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American River Community Hall

Preliminary Condition Assessment Revision A 17/8/07

General Description

The American River Hall was first constructed in the 1920's. It appears to have been expanded and had improvements in various stages since that time.

The structure is of timber frame construction with primarily asbestos cement external cladding as identified in the Asbestos Register for the site. Roofing is corrugated steel in varied condition.

The original northern section of the Hall is constructed on stone dwarf walls while the later southern section (Stage) has what appear to be insitu concrete dwarf walls.

The site falls to the east and due to the floor level of the building disability access is not available. The site is otherwise unimproved with open grassed areas providing for carparking.

Amenities are provided to a basic standard in a small masonry building to the south. Facilities are not Building Code of Australia (BCA) compliant in numbers or standards and disability amenities are not provided. Amenities are not lockable and act as Public Toilet facilities.

Services are limited to a site power supply (amenity appears to be separately serviced without a meter) and a septic tank and soakage (assumed but not found) provide for effluent disposal. Roof water is collected in one rain water tank and pumped to supply points. Council import water as required due to insufficient storage to meet demand.



Purpose

Kangaroo Island Council are currently considering the long term future for the American River Hall. This report, whilst not a complete dilapidation schedule, identifies the primary issues and improvements required to bring the Hall to a minimum standard. Inspection was non destructive and occurred once only. Enclosed spaces (roof, walls, floors) were not inspected. It must be stressed that further improvements would also be likely if a comprehensive upgrade were proposed to ensure that the Hall provided a quality community facility into the future.

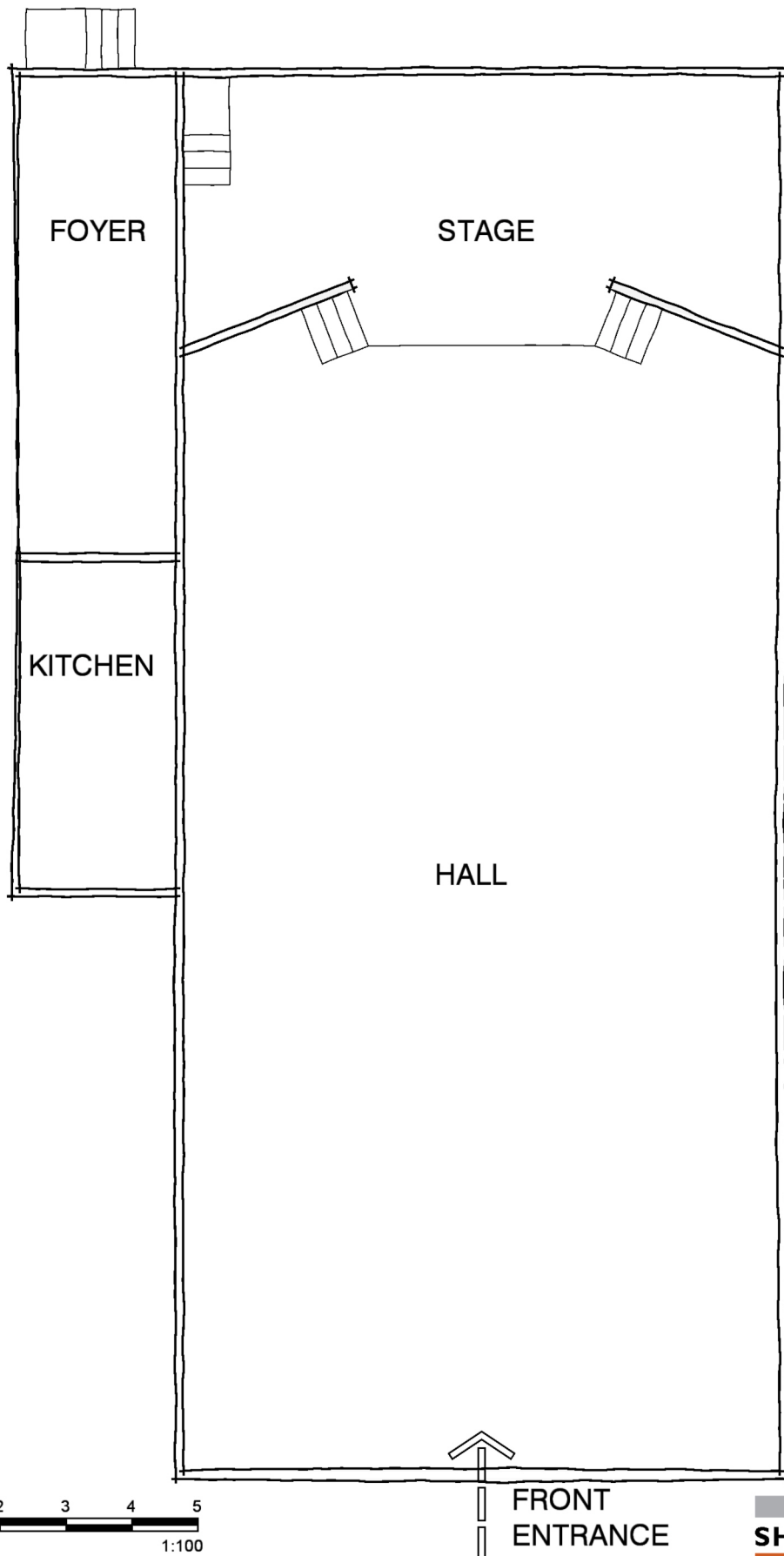


Discussion

Estimated costs of each item are by definition notional as further detailed investigation and design would be required to prepare comprehensive cost estimates. Where a figure is not provided (TBA) it is due to the need for detailed investigation / alternatives to be considered. The figures provided include allowances for Locality Loading (25 %), Builders Administration (10 %) and Contingency (10 %).

Items of particular note include:

- Comprehensive disability access upgrade is required
- The existing amenities are not considered worthy of retention. The BCA requires the provision of 3 x Female Pans, 1 Male Pan, 2 Male urinals and 2 Hand basins per sex for a Hall of this size. A disability amenity is required and this can reduce the final requirements to 2 Female Pans, 1 Male Pan, 2 Male urinals and 2 Hand basins per sex if it is shared. The notional cost of replacement as a stand alone, non-secured facility is included in the report and assumes the lesser provision.
- Siteworks (eg carpark) may be required to be established dependant on Council planning requirements. Due to unknown scope these items are not costed.
- Air conditioning or mechanical ventilation is not present. Costs do not include mechanical ventilation beyond exhaust requirements to the kitchen included in the fitout costs.
- On going maintenance items (eg internal and external painting) are excluded from costings.
- Replacement of effluent disposal system and the provision of additional rainwater tanks are not costed based upon the likelihood of new services to the township.
- The Hall is extensively clad with Asbestos products as defined by the Asbestos Register. Costings do not include removal and replacement of this material. Given the condition of the cladding in places this will be required to remove the risk associated with the material in the longer term. It would be anticipated that on removal of the cladding improvements to the wall framing would be necessary to replace rotted and damaged timber, rusted fixings etc as a minimum. It is also possible that structural inadequacies could be found that required attention.



Issue - Date 06-08-07 Revision/Description EXISTING BUILDING

Drawn MW Appvd



SCALES 1:100


DRAWN MW DATE 06-08-07


DRAWING No 07018



AMERICAN RIVER COMMUNITY HALL SPATIAL DIAGRAM



Assessment Notes and Indicative Costings

I General Interior	Description	Condition	Action	Cost
Structure Access	NA Disability access is not available		Remove steps, provide Ramp to main entrance. modify door 	\$5,000
Fitments	Door Hardware	Wide variety of types of low quality. Master keying not in place	Replace (8 off doors)	\$3,200
Services Electrical	Lighting	Lighting generally is of basic domestic standard incandescent	Replace with higher efficiency, long life fittings	\$15,000
	Emergency Lighting	None present	Install	\$3,600
	Switches	Some "bakelite"	Replace	\$2,500
	Wiring	CONTACT ELECTRICIAN		TBA
Mechanical	There are no Mechanical ventilation or air-conditioning systems present		Refer discussion	Refer Kitchen
Hydraulic	A hand basin is not present in the Kitchen		Install	Refer Kitchen
Fire	Fire extinguishers are present Fire detection and security is not installed		Recommended (local system) 	\$2,500
			TOTAL	\$31,800




2 Foyer	Description	Condition	Action	Cost
Access	Refer Interior			
Finishes				
Ceiling	Panels (possibly masonite) with cover battens	Some bowing in places	Replace damaged sheets	\$1,200
Walls	Timber panelling to 2 m, Panels (possibly masonite) with cover battens over	Good		
Floor	Domestic grade vinyl	Fair	Replace	\$1,500
External Doors		Door is domestic grade internal door and as a result has failed.	Replace (1 off)	\$ 800
Internal doors	Hollow core 820 mm	Not suited to use or Disability accessible	Replace door and frame (1 off)	\$4,000
Windows	Double hung timber	Poor	Repair or replace (1 off)	\$2,000
				
TOTAL				\$9,500

3 Hall	Description	Condition	Action	Cost
Access	Refer Interior			
Structure	North west Corner	Appears to be small long term subsidence	Monitor	TBA
Finishes				
Ceiling	Panels (possibly masonite) with cover battens	Good		
Walls	Timber panelling to 2 m, Panels (possibly masonite) with cover battens over	Good		
Floor	Polished (?) hardwood timber	Good	Maintain	
Ext. Doors	Front door hardware	Inappropriate	Replace	Refer General
	Side doors	Show signs of leakage. Hardware inoperable (roped closed) Some rot to base of frames	Replace doors and hardware. Ensure functional URGENT (2 off) Repair	\$5,000 \$ 600
				
Internal doors	Hollow core 820 mm	Not suited to use or Disability accessible	Replace door and frame (1 off)	\$4,000
Windows	Double hung timber to east Aluminium to West	Poor Good	Replace (2 off)	\$4,000
			TOTAL	\$13,600

4 Stage	Description	Condition	Action	Cost
Access	Stairs	Stairs are non compliant. Disability access unavailable	Replace stairs (3 off). Provide ramp	\$6,000 \$5,000
Structure	Floor	Supported on stumps buried in ground. No ant caps present	Regular condition assessments	
				
				
	Space under floor used for storage	Fire hazard and impedes termite inspections	Remove	\$ 500
Finishes				
Ceiling	Panels (possibly masonite) with cover battens	Good		
Walls	Timber panelling to 2 m, Panels (possibly masonite) with cover battens over Softwood (untreated)	Good		
Floor		Good	Seal	\$1,500
Ext. Doors	NA			
Int. doors	Hollow core	Not suited to use.	Replace door (1 off)	\$ 800
Windows	NA			
Fitments	Curtains	Assumed not fire rated	Replace	\$3,000
			TOTAL	\$16,800

5 Kitchen	Description	Condition	Action	Cost
Access	820 mm doors only			
Finishes				
Ceiling	Hardiflex or similar	Poor	Paint	\$ 500
Walls	Plywood panels (seems to be laid over another substrate)	Unsuitable	Replace	\$4,000
Floor	Domestic grade vinyl	Unsuitable	Replace	\$1,500
	Underfloor space	Noted that timber framing etc in place which is termite attractor	Remove and clean out	\$ 500
				
Ext. Doors	NA			
Internal doors	Hollow core	Not suited to use or Disability accessible	Replace door and frame (1 off)	\$4,000
Windows	Double hung timber	Poor	Replace	\$2,000
Fittings	Kitchen cupboards, fittings etc	The condition of the fit out does not meet health requirements in many respects	Refit to "Catering Kitchen" standard	\$20,000
				
			TOTAL	\$32,500

6 Amenity	Description	Condition	Action	Cost
Access	External access only. Non-compliant occupant numbers Disability facility not available		Total replacement. Refer discussion 	\$240,000
Finishes Ceiling Walls	Nil Painted face brick	Fair Fair. Some structural cracking evident		
Floor	Concrete	Fair. Does not drain to traps		
Ext. Doors Int. doors Windows	Nil Panelled timber Steel louvres in timber frame	Fair Poor		
Fitments	Urinal	Ceramic pipe set in floor	TOTAL	\$240,000

7 Exterior	Description	Condition	Action	Cost
Access	Stairs to front and rear non-compliant. Siteworks carpark	Replace front as per General Replace rear stair		Refer General \$3,000 TBA
Roof	Corrugated steel	Roofing has been replaced in differing stages and some sections are short sheeted. Roof sheets are loose in places. Roof to "lean-to" has inadequate pitch for sheet.	Replace 	\$43,000
Gutters	Steel with various finishes	Replaced at various times	Replace with roofing	\$4,000
Walls	Asbestos cement sheet and boarding with timber cover battens Northern portion built on stone dwarf walls.	Sheets chipped and cracked in places allowing weather penetration. Battens rotted in places Signs of rising damp	Optional repair or replacement Investigate and treat	TBA \$5,000 \$5,000
	Retaining wall to west	Could be considered tripping risk	Install handrail or similar  	\$4,800
Windows Ext. Doors	Refer Interior Refer Interior			

Timberwork	Decorative fretwork	Rotted	Replace	\$1,000
				
Former Tank Stand	Tank stand to east	Poor standard concrete construction that has deteriorated over time. Potential for failure	Demolish and make good	\$1,000
				
TOTAL				\$66,800

Cost Summary

General Interior	\$ 31,800
Foyer	\$ 9,500
Hall	\$ 13,600
Stage	\$ 16,800
Kitchen	\$ 32,500
Amenity	\$ 240,000
Exterior	\$ 61,800
Sub-total	\$ 411,000
Project Contingency	\$ 41,000
Total (exc GST)	\$ 452,000

Costings Exclude:

- Professional and Statutory Fees
- Scope of work not specifically itemised
- Site services connections and upgrades

Replacement Costs

Council have requested indicative costs for replacement of the existing facility. The costs below are notional and require further examination. They should not be used to establish project budgets or for insurance purposes. Siteworks and items above are excluded.

To replace the Hall in a form similar to the existing including new internal amenities is anticipated to cost between \$800,000 to \$950,000 + GST.

To build a space the size of the Hall only (185 m2) excluding all other facilities (assumed provided elsewhere) is anticipated to cost between \$420,000 to \$500,000 + GST.