

## Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Alinjarra Primary School (8347)  
 Restoration Maintenance  
 Site: Alinjarra Primary School (4233)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type: N/A  
 Portfolio: N/A  
 Risk Matrix: Standard 9 point scale  
 Client: N/A  
 Facility:Site: Alinjarra Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 29/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: Alinjarra Primary School (8347)  
 Restoration Maintenance  
 Site: Alinjarra Primary School (4233)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site: Alinjarra Primary School (4233)</b>										
<b>Address:</b> 33 Northumberland Avenue Alexander Heights 6064										
<b>Comments:</b> roof leaks in most areas - needs attention										
<b>Site: Alinjarra Primary School (4233)</b>										
Roads Footpaths and Paved Areas	B									
Replace Bituminous or synthetic paving including base course		West of carpark and admin block	75.00	m2	CU	7	3,335.00			
Repair of Concrete		Repair cracked and lifted concrete path - various locations	25.00	m2	CU	5	2,182.50			
Paved Play and Sports Areas	B									
Replace Bituminous or synthetic paving including base course		East courts basketball resurface with green finish	2200.00	m2	IR	8	92,160.00			
Replace the faded court line markings		Covered area	1.00	item	CU	5	278.30			
Landscaping and Improvements	B									
Repaint		Store adjacent to transportable PP	60.00	m2	IR	8	926.00			
Repair of retaining barrier/wall		Limestone block loose and displaced East of Canteen	1.00	m2	IR	5	139.10			
Removal of tree		Adjacent staff carpark, admin, library, carpark and bike racks	7.00	item	CU	5	2,435.30			
External Water Supply	B									
Replacement of Reticulation Pump (all sizes upto 15hp)		Continual issues with reticulation - poor design and dropping pressure from bore	1.00	item	CU	6	2,782.50			
External Fire Protection	B									
Repaint surface		Hydrants in front of school	3.00	m2	IR	7	93.80			
<b>Block: Admin - rooms 1-13</b>										
Roof	B									
Rectification of fibreglass		Replace skylights	6.00	m2	CD	5	175.40			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Pop rusted through and needs to be replaced - Staffroom	1.00	lm	CD	7	94.40			
Repair metallic roof plumbing		Pop is rusted through. Pop needs replacing near Administration	1.00	lm	CD	7	94.40			
Surface treatment to Internal Walls	B									
Repainting of internal walls		male staff toilets	2.00	m2	IR	8	70.80			
Repainting of internal walls		tiles needs replacing near entry in female staff toilets	0.50	m2	CD	5	55.20			
Space Heating	C									
Replace gas room heaters		Staff room	1.00	item	CU	5	3,826.00			
<b>Block: C-Assembly/Canteen - room 14</b>										
Surface treatment to External Doors	C									
Repainting external doors		All doors East end (excluding canteen)	10.00	m2	IR	5	284.00			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		Covered assembly area	12.00	m2	IR	8	282.80			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Alinjarra Primary School (8347)

Restoration Maintenance

Site: Alinjarra Primary School (4233)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting to Roof Fascia		westside sports store needs paint and North	2.00	m2	IR	8	88.80			
Internal Walls	B									
Repair plaster		canteen	1.00	m2	IR	8	70.90			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Canteen	60.00	m2	IR	6	674.00			
Fitments	B									
Repaint		Covered assembly bench seating - varnish	29.00	m2	IR	6	406.70			
<b>Block: Early Childhood - rooms 73-82</b>										
Internal Walls	B									
Identification of Operable Walls		Operable wall - EC1/EC2 (76/77)	1.00	item				1.40		
<b>Block: Library/Arts/Music - rooms 15,29-32,72</b>										
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		Downpipe all block	32.00	m2	IR	9	635.60			
Ceiling Finishes	B									
Repainting of internal ceilings		Kiln roof vent - art room	4.00	m2	IR	7	89.20	14.00		
Fitments	B									
Repair of laminate panelboard		Doors to sink cupboards - Art room	8.00	m2	CD	6	1,720.40			
Ventilation	B									
Replacement of roof vents - Corrosion		Whirly bird vent rusted	1.00	item	IR	5	537.00			
<b>Block: Teaching Area - rooms 18-28</b>										
Substructure	B									
Rectification of concrete - major cracking/displacement		Crack in verandah north side west end	3.00	m2	CD	8	708.80			
Surface treatment to External Walls	B									
Repainting of external walls		Gable end	106.00	m2	IR	8	1,523.40			
Surface treatment to External Doors	B									
Repainting external doors		all doors needs paint repair	8.00	m2	IR	8	237.20			
Roof	B									
Trade Assessment		Roof leak rooms 18-28	1.00	item	CD	2	150.00			
Rectification of fibreglass		All deteriorating skylight	20.00	m2	CD	5	468.00			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		All block	109.00	m2	IR	8	2,164.60			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		TA 6/7, 8/9	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Replacement of tiles		Girls toilet trough, boys urinal	2.00	m2	IR	6	222.60			
Fitments	B									
Repaint		Both elevations - bench seating and bag hook rails	14.00	m2	IR	8	222.20			
Space Heating	C									
Replace gas room heaters		Rooms 5 - 9	5.00	item	CU	5	19,130.00			
Ventilation	B									
Replacement of vents - Wear		Central ridge vents to TA 7,5,9 & activity	4.00	item	CD	7	1,441.60			
<b>Block: Teaching Area - rooms 33-45</b>										
Surface treatment to External Walls	C									
Repainting of external walls		Gable ends	45.00	m2	IR	8	675.50			
Roof	B									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Alinjarra Primary School (8347)

Restoration Maintenance

Site: Alinjarra Primary School (4233)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Trade Assessment		constant roof leaks rooms 33-45	1.00	item	CD	2	150.00			
Rectification of fibreglass		All skylights	30.00	m2	CD	5	677.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Pop rusty and causing damage to gutter & downpipe - Room 16	1.00	lm	CD	7	94.40			
Repair metallic roof plumbing		Pop rusty and needs replacing - Room 13	1.00	lm	CD	7	94.40			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		TA 10/11, 12/13	2.00	item				2.80		
Floor Finishes	C									
Reapply floor Paint or chemical films		Store floor	24.00	m2	CU	8	885.20			
Fitments	B									
Repaint		Courtyard - bench seating and bag hook rail	29.00	m2	IR	8	406.70			
Ventilation	B									
Replacement of vents - Wear		Central ridge vent does not operate - TA11, central area, TA12,13,14,15,16	8.00	item	CD	3	2,833.20			
<b>Block: Teaching Area/PP - rooms 46-55,69-71</b>										
Surface treatment to External Walls	C									
Repainting of external walls		Gable ends	160.00	m2	IR	8	3,154.00			
Surface treatment to External Doors	B									
Repainting external doors		Rooms 3 and 4	4.00	m2	IR	8	143.60			
Roof	B									
Trade Assessment		Pre-primary roof leaking	1.00	item	CD	5	150.00			
Rectification of fibreglass		all deteriorating skylights	20.00	m2	CD	5	468.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All block	78.00	m2	IR	9	1,563.20			
Gutters and Downpipes	B									
Replacement of metallic roof plumbing		West of activity	3.00	lm	CD	8	183.50			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		All block	15.00	m2	IR	8	324.50			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		TA 1/2, 3/4	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Replacement of tiles		Cleaners, girls toilet trough and wall	8.00	m2	IR	8	740.40			
Fitments	B									
Repaint		Courtyard - bench seating and bag hook rails,PP	20.00	m2	IR	8	296.00			
Space Heating	C									
Replace gas room heaters		Rooms 1 - 4	4.00	item	CU	5	15,304.00			
Ventilation	B									
Replacement of vents - Wear		Central ridge vent -TA 1,3 & PP1 & Activity	4.00	item	CU	5	1,441.60			
<b>Block: Teaching/Music/Art - rooms 83-97</b>										
Internal Walls	B									
Identification of Operable Walls		Operable wall x 2	2.00	item				2.80		
							Maintenance Total:	<b>169,291.70</b>		<b>26.60</b>

### Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Alinjarra Primary School (8347)  
 Restoration Maintenance  
 Site: Alinjarra Primary School (4233)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Alinjarra Primary School (4233) <b>Address:</b> 33 Northumberland Avenue Alexander Heights 6064 <b>Comments:</b> roof leaks in most areas - needs attention										

**Site: Alinjarra Primary School (4233)**

Routine Maintenance	N									
Service Evaporative Cooling							231.00			
Gutter Cleaning							410.55			
Routine Tree Management							1,500.00			
Service Gas Heaters							577.50			
Cleaning of Sumps, Soakwells and Drains							210.00			
							<b>2,929.05</b>			
							Maintenance Total:			
							Facility Total:	<b>172,220.75</b>	<b>26.60</b>	
							Client Total:	<b>172,220.75</b>	<b>26.60</b>	
							<b>TOTAL ESTIMATED COST:</b>			
								<b>172,220.75</b>		
							<b>TOTAL CONTINGENCY COST:</b>		<b>26.60</b>	

## Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Balga Primary School (7478)  
 Restoration Maintenance  
 Site: Balga Primary School (3183)

Work Description

Condition

Defect Location/Additional Info

Qty

Unit

Consq

Risk

E/Cost

C/Cost Proj

Stat

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type: N/A  
 Portfolio: N/A  
 Risk Matrix: Standard 9 point scale  
 Client: N/A  
 Facility:Site: Balga Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 02/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 Compliancy  
 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: Balga Primary School (7478)

Restoration Maintenance

Site: Balga Primary School (3183)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site: Balga Primary School (3183)</b>										
Roads Footpaths and Paved Areas	B									
Repair/Resurface of Bituminous or synthetic paving		Carpark East entry	20.00	m2	CD	5	366.00	126.00		
Repair of Concrete		Cracking to path S/E Room 18	3.00	m2	CD	5	701.90			
Repair of Clay & Conc. Brick		Replace brick to pathway East elevation	1.00	m2	CU	8	109.90			
Paved Play and Sports Areas	C									
Replace Bituminous or synthetic paving including base course		Resurface main quadrangle area	100.00	m2	CU	9	4,380.00			
Rectification of concrete paving		Repair concrete paving at pathway from Fernhurst Cres to Admin	10.00	m2	CU	8	1,196.00			
Replace the faded court line markings		Basketball/netball courts	2.00	Item	CU	5	556.60			
Landscaping and Improvements	B									
Repaint		Basketball back boards, library area	32.00	m2	IR	3	517.20			
External Water Supply	B									
Rectification of concrete - Minor cracking		Repair drain concrete mould outside Rm 3	0.50	m	CD	9	69.50			
External Electric Light and Power	B									
Rectification of timber - Degradation or weathering		Transformer compound, cable entry box	2.00	m2	CD	5	119.60			
<b>Block: Admin - rooms 19/20,22-31,34/35</b>										
External Doors	B									
Replacement of timber - Frame failure		Replace timber door frames South side	8.00	lm	CD	5	612.40			
Surface treatment to Columns	C									
Repainting of external columns		West-side Admin Verandah	4.00	m2	IR	5	125.60			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		South, west above entrance soffit	100.00	m2	IR	8	1,030.00			
Internal Walls	B									
Rectification of sealant		Kitchen wall / bench staff room	3.00	m2	IR	8	72.80			
Surface treatment to Internal Walls	C									
Rectification of plaster - Degradation or weathering		Repair plaster on wall to cornice in Male staff toilets	2.00	m2	IR	7	65.20			
Rectification of plaster - Degradation or weathering		Repair crack above window in duplication room	1.00	m2	CD	7	57.60			
Floor Finishes	B									
Rectification of vinyl flooring - Fixings or Fittings		Repair vinyl strip to carpet at staff room entry	2.00	m2	CU	9	91.80			
<b>Block: Canteen/Music/Art BER - rooms 81-87</b>										
Electric Light and Power	C									
Rectification of metal light fitting		Light fittings in Rm 83, Canteen all need refastening to	8.00	Item	CU	5	550.80			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Primary School (7478)

Restoration Maintenance

Site: Balga Primary School (3183)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
		the Ceiling - Health Dept has noted defect								
<b>Block: C-Assembly/Canteen - room 10</b>										
External Walls	B									
Clean down external walls		Cleaning of external walls all elevations	50.00	m2	IR	9	400.00			
External Doors	B									
Repair of timber door		Repair external doors East side	10.00	m2	CD	3	1,441.00	696.00		
Surface treatment to External Doors	C									
Repainting external doors		All block x 4 east side	20.00	m2	CD	3	518.00			
Surface treatment to Columns	B									
Repainting of external columns		Repaint external columns	15.00	m2	IR	8	333.50			
Gutters and Downpipes	D									
Replacement of metallic roof plumbing		Lower roof to canteen gutter	15.00	lm	CD	3	717.50			
Surface Finishes to Gutters and Downpipes	D									
Repainting of Gutters and Downpipes		Rain head and down pipe to verandah	2.00	m2	IR	3	86.60			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		All sides of Rm 10	10.00	m2	IR	5	203.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Room 10, all internal walls	30.00	m2	IR	3	362.00			
Ceiling Finishes	B									
Replacement of plasterglass - Displacement		Refit ceiling panels to sports store	25.00	m2	IR	9	1,075.00			
Fitments	C									
Repair of timber cupboards/benches		Replace laminex bench tops with stainless steel	10.00	m2	IR	5	2,138.00			
Rectification of timber - Displacement		Repair timber benches in covered area	1.00	m2	CU	8	75.00			
Electric Light and Power	B									
Replacement of electrical wiring		Repair electrical cabling to covered area ceiling wires sagging down	2.00	item	CD	8	159.80			
Replacement of diffuser		Light diffuser missing in sports store	1.00	item	CU	9	91.80			
<b>Block: H-works/ P-Centre - rooms 21,73-79</b>										
Windows	B									
Replacement of flywire - Displacement		Replace flyscreens all around	5.00	item	IR	9	355.50			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Undercover	20.00	m2	IR	5	438.00			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		2 sides	9.00	m2	IR	5	214.70			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		All sides	60.00	m2	IR	5	968.00			
Surface treatment to Internal Walls	B									
Replacement of tiles		Replace tiling in male toilet	2.00	m2	CD	7	222.60			
Repainting of internal walls		Repaint internal walls to office	20.00	m2	IR	9	258.00			
Internal Doors	B									
Repair or replacement of timber door		Repair timber door to male toilet	1.00	m2	CD	8	223.90			
Ceiling Finishes	B									
Repair to ceiling plaster		Male toilet at exhaust fan	1.00	m2	IR	9	85.00			
Repair to ceiling plaster		Repair ceilings in Eastern most room 74	2.00	m2	CD	9	120.00			
Electric Light and Power	B									



**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Primary School (7478)

Restoration Maintenance

Site: Balga Primary School (3183)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of metal light fittings		Shower	1.00	item	IR	8	112.60			
Sanitary Plumbing	B									
Rectification of blocked pipe		Plumbing at toilets - continually blocking	50.00	lm	CU	5	2,275.00			
Communications	B									
Rectification of hardware - Displacement		Rectify ceiling speaker - displaced	1.00	item	IR	9	63.90			
<b>Block: Library - rooms 70-72</b>										
External Walls	B									
Rectification of blockwork - Displacement		Replace missing bricks to undercover area wall top course	1.00	m2	CD	9	98.80			
External Doors	B									
Repair door furniture, (hinges, rollers, etc)		South-side switchboard, replace door handle	1.00	Item	CU	8	189.10			
Stair Case	C									
Painting to Handrails and Balustrading		Repaint hand rails external North elevation	3.00	m	IR	8	91.70			
Ceiling Finishes	B									
Repainting of internal ceilings		Repaint bulkhead ceiling after repair	15.00	m2	IR	9	197.00	52.50		
Repainting of internal ceilings		Repaint undercover area ceiling	100.00	m2	IR	9	1,030.00	350.00		
Replacement or repair of plasterboard		Repair bulkhead ceiling in entry wat	0.50	m2	CD	7	62.20			
Rectification of hardware - Displacement		Replace ceiling vent grill to under cover area of library	1.00	item	IR	9	63.90			
Replacement of plasterglass - Displacement		Rectify ceiling panels throughout	30.00	m2	IR	9	1,284.00			
Electric Light and Power	B									
Repainting of Electrical Components including switchboards		Switchboard at entry - south	3.00	m2	IR	8	102.20			
<b>Block: Linkways</b>										
Gutters and Downpipes	B									
Replacement of metallic roof plumbing		Between rooms 47 & 64 - gutter corroded	6.00	lm	CD	6	317.00			
Ceiling Finishes	B									
Repainting of external soffit		Link to Library, Rms 47 & 64	10.00	m2	IR	5	173.00			
<b>Block: Teaching - rooms 16-18,80</b>										
Surface treatment to External Doors	C									
Repainting external doors		Repaint door-jams Rooms 16-18 & 80	2.00	m2	IR	9	96.80			
Windows	B									
Replacement of vinyl blinds - Degradation or weathering		Room 80	20.00	m2	CU	5	1,442.00	696.00		
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		Repaint eaves all around	30.00	m2	IR	8	509.00			
Surface treatment to Internal Walls	C									
Rectification of vinyl - Displacement		Rectify vinyl skirt in Room 18	2.00	m2	CU	8	77.80			
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Rooms 16,17,18,20	350.00	m2	IR	5	13,210.00			
<b>Block: Teaching Area - rooms 1/2,36-52</b>										
Surface treatment to External Walls	B									
Repainting of external walls		Repaint metal grills below windows all around	20.00	m2	IR	8	328.00			
Surface treatment to External Doors	B									
Repainting external doors		Repaint/repair surface treatment to external metal doors all around	5.00	m2	IR	8	167.00			
Windows	B									
Replacement of flywire - Displacement		Replace flyscreens through out	10.00	item	IR	8	606.00			
Surface Finishes to Roof Fascias	C									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Primary School (7478)

Restoration Maintenance

Site: Balga Primary School (3183)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting to Roof Fascia		North side verandah and South	40.00	m2	IR	5	826.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Between Rooms 47/48, 36/37 Operable	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Rectification of sealant - Adhesive failure		Re silicone sink in kitchen area	4.00	lm	CU	8	64.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		Door frames	30.00	m2	IR	5	752.00			
Ceiling Finishes	C									
Repainting of internal ceilings		All areas	500.00	m2	IR	5	4,950.00	1,750.00		
Repair/replacement of skylight		Diffuser missing to skylight in boys toilet	2.00	item	CU	9	1,591.60			
Floor Finishes	B									
Replacement of vinyl flooring		Wet area, Rooms 41, 49	50.00	m2	IR	8	4,045.00			
Rectification of Screeds -all causes		Door mat wells in all rooms sit up and trip hazard	8.00	m2	CU	8	606.80			
Fitments	C									
Repaint		North Rooms 1-5 Benches	16.00	m2	IR	5	246.80			
Electric Light and Power	B									
Replacement of diffuser		Diffuser missing in storeroom 2	1.00	item	CU	9	91.80			
<b>Block: Teaching Area - rooms 53-69</b>										
External Walls	B									
Repair of brick walls		Rectify brickwork North elevation. Top course two banks	2.00	m2	CD	5	178.00	27.80		
External Doors	B									
Repair door furniture, (hinges, rollers, etc)		Room 54	1.00	item	CU	7	189.10			
Roof	B									
Rectification of metallic sheet roofing		Water damage to ceiling in boys toilets, Rm 68	50.00	m2	CD	5	2,665.00			
Rectification of metallic sheet roofing		Water leaks at eaves all around	100.00	m2	CD	5	5,280.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		West side under cover	20.00	m2	IR	5	438.00			
Repainting to Roof Fascia		Repaint metal roof beams at covered area West elevation	10.00	m2	IR	8	244.00			
Gutters and Downpipes	B									
Repair and clean gutters & downpipes		Downpipe drains are blocked North elevation	10.00	lm	CU	5	120.00			
Roof Eaves	C									
Replace of fibre cement panel		North, east south sides	30.00	m2	IR	5	1,144.00			
Replace of fibre cement panel		Displaced piece asbestos eave South East corner and North East corner	0.50	m2	CD	8	117.40			
Replace of fibre cement panel		Broken asbestos eaves all around	2.00	m2	CD	5	169.60			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		All sides	120.00	m2	IR	5	1,886.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Between Rooms 64/65, 61/57, 54/55	3.00	item				4.20		
Surface treatment to Internal Walls	B									
Replacement of tiles		Replace tiles to sink open area to Rooms 54/55	1.00	m2	IR	8	136.30			
Internal Doors	B									
Restore door furniture (hinges, roller, etc)		Room 61	1.00	item	CU	7	119.60			
Restore door furniture (hinges, roller, etc)		Replace metal grill to internal door adjacent to room 61	1.00	item	IR	9	119.60			
Ceiling Finishes	C									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Primary School (7478)

Restoration Maintenance

Site: Balga Primary School (3183)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting of internal ceilings		Repaint ceiling after roof leak repaired	36.00	m2	IR	9	402.80	126.00		
Repainting of internal ceilings		All ceiling tiles	500.00	m2	IR	5	4,950.00	1,750.00		
Repainting of internal ceilings		Repaint ceiling rooms through out	800.00	m2	IR	9	7,890.00	2,800.00		
Repair to ceiling plaster		Repair of new ceilings to linkways - joins failing	50.00	m2	IR	5	1,800.00			
Rectification of fibre cement - Displacement		Repair ceiling at entry to boys toilets	2.00	m2	CD	7	89.00			
Fitments	B									
Repair of laminate panelboard		Repair laminate bench tops Rooms 57/55	6.00	m2	CU	6	1,302.80			
Repair of laminate panelboard		Repair laminate to sink tops Room 64	4.00	m2	CU	9	885.20			
Ventilation	B									
Replacement of metal grill		Replace ceiling vent in boys toilet	1.00	item	CD	9	168.30			
<b>Block: Teaching Areas - rooms 3-8</b>										
Substructure	B									
Repair of concrete slab and/or foundation - Displacement		Threshold to Room 3	50.00	m3	CD	8	1,790.00			
External Walls	B									
Repair of cement mortar		Brickwork cracking outside room 3	2.00	m2	CD	7	736.60			
External Doors	C									
Repair of timber door		North elevation all Rooms	30.00	m2	CD	7	4,223.00	2,088.00		
Surface treatment to External Doors	C									
Repainting external doors		North & South side frames	20.00	m2	IR	8	518.00			
Surface treatment to External Windows	C									
Repainting of external windows		Corrosion of metal frame to window shades	4.00	m2	CD	5	143.60			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		North/South elevations	13.00	m2	IR	8	287.90			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint wall room 7	4.00	m2	IR	9	91.60			
Rectification of vinyl - Displacement		Refit vinyl skirt to room 7 at doorway	0.50	m2	IR	9	56.95			
Ceiling Finishes	C									
Repair to ceiling plaster		2 square holes in Ceiling, Room 3	2.00	m2	IR	5	120.00			
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Rooms 3-7	300.00	m2	IR	5	11,330.00			
Fitments	B									
Repaint		Repainting of window shades	50.00	m2	IR	8	665.00			
Rectification of timber - Degradation or weathering		Front cupboards damaged at kickboard room 7	4.00	lm	CD	7	1,385.60			
Space Heating	B									
Replace gas room heaters		Rooms 3,4,5,7,8	5.00	Item	CU	8	19,130.00			
<b>Block: Toilet Block - rooms 9,11-15</b>										
External Walls	B									
Clean down external walls		Clean walls East elevation	15.00	m2	IR	9	155.00			
External Doors	B									
Rectification of timber/plywood - Environmental attack		Rooms 11 & 14, toilets	10.00	m2	CD	7	3,529.00			
Replacement of timber - Frame failure		Replace door frames to Rooms 11 & 14, toilets	4.00	lm	CD	5	331.20			
Surface treatment to External Doors	C									
Repainting external doors		Repaint after repairs	10.00	m2	IR	9	284.00			
Repainting external doors		Repaint doors East	10.00	m2	IR	9	284.00			
Roof	B									

### Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Balga Primary School (7478)  
 Restoration Maintenance  
 Site: Balga Primary School (3183)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Trade Assessment		Roof leak in cleaners store East	8.00	item	CD	5	150.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All sides	40.00	m2	IR	5	1,046.00			
Surface treatment to Internal Walls	B									
Replacement of tiles		Boys urinal	1.00	m2	IR	8	136.30			
Sanitary Fixtures	B									
Replacement of hardware		Seats to toilet pans	8.00	item	CU	7	384.40	556.80		
Ventilation	D									
Replacement of metal grill		Replace vent grill East elevation	1.00	item	CD	5	168.30			
							Maintenance Total:	<b>134,021.95</b>	<b>11,026.10</b>	
							Facility Total:	<b>134,021.95</b>	<b>11,026.10</b>	
							Client Total:	<b>134,021.95</b>	<b>11,026.10</b>	
							<b>TOTAL ESTIMATED COST:</b>			
								<b>134,021.95</b>		
							<b>TOTAL CONTINGENCY COST:</b>		<b>11,026.10</b>	

## Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Balga Senior High School (7454)  
 Restoration Maintenance  
 Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type: N/A  
 Portfolio: N/A  
 Risk Matrix: Standard 9 point scale  
 Client: N/A  
 Facility:Site: Balga Senior High School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 24/June/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: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site: Balga Senior High School (3159)</b>										
Boundary Walls, Fencing and Gates	B									
Repair surface		Paint gate at rear of building	2.00	m2	IR	8	79.20			
Roads Footpaths and Paved Areas	D									
Repair\Resurface of Bituminous or synthetic paving		Tree roots South of prevoc Basketball Court	260.00	m2	CD	1	4,158.00	1,638.00		
Repair\Resurface of Bituminous or synthetic paving		Admin entrance root damage to path	40.00	m2	CD	5	682.00	252.00		
Replace Bituminous or synthetic paving including base course		East carpark areas of cracks and unevenness	200.00	m2	CU	5	8,560.00			
Repair of Concrete		Main entrance to admin bitumen path cracking tree roots	40.00	m2	IR	8	3,192.00		2481	N
Repair of Clay & Conc. Brick		Whole school areas of paving cracked and uneven	100.00	m2	CU	2	6,040.00			
Re-mark carpark lines and traffic markings (small site)		Line marking carpark at childrens centre	1.00	item	IR	8	695.60			
Repair of Concrete - Falls & gradients		South/West corner Courts need a step	1.00	m2	CU	5	84.80			
Repair of Granulated stone & gravel - impact		Install road base to enlarge bus bays	200.00	m2	CU	3	3,780.00			
Repair of concrete - cracking		Covered walkway to ESU needs repair	2.00	m2	CD	5	147.60			
Landscaping and Improvements	B									
Repaint		Repaint basketball backboards & rings	12.00	m2	CD	5	225.20			
Restore tension to cricket net/court chain mesh		Netting torn for indoor cricket	1.00	item	CU	8	695.60			
Replace "Super Six" sheets to fence - Cracking		North east boundary caretakers block	20.00	m2	IR	8	1,436.00			
<b>Block: Admin - rooms 1-14,90-93</b>										
Surface treatment to External Walls	C									
Restoration of masonry - High Pressure Cleaning		Areas of staining to North East and South West corner	10.00	m2	IR	5	134.00			
Surface treatment to External Doors	C									
Repainting external doors		South exit and frames	12.00	m2	IR	9	330.80			
Repainting external doors			10.00	m2	IR	8	284.00			
		<b>Staff entrance</b>								
Repainting external doors		North face	6.00	m2	IR	9	190.40			
Surface treatment to External Windows	C									
Repainting of external windows		Paint windows and hoods - all elevations	90.00	m2	IR	5	2,156.00			
Surface treatment to Columns	C									
Repainting of Internal Columns		Int columns need paint repair staff room.	60.00	m2	IR	8	788.00			
Roof	C									
Rectification of metal		South elevation moss stained	80.00	m2	IR	9	3,954.00			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Roof	C									
Repainting of rooves		Paint all flashings, vent cover and roof pipes	100.00	m2	IR	5	1,510.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Repair roof pipe flashings - north and south elevation	3.00	lm	CD	7	183.20			
Roof Eaves	C									
Rectification to fibre cement		Hole in entry needs repair.	0.50	lm	CD	8	80.65			
Internal Walls	C									
Repair plaster		Crack in north wall of deputy principals office.	3.00	m2	CD	5	112.70			
Repair plaster		Room 1 adjacent to door	1.00	m2	IR	5	70.90			
Identification of Concertina or Accordion walls/Doors		Room 1	1.00	item				1.40		
Surface treatment to Internal Walls	C									
Repainting of internal walls		Touch ups staff room	10.00	m2	IR	8	154.00			
Repainting of internal walls		After repair to conference room	2.00	m2	IR	5	70.80			
Internal Doors	B									
Repair or replacement of timber door		Room 9, new door after break-in	2.00	m2	CU	5	397.80			
Ceiling Finishes	C									
Repainting of internal ceilings		Photocopy room needs paint repair.	10.00	m2	IR	8	148.00	35.00		
Repainting of internal ceilings		Deputy principals touchups	1.00	m2	CU	5	59.80	3.50		
Floor Finishes	C									
Repair of vinyl flooring - Adhesive, substrate or fixings		Staff room kitchen split in lino joint	1.50	m2	CU	5	81.35			
Ventilation	C									
Rectification of metal - Degradation or weathering		Ridge vents repairs require refixing	7.00	m2	CD	5	122.80			
<b>Block: Childrens Centre - room 141</b>										
External Walls	D									
Repair of brick walls		North wall, west end & south wall cracks	4.00	m2	CD	5	256.00	55.60		
Repair of brick walls		Beneath windows	5.00	m2	CD	5	295.00	69.50		
External Doors	B									
Repair door furniture, (hinges, rollers, etc)		Rear glass-door needs a new lock	1.00	item	S	1	189.10			
Rectification of flywire - Degradation		Flywire on security needs replacing	4.00	m2	CU	8	250.40			
Windows	C									
Replace glass		Office window leaks	2.00	m2	CD	5	322.60			
Replacement of flywire		Toddlers room	4.00	m2	CU	8	189.20			
Surface treatment to External Windows	B									
Repainting of external windows		Prepare and repaint	12.00	m2	CD	8	330.80			
Surface treatment to Columns	C									
Repainting of external columns		All columns to North verandah	2.00	m2	IR	8	87.80			
Roof	D									
Professional Assessment		Ridge sagging	1.00	item	CD	5	1,000.00			
Repair of tile roofing		Insufficient overhang of tiles to gable ends allowing ingress of water into barge and cavity	25.00	m2	CD	3	1,890.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		East & West including barges & gables	6.00	m2	IR	8	199.40			
Gutters and Downpipes	C									
Repair metallic roof plumbing		Flashing between roof and verandah ineffective	38.00	lm	CD	5	1,737.20			
Surface Finishes to Roof Eaves	C									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting to Eaves		North eaves - water stained	8.00	m2	IR	8	128.40			
Ceiling Finishes	C									
Repainting of internal ceilings		Laundry paint peeling and flaking	4.00	m2	IR	8	89.20	14.00		
<b>Block: Gym - rooms 98-101</b>										
Substructure	D									
Professional Assessment		Structural integrity check of swimming pool constant leaks	1.00	item	CU	9	1,000.00			
Rectification of concrete - Degradation or weathering		Concrete to Gym entrance	5.00	m2	CU	5	275.00			
Rectification of timber - Displacement		Timber railing near light	1.00	lm	CU	6	104.30			
Surface treatment to External Doors	B									
Repainting external doors		All elevations	15.00	m2	IR	8	401.00			
Windows	B									
Replacement of flywire		Holed and degrading adjacent to entrance	6.00	m2	CU	8	258.80			
Surface Finishes to Roof Fascias	N									
Repainting to Roof Fascia		Gym entrance	4.00	m2	IR	8	149.60			
Roof Eaves	B									
Rectification of Hardiflex		Gym entrance sheets damaged	3.00	m2	CD	8	233.90			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		Steel to Gym entrance	6.00	m2	IR	8	108.80			
Internal Walls	B									
Repair to brickwork		Brick missing from west wall.	0.50	m2	CD	8	69.50			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Office walls need paint - Rm 100	15.00	m2	IR	8	206.00			
Internal Doors	C									
Repair or replacement of timber door		Store door damaged	2.00	m2	IR	8	397.80			
Surface treatment to Internal Doors	B									
Repainting internal doors		All elevations	15.00	m2	IR	8	401.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Paint office ceiling in gym and store and kitchen	35.00	m2	CD	5	393.00	122.50		
Fitments	C									
Repaint		Bench outside gym	4.00	m2	IR	8	99.20			
Rectification of timber - Displacement		Kitchen cupboards sit off of wall	2.00	m2	CD	8	100.00			
Rectification of internal postform laminate panelboard benches - moisture damage		Counter top in office	2.00	m2	CD	8	606.60			
Replacement of timber - Rotting		Bench outside gym timber missing	6.00	m2	CU	6	200.00			
Special Services	D									
Professional Assessment		Pool chlorinator room - chlorine retainment	1.00	item	CU	1	1,000.00			
Professional Assessment		Pool Liner	1.00	Item	CU	1	1,000.00			
<b>Block: Hall/Canteen - rooms 103-110,112/113</b>										
External Walls	C									
Repair of brick walls		Brickwork fracturing adjacent to concrete roof displacement	1.00	m2	CD	6	139.00	13.90		
Surface treatment to External Walls	B									
Repainting of external walls		West face wall panel peeling	4.00	m2	CD	6	105.60			
External Doors	C									
Repair of timber door		Music room door, Rm 108, cracked around lock	2.00	m2	CU	1	328.20	139.20		



**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repair door furniture, (hinges, rollers, etc)		Dance studio, Rm 113, door closure broken	1.00	item	CU	1	189.10			
Replacement of glass - Impact		Dance studio, Rm 113, glazed door cracked	2.00	m2	CD	2	550.80			
Surface treatment to External Doors	C									
Repainting external doors		All external doors	35.00	m2	IR	8	869.00			
Windows	C									
Replacement of vinyl blinds - Degradation or weathering		Dance studio vent blinds/ slats missing	10.00	m2	CU	8	746.00	348.00		
Replacement of flywire		Dance studio	4.00	m2	CU	8	189.20			
Replace glass		Girls toilet glass cracked	1.50	m2	CD	8	266.95			
Replacement of window winding gear - Wear		South side of kitchen old cervery now bay used to store equipment high light windows not operating	10.00	item	CU	9	4,633.00			
Surface treatment to Columns	B									
Repainting of external columns		Railing to canteen	6.00	m2	IR	8	163.40			
Roof	C									
Repair of tile roofing		Evidence of water ingress dance studio	10.00	m2	CD	7	1,056.00			
Gutters and Downpipes	B									
Rectification of non-metallic roof plumbing		Internal Downpipe not connected	15.00	lm	CU	5	572.00			
Internal Walls	B									
Repair plaster		Boys gym toilets east wall.	2.00	m2	CD	8	91.80			
Repair plasterboard		Partition to West side of hall damaged	3.00	m2	CD	8	154.40			
Repair to brickwork		Toilet in canteen cracks to b/work	2.00	m2	CD	4	128.00			
Rectification of tiles		Girls showers male staff splashback	1.00	m2	CD	2	140.40			
Replacement of timber wall section		Replace old server with a wall	6.00	m2	CD	1	910.00			
Surface treatment to Internal Walls	C									
Replacement of tiles		Boys changerooms - tiles need repair in shower cubicles	0.50	m2	OE	2	93.15			
Internal Doors	B									
Repair or replacement of timber door		Female change door split around door female toilet impact damage	4.00	m2	CD	8	745.60			
Surface treatment to Internal Doors	B									
Repainting internal doors		Music room door	4.00	m2	IR	5	143.60			
Ceiling Finishes	B									
Repainting of internal ceilings		Canteen near entry & girls gym toilets.	30.00	m2	IR	8	509.00	270.00		
Replacement or repair of plasterboard		Dance room	2.00	m2	CD	8	98.80			
Replacement of stramit		South side of kitchen stramit holed girls change room	5.00	m2	CD	9	523.00			
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Room 40 all carpet	60.00	m2	IR	9	2,306.00			
Repaint floors		Boys & Girls change room floors	200.00	m2	IR	9	2,550.00			
Sand level and seal timber floor		Hall floor	350.00	m2	IR	5	12,255.00	2,450.00		
Fitments	B									
Rectification of panelboard cupboards - Wear		Dance studio door broken	2.00	m	CD	2	467.60			
Electric Light and Power	B									
Replacement of metal - displacement		Room 108 door to electrical switchboard needs repair.	1.00	lm	CD	8	112.60			
Replacement of diffuser		Diffuser missing boys change room	1.00	item	IR	8	91.80			
<b>Block: IEC 7-12 - rooms 21/22,36-42,44/45</b>										
Surface treatment to External Walls	B									
Repainting of external walls		West entrance wall IEC Rm 44	4.00	m2	IR	8	105.60			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to External Doors	C									
Repainting external doors		Rms 45,38,37,44 - All doors and infill panels and frames	40.00	m2	IR	5	986.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		ESU office int walls need paint, Rm 63	30.00	m2	IR	8	362.00			
Rectification of plaster - Degradation or weathering		ESU office needs plaster repair, Rm 63	0.50	m2	CD	8	53.80			
Ceiling Finishes	C									
Rectification of metal ceiling		ESU Rm 49 ceiling needs paint (steel beams)	10.00	lm	IR	8	189.00	70.00		
Fitments	C									
Rectification of panelboard cupboards - hardware failure		Door handles IEC Rm 45	4.00	item	CU	8	718.00			
Electric Light and Power	C									
Replacement of light switches		IEC Rm 44 fan control knob missing	1.00	item	CU	9	70.90			
<b>Level: 1st Floor</b>										
Surface treatment to Internal Doors	C									
Repainting internal doors		All 1st floor doors	20.00	m2	IR	8	518.00			
Electric Light and Power	C									
Replacement of diffuser		IEC 41, 2 x diffusers hanging from ceiling, 4 missing IEC Rm 42	6.00	item	CU	8	300.80			
<b>Block: IEC Teen/Parent - rooms 23-31,33-35,87,94/95</b>										
External Walls	B									
Repair of brick walls		1 brick missing from West elevation door head	0.30	m2	CD	8	111.70	4.17		
External Doors	B									
Replacement of Security or Fly Screen Doors		PCC security door screen holed	2.00	item	CD	8	745.80			
Surface treatment to External Doors	C									
Repainting external doors		Ext doors need paint to IEC Rm 45 & cleaners store.	8.00	m2	IR	8	237.20			
Repainting external doors		All external doors and infill panels, IEC Rm 49	66.00	m2	IR	8	1,594.40			
Windows	C									
Replacement/restoration of venetian blinds - Impact		IEC Comp Rm 29	4.00	m2	CU	8	478.40			
Replace glass		Window needs replacing in IEC Rm 30	1.00	m2	CD	5	211.30			
Replacement of window winding gear - Wear		IEC Rm 42, window winder handle missing	1.00	item	CU	8	463.30			
Surface treatment to External Windows	B									
Repainting of external windows		East facing window and see grilles, Rm 35	5.00	m2	IR	8	167.00			
Internal Walls	B									
Repair plaster		Staff toilet teen family centre	2.00	m2	CD	6	91.80			
Repair plaster		Repair cracks in staff toilets, teen SC toilet & deputy principals office store	2.00	m2	CD	8	91.80			
Repair plasterboard		Wall adjacent staff toilet impact damage	3.00	m2	CD	8	154.40			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Int walls need paint in staff toilets, boys toilets & girls toilets, Rms 34 & 95	150.00	m2	IR	8	1,610.00			
Replacement of tiles		Teen central wash trough (outside), urinal & trough in boys toilets.	2.00	m2	CD	5	222.60			
Repainting of internal walls		Through out block - skirting	200.00	m2	IR	8	2,130.00			
Repainting of internal walls		Staff toilet	20.00	m2	IR	8	258.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		Staff toilet door	4.00	m2	IR	6	143.60			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ceiling Finishes	B									
Repainting of internal ceilings		Ceiling needs paint in IEC & girls toilets, boys toilet, Rms 22,94,35	54.00	m2	IR	8	579.20	189.00		
Replacement of plaster tile - Degradation or weathering		Water damaged IEC, PCC, cleaners store, IEC Rms 31,21,39	9.00	m2	CD	6	269.60			
Fitments	B									
Repaint		Stairs hand rail	6.00	m2	IR	8	123.80			
Rectification of panelboard cupboards - hardware failure		Replace handles IEC Rm 28	3.00	item	CU	9	551.00			
Electric Light and Power	B									
Replacement of bulkhead light fitting -		IEC office store, Rm 23	1.00	item	CU	8	77.90			
Replacement of electrical wiring		IEC Rm 21 landing GPO metal bent and distorted	5.00	item	CU	7	174.50			
<b>Block: Library - room 46</b>										
External Walls	C									
Repair of concrete		Concrete beams show minoe cracking/movement at joints	1.00	m2	CD	8	77.10			
Surface treatment to External Walls	B									
Restoration of masonry - High Pressure Cleaning		Isolated columns stained from gutter leaks	10.00	m2	IR	5	134.00			
External Doors	B									
Repair of timber door		North West library door laminating	2.00	m2	CD	8	328.20	139.20		
Surface treatment to External Doors	B									
Repainting external doors		South West and North West doors	4.00	m2	IR	5	143.60			
Surface treatment to Internal Doors	C									
Repainting internal doors		Exit and office	6.00	m2	IR	8	190.40			
Ceiling Finishes	B									
Restoration of stramit - Fixing		Strammit - isolated areas of staining	15.00	lm	IR	8	155.00			
Floor Finishes	B									
Rectification of Carpet - Joint Failure (Education)		Carpet join in computer area - repaired joint beginning to frey	2.00	m2	CU	5	61.20			
<b>Block: Lower School - rooms 114-125</b>										
External Doors	C									
Repair of timber door		Rm 117 side panel holed	2.00	m2	CD	8	328.20	139.20		
Windows	C									
Replacement of window beading		Beading missing to North side window, Rm 116	2.00	m2	CD	8	77.80			
Rectification of window hardware		Rm 121 landing	2.00	item	CU	5	105.80			
Surface treatment to External Windows	B									
Repainting of external windows		Stair well windows North elevation	12.00	m2	CD	8	330.80			
Internal Walls	B									
Repair plasterboard		Wall outside Rm 117, impact damage	2.00	m2	CD	8	119.60			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Entrance Rm 116 - touch ups Rm 117	24.00	m2	IR	8	299.60			
Surface treatment to Internal Doors	B									
Repainting internal doors		Rm 116	2.00	m2	IR	8	96.80			
Ceiling Finishes	C									
Repainting of internal ceilings		ESU Rm 63, slight staining to ceiling	1.00	m2	CD	8	59.80	3.50		
Replacement or repair of plasterboard		Room 114 damage	1.00	m2	IR	8	74.40			
Replacement or repair of plasterboard		Evidence of leaking/water damage to Rm 116	3.00	m2	CD	3	123.20			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of stramit		Rm 116 water-damage	3.00	m2	IR	8	333.80			
Replacement of plaster tile - Degradation or weathering		Rm 120 stairwell panels water-damaged	6.00	m2	CD	8	229.40			
Replacement of plaster tile - Degradation or weathering		Rms 120 & 121 water-damaged panel	8.00	m2	CD	8	245.20			
Fitments	B									
Rectification of panelboard cupboards - moisture damage		Rm 117 cupboards end panel peeling	2.00	lm	IR	8	1,441.20			
Electric Light and Power	C									
Replacement of diffuser		Rm 117 diffusers dropping from the ceiling	3.00	item	CU	8	175.40			
Replacement of diffuser		Rm 120 landing	1.00	item	IR	8	91.80			
Replacement of diffuser		Rm 121 diffuser displaced	5.00	item	CU	8	259.00			
<b>Level: 1st Floor</b>										
Windows	C									
Rectification of timber frames		Rms 120 corner adjacent Rm 121 timber rotten	1.00	m2	CD	6	105.60			
Roof	C									
Repair of tile roofing		Evidence of roof leaks over Rm 120	20.00	m2	CD	5	1,612.00			
Electric Light and Power	B									
Replacement of diffuser		Difusses to both staircases & Room 120	4.00	item	CD	8	217.20			
<b>Level: Ground Floor</b>										
Surface treatment to Internal Walls	B									
Repainting of internal walls		Rm 117 needs paint repair	6.00	m2	IR	8	112.40			
<b>Block: Medical Block - rooms 15-20</b>										
Surface treatment to External Walls	B									
Restoration of masonry - High Pressure Cleaning		West face and piers	50.00	m2	IR	5	470.00			
Surface treatment to External Doors	B									
Repainting external doors		Exit doors	4.00	m2	IR	8	143.60			
Surface treatment to External Windows	B									
Repainting of external windows		North/South elevations	20.00	m2	IR	5	518.00			
Roof	C									
Repair of tile roofing		Evidence of leaks to eaves, Rms 15,16	10.00	m2	CD	7	1,056.00			
Internal Walls	C									
Repair to brickwork		Medical room 16 and wet area - north wall cracks, South West wall all cracks horizontal	7.00	m2	CD	6	323.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Back wall foyer/reception	10.00	m2	IR	5	154.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		Office doors, Rms 18,19,15	6.00	m2	IR	8	190.40			
<b>Block: Prevoc/T2542 - rooms 78-81</b>										
External Doors	C									
Repair of metal door		Roller doors impact damage	3.00	m2	CD	1	175.40			
Surface treatment to External Doors	C									
Repainting external doors		3 Doors	12.00	m2	IR	8	330.80			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All elevations	40.00	m2	IR	8	826.00			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		Steel rafters	10.00	m2	CU	9	148.00			
Floor Finishes	C									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Reapply floor Paint or chemical films		Paint floor main area	200.00	m2	IR	8	7,010.00			
Fitments	C									
Repaint		Paint all benches	40.00	m2	IR	3	542.00			
Electric Light and Power	C									
Repainting of Electrical Components including switchboards		Electrical Cabinet	2.00	m2	IR	8	84.80			
<b>Block: Science Block - rooms 70-77</b>										
External Walls	B									
Repair of brick walls		Vertical fracture South side of entrance, Rm 76	1.00	m2	CD	6	139.00	13.90		
Repair of brick walls		Fracture over East door to Rm 76	1.00	m2	CD	6	139.00	13.90		
External Doors	C									
Repair of timber door		Door adjacent to Rm 70 veneer peeled off, Rm 76 door holed	6.00	m2	CD	6	884.60	417.60		
Surface treatment to External Doors	C									
Repainting external doors		Paint required to Rms 75 & 74	5.00	m2	IR	8	167.00			
Windows	C									
Rectification of timber frames		Rm 76 infill plywood panels between windows rotting in sill	3.00	m2	CD	8	216.80			
Surface treatment to External Windows	C									
Repainting of external windows		Areas of timber frames ..... to South and North sides, Rms 75-76 & 73-74	10.00	m2	CD	8	284.00			
Roof Fascias	C									
Repairs to fibre cement		West side entrance corroded - sheet cracked/displaced	1.00	m2	IR	5	67.40	9.00		
Roof Eaves	B									
Replace of fibre cement panel		Widespread staining to North and South sides and canopy	80.00	m2	IR	8	2,884.00			
Rectification to fibre cement		South East eaves sheet broken	3.00	lm	CD	6	233.90			
Internal Walls	B									
Rectification of tiles		Rms 71-72 office splash back	0.50	m2	IR	8	95.20			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Rms 73-76	120.00	m2	IR	8	1,298.00			
Fitments	B									
Repaint		Bench tops Rms 73,75,76	70.00	m2	CU	8	911.00			
Rectification of glass/mirrors - Moisture		Rm 76 glass fronted wall unit 1 x glass missing	1.00	item	IR	8	162.80			
Rectification of panelboard cupboards - Wear		Rms 75,76,74,73	22.00	m	CU	8	4,643.60			
Special Equipment	B									
Replacement of canvas curtains		Rms 73,74,75,76 curtains old, torn and dirty	40.00	m2	IR	8	2,582.00			
<b>Block: Snr/Out Ed/Rangers - rooms 126-130,132-136</b>										
Surface treatment to Internal Walls	C									
Repainting of internal walls		Girls & boys toilets need paint, Rms 125 & 119	24.00	m2	IR	8	299.60			
Fitments	C									
Repair of timber cupboards/benches		Cupboards need attention in Rm 138	1.00	m2	CD	5	258.80			
Electric Light and Power	C									
Replacement of diffuser		Light diffusser coming adrift in Rm 129	1.00	Item	CD	5	105.60			
Sanitary Fixtures	C									
Replacement of Paper Towel Dispensers		Paper towel dispenser needs replacing in boys toilets, Rm 125	1.00	Item	CU	5	154.40			

**Level: 1st Floor**

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ceiling Finishes	B									
Replacement or repair of plasterboard		Ceiling panel east stairwell	0.50	m2	IR	8	62.20			
Fitments	B									
Rectification of fabric faced pin-up boards - Frame	Failure	Frame of pin-up board, Rm 135	3.00	m2	CU	5	530.00			
Rectification of panelboard cupboards - Wear		Rm 138 cupboard door broken	1.00	m	CD	6	258.80			
Rectification of panelboard cupboards - hardware failure		Rm 138 cupboard door handles missing	12.00	item	CU	6	2,054.00			
Electric Light and Power	B									
Replacement of diffuser		Diffuser room 134	1.00	item	IR	8	91.80			
Replacement of diffuser		West stairs & East	2.00	item	CD	6	133.60			
<b>Level: Ground Floor</b>										
Internal Walls	B									
Repair plaster		Female staff toilet minor cracking	2.00	m2	CD	6	91.80			
Repair to brickwork		Minor fracturing year 12 coordinator office door head, Rm 136	0.50	m2	CD	8	69.50			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Rm 136 office touch ups to ground floor	20.00	m2	IR	8	258.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Male & female staff toilet	8.00	m2	IR	8	128.40	28.00		
Rectification of fibreglass - Displacement		Upper school office, Rm 136	4.00	m2	CU	5	2,387.60			
<b>Block: SNSEP/AIEO/Weights - rooms 47-64,67-69</b>										
<b>Level: 1st Floor</b>										
External Doors	B									
Replacement of flywire - Impact		Flywire door Balga Works Office, Rm 64	2.00	m2	CU	5	150.20			
Surface treatment to External Doors	C									
Repainting external doors		Doors need paint, Rms 69-67	10.00	m2	IR	8	284.00			
Windows	B									
Replacement of window winding gear - Wear		Windows Rms 64 & 68	4.00	Item	CD	8	1,853.20			
Replacement of flywire		Flyscreens Rms 64 & 68	10.00	m2	CD	6	398.00			
Replacement of flywire		Flyscreens need repair/replacement in Rms 64 & 67	7.00	m2	CD	8	293.60			
Replacement of vinyl blinds - Degradation or weathering		South side rooms 68 & 69	8.00	m2	CD	8	606.80	278.40		
Surface treatment to External Windows	B									
Repainting of external windows		Paint all - North elevation	66.00	m2	IR	5	1,594.40			
Surface treatment to Stair Cases	B									
Repainting of external staircase		Rails to both stairs	8.00	m2	IR	8	166.80			
Roof	B									
Trade Assessment		Roof leaks, Rms 56 & 57 insep office, East entry	2.00	Item	CD	5	150.00			
Surface treatment to Roof	B									
Repainting of rooves		Paint repaired window flashings - South elevation	11.00	m2	CD	4	210.60			
Roof Eaves	B									
Replacement of strammit		West entrance	2.00	m2	CD	8	147.60			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		Covered walkway to ESU needs paint	120.00	m2	IR	8	1,226.00			
Repainting to Eaves		West entrance	2.00	m2	IR	8	69.60			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Room 69	10.00	m2	IR	8	154.00			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)

Restoration Maintenance

Site: Balga Senior High School (3159)

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		Rms 69 & 68	14.00	m2	IR	8	377.60			
Ceiling Finishes	B									
Replacement of stramit		Room 69 damaged panel	3.00	m2	CD	8	333.80			
Floor Finishes	B									
Restretch/restick carpet		Restick carpet at top of stairs	9.00	m2	CU	8	113.00			
Fitments	B									
Repaint		Stair case hand rails sand and varnish	12.00	m2	IR	5	197.60			
Electric Light and Power	B									
Replacement of diffuser		Diffusers missing in Office, Rm 69	1.00	Item	CD	5	105.60			
Replacement of diffuser		Balga Works Office, Rm 64	1.00	Item	IR	8	91.80			
<b>Level: Ground Floor</b>										
Surface treatment to External Walls	B									
Restoration of masonry - High Pressure Cleaning		Various areas of bore staining & leaks	50.00	m2	IR	5	470.00			
Surface treatment to External Doors	C									
Repainting external doors		Boy's Toilets External door needs paint/repair - Rm 59	12.00	m2	IR	8	330.80			
Windows	B									
Replace glass		Staircase, Hall laminating windows, cracked	2.00	m2	CD	8	322.60			
Internal Walls	B									
Repair plasterboard		Interview Room board holed - requires flushing	10.00	m2	IR	8	398.00			
Repair plasterboard		Staff Office, adjacent to Interview Rm - Wall needs flushing & board missing, Rm 55	12.00	m2	CD	6	467.60			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint Interview Room Walls, Rm 57	30.00	m2	CD	8	362.00			
Replacement of tiles		Boy's Toilets, above urinal - Tiles need replacing, Rm 59	2.00	m2	CD	8	222.60			
Surface treatment to Internal Doors	B									
Repainting internal doors		Repaint door to Rm 55, Performing Arts	2.00	m2	IR	8	96.80			
Sanitary Fixtures	B									
Replacement of toilet seat - Wear		Boy's Toilet seats, cracked/broken - Rm 59	3.00	item	CU	6	876.50			
Ventilation	B									
Replacement of exhaust fan - Displacement		Girl's Toilets - Poor ventilation, need Trade Assessment	1.00	item	CU	5	189.10			
<b>Block: T &amp; E - rooms 82-86,88,142-158</b>										
Surface treatment to External Windows	B									
Repainting of external windows		Paint windows south side	20.00	m2	CD	5	518.00			
<b>Level: 1st Floor</b>										
Windows	B									
Replacement of window winding gear - Wear		Staffroom, Rm 148	1.00	Item	CU	5	463.30			
Replace glass		Staffroom pane holed to highlight, Rm 147	1.00	m2	CD	8	218.80			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		North verandah paint work peeling and stained	10.00	m2	IR	8	148.00			
Internal Walls	B									
Repair plaster		Rm 155 Internal corner adjacent entrance, cracked and West wall	4.00	m2	CD	8	133.60			
Repair plaster		Rm 149 store and reveal adjacent high right window	2.00	m2	CD	6	91.80			
Repair plaster		Rm 145	1.50	m2	CD	8	81.35			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Balga Senior High School (7454)  
 Restoration Maintenance  
 Site: Balga Senior High School (3159)

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		Rms 142-144	100.00	m2	IR	9	1,090.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		T10 stores x 2	8.00	m2	IR	5	237.20			
Floor Finishes	B									
Replacement of vinyl flooring		Rm 142 small holes in lino	1.00	m2	CD	6	129.90			
Ventilation	B									
Rectification of metal - Degradation or weathering		West staircase, Rm 156, metal louvres damaged	2.00	m2	IR	8	70.80			
<b>Level: Ground Floor</b>										
External Doors	N									
Repair of timber door		Rm 84, slight splitting around lock	1.00	m2	CD	6	189.10	69.60		
Windows	N									
Replacement of flywire		Flywire on window, Food Store, Rm 83	1.00	m2	CU	5	84.80			
Surface treatment to Columns	B									
Repainting of external columns		Rm 83	2.00	m2	IR	8	87.80			
Ceiling Finishes	B									
Replacement or repair of plasterboard		Water damage prep between Rm 86	4.00	m2	CD	6	147.60			
Replacement of plaster tile - Degradation or weathering		Rm 83 water-damaged panels - workshop	10.00	m2	IR	8	294.00			
Replacement of plaster tile - Degradation or weathering		Rm 85 Ceiling tile needs replacing	1.00	m2	CD	5	74.40			
<b>Block: Transportable Music Gardeners Store T2524</b>										
Substructure	E									
Investigation of timber floor structures - Frame failure		Frame failure - timber floor	40.00	item	CD	1	1,000.00			
Surface treatment to External Walls	C									
Repainting of external walls		Repaint external walls	60.00	m2	IR	9	884.00			
Roof Fascias	B									
Rectification of metal		Fascia damaged to corner	1.00	m2	CD	6	67.40			
Roof Eaves	C									
Rectification of metal		Small holes in verandah	1.00	lm	CD	8	57.00			
Floor Finishes	D									
Replacement of vinyl flooring		Lino split where floor has failed	15.00	m2	CU	3	1,248.50			
<b>Block: Transportable Toilet T1769</b>										
External Walls	B									
Replace fibre cement panelling, steel framed and repair to fixings		West wall light at cladding .....	6.00	item	CD	6	4,223.60	834.60		
Windows	B									
Replace glass		Girls toilet louvres, male staff/boys toilet missing louvres	1.00	m2	CD	8	211.30			
Gutters and Downpipes	B									
Repair and clean gutters & downpipes		South West corner impact damage	1.00	lm	CD	8	57.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Boys toilets need paint repair. (Graffiti)	6.00	m2	IR	8	112.40			
Sanitary Fixtures	C									
Replacement of taps		Female staff constant drip to tap	1.00	item	CD	9	175.30			
Replacement of toilet cistern		Female staff, girls toilet constant drip from cistern	1.00	item	CU	8	397.90	208.80		
							<b>Maintenance Total:</b>	<b>165,343.15</b>	<b>7,831.47</b>	



## Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Balga Senior High School (7454)  
 Restoration Maintenance  
 Site: Balga Senior High School (3159)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Balga Senior High School (3159)										
<b>Address:</b> 2 Markham Way Balga 6061										
<b>Comments:</b> Year 8 (ESU block) is very dark and unattractive. I.E.C block east -- these areas are not conclusive to a positive learning area and safe environment. Pool chlorinator room is inadequate. Short time limit with Telfords for chemical delivery. OHS issue.										

**Site: Balga Senior High School (3159)**

Routine Maintenance	N									
Service Air-conditioning							210.00			
Service Evaporative Cooling							105.00			
Service Fire Extinguishers & Hose Reels							52.50			
Gutter Cleaning							1,475.25			
Routine Tree Management							3,000.00			
Maintain Fire Breaks or Grounds							336.00			
Service Swimming Pool Equipment							672.00			
Service Refrigeration Equipment							77.75			
Service Gas Heaters							1,181.25			
Inspection of Manual Ats Equipment							283.50			
Service Emergency Lighting Systems							336.00			
Service Exit Signs							336.00			
Service Effluent/Sewerage Pumps							105.00			
Cleaning of Sumps, Soakwells and Drains							454.65			
Service Air Compressor/Receiver							300.00			
Service Vehicle Hoist							150.00			
Service Hot Water Mixing Valves							105.00			
							<b>9,179.90</b>			
							Maintenance Total:			
							Facility Total:	<b>174,523.05</b>	<b>7,831.47</b>	
							Client Total:	<b>174,523.05</b>	<b>7,831.47</b>	
							<b>TOTAL ESTIMATED COST:</b>			
								<b>174,523.05</b>		
							<b>TOTAL CONTINGENCY COST:</b>		<b>7,831.47</b>	

## Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Boyare Primary School (8867)  
 Restoration Maintenance  
 Site: Boyare Primary School (4906)

Work Description

Condition

Defect Location/Additional Info

Qty

Unit

Consq

Risk

E/Cost

C/Cost Proj

Stat

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type: N/A  
 Portfolio: N/A  
 Risk Matrix: Standard 9 point scale  
 Client: N/A  
 Facility:Site: Boyare Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 18/June/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 Compliancy  
 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: Boyare Primary School (8867)

Restoration Maintenance

Site: Boyare Primary School (4906)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site: Boyare Primary School (4906)</b>										
<b>Address:</b> Corner Threadlea Way & Appleblossom Drive Mirrabooka 6061										
<b>Comments:</b> 2 new buildings under construction. Gutters through out need cleaning										
<b>Site: Boyare Primary School (4906)</b>										
Boundary Walls, Fencing and Gates	B									
Replacement of gate		Area surrounding Pre-Primary	2.00	Item	CU	5	417.60			
Rectification of stone wall - Displacement		Repair stonework to sandpit playground by arts and crafts	15.00	lm	CU	8	363.50			
Roads Footpaths and Paved Areas	B									
Repair\Resurface of Bituminous or synthetic paving		Path from car park to transportable	15.00	m2	CU	8	287.00	94.50		
Repair of Concrete		Repair concrete cracks admin to carpark	20.00	m2	CU	8	1,846.00			
Repair of Concrete		Courtyard 2	10.00	m2	CU	8	1,173.00			
Repair of Concrete		Path from Administration to Block 39-49	3.00	m2	CU	8	701.90			
Repair of Concrete		East-side Sports Store, concrete separating from building	4.00	m2	CU	5	769.20			
Repair of Concrete		between undercover and oval	20.00	m2	CU	8	1,846.00			
Landscaping and Improvements	B									
Repaint		Goal posts	40.00	m2	CU	3	854.00			
Repaint		Repaint play equipment by arts and crafts	10.00	m2	IR	8	196.00			
Repaint		Shade structure outside PP1 Rms 29-38	70.00	m2	IR	6	1,072.00			
Repair of brick		Planter box cracking East Courtyard planter box cracking adjacent to Administration	2.00	m2	CD	7	128.00			
Restore tension to cricket net/court chain mesh		Practice cricket nets and basketball courts	2.00	item	CU	8	1,391.20			
Trade Assessment		North Room 35, Pergola is rickety	1.00	Item	CD	8	150.00			
Restoration of soft fall areas to play equipment (remote locations were sand not available)		Pre-Primary play area	100.00	m2	CU	8	7,060.00	3,480.00		
External Fire Protection	B									
Repaint surface		Hydrants	12.00	m2	IR	6	225.20			
<b>Block: Admin - rooms 50-61</b>										
Ceiling Finishes	B									
Repainting of internal ceilings		Repaint ceiling after repair	30.00	m2	IR	8	344.00	105.00		
Repainting of internal ceilings		Repaint after repairs	8.00	m2	IR	8	128.40	28.00		
Repair to ceiling plaster		Repair ceiling to cleaners store	1.00	m2	CD	7	85.00			
Repair/replacement of skylight		Fix leak around skylight reception	5.00	item	CD	3	3,904.00			
Electric Light and Power	B									
Replacement of diffuser		Diffuser in disabled toilet	1.00	item	CU	9	91.80			
<b>Block: Block 1/P-Primary - rooms 25-38</b>										
External Walls	B									
Repair of brick walls		Repair brickwork at entry door wet area East	0.50	m2	CD	5	119.50	6.95		

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Boyare Primary School (8867)

Restoration Maintenance

Site: Boyare Primary School (4906)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of sealant - Adhesive failure External Doors	B	Repair construction joint to West entry area	2.00	lm	IR	9	66.80			
Repair door furniture, (hinges, rollers, etc) Roof	B	Rm 35 - Lock on sliding door	1.00	Item	CU	5	189.10			
Rectification of metallic sheet roofing Roof Fascias	B	remove ridge vents and install ridge capping	30.00	m2	CD	5	1,454.00			
Replacement of fibre cement Gutters and Downpipes	B	Capping to fascia in carport	3.00	m2	IR	5	108.50			
Rectification of non-metallic roof plumbing Replacement of metallic roof plumbing	B	Replace plastic downpipes South side North of Room 35 - gutter	6.00	lm	CD	9	258.80			
Internal Walls	B		6.00	lm	CD	6	317.00			
Repair plaster Identification of Concertina or Accordion walls/Doors	B	Rm 25 - Plasterboard wall Rooms 2/3 ; 4/5	3.00	m2	IR	8	129.20			
Surface treatment to Internal Walls	B		2.00	item				2.80		
Repainting of internal walls Replacement of tiles	B	Room 35 Trough to Cleaners boys toilet urinal & skirting and girls	80.00	m2	IR	5	882.00			
Surface treatment to Internal Doors	C		2.00	m2	IR	6	222.60			
Repainting internal doors Ceiling Finishes	B	Activity room, all elevations	30.00	m2	IR	5	752.00			
Repainting of internal ceilings Replacement or repair of plasterboard	B	Repaint after repairs Repair ceiling in Storeroom and Rm 32	30.00	m2	IR	8	344.00			105.00
Fitments	C		2.00	m2	CD	5	98.80			
Repair of timber cupboards - hardware <b>Block: Block 2 - rooms 39-49</b>	C	Rm 34 - Kitchen	5.00	Item	CU	5	885.00			
External Walls	B									
Rectification of asbestos cement - Impact External Doors	B	Repair asbestos gable West end	5.00	m2	CD	5	255.00			
Repair of timber door Replacement of weatherstrip - Degradation or weathering	B	Repair boys toilet door - metal grille Weather-strip - Replace Room 42	1.00	m2	CD	9	189.10			69.60
Windows	B		1.00	item	CU	8	102.90			
Replace glass Roof	B	Replace windows all round - scratched	8.00	m2	IR	8	990.40			
Rectification of metallic sheet roofing Rectification of metal	B	remove ridge vents and install ridge capping Roof leak in room 42	30.00	m2	CD	8	1,454.00			
Gutters and Downpipes	B		20.00	m2	CD	3	1,136.00			
Repair metallic roof plumbing Replacement of metallic roof plumbing	B	Repair gutters all round west end courtyard damaged gutter	10.00	lm	CD	5	549.00			
Internal Walls	B		6.00	lm	CD	4	317.00			
Identification of Concertina or Accordion walls/Doors Surface treatment to Internal Walls	B	Rooms 10/11, 7/9	2.00	item				2.80		
Repainting of internal walls Surface treatment to Internal Doors	B	gable ends, all rooms	150.00	m2	IR	8	1,610.00			
Repainting internal doors Ceiling Finishes	B	all doors & frames off activity	30.00	m2	IR	8	752.00			
Repainting of internal ceilings	B	Repaint ceilings to girls and boys toilet	34.00	m2	IR	8	383.20			119.00

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Boyare Primary School (8867)

Restoration Maintenance

Site: Boyare Primary School (4906)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting of internal ceilings		Repaint ceiling after repair	20.00	m2	IR	8	246.00	70.00		
Replacement or repair of plasterboard		Repair ceiling in store room	0.50	m2	CD	9	62.20			
Rectification of metal ceiling		Rectify metallic ceiling strips in rooms 46, 48, 42 and wet area	16.00	lm	IR	8	360.40	200.00		
Rectification of metal - Corrosion		Treat corrosion at ceiling near South door of room 44	0.50	lm	CD	5	70.15			
Floor Finishes	B	store room	20.00	m2	IR	3	300.00			
Repaint floors		Repair carpet room 7/6	6.00	m2	CU	6	183.60			
Rectification of Carpet - Joint Failure (Education)										
Ventilation	B	Rectify displaced vent grilles in room 47	3.00	item	IR	9	216.80			
Rectification of plastic grille - Displacement										
<b>Block: Block 3 - rooms 7-17</b>										
Substructure	B	Repair concrete crack West end entry to wet area	4.00	m2	CU	8	778.40			
Rectification of concrete - major cracking/displacement		West side Verandah	2.00	m2	CD	3	102.80			
Repairs to brickwork										
Windows	B	Replace flywire all round	8.00	m2	IR	8	328.40			
Replacement of flywire										
Roof	B	remove ridge vents and install ridge capping	30.00	m2	CD	8	1,454.00			
Rectification of metallic sheet roofing										
Roof Fascias	B	Repair roof fascia at West end of courtyard to entry	1.00	m2	CD	5	69.50			
Replacement of fibre cement										
Gutters and Downpipes	B	Repair gutters all round	4.00	lm	CD	9	249.60			
Repair metallic roof plumbing										
Internal Walls	B	Repair water damage to East upper wall room 12	4.00	m2	CD	3	211.20			
Repair plasterboard		Repair wall at ceiling point by roof beam	0.50	m2	CD	5	67.40			
Repair plasterboard		Rooms 10 & 11, 9 & 12	2.00	item				2.80		
Identification of Concertina or Accordion walls/Doors										
Surface treatment to Internal Walls	B	Repaint North wall to wet area	10.00	m2	IR	8	209.00			
Repainting of internal walls		Repaint wall after repairs	12.00	m2	CD	3	240.80			
Repainting of internal walls		Room 12, boys and girls toilets	90.00	m2	IR	5	986.00			
Repainting of internal walls		Rooms 7-12	150.00	m2	IR	8	1,610.00			
Rectification of sealant - Adhesive failure		Replace silicone to wet area benches	4.00	lm	CU	9	64.00			
Surface treatment to Internal Doors	C	all doors and frames off activity area	30.00	m2	IR	5	752.00			
Repainting internal doors										
Ceiling Finishes	B	Repaint ceiling in store room	20.00	m2	IR	8	246.00	70.00		
Repainting of internal ceilings		Boys and girls toilets	60.00	m2	IR	8	638.00	210.00		
Repainting of internal ceilings		Rectify metallic ceiling strips Rms 9, 11	10.00	lm	IR	8	244.00	125.00		
Rectification of metal ceiling										
Floor Finishes	C	Store	12.00	m2	IR	8	200.00			
Repaint floors		Repair carpet joins in room 9	4.00	m2	CU	8	122.40			
Rectification of Carpet - Joint Failure (Education)		Rooms 13 / 14	150.00	m2	IR	8	3,185.00			
Replacement of vinyl - Displacement										
Space Heating	B	Gas heater not working in room 10	1.00	item	CU	5	3,826.00			
Replace gas room heaters										

**Block: C-Assembly/Canteen - rooms 22/23**

## Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Boyare Primary School (8867)

Restoration Maintenance

Site: Boyare Primary School (4906)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
External Doors	B									
Repair of timber door		Repair gardeners door	5.00	m2	CD	8	745.50	348.00		
Replacement of weatherstrip - Degradation or weathering		Seal to roller door sports store	3.00	item	CU	8	208.70			
Gutters and Downpipes	B									
Replacement of metallic roof plumbing		Replace rusted pop to downpipe East-side	1.00	lm	CD	7	94.50			
Ceiling Finishes	B									
Rectification of insulation - Displacement		Degraded insulation	480.00	m2	IR	9	3,410.00			
Rectification of insulation - Displacement		Rectify displaced ceiling netting	4.00	m2	IR	8	100.00			
Floor Finishes	B									
Replacement of vinyl skirting		Repair vinyl skirting in kitchen	4.00	lm	CU	8	133.60			
Electric Light and Power	B									
Replacement of diffuser		Replace diffuser in store room North	1.00	item	CU	9	91.80			
<b>Block: Specialist Block - rooms 18-21,63-65</b>										
Substructure	B									
Rectification of concrete - major cracking/displacement		West end of verandah	1.00	m2	CD	6	569.60			
External Doors	B									
Repair door furniture, (hinges, rollers, etc)		Rm 19 - Doorhandle	1.00	Item	CU	5	189.10			
Surface treatment to External Doors	C									
Repainting external doors		All doors	40.00	m2	IR	8	986.00			
Windows	B									
Replace glass		Replace glass all round - scratched	10.00	m2	IR	9	1,213.00			
Replacement of flywire		Replace flyscreens all round	5.00	m2	IR	8	224.00			
Surface treatment to Roof	C									
Repainting of rooves		Repaint gable ends	80.00	m2	IR	5	1,218.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		Repair gutters North end	20.00	lm	CD	8	938.00			
Repair metallic roof plumbing		Pops to downpipes	6.00	lm	CD	6	316.40			
Internal Walls	B									
Repair to brickwork		west exit door at floor level	1.00	m2	CD	7	89.00			
Surface treatment to Internal Walls	B									
Replacement of tiles		Repair tiles in art room	1.00	m2	CU	8	136.30			
Ceiling Finishes	C									
Repainting of internal ceilings		Meeting room	40.00	m2	IR	7	662.00	360.00		
Rectification of metal ceiling		Repair metallic strips	12.00	lm	IR	5	282.80	150.00		
Floor Finishes	B									
Replacement of vinyl flooring		Room 21	130.00	m2	IR	8	10,437.00			
Repaint floors		Rooms 64, 65	25.00	m2	IR	8	362.50			
Fitments	B									
Repair of laminate panelboard		Repair laminate doors at Room 21	4.00	m2	CD	8	885.20			
Electric Light and Power	B									
Replacement of general purpose outlets - doubles		Rm 68, Server running by extension cord, stretched across room	2.00	Item	CU	5	300.00			
Ventilation	B									
Replacement of vents - Wear		Room 20 - Ceiling	1.00	Item	IR	8	397.90			

**Block: Teaching/Music - rooms 72-83**

### Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Boyare Primary School (8867)  
 Restoration Maintenance  
 Site: Boyare Primary School (4906)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
External Doors Repair door furniture, (hinges, rollers, etc)	B	Room 79 door, Seals & opener need repair	2.00	Item	CU	5	328.20			
						Maintenance Total:	<b>77,942.45</b>	<b>5,549.45</b>		

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Boyare Primary School (8867)  
 Restoration Maintenance  
 Site: Boyare Primary School (4906)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Boyare Primary School (4906)										
<b>Address:</b> Corner Threadlea Way & Appleblossom Drive Mirrabooka 6061										
<b>Comments:</b> 2 new buildings under construction. Gutters through out need cleaning										

**Site: Boyare Primary School (4906)**

Routine Maintenance	N						189.00				
Service Evaporative Cooling							504.00				
Gutter Cleaning							1,500.00				
Routine Tree Management							577.50				
Service Gas Heaters							315.00				
Cleaning of Sumps, Soakwells and Drains											
Maintenance Total:							<b>3,085.50</b>				
Facility Total:							<b>81,027.95</b>	<b>5,549.45</b>			
Client Total:							<b>81,027.95</b>	<b>5,549.45</b>			
<b>TOTAL ESTIMATED COST:</b>											
<b>TOTAL CONTINGENCY COST:</b>								<b>81,027.95</b>			
								<b>5,549.45</b>			



## Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Dryandra Primary School (8456)  
 Restoration Maintenance  
 Site: Dryandra Primary School (4363)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type: N/A  
 Portfolio: N/A  
 Risk Matrix: Standard 9 point scale  
 Client: N/A  
 Facility:Site: Dryandra Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 18/June/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: Dryandra Primary School (8456)

Restoration Maintenance

Site: Dryandra Primary School (4363)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Dryandra Primary School (4363)										
<b>Address:</b> 45 Dryandra Drive MIRRABOOKA 6061										
<b>Comments:</b> We wish to highlight the following concerns of:										
1. The state of the carpet's										
2. Footpath to PP2.										
3. Internal painting.										
4. Whiteboards needed for asthmatic children.										
<b>Site: Dryandra Primary School (4363)</b>										
Roads Footpaths and Paved Areas	B									
Repair of Clay & Conc. Brick		Header course subsiding sports store covered area	2.00	m2	CU	5	169.80			
Repair of Concrete Kerbing - Precast		Repair concrete after tree roots removed - play area in front of admin	4.00	lm	CU	5	217.20			
Repair of concrete - cracking		Concrete pathway leading along the main carpark	6.00	m2	CU	1	342.80			
Repair of concrete - cracking		Cracked concrete pathway near Administration	3.00	m2	CU	1	196.40			
Paved Play and Sports Areas	C									
Repair/Resurface of bituminous or synthetic paving		North area netball courts	1400.00	m2	CU	8	22,170.00	8,820.00		
Repainting/reapplying acrylic surface to courts		Tennis, basketball courts resurface	1600.00	m2	IR	5	19,090.00			
Rectification of concrete paving		Pathway from trans - pre primary	100.00	m2	CU	1	7,460.00			
Landscaping and Improvements	B									
Repaint		Goal posts to oval	8.00	m2	IR	5	166.80			
Repaint		Basketball, Blackboards x 4 all faces & goal rings	12.00	m2	IR	1	225.20			
Repair of brick		Outside undercover area	3.00	m2	CU	9	167.00			
Repair of retaining barrier/wall		Walkway between Admin & library needs retaining wall built to stop soil and dirt moving across path	4.00	m2	OE	5	556.40			
Removal of tree		Main staff car park next to Administration	6.00	item	CD	1	2,087.40			
Removal of tree		Walkway between Admin and the Library	4.00	item	OE	5	1,391.60			
Removal of tree		Outside undercover area	1.00	item	CU	5	347.90			
Removal of tree		Prune limbs over cricket nets, South of basketball courts and South Wet corner of oval	6.00	item	CD	5	2,087.40			
External Stormwater Drainage	B									
Rectification of aggregate - Displacement		Walkway between the Library and Admin block, soil has moved drain	1.00	m2	OE	5	62.40			
Rectification of pipe - Falls & gradients		Front of admin drainage needs replacement	5.00	lm	CD	1	328.00			
<b>Block: Admin - rooms 50-62</b>										
External Doors	B									
Replace External Flush Panel Door		Rm 51 - Cleaners room door	1.00	item	CU	9	467.40	69.60		
Replacement of weatherstrip - Degradation or weathering		Repair metal strip around door - Rm 52	2.00	item	CU	5	155.80			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Dryandra Primary School (8456)

Restoration Maintenance

Site: Dryandra Primary School (4363)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to External Doors	B									
Repainting external doors		Rm 52 - staff room repaint	2.00	m2	CU	5	96.80			
Roof	B									
Rectification of fibreglass		Replace skylights - whole building	25.00	m2	CD	5	572.50			
Gutters and Downpipes	C									
Repair and clean gutters & downpipes		Clean and repair gutters and down pipes	70.00	lm	CU	1	540.00			
Internal Walls	C									
Repair plaster		Wall cracks - sick room. South wall 2 levels, Principals corner	9.00	m2	CU	7	238.10			
Repair plaster		Principal office - Rm 60	1.00	m2	CU	5	70.90			
Surface treatment to Internal Walls	C									
Replacement of tiles		Skirting tiles in disabled toilet and male	1.00	m2	CD	8	136.30			
Repainting of internal walls		Repaint walls in Rm 60 - Principal office	40.00	m2	CU	5	466.00			
Repainting of internal walls		Repaint walls 50-57, 61	1000.00	m2	CU	5	10,450.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Repaint ceilings - Rm 50-62	1000.00	m2	CU	2	9,850.00	3,500.00		
Repainting of internal ceilings		Disabled Toilet, Registrar and Stores& shower & cleaners	90.00	m2	CU	2	932.00	315.00		
Electric Light and Power	B									
Replacement of electrical wiring		Relocator light switch - disabled	1.00	item	CU	5	154.90			
<b>Block: Block 1 - rooms 28-41</b>										
Roof	B									
Rectification of fibreglass		Replace skylights	40.00	m2	CD	5	886.00			
Gutters and Downpipes	B									
Repair and clean gutters & downpipes		Rms 28-41 clean and repair	20.00	lm	CU	1	190.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Rooms 33-34, 31-32	2.00	item				2.80		
Surface treatment to Internal Walls	C									
Replacement of tiles		Cracked tile at handwash trough PP1 activities area	1.00	m2	CD	8	136.30			
Replacement of tiles		Girls toilet by door skirting tiles	0.50	m2	CD	8	93.15			
Repainting of internal walls		All elevations, boys toilets	40.00	m2	IR	5	466.00			
Internal Doors	B									
Repair or replacement of timber door		Store door in PP area (Rm 79)	1.00	m2	IR	8	223.90			
Surface treatment to Internal Doors	C									
Repainting internal doors		Activity room all elevations & frames	25.00	m2	IR	8	635.00			
Ceiling Finishes	B									
Repair/replacement of skylight		Boys toilet diffuser missing	1.00	item	IR	8	815.30			
Fitments	B									
Rectification of panelboard cupboards - hardware failure		Cupboards in activity area	1.00	item	CU	8	217.00			
Water Supply	B									
Replace tap		Rm 38 - Kitchen leaky tap	1.00	item	CU	5	140.40			
Ventilation	B									
Replacement of metal grill		Door grille girl's toilet	1.00	item	IR	8	168.30			
<b>Block: Block 2 - rooms 17-27</b>										
Windows	B									
Replacement of flywire		Flyscreens Room 23	4.00	m2	CU	5	189.20			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Dryandra Primary School (8456)

Restoration Maintenance

Site: Dryandra Primary School (4363)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Gutters and Downpipes	C									
Repair metallic roof plumbing		Downpipe spigots on west side	1.00	lm	CU	5	94.40			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Rooms 20-21, 23-24	2.00	item				2.80		
Surface treatment to Internal Walls	D									
Repainting of internal walls		Activity area store all	6.00	m2	IR	5	112.40			
Repainting of internal walls		All elevations, boys and girls toilets	85.00	m2	IR	5	934.00			
Repainting of internal walls		Both gables rooms 20-21 and 23-24 activity	200.00	m2	IR	3	2,130.00			
Replacement of tiles		Girls toilet	15.00	m2	CD	7	1,344.50			
Surface treatment to Internal Doors	D									
Repainting internal doors		Activity room all elevations, including frames	18.00	m2	IR	3	471.20			
Ceiling Finishes	C									
Repainting of internal ceilings		Boys and girls toilet	50.00	m2	IR	5	540.00	175.00		
Repainting of internal ceilings		Store room	27.00	m2	IR	3	314.60	94.50		
Rectification of metal ceiling		Ceiling metal strips room 21 & 22	10.00	lm	CD	5	189.00	70.00		
Replacement of skylight - Degradation		Girls toilet	2.00	m2	CD	7	336.60			
Floor Finishes	B									
Repaint floors		Storeroom	27.00	m2	IR	8	387.50			
<b>Block: Block D - rooms 65-75 (BER)</b>										
Gutters and Downpipes	A									
Repair and clean gutters & downpipes		Repair and clean gutters and downpipes	200.00	lm	OE	5	1,450.00			
<b>Block: Block3 - rooms 4-14</b>										
Roof	B									
Rectification of fibreglass		Replace skylights	36.00	m2	CD	5	802.40			
Trade Assessment		Clean and rectify main vent in roof	1.00	item	OE	5	150.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Rooms 7-8 and 10-11	2.00	item				2.80		
Surface treatment to Internal Walls	D									
Repainting of internal walls		All elevations boys and girls toilets	80.00	m2	CU	5	882.00			
Repainting of internal walls		Painted areas to class rooms 7 8 10 11	220.00	m2	CU	3	2,338.00			
Repainting of internal walls		Rms 4-14, TB3	400.00	m2	CU	5	4,210.00			
Replacement of tiles		Tiles around boys urinal	0.50	m2	CD	8	93.15			
Surface treatment to Internal Doors	D									
Repainting internal doors		Activity rooms all elevations including frames, boys and girls toilets	30.00	m2	IR	3	752.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Boys and girls toilets	20.00	m2	IR	5	246.00	70.00		
Repainting of internal ceilings		Store	27.00	m2	IR	5	314.60	94.50		
Rectification of metal ceiling		Rooms 8, 10 & 11	6.00	lm	CD	5	133.40	42.00		
Replacement of skylight - Degradation		Diffusers boys toilet	2.00	m2	CD	7	336.60			
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Room 9	70.00	m2	IR	5	2,682.00			
Repaint floors		Storeroom	27.00	m2	IR	5	387.50			
Sanitary Fixtures	B									
Replacement of toilet seat - Wear		Boys toilet 2nd cubicle	1.00	item	CD	5	325.50			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Dryandra Primary School (8456)

Restoration Maintenance

Site: Dryandra Primary School (4363)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ventilation Replacement of vents - Wear	C	Clean and rectify main vent in roof	1.00	item	CU	8	397.90			
<b>Block: Canteen/C-Area - room 63</b>										
Surface treatment to External Doors Repainting external doors	B	Double doors corrosion	6.00	m2	CU	5	190.40			
Roof Replacement of glass pane to skylight - Impact	B	Rms 20-22, 24	12.00	m2	OE	5	1,385.60			
Internal Walls Repair plaster	D	Wall cracks to canteen storeroom (Rm 63)	5.00	m2	CU	2	154.50			
<b>Block: Early Childhood - rooms 77-82 (BER)</b>										
External Doors Repair of metal door	A	Entry into Rm 81 - catching	2.00	m2	S	1	133.60			
Roof Rectification of sealant	A	Leak in the comms room - water stains	5.00	lm	OE	5	88.00			
<b>Block: Library/Special Serv - rooms 45-49</b>										
Roof Trade Assessment	B	Internal vents on roof has mice	15.00	item	HS	1	150.00			
Rectification of fibreglass		Replace skylights	10.00	m2	CD	5	259.00			
Gutters and Downpipes Replacement of metallic roof plumbing	B	South East corner	3.00	lm	CD	5	183.50			
Surface treatment to Internal Walls Repainting of internal walls	D	Gable ends Rm 48	30.00	m2	IR	5	362.00			
Ceiling Finishes Repainting of internal ceilings	B	Cleaner's room	3.00	m2	IR	5	79.40	10.50		
Rectification of metal ceiling		Metal ceiling strip in Rm 45	4.00	lm	CD	8	105.60	28.00		
Floor Finishes Repaint floors	B	Store Room - repaint kiln room	30.00	m2	IR	5	425.00			
Fitments Restoration of sealant - Degradation	B	Seal bench top to wall tiles north Art	3.00	lm	CD	5	72.80			
Rectification of panelboard cupboards - hardware failure		South side Art Room	1.00	item	CU	8	217.00			
							Maintenance Total:	<b>111,519.20</b>	<b>13,297.50</b>	
							Facility Total:	<b>111,519.20</b>	<b>13,297.50</b>	
							Client Total:	<b>111,519.20</b>	<b>13,297.50</b>	
							<b>TOTAL ESTIMATED COST:</b>			
								<b>111,519.20</b>		
							<b>TOTAL CONTINGENCY COST:</b>		<b>13,297.50</b>	

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Illawarra Primary School (7599)  
 Restoration Maintenance  
 Site: Illawarra Primary School (3308)

Work Description

Condition

Defect Location/Additional Info

Qty

Unit

Consq

Risk

E/Cost

C/Cost Proj

Stat

**Building Condition Assessment By Facility****PARAMETERS**

Portfolio Type: N/A  
 Portfolio: N/A  
 Risk Matrix: Standard 9 point scale  
 Client: N/A  
 Facility:Site: Illawarra Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 02/September/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 Compliancy  
 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: Illawarra Primary School (7599)

Restoration Maintenance

Site: Illawarra Primary School (3308)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Illawarra Primary School (3308)										
<b>Address:</b> Illawarra Crescent North Ballajura 6066										
<b>Comments:</b> Priority concerns are: Issue of time delay in having maintenance problems dealt with - e.g. carpets & doors have been an ongoing issue. Carpets to be replaced. Staff carpark - repair of tree root damage.										
<b>Site: Illawarra Primary School (3308)</b>										
Roads Footpaths and Paved Areas	C									
Repair/Resurface of Bituminous or synthetic paving		Potholed & degrading.	500.00	m2	IR	5	7,950.00	3,150.00		
Replace Bituminous or synthetic paving including base course		Bitumen driveway to services area & drive to staff carpark - tree root distortion	30.00	m2	CD	5	1,454.00			
Re-mark carpark lines and traffic markings (medium site)		Medium site	1.00	item	CU	5	1,391.30			
Repair of Concrete Kerbing - Precast		Services entry - distortions at tree	10.00	lm	IR	5	468.00			
Repair of Clay & Conc. Brick - Impact		Pre-Primary 1,2 and 3	15.00	m2	IR	9	948.50			
Landscaping and Improvements	B									
Repaint		All basketball backboards and brackets	12.00	m2	CD	3	225.20			
Repaint		Practice cricket nets concrete slab	164.00	m2	IR	5	2,444.40			
Repaint		Football goal posts	6.00	m2	IR	8	170.60			
<b>Block: Admin/Teaching - rooms 1-21,23,26,30,34</b>										
External Walls	B									
Repair of brick walls		North elevation - admin block - adj construction joint up to 5 mm of movement.	1.00	m2	CD	8	139.00	13.90		
Repair of brick walls		Vertical fracture - rm 2-3 open 2mm max and North elv.	10.00	m2	CD	8	490.00	139.00		
Surface treatment to External Doors	C									
Repainting external doors		All doors inside face	25.00	m2	IR	5	635.00			
Windows	B									
Replacement of flywire		Room 4 north elevation	2.00	m2	CU	8	119.60			
Surface treatment to Columns	C									
Repainting of external columns		East end	16.00	m2	IR	5	352.40			
Surface treatment to Roof	C									
Repainting of rooves		Roof gables to highlights	10.00	m2	IR	9	251.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Roof elevation window highlights & barge boards.	65.00	m2	IR	5	1,668.50			
Internal Walls	B									
Repair plaster		vertical fracture to store room wall - open 3m.	3.00	m2	CD	6	112.70			
Identification of Concertina or Accordion walls/Doors		Rooms TA1-TA2, TA3-TA4 reading withdrawal	3.00	item				4.20		
Surface treatment to Internal Walls	B									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Illawarra Primary School (7599)

Restoration Maintenance

Site: Illawarra Primary School (3308)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting of internal walls		Seminar 1, Foyer/reception, above operable walls	50.00	m2	IR	5	570.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		Female toilet.	2.00	m2	IR	8	96.80			
Ceiling Finishes	B									
Rectification of metal ceiling		Reception - Metal ceiling strip Room 1 & Photcopy Rm 3.	14.00	lm	IR	8	244.60	98.00		
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Reading Room - carpet wear ESE room - Replace carpet, approx 64m2 worn and tripping hazard 19/2/09	114.00	m2	CU	1	4,336.40			
Replacement of vinyl flooring		replace floor tiles in boys and girls toilets in ALL BLOCKS	240.00	m2	CU	5	19,226.00			
Fitments	B									
Repair of glass mirrors		Boys toilet - male staff	2.00	m2	IR	9	495.20			
Restoration of sealant - Degradation		Seal bench top & sink to wall tiles staff kitchen	3.00	lm	CD	5	72.80			
Electric Light and Power	B									
Repainting of Electrical Components including switchboards		Metal switchboard cabinet	5.00	m2	IR	5	137.00			
<b>Block: C-Assembly/Canteen - rooms 58/59</b>										
External Doors	B									
Repair of timber door		Double door S/E of stafe - panel laminating.	1.00	m2	CD	6	189.10	69.60		
Surface treatment to External Windows	D									
Repainting of external windows		Uniform shop frame t- treat rot & repaint.	5.00	m2	CD	3	167.00			
Columns	C									
Repair of Timber Columns		Rotting bottom, column.	3.00	lm	CD	3	216.80			
Surface treatment to Columns	B									
Repainting of external columns		Canteen porch - columns and beam	11.00	m2	IR	3	257.90			
Surface Finishes to Roof Fascias	D									
Repainting to Roof Fascia		All elevations	30.00	m2	IR	3	797.00			
Gutters and Downpipes	C									
Replacement of metallic downpipe straps/brackets		To N/W side.	3.00	item	CD	6	72.80			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		All sides & Downpipes.	40.00	m2	IR	5	1,002.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		Store room including frame	5.00	m2	IR	8	167.00			
Ceiling Finishes	C									
Repainting of external soffit		Canteen verandah	10.00	m2	IR	9	173.00			
Electric Light and Power	B									
Repainting of Electrical Components including switchboards		Canteen switch board cabinet	2.00	m2	CD	5	84.80			
<b>Block: Music/Art - rooms 64-69</b>										
Internal Walls	B									
Identification of Operable Walls		Operable wall - Music/Art (65/66)	1.00	item				1.40		
<b>Block: Pre Primary 1 - rooms 60-63</b>										
External Walls	B									
Repair of cement mortar		West elevation	4.00	m2	CD	5	973.20			
Surface treatment to External Doors	D									
Repainting external doors		South elevation	3.00	m2	IR	9	120.20			
Surface treatment to Columns	D									



**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Illawarra Primary School (7599)

Restoration Maintenance

Site: Illawarra Primary School (3308)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting of external columns		North verandah columns	6.00	m2	IR	3	163.40			
Surface treatment to Roof	C									
Repainting of rooves		Ends to raised roof area	8.00	m2	IR	3	166.80			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		All sides	30.00	m2	IR	3	632.00			
Surface Finishes to Gutters and Downpipes	D									
Repainting of Gutters and Downpipes		Covered area & main building & downpipes.	8.00	m2	IR	3	240.40			
Roof Eaves	C									
Rectification of timber		Support structures - rotting brace West end	2.00	lm	CD	2	87.60			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		Support structures	50.00	m2	IR	5	540.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Paint ceiling staff toilet	5.00	m2	IR	5	99.00	17.50		
Rectification of metal ceiling		Mini strip - displaced.	10.00	lm	CD	6	189.00	70.00		
Fitments	B									
Repaint		External seats and bag hooks backboard	1.00	m2	IR	5	62.30			
Restoration of sealant - Degradation		Seal edges to kitchen bench tops and tiles	2.00	lm	CD	3	65.20			
Rectification of panelboard cupboards - Wear		Kitchen cupboards	3.00	m	CU	5	676.40			
Repair of laminate panelboard		At sink bench - laminate lifting	0.25	m2	CD	3	102.20			
Electric Light and Power	B									
Replacement of light switches		Additional sockets in kitchen area - required.	1.00	item	CU	8	70.90			
<b>Block: Teaching/Library/Art - rooms 44-57,70-72</b>										
External Walls	B									
Repair of brick walls		West side rm 12 - step fracture open 2m.	2.00	m2	CD	8	178.00	27.80		
Replacement of sealant - Adhesive failure		Expansion joint W of Music	2.00	lm	CD	5	66.80			
Surface treatment to External Walls	B									
Repainting of external walls		Panels above windows	18.00	m2	IR	7	300.20			
External Doors	B									
Repair of timber door		Boys toilet door split around lock.	1.00	m2	CU	6	189.10	69.60		
Repair door furniture, (hinges, rollers, etc)		Boys toilet door - closure rubs.	1.00	item	CU	8	189.10			
Surface treatment to External Doors	C									
Repainting external doors		Music room and switchboard and male and female toilets and store	30.00	m2	IR	5	752.00			
Surface treatment to External Windows	C									
Repainting of external windows		Internal window sills - art room & 4 class rooms 9-12	28.00	m2	IR	8	705.20			
Surface treatment to Columns	C									
Repainting of external columns		All columns	20.00	m2	IR	3	428.00			
Surface treatment to Roof	B									
Repainting of rooves		Flues/Pipes cowling.	8.00	m2	IR	5	166.80			
Gutters and Downpipes	B									
Repair metallic roof plumbing		DP on South side unattached	2.50	lm	CD	9	161.00			
Roof Eaves	B									
Rectification of timber		South awning structure components rotting East and West ends	4.00	lm	CD	5	103.20			
Surface Finishes to Roof Eaves	B									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Illawarra Primary School (7599)

Restoration Maintenance

Site: Illawarra Primary School (3308)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting to Eaves		Support structures	70.00	m2	IR	5	736.00			
Repainting to Eaves		All elevation	70.00	m2	IR	5	736.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		Rooms TA9-TA10, TA11-TA12	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Repainting of internal walls		Boys and girls toilets	40.00	m2	IR	3	466.00			
Repainting of internal walls		Skirting boards classrooms 9-12 & Art	12.00	m2	IR	8	174.80			
Rectification of plaster - Degradation or weathering		Repair walls boys & girls toilet	4.00	m2	CD	8	80.40			
Internal Doors	B									
Repair or replacement of timber door		Store doors to activities area damaged	2.00	m2	IR	7	397.80			
Surface treatment to Internal Doors	B									
Repainting internal doors		Art room Store room	10.00	m2	IR	8	284.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Paint boys & girls toilet	35.00	m2	CD	5	393.00	122.50		
Repainting of external soffit		Girls courtyard	120.00	m2	IR	8	1,526.00			
Rectification of metal ceiling		Rm 9&10 - mini strip displaced.	20.00	lm	CD	6	328.00	140.00		
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Rooms 9, 10, 11 & 12	200.00	m2	IR	8	7,570.00			
Repair/replacement of Carpet (Education)		Music and Art room 1	3.00	m2	IR	5	162.80			
Replacement of vinyl flooring		Art & crafts	90.00	m2	IR	5	7,241.00			
Repairs and/or replacement of Tiles		Boys & girls toilets	30.00	m2	CU	3	1,718.00			
Fitments	B									
Repaint		Bench seats and bag hook rails in courtyard	12.00	m2	IR	9	197.60			
Rectification of glass/mirrors - Moisture		Boys toilet.	2.00	item	IR	8	275.60			
Restore laminate panelboard - Adhesive failure		Rm 9,10,11,12.	12.00	m2	IR	8	141.20			
Restoration of sealant - Degradation		Bench tops to wall tiles to Art	25.00	lm	CD	5	240.00			
Evaporative Cooling	B									
Replacement of grille - Displacement		Replace grills in Music x2	2.00	item	IR	7	258.80			
Sanitary Fixtures	B									
Replacement of toilet seat - Wear		Girls toilet - seats cracked.	2.00	item	CU	8	601.00			
Ventilation	B									
Restore operating efficiency to extractor system		Ridge ventilators to classrooms	4.00	item	CU	5	1,000.00			
<b>Block: Teaching/LOTE/Toilets - rooms 22,24/25,27/28,31-33</b>										
External Walls	B									
Repair of cement mortar		Toilets - east elevation - LOTE fretting mortar - north elevation.	5.00	m2	CD	6	1,091.50			
Repair of brick walls		N/E corner rm 8. vertical fracture open. 8mm x1.2m	1.00	m2	CD	3	139.00	13.90		
Repair of brick walls		Crack (poor repair) North & south - sides from edge of window open 1mm - LOTE.	2.00	m2	CD	7	178.00	27.80		
Repair of brick walls		Rm 8 - North elevation - vertical fracture beneath window open 2mm - east elevation, full height.	4.00	m2	CD	6	256.00	55.60		
Surface treatment to External Walls	B									
Restoration of masonry - High Pressure Cleaning		Widespread bore water staining.	30.00	m2	IR	3	302.00			
External Doors	C									
Repair of timber door		Rm 8 - glazing beads - damaged.	1.00	m2	CD	8	189.10	69.60		

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Illawarra Primary School (7599)

Restoration Maintenance

Site: Illawarra Primary School (3308)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to External Doors	D									
Repainting external doors		LOTE, store.	8.00	m2	IR	9	237.20			
Windows	B									
Replace glass		Withdrawal to chip/hole in south window.	2.00	m2	CD	6	322.60			
Columns	B									
Repair of timber columns		Shakes and splits. Minor rot to base of several columns.	4.00	lm	CD	8	272.40			
Surface treatment to Columns	D									
Repainting of external columns		Link corridor columns from library to undercover	30.00	m2	IR	5	617.00			
Repainting of external columns		Perimeter columns	22.00	m2	IR	5	465.80			
Surface treatment to Roof	C									
Repainting of rooves		Roof gables to highlights	10.00	m2	IR	5	251.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Roof elevation fascia to window highlights	16.00	m2	IR	9	448.40			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		Downpipes to match gutter.	18.00	m2	IR	5	379.40			
Roof Eaves	B									
Rectification of Hardiflex		S/W of withdrawal - 2 sheets cracked - west of store room.	4.00	m2	CD	6	295.20			
Internal Walls	B									
Repair plaster		Girls toilet - door revealed.	1.00	m2	CD	6	70.90			
Identification of Concertina or Accordion walls/Doors		Rooms TA5-TA6, TA7-TA8	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint internal walls to all rooms	50.00	m2	IR	5	845.00			
Repainting of internal walls		Divider wall above accordian doors	40.00	m2	IR	5	466.00			
Repainting of internal walls		Withdrawal area	20.00	m2	IR	5	258.00			
Replacement of tiles		Boys toilet - skirting.	0.50	m2	IR	8	93.15			
Surface treatment to Internal Doors	C									
Repainting internal doors		Int storeroom doors & frames	12.00	m2	IR	9	330.80			
Internal Screens and Borrowed Lights	B									
Rectification of terazzo screen		Boys toilet cubicle damage.	0.50	m2	CU	8	74.40			
Ceiling Finishes	B									
Rectification of metal ceiling		Rooms 8, 7	20.00	lm	IR	7	438.00	250.00		
Floor Finishes	C									
Repair/replacement of Carpet (Education)		LOTE	40.00	m2	IR	5	1,554.00			
Fitments	B									
Repair of glass mirrors		Girls and boys toilets	4.00	m2	IR	5	940.40			
Evaporative Cooling	B									
Replacement of grille - Displacement		Evap AC grill loose x4 in LOTE	4.00	item	IR	9	467.60			
<b>Block: Trans Kindy 2 - rooms 35-36 T(no Tag)</b>										
Surface treatment to External Doors	C									
Repainting external doors		South incl panels	4.00	m2	IR	5	143.60			
Roof	B									
Treat corrosion and apply protective surface.		Roof beams have corrosion at points of water ingress.	1.00	lm	CD	8	73.00	3.50		
Gutters and Downpipes	B									
Repair metallic roof plumbing		N&S gutter full of leaves etc.	30.00	lm	CU	6	1,382.00			
Surface treatment to Internal Walls	B									

### Building Condition Assessment By Facility

Client: Department of Education (6) Facility: Illawarra Primary School (7599)  
 Restoration Maintenance  
 Site: Illawarra Primary School (3308)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting of internal walls	B	Internal walls.	40.00	m2	IR	8	466.00			
Fitments										
Restore laminate panelboard - Adhesive failure	B	Strips of laminate detached.	1.00	m2	CD	8	57.60			
Electric Light and Power										
Replacement of metal duct - Hardware	B	N/E Corner box - severely corroded.	1.00	lm	CD	4	95.90			
<b>Block: Trans Pre Primary 3 - rooms 41-43 T524</b>										
Surface treatment to External Doors	B	South elevations include panel	5.00	m2	IR	5	167.00			
Repainting external doors										
Roof	B	Verandah beam to north elevation.	4.00	m2	CD	6	245.20			
Rectification of metal										
Surface treatment to Internal Walls	B	Internal walls	40.00	m2	IR	8	466.00			
Repainting of internal walls										
Fitments	B	Seal bench top to wall tiles to kitchen	3.00	lm	CD	8	72.80			
Restoration of sealant - Degradation										
Maintenance Total:							<b>93,234.35</b>	<b>4,349.50</b>		
Facility Total:							<b>93,234.35</b>	<b>4,349.50</b>		
Client Total:							<b>93,234.35</b>	<b>4,349.50</b>		
<b>TOTAL ESTIMATED COST:</b>										
<b>TOTAL CONTINGENCY COST:</b>									<b>93,234.35</b>	<b>4,349.50</b>

## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Koondoola Primary School (7591)  
 Restoration Maintenance  
 Site: Koondoola Primary School (3299)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type:            N/A  
 Portfolio:                N/A  
 Risk Matrix:             Standard 9 point scale  
 Client:                    N/A  
 Facility:Site:             Koondoola Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 11/September/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	Compliancy
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: Koondoola Primary School (7591)  
 Restoration Maintenance  
 Site: Koondoola Primary School (3299)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site: Koondoola Primary School (3299)</b>										
<b>Site: Koondoola Primary School (3299)</b>										
Roads Footpaths and Paved Areas	B									
Repair of Concrete		Near B7-steps and repair concrete path	13.00	m2	CU	6	1,374.90			
Repair of Clay & Conc. Brick		Concrete paving slabs cracked - East of Staff Carpark	3.50	m2	IR	2	259.65			
Re-mark carpark lines and traffic markings (medium site)		Staff carpark lines	1.00	item	IR	1	1,391.30			
Repair of Concrete Kerbing - Precast		Kerbing to garden beds damaged throughout site	25.00	lm	IR	5	1,095.00			
Repair of Concrete		Uneven concrete slab near block A	12.00	m2	CD	5	701.60			
Rectification of brick paving - Cracking		Paving is uneven - various locations	20.00	m2	CD	5	608.00			
Paved Play and Sports Areas	B									
Replace Bituminous or synthetic paving including base course		Outside B5 bitumen is cracked	15.00	m2	CD	5	827.00			
Landscaping and Improvements	B									
Fill, level and regrade grounds		Pre Primary Re-direct rain water from building	100.00	m2	CD	5	4,230.00			
Repair of retaining barrier/wall		Top course of bricks missing to wall - Cluster 'C' to Courts	1.00	m2	IR	5	139.10			
Replacement of metallic roof plumbing - Corrosion		Rear to Gardeners shed gutters & downpipes	6.00	m	CD	1	258.80			
External Stormwater Drainage	C									
Rectification of Stormwater drainage problem, install new soakwell		Assessment of area South of 'B' Cluster - No drainage, area floods	3.00	item	CD	3	3,226.20			
Clearing sump blockage		Need to clear the stormwater	5.00	item	CD	5	695.50			
Clean out soak wells and revitalise.		Clean out soak wells and revitalise.			CD	5	40,000.00			
<b>Block: Admin - rooms 46-57</b>										
Surface treatment to External Doors	C									
Repainting external doors		All external doors need repainting	30.00	m2	IR	9	752.00			
Roof Eaves	B									
Replace of fibre cement panel		Replace missing panel - West elevation	1.00	m2	IR	6	134.80			
Surface treatment to Internal Doors	B									
Repainting internal doors		All doors and frames	58.00	m2	IR	8	1,407.20			
Ceiling Finishes	B									
Repainting of internal ceilings		Repaint ceiling in Corridor	4.00	m2	IR	5	89.20	14.00		
Repainting of internal ceilings		Reception store room ceiling needs painting	25.00	m2	IR	9	295.00	87.50		
Floor Finishes	D									
Replacement of vinyl flooring		Passages	30.00	m2	IR	5	2,447.00			
<b>Block: Block A/Toilets - rooms 32-45</b>										
Surface treatment to External Doors	C									
Repainting external doors		All external doors need repainting and external sun	43.00	m2	IR	9	1,056.20			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Koondoola Primary School (7591)

Restoration Maintenance

Site: Koondoola Primary School (3299)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
		shades louvres								
Surface treatment to Columns Repainting of external columns	B	External columns need painting	75.00	m2	CD	5	1,467.50			
Roof Fascias Repairs to fibre cement	B	Replace missing fascia sheet - West elevation	0.50	m2	CD	5	58.70	4.50		
Gutters and Downpipes Replacement of metallic roof plumbing	B	East side box gutter	40.00	lm	CD	5	1,830.00			
Surface Finishes to Roof Eaves Repainting to Eaves	B	Eaves West side has water marks	45.00	m2	IR	7	491.00			
Internal Walls Identification of Operable Walls	C	Operable Walls - Identification only x 4	4.00	item				5.60		
Surface treatment to Internal Walls Repainting of internal walls	D	All exposed walls	400.00	m2	IR	5	4,210.00			
Repainting of internal walls		Paint wall in A2 after repairs	25.00	m2	IR	9	310.00			
Surface treatment to Internal Doors Repainting internal doors	D	All doors all faces and frames	80.00	m2	IR	3	1,922.00			
Ceiling Finishes Repainting of internal ceilings	B	Boys & Girls toilets	30.00	m2	IR	9	344.00	105.00		
Repainting of internal ceilings		Teaching areas	300.00	m2	IR	5	2,990.00	1,050.00		
Repainting of internal ceilings		Bulkhead ceilings	25.00	m2	IR	5	295.00	87.50		
Floor Finishes Repairs and/or replacement of Tiles	C	Boys & girls toilets	40.00	m2	IR	5	2,274.00			
Repairs and/or replacement of Tiles		A1-A6 and common area ACM floor needs resealing	50.00	m2	CU	5	2,830.00			
Fitments Repaint	B	Repaint the benches and the bag rack	21.00	m2	IR	7	308.30			
Restoration of sealant - Degradation		Seal all bench tops to wall tiles activities areas	14.00	lm	CD	5	156.40			
<b>Block: Block B/Comp/Toilets - rooms 18-31</b>										
Surface treatment to External Doors Repainting external doors	C	All external doors need painting and external sun shade louvres	43.00	m2	IR	9	1,056.20			
Surface treatment to Columns Repainting of external columns	B	External columns needs repainting	55.00	m2	CD	5	1,089.50			
Gutters and Downpipes Rectification of non-metallic roof plumbing	B	Install downpipes along South elevation	6.00	lm	CD	3	258.80			
Replacement of metallic roof plumbing		Box gutters to north and south elevations	30.00	lm	CD	5	1,550.00			
Roof Eaves Rectification of metal	B	Repair eave metal strips - South elevation	2.00	lm	CD	8	64.00			
Internal Walls Identification of Operable Walls	B	Operable Walls - Identification only x 4	4.00	item				5.60		
Surface treatment to Internal Walls Repainting of internal walls	C	All internal wall need repainting	350.00	m2	IR	5	3,690.00			
Internal Doors Repair or replacement of timber door	B	Repair/replace door to Corridor/Science	2.00	m2	IR	5	397.80			
Surface treatment to Internal Doors Repainting internal doors	C	All internal doors need repainting	25.00	m2	IR	9	635.00			

## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Koondoola Primary School (7591)

Restoration Maintenance

Site: Koondoola Primary School (3299)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Floor Finishes	C									
Rectification of Carpet - Joint Failure (Education)		Computer Room, joints failure	6.00	m2	IR	5	183.60			
Repairs and/or replacement of Tiles		Boys & girls toilets	40.00	m2	IR	5	2,274.00			
Repairs and/or replacement of Tiles		B1-B6 and common area ACM floor needs resealing	50.00	m2	CU	5	2,830.00			
Fitments	B									
Repaint		Repaint benches and bag rack	21.00	m2	IR	7	308.30			
Rectification of panelboard cupboards - moisture damage		Sink cupboard doors to Activities area & rooms	4.00	lm	CU	5	2,832.40			
<b>Block: Block C - rooms 4-17</b>										
Surface treatment to External Doors	C									
Repainting external doors		All external doors need repainting and external sun shade louvres	43.00	m2	IR	9	1,056.20			
Surface treatment to Columns	B									
Repainting of external columns		External columns need repainting	47.00	m2	CD	5	938.30			
Roof Eaves	B									
Replace of fibre cement panel		Eaves along West-side cracked & water stained	35.00	m2	CD	5	1,318.00			
Replace of fibre cement panel		Cracked eave sheet - North/East Entrance	2.00	m2	CD	2	169.60			
Internal Walls	B									
Identification of Operable Walls		Operable walls - Identification only x 4	4.00	item					5.60	
Surface treatment to Internal Walls	C									
Repainting of internal walls		All walls, all rooms	400.00	m2	IR	5	4,210.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		Toilet cubicle boys & girls	15.00	m2	IR	5	401.00			
Repainting internal doors		All faces to Doors and frames	25.00	m2	IR	5	635.00			
Internal Screens and Borrowed Lights	B									
Replacement of vinyl accordion doors		C2 to wet area concertina door	8.00	m2	CU	1	1,998.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Boys & Girls toilets	35.00	m2	IR	7	393.00	122.50		
Repainting of internal ceilings		Teaching Areas	300.00	m2	IR	5	2,990.00	1,050.00		
Repainting of internal ceilings		Bulk heads	30.00	m2	IR	7	344.00	105.00		
Floor Finishes	D									
Repairs and/or replacement of Tiles		Girls toilets	20.00	m2	IR	3	1,162.00			
Rectification of Carpet - Joint Failure (Education)		Carpet in Reading Room	8.00	m2	IR	5	244.80			
Repairs and/or replacement of Tiles		C1-C6 and common area ACM floor needs resealing	50.00	m2	CU	5	2,830.00			
Repair of vinyl flooring - Adhesive, substrate or fixings		Replace vinyl tiles wet area	80.00	m2	IR	5	1,722.00			
Fitments	B									
Repaint		Repaint the benches and bag rack	21.00	m2	IR	7	308.30			
Space Heating	B									
Replace gas room heaters		All teaching areas	6.00	item	CU	7	22,956.00			
<b>Block: C-Assembly/Old Canteen - room 1</b>										
Surface treatment to External Doors	B									
Repainting external doors		Paint external door	5.00	m2	IR	9	167.00			
Surface treatment to Columns	B									
Repainting of external columns		External columns needs repainting	85.00	m2	IR	9	1,656.50			
Roof	B									
Repair and clean tiled roof		Old canteen ceiling has water damage - fix roof	25.00	m2	CD	5	225.00			



## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Koondoola Primary School (7591)

Restoration Maintenance

Site: Koondoola Primary School (3299)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ceiling Finishes	B									
Repainting of internal ceilings		Old canteen ceiling has water damage - repaint ceiling	18.00	m2	CD	8	226.40	63.00		
Replacement or repair of plasterboard		Old canteen ceiling has water damage - fix plaster	3.00	m2	CD	5	123.20			
Fitments	B									
Repaint		Fixed bench seating and rails at canteen servery	25.00	m2	IR	5	357.50			
<b>Block: Dental Clinic - room 3</b>										
Surface treatment to External Doors	C									
Repainting external doors		Door and sidelite frame	5.00	m2	IR	9	167.00			
Surface treatment to External Windows	B									
Repainting of external windows		Paint flaking due to water damage need repainting	10.00	m2	CD	5	284.00			
Special Services	C									
Rectification of metal - Corrosion		Remove redundant compressor cabinet North side	2.00	m2	IR	7	84.80			
<b>Block: Old Library(Staffroom) - room 2</b>										
Substructure	B									
Painting of Handrails and Balustrading		External rails need painting	15.00	lm	IR	9	258.50			
Roof Eaves	B									
Replace of fibre cement panel		Cracked eave sheet near North entry	0.10	m2	CD	9	103.48			
<b>Block: Pre Primary 1/2 - rooms 1-12</b>										
Columns	D									
Repair of corroded steel external columns		Corrosion to roofed areas North elevation	36.00	m2	CD	3	550.40			
Surface treatment to Columns	D									
Repainting of external columns		Columns to covered areas (15) & pergola frame	28.00	m2	IR	3	579.20			
Repainting of external columns		External columns needs repainting	35.00	m2	IR	9	711.50			
Roof	B									
Trade Assessment		Leaks in all end 'domes'	1.00	item	CD	3	150.00			
Repair of plastic sheet roofing		North elevation verandah roof	50.00	m2	CU	5	2,345.00			
Surface treatment to Roof	B									
Repainting of rooves		North elevation verandah frame	50.00	m2	IR	3	780.00			
Gutters and Downpipes	D									
Replacement of metallic roof plumbing		South side box gutter	40.00	lm	CD	8	1,830.00			
Surface treatment to Internal Walls	C									
Repainting of internal walls		Toilet areas	30.00	m2	IR	3	362.00			
Surface treatment to Internal Doors	C									
Repainting internal doors		Storerooms, toilets all faces and frames	35.00	m2	IR	3	869.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Student toilet area	30.00	m2	IR	5	344.00	105.00		
Floor Finishes	C									
Repair/replacement of Carpet (Education)		All areas	45.00	m2	CU	3	1,742.00			
Rectification of brick paving		At North elevation verandah - uneven levels	75.00	m2	CU	8	4,542.50			
Fitments	C									
Repaint		Fixed bench seating	8.00	m2	IR	3	148.40			
Restoration of sealant - Degradation		Gaps at bench tops & sinks to wall tiling multiple areas	2.00	lm	CD	5	65.20			
Rectification of panelboard cupboards - moisture damage		Classroom wash up trough cabinet doors PP1 & PP2	4.00	lm	CU	5	2,832.40			
Space Heating	B									
Replace gas room heaters		Teaching areas	2.00	Item	CU	7	7,652.00			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Koondoola Primary School (7591)  
 Restoration Maintenance  
 Site: Koondoola Primary School (3299)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Block: Shed</b>										
Surface treatment to External Doors Repainting external doors	C	All external doors need repainting	5.00	m2	IR	9	167.00			
<b>Block: Trans Class D1 - room 61 T201</b>										
Substructure Re-apply non slip surface	B	Apply the non slip in the landing area	5.00	m2	CU	8	224.00			
<b>Block: Trans Class D2 - room 59 T2036</b>										
Substructure Re-apply non slip surface	B	Apply the non slip in the landing area	5.00	m2	CU	8	224.00			
Surface treatment to External Walls Repainting of external walls	B	Repaint the external perimeter wall	37.00	m2	IR	5	564.30			
<b>Block: Trans Class ISC - room 63 T1802</b>										
Substructure Re-apply non slip surface	B	Apply the non slip in the landing area	5.00	m2	CU	8	224.00			
Surface treatment to External Doors Repainting external doors	B	All external doors need repainting	5.00	m2	IR	9	167.00			
Roof Trade Assessment	B	Leaking along center join	1.00	item	CD	3	150.00			
<b>Block: Trans Staff/Teachers Res - room 60 T452</b>										
Substructure Rectification of metal - Corrosion	C	Bearers corrosion	7.00	m2	CD	8	323.00			
Painting of Handrails and Balustrading		External rails need painting	10.00	lm	IR	9	189.00			
Maintenance Total:							<b>172,710.43</b>	<b>2,810.80</b>		

### Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Koondoola Primary School (7591)  
 Restoration Maintenance  
 Site: Koondoola Primary School (3299)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

**Site:** Koondoola Primary School (3299)  
**Address:** 50 Burbridge Avenue Koondoola 6064  
**Comments:**

**Site: Koondoola Primary School (3299)**

Routine Maintenance	N						231.00			
Service Air-conditioning							273.00			
Service Evaporative Cooling							661.50			
Gutter Cleaning							1,500.00			
Routine Tree Management							525.00			
Maintain Fire Breaks or Grounds							656.25			
Service Gas Heaters							525.00			
Service Hot Water Mixing Valves							315.00			
Cleaning of Sumps, Soakwells and Drains										
							<b>Maintenance Total:</b>	<b>4,686.75</b>		
							Facility Total:	<b>177,397.18</b>	<b>2,810.80</b>	
							Client Total:	<b>177,397.18</b>	<b>2,810.80</b>	
							<b>TOTAL ESTIMATED COST:</b>			
								<b>177,397.18</b>		
							<b>TOTAL CONTINGENCY COST:</b>		<b>2,810.80</b>	

## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: North Balga Primary School (7570)  
 Restoration Maintenance  
 Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type:            N/A  
 Portfolio:                N/A  
 Risk Matrix:             Standard 9 point scale  
 Client:                    N/A  
 Facility:Site:            North Balga Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 25/June/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	Compliancy
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: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> North Balga Primary School (3278)										
<b>Address:</b> 30 Maitland Road Balga 6061										
<b>Comments:</b> Cluster area in need of paint and gutters need 'Urgent Attention'.										
<b>Site: North Balga Primary School (3278)</b>										
Roads Footpaths and Paved Areas	C									
Repair/Resurface of Bituminous or synthetic paving		Carpark west	10.00	m2	CD	9	208.00	63.00		
Replace Bituminous or synthetic paving including base course		South carpark - path disrupted root.	100.00	m2	CU	5	4,380.00			
Replace Bituminous or synthetic paving including base course		West carpark & entrance - various potholes & cracks to surface.	3000.00	m2	CU	5	125,600.00			
Repair of Concrete		West arts craft	10.00	m2	CD	5	1,173.00			
Re-mark carpark lines and traffic markings (small site)		Staff carpark sign needs paint	1.00	Item	IR	8	695.60			
Re-mark carpark lines and traffic markings (medium site)		Carpark West	64.00	Item	IR	9	89,043.20			
Re-mark carpark lines and traffic markings (large site)		Large Site.	1.00	item	CU	8	2,782.50			
Repair of Clay & Conc. Brick - Wear		concrete pavers cracked - displaced & uneven through out school.	250.00	m2	CD	8	15,025.00			
Paved Play and Sports Areas	B									
Repair/Resurface of bituminous or synthetic paving		Repair cracks in basketball court - quadrangle.	40.00	m2	CU	9	682.00	252.00		
Repair/paint steel basketball posts - corrosion		Basket ball back boards	6.00	item	IR	5	2,137.40			
Landscaping and Improvements	B									
Repaint		Benches - quadrangle	30.00	m2	IR	5	488.00			
Repaint		Repaint basketball backboards.	12.00	m2	IR	5	225.20			
<b>Block: Admin - rooms 90-105</b>										
Surface treatment to External Walls	B									
Repainting of external walls		Panels above windows to N & S elevation.	40.00	m2	IR	8	606.00			
Restoration of sealant - Degradation		Splash back to bench in staff room seal	3.00	lm	CD	9	60.50			
Windows	B									
Rectification of metal - Displacement		North elevation sunshade displaced	5.00	m2	IR	5	88.00			
Surface treatment to External Windows	B									
Repainting of external windows		Sunshade - north elevation.	30.00	m2	IR	5	752.00			
Surface treatment to Columns	C									
Repainting of external columns		South side verandah & East side entrance.	30.00	m2	CD	5	782.00			
Roof	B									
Rectification of metallic sheet roofing		leaks over west wall - store - deputy principals.	8.00	m2	CD	5	424.40			
Internal Walls	B									
Repair plaster		Patch ups to blocks, all over	10.00	m2	CU	2	259.00			
Repair plasterboard		Reprographics wall.	0.30	m2	CU	5	60.44			
Surface treatment to Internal Walls	C									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replacement of tiles		External drink fountain in undercover walkway	2.00	m2	IR	9	222.60			
Repainting of internal walls		Sickroom and hallway	60.00	m2	IR	9	674.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Deputy Principal & Principal.	8.00	m2	IR	5	128.40	28.00		
Repainting of internal ceilings		Staff toilet peeling.	12.00	m2	IR	6	167.60	42.00		
Repairs to ceiling tile		Displaced tiles over reception area.	2.00	item	CD	9	83.60	5.60		
Repairs to ceiling tile		Repair plaster panel to store/copy	1.00	item	IR	7	66.80	2.80		
Replacement of plaster tile - Degradation or weathering		Disabled toilet & reprographics - water damaged tiles.	5.00	m2	CD	6	172.00			
<b>Block: Arts/Craft</b>										
External Walls	C									
Repair of timber walls		East side two panels	4.00	m2	CD	5	189.20			
Fitments	C									
Rectification of panelboard cupboards - moisture damage		Laminating to bottom of doors, Rm 115	2.00	lm	CD	6	1,441.20			
Ventilation	C									
Rectification of plastic grille - Displacement		Grill missing to room vent, Rm 109	1.00	item	CD	6	105.60			
<b>Block: Blue Block - rooms 74,76-88</b>										
External Walls	B									
Repair of brick walls		N/W corner 15mm - displacement.	1.00	m2	CD	6	139.00	13.90		
Surface treatment to External Doors	C									
Repainting external doors		Room 115	4.00	m2	IR	8	143.60			
Repainting external doors		Boys and girls Toilets	10.00	m2	IR	8	284.00			
Windows	B									
Replace glass		Rm 115 - North elevation.	2.00	m2	CD	6	322.60			
Rectification of metal - Displacement		N/W corner window bead/angle detached.	2.00	m2	CD	6	65.20			
Replacement/rectification of sunscreen blades		All elevations	46.00	m2	IR	5	12,851.80			
Replacement of flywire		Activity area	2.00	m2	CU	8	119.60			
Roof	B									
Replacement of flashing		Roof leaks to west areas at pitch.	200.00	lm	CD	5	7,010.00			
Replace roof, gutters, downpipes		Entire block - Various leaks still occurs.			CD	5	450,000.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		North elevation gutter - displaced.	10.00	lm	CD	8	494.00			
Repair metallic roof plumbing		North-East corner join needs attention	1.00	lm	CU	5	94.40			
Internal Walls	B									
Repair plaster		Boys toilet cracks to internal corners.	2.00	m2	CD	6	91.80			
Identification of Concertina or Accordion walls/Doors		All Rooms	6.00	item	OE	2		8.40		
Surface treatment to Internal Walls	B									
Repainting of internal walls		Girls toilets paint repair	10.00	m2	IR	5	154.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Room 87	80.00	m2	IR	5	834.00	280.00		
Repainting of internal ceilings		Boys & girls toilets	40.00	m2	IR	5	442.00	140.00	2244	N
Floor Finishes	C									
Repair of vinyl flooring - Adhesive, substrate or fixings		Activity	2.00	m2	CU	7	91.80			
Replace commercial quality carpet (wool woven)		Room 87	80.00	m2	CD	5	11,850.00			
Fitments	B									
Rectification of panelboard cupboards - moisture damage		Wet area cupboard - moisture damage	1.00	lm	CD	6	745.60			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Electric Light and Power	B									
Replacement of diffuser		All Rooms	11.00	item	IR	9	509.80			
Clean & Overhaul light fittings		All Rooms	12.00	item	CU	5	600.00			
Sanitary Fixtures	B									
Replacement of taps		Boys toilet - 1 tap 1 spout.	2.00	item	CU	5	300.60			
Replacement of taps		Boys toilet (spout) missing for 2 years	1.00	item	OE	2	175.30			
Restoration of sink and/or urinal		Boys toilet - pulling away at edges.	1.00	item	CU	9	208.80			
Space Heating	B									
Rectification/replacement of electric heaters - Wear		All classes.	6.00	item	OE	1	1,235.00			
<b>Block: Canteen - room 116</b>										
External Doors	C									
Repair of timber door		Threshold strip - distorted.	1.00	m2	CU	9	189.10	69.60		
Windows	C									
Replacement/restoration of metal - Hardware		Redesign of Serving Screens	6.00	item	OE	2	801.80	417.60		
Internal Walls	C									
Repair plaster		Cracks of a minor nature to all walls.	10.00	m2	CD	6	259.00			
Surface treatment to Internal Walls	C									
Replacement of tiles		Crazed tiles to splashback.	1.00	m2	CD	6	136.30			
Ceiling Finishes	B									
Repairs to cracks to or around ceiling cornices		Kitchen	10.00	lm	CD	8	106.00			
Fitments	D									
Repaint		Counter cills.	1.00	m2	IR	8	62.30			
Rectification of internal timber benches - moisture damage		All benches to be replaced with S/S	10.00	m2	OE	1	2,138.00			
Electric Light and Power	C									
Replacement of metal light fittings		fly catcher - not working.	1.00	item	CU	1	112.60			
Evaporative Cooling	C									
Replacement of evaporative cooler		Overall Evap System not working	1.00	item	OE	2	3,667.30			
Sanitary Fixtures	C									
Restoration of sink and/or urinal		Replace sink with a deeper, longer sink	1.00	item	OE	1	208.80			
<b>Block: Cluster Block - rooms 16-24</b>										
External Walls	C									
Repair of brick walls		Loose bricks adj to boys toilet door.	1.00	m2	IR	9	139.00	13.90		
Repair of brick walls		Under window room 14 south-east end	1.00	m2	CD	5	139.00	13.90		
Replacement of fibre cement		East fascia panel cracked above window.	1.00	m2	CD	6	125.50			
Surface treatment to External Walls	C									
Repainting of external walls		Panels above north, south & east facing windows.	78.00	m2	IR	8	1,134.20			
External Doors	C									
Repair of timber door		Girls toilet rot at bottom.	1.00	m2	CD	6	189.10	69.60		
Windows	C									
Replace glass		Upper level - louvres displaced.	1.00	m2	CD	6	211.30			
Surface treatment to External Windows	C									
Repainting of external windows		North elevation sunshades	40.00	m2	IR	3	986.00			
Surface treatment to Columns	C									
Repainting of external columns		South side verandah	16.00	m2	IR	5	352.40			
Surface Finishes to Roof Fascias	D									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting to Roof Fascia		South side verandah	12.00	m2	IR	5	282.80			
Roof Eaves	B									
Replace of fibre cement panel		Covered way between blocks & admin sheets cracked/disrupted.	10.00	m2	CD	8	448.00			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		West between block and admin.	120.00	m2	IR	8	1,226.00			
Internal Walls	C									
Repair plaster		Rm 21 - Patch repairs.	60.00	m2	CD	4	1,304.00			
Repair plasterboard		Reveals to door separating t.. walls.	4.00	m2	CD	8	189.20			
Repair timber		Girls and Boys toilet - door reveals rotten at base.	2.00	m2	CD	6	147.60			
Surface treatment to Internal Walls	C									
Repainting of internal walls		All Classrooms & Common Room	180.00	m2	IR	8	1,922.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Boys toilet	10.00	m2	CD	6	148.00	35.00		
Repainting of internal ceilings		Main area water damaged to tiles at low level.	10.00	m2	CD	6	148.00	35.00		
Repainting of internal ceilings		Room 15 ceiling tiles need paint	20.00	m2	IR	5	246.00	70.00		
Rectification of plaster tiles - Displacement		Ceiling tiles missing Room 15	2.00	m2	CD	5	77.80			
Fitments	C									
Repaint		Bench seating	10.00	m2	IR	8	173.00			
Repaint		Rms 16 & 20 - cupboards.	4.00	m2	IR	8	99.20			
Replacement of timber - Infestation		White ants attack to shelves in Rm 21. (theatre no longer active)	2.00	m2	CD	6	100.00			
Rectification of vinyl - Adhesive, substrate or fixing		Window board have vinyl peeling loose & aluminium trim	18.00	m	CD	6	375.80			
Replacement of timber - Infestation		Rm 21, Bookcases	8.00	m2	OE	2	250.00			
Electric Light and Power	B									
Replacement of light switches		Room 15 fan control knob missing	1.00	Item	CU	5	70.90			
<b>Block: Covered Area</b>										
Surface treatment to External Walls	B									
Repainting of external walls		1 internal panel	9.00	m2	IR	9	175.10			
Columns	C									
Repair of Steel internal columns - Minor Corrosion		Repair and treat corrosion to base of columns.	12.00	lm	CD	8	216.80			
Roof	C									
Replacement of flashing		West side flashing allows ingress to inside - design should terminate on outside of wall.	18.00	lm	CD	6	676.40			
Surface treatment to Roof	B									
Repainting of rooves		Underside of sheet roof - peeling in places.	40.00	m2	IR	9	634.00			
Roof Fascias	C									
Rectification of metal		Surface corrosion to south end.	8.00	m2	CD	8	189.20			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		Covered walkway near basketball courts	80.00	m2	IR	5	1,602.00			
Gutters and Downpipes	C									
Repair metallic roof plumbing		Leaks occur to north elevation.	8.00	lm	CD	8	405.20			
Repair metallic roof plumbing		East elevation down-pipe	1.00	lm	IR	9	94.40			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		East painted downpipes	4.00	m2	IR	8	123.20			



**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Block: Library - rooms 117/118</b>										
Surface treatment to External Walls	B									
Repainting of external walls		Touch ups to north elevation panels above windows.	10.00	m2	IR	5	189.00			
Roof	B									
Rectification of metallic sheet roofing		Roof sheet (skylights) degrading.	20.00	m2	CD	8	986.00			
Gutters and Downpipes	B									
Repair metallic roof plumbing		south elevation gutter displaced	3.00	lm	CU	8	199.70			
Ceiling Finishes	B									
Repainting of internal ceilings		Store room ceiling paint blistering.	3.00	m2	CD	8	79.40	10.50		
Fitments	B									
Restore laminate panelboard - Adhesive failure		Cabinetry to library - minor areas of damage.	2.00	m2	IR	5	65.20			
<b>Block: North Wing - rooms 33,35</b>										
Windows	B									
Replacement/rectification of sunscreen blades		North facing areas of corrosion.	2.00	m2	CU	8	606.60			
Replacement/rectification of sunscreen blades		Repaint screens to northside.	36.00	m2	IR	5	10,068.80			
Rectification of metal - Displacement		South side covers strip require refixing (rivets)	1.00	m2	CD	6	57.60			
Replacement of flywire		South elevation.	32.00	m2	CU	6	1,163.60			
Surface treatment to Columns	C									
Repainting of external columns		South side of building	10.00	m2	IR	5	239.00			
Roof	B									
Repair of tile roofing		Minor leaks North-side of gardeners, Room 33	10.00	m2	CD	5	1,056.00			
Repair of cement/mortar - Degradation or weathering		N/W corner gable/verge - require repairing.	1.00	lm	CD	6	89.00			
Roof Fascias	B									
Replacement of timber		Eastside - timber rotting.	6.00	lm	CD	6	258.80			
Surface Finishes to Roof Fascias	E									
Repainting to Roof Fascia		Both sides of building	20.00	m2	IR	4	438.00			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		New gutters north side	10.00	m2	IR	9	233.00			
Roof Eaves	B									
Replace of fibre cement panel		South facing verandah - sheet cracked around light.	1.00	m2	CD	6	134.80			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		Both sides of building	15.00	m2	CD	5	197.00			
Fitments	C									
Repaint		Rooms 33 & 35, cupboards	14.00	m2	IR	8	222.20			
<b>Block: P&amp;C/Cleaners - room 32</b>										
Windows	D									
Replacement/restoration of venetian blinds - Impact		P&C Room, Front Entry	6.00	m2	OE	2	692.60			
Surface treatment to External Windows	C									
Repainting of external windows		Repaint north elevation	2.00	m2	IR	9	96.80			
Gutters and Downpipes	C									
Repair metallic roof plumbing		Reclip N&S elevation.	20.00	lm	CU	2	938.00			
Repair metallic roof plumbing		West elevation gutters	10.00	lm	CU	4	494.00			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		Repaint all	40.00	m2	IR	7	782.00			
Internal Walls	B									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repair plaster		Minor cracks to internal north walls.	2.00	m2	IR	8	91.80			
<b>Block: PEAC/H-work/LDC - rooms 1-6,8-14,34,36</b>										
Windows	B									
Replacement of vinyl blinds - Degradation or weathering		South Elevation Rooms	60.00	m2	CU	2	4,226.00	2,088.00		
Replacement/rectification of sunscreen blades		From Rooms PEAC 1 to Technology Rm 15	250.00	m2	OE	1	69,625.00			
Replacement of flywire		South elevation	40.00	m2	CU	2	1,442.00			
Surface treatment to Columns	C									
Repainting of external columns		North & south side of building	16.00	m2	CD	5	352.40			
Roof	B									
Rectification of metal		Rectification of metal - Rms PEAC	100.00	m2	CD	1	4,930.00			
Repair of tile roofing		Roof leak in LDC reception.	1.00	m2	CD	5	555.60			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Fascias both sides of building, barge boards	18.00	m2	CD	5	399.20			
Gutters and Downpipes	E									
Repair metallic roof plumbing		South side of building, replace	42.00	lm	CD	1	1,914.80		1770	N
Replacement of metallic downpipe straps/brackets		Northside bracket - detached.	3.00	item	CD	9	72.80			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		South elevation	9.00	m2	IR	9	214.70			
Repainting of Gutters and Downpipes		PEAC 2 - paint gutter North	3.00	m2	IR	9	104.90			
Roof Eaves	B									
Replace of fibre cement panel		Sheet cracked outside PEAC 2	1.00	m2	CD	6	134.80			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		Both sides of building	30.00	m2	CD	5	344.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Girls toilet - paint steel roof beam	3.00	m2	IR	9	81.20			
Repainting of internal walls		Kitchen area.	20.00	m2	IR	9	258.00			
Repainting of internal walls		PEAC 2 Room	65.00	m2	IR	9	726.00			
Repainting of internal walls		PEAC 4 Room- middle room.	30.00	m2	IR	8	362.00			
Ceiling Finishes	B									
Repainting of internal ceilings		LDC Reception	5.00	m2	IR	7	99.00	17.50		
Floor Finishes	C									
Replacement of vinyl flooring		Staff room - cloaks tile - cracked & missing.	12.00	m2	CD	8	1,008.80			
Fitments	B									
Repaint		Sink cupboard to Staffroom, LDC 11	3.00	m2	IR	9	86.90			
Restore laminate panelboard - Adhesive failure		Kitchen cupboard door, LDC 11	1.00	m2	IR	9	57.60			
<b>Block: Red Block - rooms 56-67,70-73</b>										
Windows	B									
Replace glass		Wire glass highlight to wet area - pane cracked - Rm 64	1.00	m2	CU	8	211.30			
Surface treatment to External Windows	C									
Repainting of external windows		All restore finish	30.00	m2	IR	5	752.00			
Roof	D									
Replace roof, gutters, downpipes		Entire block			CU	5	450,000.00			
Gutters and Downpipes	C									
Repair metallic roof plumbing		N/W downpipes - impact, rusting & holed.	12.00	lm	CU	3	582.80			
Surface Finishes to Gutters and Downpipes	C									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting of Gutters and Downpipes		Gutter to south verandah.	10.00	m2	IR	8	233.00			
Repainting of Gutters and Downpipes		North downpipes repaint	10.00	m2	IR	8	233.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		All Rooms	2.00	item				2.80		
Surface treatment to Internal Doors	B									
Repainting internal doors		Touch ups - doors and frames - Rms 56-71	20.00	m2	IR	8	518.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Boys toilet peeling - girls toilet water damaged.	25.00	m2	IR	8	295.00	87.50		
Replacement of stramit		Store panel displaced	2.00	m2	IR	5	239.20			
Replacement of plaster tile - Degradation or weathering		Wet area - water damaged.	6.00	m2	CD	8	196.40			
Electric Light and Power	B									
Clean & Overhaul light fittings		Rm 65 store - light not working.	1.00	item	CU	5	600.00			
Ventilation	C									
Replacement of roof vents - Corrosion		Red block	6.00	item	CD	5	2,972.00			
Rectification of plastic grille - Displacement		Boys toilet	2.00	item	CU	5	161.20			
Communications	B									
Rectification of electrical wiring/cabling		Rm 61 - comms box.	1.00	lm	CU	9	63.90			
<b>Block: Tech Building/LDC - room 15</b>										
External Walls	B									
Repair of brick walls		S/E corner - step fracture open 1mm.	2.00	m2	CD	6	178.00	27.80		
Windows	D									
Rectification of timber - Degradation or weathering		Window frames replaced - Rotten wood	6.00	m2	CD	1	258.80			
Replacement/rectification of sunscreen blades		From Rooms PEAC 1 to Technology Rm 15	250.00	m2	OE	1	69,625.00			
Replacement of vinyl blinds - Degradation or weathering		New blinds to be fitted to block sun	12.00	m2	CU	5	885.20	417.60		
Surface treatment to External Windows	B									
Repainting of external windows		North elevation.	10.00	m2	IR	8	284.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Barges & fascia - Both sides of building	5.00	m2	CD	5	147.00			
Gutters and Downpipes	C									
Repair metallic roof plumbing		South side - rusted out.	15.00	lm	CD	8	716.00			
Repair and clean gutters & downpipes		N/E corner repair to downpipe at bottom, downpipe blocked at bottoms.	1.00	lm	CD	9	57.00			
Surface Finishes to Gutters and Downpipes	C									
Repainting of Gutters and Downpipes		North and south	8.00	m2	IR	3	196.40			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		Both sides of building	8.00	m2	IR	5	128.40			
Internal Walls	B									
Repair plaster		Office window reveals internal corners of store room - cracking.	2.00	m2	CD	9	91.80			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Touch ups - main area/office.	20.00	m2	IR	9	258.00			
Internal Doors	B									
Repair or replacement of timber door		Door split around lock office door.	1.00	m2	CD	6	223.90			
Surface treatment to Internal Doors	D									
Repainting internal doors		Foyer door & frame	6.00	m2	IR	2	190.40			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: North Balga Primary School (7570)

Restoration Maintenance

Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ceiling Finishes Repainting of internal ceilings	B	Entrance store room - stained. Teaching area & office - paint peeling.	60.00	m2	IR	9	638.00	210.00		
Floor Finishes Repair/replacement of Carpet (Education)	D	Heavy wear & staining to main area.	230.00	m2	CU	5	8,698.00			
Replacement of coir/hessian mat for matwell - Wear		Repair edge strip - entrance matwell - lifting.	2.00	item	CU	5	556.60			
<b>Block: Toilet/Teaching - rooms 37-41</b>										
Surface treatment to Columns Repainting of external columns	C	East elevation.	8.00	m2	IR	8	201.20			
Surface treatment to Roof Repainting of rooves	B	Paint roof pipes	4.00	m2	IR	5	130.40			
Surface Finishes to Roof Fascias Repainting to Roof Fascia	C	Both sides of building	15.00	m2	CD	5	341.00			
Gutters and Downpipes Repair metallic roof plumbing	D	West side of building	30.00	lm	CD	1	1,382.00		1770	N
Surface Finishes to Gutters and Downpipes Repainting of Gutters and Downpipes	C	East and west All	40.00	m2	IR	7	782.00			
Surface Finishes to Roof Eaves Repainting to Eaves	B	East sides of building	90.00	m2	IR	5	932.00			
Internal Walls Repair plaster	B	girls and boys toilet cracked west wall.	3.00	m2	IR	8	112.70			
Rectification of tiles		Girls & boys toilets - crazed tiles.	3.00	m2	CD	8	321.20			
Surface treatment to Internal Walls Repainting of internal walls	C	Boys & Girls Toilets	80.00	m2	IR	5	882.00			
Repainting of internal walls		Cleaners room	40.00	m2	IR	9	466.00			
Repainting of internal walls		Boys & girls toilets steel beams along wall	4.00	m2	IR	5	91.60			
Rectification of plaster - Degradation or weathering		Chipboard reveal to therapy 1 room - rotten.	0.50	m2	CD	6	53.80			
Ceiling Finishes Repainting of internal ceilings	C	LDC room / boys girls	40.00	m2	IR	8	442.00	140.00		
Repair to ceiling plaster		Cleaners room	3.00	m2	CD	1	155.00			
Floor Finishes Restretch/restick carpet	B	Therapy Room to edge/skirting.	5.00	m2	IR	9	85.00			
Electric Light and Power Repainting of Electrical Components including switchboards	B	Power board storeroom	1.00	m2	IR	5	67.40			
Sanitary Fixtures Replacement of hardware	C	Stainless plate adj to drink trough.	1.00	item	CD	6	91.80	69.60		
		Maintenance Total:					<b>1,412,870.44</b>	<b>4,631.60</b>		

## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: North Balga Primary School (7570)  
 Restoration Maintenance  
 Site: North Balga Primary School (3278)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> North Balga Primary School (3278)										
<b>Address:</b> 30 Maitland Road Balga 6061										
<b>Comments:</b> Cluster area in need of paint and gutters need 'Urgent Attention'.										

**Site: North Balga Primary School (3278)**

Routine Maintenance	N										
Service Air-conditioning							357.00				
Service Evaporative Cooling							189.00				
Gutter Cleaning							1,493.10				
Routine Tree Management							1,500.00				
Service Gas Heaters							577.50				
Cleaning of Sumps, Soakwells and Drains							420.00				
Maintenance Total:							<b>4,536.60</b>				
Facility Total:							<b>1,417,407.04</b>	<b>4,631.60</b>			
Client Total:							<b>1,417,407.04</b>	<b>4,631.60</b>			
<b>TOTAL ESTIMATED COST:</b>											
<b>TOTAL CONTINGENCY COST:</b>								<b>1,417,407.04</b>			
								<b>4,631.60</b>			

## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Waddington Primary School (7593)  
 Restoration Maintenance  
 Site: Waddington Primary School (3301)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type:            N/A  
 Portfolio:                N/A  
 Risk Matrix:             Standard 9 point scale  
 Client:                    N/A  
 Facility:Site:            Waddington Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 05/September/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: Waddington Primary School (7593)  
 Restoration Maintenance  
 Site: Waddington Primary School (3301)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Waddington Primary School (3301)										
<b>Address:</b> 15 Henniker Way KOONDOOLA 6064										
<b>Comments:</b> Sound proofing required to principals office and box gutters need urgent attention are 2 & 3										
<b>Site: Waddington Primary School (3301)</b>										
Roads Footpaths and Paved Areas	C									
Replace Bituminous or synthetic paving including base course		staff carpark needs resurfacing	1200.00	m2	CU	5	50,360.00			
Repair of Concrete		North of canteen.	25.00	m2	CD	6	2,182.50			
Repair of Concrete		Pathway between Areas 1 and 2 and Area 2 administration	16.00	m2	CU	7	1,576.80			
Repair of Concrete		North of covered area to basketball court + up to area 2	120.00	m2	CU	5	8,576.00			
Rectification of concrete paving		South of art room	10.00	m2	CU	9	1,196.00			
Repair of Clay & Conc. Brick		Paving west of areas uneven.	35.00	m2	CU	8	2,146.50			
Repair of Clay & Conc. Brick		Seating area East of Area 3 (slabs)	8.00	m2	CU	7	529.20			
Re-mark carpark lines and traffic markings (medium site)		medium site	1.00	item	CU	5	1,391.30			
Rectification of epoxy finish		Repaint Entry Path To Reception.	20.00	m2	IR	5	398.00			
Paved Play and Sports Areas	C									
Replace Bituminous or synthetic paving including base course		Sth Court Area.	800.00	m2	CD	8	33,640.00			
Replace the faded court line markings		Remark Court Sth.	2.00	item	CD	8	556.60			
Landscaping and Improvements	B									
Repaint		goal posts (football) needs repainting	36.00	m2	IR	8	575.60			
Repaint		basketball backboards need repainting	8.00	m2	IR	8	166.80			
External Stormwater Drainage	D									
Rectification of Stormwater drainage problem, install new soakwell		Install sump in 3 locations	3.00	item	CD	1	3,226.20			
Rectification of pipe - Falls & gradients		Soil, falls and gradients - South West corner, courts South	6.00	lm	IR	7	383.60			
<b>Block: Admin - rooms 1-22</b>										
External Walls	B									
Repair of brick walls		North elevation - principals office - step fracture open 2mm.	2.00	m2	CD	6	178.00	27.80		
Surface treatment to External Doors	B									
Repainting external doors		resource room and frame	5.00	m2	IR	8	167.00			
Windows	B									
Replacement of flywire		Flywire Throughout.	15.00	m2	CD	6	572.00			
Surface treatment to Columns	C									
Repainting of external columns		Courtyard	7.00	m2	IR	9	182.30			
Roof	B									
Replacement of flashing		Flashing to highlight windows - windows lifting to south elevation & edges.	10.00	lm	CD	8	398.00			

## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Waddington Primary School (7593)  
 Restoration Maintenance  
 Site: Waddington Primary School (3301)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Both ends - touch ups	20.00	m2	IR	9	438.00			
Gutters and Downpipes	B									
Replacement of metallic roof plumbing		downpipe flood paved courtyard area, needs attention	8.00	lm	CD	5	406.00			
Surface Finishes to Roof Eaves	B									
Repainting to Eaves		metallic verandah	50.00	m2	CD	5	540.00			
Internal Walls	B									
Repair plaster		plaster repair principals office	1.00	m2	CD	8	70.90			
Identification of Concertina or Accordion walls/Doors		R 2/R1: R3/R4.	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Repainting of internal walls		Throughout	400.00	m2	IR	9	4,210.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		Rooms 1-4, staff room	15.00	m2	IR	9	401.00			
Ceiling Finishes	B									
Repainting of internal ceilings		Boys & girls toilets	12.00	m2	IR	5	167.60	42.00		
Rectification of metal ceiling		Throughout	120.00	lm	CD	8	1,718.00	840.00		
Floor Finishes	B									
Replacement of vinyl - Displacement		Wet area minor cracking to tiles at entrance.	2.00	m2	CD	6	91.80			
Fitments	B									
Repaint		Bag Rails + Seating.	20.00	m2	IR	9	296.00			
Repaint		Cupboards	25.00	m2	IR	9	357.50			
<b>Block: AREA 2 - rooms 23-29</b>										
External Walls	B									
Repair of brick walls		1 brick missing - corner of boys toilet.	1.00	m2	CD	9	139.00	13.90		
Surface treatment to External Doors	B									
Repainting external doors		Throughout	20.00	m2	IR	8	518.00			
Windows	B									
Replacement of flywire - Displacement		North & South Elevation.	12.00	item	CD	6	717.20			
Roof	C									
Rectification of metallic sheet roofing		Purlins adj to building slight corrosion adj box gutter.	15.00	m2	CD	5	752.00			
Trade Assessment		roof leak	1.00	item	CD	5	150.00			
Roof Fascias	B									
Rectification of metal		Impact damage to west side & refix required to south side.	5.00	m2	CD	8	432.50			
Gutters and Downpipes	C									
Repair metallic roof plumbing		Box gutter south elevation	38.00	lm	CD	5	1,737.20		1776	N
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		All elevations	80.00	m2	IR	8	1,514.00			
Internal Walls	B									
Identification of Concertina or Accordion walls/Doors		R8 / R7;    R6 / R5.	2.00	item				2.80		
Surface treatment to Internal Walls	B									
Repainting of internal walls		Toilets	20.00	m2	IR	8	258.00			
Internal Doors	B									
Repair or replacement of timber door		Girls & boys toilet	2.00	m2	CU	1	397.80			
Internal Screens and Borrowed Lights	C									
Replacement of vinyl accordion doors		Repair/replace to Room 5/6	20.00	m2	CU	9	4,920.00			



**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Waddington Primary School (7593)

Restoration Maintenance

Site: Waddington Primary School (3301)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Ceiling Finishes	B									
Repainting of internal ceilings		Boys & girls toilets	27.00	m2	IR	9	314.60	94.50		
Rectification of metal ceiling		R8, R6, R7, R5	10.00	lm	CD	9	189.00	70.00		
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Rooms 6 - 8 & 9.	172.00	m2	CD	9	6,517.20			
Fitments	B									
Repaint		Re-varnish skirting & window boards.	40.00	m2	IR	9	542.00			
Repaint		Attached benches to south side.	10.00	m2	IR	8	173.00			
<b>Block: AREA 3 - rooms 32-39,41-44</b>										
Surface treatment to External Walls	B									
Repainting of external walls		South and North Rooms	20.00	m2	IR	9	328.00			
External Doors	B									
Replacement of weatherstrip - Degradation or weathering		North elevation	2.00	item	IR	9	155.80			
Windows	B									
Replacement of flywire - Displacement		South elevation - throughout block.	30.00	item	CU	5	1,718.00			
Surface Finishes to Roof Fascias	C									
Repainting to Roof Fascia		Courtyard + both ends (all)	150.00	m2	IR	9	2,960.00			
Gutters and Downpipes	C									
Repair metallic roof plumbing		gutter needs replacing south elevation	10.00	lm	CD	5	494.00			
Repair metallic roof plumbing		Evidence of leaks through outlet to box gutter.	4.00	lm	CD	5	227.60			
Roof Eaves	D									
Rectification of metal		Purlins & beams adj box gutters - corroded.	10.00	m2	CD	5	183.00			
Surface Finishes to Roof Eaves	C									
Repainting to Eaves		Plywood to underside of box gutter requires paint.	50.00	m2	IR	8	540.00			
Internal Walls	B									
Repair plaster		Seminar & science.	3.00	m2	CD	8	112.70			
Repair to brickwork		Vertical fracture internal corner library (kitchen area)	2.00	m2	CD	9	128.00			
Identification of Concertina or Accordion walls/Doors		R13 /14; R15 / 16.	2.00	item				2.80		
Surface treatment to Internal Walls	C									
Repainting of internal walls		Throughout	200.00	m2	IR	9	2,130.00			
Replacement of tiles		boys toilets skirting tiles & urinal.	1.00	m2	IR	8	136.30			
Surface treatment to Internal Doors	C									
Repainting internal doors		Throughout	45.00	m2	IR	9	1,103.00			
Ceiling Finishes	C									
Rectification of metal ceiling		Throughout	55.00	lm	CD	9	814.50	385.00		
Floor Finishes	B									
Repair/replacement of Carpet (Education)		Throughout	150.00	m2	IR	8	5,690.00			
Replacement of vinyl flooring		Wet area	30.00	m2	CU	9	2,447.00			
Fitments	B									
Repaint		Seats - All - Attached benches.	10.00	m2	IR	8	173.00			
<b>Block: C-Area/Canteen - room 30</b>										
Surface treatment to External Walls	B									
Repainting of external walls		West side - canteen.	40.00	m2	IR	8	606.00			
Surface treatment to External Doors	B									
Repainting external doors		canteen door needs paint	4.00	m2	IR	8	143.60			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Waddington Primary School (7593)

Restoration Maintenance

Site: Waddington Primary School (3301)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Columns	C									
Repainting of external columns		West elevations	8.00	m2	IR	8	245.20			
Gutters and Downpipes	B									
Repair and clean gutters & downpipes		West & south - sports store, south side gutter requires refixing & possible flashing.(ingress water)	40.00	lm	CD	8	330.00			
Surface Finishes to Gutters and Downpipes	B									
Repainting of Gutters and Downpipes		North west & south.	20.00	m2	IR	5	416.00			
Floor Finishes	B									
Repair of vinyl flooring - Adhesive, substrate or fixings		Vinyl skirting next to store	1.00	m2	CU	9	70.90			
<b>Block: GARDENERS SHED</b>										
Surface treatment to External Doors	B									
Repainting external doors		Bottom of double doors - peeling.	4.00	m2	IR	8	143.60			
Surface Finishes to Roof Fascias	B									
Repainting to Roof Fascia		All Fascias.	8.00	m2	IR	9	205.20			
<b>Block: Pre Primary Centre - rooms 45-47</b>										
External Walls	B									
Repair of brick walls		Minor step fracture to N/W corner.	2.00	m2	CD	9	178.00	27.80		
Surface treatment to External Doors	C									
Repainting external doors		Front Entry.	5.00	m2	IR	6	167.00			
Windows	C									
Replacement of flywire		Replace all flywire	5.00	m2	CD	6	224.00			
Gutters and Downpipes	D									
Replacement of metallic roof plumbing		Gutters South Elevation. & downpipe.	10.00	lm	CD	8	495.00			
Surface Finishes to Roof Eaves	C									
Rectification of paint		Treat & paint beams to north elevation.	10.00	m2	CD	9	196.00			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Paint repair in toilet.	15.00	m2	IR	8	206.00			
Floor Finishes	C									
Replacement of vinyl flooring		Main room	140.00	m2	CU	7	11,236.00			
Fitments	B									
Repaint		skirting & window boards.	35.00	m2	IR	9	480.50			
Space Heating	B									
Replace gas room heaters		heater needs attention	2.00	item	CU	5	7,652.00			
							Maintenance Total:	<b>178,706.60</b>	<b>1,509.40</b>	

### Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Waddington Primary School (7593)  
 Restoration Maintenance  
 Site: Waddington Primary School (3301)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Waddington Primary School (3301)										
<b>Address:</b> 15 Henniker Way KOONDOOLA 6064										
<b>Comments:</b> Sound proofing required to principals office and box gutters need urgent attention are 2 & 3										

**Site: Waddington Primary School (3301)**

Routine Maintenance	N									
Gutter Cleaning							955.50			
Routine Tree Management							1,500.00			
Maintain Fire Breaks or Grounds							299.25			
Service Gas Heaters							393.75			
Cleaning of Sumps, Soakwells and Drains							315.00			
							<b>3,463.50</b>			
							Maintenance Total:			
							Facility Total:	<b>182,170.10</b>	<b>1,509.40</b>	
							Client Total:	<b>182,170.10</b>	<b>1,509.40</b>	
							<b>TOTAL ESTIMATED COST:</b>			
								<b>182,170.10</b>		
							<b>TOTAL CONTINGENCY COST:</b>	<b>1,509.40</b>		

## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Westminster Primary School (7564)  
 Restoration Maintenance  
 Site: Westminster Primary School (3272)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
------------------	-----------	---------------------------------	-----	------	-------	------	--------	--------	------	------

## Building Condition Assessment By Facility

**PARAMETERS**

Portfolio Type:            N/A  
 Portfolio:                N/A  
 Risk Matrix:             Standard 9 point scale  
 Client:                    N/A  
 Facility:Site:             Westminster Primary School  
 Element:  
 Maintenance Category:  
 Project Status:  
 Facility Inspection Date: 01/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: Westminster Primary School (7564)  
 Restoration Maintenance  
 Site: Westminster Primary School (3272)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site: Westminster Primary School (3272)</b>										
<b>Address:</b> 30 Marloo Road Westminster 6061										
<b>Comments:</b> 2 new buildings under construction.										
<b>Site: Westminster Primary School (3272)</b>										
Roads Footpaths and Paved Areas	D									
Repair\Resurface of Bituminous or synthetic paving		Path from road to hall post parent carpark, staff carpark to administration.	162.00	m2	CU	7	2,609.60	1,020.60		
Repair\Resurface of Bituminous or synthetic paving		Carpark west elevation, parents drop off area, parents carpark	480.00	m2	IR	4	7,634.00	3,024.00		
Replace Bituminous or synthetic paving including base course		NE corner of Music Room	3.00	m2	CU	7	325.40			
Repair of Concrete		Paths, south oval, bicycle rack & room 16 east	200.00	m2	CU	3	13,960.00			
Repair of Clay & Conc. Brick		East of music	65.00	m2	CU	7	3,943.50			
Repair of Concrete Kerbing - Precast		NE corner of Music Room	2.00	lm	CD	3	133.60			
Paved Play and Sports Areas	D									
Replace Bituminous or synthetic paving including base course		South basketball court at paving slabbed area	20.00	m2	CD	6	1,036.00			
Landscaping and Improvements	C									
Removal of obsolete equipment		Remove obsolete power box West of Admin	1.00	item	IR	9	250.40	69.60		
Removal of tree		Tree roots to drop off area, parent carpark north path from road to hall post parent carpark	14.00	item	CU	7	4,870.60			
External Electric Light and Power	B									
Repaint Surface		Paint main power box at main entry	1.00	m2	CD	8	77.90			
<b>Block: Admin/Teaching - rooms 13-35</b>										
Substructure	C									
Replacement of brick pavers		Outside Room 24	3.00	m2	CD	6	229.70			
Repair of concrete slab and/or foundation - Displacement		Repair concrete cracks to verandah all along	20.00	m3	CU	8	746.00			
Rectification of cement/mortar - Degradation or weathering		Mortar fretting north and west elevations	6.00	m2	CD	6	284.00			
External Walls	C									
Repair of cement mortar		External toilets - north and west elevations	30.00	m2	CD	5	4,049.00			
Repair of brick walls		Repair brickwork to Room 31 enclosure	2.00	m2	CD	3	178.00	27.80		
Repair of timber walls		Repair timber walls to Room 31 enclosure	8.00	m2	CD	8	328.40			
Surface treatment to External Walls	B									
Repainting of external walls		Repaint science room enclosure	10.00	m2	IR	8	189.00			
External Doors	B									
Repair of timber door		Replace admin front entry door is rotten at bottom	3.00	m2	CD	5	467.30	208.80		
Repair of timber door		Repair external door female staff toilet	1.00	m2	CD	8	189.10	69.60		
Repair of timber door		Repair female toilet door	1.00	m2	CD	8	189.10	69.60		
Surface treatment to External Doors	C									

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Westminster Primary School (7564)

Restoration Maintenance

Site: Westminster Primary School (3272)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Repainting external doors		Administration entrance door	4.00	m2	IR	3	143.60			
Internal Walls	C									
Repair plaster		Male staff	12.00	m2	IR	9	300.80			
Surface treatment to Internal Walls	B									
Repainting of internal walls		Repaint walls in office area	60.00	m2	IR	8	674.00			
Replacement of tiles		Replace tiles at urinal boys toilet	1.00	m2	CD	8	136.30			
Repainting of internal walls		Repaint internal walls to Room 31	60.00	m2	IR	8	674.00			
Surface treatment to Internal Doors	B									
Repainting internal doors		Repaint internal doors in office	20.00	m2	IR	8	518.00			
Ceiling Finishes	C									
Repainting of internal ceilings		Repaint ceiling to sick bay & storeroom, Rm 16	20.00	m2	IR	8	246.00	70.00		
Repainting of internal ceilings		Repaint after repairs	6.00	m2	IR	8	108.80	21.00		
Repainting of internal ceilings		Repaint ceiling after repairs	9.00	m2	IR	8	138.20	31.50		
Replacement or repair of plasterboard		Repair water damage to Room 23 ceiling	2.00	m2	IR	9	98.80			
Rectification of metal ceiling		Rectify metallic ceiling strips to office areas	30.00	lm	IR	8	467.00	210.00		
Rectification of metal ceiling		Rectify ceiling metal strips to Room 31	12.00	lm	IR	8	216.80	84.00		
Repair to ceiling plaster		Hole in ceiling at ECU Registrar's Office, Rms 20,21	0.50	m2	IR	8	67.50			
Repairs to cracks to or around ceiling cornices		Repair cornice in Principals Office, Rm 15	6.00	lm	CD	8	83.60			
Replacement of plasterglass - Displacement		Replace ceiling to Office storeroom 17	15.00	m2	CD	8	657.00			
Replacement of asbestos panel - Displacement		Repair hole in ceiling in storeroom 17	1.00	m2	CD	8	63.90			
Replacement of asbestos cement - Impact		Repair cleaners store and ceiling, Rm 34	1.00	m2	CD	8	75.00	2.80		
Floor Finishes	C									
Repairs and/or replacement of Tiles		Replace tiles to entry at Room 26	1.00	m2	CU	8	105.60			
Repair of vinyl flooring - Adhesive, substrate or fixings		Repair vinyl flooring at preparation room/office doorway and all through prep area, Rm 22	4.00	m2	CU	8	133.60			
Repair of vinyl flooring - Adhesive, substrate or fixings		Esc office to enclosed verandah	2.00	m2	CU	8	91.80			
Repairs and/or replacement of Tiles		Male staff toilet entrance, Rm 33	1.00	m2	IR	8	105.60			
Fitments	C									
Repair of glass mirrors		Girls toilet, male staff toilet	2.00	m2	IR	9	495.20			
Repair of laminate panelboard		Repair laminate to cupboards in Room 25	1.00	m2	CD	8	258.80			
Repair of laminate panelboard		Laminate to cupboards in Preparation Area	5.00	m2	IR	7	1,094.00			
Electric Light and Power	B									
Replacement of diffuser		Light diffuser girls toilet	1.00	item	CU	8	91.80			
<b>Block: Dental Therapy - room 55</b>										
Fitments	B									
Repaint		Repaint aircon brackets East and West	1.00	m2	IR	8	62.30			
Electric Light and Power	C									
Replacement of diffuser		Diffusers all cracked, need replacement	6.00	Item	CD	9	300.80			
<b>Block: Hall - rooms 56-57</b>										
Substructure	D									
Repaint surface		Vermin batten south elevation	6.00	m2	IR	9	137.60			
Trade Assessment		Stumps and floor support system	1.00	item	CD	8	150.00			
Rectification of timber - Degradation or weathering		Rotting main south and west baseboard	14.00	m2	CD	8	1,467.20			
External Doors	D									
Repair of metal door		Repair East door	1.00	m2	CD	8	91.80			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Westminster Primary School (7564)

Restoration Maintenance

Site: Westminster Primary School (3272)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to External Doors	D									
Repainting external doors		Repaint East door	4.00	m2	IR	8	143.60			
Windows	E									
Replace glass		Replace glass to North side windows	5.00	m2	CD	2	656.50			
Surface treatment to External Windows	D									
Repainting of external windows		Sunscreens north elevations	30.00	m2	IR	3	752.00			
Surface treatment to Columns	D									
Repainting of external columns		East elevation columns beams	25.00	m2	IR	4	522.50			
Roof	D									
Rectification of metal		Corroded sheeting	180.00	m2	CU	4	8,834.00			
Surface treatment to Roof	D									
Repainting of rooves		Barge boards - west elevation	2.00	m2	IR	3	79.20			
Surface Finishes to Roof Fascias	D									
Repainting to Roof Fascia		All	15.00	m2	IR	4	423.50			
Gutters and Downpipes	D									
Replacement of metallic roof plumbing		Gutters to whole block	120.00	lm	CD	2	6,050.00			
Surface Finishes to Gutters and Downpipes	E									
Repainting of Gutters and Downpipes		north & south elevations	12.00	m2	IR	9	269.60			
Surface Finishes to Roof Eaves	E									
Repainting to Eaves		North and south elevations	55.00	m2	IR	4	891.50			
Surface treatment to Internal Walls	D									
Repainting of internal walls		All internal walls excluding annex	300.00	m2	IR	3	3,170.00			
Surface treatment to Internal Doors	D									
Repainting internal doors		Repaint all doors and frames	60.00	m2	IR	2	1,454.00			
Ceiling Finishes	D									
Repainting of internal ceilings		All hall ceilings excluding annex	200.00	m2	IR	2	3,110.00	1,800.00		
Floor Finishes	D									
Repair of timber		Stage floor area	37.00	m2	CU	8	3,835.10			
Electric Light and Power	D									
Upgrade electrical switchboards and wiring		Aged wiring	1.00	item	CU	3	20,868.80			
Space Heating	D									
Replace gas room heaters		Replace aged Heaters	2.00	Item	CU	9	7,652.00			
<b>Block: Library - rooms 49-52,54</b>										
Substructure	B									
Repaint surface		Entry - balustrade	5.00	m2	IR	8	123.00			
Windows	E									
Rectification of timber - Degradation or weathering		North timber awning - Replace	15.00	m2	CD	5	572.00			
Surface treatment to External Windows	D									
Repainting of external windows		North elevation including sun screen frames.	72.00	m2	IR	7	1,734.80			
Roof Eaves	B									
Rectification of timber		Refit timber beading to roof eave South West end	3.00	lm	CD	8	89.30			
Rectification to fibre cement		Repair roof eaves all around	4.00	lm	CD	8	317.20			
Internal Walls	B									
Repair plaster		Cracks - Sports Office, Rm 54	3.00	m2	IR	9	112.70			
Repair plasterboard		Just inside Library door, Rm 51	1.00	m2	CD	7	84.80			

**Building Condition Assessment By Facility**

Client: Department of Education (6) Facility: Westminster Primary School (7564)

Restoration Maintenance

Site: Westminster Primary School (3272)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Surface treatment to Internal Doors	D									
Repainting internal doors		All doors and frames	30.00	m2	IR	6	752.00			
Ceiling Finishes	D									
Repainting of internal ceilings		All rooms	350.00	m2	IR	7	5,405.00	3,150.00		
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Sports office, Rm 54	18.00	M2	IR	9	726.80			
Repair/replacement of Carpet (Education)		All block	78.00	m2	IR	6	2,982.80			
Repair of vinyl flooring - Adhesive, substrate or fixings		Repair hole in vinyl flooring adjacent to entry door, Rms 49/51	0.50	m2	CU	8	60.45			
Space Heating	C									
Replace gas room heaters		Old units with asbestos flue	1.00	item	CU	4	3,826.00			
<b>Block: North Block - rooms 36-44,46</b>										
Substructure	B									
Replacement of anti-slip treads to steps - Wear		Terraced edges - missing strips to TV room	3.00	item	CU	8	363.20			
Gutters and Downpipes	B									
Rectification of non-metallic roof plumbing		Repair downpipe at drinking fountain	1.00	lm	CD	8	84.80			
Replacement of metallic downpipe straps/brackets		Replace downpipe bracket at ramp East end	1.00	item	IR	9	57.60			
Roof Eaves	B									
Rectification of timber		Refit timber trim to eaves all around	10.00	lm	IR	9	181.00			
Internal Walls	B									
Repair plaster		Enclosed verandah between windows & Art Rm 39	4.00	m2	CD	7	133.60			
Identification of Concertina or Accordion walls/Doors		Art Room 39, inoperable	1.00	item				1.40		
Ceiling Finishes	C									
Repainting of internal ceilings		Room 43, comp and Room 39 store	140.00	m2	IR	5	1,422.00	490.00		
Rectification of metal ceiling		Repair metallic ceiling strips North verandah	12.00	lm	IR	8	282.80	150.00		
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Art Room	56.00	m2	IR	5	2,155.60			
Rectification of Carpet - Joint Failure (Education)		Repair carpet join room 41	6.00	m2	CU	8	183.60			
Repair of vinyl flooring - Adhesive, substrate or fixings		Enclosed verandah	40.00	m2	IR	5	886.00			
Fitments	C									
Repaint		Cupboards, Rooms 39 & 41	30.00	m2	IR	3	419.00			
Rectification of internal postform laminate panelboard benches - moisture damage		Repair/replace doors to under blackboard cupboard	3.00	m2	CD	7	884.90			
Repair of laminate panelboard		Repair doors at Room 41 sink and near Room 39	4.00	m2	CD	8	885.20			
Restoration of sealant - Degradation		Reseal drinking fountain to wall East end	2.00	lm	CU	9	65.20			
Space Heating	C									
Replace gas room heaters		Old heater with asbestos flue, Rms 39,40,44	3.00	item	CU	4	11,478.00			
<b>Block: South Block - rooms 3-12</b>										
Substructure	C									
Repairs to brickwork		Fretting vent south staff room	1.00	m2	CD	8	76.40			
Repair of concrete slab and/or foundation - Displacement		Repair concrete cracks in cleaners store and verandah	20.00	m3	CD	7	746.00			
External Walls	B									
Repair of cement mortar		Repoint mortar joints West end	10.00	m2	CD	3	1,683.00			
Repair of brick walls		Repair brickwork outside cleansers store	2.00	m2	CD	3	178.00	27.80		
Windows	C									



## Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Westminster Primary School (7564)

Restoration Maintenance

Site: Westminster Primary School (3272)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
Replace glass		Replace glass louvres in Withdrawal room	1.00	m2	CD	8	211.30			
Replacement/restoration of metal - Hardware		Double hung sashes south side	35.00	item	CU	5	4,435.50	2,436.00		
Rectification of timber - Degradation or weathering		Bottom rail to external windows South-side Principal and Staff windows, Rms 15,16,11	2.00	m2	CD	8	119.60			
Surface treatment to External Windows	C									
Repainting of external windows		All rooms including toilets, Rooms 4-11, Staffroom & panels below - South elev internal & external	200.00	m2	IR	3	4,730.00			
Roof Eaves	B									
Rectification of timber		Repair eaves trim all around	30.00	lm	IR	8	614.00			
Rectification of timber		Repair barge board East of withdrawal room	2.00	lm	IR	8	87.60			
Internal Walls	C									
Repair plaster		Corridor north wall degradation above bench tops & between windows, Rm 7	5.00	m2	CD	7	154.50			
Repair metal		Repair metallic skirting in boys toilet	2.00	lm	CD	6	64.00			
Repair asbestos cement		Store room adjacent to gardeners room, includes damaged ceiling	10.00	m2	IR	9	189.00			
Ceiling Finishes	D									
Rectification of metal ceiling		Loose mini strip ceilings in withdrawal room	12.00	lm	IR	8	216.80	84.00		
Rectification of metal ceiling		Loose mini-strip ceilings east end north passage	6.00	lm	IR	8	133.40	42.00		
Rectification of timber - Displacement		Cornice mould north wall resource room	2.00	m2	IR	8	77.80			
Floor Finishes	C									
Repair/replacement of Carpet (Education)		Withdrawal room, stage area	54.00	m2	IR	7	2,080.40			
Replacement of vinyl flooring		Enclosed verandah area	96.00	m2	IR	6	7,720.40			
Repairs and/or replacement of Tiles		Replace floor tiles along boys urinal and girls toilet entry	2.00	m2	CU	9	161.20			
Restretch/restick carpet		Restretch carpet in room 4	35.00	m2	CU	8	295.00			
Fitments	C									
Repair of laminate panelboard		Repair water damaged laminate doors in staff room	2.00	m2	CD	8	467.60			
Rectification of panelboard shelving - moisture damage		Repair particle board shelving opposite staff room in verandah	2.00	lm	CD	5	105.80			
Electric Light and Power	B									
Replacement of diffuser		Missing diffuser in cleaners store	1.00	item	CU	8	91.80			
Space Heating	C									
Replace gas room heaters		Old heaters with asbestos flues, Rms 6,10	2.00	item	CU	4	7,652.00			
<b>Block: U-Cover/Canteen - room 92</b>										
Substructure	B									
Repaint surface		Rails at servery	10.00	m2	IR	8	196.00			
Surface treatment to Roof	B									
Repainting of rooves		Repaint North awning	10.00	m2	IR	8	251.00			
Maintenance Total:							<b>178,665.75</b>	<b>13,090.50</b>		

### Building Condition Assessment By Facility

Client: Department of Education (6)    Facility: Westminster Primary School (7564)  
 Restoration Maintenance  
 Site: Westminster Primary School (3272)

Work Description	Condition	Defect Location/Additional Info	Qty	Unit	Consq	Risk	E/Cost	C/Cost	Proj	Stat
<b>Site:</b> Westminster Primary School (3272)										
<b>Address:</b> 30 Marloo Road Westminster 6061										
<b>Comments:</b> 2 new buildings under construction.										

**Site: Westminster Primary School (3272)**

Routine Maintenance	N									
Service Evaporative Cooling							588.00			
Gutter Cleaning							577.50			
Routine Tree Management							1,500.00			
Service Gas Heaters							252.00			
							<b>Maintenance Total:</b>	<b>2,917.50</b>		
							<b>Facility Total:</b>	<b>181,583.25</b>	<b>13,090.50</b>	
							<b>Client Total:</b>	<b>181,583.25</b>	<b>13,090.50</b>	
							<b>TOTAL ESTIMATED COST:</b>			
								<b>181,583.25</b>		
							<b>TOTAL CONTINGENCY COST:</b>		<b>13,090.50</b>	