attachments: ACP - Electricity and Telecommunications Request.pdf; Electricity and Telecommunications Quotes.pdf

Dear General Manager, Mayor and Councillors,

Please find following a written request for assistance regarding the connection of power and telecommunications for the new Alstonville Community Preschool being built on council land at Crawford Park, Alstonville.

This being a council asset we would welcome councillors and staff onsite to see the progress to date on the project as well as our plans for the next few weeks as we near completion.

Please don't hesitate to contact me if you require any further information or would like to talk through the request.

Kind Regards,

Katherine Buckley

President



Alstonville Community Preschool Incorporated

PO BOX 663

Alstonville NSW 2477

Phone : 0420514007

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

9th November 2015

Dear Mayor, Councillors and General Manager,

We write to you with regard to the development of the new Alstonville Community Preschool on council land at Crawford Park, Alstonville.

Development of the preschool is well under way and we are on target to meet the deadlines required to exit our temporary premises on the 18th December 2015 and to open fully operational and licenced in February 2016.

While all other areas of the project are coming within expected forecasted budgeted lines, one area of the project within the 'site preparation' works has recently been confirmed at a much higher cost than the original estimate.

The basic infrastructure cost of connecting to power and telecommunications was first estimated by the Quantity Surveyor, commissioned by Ballina Shire Council in April 2014, to cost:

| 42 XE External Electric Light & Power | | | | | | |
|--|--|--|---|------|----------|--------------|
| A | Distribution board and meter box | | 1 | no | 2,000.00 | 2,000 |
| B | Incoming electrical main, property pole and conduits | | 1 | no | 3,500.00 | 3,500 |
| 42 XE External Electric Light & Power | | | | | | 5,500 |
| 43 XC External Communications | | | | | | |
| A | Incoming telephone connection | | 1 | Item | 300.00 | 300 |
| 43 XC External Communications | | | | | | 300 |

In preparation for our representation to council on the 6th May 2015, we received a quote from our electrician for works which included connection to the closest pillar box at Freeborn Place for \$7067 (exc. GST), which was then approved by council along with other additional costs relative to the preparation of the site.

In working through the requirements for connection with Essential Energy we have now been informed that we are unable to connect to the pillar box at Freeborn Place and are required to trench a greater distance to Alston Avenue for connection. We have also been informed that due to this greater distance and the nature of the work required we also need to engage a Level 3 and Level 1 technician to complete these works.

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As there are only two Level 3 technicians in the area we have received quotes for the work from both. We have investigated other options such as solar and wireless communications connection however due to the questions around reliability and cost and in consultation with council staff have decided to pursue connection to the grid. As time is of the essence we have engaged NJ Constructions who were the cheaper of the two quotes received and paid the necessary deposit to commence this lengthy process. The total cost quoted for connection of power and telecommunications is \$28,553.*

While Alstonville Community Preschool will have a 20 year lease on the premises ultimately this is an asset of Ballina Shire Council. Council have previously agreed to provide assistance toward the site preparation costs, access, carpark and installation costs of sewage, water and electricity.

It appears that the commissioned Quantity Surveyors report grossly underestimated this area of the project. It has been exceedingly difficult to gain accurate advice in this area from Essential Energy and other professionals which has resulted in significant delay in identifying a final solution and actual costs for this area of the project.

While Alstonville Community Preschool have a contingency plan to keep the project moving forward this solution is less than ideal and involves borrowing funds from Alstonville Community Preschool committee members.

We would like to request that council consider assisting our not for profit community group in covering the deficit of this element of the site preparation for the project costed at \$28,553. Having contributed a previously agreed \$8103 (inc. GST) toward the connection of power and telecoms we would ask Ballina Shire Council to contribute the remaining \$20,450 to the essential infrastructure of this project.

Quotes pertaining to the design, trenching, construction, and connection of both power and phone line as stipulated by Essential Energy and Telstra have been supplied with this request.*

We thank you for your consideration and look forward to speaking with you soon.

Kind Regards,

Katherine Buckley
President

*Please note that cost for Telstra Connection have not yet been included in this calculation as we have been able to secure a quote for this service as yet due to changes by Telstra in their connection process and pricing.

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Alstonville Community PreSchool
 PO Box 663
 Alstonville NSW 2477

North Coast
 34 Kays Lane
 ALSTONVILLE NSW
 Phone (02) 6628 8430
 Fax (02) 6628 8450
Ian.longmuir@njconstruction.com.au
 ABN 11 066 157 391



www.njconstruction.com.au

Quote No. IL 5406

Date: 20-Oct-15

Dear Katherine

RE: Power Line Construction at
 14A Freeborn Place

Alstonville

Phone 0420 514 007

Fax _____

Mobile _____

Lot _____

DP _____

N J Construction Pty Ltd offers to complete your power line project as set out below.

Scope of Work

In accordance with the Site Investigation and information supplied, the scope of the work is to Design and construct:

Extend low voltage 110m from pillar 92422 to a new pillar. Customer to arrange trenching/sanding of trench and any traffic control if required.

Quote is subject to design approval by essential Energy

Exclusions

This offer does not include:

- Tree clearing
- Traffic Control
- Low voltage Underground/Overhead service lines unless stated In the scope of works
- Metering equipment or meter board inspection fees
- Low Voltage Connection fees
- Easement Survey or Registration

The price does not allow for the following, which if encountered, will incur further costs:

- Additional EE requirements
 - i.e. out of hours work, live line techniques, provision of generators, etc.
- Increase in Ipart fees
- use of Non Destructive boring techniques
- Blasting of pole and stay foundations or use of a rock hammer due to rock being encountered
- Any existing share reimbursement schemes
- Rock Trenching
- Extra earthing in excess of EE minimum construction standards (see note below)
- Access difficulties.

Price

The price for completing the project is:

| | | | |
|-----|------------------------------------|-----------|------------------|
| | Construction: | \$ | 11,630.00 |
| | Ipart Fees: (At time of quotation) | \$ | 3,500.00 |
| | Sub Total | \$ | 15,130.00 |
| 10% | GST | \$ | 1,513.00 |
| | Total | \$ | 16,643.00 |

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Basis of Quote

This offer is based on the "Site Investigation Proposed Design". If the design is modified due to the "Site Investigation Proposed Design" not being practical due to:

- Changes or inaccuracies in information you have provided.
- Ground formations.
- Environmental requirements.
- Essential Energy design information requiring special needs.
- No allowance has been made for the provision of generators to maintain supply to existing customers if required.

NJ Construction Pty Ltd reserves the right to re-price the project to the new design. Should you decide not to proceed with the re-priced proposal we will not continue with the work, and will invoice you for the reasonable costs of work we have already carried out for you.

This offer is valid for 28 days, after time which NJ Construction Pty Ltd reserves the right to withdraw or vary the offer.

The offer is based on continuous unimpeded availability of the site. If, for any reason, the site becomes unavailable then lost productivity costs will be chargeable.

Completion of the project will be subject to availability of materials. NJ Construction Pty Ltd accepts no responsibility for any costs incurred due to the unavailability of materials or any delays due to causes beyond the control of NJ Construction Pty Ltd.

If, through delays beyond our control, completion is delayed by more than six months, we reserve the right to vary our offer.

Works by Others

In the event the works relating to the electrical distribution works are carried out by others (eg the customer undertakes the trenching) these works are to be done in compliance with Electricity Authority and statutory requirements and the customer shall indemnify NJ Construction Pty Ltd in regard to any claim on it or loss to it arising from any non-compliance in the work by others.

Supervision of Construction

The construction of this project will be handled by our Distribution Construction Supervisor.

Payment

Payment for completion of this project is required as follows:

| | | | |
|--|-------------------------------|-----------------|------------------|
| | Total Cost of Project: | \$ | 16,643.00 |
| | Deposit | \$ | 8,321.50 |
| Final Payment - Prior to connection related works and connection to the mains: | \$ | 8,321.50 | |
| | Total for completion: | \$ | 16,643.00 |

In the event that any payment is not made, or dishonoured in respect of any services or equipment provided, NJ Construction Pty Ltd reserves the right to disconnect the service without notice and NJ Construction Pty Ltd will not be liable for any consequential loss or damage as a result of the disconnection and that non-payment constitutes a breach of this contract.

Please contact me if you wish to discuss any matters relating to the provision of your power connection.

Yours sincerely



Ian Longmuir
Design Officer
Mobile 0409 987 256

*** Note:** Failure to pay the final payment within seven days from final Invoice date may incur additional inspection and connection fee charges.

NATIONAL METERING NUMBER (NMI)

All new connections now require a NMI number. This number can only be obtained by the customer and must be supplied to the level 2 prior to making an application for connection. To ensure customers are not held up with their power supplies on acceptance of your quote you must apply for this number. It can be done online but it is a convoluted and drawn out process that can take weeks. To obtain this number in a timely fashion it is better to phone.

The number is **132461** ensure you ask for "NEW CONNECTIONS AND YOU NEED A NMI NUMBER". It will then take up to 2 days for the number to be issued. If not received within 2 days call back as there may be an issue with the information you supplied.

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Environmental Effects

As required by the Environmental Planning and Assessment Act 1979, our offer includes a review of the environmental effects (if any) of the proposed works. Should the review identify the need for further investigations, engagement of specialist consultants or additional works then we reserve the right to vary our offer to recover any additional costs incurred.

Vegetation clearing, including obtaining any statutory approvals. (Your attention is drawn to the legislation relating to vegetation clearing, in particular the Native Conservation Act 1997 and the Threatened Species Conservation Act 1995. These acts may involve you in obtaining permits, licences and/or engagement of specialist consultants); or

Erosion or sediment control. (Your attention is drawn to the Protection of Environment Act 1998 that makes it an offence to pollute water or cause or permit pollution without a licence to do so. Our offer is based on you providing any necessary sediment or other pollution control measures and obtaining any necessary licences.)

What Is An Easement?

An easement is a right applying to land. It gives one party rights over land owned by another party. In the case of an electricity easement, the easement is created in favour of Essential Energy over land owned by another person. The easement is created over a defined part of the land and is recorded on the title of the property at Land and Property Information NSW. Special wording is recorded as part of the easement that helps Essential Energy maintain and safely operate its equipment. Easements may also exist in a property for other purposes such as for water mains, sewage mains or natural gas supply lines.

Why Are Easements Required?

Electricity suppliers, such as Essential Energy, require electricity easements so they can more easily maintain and safely operate their powerlines. The easement reinforces Essential Energy's legal right to have its powerlines located on a property even when that property changes ownership. It ensures that Essential Energy has access for construction, operation, maintenance and replacement. The easement helps safeguard the public and property owners by restricting activities that may cause danger to the public, interfere with the powerlines or hinder access to the powerlines.

The most important restrictions concern the construction of buildings and planting of trees within the easement area. Activities are still permitted within the easement area provided that they do not interfere with the maintenance, replacement, repair or safe operation of the line.

Essential Energy manages its easements in accordance with the guidelines produced by the Electricity Association of New South Wales in its publication ISSC20.

Easements are generally required for all new powerlines **except** where the powerlines are located:

- a. On public road; or
- b. On a public reserve; or
- c. As dedicated powerlines on the customer's own property.

In order to undertake the surveying and legal process involved in granting of an easement.

In relation to the landowners that are to be burdened by the easement:

- a. Signed copy of the Essential Energy form CED90941 Consent to Enter - Neighbours Land, Customer Funded
- b. The full name of the landholders whose property will be burdened by the easement, their address and contact details.
- c. Parcel identifiers of the land to that the electricity service will pass across:

What is Earthing

The earth is made up of materials that is electrically conductive. A fault current will flow to 'earth' through the live conductor, provided it is earthed. This is to prevent a potentially live conductor from rising above the safe level. All exposed metal parts of an electrical installation **must** be earthed.

The main objectives of the earthing are to :

- 1) Provide an alternative path for the fault current to flow so that it will not endanger the user
- 2) Ensure that all exposed conductive parts do not reach a dangerous potential
- 3) Maintain the voltage at any part of an electrical system at a known value so as to prevent over current or excessive voltage on the equipment.

The qualities of a good earthing system are :

- 1) Must be of low electrical resistance (for substations must be a max 30 ohms)
- 2) Must be of good corrosion resistance
- 3) Must be able to dissipate high fault current repeatedly

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Acceptance

If you wish to accept this quote please sign the attached remittance form and return this complete letter with your payment of the Construction Deposit. A receipt and Tax Invoice will then be provided.

Acceptance: Please sign and return with complete letter

I accept this offer from NJ Construction Pty Ltd and agree to the terms and conditions as specified in the attached letter of offer.

If an easement is required I acknowledge that the costs incurred will be in addition to the above quoted price.

Name: _____

Signature: _____

Date _____

Total of Quote: \$ **16,643.00**

Payment Advice: Please complete and return with complete letter and payment of Construction Deposit.

The price does not allow for the following, which if encountered, will incur further costs:

- **Additional EE requirements**
 - i.e. out of hours work, live line technics, provision of generators, etc.
- **Blasting of pole and stay foundations or use of a rock hammer due to rock being encountered**
- **Any existing share reimbursement schemes**
- **Rock trenching**
- **Extra earthing in excess of EE minimum construction standards (see note below)**
- **Access difficulties.**

Payment may be made by cheque or direct credit. Please circle payment method below.

Make Cheque Payable To: NJ Construction Pty Ltd
34 Kays Lane
ALSTONVILLE NSW

Payment is (circle one)

ENCLOSED
CHEQUE

DIRECT CREDIT
PLEASE ENCLOSE RECEIPT

Bank Account Details:
For Direct Credit

Bank: Commonwealth Bank
Branch: Canberra City
BSB: 062-900
Account: 1071-1912
Ref: Quote No. IL 5406

NB If paying by direct credit be sure to record the Quote N° (Shown on the first page) in your direct credit entry and include a copy of acknowledgement of payment with this advice of payment.

| | | | |
|----------------------------------|-----------------|---------------------|-------------------|
| Office Use Only | | | |
| Name | Accepted Amount | \$ 16,643.00 | Quote No. IL 5406 |
| Alstonville Community Pre | Paid Amount | | |
| | Paid Amount | | |
| | Balance Due | | |

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Greenstar Earthmoving
PO Box 93
Alstonville NSW 247
Ph: 0427 788 99
www.greenstarearthmoving.com.au

ABN 36 760 107 600

2/11/2015

Dear Katherine,

Thank you for the opportunity to estimate the trenching of power to the Preschool building from Alston av.

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

Trenching of approximately 115m at a depth of 800mm
Supply and backfilling with 200mm of sand
Backfill and compaction of soil after install of all electrical components
Location of all phone cables, water and storm water

4,800 (inc GST)

NB. A further contingency of **\$1,500 (inc GST)** for underboring of hoop pine next to storm water pipe and locating of relevant phone lines, storm water and town water

\$1,500 (Inc GST) Contingency

Yours sincerely,

Sam Kirkby
Greenstar Earthmoving
0427788995
Samuel.kirkby@hotmail.com

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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)

02/11/15

Dave Gambley Building

Email: gambleybuilding@gmail.com

K Buckley

REFERENCE: Alstonville Community Pre-School

Alterations to original Quotation for Consumer Mains and Phone Lead-In

- 1 x JBU Style Main Switchboard
- 1 x Set of 3 Phase Consumer Mains to 40m includes 1 x Pit
- 1 x Lead in Conduit for Phone to 120m
- 1 x Essential Energy Connection Fee

- Trenching not included in price

- Trenching by others

We quote the sum of: \$5100.00 + GST = \$5610.00

If you have any questions please call.

Regards

John Thomson