



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

15th April 2014

Dear Mayor, Councillors and General Manager,

We write to you with reference to the Quantity Surveyors report regarding the development of a community preschool at Crawford Park that was supplied to council today.

As previously discussed we would like to add clarity as to the exact costs that we are requesting council assistance with and contribution toward.

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 site preparation costs, access, car park and installation costs of sewage, water and electricity.***

As you are aware Alstonville Community Preschool Inc 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 are aware that there are additional costs associated with the actual build that will not be covered by the grant and that we intend on applying for grants and fundraising toward.

Our committee is in the process of costing, obtaining quotes and seeking community assistance for all costs associated with the actual construction of the preschool ie carpet, flooring, office, reception, kitchen, staffroom, landscaping, fencing ect. We have received a very competitive quote for the actual build and are working closely with the builder to identify all additional items and costs. Having had success last year with several grant applications, there are a number of grants that we intend on applying for this year, including the Community Building Partnership Program, Club Grants NSW and the Sydney Myer Foundation among others.

Last year Alstonville Community Preschool Inc raised just under \$40,000 through community fundraising activities. We are very confident of our ability to contribute toward these costs and already have a full fundraising event calendar planned for this year. As well as seeking more competitive pricing for the items needed, we are also very keen to enlist community assistance in developing some of these areas; for example Wollongbar TAFE have expressed interest in the landscaping and design of the outdoor play area as a project for their students.

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. The temporary venue has many operational limitations and does not

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allow for growth. With full enrolments within the first month of operation there is clearly a need for a community preschool in Alstonville and one that should be accessible to all families. 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 contribute towards the costs for the site preparation and infrastructure costs associated with the build.

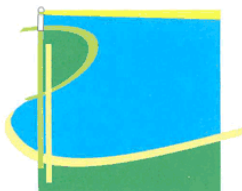
Please do not hesitate to contact me if you require any further information. We look forward to hearing from you.

Kind Regards,



Katherine Buckley
President
Alstonville Community Preschool Inc.

www.alstonvillepreschool.com.au



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Pty. Ltd.

consulting civil &
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project management

ABN 67 088 186 467

15 April 2014

Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Dear Sir / Madam

Re: Alstonville Preschool – Estimate of Cost and Stormwater Assessment.

A. Cost Estimate

As requested, we have assisted in the provision of a professional quantity surveyors cost estimate for the proposed Alstonville preschool project. The cost estimate has been received today, a copy of which is attached to this letter.

In summary, there are the following elements to the cost estimate to be considered when reading it:

1. The cost estimate includes the cost of providing a 10 space car park and also the cost of providing an access road from the existing swimming pool carpark to the proposed site.
2. The Quantity surveyor identified a number of areas where building costs could be reduced with minor changes to the design. These included choice of roofing material, extent of joinery works on furniture fit out and a number of other elements which can be investigated by the Preschool Building Committee.
3. The Preschool committee is aware of additional costs that are required and have a strategy for raising funds, including direct fundraising efforts, applications for grant monies from state government agencies etc.

B. Stormwater Analysis

We are undertaking analysis of the stormwater characteristics of the drainage system near the proposed Preschool site. The purpose of the analysis is to determine 1 in 100 stormwater flows and levels in

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the adjacent drain and to thus set a floor level for the building. On the basis of the work so far, our preliminary conclusions are:

1. There will be a suitable location and level for the preschool building to achieve separation from the adjacent drain.
2. Some regrading within the drainage reserve itself will assist with locating the building on the land. The material gained from the works can be used to create the building platform for the preschool building.
3. The drainage system changes will not cause significant changes to drainage patterns upstream or downstream of the site.

If you have any questions please do not hesitate to contact the undersigned.

Yours faithfully,



Peter Lucena
Peter Lucena & Associates Pty Ltd

Encl. Budget Estimate 1.0, from Construction Cost Associates Pty Ltd

Elemental Summary



Project: Alstonville Preschool Building: 14694.01 - Estimate 1.0	Details: Budget Estimate 1.0 Generated 14/04/2014 8:57:23 PM
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Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	Total
00	General Notes and Comments						
01	SB Substructure	9.14	145.53				80,332
02	CL Columns	0.69	10.84				5,985
05	RF Roof	15.98	254.49				140,479
06	EW External Walls	8.57	136.34				75,260
07	WW Windows	4.89	77.80				42,947
08	ED External Doors	0.82	12.95				7,150
09	NW Internal Walls	5.78	91.96				50,760
10	NS Internal Screens & Borrowed Lights	3.03	48.13				26,568
11	ND Internal Doors	0.83	13.17				7,270
12	WF Wall Finishes	0.72	11.46				6,326
13	FF Floor Finishes	3.84	61.11				33,732
14	CF Ceiling Finishes	3.37	53.53				29,546
15	FT Filaments	3.70	58.85				32,483
17	SF Sanitary Fixtures	1.39	22.01				12,150
19	WS Water Supply	2.19	34.87				19,250
25	FP Fire Protection	0.96	15.22				8,400
26	LP Electric Light & Power	7.20	114.57				63,240
30	PR Preliminaries	7.45	118.57				65,450
31	XP Site Preparation	1.35	21.35				11,785
33	XR Roads, Footpaths & Paved Areas	3.64	57.82				31,915
34	XN Boundary Walls, Fencing & Gates	2.74	43.51				24,020
36	XL Landscaping & Improvements	3.42	54.35				30,000
37	XK External Stormwater Drainage	0.57	9.06				5,000
38	XD External Sewer Drainage	1.14	18.12				10,000
39	XW External Water Supply	1.14	18.12				10,000
42	XE External Electric Light & Power	0.63	9.96				5,500
43	XC External Communications	0.04	0.54				300
	NET TOTAL (EXCL GST)						835,848
	Car Park Access Road - separate price (excl GST)	4.93	78.39				43,274
		100.00	1,592.61				879,122

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157,009.00

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Budget Estimate 1.0



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00 General Notes and Comments					
A	No allowance for design fees incl site investigation fees				NOTE
B	GST is excluded				NOTE
C	Allowances for site works - fencing etc are indicative only in the current estimate				NOTE
D	Builders preliminaries incl for safety, supervision, temporary fencing, facilities and storage etc				NOTE
E	No allowance for long service leave levy				NOTE
F	Ritek sandwich panel roof sheeting system assumes 100 thick panels with soffits lined to all areas except verandah				NOTE
G	Verandah paving assumed concrete				NOTE
H	Estimate rates reflect our opinion of rates current as April 2014				NOTE
I	This estimate provides our opinion of a reasonable final project construction cost, it does not provide an opinion of the likely tender cost				NOTE
J	Loose furniture, fittings and equipment incl play equipment are excluded				NOTE
K	No credit is incl for direct supply items or materials nor any works provided on a "goodwill" basis				NOTE
L	The estimate has been measured using CostX proprietary measurement software from scanned PDF hand drawn plans and details - minor measurement differences may exist although these are not considered a significant variance factor in the overall estimate				NOTE

00 General Notes and Comments

01 SB Substructure

A	Edge footing beam	20	m	70.00	1,400
B	Footings	244	m	106.00	25,864
C	Ground level external courtyard slab on fill 100 - 200 thick	85	m2	91.50	7,778
D	Ground slab 100 - 200, incl SL82 mesh and 50 thick sand bed	467	m2	91.50	42,731
E	Pad footings	16	no	160.00	2,560

01 SB Substructure

80,332

02 CL Columns

A	Internal SHS column	9	no	285.00	2,565
B	SHS Column to verandah and main entry	9	no	380.00	3,420

02 CL Columns

5,985

05 RF Roof

A	Abutment flashing (parapet, barge, etc)	60	m	40.00	2,400
B	Barge capping and trim	31	m	65.00	2,015
C	Downpipe	24	m	32.00	768
D	Downpipe spreader	4	no	60.00	240
E	Eaves gutter	138	m	28.00	3,864
F	Eaves soffit lining	76	m2	60.00	4,560
G	Fascia board/trim to sandwich panel roofing	138	m	40.00	5,520
H	Hip capping	8	m	32.00	256
I	Ridge capping	23	m	32.00	736
J	Ritek or similar roof sheeting and supports to perimeter areas	434	m2	180.00	78,120

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05 RF Roof

(Continued)

K	Ritek or similar roof sheeting and supports to pitched (main) roof	207	m2	200.00	41,400
L	Valley gutter	8	m	75.00	600

05 RF Roof

140,479

06 EW External Walls

A	Support beam over sliding stacking doors	13	m	220.00	2,860
B	Support beam to external opening	16	m	220.00	3,520
C	Timber framed external wall (side of higher roof)	73	m2	180.00	13,140
D	Timber framed external wall to gable ends	74	m2	180.00	13,320
E	Timber framed external wall, 2400 high, with Colorbond cladding, insulation and plasterboard internal linings	202	m2	210.00	42,420

06 EW External Walls

75,260

07 WW Windows

A	1100 x 1200 Wide fixed glass internal window	3	no	528.00	1,584
B	1100 x 1500 Wide fixed glass internal window	2	no	660.00	1,320
C	1100 x 1800 Wide sliding window	2	no	811.80	1,624
D	1100 x 2100 Wide fixed glass internal window	2	no	924.00	1,848
E	1100 x 2400 Wide internal sliding window	1	no	1,082.40	1,082
F	1100 x 3000 Wide sliding window	2	no	1,353.00	2,706
G	1400 Max x 1800 wide fixed glass gable window	4	no	1,008.00	4,032
H	2100 x 1000 Wide window	1	no	840.00	840
I	2100 x 5400 Wide sliding stacking door unit	2	no	6,577.20	13,154
J	350 x 5200 Wide fixed glass and louvre panel highlight windows	4	no	910.00	3,640
K	600 x 1500 Wide sliding window	1	no	369.00	369
L	600 x 1800 Wide sliding window	2	no	442.80	886
M	600 x 3900 Wide sliding window	2	no	959.40	1,919
N	600 x 900 Wide window	2	no	221.40	443
O	Fire resistant (as required) screens to external windows - assumed Crimsafe or similar (Not taken to sliding stacking door units to verandah)	1	item	7,500.00	7,500

07 WW Windows

42,947

08 ED External Doors

A	3000 Wide roller door to cleaners area	1	no	900.00	900
B	Pair aluminium framed and glazed external doors	1	no	2,200.00	2,200
C	Single aluminium framed and glazed external door and sidelight 2100 x 1900 wide	1	no	1,800.00	1,800
D	Single garage door (manual operation)	1	no	450.00	450
E	Single solid core external door complete incl frame and hardware	2	no	900.00	1,800

08 ED External Doors

7,150

09 NW Internal Walls

A	Part height partition wall	4	m	225.00	900
B	Support beam and framed infill over operable walls	12	m	240.00	2,880

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Budget Estimate 1.0



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Ref	Description	Quantity	Unit	Rate	Total
09 NW Internal Walls					<i>(Continued)</i>
C	Timber framed internal partitions lined both sides with plasterboard, ave 2700 high	261	m2	180.00	46,980
09 NW Internal Walls					50,760
10 NS Internal Screens & Borrowed Lights					
A	Operable wall approx 2700 high	12	m	2,214.00	26,568
10 NS Internal Screens & Borrowed Lights					26,568
11 ND Internal Doors					
A	Single timber door and frame	7	no	700.00	4,900
B	Single timber door in two sections (stable door - to kitchen)	1	no	850.00	850
C	Single timber sliding door, cavity slider and pelmet	2	no	760.00	1,520
11 ND Internal Doors					7,270
12 WF Wall Finishes					
A	Kitchen splashback	11	m	40.50	446
B	Wall vinyl, 1500 high	49	m	120.00	5,880
12 WF Wall Finishes					6,326
13 FF Floor Finishes					
A	Sealer to outdoor store and service area floor	48	m2	30.00	1,440
B	Sheet vinyl flooring	392	m2	72.00	28,224
C	Vinyl skirting, coved at base to wet areas	226	m	18.00	4,068
13 FF Floor Finishes					33,732
14 CF Ceiling Finishes					
A	Allow for bulkheads and ceiling features	1	item	2,000.00	2,000
B	Flush set 6 FC sheeted suspended ceiling	95	m2	60.00	5,700
C	Flush set plasterboard ceiling lining	151	m2	56.00	8,456
D	Raking plasterboard lining to underside of sandwich panel roof sheeting on and incl battens and incl paint finish	206	m2	65.00	13,390
14 CF Ceiling Finishes					29,546
15 FT Fitments					
A	Allowance for shelving to stores	1	item	5,000.00	5,000
B	Change bench (2 No.)	4	m	420.00	1,680
C	Kitchen bench and cupboard unit	8	m	480.00	3,840
D	Kitchen cupboard unit - assumed 2100 high	1	m	600.00	600
E	Mirror	2	no	150.00	300
F	Office bench and cupboards	8	m	600.00	4,800
G	Open cupboard unit and shelving	4	m	280.00	1,120
H	Reception counter	7	m	800.00	5,600
I	Service area bench and cupboard unit	4	m	620.00	2,480
J	Shower curtain track	3	m	50.00	150
K	Shower grab rail set	1	no	480.00	480
L	Grab rail set to sides of WC	1	no	600.00	600

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Ref	Description	Quantity	Unit	Rate	Total
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15 FT Fitments

(Continued)

M	Staff room sink bench and cupboard unit	3	m	480.00	1,440
N	Toilet roll holder	6	no	30.00	180
O	Paper towel dispenser	3	no	120.00	360
P	Vanity bench unit	2	m	450.00	900
Q	Allowance for sundry joinery fittings	1	no	2,953.00	2,953

15 FT Fitments

32,483

17 SF Sanitary Fixtures

A	Rates incl tapware and tempering valves				
B	Cleaners sink	1	no	750.00	750
C	Floor waste	5	no	300.00	1,500
D	Shower mixer	1	no	500.00	500
E	Stainless steel kitchen sink and drainer	2	no	500.00	1,000
F	WC Suite - junior	4	no	800.00	3,200
G	WC pan and cistern	1	no	800.00	800
H	WC pan and cistern (disabled access)	1	no	850.00	850
I	Wash hand basin	2	no	700.00	1,400
J	Wash trough with two taps	2	no	1,000.00	2,000
K	Washing machine tap set	1	no	150.00	150

17 SF Sanitary Fixtures

12,150

19 WS Water Supply

A	Cold water reticulation	1	no	10,000.00	10,000
B	Hot water reticulation	1	no	6,750.00	6,750
C	Hot water unit	1	no	2,500.00	2,500

19 WS Water Supply

19,250

25 FP Fire Protection

A	Fire hose reel	2	no	4,000.00	8,000
B	Smoke alarm	2	no	200.00	400

25 FP Fire Protection

8,400

26 LP Electric Light & Power

A	Electrical services	467	m2	120.00	56,040
B	Exterior light fitting	12	no	300.00	3,600
C	Mechanical ventilation to toilets	2	no	400.00	800
D	TV outlet	3	no	150.00	450
E	Telephone outlet	3	no	150.00	450
F	Wall oven	1	no	1,200.00	1,200
G	Four plate electric cook top	1	no	700.00	700

26 LP Electric Light & Power

63,240

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Ref	Description	Quantity	Unit	Rate	Total
30 PR Preliminaries					<i>(Continued)</i>
A	Contractors preliminaries	1	no	65,450.00	65,450
B	Contractors margin incl in rates				NOTE
30 PR Preliminaries					65,450
31 XP Site Preparation					
A	Site clearance incl removal of vegetation to building area and approx 550m3 cut and fill	2,357	m2	5.00	11,785
31 XP Site Preparation					11,785
33 XR Roads, Footpaths & Paved Areas					
A	25 Asphaltic on 150 base, 200 sub-base - Car park	286	m2	43.50	12,441
B	Concrete path and access to building	59	m2	90.00	5,310
C	Car bay linemarking	47	m	8.00	376
D	Disabled parking bay symbol	1	no	50.00	50
E	Kerb and gutter to car park	69	m	52.00	3,588
F	Soft-fall area (allowance only)	145	m2	70.00	10,150
33 XR Roads, Footpaths & Paved Areas					31,915
34 XN Boundary Walls, Fencing & Gates					
A	Boundary fence	186	m	120.00	22,320
B	Pair of gates to main entry - childproof access	1	no	1,200.00	1,200
C	Single gate with childproof access	1	no	500.00	500
34 XN Boundary Walls, Fencing & Gates					24,020
36 XL Landscaping & Improvements					
A	Allowance for landscaping - extent to be determined	1	item	30,000.00	30,000
B	No allowance for play equipment or fencing within the site	1	no		NOTE
36 XL Landscaping & Improvements					30,000
37 XK External Stormwater Drainage					
A	Stormwater drain to soakaway pit / overland flow	1	item	5,000.00	5,000
37 XK External Stormwater Drainage					5,000
38 XD External Sewer Drainage					
A	Sewer connection to Council main	1	item	10,000.00	10,000
38 XD External Sewer Drainage					10,000
39 XW External Water Supply					
A	Incoming water supply and meter	1	item	7,500.00	7,500
B	Rainwater tank	1	no	2,500.00	2,500
39 XW External Water Supply					10,000
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

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Ref	Description	Quantity	Unit	Rate	Total
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43 XC External Communications (Continued)

A	Incoming telephone connection	1	item	300.00	300
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43 XC External Communications 300

Car Park Access Road - separate price (excl GST)

A	25 Asphaltic on 150 base, 200 sub-base	631	m2	47.00	29,657
B	Kerb and gutter to access road	200	m	52.00	10,400
C	Contractors preliminaries	1	no	3,217.25	3,217
D	Contractors margin incl in rates				NOTE

Car Park Access Road - separate price (excl GST) 43,274