

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Anzac Terrace Primary School (7573)
 Restoration Maintenance
 Site: Anzac Terrace Primary School (3281)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Anzac Terrace Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 29/July/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Anzac Terrace Primary School (7573)
 Restoration Maintenance
 Site: Anzac Terrace Primary School (3281)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Anzac Terrace Primary School (3281)										
Address: 176 Anzac Terrace BASSENDEAN 6054										
Comments:										
Site: Anzac Terrace Primary School (3281)										
Boundary Walls, Fencing and Gates	C									
Rectification of chain mesh - Displacement		NW basketball court	100.00	lm	IR	5	680.00			
Paved Play and Sports Areas	B									
Repair/Resurface of bituminous or synthetic paving		PA1 and PA3	300.00	m2	CD	5	4,790.00	1,890.00		
Landscaping and Improvements	B									
Repaint		Backboards	26.00	m2	CU	6	429.60			
Replace faded court line markings		NW & NE courts	2.00	item	IR	5	556.60			
External Stormwater Drainage	B									
Rectification of Stormwater drainage problem, install new soakwell		Extensive stormwater disposal issue - recommend all soak wells and plumbing cleared	3.00	Item	CU	5	3,226.20			
Rectification of Stormwater drainage problem, install new soakwell		Lower carpark	1.00	item	CD	5	1,125.40			
Block: Admin - rooms 2-14,38-40										
Windows	B									
Prepare and repaint internal window surfaces		room 8 and staff room	52.00	m2	IR	5	809.20			
Internal Walls	C									
Repair plaster		Rising damp to EA Room	15.00	m2	CD	3	363.50			
Surface treatment to Internal Walls	C									
Replacement of tiles		Male staff toilet skirting tiles, behind door	1.00	m2	IR	7	136.30			
Rectification of plaster - Degradation or weathering		Rising damp - Rm 57	1.00	m2	CD	6	57.60			
Rectification of plaster - Degradation or weathering		Behind door sick bay	1.00	m2	IR	5	57.60			
Block: Block A - rooms 32-37,41-44,46/47										
External Walls	C									
Repair of cement mortar		Reinforcing to brickwork corroding mortar failing to walls in various locations	38.00	M2	CD	3	4,995.40			
Repair of cement mortar		Nth elevation fretting	6.00	m2	CD	9	1,209.80			
Repair of brick walls		Rebuild west side brickwork around window to Room 34	8.00	m2	CD	3	412.00	111.20		
Repair of brick walls		east side room 34 brickwork collapsing inwards	1.00	m2	CD	3	139.00	13.90		
Trade Assessment		mortar fretting-all sides of building-recommend trade assessment to determine damage & work req.	1.00	item	CD	2	150.00			
Surface treatment to External Windows	B									
Repainting of external windows		Highlights and sun louvres - all elevations	15.00	m2	IR	7	483.50			
Roof	C									
Repair of membrane roofing		Room 36, North East corner consistant leak	8.00	m2	CD	3	1,073.20			

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Trade Assessment		Rm 38, extensive leaks onto electrical cupboards, risk to teachers/students, leaks not located prev.	1.00	item	CD	3	150.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Room 42/44	1.00	item				1.40		
Ceiling Finishes	B									
Repainting of internal ceilings		Classroom 34	20.00	m2	IR	5	246.00	70.00	2286	N
Repainting of internal ceilings		Activity area off Room 35, 34/36, Room 35 store, Room 34 store, corridors, Room 44 & 42	160.00	m2	IR	7	1,618.00	560.00		
Repainting of internal ceilings		Room 34 class room (plasterboard)	80.00	m2	IR	5	834.00	280.00		
Repainting of internal ceilings		Room 41 entry and store	14.00	m2	IR	5	187.20	49.00		
Replacement or repair of plasterboard		Repair ceiling outside Room 35, entry to activity to Room 35 & Room 35 store, room 34, room 41 store	8.00	m2	CD	5	245.20			
Replacement or repair of plasterboard		34 store & boys toilet	4.00	m2	CD	4	147.60			
Replacement or repair of plasterboard		Room 41 entry and store	14.00	m2	IR	5	391.60			
Floor Finishes	C									
Replacement of vinyl flooring		Girls and boys toilet East and West	80.00	m2	CD	6	6,442.00			
Repair of vinyl flooring - Adhesive, substrate or fixings		Vinyl seams to wet area	10.00	m2	CD	6	259.00			
Fitments	B									
Repaint		Courtyard bench seating	35.00	m2	IR	8	480.50			
Repair of glass mirrors		Boys and girls toilets, rooms 41-44	6.00	m2	IR	8	1,385.60			
Sanitary Fixtures	B									
Replacement of toilet cistern		all toilets	12.00	item	CU	5	4,224.80	2,505.60		
Replacement of toilet seat - Wear		all toilets	12.00	item	CU	5	3,356.00			
Block: Block B - rooms 48-60,67-70										
Substructure	B									
Rectification of concrete - Minor cracking		Cracks to toilet floors both boys & girls North and South ends	20.00	m2	CD	8	550.00			
Windows	C									
Rectification of timber - Degradation or weathering		Room 56	10.00	m2	CD	5	398.00			
Surface treatment to External Windows	C									
Repainting of external windows		Highlights and sun louvres - all elevations	25.00	m2	IR	5	635.00			
Gutters and Downpipes	B									
Replacement of metallic downpipe straps/brackets		South West corner	1.00	item	CU	6	57.60			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Rooms 59/56, 11/12	2.00	item				2.80		
Ceiling Finishes	B									
Repainting of internal ceilings		Art Room store (paper)	10.00	m2	IR	8	148.00	35.00		
Replacement or repair of plasterboard		Repair ceiling in boys toilet, store to Art Room	2.00	m2	CD	5	98.80			
Floor Finishes	C									
Replacement of vinyl flooring		Boys and girls toilets North and South	80.00	m2	CD	6	6,442.00			
Rectification of terazzo		Boys & Girls toilet coving	8.00	m2	CD	6	189.20			
Fitments	B									
Repaint		Courtyard bench seating, activity areas North and South (cupboards)	40.00	m2	IR	8	542.00			
Repair of glass mirrors		Boys toilets - both elevations	2.00	m2	CU	8	495.20			

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Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Electric Light and Power Replacement of bulkhead light fitting - Block: Block C - rooms 16-21,24-30	B	Store Room 59, 56, 50, 51	4.00	Item	IR	8	161.60			
Substructure Rectification of concrete - Minor cracking	B	Boys and girls toilets East and West	80.00	m2	CD	5	2,050.00			
Surface treatment to External Doors Repainting external doors	B	17	2.00	m2	IR	5	96.80			
Surface treatment to External Windows Repainting of external windows	B	Highlights and sun louvres - all elevations	15.00	m2	IR	7	513.50			
Internal Walls Identification of Concertina or Accordion walls/Doors	B	Foldaway doors Rooms 20/25, 16/19	2.00	item				2.80		
Ceiling Finishes Repainting of internal ceilings	C	Paint ceiling in boys toilet west	15.00	m2	IR	5	197.00	52.50		
Repainting of internal ceilings		Paint ceiling in girls toilet East	3.00	m2	IR	5	79.40	10.50		
Replacement or repair of plasterboard		28	4.00	m2	CD	7	169.60			
Replacement or repair of plasterboard		Repair ceiling in Room 28, boys toilet Room 20 end	3.00	m2	CD	5	123.20			
Floor Finishes Replacement of vinyl flooring	C	Girls and boys toilets East and West	80.00	m2	CD	6	6,442.00			
Repaint floors		Activity area West - skirtings	2.00	m2	IR	8	75.00			
Fitments Repaint	B	Courtyard bench seating	28.00	m2	IR	7	394.40			
Repair of glass mirrors		Girls and boys toilets East and West	4.00	m2	IR	8	940.40			
Electric Light and Power Replacement of bulkhead light fitting - Block: Covered Assembly - rooms 71/72	B	Store room to Room 20, 28	2.00	Item	IR	6	105.80			
Substructure Painting of Handrails and Balustrading	B	All ballustrading	40.00	lm	IR	8	606.00			
Windows Replace glass	B	scratch damaged glass doors	40.00	m2	IR	5	4,552.00			
Fitments Repair of timber cupboards/benches	B	Repair seating - timber west end adjacent to store	2.00	m2	IR	5	467.60			
Block: Dental/P&C/Uniform - room 15 Roof Repair of cement/mortar - Degradation or weathering	C	End capping to roof, degraded	2.00	lm	IR	5	128.00			
Repair of tile roofing		Replace tiles to roof	132.00	m2	CD	7	8,565.20			
Surface treatment to Internal Walls Repainting of internal walls	B	All elevations	40.00	m2	IR	7	466.00		2286	N
Rectification of plaster - Degradation or weathering		Patch South Wall	1.00	m2	CD	8	57.60			
Ceiling Finishes Replacement or repair of plasterboard	B	Ceiling tile in S/E corner	1.00	m2	CD	8	74.40			
Block: Gardeners Shed Substructure Repairs to brickwork	B	crack to wall adjoining gate	1.00	m2	CD	6	76.40			
Block: Library - room 1 Windows	B									

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Replacement of vinyl blinds - Degradation or weathering		All elevations	25.00	m2	IR	5	1,790.00	870.00		
Roof Fascias	C									
Rectification of metal		Replace cladding to North, West, South sides	75.00	m2	IR	5	1,355.00			
Surface treatment to Internal Doors	D									
Repainting internal doors		Library main door	3.00	m2	IR	5	120.20			
Block: Linkways										
Fitments	B									
Repaint		Bench seats outside Library	24.00	m2	IR	8	345.20			
Block: Music - room 64										
Floor Finishes	D									
Rectification of carpet - Joint failure		Carpet seams	10.00	m2	CD	6	356.00			
Fitments	B									
Repaint		Bench seat	6.00	m2	IR	5	123.80			
Block: Trans P-P - rooms 61-63 T338										
External Walls	C									
Replacement of metallic sheet - Corrosion		west wall	8.00	m2	IR	5	328.40			
Internal Walls	B									
Repair plasterboard		Wall	0.50	m2	CD	5	67.40			
							Maintenance Total:	81,046.10	6,454.70	
							Facility Total:	81,046.10	6,454.70	
							Client Total:	81,046.10	6,454.70	
							TOTAL ESTIMATED COST:			
									81,046.10	
							TOTAL CONTINGENCY COST:		6,454.70	

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Ashfield Primary School (7475)
 Restoration Maintenance
 Site: Ashfield Primary School (3180)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Ashfield Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 25/July/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Ashfield Primary School (7475)

Restoration Maintenance

Site: Ashfield Primary School (3180)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Ashfield Primary School (3180)										
Address: 65 Margaret Street ASHFIELD 6054										
Comments: Admin block undergoing refurbishment										
Site: Ashfield Primary School (3180)										
Roads Footpaths and Paved Areas	D									
Repair of Concrete		After tree root removal oval side of toilets	20.00	m2	CU	5	1,846.00			
Re-mark carpark lines and traffic markings (medium site)		Staff carpark	1.00	item	IR	6	1,391.30			
Rectification of uneven rise & travel to external steps - Falls & gradients		Steps to oval end of B block (7-13)	150.00	m2	CU	1	13,190.00			
Paved Play and Sports Areas	C									
Repair/Resurface of bituminous or synthetic paving		centre courts resurface	1900.00	m2	CU	1	30,070.00	11,970.00		
Replace basketball backboards		Replace basketball backboards	3.00	item	CU	5	1,928.30			
Landscaping and Improvements	B									
Restore tension to cricket net/court chain mesh		Cricket nets chain fence	1.00	item	CU	5	695.60			
Repair of retaining barrier/wall		Repair/replace barrier S/E of Rm 7	15.00	m2	CU	3	2,086.50			
Removal of obsolete equipment		Obsolete incinerator outside gardeners/store	1.00	item	CD	3	250.40	69.60		
Rectification of metal - Displacement		Lefthand side cricket nets, requires new metal post	2.00	m2	CU	5	119.60			
Replace Flagpole or Goal Post		Repaint AFL goal posts	8.00	item	CU	5	2,276.40			
External Electric Light and Power	D									
Electrical Power Upgrade		Upgrade all electrical power circuits through school - HIGH PRIORITY			OE	1	90,000.00			
Block: Block A - rooms 1-6,32										
Substructure	C									
Painting of Handrails and Balustrading		Repaint on concrete ramp	16.00	lm	CD	5	272.40			
External Doors	B									
Rectification of flywire - Degradation		Replace flyscreen on doors - Rms 2, 4, 6	6.00	m2	CD	5	350.60			
Surface treatment to External Doors	B									
Repainting external doors		External doors on Rms 2, 4, 6	10.00	m2	CD	5	284.00			
Windows	B									
Rectification of timber - Degradation or weathering		northeast end window sill	1.00	m2	CD	6	84.80			
Surface treatment to External Windows	C									
Repainting of external windows		North and south elevation (East end)	24.00	m2	CD	2	611.60		251	N
Surface treatment to Columns	B									
Repainting of external columns		Repainting of columns along verandah	55.00	m2	IR	8	1,089.50			
Roof Fascias	B									
Replacement of timber		Replacement of timber on S/E face of Rm 4 Kindy	2.00	lm	CD	5	119.60			
Replacement of timber		Replacement of timber on N/W face, rotting and water	55.00	lm	CD	5	1,964.00			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Ashfield Primary School (7475)

Restoration Maintenance

Site: Ashfield Primary School (3180)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
		damaged								
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Repaint fascia's N/W after repair	55.00	m2	CD	5	1,117.00			
Repainting to Roof Fascia		Repaint fascia's board N/W facing along bottom of verandah	40.00	m2	IR	5	826.00			
Repainting to Roof Fascia		Repaint fascia's board S/E face of Rm 4 Kindy	55.00	m2	IR	5	1,117.00			
Ceiling Finishes	C									
Replacement or repair of plasterboard		Ceiling panel around middle evap vent water damage - Rm 6	2.00	m2	CD	5	98.80			
Floor Finishes	B									
Rectification of concrete - Cracking		Rectification of concrete on verandah ramp	3.00	m2	CU	5	125.00			
Fitments	C									
Replacement of paper towel dispenser		Rms 5 + 2	2.00	item	CD	5	328.20			
Electric Light and Power	B									
Clean & Overhaul light fittings		Rooms 1, 2, 3, 4, 5, 6	30.00	item	OE	5	600.00			
Replacement of diffuser		Pre primary toilet	1.00	item	IR	8	91.80			
Sanitary Fixtures	B									
Replacement of porcelain enamelled steel bath - Corrosion		In front of room 1	1.00	item	CD	8	506.40			
Communications	B									
Upgrade public address system		Replace PA system - obsolete	1.00	item	OE	1	30,000.00			
Block: Block B - rooms 7-18										
Substructure	C									
Rectification of concrete - major cracking/displacement		Concrete cancer to edging facing library at entry to walk way	2.00	m2	CD	2	639.20			
Windows	C									
Replacement/rectification of sunscreen blades		Along S/W face in front of administration	70.00	m2	OE	1	19,531.00			
Rectification of timber - Degradation or weathering		Tmiber Sun Shade along S/W face of Block B, grass side	200.00	m2	OE	5	7,010.00			
Replace louvre windows with fixed aluminium framed window		Outside of principals office	12.00	m2	OE	3	4,557.20			
Roof Fascias	D									
Replacement of timber		N/E face of block, grass side	200.00	lm	CD	2	7,010.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Repaint fascia along verandah	20.00	m2	CD	5	438.00			
Repainting to Roof Fascia		Repaint fascia's after replacement of timber	200.00	m2	CD	1	3,930.00			
Gutters and Downpipes	D									
Repair metallic roof plumbing		Gutters along N/W face of Block B	200.00	lm	OE	1	8,930.00			
Repair and clean gutters & downpipes		Whole building, all elevations	300.00	lm	OE	1	2,150.00			
Space Heating	D									
Replace gas room heaters		Replace aged gas heaters - Rms 15-18	4.00	item	CU	5	15,304.00			
Block: Block C - rooms 19-29,33-35										
External Walls	B									
Repair of cement mortar		Entry to female staff and girls toilets	2.00	m2	CD	6	736.60			
Rectification of tiles - adhesive, substrate or fixing		Sill tile at main entry to lower level store	1.00	m2	IR	7	105.60			
Windows	D									
Replacement of vinyl blinds - Degradation or weathering		No blinds in Rm 25, students cannot see whiteboard	4.00	m2	OE	1	328.40	139.20		
Gutters and Downpipes	C									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Ashfield Primary School (7475)

Restoration Maintenance

Site: Ashfield Primary School (3180)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repair and clean gutters & downpipes		Clean out concrete gutter in front of Block C	30.00	lm	OE	1	260.00			
Roof Eaves	D									
Replacement of strammit		Toilet end of building	6.00	m2	CD	1	375.80			
Electric Light and Power	C									
Removal and replacement of Flouroscent tubes (DOLA Midland)		Rm 26 - Front row	2.00	m2	OE	5	58.20	7.00		
Level: Upper Level										
Surface treatment to External Doors	N									
Repainting external doors		Rm 27 - repaint entry door	10.00	m2	IR	7	284.00			
Roof Eaves	B									
Replace of fibre cement panel		West repair damaged panels - SEATA Rm 29	2.00	m2	CD	7	169.60			
Internal Walls	D									
Repair plaster		Rm 23 - Sports store behind door	1.00	m2	CD	7	70.90			
Repair plaster		Girls and female staff at entry	2.00	m2	CD	7	91.80			
Professional Assessment		Rising damp to common wall between female staff and girls toilets	1.00	item	CD	1	1,000.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Female staff at entry	8.00	m2	CD	3	133.20			
Repainting of internal walls		Boys and girls toielts after rising damp issue addressed	110.00	m2	CD	3	1,194.00			
Repainting of internal walls		Repaint after repair - rm 23	2.00	m2	CD	5	70.80			
Internal Screens and Borrowed Lights	B									
Replacement of curtains		Rm 27 - replace curtains	28.00	m2	OE	1	4,530.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Rm 27, 28 - repaint after ceiling repair	3.00	m2	CD	5	79.40	10.50		
Replacement of caneite		Rm 27, 28 - ceiling panel needs replacing, water damage	2.00	m2	CD	1	77.80			
Floor Finishes	B									
Repaint floors		Girls toilet, boys + male + female	90.00	m2	CD	5	1,175.00			
Fitments	B									
Replacement of paper towel dispenser		Rms 20, 22 - replacement of dispensers	2.00	item	CU	5	328.20			
Electric Light and Power	B									
Removal and replacement of Flouroscent tubes (DOLA Midland)		Rm 23 - sports store	2.00	m2	OE	5	58.20	7.00		
Space Heating	C									
Replace gas room heaters		Replace aged gas heaters - Rms 25-29	5.00	item	CU	5	19,130.00			
Ventilation	D									
Replacement of exhaust fan - Displacement		Rms 19, 20, 21 and 22 - no ventilation at all, really bad odour's during hotter days	6.00	item	OE	1	884.60			
Block: C-Assembly/Music/Art - rooms 30/31										
Roof	C									
Replace metal purlin		Corroded purlins to covered assembly	30.00	lm	CD	8	1,015.00	375.00		
Treat corrosion and apply protective surface.		Rm 30 - I Beam S/E face	30.00	lm	OE	5	740.00	105.00		
Ceiling Finishes	B									
Repainting of internal ceilings		Rm 30 - repaint after ceiling repair	3.00	m2	CD	5	79.40	10.50		
Replacement of caneite		Rm 30 - ceiling panel needs replacing, water damage	2.00	m2	CD	1	77.80			
Floor Finishes	B									
Rectification of metal strip to joint - Displacement		Rm 31 - metal strip on entry to storeroom	1.00	lm	CD	1	84.80			
Fitments	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Ashfield Primary School (7475)
 Restoration Maintenance
 Site: Ashfield Primary School (3180)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Rectification of panelboard cupboards - moisture damage Block: Library - room 36		Rm 30 - cupboards in corner	30.00	lm	OE	1	20,918.00			
Gutters and Downpipes Repair and clean gutters & downpipes	B	All elevations	200.00	lm	OE	1	1,450.00			
Maintenance Total:							308,447.30	12,693.80		

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Ashfield Primary School (7475)
 Restoration Maintenance
 Site: Ashfield Primary School (3180)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Ashfield Primary School (3180) Address: 65 Margaret Street ASHFIELD 6054 Comments: Admin block undergoing refurbishment										
Site: Ashfield Primary School (3180)										
Routine Maintenance	N									
Service Air-conditioning							189.00			
Service Evaporative Cooling							121.80			
Gutter Cleaning							556.50			
Gutter Cleaning							909.30			
Routine Tree Management							1,500.00			
Routine Tree Management							1,500.00			
Service Gas Heaters							237.30			
Service Gas Heaters							708.75			
Cleaning of Sumps, Soakwells and Drains							454.65			
							6,177.30			
							Maintenance Total:			
							Facility Total:	314,624.60	12,693.80	
							Client Total:	314,624.60	12,693.80	
							TOTAL ESTIMATED COST:			
								314,624.60		
							TOTAL CONTINGENCY COST:		12,693.80	

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Bassendean Primary School (7479)
 Restoration Maintenance
 Site: Bassendean Primary School (3184)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Bassendean Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 27/July/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Bassendean Primary School (7479)
 Restoration Maintenance
 Site: Bassendean Primary School (3184)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Bassendean Primary School (3184)										
Roads Footpaths and Paved Areas	C									
Rectification of uneven rise & travel to external steps - Falls & gradients		Rectification of pathway between kindy and playground	10.00	m2	CU	1	926.00			
Paved Play and Sports Areas	B									
Repair/Resurface of bituminous or synthetic paving		Netball courts adjacent to covered assembly and oval.	670.00	m2	CU	5	10,636.00	4,221.00		
External Stormwater Drainage	B									
Clearing sump blockage		Carpark blocked storm water drains	4.00	item	CU	1	556.40			
Rectify open drains - Falls & gradients		Concrete drain east of covered assembly	30.00	lm	CU	5	677.00			
Block: Admin/Old Library/Comp - rooms 1-10,12-25										
Substructure	B									
Rectification of concrete - Minor cracking		Reception wall South wall crack	1.00	m2	CD	3	75.00			
External Walls	B									
Repair of cement mortar		Brick mortar west side room 3	3.00	m2	CD	5	854.90			
Repair of timber walls		Refix loose batten - west & south side gable eave	2.00	m2	IR	9	134.60			
Surface treatment to External Walls	C									
Restoration of masonry - High Pressure Cleaning		Tiles to drinking trough adjacent to Room 10	3.00	m2	IR	5	75.20			
Surface treatment to External Doors	D									
Repainting external doors		All deteriorating need painting doors	125.00	m2	IR	9	2,975.00			
Repainting external doors		Staff room & Rooms 2,3 & 4	24.00	m2	IR	8	611.60			
Windows	D									
Replacement of vinyl blinds - Degradation or weathering		Blinds in room 1	36.00	m2	CU	7	2,555.60	1,252.80		
Surface treatment to External Windows	C									
Repainting of external windows		All windows need restoring and painting	300.00	m2	IR	9	7,070.00			
Roof Fascias	C									
Cleaning of roof fascias		all water damage, deteriorating fascial	250.00	m2	IR	9	1,950.00			
Gutters and Downpipes	D									
Repair and clean gutters & downpipes		Gutters and downpipes damage, deteriorating	650.00	lm	CU	5	4,600.00			
Roof Eaves	C									
Rectification of timber		Gable end to Room 2	2.00	lm	CD	8	76.20			
Replace of fibre cement panel		All water damage, sacking, mould, need restoring eaves	270.00	m2	CD	1	9,496.00			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		After repairs have been completed	270.00	m2	CD	5	2,696.00			
Internal Walls	C									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Bassendean Primary School (7479)

Restoration Maintenance

Site: Bassendean Primary School (3184)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repair plaster		Repair cracks to all rooms	20.00	m2	CD	9	468.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Paint all walls after repairs	120.00	m2	IR	9	1,298.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		All door deteriorating need painting	125.00	m2	CD	5	2,975.00			
Surface treatment to Internal Screens	C									
Repainting of internal screens		All windows need restoring and painting	300.00	m2	CD	5	3,740.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Sickroom ceiling need painting	12.00	m2	IR	9	167.60	42.00		
Repainting of internal ceilings		Class room 1 crack wall	24.00	m2	CD	5	285.20	84.00		
Repainting of internal ceilings		Class room 1 need painting	24.00	m2	CD	5	285.20	84.00		
Floor Finishes	C									
Restretch/restick carpet		Room 4 & 2	40.00	m2	IR	5	330.00			
Fitments	B									
Repair		External bench seating	10.00	m2	IR	7	173.00			
Space Heating	C									
Replace gas room heaters		3 gas heaters to rooms 4,2 & 5	3.00	item	CU	2	11,478.00			
Ventilation	C									
Restore operating efficiency to extractor system		Noisy to staff ablutions.	1.00	Item	CU	7	1,000.00			
Replacement of metal grill		Male toilet ceiling corroded	1.00	item	CD	9	168.30			
Block: Boys/Girls Toilets - rooms 29/30										
External Walls	D									
Full upgrade of Boys & Girls toilets		Complete upgrade of building fixtures and fittings			IR	5	15,000.00			
Surface treatment to External Windows	C									
Repainting of external windows		repaint windows	12.00	m2	CD	5	330.80			
Roof Eaves	B									
Replace of fibre cement panel		Replace missing soffit panels	6.00	m2	CD	6	341.80			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		Water damaged panels all elevations	50.00	m2	IR	5	540.00			
Block: Covered Area/Canteen - rooms 31/32										
External Walls	B									
Replacement of sealant - Adhesive failure		Remastic construction joint, coverd assembly area south wall	1.00	lm	IR	8	58.40			
External Doors	B									
Repair of timber door		Store	1.00	m2	CD	5	189.10	69.60		
Rectification of flywire - Displacement		Front flywire door canteen	2.00	m2	CU	5	77.80			
Surface treatment to External Doors	C									
Repainting external doors		Canteen front and back, sports shed and gardeners shed	50.00	m2	IR	8	1,220.00		572	N
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All fascias & barge boards	138.00	m2	IR	5	3,486.20			
Gutters and Downpipes	C									
Replacement of metallic roof plumbing		Downpipe pop is rusty on roller door side	1.00	lm	CD	6	94.50			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		All block	32.00	m2	IR	8	635.60			
Ventilation	D									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Bassendean Primary School (7479)

Restoration Maintenance

Site: Bassendean Primary School (3184)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of vent fan - Hardware		Exhaust fan grill in canteen	1.00	item	CU	5	189.10			
Block: Kindy 2 - rooms 53-56										
External Walls	B									
Repair of cement mortar		remorter bricks next to rear door	1.00	m2	CU	3	618.30			
Water Supply	C									
Trade Assessment		Water hammer throughout building very noisy	1.00	item	CU	1	150.00			
Block: Kindy/Preprimary - rooms 57/58										
External Walls	C									
Repair of cement mortar		repair of cement mortar next to roller door	2.00	m2	CD	5	736.60			
Floor Finishes	B									
Rectification of plastic - Displacement		rectify in front of roller door - Rm 58	2.00	m	CU	5	70.80			
Block: Linkways										
Surface treatment to Columns	C									
Repainting of external columns		All columns from toilets to undercover assembly	50.00	m2	CD	5	995.00			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		All gutters and downpipes from toilet to undercover assembly	22.00	m2	CD	5	452.60			
Block: Pre Primary - rooms 41-45										
External Walls	B									
Repair of render to walls		Crack render to all window ledges	6.00	m2	CD	9	208.40			
External Doors	B									
Repair door furniture, (hinges, rollers, etc)		Rollers doors need servicing	2.00	item	CU	1	328.20			
Surface treatment to External Doors	C									
Repainting external doors		Doors need painting deteriorating both faces and frames	15.00	m2	IR	9	401.00			
Surface treatment to Columns	C									
Repainting of external columns		All columns & beams	28.00	m2	IR	6	579.20			
Surface treatment to Roof	C									
Repainting of rooves		Eaves area	16.00	m2	IR	8	371.60			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All elevations	70.00	m2	IR	7	1,793.00		572	N
Gutters and Downpipes	C									
Repair metallic roof plumbing		Repair all joints	10.00	lm	CD	5	494.00			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		All gutters	12.00	m2	CD	5	269.60			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		Gable eaves east & west ends	30.00	m2	CD	3	569.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Wall need painting	45.00	m2	IR	9	518.00			
Repainting of internal walls		Staff toilet	12.00	m2	IR	5	174.80		572	N
Rectification of plaster - Degradation or weathering		Staff toilet	3.00	m2	IR	8	72.80			
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Loose carpet not secure	50.00	m2	CU	1	1,930.00			
Fitments	B									
Repair of fixed writing boards		Smart Board	1.00	m2	OE	1	228.10			
Communications	D									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Bassendean Primary School (7479)
 Restoration Maintenance
 Site: Bassendean Primary School (3184)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Rectification of electrical wiring/cablings		PA system does not work	10.00	lm	OE	5	189.00			
Block: Teaching - room 26										
Surface Finishes to Roof Eaves	C	All elevations	100.00	m2	CD	5	1,030.00			
Repainting to Eaves										
Block: Trans Kindy - rooms 33-35 T1132										
Substructure	B	Verandah has large & stepped cracks - replace	78.00	m2	CD	3	5,928.80			
Rectification of concrete - major cracking/displacement										
Surface treatment to External Doors	B	Rear door	5.00	m2	IR	7	167.00			
Repainting external doors										
Block: Trans P-P - rooms 36-40 T604										
External Doors	B	Roller doors need servicing - Rm 38	2.00	item	CU	1	328.20			
Repair door furniture, (hinges, rollers, etc)										
Surface treatment to Internal Walls	B	Wall need painting	45.00	m2	IR	9	518.00			
Repainting of internal walls										
Surface treatment to Internal Doors	B	Doors need painting deteriorating both faces and frames	15.00	m2	IR	9	401.00			
Repainting internal doors										
Ceiling Finishes	B	Bulkhead west end	8.00	m2	IR	8	128.40	28.00		
Repainting of internal ceilings										
Floor Finishes	B	Loose carpet not secure	50.00	m2	CU	1	1,930.00			
Repair/replacement of Carpet (Education)										
Maintenance Total:							112,078.50	5,781.40		

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Bassendean Primary School (7479)
 Restoration Maintenance
 Site: Bassendean Primary School (3184)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Bassendean Primary School (3184)										
Address: 65 West Road Bassendean 6054										
Comments:										

Site: Bassendean Primary School (3184)

Routine Maintenance	N										
Service Evaporative Cooling							800.00				
Gutter Cleaning							980.00				
Testing of RCDs							342.00				
Service and provide written report - Pest Control Maintenance							150.00				
Service Gas Heaters							580.00				
Cleaning of Sumps, Soakwells and Drains							450.00				
Cleaning of Sumps, Soakwells and Drains							30.00				
Maintenance Total:							3,332.00				
Facility Total:							115,410.50	5,781.40			
Client Total:							115,410.50	5,781.40			
TOTAL ESTIMATED COST:											
TOTAL CONTINGENCY COST:								115,410.50			
								5,781.40			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Beechboro Primary School (8483)
 Restoration Maintenance
 Site: Beechboro Primary School (4398)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Beechboro Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 15/August/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Beechboro Primary School (8483)
 Restoration Maintenance
 Site: Beechboro Primary School (4398)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Beechboro Primary School (4398)										
Site: Beechboro Primary School (4398)										
Roads Footpaths and Paved Areas	D									
Repair/Resurface of Bituminous or synthetic paving		Repair trip hazards concrete paths in front of school and all elevations	15.00	m2	CU	5	287.00	94.50		
Repair/Resurface of Bituminous or synthetic paving		Replace uneven paths near basketball courts	20.00	m2	CU	7	366.00	126.00		
Replace Bituminous or synthetic paving including base course		Repair bitumen at entry to staff carpark	10.00	m2	CU	6	618.00			
Repair of Concrete		Fronting staff carpark	30.00	m2	CU	7	2,519.00			
Repair of Concrete		Path north west of "B" block	24.00	m2	CU	8	2,115.20			
Re-mark carpark lines and traffic markings (small site)		staff carpark	1.00	item	CU	7	695.60			
Repair of concrete - cracking		path at entry to BB courts, bike rack area, hit up wall backing off BB court	166.00	m2	CU	7	8,150.80			
Paved Play and Sports Areas	B									
Repair/Resurface of bituminous or synthetic paving		Tennis courts	1370.00	m2	CU	6	21,696.00	8,631.00		
Replace the faded court line markings		single basketball court	1.00	item	CU	6	278.30			
Landscaping and Improvements	B									
Removal of tree		tree roots lifting path at entry to BB courts, bike rack area, hit up wall backing off BB courts	8.00	item	CU	7	2,783.20			
Block: Admin - rooms 52-65										
Roof	B									
Repair of plastic sheet roofing		Replace skylights material	4.00	m2	CD	6	255.60			
Surface treatment to Internal Walls	B									
Replacement of tiles		staff female toilet skirting	1.00	m2	IR	7	136.30			
Space Heating	B									
Replace gas room heaters		Staff Room	1.00	item	CU	9	3,826.00			
Block: Art/Music/TA Block - rooms 66-80										
Internal Walls	B									
Identification of Operable Walls		Art/Music TA 1/2	2.00	item				2.80		
Floor Finishes	B									
Rectification of Carpet - Joint Failure (Education)		RM9 & Music - Join failure	8.00	m2	CU	5	244.80			
Block: C-Assembly/Canteen - room 48										
Roof	B									
Repair of plastic sheet roofing		skylight material	18.00	m2	CD	8	975.20			
Surface treatment to Internal Walls	B									
Replacement of tiles		Gardeners - above trough	1.00	m2	IR	6	136.30			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Beechboro Primary School (8483)
 Restoration Maintenance
 Site: Beechboro Primary School (4398)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Fitments	B									
Repaint		Bench seats assembly	32.00	m2	CU	8	443.60			
Block: Learning Area 1 - rooms 6-18										
Substructure	B									
Rectification of concrete - major cracking/displacement		verandah section lifting outside girls toilet	4.00	m2	CD	6	778.40			
Roof	B									
Repair of plastic sheet roofing		skylight material	30.00	m2	CD	8	1,592.00			
Gutters and Downpipes	B									
Repair and clean gutters & downpipes		Clean all gutters to Block	475.00	lm	CD	8	3,375.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Rooms 3/4 ; 1/2	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Replacement of tiles		boys urinal	4.00	m2	IR	7	395.20			
Repainting of internal walls		Boys toilet	45.00	m2	IR	6	518.00			
Ceiling Finishes	B									
Repainting of internal ceilings		boys and girls toilets	35.00	m2	IR	5	393.00	122.50		
Rectification of metal ceiling		East wet area	3.00	lm	IR	8	91.70	21.00		
Fitments	B									
Repaint		external bench seating	36.00	m2	IR	6	492.80			
Space Heating	B									
Replace gas room heaters		all learning aras	5.00	item	CU	7	19,130.00			
Block: Learning Area 2 - rooms 26-37										
Roof	B									
Repair of plastic sheet roofing		skylight material	35.00	m2	CD	3	1,849.00			
Trade Assessment		Leaks in RM11	1.00	item	CD	5	150.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Rooms 10/11 ; 12/13 ; ;15/16	3.00	item				4.20		
Surface treatment to Internal Walls	B									
Replacement of tiles		girls toilet skirting	1.00	m2	IR	6	136.30			
Ceiling Finishes	B									
Repainting of internal ceilings		girls and boys toilets	35.00	m2	IR	5	393.00	122.50		
Rectification of insulation - Displacement		insulation throughout has moved in various rooms	60.00	m2	CU	6	470.00			
Fitments	C									
Repaint		Bench seats externally	50.00	m2	IR	5	665.00			
Restoration of sealant - Degradation		Sealant at Wet Area sink	1.50	lm	CD	8	61.40			
Space Heating	B									
Replace gas room heaters		Learning areas	7.00	item	CU	8	26,782.00			
Ventilation	B									
Replacement of vents - Wear		RM14 ridge vent not fully closing	1.00	item	CD	8	397.90			
Block: Learning Area 3 - rooms 38-43,45-47										
Substructure	B									
Rectification of concrete - Minor cracking		threshold to girls toilet	1.00	m2	CD	6	75.00			
Roof	B									
Repair of plastic sheet roofing		skylight material all blocks	30.00	m2	CD	7	1,427.00			
Internal Walls	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Beechboro Primary School (8483)
 Restoration Maintenance
 Site: Beechboro Primary School (4398)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Identification of Concertina or Accordion walls/Doors		Rooms 5/6 ; 8/9	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Replacement of tiles		Skirting above urinal to boys toilet	2.00	m2	IR	6	222.60			
Ceiling Finishes	B									
Repainting of internal ceilings		Boys & girls toilet	40.00	m2	IR	5	442.00	140.00	868	N
Floor Finishes	B									
Repairs and/or replacement of Tiles		entry to boys toilet	1.00	m2	IR	6	105.60			
Rectification of Carpet - Joint Failure (Education)		Joint failure RMS	4.00	m2	CU	5	122.40			
Fitments	B									
Repaint		External bench seats	50.00	m2	IR	5	665.00			
Rectification of panelboard cupboards - moisture damage		Wet area cupboards, water damaged	1.00	lm	CU	5	745.60			
Restoration of sealant - Degradation		Sink in wet area sealant	1.00	lm	CD	8	57.60			
Space Heating	B									
Replace gas room heaters		All learning areas	5.00	item	CU	7	19,130.00			
Block: Library/Resource - rooms 1-5,49/50										
Surface treatment to Internal Walls	B									
Replacement of tiles		various areas above benches in Art	2.00	m2	IR	6	222.60			
Repair of grout		above sink and benches in Art & Library	10.00	m2	IR	8	161.00			
Fitments	B									
Rectification of internal postform laminate panelboard benches - moisture damage		art sink cupboard doors	3.00	m2	CD	7	884.90			
Space Heating	B									
Replace gas room heaters		Art and Craft library	3.00	item	CU	7	11,478.00			
Block: Pre-Primary Block - rooms 81-90										
Internal Walls	B									
Identification of Operable Walls		PP2/3	1.00	item				1.40		
Sanitary Plumbing	B									
Trade Assessment		Leak in PP2 Toilet	1.00	item	CD	6	150.00			
							Maintenance Total:	139,086.90	9,271.50	

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Beechboro Primary School (8483)
 Restoration Maintenance
 Site: Beechboro Primary School (4398)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Beechboro Primary School (4398) Address: 20 King Road Beechboro 6063 Comments:										

Site: Beechboro Primary School (4398)

Routine Maintenance	N						636.30				
Service Evaporative Cooling							1,800.00				
Gutter Cleaning							1,500.00				
Routine Tree Management							5,357.00				
Routine Maintenance							421.05				
Service Gas Heaters											
Maintenance Total:							9,714.35				
Facility Total:							148,801.25	9,271.50			
Client Total:							148,801.25	9,271.50			
TOTAL ESTIMATED COST:											
TOTAL CONTINGENCY COST:								148,801.25			
								9,271.50			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: East Beechboro Primary School (7596)
 Restoration Maintenance
 Site: East Beechboro Primary School (3304)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: East Beechboro Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 15/August/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6)

Facility: East Beechboro Primary School (7596)

Restoration Maintenance

Site: East Beechboro Primary School (3304)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: East Beechboro Primary School (3304)										
Address: Brockmill Avenue BEECHBORO 6063										
Comments:										
Site: East Beechboro Primary School (3304)										
Roads Footpaths and Paved Areas	C									
Repair of Concrete		Path East of gardeners shed	1.00	m2	CD	5	567.30			
Repair of Concrete		Main entrance Administration/staffroom to Library	50.00	m2	CD	7	3,865.00			
Repair of Concrete Kerbing - Precast		Kerbing at Staff CP Entrance	4.00	lm	IR	2	217.20			
Paved Play and Sports Areas	C									
Replace Bituminous or synthetic paving including base course		Basketball ball courts west and south elevation, netball courts south/west elevation	2180.00	m2	CD	9	91,324.00			
Landscaping and Improvements	C									
Repaint		Sign to Admin	1.00	m2	IR	5	64.60			
Repaint		Gardeners Shed	28.00	m2	IR	8	458.80			
Repaint		Goal posts to oval basketball backboards	40.00	m2	CU	3	634.00			
Replacement of metallic roof plumbing - Corrosion		Gutters and downpipe around the school need minor repair	175.00	m	CU	9	6,140.00			
Block: Admin - rooms 1-11										
Roof	C									
Treat corrosion and apply protective surface.		Rust treatment required to the beam	50.00	lm	CD	1	1,200.00	175.00		
Internal Walls	B									
Repair plaster		Male toilet	2.00	m2	IR	9	91.80			
Repair plasterboard		West wall needs painting - registrar	5.00	m2	IR	9	224.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Missing wall paint in the printer room and paint in the staffroom	20.00	m2	IR	9	258.00			
Repainting of internal walls		All elevations male toilet	150.00	m2	IR	5	1,610.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		All	30.00	m2	IR	5	752.00			
Ventilation	B									
Replacement of vents - Wear		Vent in Male toilet displaced	1.00	item	CD	7	397.90			
Block: C-Assembly/Canteen - room 43										
External Walls	B									
Replacement of sealant - Adhesive failure		Expansion from rear canteen	2.00	lm	CD	9	66.80			
Surface treatment to External Walls	B									
Repainting of external walls		Window frame and security bars	1.00	m2	IR	9	63.90			
Floor Finishes	B									

Building Condition Assessment By Facility

Client: Department of Education (6)

Facility: East Beechboro Primary School (7596)

Restoration Maintenance

Site: East Beechboro Primary School (3304)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repair of smooth surface to concrete		Soft-fall rubber floor treatment removed. Not to be replaced at this time.	280.00	m2	CD	9	3,942.00			
Fitments	C									
Repair of laminate panelboard		Front counter edge stripping to shelves	6.00	m2	CU	6	1,302.80			
Repair of laminate panelboard		Replace top with stainless steel	6.00	m2	CU	5	1,302.80			
Block: Early Childhood Ed - rooms 74-92										
Roof	B									
Trade Assessment		Investigate leaks in PP2	1.00	item	CD	5	150.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Repaint ceiling in PP2 wet area & toilet after leak fixed	3.00	m2	IR	5	79.40	10.50		
Block: Library/Resource - room 70										
Surface treatment to External Doors	C									
Repainting external doors		North & South side's	10.00	m2	IR	5	284.00			
Repainting external doors		Door need painting	5.00	m2	IR	9	167.00			
Columns	B									
Repair of Steel internal columns - Minor Corrosion		External roof frame needs painting	20.00	lm	IR	9	328.00			
Roof	D									
Rectification of metallic sheet roofing		Repair roof leaks	75.00	m2	CD	2	3,972.50			
Surface treatment to Internal Doors	C									
Repainting internal doors		Door need painting	5.00	m2	IR	9	167.00			
Ceiling Finishes	B									
Rectification of plaster tiles - Displacement		Plaster tile missing in main area	1.00	m2	IR	5	63.90			
Block: Teaching Area - rooms 21-33										
External Walls	B									
Replacement of sealant - Adhesive failure		East & West elevations	5.00	lm	CD	9	92.00			
External Doors	B									
Repair of timber door		All timber door	5.00	m2	CD	6	745.50	348.00		
Repair of timber door		Boys toilet door - impact damage	1.00	m2	IR	5	189.10	69.60		
Surface treatment to External Doors	B									
Repainting external doors		All doors and frames	30.00	m2	IR	5	752.00			
Surface treatment to External Windows	B									
Repainting of external windows		All elevations	10.00	m2	IR	8	284.00			
Columns	B									
Repair of Steel internal columns - Minor Corrosion		Roof frame work need painting	45.00	lm	IR	9	675.50			
Surface treatment to Columns	B									
Repainting of external columns		All elevations	7.00	m2	IR	8	182.30			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Boys toilets, entry wet area all room's	150.00	m2	IR	5	1,610.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		All door's	50.00	m2	IR	5	1,220.00			
Floor Finishes	B									
Replacement of vinyl flooring		West area	50.00	m2	IR	5	4,045.00			
Rectification of concrete - Cracking		Cracked ACM floor (2 item) all over	45.00	m2	CU	1	1,175.00			
Fitments	B									
Repaint		Wet area	6.00	m2	IR	8	123.80			

Building Condition Assessment By Facility

Client: Department of Education (6)

Facility: East Beechboro Primary School (7596)

Restoration Maintenance

Site: East Beechboro Primary School (3304)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repair of timber cupboards - hardware		Wet area	3.00	Item	CD	8	551.00			
Special Equipment	B									
Rectification of ceiling fan - Fixing		Fan cover to Reading Room	1.00	Item	CD	8	84.80			
Block: Teaching Area Snr - rooms 34-42										
Surface treatment to External Doors	B									
Repainting external doors		All external doors and frames	25.00	M2	CD	5	635.00			
Windows	B									
Replacement of flywire		Flywire to boys toilet	1.00	m2	CD	5	84.80			
Surface treatment to Columns	B									
Repainting of external columns		All columns	30.00	m2	IR	8	617.00			
Repainting of external columns		Frame needs painting	2.00	m2	IR	9	87.80			
Repainting of Internal Columns		Frame needs painting	2.00	m2	IR	9	74.60			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		High level north side	20.00	m2	IR	5	588.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Centre gutter and various d/pipes	40.00	lm	IR	5	1,826.00		1767	N
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		Paint downpipes	12.00	M2	IR	8	335.60			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Boys & girls toilets	67.00	m2	IR	9	746.80			
Repainting of internal walls		West wall needs painting	10.00	m2	IR	9	154.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		Doors and frames	25.00	m2	IR	5	635.00			
Ceiling Finishes	B									
Rectification of metal ceiling		Wet area at heater	3.00	lm	IR	7	91.70	21.00		
Rectification of metal ceiling		Metal strips coming loose - Room 15	2.00	lm	IR	8	77.80	14.00		
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Rooms 13	50.00	m2	IR	8	1,930.00			
Replace Verandah flooring		Walkway crack near the Southern side basketball court (near rooms 13-16)	10.00	m2	CU	1	3,800.00			
Fitments	C									
Repaint		Rms 13-16 and wet area cupboard doors, bench seats all elevations	44.00	m2	IR	5	591.20			
Restoration of sealant - Degradation		Sinks and wet area's	6.00	lm	CD	5	95.60			
Block: Teaching Block - rooms 44-69										
Substructure	B									
Rectification of concrete - Minor cracking		To both corridor entrances	2.00	m2	CD	9	100.00			
Rectification of concrete - major cracking/displacement		Major crack to concrete S/E side	2.00	m2	CD	7	639.20			
Surface treatment to External Doors	C									
Repainting external doors		All doors & frames	40.00	m2	IR	5	986.00			
Roof	C									
Rectification of metallic sheet roofing		Repair roof leaks.	25.00	m2	CD	2	1,220.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Entrance corridors between room 2-4 and 6-8, boys toilets	70.00	m2	CD	5	778.00			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: East Beechboro Primary School (7596)
 Restoration Maintenance
 Site: East Beechboro Primary School (3304)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting of internal walls		east/west ends dado to 1m high only,	15.00	m2	IR	9	206.00			
Repainting of internal walls		Dividing wall needs painting room 3-4	145.00	m2	IR	9	1,558.00			
Repainting of internal walls		Wall need painting required room 1-4	190.00	m2	IR	5	2,026.00			
Replacement of tiles		All rooms	6.00	m2	CD	5	567.80			
Surface treatment to Internal Doors	C	Girls toilet wash through								
Repainting internal doors		All doors	20.00	m2	IR	5	518.00			
Ceiling Finishes	B									
Replacement or repair of plasterboard		Displaced ceiling panels - various in block	5.00	m2	IR	8	172.00			
Floor Finishes	B									
Rectification of concrete - Cracking		Cracked on the entrance floor	5.00	m2	CD	1	175.00			
Fitments	B									
Rectification of panelboard cupboards - moisture damage		Wet area - cupboards water damaged	2.00	lm	IR	5	1,441.20			
							Maintenance Total:	154,182.80	638.10	
							Facility Total:	154,182.80	638.10	
							Client Total:	154,182.80	638.10	
							TOTAL ESTIMATED COST:			
								154,182.80		
							TOTAL CONTINGENCY COST:		638.10	

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Eden Hill Primary School (7501)
 Restoration Maintenance
 Site: Eden Hill Primary School (3206)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Eden Hill Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 30/July/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Eden Hill Primary School (7501)
 Restoration Maintenance
 Site: Eden Hill Primary School (3206)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Eden Hill Primary School (3206)										
Boundary Walls, Fencing and Gates	D									
Repair of timber fence		Repair timber fence by carpark and West wing of main block	4.00	lm	CD	8	133.60			
Replace/repair chain mesh fence including top and bottom rail and posts		Repair chain mesh boundary fence on N/W - S/W - S/E sides	600.00	lm	CU	5	30,560.00	4,200.00		
Roads Footpaths and Paved Areas	D									
Repair/Resurface of Bituminous or synthetic paving		Staff carpark, drive to Gardeners Shed central quadrangle	1580.00	m2	CU	1	25,014.00	9,954.00		
Repair/Resurface of Bituminous or synthetic paving		Rectify uneven pavers along East elevation of main building from admin to carpark	20.00	m2	CU	1	366.00	126.00		
Repair/Resurface of Bituminous or synthetic paving		Repair bitumen to East carpark	50.00	m2	CD	1	840.00	315.00		
Repair of Concrete		Kerbing to 2 Car Bays	3.00	m2	CU	2	701.90			
Re-mark carpark lines and traffic markings (small site)		Remark carpark lines	1.00	item	CU	2	695.60			
Paved Play and Sports Areas	D									
Replace Bituminous or synthetic paving including base course		Court area adjacent to Kindy transportable	40.00	m2	CU	8	1,872.00			
Repair of Clay & Conc. Brick		Paved area in front of Rm 14	40.00	m2	CU	1	2,396.00			
Landscaping and Improvements	D									
Repaint		Bench seating at tree near Ivannoe St entrance	12.00	m2	IR	7	225.20			
Repaint		Front entry sign supports	2.00	m2	IR	5	79.20			
Repaint		Repaint basketball back boards	8.00	m2	CU	1	210.80			
Repair of chain mesh		Repair of chain mesh	10.00	m2	CU	5	259.00			
Removal of tree		Tree roots to drop off area, entry path to west side Room 6	7.00	Item	CD	5	2,435.30			
Removal of tree		Central quadrangle	4.00	Item	CD	3	1,391.60			
External Water Supply	D									
Rectification of water pipe - Displacement		Rectify water - need new pipe and tape installed in kindy area	20.00	lm	OE	1	608.00			
Block: C/Assembly/Canteen - rooms 12-13										
Internal Walls	B									
Repair wall render		Repair render at doorway	1.00	m2	CD	5	84.80			
Surface treatment to Internal Walls	B									
Rectification of sealant - Adhesive failure		Replace silicon to all benches in canteen	12.00	lm	CU	8	92.00			
Ceiling Finishes	C									
Repairs to cracks to or around ceiling cornices		Repair cracking cornices in the corners	4.00	lm	CD	9	94.40			
Fitments	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Eden Hill Primary School (7501)

Restoration Maintenance

Site: Eden Hill Primary School (3206)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repaint		Edge to severy	2.00	m2	IR	3	74.60			
Block: Gardeners Shed										
Substructure	C									
Rectification of cement/mortar - Degradation		Fretting mortar joints to perimeter	2.00	m2	CD	5	125.20			
External Walls	C									
Repair of cement mortar		Fretting mortar joints to perimeter	8.00	m2	C	5	1,446.40			
Surface treatment to External Doors	B									
Repainting external doors		Repaint gardeners shed door frames	3.00	m2	IR	8	120.20			
Roof Fascias	D									
Replacement of timber		Timber beading needs replacing - rotten	40.00	lm	CD	5	1,442.00			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		Repaint beading after repair	20.00	m2	CD	5	438.00			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		Repaint gutters and downpipes all round	40.00	m2	IR	8	782.00			
Block: Main Building - rooms 14-43										
Substructure	B									
Rectify timber flooring - Displacement		Library floor & verandah, various locations	40.00	m2	CD	8	2,274.00			
Repaint surface		Baseboards below verandah deck, west wing	40.00	m2	IR	7	634.00			
External Walls	C									
Repair of cement mortar		Fretting mortar joints all elevations	150.00	m2	CD	6	18,245.00			
Repair of brick walls		Repair sagging lintel at porch to entry admin mortar joints opening up	10.00	m2	CD	5	490.00	139.00		
		Repair to brickwork North West corner of West wing	10.00	m2	CD	5	490.00	139.00		
Windows	D									
Replacement/restoration of venetian blinds - Impact		Replace venetian blinds to rooms 15 + 16	10.00	m2	CU	5	1,121.00			
Replace glass		Replace scratched glass North elevation South wing	16.00	m2	CD	5	1,880.80			
Rectification of window hardware		Rectify hardware to windows rooms 16 + 40	4.00	item	CU	5	161.60			
Rectification of metal - Impact		Rectify metal security screens room 41	4.00	m2	CD	5	245.20			
Roof	B									
Repair of metallic sheet roofing		Repair roof leak to store room East of library	60.00	m2	CD	3	2,636.00			
Roof Fascias	B									
Replacement of timber		Replace timber N/W of West wing	2.00	lm	CD	5	119.60			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		Repaint fascia N/W elevation of West wing	2.00	m2	IR	8	99.80			
Internal Walls	B									
Repair plaster		Repair plaster all rooms 3 + 9	100.00	m2	CD	3	2,140.00			
Repair wall render		Repair render cracks to sports store South wall	2.00	m2	CD	7	119.60			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint after repairs. Rooms 3, 6 + 9	480.00	m2	CD	1	5,042.00			
Rectification of sealant - Adhesive failure		Replace silicon to staff room bench tops	5.00	lm	CU	5	67.50			
Ceiling Finishes	C									
Repainting of internal ceilings		Repaint ceiling to store East of library after roof repairs	25.00	m2	IR	8	432.50	225.00		
Repainting of internal ceilings		Repaint ceilings after repairs Rm 39	40.00	m2	IR	9	662.00	360.00		
Repainting of internal ceilings		Store (bookstore) Rm 39	28.00	m2	IR	8	478.40	252.00		
Repainting of internal ceilings		Repaint after repairs Rm 42	60.00	m2	IR	8	638.00	210.00		

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Eden Hill Primary School (7501)

Restoration Maintenance

Site: Eden Hill Primary School (3206)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement or repair of plasterboard		Repair water damage to ceiling in room 22	2.00	m2	CD	5	109.80			
Replacement or repair of plasterboard		Repair ceiling cracks to deputies office, male staff	18.00	m2	CD	5	588.20			
Floor Finishes	C									
Repaint floors		Re-oil all wooden verandahs	300.00	m2	CD	5	3,800.00			
Rectification of Carpet - Joint Failure (Education)		Rooms 15 + 63	30.00	m2	CD	8	918.00			
Fitments	C									
Repaint		Repaint handrails near library	4.00	m2	IR	8	99.20			
Evaporative Cooling	D									
Replacement of grille - Displacement		Rectify displaced aircon diffusers in staffroom. Rooms 15, 16, 25, 34, 39, 40, 41 + 42.	32.00	item	OE	3	4,030.80			
Ventilation	B									
Replace ceiling circulating fans		Refit cowling to ceiling fan in room 7	1.00	item	IR	8	189.10			
Block: Male/Female Toilets - rooms 45-47										
External Doors	C									
Repair of timber door		Repair grille to door of boys toilet	1.00	m2	CD	9	189.10	69.60		
Windows	B									
Rectification of metal - Impact		Repair metal security screens to boys and girls toilets	2.00	m2	CD	1	147.60			
Roof	B									
Rectification of metallic sheet roofing		Verandah area - damaged	6.00	m2	CD	1	330.80			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		Gabled ends	10.00	m2	IR	7	299.00			
Surface treatment to Internal Walls	B									
Replacement of tiles		Replace tiles around urinal in boys toilet	1.00	m2	CD	5	136.30			
Fitments	B									
Repair of glass mirrors		Repair mirror in staff toilet	1.00	m2	CU	5	272.60			
Repair of glass mirrors		Mirror to girls toilet	1.00	m2	CU	5	272.60			
Block: Trans Class - room 63 T515										
Substructure	D									
Replacement of anti-slip treads to steps - Wear		Steps and landing at entry	6.00	item	CU	2	676.40			
Windows	B									
Replace glass		Replace scratched glass	2.00	m2	CD	8	322.60			
Surface treatment to Columns	C									
Repainting of external columns		Front	6.00	m2	CD	5	163.40			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Repair North West	1.00	lm	CD	5	99.90			
Floor Finishes	B									
Repair of vinyl flooring - Adhesive, substrate or fixings		Restretch vinyl flooring	6.00	m2	CU	9	175.40			
Communications	N									
Trade Assessment		No communications in room - safety	1.00	item	OE	1	150.00			
Block: Trans Class - rooms 60/61 T1145										
Fitments	B									
Repaint		Bag rails	10.00	m2	IR	6	173.00			
Block: Trans Kindy - rooms 57-59 T1726										
Windows	B									
Replacement of flywire		Replace fly screens	10.00	m2	CU	6	398.00			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Eden Hill Primary School (7501)
 Restoration Maintenance
 Site: Eden Hill Primary School (3206)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Columns Repainting of external columns	B	Repaint all	6.00	m2	IR	8	163.40			
Internal Walls Rectification of sealant	C	Seal gaps to skirt tiles in staff toilet	1.00	m2	CD	5	57.60			
Ventilation Rectification of plastic grille - Displacement	B	Fan above stove	1.00	item	CU	7	105.60			
Block: Trans TA Rms 1-7 T394 T2234 T2235 T395										
Windows Replace glass	B	Replaced scratched glass	12.00	m2	CD	8	1,435.60			
Surface treatment to Columns Repainting of external columns	C	All Columns	40.00	m2	CU	5	806.00			
Roof Rectification of sealant	B	Leak around evap duct	4.00	lm	CD	5	80.40			
Gutters and Downpipes Repair metallic roof plumbing	D	Replace all gutters and down pipes as they are rusted out	30.00	lm	OE	1	1,382.00			
Electric Light and Power Refix cabling/conduit to structure	B	Refit fan to room 10	1.00	lm	CU	6	83.90	7.00		
Maintenance Total:							128,121.10	15,996.60		

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Eden Hill Primary School (7501)
 Restoration Maintenance
 Site: Eden Hill Primary School (3206)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Eden Hill Primary School (3206)										
Address: Ivanhoe Street Eden Hill 6054										
Comments:										

Site: Eden Hill Primary School (3206)

Routine Maintenance	N									
Service Evaporative Cooling							678.30			
Gutter Cleaning							682.50			
Routine Tree Management							1,500.00			
Service and provide written report - Pest Control Maintenance							945.00			
Maintain Fire Breaks or Grounds							420.00			
							4,225.80			
							Maintenance Total:			
							Facility Total:	132,346.90	15,996.60	
							Client Total:	132,346.90	15,996.60	
							TOTAL ESTIMATED COST:			
								132,346.90		
							TOTAL CONTINGENCY COST:		15,996.60	

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Hampton Senior High School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 03/October/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Hampton Senior High School (3154)										
Address: Morley Drive East Morley 6062										
Comments:										
Site: Hampton Senior High School (3154)										
Roads Footpaths and Paved Areas	D									
Repair/Resurface of Bituminous or synthetic paving		Resurface carparks and driveway north of admin	2500.00	m2	CD	2	39,550.00	15,750.00		
Paved Play and Sports Areas	B									
Replace the faded court line markings		Tennis & netball courts	6.00	item	CU	5	1,669.80			
Landscaping and Improvements	B									
Repaint		Football and soccer goals	12.00	m2	IR	8	225.20			
Repaint		Pergola Staff Room	30.00	m2	IR	5	488.00			
Block: Admin - rooms 115-121,123-125										
Roof	B									
Trade Assessment		Leak in NW Office - Evidence on walls	1.00	item	CD	5	150.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint walls where water staining evident	4.00	m2	IR	5	113.60			
Block: Block A/B - rooms 1-13,55-65,129										
Surface treatment to External Doors	B									
Repainting external doors		All doors North elevation	40.00	m2	IR	8	986.00			
Windows	C									
Replace glass		Glass scratched - All elevations, both levels	190.00	m2	IR	5	21,247.00			
Level: 1st Floor										
Surface treatment to External Walls	C									
Repainting of external walls		Timber rails outside classrooms North education	35.00	m2	IR	5	536.50			
Surface treatment to External Doors	C									
Repainting external doors		From rooms B12 to B1	60.00	m2	IR	5	1,454.00			
Internal Walls	B									
Repair of internal skirtings to walls		Revarnish skirting to all Teaching Rooms	400.00	lm	IR	9	5,610.00	1,120.00		
Surface treatment to Internal Walls	C									
Repainting of internal walls		Timber chair rails all rooms	25.00	m2	IR	3	310.00			
Repainting of internal walls		All rooms this level	400.00	m2	IR	5	4,210.00			
Internal Doors	B									
Repair or replacement of timber door		Impact damage to B1 Store door	0.10	m2	CD	9	67.39			
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Carpet in B1 Store - very worn & lifting	18.00	m2	IR	1	726.80			
Sand level and seal timber floor		Wood floor in Dance Studio - B1	108.00	m2	CU	2	3,833.40	756.00		
Restretch/restick carpet		Mat area of room B9	1.00	m2	CD	5	57.00			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Fitments	C									
Repaint		Cupboards - all rooms	60.00	m2	IR	5	788.00			
Rectification of fabric faced pin-up boards		Pin up boards to B11 - B12	20.00	m2	IR	2	190.00			
Rectification of fabric faced pin-up boards		Pin up board to room B4	10.00	m2	IR	2	120.00			
Rectification of panelboard cupboards - Wear		Room B2	6.00	m	CD	5	1,302.80			
Electric Light and Power	B									
Replacement of diffuser		Light in Verandah, outside B5	1.00	item	IR	8	91.80			
Level: Ground Floor										
External Doors	B									
Replace door lock - Wear		A10	1.00	item	CU	7	258.80			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Accordion door - Staffroom	1.00	item					1.40	
Surface treatment to Internal Walls	C									
Repainting of internal walls		Rooms A6 - A9 (brickwork only)	90.00	m2	IR	5	986.00			
Repainting of internal walls		Girl's Changeroom where fire occurred	5.00	m2	IR	5	102.00			
Repainting of internal walls		All rooms, Art office, boys change	150.00	m2	IR	5	1,610.00			
Repainting of internal walls		All timber railing at windows	10.00	m2	IR	5	154.00			
Replacement of tiles		Boys & girls changerooms	30.00	m2	IR	8	2,639.00			
Repainting of internal walls		Executive kitchen of administration	2.50	m2	IR	5	76.00			
Rectification of plaster - Degradation or weathering		Room A9 only	10.00	m2	IR	5	126.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		Staff room doors and frames	6.00	m2	IR	8	190.40			
Ceiling Finishes	B									
Repair of concrete		Cracks and leaks to soffit slab outside girls and boys change rooms, physical education room	10.00	m2	CD	1	321.00			
Floor Finishes	B									
Replacement of vinyl flooring		Male and female staff toilets of administration	15.00	m2	CD	5	1,248.50			
Fill in mat well in floor - (Education)		Mat-well lifting x 2, A8, A11	2.00	item	CU	5	606.60			
Fitments	C									
Repaint		Bench seats outside arts room only North elevation	4.00	m2	IR	8	99.20			
Repair of glass mirrors		Boys changerooms	1.50	m2	IR	2	383.90			
Replacement of timber - Rotting		Door entrance to room K2/3	2.00	m2	CD	5	100.00			
Electric Light and Power	B									
Replacement of diffuser		Diffuser failing in A10	1.00	item	CD	9	91.80			
Block: Block C/E - rooms 20-43,132-134										
Surface treatment to External Walls	B									
Repainting of external walls		Outside room C1	8.00	m2	IR	8	161.20			
Surface treatment to External Doors	B									
Repainting external doors		All doors this block both faces(classrooms and toilets)	75.00	m2	IR	8	1,805.00			
Surface treatment to Stair Cases	C									
Repainting of external staircase		Non skid to steps - east end	30.00	m2	IR	8	488.00			
Roof	D									
replace roof to whole building		whole building (approx 2000m2) - science			CD	3	400,000.00			
Level: 1st Floor										

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Internal Walls	C									
Repainting of internal walls		Girls, boys and male staff toilets	80.00	m2	IR	2	882.00			
Floor Finishes	B									
Repaint floors		Non skid to girls/boys toilet/female staff toilet and male staff toilet	60.00	m2	CU	1	800.00			
Fitments	C									
Repaint		All cupboards benches this level	30.00	m2	IR	3	419.00			
Level: 2nd Floor										
Surface treatment to Stair Cases	C									
Repainting of external staircase		Non skid to steps and paint railing - east end	15.00	m2	CU	2	269.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		North wall of E8	24.00	m2	IR	5	299.60			
Level: Ground Floor										
Surface treatment to Internal Walls	C									
Replacement of tiles		C2 & C3	20.00	m2	IR	5	1,776.00			
Floor Finishes	B									
Replacement of vinyl flooring		Degraded flooring at entrance to C3	1.00	m2	CU	5	129.90			
Fitments	C									
Repaint		Repaint bench seats	24.00	m2	IR	5	345.20			
Block: Block F/G - rooms 99-103,105-109										
External Walls	B									
Repair of brick walls		Crack at North window, 1st Floor	0.50	m2	CD	5	119.50	6.95		
Surface treatment to External Walls	C									
Repainting of external walls		South elevation	200.00	m2	IR	5	2,830.00			
Windows	C									
Replace glass		Windows scratched - All elevations, both levels	55.00	m2	IR	5	6,221.50			
Rectification of window hardware		Spiral balances to windows all blocks	120.00	item	CD	3	3,398.00			
Surface treatment to Stair Cases	C									
Repainting of external staircase		Timber hand rails to stairs	10.00	m2	IR	5	196.00			
Repainting of external staircase		Non skid to treads East side	30.00	m2	IR	3	488.00			
Level: 1st Floor										
Internal Walls	B									
Repair plaster		Crack in plaster, Store 1, near door	0.50	m2	CD	8	60.45			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Timber rail at windows	10.00	m2	IR	5	154.00			
Repainting of internal walls		Columns of M11	20.00	m2	IR	5	258.00			
Repainting of internal walls		All brickwork in Teaching Areas	80.00	m2	IR	5	882.00			
Fitments	D									
Repaint		Repaint cupboards RM F1	8.00	m2	IR	5	148.40			
Rectification of fabric faced pin-up boards		Room F3 - pin up board	20.00	m2	IR	5	190.00			
Level: Ground Floor										
Surface treatment to Internal Walls	C									
Repainting of internal walls		Timber rail at windows G1, G2 & G3	10.00	m2	IR	5	154.00			
Floor Finishes	C									
Fill in mat well in floor - (Education)		Mat-well lifting - G3	1.00	item	CU	8	328.30			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Fitments	C									
Repaint		G1, G2 cupboards	16.00	m2	IR	5	246.80			
Block: Block H/J (Languages) - rooms 84-89,138										
Surface treatment to External Walls	B									
Repainting of external walls		Verandah handrails	8.00	m2	IR	8	161.20			
Surface treatment to External Doors	C									
Repainting external doors		6 Doors this block. Both faces	24.00	m2	IR	5	611.60			
Windows	C									
Rectification of metal - Displacement		Sun louvres - north elevation	12.00	m2	IR	3	141.20			
Surface treatment to Columns	C									
Repainting of external columns		Columns and beams	50.00	m2	IR	5	995.00			
Roof	B									
Repair and clean tiled roof		Whole building	450.00	m2	CD	7	3,200.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All sides	30.00	m2	IR	5	857.00			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		South side	40.00	m2	IR	5	742.00			
Level: 1st Floor										
Ceiling Finishes	B									
Repainting of internal ceilings		Language staffroom, J1 & J2	150.00	m2	IR	5	1,520.00	525.00		
Level: Ground Floor										
Surface treatment to Internal Walls	B									
Replacement of tiles		Above sink & wet areas in H2	5.00	m2	IR	8	481.50			
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Replace carpet in Copy Room	12.00	m2	IR	2	501.20			
Block: Caretakers Res/Step House - room 82										
Surface treatment to External Walls	C									
Restoration of masonry - High Pressure Cleaning		East and West elevations	50.00	m2	IR	1	470.00			
Surface treatment to External Windows	C									
Repainting of external windows		East & west sides	10.00	m2	IR	5	284.00			
Roof	C									
Repair of tile roofing		Whole building (200 m2)	200.00	m2	CD	3	11,620.00			
Surface Finishes to Roof Fascias	D									
Repainting to Roof Fascia		All sides	20.00	m2	IR	3	548.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Kitchen passage & 2 offices front offices	250.00	m2	IR	5	2,650.00			
Ceiling Finishes	C									
Repainting of internal ceilings		South west office	2.00	m2	IR	5	69.60	7.00		
Block: Gym - rooms 44-50,52-54										
Surface treatment to External Walls	B									
Restoration of masonry - High Pressure Cleaning		West elevation	100.00	m2	IR	5	890.00			
Roof	B									
Rectification of metal		West eaves roof steel corroded	15.00	m2	CD	5	864.50			
Surface treatment to Roof	B									
Repainting of rooves		Paint treated roof steel	15.00	m2	IR	9	351.50			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Internal Walls	B									
Repainting of internal walls		Gymnasium	350.00	m2	IR	5	3,690.00			
Repainting of internal walls		Boys toilet	1.00	m2	IR	5	60.40			
Fitments	B									
Replacement of paper towel dispenser		Boys toilet	1.00	item	IR	5	189.10			
Rectification of metal mirrors - scratching		Boys Toilet - Scratched	1.00	m2	IR	5	272.60			
Block: ICT Computing Block - rooms 140-147										
Surface treatment to External Walls	B									
Repainting of external walls		North West elevation(garden bed)	100.00	m2	IR	5	1,990.00			
Repainting of external walls		West elevation	50.00	m2	IR	5	1,020.00			
Restoration of external wall paint (anti-graffiti) - degradation		East elevation face (entrance)	50.00	m2	IR	5	1,125.00			
Block: Library - rooms 104,126-128										
Substructure	C									
Rectification of concrete - major cracking/displacement		West elevation floor	150.00	m2	IR	5	10,940.00			
Replacement of brick pavers		Cracks to concrete paving to library	120.00	m2	CD	5	7,238.00			
Roof	B									
Trade Assessment		Evidence of leak - Staffroom	1.00	item	CD	5	150.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All sides	30.00	m2	IR	5	857.00			
Gutters and Downpipes	D									
Replacement of metallic roof plumbing		North east corner of library	6.00	lm	OE	1	317.00			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		All sides	40.00	m2	IR	5	1,002.00			
Ceiling Finishes	B									
Repainting of external soffit		Main entrance	30.00	m2	IR	5	419.00			
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Video/cd store	10.00	m2	IR	5	426.00			
Space Heating	B									
Replacement of metal grille - Impact		Central heater repair damaged grill	2.00	m2	CU	5	147.60			
Block: M-Arts/D & T - rooms 90-96,135-138										
External Walls	B									
Repair of brick walls		Cracking to Verandah wall outside A1/A2	1.50	m2	CD	5	158.50	20.85		
Repair of brick walls		South stairwell side of handrail brick cracking	3.00	m2	CD	2	217.00	41.70		
Surface treatment to External Walls	B									
Repainting of external walls		Verandah handrail - upper level	12.00	m2	IR	8	216.80			
External Doors	B									
Repair door furniture, (hinges, rollers, etc)		Replace door handle - A1	1.00	item	CU	5	189.10			
Windows	D									
Replace glass		Windows scratched	20.00	m2	IR	5	2,326.00			
Rectification of window hardware		Spiral balances to windows	28.00	items	CD	5	831.20			
Surface treatment to Stair Cases	B									
Repainting of external staircase		South stairwell handrail	15.00	m2	IR	8	269.00			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		Skylights	40.00	m2	CD	7	1,126.00			

Level: 1st Floor

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)

Restoration Maintenance

Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Internal Walls	B									
Repair concrete		Store room	2.00	m2	CD	1	105.80			
Repair of internal skirtings to walls		A2 - Skirting displaced - South wall	3.00	lm	IR	5	91.70	8.40		
Surface treatment to Internal Walls	C									
Repainting of internal walls		Class A1, A3-A4 all painted brick walls	180.00	m2	IR	5	1,922.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		All this block	50.00	m2	IR	8	1,220.00			
Floor Finishes	C									
Reapply floor Paint or chemical films		A2 - Metal corroding - needs treatment	4.00	m2	IR	5	189.20			
Rectification of timber - Displacement		Floorboard missing - Rm A4	1.00	m	HS	5	63.90			
Fitments	B									
Rectification of Krommenite notice boards - delamination		A3	5.00	m2	CU	1	850.00			
Level: Ground Floor										
Surface treatment to Internal Walls	C									
Repainting of internal walls		Photography room	60.00	m2	IR	5	674.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		All. Both faces this level	40.00	m2	IR	5	986.00			
Upper Floors	B									
Rectification of paint - Wear		Perimeter beam - east elevation	56.00	m2	IR	5	852.60			
Floor Finishes	C									
Repaint floors		Safety lines to machines	10.00	m2	CU	7	175.00			
Repaint floors		Apply non skid surface	300.00	m2	CU	8	3,800.00			
Block: Prevoc (Mechanical) - rooms 78-83										
External Walls	B									
Repair of brick walls		West wall - bricks missing	2.00	m2	IR	5	178.00	27.80		
Windows	B									
Replace glass		Windows scratched	8.00	m2	IR	5	990.40			
Roof	B									
Repair of tile roofing		Whole roof	300.00	m2	CD	7	17,180.00			
Trade Assessment		Evidence of leaks - Classroom	1.00	item	CD	5	150.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Paint all	20.00	m2	IR	3	548.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Classroom	92.00	m2	IR	5	1,006.80			
Repainting of internal walls		Office all walls	10.00	m2	IR	5	154.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		Classroom and office. Store both faces	12.00	m2	IR	5	330.80			
Ceiling Finishes	B									
Repainting of internal ceilings		Baggage/locker area	14.00	m2	IR	1	187.20	49.00		
Replacement of stramit		Classroom	5.00	m2	IR	4	523.00			
Block: Toilets - rooms 66-71,131										
External Walls	B									
Repair of brick walls		Horizontal crack along Girls Toilet - 3mm wide	5.00	m2	CD	5	295.00	69.50		
Surface treatment to External Doors	B									
Repainting external doors		Repaint external doors	10.00	m2	IR	7	284.00			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Internal Walls	B									
Rectification of tiles		Tiles over Boys urinal	1.00	m2	IR	8	140.40			
Surface treatment to Internal Doors	C									
Repainting internal doors		Girls toilets cubicle doors and boys toilet doors	34.00	m2	IR	3	845.60			
Maintenance Total:							611,649.34	18,383.60		

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Hampton Senior High School (7449)
 Restoration Maintenance
 Site: Hampton Senior High School (3154)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Hampton Senior High School (3154) Address: Morley Drive East Morley 6062 Comments:										
Site: Hampton Senior High School (3154)										
Routine Maintenance	N						121.80			
Service Air-conditioning							945.00			
Gutter Cleaning							3,000.00			
Routine Tree Management							378.00			
Inspection and Servicing of Fixed Gymnastic Equipment							36.75			
Service Fire Hose Reels							150.15			
Service Gas Heaters							106.05			
Service Heating Water System							661.50			
Inspection of Manual Ats Equipment							300.00			
Service Air Compressor/Receiver							150.00			
Service Vehicle Hoist							189.00			
Service Dust Extraction Equipment							315.00			
Cleaning of Sumps, Soakwells and Drains							378.00			
Service Exit Signs										
							Maintenance Total:	6,731.25		
							Facility Total:	618,380.59	18,383.60	
							Client Total:	618,380.59	18,383.60	
							TOTAL ESTIMATED COST:			
								618,380.59	18,383.60	
							TOTAL CONTINGENCY COST:			
								18,383.60		

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Primary School (7581)
 Restoration Maintenance
 Site: Lockridge Primary School (3289)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Lockridge Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 29/July/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Primary School (7581)
 Restoration Maintenance
 Site: Lockridge Primary School (3289)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Lockridge Primary School (3289) Address: 48 Rosher Road LOCKRIDGE 6054 Comments:										
Site: Lockridge Primary School (3289)										
External Stormwater Drainage	B									
Rectification of Stormwater drainage problem, install new soakwell		Drainage issues on Basketball Courts.	5.00	Item	OE	5	5,327.00			
Block: Admin - rooms 1-20										
Internal Walls	B									
Repair plaster		Principal's Office - Repair cracking plaster	3.00	m2	IR	8	112.70			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Principal's Office - Painting of walls after repairs	5.00	m2	IR	8	102.00			
							Maintenance Total:	5,541.70		
							Facility Total:	5,541.70		
							Client Total:	5,541.70		
							TOTAL ESTIMATED COST:			
									5,541.70	
							TOTAL CONTINGENCY COST:		0.00	

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: Lockridge Senior High School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 22/July/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: Lockridge Senior High School (3173)										
Address: Benara Road Kiara 6054										
Comments: Severe cracking of walls happening in a number of buildings, water pressure is low.										
Site: Lockridge Senior High School (3173)										
Boundary Walls, Fencing and Gates	B									
Replace/repair chain mesh fence including top and bottom rail and posts		Repair chain mesh fence around tennis courts	20.00	lm	CD	5	1,502.00	140.00		
Roads Footpaths and Paved Areas	D									
Repair/Resurface of Bituminous or synthetic paving		Repair paving between jillies and home ecc	30.00	m2	CU	6	524.00	189.00		
Repair/Resurface of Bituminous or synthetic paving		Rectify paving South of art block	50.00	m2	CU	8	840.00	315.00		
Repair/Resurface of Bituminous or synthetic paving		Repair paving at farm house/classrooms	20.00	m2	CU	8	366.00	126.00		
Replace Bituminous or synthetic paving including base course		Resurface tennis courts	2500.00	m2	CU	9	104,700.00			
Repair of Clay & Conc. Brick		Path from gym to courts	50.00	m2	CU	1	3,045.00			
Repair of Clay & Conc. Brick		Large tree lifting pavers fronting Jillies Restaurant	20.00	m2	CU	6	1,248.00			
Repair of Concrete Kerbing - Precast		Replace kerbing to drive way to D&T- rooms 67-78,100	20.00	lm	CD	7	886.00			
Re-mark carpark lines and traffic markings (large site)		Remark staff carpark lines	1.00	item	CU	4	2,782.50			
Repair of Clay & Conc. Brick - Impact		North/West home ec	5.00	m2	CU	2	349.50			
Repair of concrete - cracking		Adjacent to basketball court	3.00	m2	CU	1	196.40			
Paved Play and Sports Areas	C									
Repair/Resurface of bituminous or synthetic paving		Tennis courts	1600.00	m2	CU	5	25,330.00	10,080.00		
Replace surface of practice cricket pitches		Central cricket pitch	1.00	item	CU	1	2,086.90			
Landscaping and Improvements	B									
Repaint		Basketball backboards	24.00	m2	CU	8	400.40			
Repaint		Repaint basketball backboards	32.00	m2	IR	9	693.20			
Repaint		Paint goal posts including soccer	30.00	m2	IR	8	653.00			
Restore tension to cricket net/court chain mesh		Cricket nets - basketball fences	4.00	item	CD	8	2,782.40			
Repair of retaining barrier/wall		Retaining wall court side of gym	1.00	m2	CD	7	139.10			
Removal of tree		Tree roots lifting paving court side of gym	3.00	item	CU	7	1,043.70			
Block: Admin/Staff - rooms 82-87										
External Walls	B									
Repair of brick walls		Fix brickwork at nib wall in front of female staff toilets and corner of wall opposite toilets	1.50	m2	CD	5	158.50	20.85		
Windows	B									
Replace glass		Replace scratched glass all round	15.00	m2	CD	8	1,769.50			
Columns	B									
Rectification to brick - Degradation or weathering		Repair mortar to column adjacent reception entry	4.00	m2	CD	8	206.00			
Roof Eaves	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of air vents		Front entrance	2.00	item	CD	8	200.20			
Internal Walls	B									
Repair to brickwork		Repair cracking brickwork in reception	2.00	m2	CD	5	128.00			
Repair wall render		Repair render in program manager store at window and at door near ceiling	1.00	m2	CD	5	84.80			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint female staff toilets, store room behind door and after repairs	34.00	m2	IR	5	403.60			
Replacement of tiles		Replace splashback tiles in staffroom	1.00	m2	CD	8	136.30			
Repainting of internal walls		Repaint after repairs	8.00	m2	IR	8	133.20			
Repainting of internal walls		Repaint after repairs	6.00	m2	IR	8	112.40			
Ceiling Finishes	B									
Repainting of internal ceilings		Repaint ceilings through out offices	150.00	m2	IR	8	1,520.00	525.00		
Repainting of internal ceilings		Mens and ladies toilets	33.00	m2	IR	8	373.40	115.50		
Repair to ceiling plaster		Replace ceiling panels through out	4.00	m2	IR	8	190.00			
Rectification of plaster tiles - Displacement		Reception	3.00	m2	IR	9	91.70			
Fitments	C									
Repair of laminate panelboard		Replace laminex benchtops in Staff Room - water damaged	5.00	m2	IR	7	1,094.00			
Electric Light and Power	B									
Replacement of fluorescent light fitting		Eaves area outside transformer room	1.00	item	IR	6	258.80			
Ventilation	B									
Repaint		Replace missing vent grilles to male toilets	4.00	m2	IR	9	108.40			
Block: Aquaculture; Cattle Shed										
Surface treatment to Roof	C									
Repainting of rooves		Repaint roof trusses and treat corrosion (cattle and aqua)	60.00	m2	CD	8	1,256.00			
Block: Art/Media - rooms 57-66,99										
External Walls	B									
Repair of brick walls		Repair brickwork by West downpipe North elevation and bricks to stairs	6.00	m2	CD	8	334.00	83.40		
Surface treatment to External Doors	B									
Repainting external doors		All doors need paint	24.00	m2	IR	8	611.60			
Windows	B									
Replace glass		Replace scratched glass all round	15.00	m2	CD	8	1,769.50			
Columns	B									
Repair of brick external columns - Impact Damage		Repair severe cracking of brick column South East corner at stairwell	4.00	lm	CD	3	467.60			
Stair Case	B									
Rectification of concrete - Degradation or weathering		Fretting brick work garden bed side	3.00	m2	CD	5	196.40			
Level: 1st Floor										
Windows	B									
Replacement/restoration of metal - Hardware		Skylight	1.00	item	CU	7	175.30	69.60		
Surface treatment to Internal Walls	B									
Repainting of internal walls		Room 58	55.00	m2	IR	6	622.00			
Surface treatment to Internal Doors	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting internal doors		Paint repair & frames to all rooms	20.00	m2	IR	8	518.00			
Level: Ground Floor										
Stair Case	B									
Painting to Handrails and Balustrading		Repaint stairs hand rails	10.00	m	IR	8	189.00			
Surface treatment to Internal Walls	B									
Replacement of tiles		Replace tiles to urinal in male staff room	1.00	m2	CD	8	136.30			
Repainting of internal walls		A2 office needs paint	12.00	m2	IR	8	174.80			
Surface treatment to Internal Doors	B									
Repainting internal doors		All rooms paint repair & frames	20.00	m2	IR	8	518.00			
Floor Finishes	B									
Rectification of Carpet - Joint Failure (Education)		Repair carpet to staff office	2.00	m2	CU	8	61.20			
Fitments	B									
Repaint		Door to cupboards in Art room 63	6.00	m2	IR	6	123.80			
Repair of glass mirrors		Repair mirror in male and female toilet	1.00	m2	CU	9	272.60			
Repair of laminate panelboard		Cupboard doors to Art rooms 63/64	20.00	m2	IR	6	4,226.00			
Block: Business Ed/S-Studies - rooms 1-15										
External Walls	B									
Repair of cement mortar		Repair mortar joint to East side of East stairwell	6.00	m2	CD	9	1,209.80			
Repair of brick walls		Repair brickwork to wall next to room 9 and 13	4.00	m2	CD	5	256.00	55.60		
Repair of brick walls		East corner - lower level adjacent to stairs	1.00	m2	CD	2	139.00	13.90		
Windows	B									
Replace glass		Replace scratched glass all round	20.00	m2	CD	8	2,326.00			
Replacement of flywire		Replace flyscreens all round	10.00	m2	IR	9	398.00			
Stair Case	B									
Rectification of concrete - Degradation or weathering		South West corner above stair upper level brickwork	2.00	m2	CD	5	147.60			
Roof	B									
Rectification of metal		Replace rusting out roof sheets to entire roof area	5713.00	m2	CU	2	338,830.90			
Roof Eaves	B									
Rectification of timber		Rectify sagging eave sheet 1st floor facing West	4.00	lm	CD	8	80.40			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		Repaint all eaves and linkways	300.00	m2	CD	5	2,990.00			
Upper Floors	C									
Repair of concrete beams - Impact Damage		Spalching North West elevation, North East elevation and North	8.00	m3	CD	7	6,026.80			
Fitments	B									
Repaint		Upper level bench seating	6.00	m2	IR	6	123.80			
Level: 1st Floor										
External Walls	N									
Replacement of sealant - Adhesive failure		Re apply construction joint to staircase East at 1st floor	6.00	lm	IR	8	100.40			
Surface treatment to External Doors	C									
Repainting external doors		Rooms 1-4 & staff office need paint.	20.00	m2	IR	8	518.00			
Windows	B									
Replacement of fabric - Degradation or weathering		Room 1	20.00	m2	IR	7	1,858.00			
Internal Walls	B									
Repair wall render		Repair crazing render to computer area	12.00	m2	CD	5	467.60			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Internal Walls Repainting of internal walls	B	Repaint after repairs	12.00	m2	IR	8	174.80			
Surface treatment to Internal Doors Repainting internal doors	B	Rooms 1, 2, 3 & 4 need paint	16.00	m2	IR	8	424.40			
Ceiling Finishes Repainting of internal ceilings	B	Repaint ceiling room 7,25	50.00	m2	CD	5	540.00	175.00		
Level: Ground Floor										
Stair Case Painting to Handrails and Balustrading	N	Repaint stairwell ballustrading East and West	12.00	m	IR	8	216.80			
Internal Walls Repair to brickwork	B	Severe internal wall cracking in corner of room includes external course and concrete pillar East wall, IT office (cracks)	4.00	m2	CD	3	206.00			
Repair wall render	B		4.00	m2	IR	8	189.20			
Surface treatment to Internal Walls Repainting of internal walls	B	All block - classrooms & office	280.00	m2	IR	8	2,962.00			
Floor Finishes Rectification of Carpet - Joint Failure (Education)	B	Repair holes in carpet to rooms 8-11	6.00	m2	CU	8	183.60			
Block: Canteen - room 81										
External Walls Rectification of asbestos cement - Impact	C	Repair hole to asbestos wall cladding South elevation East end	1.00	m2	CD	2	125.50			
Roof Repair of metallic sheet roofing	D	Fix roof leak at skylight in canteen	5.00	m2	CD	1	265.50			
Repair of metallic sheet roofing	D	Roof leak through box gutter	25.00	m2	CD	2	990.00			
Gutters and Downpipes Repair metallic roof plumbing	C	Box gutter needs attention	1.00	lm	CD	2	94.40			
Roof Eaves Replace of fibre cement panel	B	Replace missing and damaged asbestos lining to canteen covered area	15.00	m2	CD	5	622.00			
Surface Finishes to Roof Eaves Repainting to Eaves	C	Skylights	20.00	m2	IR	7	356.00			
Surface treatment to Internal Doors Repainting internal doors	C	Toilet door needs paint	2.00	m2	IR	8	96.80			
Floor Finishes Rectification of Carpet - Joint Failure (Education)	D	Repair carpet in music store room	2.00	m2	CU	1	61.20			
Fitments Repaint	C	Repaint railing to servery	25.00	m2	IR	8	357.50			
Repair of laminate panelboard	C	Replace laminate servery counters	12.00	m2	CD	3	2,555.60			
Block: Common/House Cntr - rooms 79/80										
Surface treatment to External Doors Repainting external doors	C	Needs paint repair	2.00	m2	IR	8	96.80			
Windows Replace glass	C	Replace scratched glass all round	30.00	m2	CD	8	3,439.00			
Roof Repair of metallic sheet roofing	C	Fix roof leaks in common room	80.00	m2	CD	3	3,498.00			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ceiling Finishes	B									
Repainting of internal ceilings		Needs paint repair	150.00	m2	IR	8	1,520.00	525.00		
Repair/replacement of skylight		Replace missing skylighr diffusers in common room	4.00	item	IR	8	3,111.20			
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Repair/replace all carpet	100.00	m2	CU	5	3,810.00			
Block: D&T - rooms 67-78,100										
External Walls	B									
Repair of cement mortar		Repair mortar join West elevation adjacent to path to maths block	1.00	m2	CD	9	618.30			
External Doors	B									
Repair of metal door		Repair metal door frame to electrical box opposite room 71	4.00	m2	CD	7	217.20			
Surface treatment to External Doors	C									
Repainting external doors		All external doors need paint	40.00	m2	IR	8	986.00			
Windows	B									
Replace glass		Replace scratched glass all round	30.00	m2	CD	8	3,439.00			
Roof Fascias	B									
Repairs to fibre cement		Refix panels court side of building	3.00	m2	CD	7	102.20	27.00		
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		All fascias need paint	100.00	m2	IR	8	2,540.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Repair guttering West elevation	40.00	lm	CD	3	2,046.00			
Replacement of metallic downpipe straps/brackets		Replace downpipe brackets all round	4.00	item	CD	8	80.40			
Replacement of metallic roof plumbing		Corroded downpipe metalwork end, court side of building	12.00	lm	CD	7	584.00			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		Downpipes/gutters need paint	60.00	m2	IR	8	1,478.00			
Roof Eaves	B									
Rectification of metal		Rectify metal trim to eave South West corner	1.00	lm	IR	8	57.00			
Replace of fibre cement panel		Repair roof overhang above roller door North elevation	8.00	m2	CD	5	378.40			
Surface treatment to Internal Walls	B									
Replacement of tiles		Skirting tiles to photography room 70	1.00	m2	CD	8	136.30			
Replacement of tiles		Sinks in rooms 68/69	4.00	m2	IR	8	395.20			
Surface treatment to Internal Doors	C									
Repainting internal doors		All doors need paint repair & frames	30.00	m2	IR	8	752.00			
Fitments	C									
Repaint		Cupboards & benchtops need paint Room 78	12.00	m2	IR	8	197.60			
Rectification of panelboard cupboards - Wear		Missing door to cupboards in room 75	1.00	m	CU	9	258.80			
Electric Light and Power	B									
Replacement of electrical wiring		Woodwork room	1.00	item	CD	1	154.90			
Ventilation	B									
Rectification of plastic grille - Displacement		Rectify vent in photography room	1.00	item	CD	8	105.60			
Block: Demountable D433; ES2										
Substructure	B									
Rectification of timber - Displacement		Repair timber decking at verandah	10.00	lm	CD	3	593.00			
Surface treatment to External Doors	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting external doors		Needs paint repair	2.00	m2	IR	8	96.80			
Windows	D									
Replacement/restoration of metal - Hardware		Repair window locks South face	18.00	item	CU	1	2,305.40	1,252.80		
Floor Finishes	B									
Rectification of carpet - Joint failure		Carpet join needs repair	10.00	m2	CD	5	356.00			
Fitments	D									
Repaint		Treat corrosion to evap aircon ducting	8.00	m2	CU	1	148.40			
Repaint		Revarnish cupboards	20.00	m2	IR	8	296.00			
Block: English/Drama - rooms 16-30,102,103										
Substructure	B									
Re-apply non slip surface		Repaint stairs both ends	30.00	m2	CU	8	1,094.00			
External Walls	B									
Repair of brick walls		Repair brickwork at West stairwell on main structure	3.00	m2	CD	5	217.00	41.70		
Repair of brick walls		Repair brickwork at Eastern stairwell construction join is opening up	2.00	m2	CD	7	178.00	27.80		
Repair of brick walls		Bricks missing on top of west stairwell	0.50	m2	CD	5	119.50	6.95		
Surface treatment to External Walls	B									
Restoration of masonry - High Pressure Cleaning		Tiles above drinking trough	2.00	m2	IR	7	66.80			
Windows	C									
Replace glass		Replace scratched glass all round	20.00	m2	CD	8	2,326.00			
Replacement of flywire		Replace flyscreens all round	20.00	m2	CD	9	746.00			
Columns	B									
Repair of brick external columns - Impact Damage		Repair severe cracking to North Western column	2.00	lm	CD	5	258.80			
Roof Eaves	B									
Replace of fibre cement panel		Outside 17 & south-west corner	7.00	m2	CD	5	343.60			
Upper Floors	B									
Repair of concrete beams - Impact Damage		Render face at upper brick join failing in some locations	5.00	m3	CD	6	3,785.50			
Level: 1st Floor										
Surface treatment to External Doors	B									
Repainting external doors		Storeroom, rooms 4 & 1 paint repair	6.00	m2	IR	8	190.40			
Internal Walls	B									
Repair plaster		English office, east wall	4.00	m2	IR	8	133.60			
Repair wall render		Repair drummy render in passage between rooms 1 and 4	8.00	m2	CD	5	328.40			
Identification of Operable Walls		Rooms 19/20	1.00	item				1.40		
Repair wall render		Repair render to computer room near door to room 2	2.00	m2	CD	5	119.60			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Repaint after repairs	6.00	m2	IR	8	112.40			
Repainting of internal walls		Storeroom, rooms 1,2,4	70.00	m2	IR	8	778.00			
Repainting of internal walls		Room 4 office, office	100.00	m2	IR	5	1,090.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		All internal doors & frames need paint	13.00	m2	IR	8	354.20			
Floor Finishes	B									
Rectification of Carpet - Joint Failure (Education)		Repair carpet to english office	8.00	m2	CU	6	244.80			
Fitments	B									
Repair of laminate panelboard		Cupboards Rooms 4 and 2	20.00	m2	IR	8	4,226.00			

Building Condition Assessment By Facility

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 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Level: Ground Floor										
External Doors	C									
Repair of metal door		Repair metal grille door North elevation	1.00	m2	CD	9	91.80			
Surface treatment to External Doors	C									
Repainting external doors		Rooms 28 & girls toilets	8.00	m2	IR	8	237.20			
Internal Walls	C									
Repair of internal skirtings to walls		Replace skirting in rooms 27	4.00	lm	CD	8	105.60	11.20		
Surface treatment to Internal Walls	C									
Replacement of tiles		Replace wall tiles to urinals in boys toilet	1.00	m2	CD	8	136.30			
Repainting of internal walls		Drama Room & boys toilets - Rms 25, 28 & 29	55.00	m2	IR	8	622.00			
Ceiling Finishes	C									
Replacement or repair of plasterboard		Drama	1.00	m2	CD	8	74.40			
Floor Finishes	B									
Rectification of Carpet - Joint Failure (Education)		Repair carpet at top level of seating in drama room	1.00	m2	CU	8	30.60			
Rectification of vinyl flooring - Staining		Repair vinyl (asbestos) staining in IT room	2.00	m2	IR	9	161.20			
Rectification of Carpet - Joint Failure (Education)		12 & drama repair seam	16.00	m2	IR	8	489.60			
Fill in mat well in floor - (Education)		Education Support rooms 26/27, Office & Drama	6.00	item	CU	6	1,719.80			
Fitments	B									
Repair of glass mirrors		Mirror needs replacing in girls toilets	2.00	m2	CU	5	495.20			
Special Equipment	B									
Replacement of canvas curtains		Stage curtains	20.00	m2	CU	6	1,316.00			
Ventilation	B									
Replacement of metal grill		Replacement of metal grille in girls toilets	1.00	item	CD	8	168.30			
Block: Farm Block/Classes - rooms1-12										
Windows	B									
Replace glass		Replace scratched glass all round	6.00	m2	CD	8	767.80			
Stair Case	N									
Painting to Handrails and Balustrading		Repaint balustrading	30.00	m	IR	8	467.00			
Rectification of timber - Degradation or weathering		Repair timber step to classrooms	4.00	lm	CU	8	189.20			
Roof	B									
Trade Assessment		Continual leaks through roof vents	1.00	item	CD	7	150.00			
Gutters and Downpipes	B									
Replacement of metallic roof plumbing		Staff access verandah	3.00	lm	CU	7	200.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint after repairs	6.00	m2	IR	8	112.40			
Repair of grout		Replace grout to soap holder in disabled showers	0.50	m2	CD	8	55.55			
Surface treatment to Internal Doors	B									
Repainting internal doors		Computer Room 4	4.00	m2	IR	8	143.60			
Ceiling Finishes	B									
Rectification of metal ceiling		Rectify metallic ceiling strips through out	8.00	lm	IR	8	161.20	56.00		
Block: Farm Residence T2468										
External Walls	B									
Repair of timber walls		Replace timber to balustrading	4.00	m2	CD	3	189.20			
Surface treatment to Columns	D									
Repainting of external columns		Repaint columns all round	12.00	m2	IR	8	276.80			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)

Restoration Maintenance

Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Stair Case	N									
Painting to Handrails and Balustrading		Repaint balustrading	25.00	m	IR	8	397.50			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		Repaint gutters all round	50.00	m2	IR	5	1,240.00			
Ceiling Finishes	B									
Replacement or repair of plasterboard		Repair cracks to ceiling through centre of louvre	10.00	m2	CD	9	294.00			
Ventilation	B									
Replace ceiling circulating fans		Requires rangehood over oven	1.00	item	CU	6	189.10			
Block: Gym - rooms 88-96										
Substructure	B									
Rectification of concrete - major cracking/displacement		Repair concrete cracks to verandahs all round	15.00	m2	CD	8	1,544.00			
External Walls	B									
Repair of brick walls		Repair serious wall crack above drinking fountain South elevation and above fire hose reel	1.00	m2	CD	9	139.00	13.90		
Repair of brick walls		Repair brickwork by girls changerooms South elevation	1.00	m2	CD	9	139.00	13.90		
Repair of brick walls		Repair brickwork West elevation adjacent to canteen	2.00	m2	CD	5	178.00	27.80		
Rectification of tiles - adhesive, substrate or fixing		Replace wall tiles at drink trough South elevation	1.00	m2	CD	8	105.60			
External Doors	C									
Repair of timber door		Repair timber double doors East elevation South end	1.00	m2	CD	5	189.10	69.60		
Surface treatment to External Doors	C									
Repainting external doors		All external doors need paint repair	64.00	m2	IR	8	1,547.60			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All elevations need paint	100.00	m2	IR	8	2,540.00			
Roof Eaves	B									
Replace of fibre cement panel		Replace damaged sheeting on eaves and verandah	4.00	m2	CD	8	239.20			
Internal Walls	B									
Repair plasterboard		Holed wall in Health Studio	1.00	m2	CD	7	84.80			
Surface treatment to Internal Walls	B									
Replacement of tiles		Boys urinal & girls toilet	3.00	m2	IR	8	308.90			
Internal Doors	B									
Repair or replacement of timber door		Female student toilets - grille to door	1.00	m2	IR	8	223.90			
Surface treatment to Internal Doors	B									
Repainting internal doors		Staff office, storeroom & boys changerooms	16.00	m2	IR	8	424.40			
Ceiling Finishes	B									
Repainting of internal ceilings		Girls & boys toilets & boys changerooms	140.00	m2	IR	8	1,422.00	490.00		
Repair to ceiling plaster		Ceiling in boys changerooms need repair (hardiflex & girls changerooms)	4.00	m2	CD	5	190.00			
Rectification of caneite - Displacement		Repair ceiling around light fitting in office	2.00	m2	CD	8	77.80			
Floor Finishes	B									
Sand level and seal timber floor		Sand and seal stage flooring	60.00	m2	CU	8	2,163.00	420.00		
Repair of vinyl flooring - Adhesive, substrate or fixings		Lino needs repair in girls changerooms	2.00	m2	CU	5	91.80			
Electric Light and Power	B									
Replacement of diffuser		Diffusers missing in staff shower & gym storeroom	5.00	item	CU	5	259.00			
Replacement of metal light fittings		Replace light fitting room 54	3.00	item	CD	5	237.80			
Replacement of light switches		Replace light switches through out building	7.00	item	CU	5	196.30			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Air Conditioning	D									
Replace Air-conditioning units		Rplace air-conditioning unit in Gym			CU	1	20,000.00			
Ventilation	B									
Replacement of metal grill		Boys change rooms	2.00	item	IR	6	286.60			
Block: Home Economics										
Substructure	B									
Rectification of concrete - major cracking/displacement		Cracks in concrete verandah	10.00	m2	CD	8	1,196.00			
Rectification of concrete - major cracking/displacement		Concrete path/substrate severely cracked East elevation	8.00	m2	CD	5	1,056.80			
External Walls	B									
Repair of cement mortar		Repair mortar joins West elevation	30.00	m2	CD	8	4,049.00			
Windows	B									
Replace glass		Replace scratched glass all round	20.00	m2	CD	8	2,326.00			
Replacement of flywire - Displacement		north, south windows	34.00	item	CU	4	1,940.40			
Roof Fascias	B									
Repairs to fibre cement		Repair damaged fascia all around	5.00	m2	CD	8	137.00	45.00		
Gutters and Downpipes	B									
Replacement of metallic downpipe straps/brackets		Replace downpipe bracket South West	1.00	item	CD	8	57.60			
Roof Eaves	B									
Replace of fibre cement panel		North West corner	3.00	m2	CD	8	204.40			
Replace of fibre cement panel		2 areas North East & North aspects	2.00	m2	CD	8	169.60			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		South & east elevations need paint	34.00	m2	IR	8	383.20			
Ceiling Finishes	B									
Rectification of plasterglass - Degradation or weathering		Replace damaged ceiling panels through out	5.00	m2	IR	8	150.50			
Fitments	C									
Repair of laminate panelboard		Both Home Economics classes - laminex	14.00	m2	IR	7	2,973.20			
Sanitary Fixtures	B									
Replacement of taps		Replace tap ware to home ecc 2 sink	1.00	item	CU	8	175.30			
Block: Jillies Restaurant Catering T407										
Substructure	B									
Repaint surface		Steps, non-slip coating	3.00	m2	CU	9	93.80			
Surface treatment to External Walls	C									
Repainting of external walls		Catering - all sides	90.00	m2	IR	8	1,301.00			
Floor Finishes	B									
Restretch/restick carpet		Main area	80.00	m2	IR	5	610.00			
Block: Library - room 31										
Substructure	B									
Rectification of concrete - Minor cracking		Repair concrete cracks to front of library by fire hydrant	2.00	m2	CD	9	100.00			
External Walls	B									
Rectification of tiles - adhesive, substrate or fixing		Replace wall tiles over drinking fountain West	1.00	m2	CD	8	105.60			
External Doors	B									
Replace roller door		Repair roller door North	1.00	item	CD	8	1,391.30			
Surface treatment to External Doors	B									
Repainting external doors		Repaint external doors	15.00	m2	IR	8	401.00			
Windows	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replace glass		Replace scratched glass all round	20.00	m2	CD	8	2,326.00			
Replacement of flywire		Replace flyscreens all round	10.00	m2	CD	8	398.00			
Roof Fascias	B									
Rectification of metal		Rectify metal strip to fascia East elevation	2.00	m2	IR	8	95.80			
Roof Eaves	B									
Rectification to fibre cement		Rectify broken asbestos eave sheet South East corner	1.00	lm	CD	8	111.30			
Ceiling Finishes	B									
Repainting of internal ceilings		Paint repair all areas	200.00	m2	IR	8	3,110.00	1,800.00		
Replacement or repair of plasterboard		Repair ceiling at sky vent in computer room West	1.00	m2	CD	5	74.40			
Repair/replacement of skylight		Replace skylight diffusers by bag shelves	1.00	item	CU	9	815.30			
Rectification of plaster tiles - Displacement		Ceiling tile displaced south side	1.00	m2	CD	5	63.90			
Air Conditioning	B									
Replacement of room air conditioning unit		Install reverse cycle unit in East computer room, no cooling or heating at present	1.00	item	CU	5	2,086.90			
Ventilation	B									
Replacement of metal grill		Repair metal vent North elevation by drinking fountain	1.00	item	CD	8	168.30			
Block: Math/Science - rooms 38-56										
Substructure	C									
Rectification of concrete - major cracking/displacement		Repair concrete North elevation to concrete near stairs	2.00	m2	CD	7	639.20			
Rectification of concrete - major cracking/displacement		Large crack in concrete South West corner of walkway	2.00	m2	CD	5	639.20			
Re-apply non slip surface		Repaint step treads on stairs North and South	10.00	m2	IR	8	398.00			
Professional Assessment		Footpath slabs shows signs of movement with major crashing in room 43	1.00	item	CD	4	1,000.00			
External Walls	B									
Repair of brick walls		Repair brickwork North East corner	3.00	m2	CD	3	233.50	58.20		
Repair of brick walls		Repair brick work 1st floor North West corner and South East corner of maths office	5.00	m2	CD	3	322.50	97.00		
Windows	B									
Replacement/rectification of sunscreen blades		North West corner	2.00	m2	IR	5	606.60			
Replace glass		Replace scratched glass all round	30.00	m2	CD	8	3,439.00			
Replacement of flywire		Replace flyscreens all round	10.00	m2	CD	8	398.00			
Columns	B									
Repair of brick external columns - Impact Damage		Repair brick column South elevation	20.00	lm	CD	5	2,138.00			
Surface treatment to Stair Cases	E									
Painting of Handrails and Balustrades		North and South staircases	15.00	lm	IR	5	258.50			
Surface treatment to Roof	B									
Repainting of rooves		Vents and flues above roof	5.00	m2	IR	3	123.00			
Roof Fascias	B									
Repairs to fibre cement		Repair fascia sheets South elevation, lower roof	8.00	m2	CD	8	233.20	116.00		
Upper Floors	B									
Repair of concrete beams - Impact Damage		North corner /North East aspect	3.00	m3	CD	6	2,291.30			
Electric Light and Power	B									
Upgrade switch board to building - due to continuous problems with over load		Power board upgrade needed constant tripping	1.00	item	CU	6	4,869.40			
Ventilation	C									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of roof vents - Corrosion		Leaking vent pipe in maths office from roof in maths office room 50	1.00	item	CU	8	537.00			
Level: 1st Floor										
Internal Walls	C									
Repair to brickwork		Severe damage to brickwork and render in room 43 and at door	4.00	m2	CD	3	206.00			
Repair to brickwork		South east, west walls, prep room	12.00	m2	CD	5	518.00			
Repair wall render		Repair render through out prep area room 43	20.00	m2	CD	5	746.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint prep area	60.00	m2	IR	8	674.00			
Repainting of internal walls		Office prep area after repairs	60.00	m2	IR	5	674.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		All rooms all elevations	39.00	m2	IR	8	962.60			
Ceiling Finishes	B									
Repainting of internal ceilings		Rooms 39,44 repaint ceilings	160.00	m2	IR	8	1,618.00	560.00		
Repainting of internal ceilings		Room 38 chemical store	10.00	m2	IR	8	148.00	35.00		
Replacement of skylight - Degradation		Skylight panel needs replacing room 41	1.00	M2	CD	5	193.30			
Floor Finishes	B									
Replacement of vinyl flooring		Science rooms 38-40	360.00	m2	IR	7	28,814.00			
Fitments	B									
Repaint		Science 38-40 bench tops	125.00	m2	IR	5	1,587.50			
Repaint		Science rooms 43,41 1 benchtop & prep area	73.00	m2	IR	5	947.90			
Electric Light and Power	B									
Replacement of diffuser		Missing light diffuser prep area	1.00	item	CU	9	91.80			
Level: Ground Floor										
External Walls	N									
Repair of brick walls		Repair brick work to top of North stairs	1.00	m2	CD	5	139.00	13.90		
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Room 46/47	1.00	item				1.40		
Trade Assessment		Boys toilets rising damp	1.00	item	CD	5	150.00			
Surface treatment to Internal Walls	B									
Replacement of tiles		Girls and boys toilets	6.00	m2	IR	6	567.80			
Ceiling Finishes	B									
Repainting of internal ceilings		Room's 46-49,52 need repair	78.00	m2	IR	8	814.40	273.00		
Repainting of internal ceilings		Ceiling needs paint boys & girls toilets	44.00	m2	IR	8	481.20	154.00		
Replacement of plaster tile - Degradation or weathering		Ceiling tile needs repair Rooms 46 and 42	4.00	m2	CD	5	147.60			
Floor Finishes	B									
Repairs and/or replacement of Tiles		Girls end cubicle to toilets	1.00	m2	IR	8	105.60			
Fitments	B									
Repair of fixed writing boards		Whiteboards need replacing to Room's 46/47	12.00	m2	CD	5	2,187.20			
Repair of glass mirrors		Repair mirror in girls toilets	4.00	m2	CU	9	940.40			
Electric Light and Power	B									
Replacement of light switches		Replace fan switch in maths 46	1.00	item	CU	8	70.90			
Replacement of diffuser		Missing light diffuser to boys toilets	1.00	item	CU	9	91.80			
Ventilation	B									

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)

Restoration Maintenance

Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of metal grill		Girls & Boys toilet	4.00	item	IR	6	523.20			
Block: Medical Centre - rooms 32-37,101,102										
External Walls	B									
Repair of brick walls		Repair brickwork West and South elevations	10.00	m2	CD	5	490.00	139.00		
Professional Assessment		West elevation brickwork cracking	1.00	item	IR	7	1,000.00			
Surface treatment to External Doors	C									
Repainting external doors		Repaint external doors including electrical switchboard	15.00	m2	IR	8	401.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Repair roof plumbing South West corner	8.00	lm	CD	3	449.20			
Replacement of metallic roof plumbing		Replace downpipe South	1.00	lm	CD	3	94.50			
Roof Eaves	B									
Rectification of metal		Rectify metal strip to North West eave	1.00	lm	IR	8	57.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint walls in room 37	16.00	m2	IR	8	216.40			
Ceiling Finishes	B									
Rectification of caneite - Displacement		Replace ceiling panel in interview room	1.00	m2	CD	8	63.90			
Block: Primary Awareness Shed										
Electric Light and Power	B									
Upgrade switch board to building - due to continuous problems with over load		Not sufficient power to run hot water	1.00	item	CU	5	4,869.40			
Block: Shearing/Machine Sheds										
External Walls	B									
Replacement of metallic sheet - Corrosion		All elevations treat for corrosion	20.00	m2	IR	3	746.00			
External Doors	B									
Repair of metal door		Repair door roll fascia	7.00	m2	CD	8	342.60			
Repair of metal door		Treat for corrosion to south door	4.00	m2	CU	5	217.20			
Surface treatment to Roof	N									
Repainting of rooves		Repaint roof trusses	20.00	m2	CD	8	452.00			
Block: Trans Class - room 109 T2398										
Substructure	B									
Replacement of timber - degradation & weathering		Pergola at front	40.00	m2	IR	5	1,554.00			
Trade Assessment		Excess floor movement in main TA	1.00	item	CD	7	150.00			
External Walls	B									
Replacement of metal - Displacement		Rectify loose metal sheet South face	2.00	m2	CD	8	91.80			
Surface treatment to External Doors	B									
Repainting external doors		Paint repair	4.00	m2	IR	8	143.60			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Repair to east elevation	10.00	lm	CD	5	494.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		Repaint	10.00	m2	IR	9	284.00			
Air Conditioning	B									
Replacement of room air conditioning unit		RAC to computer area	1.00	item	CU	7	2,086.90			
Block: Trans Class - room 110 T440										
External Walls	C									
Rectification of asbestos cement - Impact		Repair cracks all round	10.00	m2	CD	8	355.00			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to External Doors Repainting external doors	B	Paint repair	1.00	m2	IR	8	73.40			
Surface treatment to Internal Walls Repainting of internal walls	C	Above sink repaint walls	12.00	m2	IR	8	174.80			
Surface treatment to Internal Doors Repainting internal doors	B	Repaint	5.00	m2	IR	8	167.00			
Ceiling Finishes Repainting of internal ceilings	B	Paint repair	3.00	m2	IR	8	79.40	10.50		
Floor Finishes Restretch/restick carpet	B	Carpet lifting needs repair	64.00	m2	CD	5	498.00			
Block: Trans Home Ec T406										
Surface treatment to External Walls Repainting of external walls	C	Repaint external walls	80.00	m2	IR	8	1,162.00			
Stair Case Repair of timber steps, stairs & ramps in the one floor level - Degradation or weathering	C	Replace steps and landing	6.00	m	IR	5	11,736.80			
Surface treatment to Internal Walls Rectification of sealant - Adhesive failure	B	Resilicone benches	4.00	lm	CU	8	64.00			
Block: Trans Ngulla Maya - room 111										
Substructure Replacement of timber decking - Degradation/weathering	B	Verandah replace timber	15.00	m2	CU	5	1,551.50	105.00		
Surface treatment to Columns Repainting of external columns	D	Repaint all	6.00	m2	IR	8	163.40			
Ceiling Finishes Replacement or repair of plasterboard	B	Repair hole in ceiling main area	1.00	m2	CD	9	74.40			
Maintenance Total:							747,563.25	18,301.90		

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Lockridge Senior High School (7468)
 Restoration Maintenance
 Site: Lockridge Senior High School (3173)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Site: Lockridge Senior High School (3173)
Address: Benara Road Kiara 6054
Comments: Severe cracking of walls happening in a number of buildings, water pressure is low.

Site: Lockridge Senior High School (3173)

Routine Maintenance	N						751.80			
Service Evaporative Cooling							157.50			
Service Fire Extinguishers & Hose Reels							1,230.00			
Gutter Cleaning							3,000.00			
Routine Tree Management							299.25			
Maintain Fire Breaks or Grounds							77.75			
Service Refrigeration Equipment							378.00			
Inspection and Servicing of Fixed Gymnastic Equipment							596.40			
Service Gas Heaters							803.25			
Inspection of Manual Ats Equipment							300.00			
Service Air Compressor/Receiver							150.00			
Service Vehicle Hoist							189.00			
Service Dust Extraction Equipment							378.00			
Service Exit Signs										
							8,310.95			
							Maintenance Total:			
							Facility Total:	755,874.20	18,301.90	
							Client Total:	755,874.20	18,301.90	
							TOTAL ESTIMATED COST:			
								755,874.20		
							TOTAL CONTINGENCY COST:		18,301.90	

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: West Beechboro Primary School (8897)
 Restoration Maintenance
 Site: West Beechboro Primary School (4941)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
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Building Condition Assessment By Facility

PARAMETERS

Portfolio Type: N/A
 Portfolio: N/A
 Risk Matrix: Standard 9 point scale
 Client: N/A
 Facility:Site: West Beechboro Primary School
 Element:
 Maintenance Category:
 Project Status:
 Facility Inspection Date: 16/August/2013

LEGEND

Project Status Codes

N	Proposed
A	Approved
C	Completed

Condition Rating Codes

A	As New
B	Good - Minor Deterioration
C	Fair - Damaged or Worn but not failed
D	Poor - Failed but Retrievable
E	Failed - Unretrievable
N	Not Applicable

Consequence Codes

C	Compliance
CD	Consequential Damage
CU	Continuous Use
HS	Health and Safety
IR	Image and Reputation
OE	Operational Efficiency
S	Security

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: West Beechboro Primary School (8897)
 Restoration Maintenance
 Site: West Beechboro Primary School (4941)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Site: West Beechboro Primary School (4941)										
Boundary Walls, Fencing and Gates	B									
Repair of metal fence		West fence leaning	20.00	lm	CD	5	328.00			
Roads Footpaths and Paved Areas	B									
Repair\Resurface of Bituminous or synthetic paving		Bitumen entry cross over from street to carpark	2.00	m2	CU	8	81.60	12.60		
Repair\Resurface of Bituminous or synthetic paving		Fill cracks to carparks & access roads	82.00	m2	CD	6	1,345.60	516.60		
Repair of Concrete		New music/arts South concourse chipped water tap box	1.00	m2	CD	8	567.30			
Repair of Concrete		Path from special services to transportables	50.00	m2	CU	8	3,865.00			
Repair of Concrete		Kerbing lifted by tree root east end of staff carpark	4.00	m2	CD	6	769.20			
Repair of Clay & Conc. Brick		Arts & Crafts Transportable	10.00	m2	CU	6	649.00			
Repair of Clay & Conc. Brick		Central courtyards between blocks	45.00	m2	CU	6	2,745.50			
Re-mark carpark lines and traffic markings (small site)		Carpark deteriorating marks	1.00	item	CU	3	695.60			
Repair of concrete - cracking		Crack concrete	2.00	m2	CD	1	147.60			
Repair of Concrete - Falls & gradients		Grind edges of lifted concrete path from Pre Primary to Avigon Way - south side	8.00	m2	CD	8	328.40			
Rectification of brick paving - Cracking		Paving uneven around school	120.00	m2	CU	1	3,398.00			
Landscaping and Improvements	B									
Repaint		Goalpost	48.00	m2	CU	6	750.80			
Repair of brick		Repair front wall & letter box	2.00	m2	CD	8	128.00			
Removal of tree		Remove tree root east end of carpark	1.00	item	CD	3	347.90			
External Stormwater Drainage	B									
Rectification of Stormwater drainage problem, install new soakwell		Junior block kindy drain damaged	1.00	item	CU	3	1,125.40			
External Fire Protection	B									
Repaint surface		Paint fire hydrant	2.00	m2	IR	8	79.20			
External Electric Light and Power	B									
Rectification of electric cable pit - Impact		Cable pit sinking and cracked	3.00	m2	CD	5	517.30			
Block: Admin - rooms 43-52,82										
Surface treatment to External Walls	C									
Repainting of external walls		Timber lattice - both elevations	24.00	m2	IR	6	383.60		803	N
Surface treatment to External Doors	C									
Repainting external doors		All doors both faces and frames	100.00	m2	IR	5	2,390.00			
Surface treatment to Columns	B									
Repainting of external columns		Timber posts paint	60.00	m2	IR	5	1,184.00			
Internal Walls	B									

Building Condition Assessment By Facility

Client: Department of Education (6)

Facility: West Beechboro Primary School (8897)

Restoration Maintenance

Site: West Beechboro Primary School (4941)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repair plaster		Male Toilet-stall	1.00	m2	CD	5	70.90			
Surface treatment to Internal Walls	C									
Repainting of internal walls		All walls	210.00	m2	IR	5	2,234.00			
Fitments	B									
Restoration of sealant - Degradation		Sealant to Staff Toilet sinks	2.00	lm	CD	8	65.20			
Block: Block 1 - Middle Block - rooms 21-29										
Surface treatment to External Doors	C									
Repainting external doors		All doors both faces and frames	50.00	m2	IR	5	1,220.00			
Surface treatment to Columns	C									
Repainting of external columns		Timber posts paint	60.00	m2	IR	5	1,184.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		All	80.00	m2	IR	8	1,922.00		803	N
Ceiling Finishes	B									
Repair/replacement of skylight		Store room skylight bracket is loose	1.00	item	CD	5	815.30			
Floor Finishes	B									
Repaint floors		Store room floor	15.00	m2	CU	5	237.50			
Fitments	B									
Repaint		Bench seats & coat rails - all elevations	46.00	m2	IR	8	615.80		803	N
Block: Block 2 - Senior Block - rooms 33-41										
Surface treatment to External Doors	B									
Repainting external doors		All doors	50.00	m2	IR	5	1,220.00			
Surface treatment to Columns	B									
Repainting of external columns		Posts paint	60.00	m2	IR	5	1,184.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Paint all walls	80.00	m2	IR	8	882.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		All doors & frames off Activity	50.00	m2	IR	5	1,220.00		803	N
Ceiling Finishes	B									
Repainting of internal ceilings		Girls & boys toilets	50.00	m2	IR	5	540.00	175.00		
Floor Finishes	C									
Repaint floors		Store room floor needs painting	15.00	m2	CU	3	237.50			
Fitments	B									
Repaint		Bench seating & coat rails - all elevations	48.00	m2	IR	8	640.40		803	N
Special Equipment	B									
Rectification of ceiling fan - Fixing		Common fan not operating, Rm 9	1.00	item	CU	5	84.80			
Block: C-Assembly/Canteen - room 30										
Surface treatment to External Doors	B									
Repainting external doors		Paint all door both faces and frames	40.00	m2	IR	5	986.00			
Gutters and Downpipes	C									
Repair and clean gutters & downpipes		Repair and clean	20.00	lm	CU	2	190.00			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		All sides - Some corrosion	25.00	m2	IR	7	432.50			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Paint all walls	30.00	m2	IR	5	362.00			
Rectification of sealant - Adhesive failure		Seal tiles and bench top	10.00	lm	CU	5	85.00			

Building Condition Assessment By Facility

Client: Department of Education (6)

Facility: West Beechboro Primary School (8897)

Restoration Maintenance

Site: West Beechboro Primary School (4941)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ceiling Finishes	B									
Repainting of internal ceilings		Canteen & dry store	70.00	m2	IR	5	736.00	245.00		
Block: Junior Block - rooms 4-15										
Surface treatment to External Doors	C									
Repainting external doors		Paint all	40.00	m2	IR	5	986.00			
Surface treatment to Columns	B									
Repainting of external columns		Post paint	70.00	m2	IR	5	1,373.00			
Roof	B									
Rectification of metallic sheet roofing		Remove ridge vents & install ridge capping	30.00	m2	CD	5	1,454.00			
Internal Walls	B									
Repair wall render		Boys & girls toilets cracking	10.00	m2	IR	7	398.00			
Identification of Concertina or Accordion walls/Doors		Teaching area 1/2, 3/4	2.00	item				2.80		
Rectification of tiles		Tiles loose in ECU1 (Rm 9)	1.00	m2	CD	5	140.40			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Boys & girls toilets	80.00	M2	IR	8	882.00			
Rectification of sealant - Adhesive failure		Pre Primary tiles and bench top	4.00	lm	CU	5	64.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		All doors & frames off Activity	30.00	m2	IR	5	752.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Pre primary toilet water damage	20.00	m2	CD	5	246.00	70.00		
Rectification of metal ceiling		TA1, TA2 & TA4	12.00	lm	IR	8	216.80	84.00		
Floor Finishes	B									
Repaint floors		Store room floor	16.00	m2	IR	8	250.00			
Repair of vinyl flooring - Adhesive, substrate or fixings		Around floor waste to central common area	1.00	m2	CD	6	70.90			
Fitments	B									
Repaint		All bench seats	62.00	m2	IR	8	812.60		803	N
Repaint		Repaint bench seats - All Block	15.00	m2	IR	7	234.50			
Block: Music/Science - rooms 66-71										
External Doors	B									
Repair door furniture, (hinges, rollers, etc)		Electrical door-lock loose	1.00	item	CU	3	189.10			
Internal Walls	B									
Identification of Operable Walls		Operable wall - Music/Science - Rms 69/70	1.00	item				1.40		
Block: Shed										
Surface treatment to External Walls	B									
Repainting of external walls		Damaged	8.00	m2	CD	9	161.20			
Repainting of external walls		Fascial wall paint	40.00	m2	IR	5	606.00			
Block: Special Services - rooms 16-19										
Surface treatment to External Doors	B									
Repainting external doors		Old library/music external doors need painting	40.00	m2	IR	5	986.00			
Roof	B									
Trade Assessment		Roof leaks in Library / Store	1.00	item	CD	3	150.00			
Internal Walls	B									
Rectification of tiles		Cracks to tiles at splashback in Art Room	1.00	m2	CD	8	140.40			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Music, Library, Art & Craft	45.00	m2	IR	8	765.50			

Building Condition Assessment By Facility

Client: Department of Education (6) Facility: West Beechboro Primary School (8897)
 Restoration Maintenance
 Site: West Beechboro Primary School (4941)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Internal Doors	B									
Repainting internal doors		Old library/music internal doors need painting	40.00	m2	IR	5	986.00			
Fitments	B									
Rectification of panelboard cupboards - hardware failure		Art Room cupboards, hinge failure	4.00	item	CU	6	718.00			
Rectification of metal racking - corrosion		Steel beams near sinks corroded in Art Room	2.50	lm	CD	3	137.00			
Block: Trans Class 4A - rooms 61/62 T346										
External Walls	B									
Rectification of asbestos cement - Impact		Crack in East wall panel	1.50	m2	CD	5	138.25			
Surface treatment to External Walls	D									
Repainting of external walls		Paint all walls	150.00	m2	IR	5	2,135.00			
Windows	B									
Replacement/restoration of metal - Hardware		North side windows leak	4.00	item	CD	5	551.20	278.40		
Surface treatment to External Windows	B									
Repainting of external windows		Sun deflection north side	3.00	m2	IR	5	120.20			
Roof	B									
Rectification of metallic sheet roofing		Corroded roof structure to eaves area	31.00	m2	CD	3	1,671.30			
Ceiling Finishes	B									
Repainting of internal ceilings		After repair	1.00	m2	IR	5	59.80	3.50		
Replacement or repair of plasterboard		Repair 2 x holes in ceiling	1.00	m2	CD	5	74.40			
Evaporative Cooling	B									
Repaint		Duct unit painting	10.00	m2	CU	5	196.00			
Block: Trans Class 4B - rooms 59/60 T1256										
Surface treatment to External Walls	B									
Repainting of external walls		All walls	150.00	m2	IR	5	2,135.00			
Gutters and Downpipes	B									
Repair and clean gutters & downpipes		Downpipe loose	1.00	lm	CD	5	57.00			
Evaporative Cooling	B									
Repaint		Duct unit paint	10.00	m2	CU	5	196.00			
Block: Trans Multiculture Block - room 20										
Surface treatment to External Walls	C									
Repainting of external walls		External walls need painting minor rust	150.00	m2	CU	1	2,135.00			
Surface treatment to External Doors	C									
Repainting external doors		External door painting	10.00	m2	IR	5	284.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Internal doors need painting	10.00	m2	IR	5	154.00			
							Maintenance Total:	61,618.45	1,389.30	
							Facility Total:	61,618.45	1,389.30	
							Client Total:	61,618.45	1,389.30	
							TOTAL ESTIMATED COST:			
								61,618.45		
							TOTAL CONTINGENCY COST:		1,389.30	