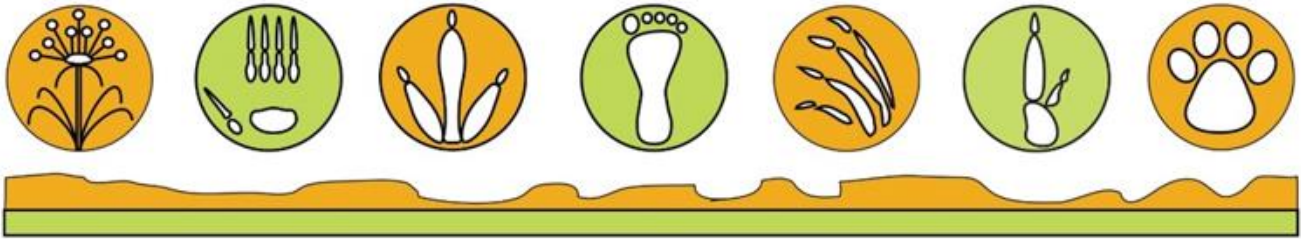


BARKLY REGIONAL COUNCIL



AGENDA SPECIAL COUNCIL MEETING

Monday 31 July 2023

Barkly Regional Council's Special Council Meeting will be held
in Council Chambers, 41 Peko Road, Tennant Creek
on Monday 31 July 2023 at 1:00 pm.

Russell Anderson

Acting Chief Executive Officer

OUR VISION

We strive to be responsive, progressive, sustainable council which respects, listens and empowers the people to be strong.

The Way We Will Work

We will make it happen!

We will be engaged and have regular opportunities to listen.

We will have strong policy and budgets to ensure our programs and services are progressive and sustainable.

Respect is shown in everything we do and we have acceptance of all cultures in the Barkly Region and their practices through a culturally competent Council.

We are a responsible Council. We will be a responsive Council.

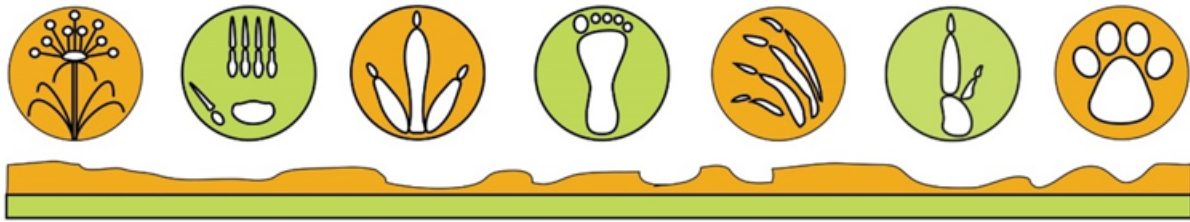
We want to empower local decision making.

We want to ensure that our services are sustainable and that our region has a standard consistent level of services.

We want to be able to sustain our environment – our communities, our physical places, our people and our organisational culture.

We will aggressively pursue additional funding from both levels of government to improve the standard of living of people across the region. We need to be realistic, transparent and accountable.

BARKLY REGIONAL COUNCIL



ACKNOWLEDGEMENT TO COUNTRY

We acknowledge the Traditional Owners of Warumungu, Mudberra, Jingili, Wakaya, Wambaya, Waanyi, Walpiri, Warlmanpa, Alyawarr, Anmatyerre and Kaytetye Country on which Barkly Regional Council live and work, and recognise their continuing connection to land, waters and culture. We pay our respects to the ancestors and elders of these lands, past, present and emerging.

May we continue to work together to
Deliver sustainable outcomes through a process
Based on mutual respect and understanding.

COUNCIL PRAYER

Our Lord Jesus Christ, we trust you will guide and bless this meeting of the Barkly Regional Council. We pray that you will ensure that all discussions and decisions made today are just and fair as they will affect all people within. We also pray for your guidance to ensure that all our dealings are appropriate to all those whom we represent and will reflect an equitable and honest approach to the issues to be discussed today.

Amen

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1 OPENING AND ATTENDANCE

- 1.1 Elected Members Present
- 1.2 Staff Members Present
- 1.3 Visitors Present
- 1.4 Apologies and Leave of Absence
- 1.5 Disclosure of Interest
- 1.6 Review of Disclosure of Interest



2 CORPORATE SERVICES DIRECTORATE REPORTS

Corporate Services Directorate Reports

2.1 The Growing Regions Program Round 1

Author Susan Wright, Grants Manager

RECOMMENDATION

That Council note and accept the following report on the application for the Growing Regions Fund which articulates the amount of funding the Council will co-contribute to the Growing Regions Fund project Community and Council Infrastructure Upgrades for the Barkly Region

SUMMARY

BRC is applying to the Growing Regions Fund for a project focusing on enhancing Council and community facilities -- the Civic Hall, Council Chambers, and administration offices to meet the growing needs of the Barkly Region. This investment reflects a commitment to regional sustainability and capacity building and will promote economic development, job creation, and improved community spaces, fostering a vibrant and prosperous community.

The project recognises the importance of infrastructure in driving economic growth and attracting investments to the regions. Upgrading Council buildings will not only improve the functionality and efficiency of these facilities but also create a more appealing environment for community events, local government activities, and civic engagement.

The total budget is \$6,776,357.50 based on the attached quotes. As a very remote Council, BRC applies as Group 1 and must co-contribute 10% of the total project. This is \$677,635.75 broken down as follows: 2024 co-contribution: \$300,000.00, 2025 co-contribution \$377,635.75. Projects commence after February 2024 and must be completed by December 2025.

BACKGROUND

The Australian Government has announced a total of \$600 million over 3 years from 2023-24 to drive regional economic prosperity by providing access to funding for capital works for infrastructure across Australia's rural and regional areas. Funding will be provided through 2 rounds.

This grant opportunity and process will be administered by the Department of Industry, Science and Resources (the department/DISR) on behalf of the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA).

The Growing Regions Program – Round 1 (the program) will run over 3 years from 2023-24 to 2025-26. The program was announced as part of the October 2022 Budget and replaced the BBRF.

The program will deliver community and economic benefits by investing in community-focused infrastructure which revitalises regions and enhances amenity and liveability throughout regional Australia.

BRC's project focuses on upgrades to the Tennant Creek Civic Hall, Library and Administration buildings/Offices including the Council Chambers to improve the infrastructure and facilities to better serve the community. An assessment has been completed by various contractors for each of the facilities against the current Building Code of Australia referenced in the reports as Construction Code Series 2021 (NCC2021) and relevant Australian Standard requirement. It is noted in the report, Barkly Regional Council Civic Centre Audit, as well as through anecdotal feedback on all the council infrastructure named in this application, that the buildings are dated as constructed in the 1980's and, although compliant with the building code of the time, may no longer be compliant in some instances (BRCCCA 2.2 page 21 report attached). Stakeholders have been engaged, including council members, staff and community members, to gather input and ensure that the upgrades align with the needs and expectations of the community.

An application had been previously made to the BBRF but that round was disbanded by the new government.

ORGANISATIONAL RISK ASSESSMENT

Contributing 10% of the total project cost may pose certain risks for the council. While cost-sharing is a common practice in many projects, it's essential to consider the potential risks and challenges involved. Some risks of the council contributing 10% to the total project cost include:

Budget Constraints: The council's budget may not be sufficient to cover the 10% contribution, leading to financial strain. If unexpected expenses arise during the project, the council may face difficulties in fulfilling its financial commitment.

Reduced Funding for Other Projects: Allocating a significant portion of the council's budget to this project may limit funding availability for other essential projects and services in the community. This can lead to delays or compromises in other priority areas.

Project Delays or Cancellations: If the funding arrangement is not carefully managed, delays in securing the 10% contribution from the council could slow down the project's progress. In extreme cases, the council's inability to provide the agreed-upon funding might lead to project cancellation.

Financial Risk: Contributing 10% of the total cost means that the council may be liable for a considerable amount of money. If the project faces cost overruns or unexpected expenses, the council could bear a significant financial burden.

Public Perception and Accountability: The community may closely monitor the council's involvement in the project and its financial contribution. If the project faces challenges or fails to deliver expected outcomes, the council might face public scrutiny and accountability.

To mitigate these risks, it is essential for the council to conduct a financial assessment, ensure transparent budgeting, and carefully consider its capacity to contribute 10% to the project cost. Engaging in proper project planning, risk management, and financial contingency planning can help the council make informed decisions and navigate potential challenges throughout the project's lifecycle.



BUDGET IMPLICATION

Direct Financial Commitment: The council's 10% contribution represents a specific monetary amount that will be allocated from the council's budget towards the project. This contribution will need to be budgeted for and accounted for in the council's financial plans.

ISSUE/OPTIONS/CONSEQUENCES

To manage the budget implications effectively, the council has conducted a comprehensive financial analysis of the project's costs and its ability to contribute 10%. This analysis considered the council's overall financial position, potential revenue sources, cost-saving measures, and risk management strategies.

Not proceeding with the project may result in community dissatisfaction, missed economic growth opportunities, and continued deterioration of facilities. The absence of upgrades could also hinder the delivery of essential community services and limit social inclusion initiatives.

On the other hand, undertaking the project can have a positive impact on the community. Implementing the upgrades can lead to improved amenities, services, and community spaces, enhancing the overall quality of life for residents. The project may also attract businesses and investments, contributing to economic growth and job opportunities in the area. Furthermore, compliance with current building standards ensures safety and regulatory requirements are met.

CONSULTATION & TIMING

Previous consultations have happened prior to applying for the BBRF in 2021/22 and minutes were unable to be found to support the Council co-contribution. This application is due Tuesday, August 1, 2023.

ATTACHMENTS:

41 Peko Estimate
58 Peko Costs Estimate
Civic Centre Inspection Report
Growing Regions Budget

GK PAINTING CONTRACTORS PTY LTD T/AS GK BUILDING CONTRACTORS



GK BUILDING CONTRACTORS

ABN: 81 009 647 661
87 SCHMDIT STREET, TENNANT CREEK NT 0860
PO BOX 284
P| 08 8962 3111 - F| 08 8962 3133
E| dgk@gkbuilders.net.au

Estimate QUOTATION

Quote Date: 25 Jul 2023
Quote Number: 4391
Expiry Date: 23 Oct 2023
Account Number: BRC.ACCOUNTS

TO:

Barkly Regional Council | Accounts
PO Box 821, Tennant Creek NT 0860

41 Peko, Tennant Creek

41 Peko, Tennant Creek (Estimation Only)

We are pleased to provide the following Estimation for works.

DESCRIPTION OF WORKS	QTY	EX GST	GST	TOTAL
COUNCIL MAIN OFFICE				
GENERAL				
<ul style="list-style-type: none">Fully repaint internally previous painted surfacesRemove existing carpet. Prepare, supply and install new ceramic tiles to offices - approx 555m2				
EXTERNAL				
<ul style="list-style-type: none">Supply and install Ultra-safe screen to all glass panels inc boxing-out frame. 3100mm x 1400mm x 12. 400mm x 1800mm x 2. 1600mm x 300mm x4Replace all broken grey lami glassPrepare and landscaping to the front yard (in front of the carpark)Replace entire roof sheets, ridge cap and screws etc. Price is excluding the repair/replace to roof trusses or battens approx 870m2Supply and install Ultra-safe screen to all glass panels inc boxing-out frame.				
DISABLE TOILET				
<ul style="list-style-type: none">Patch & repair water damage wallReplace disable toilet suite complete and modify plumbing in the wallReplace stainless steel grab railReplace stainless steel mirrorReplace towel dispenserReplace stainless steel hand basin including relevant plumbing work and tapwareReplace hand dryerReplace stainless steel soap dispenser				
CLEANER ROOM				
<ul style="list-style-type: none">Patch & repair water damage wall				
FEMALE TOILET				
<ul style="list-style-type: none">Remove existing shaving cabinet, supply and install new stainless steel mirrorRemove existing plastic shelving, supply and install new 600mm stainless steel shelvesReplace stainless steel hand basin including relevant plumbing work and tapwareReplace hand dryerReplace stainless steel soap dispenserReplace towel dispenserSupply and install stainless steel coverPatch and repair ceiling and walls				

GK PAINTING CONTRACTORS PTY LTD T/AS GK BUILDING CONTRACTORS

DESCRIPTION OF WORKS	QTY	EX GST	GST	TOTAL
<ul style="list-style-type: none"> • Repair partition door latch and catch 				
MALE TOILET				
<ul style="list-style-type: none"> • Remove existing shaving cabinet, supply and install new stainless steel mirror • Remove existing plastic shelving, supply and install new 600mm stainless steel shelves • Replace stainless steel hand basin including relevant plumbing work and tapware • Replace hand dryer • Replace stainless steel soap dispenser • Replace towel dispenser • Supply and install stainless steel cover • Patch and repair ceiling and walls • Repair partition door latch and catch 				
COUNCIL PYRAMID HOUSE				
EXTERNAL				
<ul style="list-style-type: none"> • Supply and install Ultra-safe screen to all glass panels inc boxing-out frame. 650mm x 2100mm x 8, 1550mm x 2100mm x 8, 700mm x 2100mm x 8 • Replace entire roof sheets, ridge cap and screws etc. Price is excluding the repair/replace to roof trusses or battens 				
INTERNAL				
<ul style="list-style-type: none"> • Remove existing carpet. Prepare, supply and install new ceramic tiles to offices - price allow temp removal 2 benches and reinstall after the floor completed. • Replace door handle to comply with Fire exit compliance, relocate pair handle at the top • Fully internal re-paint to walls only 				
LIBRARY BUILDING				
EXTERNAL				
<ul style="list-style-type: none"> • Remove the concrete slab at entrance of the library building, supply and install new concrete ramp approx 3100mm x 2100mm • Replace entire roof sheets, ridge cap and screws etc. Price is excluding the repair/replace to roof trusses or battens • Supply and install Ultra-safe screen to front entrance doors and glass inc boxing-out frame. 700mm x 2200mm x 3, 700mm x 980mm, 700mm x 750mm • Supply and install Ultra-safe screen to glass inc boxing-out frame 				
ELECTRICAL UPDATES				
<ul style="list-style-type: none"> • Upgrade existing emergency & exist lighting system to comply to AS/NZA 2293.1:2018 				
TOTAL ESTIMATION	1.00	873636.36	87363.64	961000.00
			Subtotal	873636.36
			Total GST 10%	87363.64
			Quotation Amount:	961000.00

Prepared for
Barkly Regional Council
ABN: 32 171 281 456

AECOM



Barkly Regional Civic Centre Inspection Report

18-Jul-2023
Barkly Regional Council Civic Centre Audit
Commercial-in-Confidence



18-Jul-2023

18-Jul-2023

AECOM

Barkly Regional Council Civic Centre Audit
Barkly Regional Civic Centre Inspection Report
Commercial-in-Confidence

Barkly Regional Civic Centre Inspection Report

Client: Barkly Regional Council

ABN: 32 171 281 456

Prepared by

AECOM Australia Pty Ltd

Larrakia Country, Level 3, 9 Cavenagh Street, Darwin NT 0800, GPO Box 3175, Darwin NT 0801, Australia
T +61 8 8942 6200 F +61 8 8942 6299 www.aecom.com
ABN 20 093 846 925

18-Jul-2023

Job No.: 60637184

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AECOM

Barkly Regional Council Civic Centre Audit
Barkly Regional Civic Centre Inspection Report
Commercial-in-Confidence

Quality Information

Document Barkly Regional Civic Centre Inspection Report
Ref 60637184
Date 18-Jul-2023
Originator Anthony Bale
Checker/s James Jentz
Verifier/s

Revision History

Rev	Revision Date	Details	Approved	
			Name/Position	Signature
A	5-June-2021	Review Issue	Anthony Bale Principal Project Manager	
0	12-Aug-2021	Client Issue	Anthony Bale Principal Project Manager	
1	18-Jul-2023	Updated Budget to reflect Client Requests	Anthony Bale A/ Area Manager	

AECOM

Barkly Regional Council Civic Centre Audit
Barkly Regional Civic Centre Inspection Report
Commercial-in-Confidence

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Inspection Limitations

Inspection activities undertaken by the AECOM team are to be by non-destructive means and all observations and conclusions are based on visual assessment only. The high-level assessment is based on a single day visual inspection and is generally reliant on the information provided by the Barkly Regional Council.

Due to the limited amount of time allowed for each inspection, we have not allowed to undertake a detailed DDA investigation. The site inspectors have noted DDA/BCA issues during the site inspection based on their experience.

At the time of original construction, the design and construction of the facility may have complied with relevant Building Code and Australian Standard requirements current at that time.

This assessment is completed against the current Building Code of Australia referred to as the National Construction Code Series 2021 (NCC2021) and relevant Australian Standard requirements.

Cost Assumptions

Cost estimates are based on prices at the time of report publication and allow for remote location allowance.

Exclusions are as follows:

- Preliminaries
- Mark-up and Margin
- Statutory fees and charges,
- Land and Legal costs,
- Professional fees,
- Decanting / back up / temporary facilities during rectification,
- Unidentified services diversionary costs,
- Provision of additional power to site, i.e. we have assumed that the current PWC supply will be sufficient for all options;
- Removal of contaminated materials
- Works beyond the scope identified
- Portable long service leave levy, and WHS fees;
- Funding application costs;
- Goods and Services Tax (GST),
- Escalation from the time of this report;
- Works during inclement weather / wet season,
- Phasing of the works (re-establishment costs as a result of staging of the works),
- No additional site access works will be required then those undertaking the works.

Updated report July 2023:

This revised report is providing budget update based on known market escalation only for materials and labour since the original costings completed in May 2021. The report does not cover any changes to the building and services conditions which may have occurred since the completion of the inspections conducted in May 2021.

Executive Summary

Community/Township: Tennant Creek
Location/lot: 41 Peko Road, Tennant Creek
Date of inspection: 11 May 2021

Inspection of the Barkly Regional Civic Clinic was undertaken by AECOM on the 11th of May 2021. Although not able to determine the exact date of construction it is believed that the health centre was built and opened during the early 1980's. The building is in fair condition for its age.

The conditions of the inspected asset are summarised in the following table, Table 1

Table 1 Current Asset Conditions

Asset / Discipline	Condition
Structure and finishes	2 – Generally in a Fair to good Condition
Electrical	2 – Generally in a Fair to good Condition
Mechanical	1 – Generally in a good Condition
Hydraulics	2 – Generally in a Fair to good Condition

Barkly Regional Council are seeking options to upgrade the Civic Centre. This report provides upgrade options which the budget estimates are based on. The scope of services includes the review and development of cost estimate for the following upgrade options:

- Paint Internal and External
- Floor finishes replacement
- Stage area to be increased
- Upgrade bathrooms including plumbing fixtures and fittings
- New suspended ceiling
- New Lighting System
- Rigging Light to Stage
- Basic Sound System- Speakers on the wall
- Addition of Veranda – Front and Car Park Side
- Sealing the Car Park
- Landscaping
- Divider – Operable/Moveable
- Replace all doors
- Entry Area – modernise
- Structural study of roof for installation of solar panels
- Cost estimate of solar panels
- Screen replacement.

1.0 General Building Observations

1.1 General Building Observations

The Barkly Civic Centre is located on 41 Peko Road within the Tennant Creek township. Tennant Creek is located approximately 500 kilometres north of Alice Springs, along the Stuart Highway in the Barkly Tablelands.

The civic centre is used to host various events for the Barkly Council and includes a stage and associated change rooms, sound booth, kitchen and drink sales facilities, male, female and disabled toilet facilities, storage room, entrance lobby and ticket sales box. The building is generally in a fair to good condition. The facility is fully serviced and provided with PWC electrical and water metering in addition to sewer connection.



Figure 1 - Civic Centre External View and Building Entrance



Figure 2 Civic Centre Signage

1.1.1 External

The building is constructed with a structural steel portal frame and blockwork throughout with metal roof sheeting. The roof structure and condition were not accessed or assessed. The roof sheeting was in good condition. There is no guttering or downpipes with any rainwater dropping directly onto the ground which was generally concrete around the building. No drainage or stormwater management was observed on site. All external windows are provided with metal security screens. The external doors and side leaf panels are in average condition with water damage to the external fabric to the side panels as shown in Figure 3 below. It is recommended that the doors and side panels be replaced with double door arrangement complete with push bar for emergency egress with vertical slide bolts for security.



Figure 3 - Door Side Panel Showing Water Damage

The building external fabric, painted finish blockwork, is in fair condition with no visible sign of damage and/or major cracking to the blockwork. There are some minor areas of movement evident from the mortar joints in the blockwork. The paint finish appears dated with patches of repainting to cover most likely vandalism.



Figure 4 - External Paint Finish Showing Patch Work Repaint

The external car parking area is spray sealed only with loose screenings on the surface. There does not appear to be any issues with the levels of the car park and no visible signs to indicate ponding during rain events. It would appear that the carpark falls away from the building towards the adjoining culvert running along the western side boundary of the car park. There does not appear to be any major cracking or surface deformations. It was noted from a previous visit to the site that the car park could hold 100+ vehicles and this could be extended further by providing line marking rather than relying on individuals to assume where parking begins and ends. In addition, it is recommended that the car park be correctly sealed in asphalt and then line marked.



Figure 5 - Car Park



Figure 6 - Car Park

A concrete kerb is provided to the frontage of the car park facing Peko Road and the loop to the building entrance and along the eastern side of the car park. The concrete kerb is in fair condition with some damaged areas where concrete has broken or been chipped away. The kerb paint work is fading in some parts with tyre marks through various sections however generally in fair to good condition. With the

recommended works to reseal the car park the sections of damaged kerb will need to be repaired and the kerb repainted.



Figure 7 - Condition of Kerb



Figure 8 - Condition of Kerb - Damage Evident

The roof sheeting is in very good condition with no signs of staining or general wear and tear. There are no gutters or downpipes provided to the centre with rainwater falling directly onto the surrounding surfaces at ground level. There is a concrete path around the entire building which is generally in good condition with no major cracks or movement evident.



Figure 9 - Roof

The existing roof would be suitable for a solar system. It is recommended that the solar system be based on the maximum daily use rather than oversized given that current PWC requirements prevent export to the network. The solar system recommended would be approximately 45kW system which would require approximately 180 x 250W panels requiring approximately 480sq meters of roof space.

One upgrade option is the provision of an external awning along the car park side of the building and extending to the front of the building. An option for the front of the building is to provide a wide angled cantilevered awning raking back toward the building extending partially over the turning area to provide protection to passengers disembarking from vehicles. This awning would continue along the adjoining walkway and then along the western elevation.

The awning would be designed to rake back toward the building and be cantilevered. Additional structural members would be required to be fixed to the existing blockwork walls. Depending on the structural design additional structural members may be required internally to support the additional load. This awning would provide protection against rain plus provide a shaded area for customers to wait when being picked up or waiting to access the building.

1.1.2 Internal

The civic centre is showing its age however is in generally fair to good condition. Internally the centre is constructed with block walls, concrete slab with a raised elevated timber stage. The internal block walls are in good condition with no signs of movement. The internal block walls are painted which is in fair condition however is again showing its age.

The disadvantage of paint finished block work is the exposed joints and this does not lead to an inviting entrance lobby area for example. A consideration would be to line the internal walls of the entrance lobby with plasterboard sheeting on battens with paint finish to the plasterboard. In addition, and following the upgrade to the floor surface, an architrave is recommended to provide a neat finishing detail.

The concrete slab is covered with direct stick vinyl flooring throughout the main public areas. The bar, kitchen, stage change rooms and toilets are all floor tiles which again are in fair condition however showing their age.



Figure 10 - Entrance Lobby Vinyl Flooring



Figure 11 - Main Auditorium Vinyl Flooring



Figure 12 - Amenities Tile Flooring



Figure 13 - Stage Timber Floor

The stage timber floor is in very good condition. To maintain its condition, it is recommended that the timber surface is polished yearly with any rough surfaces sanded and treated at the time. It would also be recommended that the timber floor be lightly sanded and revarnished every three to four years. This time period could be extended if the stage is not highly utilised.

As the centre is utilised for public display events including many speaking events, a robust carpet floor could be more suitable to aid with the acoustic treatment. The existing vinyl floor could be retained and toughly cleaned before providing carpet tiling throughout the main auditorium space. Areas in front of the bar and kitchen serving benches would be better placed to be provided with tiles to address any spill issues.

The entrance lobby vinyl floor is dated however a high traffic finish, such as tiling or a fake timber floor panel, is recommended. The final colour should take into consideration the red dirt typically evident throughout the Northern Territory, so therefore white floor tiles are not a good option.

The amenities are dated however in fair condition. To upgrade the amenities would be a major exercise. It would be recommended that the internal partition block walls be removed, toilets, basins, urinals etc be removed, floor tiles lifted and removed. The existing T-Bar ceiling is not considered suitable within amenities, this would also be recommended to be removed and new flush plasterboard ceiling provided. New light weight partitions for the toilets, new toilets, vanity bench with semi recessed basins, individual urinals are recommended to update the amenities.



Figure 14 - Dated Amenities



Figure 15 - Dated Amenities

Currently the Disabled Toilet (PWC) is mixed use and is non-compliant. As part of the Amenities upgrade the disabled toilet will need to be updated to reflect current Australian Standards. The room dimensions are far greater than required for a disabled toilet however the fixtures and fittings including grab rails are non-compliant and recommended to be upgraded.



Figure 16 - PWC Toilet

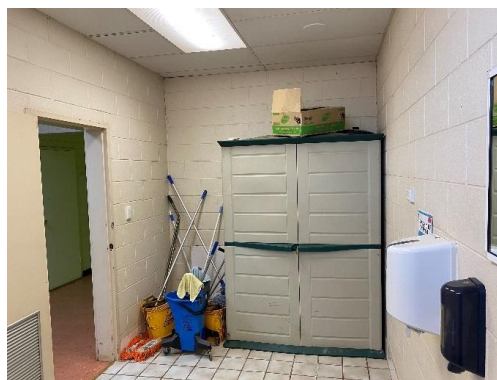


Figure 17 - PWC Toilet used for Storage

Although the PWC measures above the minimum dimensions the location of the storage equipment impacts the clear area required to access the PWC and doorway. As part of the redesign of the PWC it would be recommended that a cleaner's cupboard be built in to avoid the current issues.

A major refurbishment item, the removal of the existing tile flooring to the amenities, is a key element to provide a face lift to these areas and to modernise them. The issue here is that this is a costly component of the works however will add to the revitalisation of the amenities overall. The addition of covering the existing block walls with plasterboard could also be seen as an opportunity to modernise the environment. Alternatively, the existing block walls dividing the toilets could be removed and replaced with light weight partitions which could allow additional toilets to be provided as part of the redesign to the amenities area.

In much the same light as the amenities, the kitchen and bar would benefit from a refurbishment. The floor, walls and ceilings are dated and showing signs of general wear and tear. The T-Bar ceiling is not ideal for a food preparation area. The existing equipment in the kitchen would lead to a view that this is a food preparation area and not just a serving area. It would be recommended that a flush plasterboard ceiling be provided to both areas.

The stainless-steel equipment in both the bar and kitchen are in good condition with no works required.

Much like the amenities a major refurbishment item, the removal of the existing tile flooring to the bar and kitchen, is a key element to provide a face lift and to modernise them. This is a costly component of the works however will add to the revitalisation of the area overall. In addition to aiding in the cleaning requirements for food preparation areas where easy to clean surfaces are necessary, tiling the walls to the bar and kitchen would provide a modern look and feel.



Figure 18 - Bar



Figure 19 - Kitchen

Side of Stage Change Rooms are generally showing signs of wear and tear however the floor tiles are in very good condition and appear to have been a recent addition.

The walls are painted block walls, again showing signs of age.

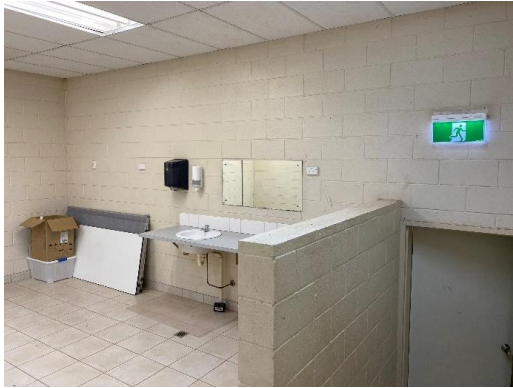


Figure 20 - Side of Stage Change Rooms



Figure 21 - Side of Stage Change Rooms

The T-Bar ceilings in both Change Rooms are in average condition with signs of water damage, dropping ceiling panels and poorly secured T-Bar frame.



Figure 22 - Change Room Toilet

The Change Rooms would ideally need to be repainted and the ceiling addressed. It is recommended to investigate the T-Bar frame further to determine if additional vertical supports are required and to ensure the bar spacing is fixed in place. New acoustics ceiling tiles should be provided throughout the Change Rooms.

One Change Room has a toilet which is in average condition. The toilet is recommended to be replaced at the same time as the Amenities are upgraded. The floor tiling could also be replaced at the same time although not critical.

The main auditorium ceiling is a T-Bar ceiling 5500mm AFFL. The ceiling tiles are of various condition noting that it appears that tiles are replaced as and when required. The current design of the auditorium including the ceiling is a very simplistic design which presents as a cube in essence. An option to consider for the ceiling layout is to provide various finish levels by the use of bulkheads and also include suspended elements which aid in acoustic treatments.

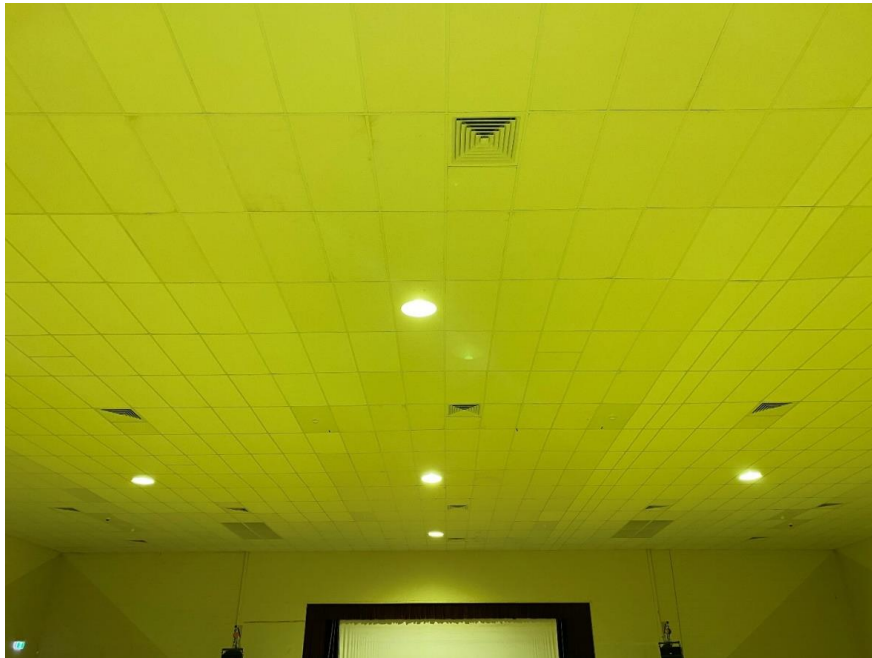


Figure 23 - Auditorium Ceiling

An example is included below which provides a mixed solution addressing acoustic issues as well as providing level changes to draw the eye in and remove focus of a box feel. The floating ceiling aids in the acoustic treatment which is critical in a facility of this size. The below image also includes a panel section operable wall.



Figure 24 - Auditorium Ceiling Example



Even providing a simple horizontal material such as timber battens, as per the adjoining image, below the upper or main ceiling can provide a point of difference and aid in acoustic treatment. This could be used in the entrance lobby as a highlight feature.

Figure 25 - Ceiling Point of Difference

The stage opening could be increased as the wall to either side of the stage is light weight however the result would be the loss of the side stage waiting areas which can be crucial for live stage performances. Some additional structural supporting members may be required for the mounting of curtains, stage screen, light rigging etc. It would be best to discuss the stage opening with local performance members to determine the suitability of the current arrangement and amount of area required for staging and waiting areas to either side of the stage. Increasing the stage frontage may be more of a hindrance than been beneficial to the facility.

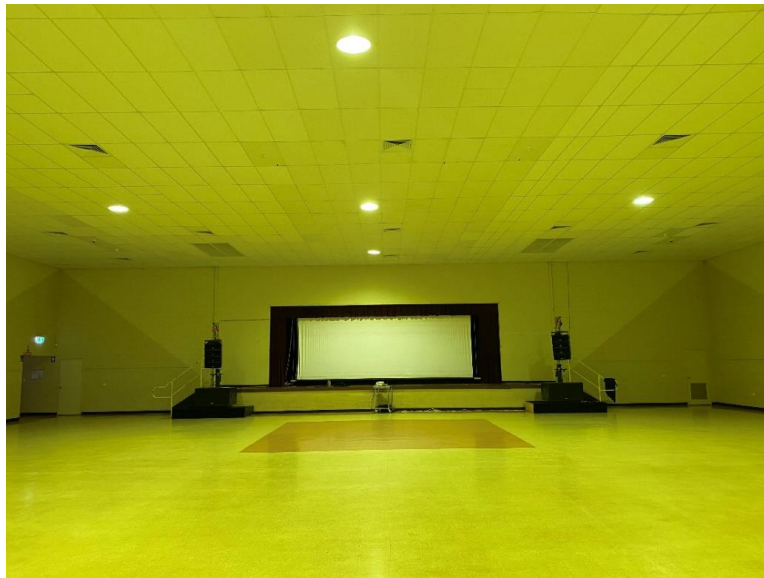


Figure 26 - Stage



Figure 27 - Stage Side Bar

An auditorium operable wall could be provided to create either two or three areas within the main body of the auditorium. A central divider running east-west creating two equal halves with an additional divider running north south between the central divider and the sound box therefore providing two quarter sections. These options would require additional structural members above the ceiling for the running tracks of the operable walls.

For suitable acoustic treatment it is recommended that operable wall panels be used similar to the image shown above, Figure 24.

1.2 General Building Observation Summary

The following provides a summary of the general building observations.

Table 2 General Building Observations

Observation Category	Description	Condition	Comments
Structural	External Walls- Block Work	2	External walls are in good condition. No evidence of damage and minimal wear. General cleaning and repainting recommended. It is recommended that all external surfaces be cleaned yearly to ensure longevity.
	Columns and Beams	1	Steel columns and beams in good condition. Minor paint peeling is present. No evidence of rusting.
	Roof- Corrugated iron sheeting	1	Roof appears to be in good condition. Cleaning and general maintenance recommended yearly to maintain condition of roof sheeting.
	Slab	1	Slabs are in good condition. No evidence of damage or major cracking. It is recommended that all external concrete surfaces be cleaned yearly to ensure longevity and reduce any slim build-up that could result in slips.
	External Covered Area	2	The external covered area on the eastern side is in good condition with the concrete slab to be high pressured cleaned and weed treatment undertaken
Non-structural	Doors	3	Doors are in average condition. Generally marking and wear and tear observed. Evidence of damage on several doors and side lights/panels. Some doors have had fixtures removed/replaced and not repaired. Generally, the client has requested doors be replaced and this recommendation is supported
	Windows	2	Windows in fair to good condition. Removal of the poor-quality film on same windows, mainly to the entrance area, is recommended.
	Window Screening	2	The screening has signs of insect and debris build-up. It is recommended that all screens be cleaned yearly to ensure longevity.
	Internal Walls	2	Internal walls appear to be in good to fair condition. Minor marking and damage present.

Observation Category	Description	Condition	Comments
	Painting	3	The painting throughout is in fair condition however showing its age. Repainting of the facility is recommended, both externally and internally.
	Ceilings	3	Generally fair condition. T-Bar ceilings throughout which do not provide an astatically pleasing environment and appears dated. Recommend replacing ceilings in various areas and provide bulkheads, acoustic treatments, feature elements etc
	Floors	3	The vinyl flooring is showing signs of aging however still in fair condition. There are some signs of the vinyl floor bubbling in some areas and areas replaced by means of patching Floor tiles again are in fair condition however showing signs of aging. Recommend replacement of flooring throughout
External	Veranda	2	Veranda is in good condition.
	Car Park	3	Given the car park is only a gravel seal it is in fair condition. There are some signs of damage to kerbs which can be repaired with ease. No designated car parking bays which could be a disadvantage in high use periods. Recommend providing asphalt finish and line mark parking bays to maximise use

1.3 Asbestos

No asbestos sticks or warnings were evident on site. It is not known if an asbestos register exists for this facility. It is recommended that any concerning areas be tested to confirm although there were no concerning materials visible on site.

Inspection activities undertaken by the AECOM team are to be by non-destructive means and all observations and conclusions are based on visual assessment only.

2.0 Building Certification

2.1 Regulatory Parameters

National Construction Code Series 2021 Volume 1 – Building Code of Australia Class 2 to Class 9 Buildings (NCC2021)

At the time of original construction, the design and construction of the facility may have complied with relevant Building Code and Australian Standard requirements current at that time.

As noted above this assessment is completed against the current Building Code and Australian Standard requirements.

- Assembly Building – Class 9b Building
- Type of fire resisting construction type – C
- Floor Area Approximately – 850 m²
- Importance Level – 2

2.2 Code Compliance

Table 3 Compliance Assessment

Parameter	Area/Location/Aspect	Description/Comment	Compliance Issue (Y/N)
Fire Resisting Construction	Construction Generally	External Walls – Block work Roof – Corrugated Iron	No
Egress	Number of Exits: (Minimum 2 required for a Class 9b building)	Multiple exits, exceed the requirement.	No
	Door widths	Although may have complied at the time of construction do not meet current Code requirements Recommend replacing all exist doors and providing double leaf doors.	Yes
	Door Hardware	Multiple emergency exits with free handle exits. Hardware to be upgraded with replacement of doors	No
	Exit Travel Distance (20 m to choose of two exits, maximum 40 to one exit)	Multiple exits, requirement is satisfied.	No
Access	General Requirements	Sealed access to building provided	Yes
	Accessible car parking	No disabled parking provided	Yes
	Tactile	Tactile not provided	Yes
	Access and Egress Ramps	Nil required	No
Fire Protection Equipment	Fire Hydrants, Fire Hose Reels	Fire Hydrants and Fire Hose provided	No
	Fire Extinguishers	Provided within kitchen and path of travel to an exit	No

Parameter	Area/Location/Aspect	Description/Comment	Compliance Issue (Y/N)
	Smoke Hazard Management (Fire detection system required to Class 9b)	Smoke alarms in required areas	No
	Emergency Lighting	Exit and emergency luminaires Provided	No
Sanitary Facilities	Male Toilet (3 Toilets, 2400mm Urinal + 3 Hand basons provided)	To be reviewed against current NCC requirements	Yes
	Female Toilet (4 Toilets + 3 Hand basons provided)	To be reviewed against current NCC requirements	Yes
	Accessible Toilet provided however non-compliant with current NCC and AS1428 requirements	Yes, however non-compliant	Yes
	Shower	No shower/s provided To be reviewed against current NCC requirements	Yes
	Laundry facilities and cleaners sink	Non-compliant	Yes
Lighting	Refer to Section 3.1		
Ventilation	Refer to Section 3.2		

3.0 Services

3.1 Electrical Services

Table 4 Power Supply Services

Point of Supply	Power Water Corporation (PWC) Network
Supply Type	Underground supply from PWC Network pole to MSB
Supply Capacity	400 Amps Three Phase Non-essential sections
Supply Metered	Yes – Supply Authority Meter
Backup Power Supply	Nil

Table 5 Electrical Services

Components	Description	Condition	Comments
Main Switchboard	<p>The Main Switchboard and Meter Panel comprises a metal clad commercial type switchboard located externally.</p> <p>The main switchboard housing the PWC network meters, CT Chamber, overall 400A main switch,</p> <p>Submains are run internally to the Concept Plus 2 Main Switchboard. Sub-board is wall mounted with 3 Phase 160A Main Switch which feeds the Stage Sub-Board which is a wall mounted load centre 3 Phase 63Amp. A second sub-main runs to the sound box load centre 3 Phase 32Amp supply.</p> <p>The Concept Plus 2 Sub-Board is in good condition and appears to be only a few years of age.</p> <p>Both load centres appear is good condition.</p>	1	The switchboard appears to be in good condition and is believed to been replaced/upgraded in the last few years.
Lighting	<p>Internal lighting comprises of single and twin lamp fluorescent T5 luminaires either surface mounted or recessed T-Bar</p> <p>The main auditorium area consists of recessed high</p>	3	The internal lighting is in fair condition. However HID lamps within an auditorium are no longer considered good practice and these fittings would be very dated.

Components	Description	Condition	Comments
	intensity discharge (HID) fittings using mercury vapour lamps. These are distinctive by the greenish colour produced by the mercury lamp.		Generally, there are missing, damaged or stained diffusers throughout the facility. The external luminaries appear to be in fair condition however appear aged. It is recommended that a complete lighting upgrade occur to the facility for both internal and external areas.
Emergency / Exit Lighting	Exit and emergency lighting is provided.	2	The exit and emergency lighting are in good condition. It is recommended that the emergency and exit lighting system be tested and faulty lamps, batteries etc. replaced. The emergency lighting test book was not located on site. The emergency lighting system should be tested frequently in accordance with Australian Standards.
Power Outlets	General power outlets are provided with 30mA RCD protection.	2	The patient area electrical installation does meet current statutory requirements; however, the outlets are dated and not labelled as to their point of supply. As outlets become damaged, crack etc. it is recommended that they be replaced, and labelling provided to confirm point of supply.
Telephone / Communication	The facility Main Distribution Frame (MDF) appears to be located internally above the Sound Control Room at high level. We could not determine the number of pairs provided to the facility	1	The communication equipment appears to be in fair condition and is not expected to require replacement within the next few years It is recommended that the system be inspected yearly to ensure dust build-up does not affect the systems operations.
Security	The facility is provided with a security system with a keypad located within the entrance lobby	1	The system is in working order
Audio Visual	Dropdown Screen and Speakers		The existing dropdown screen is in average condition. Speakers are pedestal mounted on either side of the stage and not suitable for stage performances

3.2 Mechanical Services

3.2.1 General comments

The mechanical services installation comprises of commercial large-scale system supplying the facility. The system appears to have been recently fully upgraded.

The system includes ceiling mounted cassette units in several areas including the entrance lobby, bar, and kitchen. There is also a wall mounted fan coil unit within the ticket office all of which appear to be in good condition.

Overall, generally the entire system is in good condition however yearly maintenance is recommended to ensure longevity of the system. Depending upon when the most recent maintenance was undertaken and if the last maintenance was greater than 10 months ago it is suggested that all units be maintained including cleaned as a priority. It would also be worth considering cleaning the registers and return air grills even few years to remove any build-up of dirt and debris.

3.3 Hydraulic Services

The Hydraulic services installation comprises wash basins within the kitchen, bar, and amenities/WCs.

Hot water is provided to the kitchen and bar hand basins and sinks. The stage Change Rooms, amenities and WC's are provided with cold water supply only.

Hot Water system is provided from an electric hot water unit. Its location could not be determined on site however as it supplies only the bar and adjacent kitchen it may be located above the ceiling in this area.

The PWC water meter could not be located on site.

It is recommended that the fittings and fixtures to the male, female. PWC toilets be upgraded as part of the overall amenities upgrade program. The hand basins to the bar and kitchen appear to be in good condition and not required to be upgraded as part of these works.

Table 6 Hydraulic Services

Component	Room/Area – Description	Condition	Comments
Water Supply	The community water supply and water quality is analysed and tested by Power & Water Corporation (PWC) on a regular basis.	N/A	The community water supply is understood to have a Hardness and total dissolved solids (TDS) index which may exceed the Australian Drinking Water Guidelines (ADWG). This causes increased scaling in hydraulic fixtures and fittings, reducing their operational life.
External Tank	External – Water Storage Tank	1	External water storage tank is in good condition. Associated reticulation pump is in good condition.
Hot water	The facility is provided with electric Hot Water Systems supplying the Bar and Kitchen only	2	The Hot Water System was functional at the time of inspection and appears to be in fair condition. The effect of scaling, due to the water quality issues, was unable to be determined however there is only minimal evidence of corrosion.
Sewerage	The community is provided with a gravity sewer reticulation system	1	The sewer appears to be functional and no issues were identified at this time.
Fixtures	External Taps	2	The external taps appear operational. The external tap fixings are in good condition. The tap heads are removed to prevent misuse.
	Kitchen - Hand Basin - Sinks	1	Fixtures and fittings appear to be in good condition with minor scaling noted.
	Bar - Hand Basin - Sinks	1	Cleaning and descaling of all fixtures and tapware is recommended and should occur on a yearly basis.
	Stage Change Rooms - Hand Basin	2	Although the fixtures and fittings are in generally good condition they are recommended to be replaced as part of the
	Male Toilet - Hand Basin	2	

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Component	Room/Area – Description	Condition	Comments
	- Toilet		upgrade works to the male, female and PWC amenities.
	Female Toilet - Hand Basin - Toilet	2	
	PWC Toilet - Hand Basin - Toilet	2	

4.0 Recommended Upgrade Options and Preliminary Cost Estimate

This revised report is providing budget update based on known market escalation only for materials and labour since the original costings completed in May 2021. The report does not cover any changes to the building and services conditions which may have occurred since the completion of the inspections conducted in May 2021.

Table 7 Upgrade Options and Costings

Upgrade Options	Est. Costing (GST Excl) (\$)
Painting – Internal Walls	\$80,100.00
Painting – Internal Doors and Door Frames	\$15,950.00
Painting – Internal Make good allowance	\$8,100.00
Painting – External	\$87,500.00
Floor Upgrades - Entrance Lobby tiling or fake timber planks, includes preparation to existing floor	\$49,250.00
Floor Upgrades - Auditorium carpet tiles and tiling or fake timber planks in front and Bar and Kitchen, includes preparation to existing floor	\$175,00.00
Floor Upgrades - Bar and Kitchen floor tiling, includes demolition of existing tiles and preparation to existing floor	\$36,250.00
Full height wall tiling to Bar and Kitchen to be completed at the same time as the floor tiling upgrade, includes preparation of walls	\$35,350.00
Floor Upgrades - Stage Change Rooms floor tiling, includes demolition of existing tiles and preparation to existing floor	\$42,500.00
Floor upgrades to Amenities – Refer to Amenities Upgrade	
Stage Area to be increased – to be determined following feedback from local performers to determine required staging and waiting areas	
Amenities Upgrades - Male Toilet, this would include fully demolition of existing including partition block walls, fixtures and fittings, floor tiles, ceiling, etc. Provision of new throughout Excludes design fees for the design and documentation of amenities	\$151,650.00
Amenities Upgrades - Female Toilet this would include fully demolition of existing including partition block walls, fixtures and fittings, floor, ceiling, etc. Provision of new throughout	\$148,950.00

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Upgrade Options	Est. Costing (GST Excl) (\$)
Excludes design fees for the design and documentation of amenities	
Amenities Upgrades - PWC Toilet this would include fully demolition of existing including partition block walls, fixtures and fittings, floor, ceiling, etc. Provision of new throughout, including providing built-in cleaners cupboard. Excludes design fees for the design and documentation of amenities	\$70,290.00
Ceiling Upgrade – Entrance Lobby including feature ceiling element, includes provision of new suspension system. Includes demolition of existing T-Bar ceiling and suspension system	\$72,250.00
Ceiling Upgrade – Auditorium including feature ceiling elements and acoustic panels, includes provision of new suspension system. Includes demolition of existing T-Bar ceiling and suspension system	\$420,000.00
Ceiling Upgrade – Kitchen and Bar flush mounted ceiling includes provision of new suspension system. Includes demolition of existing T-Bar ceiling and suspension system	\$38,500.00
Ceiling Upgrade – Stage Changing Rooms T-Bar ceiling includes provision of new suspension system. Includes demolition of existing T-Bar ceiling and suspension system	\$42,500.00
Ceiling Upgrades – Amenities refer to amenities upgrade item	
Lighting Upgrade throughout – Internal, includes feature lighting, excludes stage and rigging lighting	\$220,000.00
Lighting Upgrade – External, excludes car park lighting	\$22,900.00
Lighting Upgrade – Car Park not considered value for money unless high night-time events/activities are likely and the need to hence and provide safe environment is considered paramount	
Stage Rigging system including stage lighting	\$89,000.00
Audio Upgrade – speakers wall mounted throughout the Auditorium, with provision for ceiling recessed speakers to improve acoustics	\$81,000.00
AV Screen Upgrade, including removal of existing, provision of surface mounted electric dropdown screen	\$51,500.00
External Awning Structure – South Elevation, Front Entrance	\$266,130.00
Replacement of Doors - Internal doors to kitchen, bar, amenities, store etc. solid core door. Note toilet partition doors included in amenities upgrade pricing	\$29,160.00
Replacement of Doors - External egress doors, single and double leaf with emergency push to exit and vertical drop bolts	\$40,500.00
Replacement of Doors - Entrance Lobby glazed doors into Auditorium	\$17,100.00
Replacement of Doors - Main Entrance Door	\$13,500.00
Entrance Lobby and Ticket Office Modernisation, floor treatments included above	\$149,490.00

Upgrade Options	Est. Costing (GST Excl) (\$)
Includes wall treatments, FF&E, Joinery, feature and display elements	
45kW Solar System	\$75,937.50
Preliminaries and Profit & Margin allowance	\$885,000.00
Total	\$3,415,357.50 ex GST

Additional preliminary budget costs not included above:

- Design fees for Amenities, Main Entrance Redesign and External awning structures, car park design etc, \$150,000.00 ex GST

Exclusions:

In addition to the Cost Assumptions and Exclusions detailed at the beginning of this report we note the following.

Excluded from the updated budget at the clients request;

Upgrade Options	Est. Costing (GST Excl) (\$)
External Awning Structure – West Elevation, excludes design consultancy fees	\$255,000.00
External Awning Structure – South Elevation, Front Entrance	\$215,000.00
Car Park seal/asphalt and line marking	\$200,000.00
Landscaping including garden beds to revised car park arrangement, utilise concealed irrigation, provide kerbing to car park garden beds,	\$80,000.00 this value could vary depending upon extent of planting and maturity of planting
Auditorium – dividing operable wall, 3 divider sections	\$115,800.00 based on suitability of existing structure been able to support additional structural members for the operable wall tracks

Appendix A

Floor Plan

Appendix B

Site Photos

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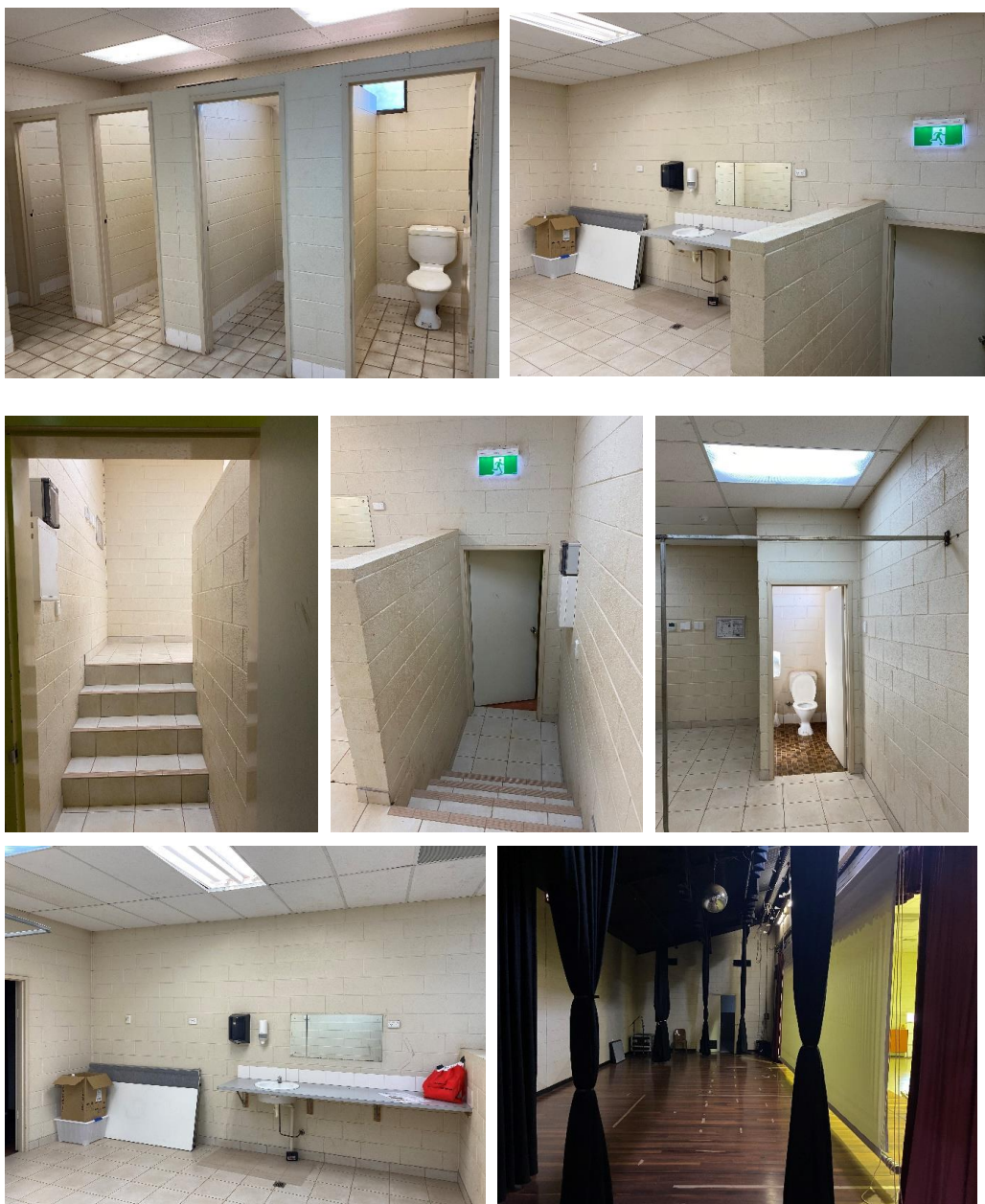
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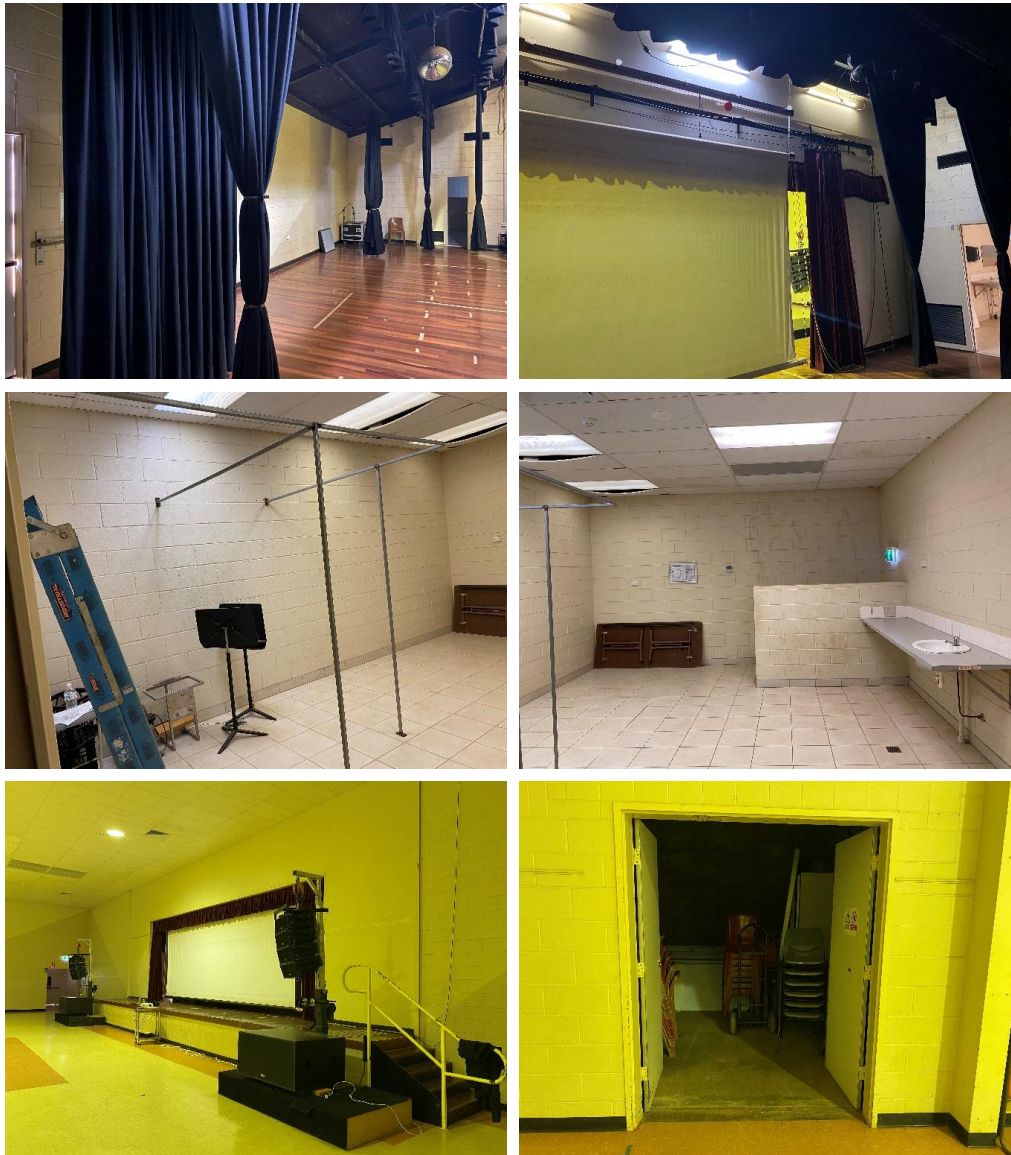
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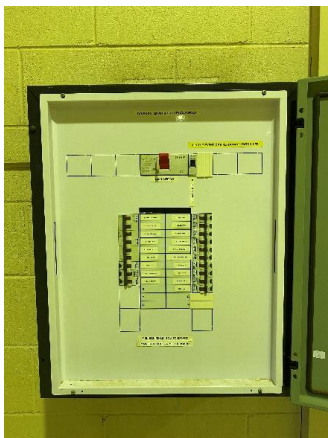
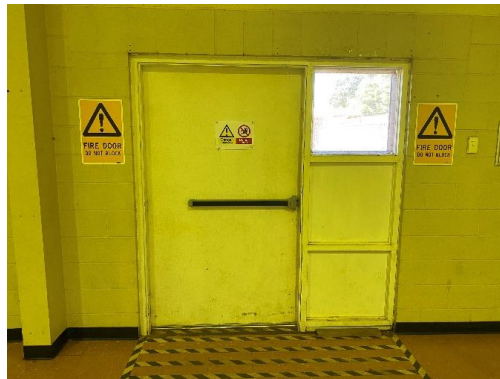
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Appendix C

Defects Categories and Ratings

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Appendix C Defects Categories and Ratings**Table 8 Repair works categories and subcategories**

Structural	Non-structural	Electrical	Mechanical	Hydraulics	External
Roofing	Door	Emergency Lighting	Air-conditioners	Water	Civils
Columns	Windows	Lighting	Fans / Ventilation	Hot Water	Landscaping
Framing	Finishes	Power	Medical gas	Sewer / Drainage / Floor Waste	
Beams	Walls/Partitions	Telecommunications / Data		Fixtures – Sink	
Slabs	Ceiling	Security / Intercom / Duress		Fixtures – Shower	
	Misc.	Fire Detection & Protection		Fixtures - Tap	
				Fixtures – W/C	

Table 9 Condition Assessment

Category	Condition	Comments
1	Very good condition	Only normal maintenance required
2	Generally good, with minor defects only	Minor maintenance required
3	Maintenance required to return to accepted level of service	Significant maintenance required (up to 50% capital replacement cost)
4	Requires renewal	Complete renewal of the internal fit out and engineering services required (Up to 70% of capital replacement cost)
5	Asset unserviceable	Complete asset replacement required

Table 10 Maintenance Recommendation Rating

Category	Priority	Comments
L	Low	5 – 10 years
M	Medium	1 – 5 years
H	High	3 months – 1 year
U	Urgent	Within 3 months

BARKLY REGIONAL COUNCIL	
TENNANT CREEK INFRASTRUCTURE UPGRADE-COUNCIL ADMINISTRATION BUILDING	
Detailed Project Budget	
DESCRIPTION	AMOUNT
ENVIRONMENTAL MANAGEMENT including price for the Environment	\$ 6,510.00
Implement Environmental Control Measures	
SITE WORKS	\$ 11,480.00
Allow for Traffic Management Plan, signs/safety signs	
Implement Traffic Plan	
DEMOLITION-INTERNAL BUILDING WORKS	\$ 119,000.00
STRUCTURAL STEEL INSTALLATION- Roof support beams	\$ 21,700.00
METALWORK - Internal wall frames	\$ 30,674.00
ROOFING	\$ 134,954.40
CLADDING AND WALL LININGS	\$ 75,460.00
WINDOWS AND DOORS	\$ 37,982.00
FLOOR FINISHES	\$ 116,900.00
WALL FINISHES	\$ 7,000.00
CEILING FINISHES	\$ 130,032.00
JOINERY AND FIXTURES	\$ 136,166.80
TOILET FIXTURES AND FITTINGS	\$ 51,100.00
PAINTING	\$ 60,900.00
PARTITIONS	\$ 19,600.00
HYDRAULIC SERVICES	\$ 91,700.00
FIRE SERVICES	\$ 63,000.00
ELECTRICAL SERVICES	\$ 321,540.80
MECHANICAL SERVICES	\$ 664,300.00
TOTAL CONSTRUCTION COST	\$ 2,100,000.00
TENDERING	\$ 70,000.00
LANDSCAPING AND OTHER YARDWORKS	\$ 68,000.00
CARPARK CONSTRUCTION	\$ 162,000.00
TOTAL CONSTRUCTION COST	\$ 2,400,000.00

Final Scope of Works based on proposed upgrades and cost estimates

Northern Territory Risk Reduction Program: Project Budget

Project Budget

Barkly Regional Council

Community and Council Infrastructure Upgrades for the Barkly Region

A. INCOME	
<i>Total grant funding sought</i>	\$6,098,721.75
<i>Co-contribution and information on co-contributing party (if applicable)</i>	\$ 677,635.75
<i>BRC contribution</i>	
<i>Other income (please specify)</i>	
Income Total (A)	\$6,776,357.50
B. EXPENDITURE - DIRECT COSTS <i>Contractors (eg. construction, preparation of studies, reports etc.) Equipment (eg. IT/communications equipment and other items where project involves equipment purchase) Other</i>	
<i>Contractors Civic Hall</i>	\$3,415,357.50
<i>Contractors 41 Peko Road (Council Chambers, Library, Offices)</i>	\$ 961,000.00
<i>Contractors 58 Peko Road (Administration, Offices)</i>	\$2,800,00.00
Sub-Total (B)	
C. EXPENDITURE – ADMINISTRATION <i>(e.g. telephone & fax charges, printing and stationary, accounting fees, legal fees etc.)</i>	
<i>Total administration and project management</i>	\$400,000.00
Sub-Total (C)	
D. EXPENDITURE – TOTAL (B+C)	Expenditure Total (D)
	\$6,776,357.50

Project Manager: Troy Koch

Date: 27.7.23

Signature: Susan Wright

3 GENERAL BUSINESS

Nil

4 NEXT MEETING AND MEETING CLOSE