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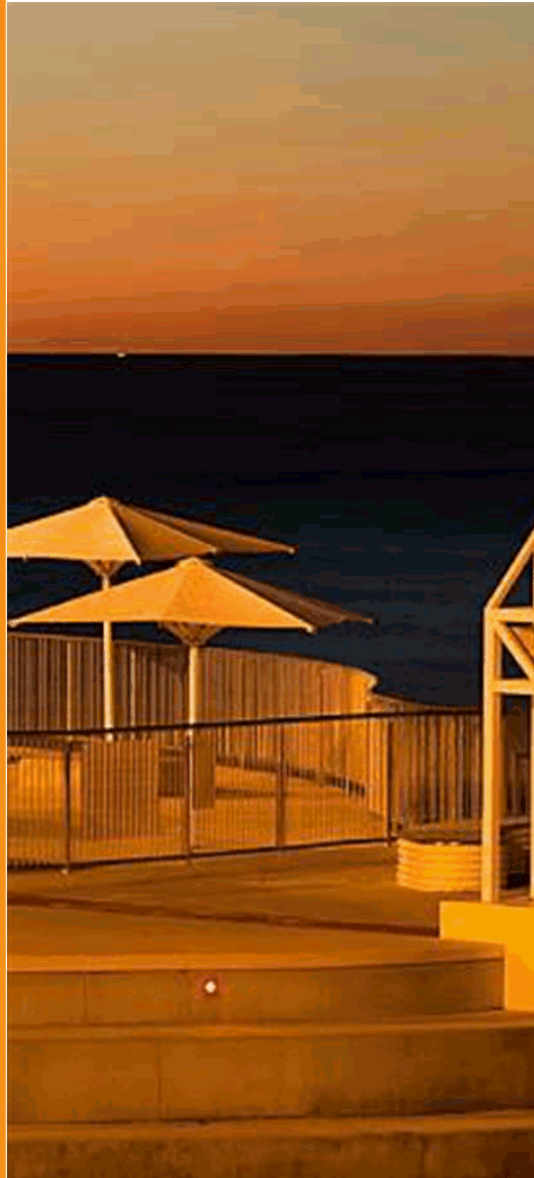
BETTER ENVIRONMENTS
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Request for Quote Response Form

Kings Beach Lifesaving Facility
'The Boathouse'
Development Plan SUNSHINE

COAST COUNCIL

mode
Suite 2, 9 Capital Place,
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T +61 7 5437 8574
sunshinecoast@modedesign.com.au
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PROJECT MANAGEMENT

KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE)

DEVELOPMENT REPORT

**KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE)
DEVELOPMENT REPORT**



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KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE) DEVELOPMENT REPORT



PROPERTY DETAILS

19 Ormonde Terrace, Kings Beach 4551

Lot 187 RP42595 property name: Kings Beach Car Park (Partially used)

Lots 188-189 RP 42595 Private land owned State of Queensland for Reserve for Park & Recreation

Lot 190 RP42595 property name: Kings Beach Car Park (Partially used)

INTRODUCTION

This report sets out two options to upgrade the Kings Beach Life Saving Facility known as the 'The Boathouse', based on the requirement to deliver a solution that is value for money and to meet the present and future requirements of the SLSQ, SLSC and stakeholders. The proposals are reliant on the information we have gathered from consultants, stakeholder feedback and our own survey and photographic data. Both options expand and improve the facility to meet the need for increased amenity, equipment and space. Both also create a zero boundary on Ormonde Terrace and extend the south parking area boundary 6.3m to utilize the remaining portion of plot number 187. (See Appendix: B)

A comparison schedule of the area differences between Existing, Option 1 and Option 2 layouts is attached listing all key facility functions is on Appendix: A

CONTEXT

Unlike the 'Surf Club' at the northern end of Kings Beach, 'The Boat House' is almost entirely used for storage and operational activities including junior and senior lifeguard training. In its current form, the existing facility is insufficient in size and functionality. This will become significantly worse by ongoing population growth in the Caloundra region. SCC Kings Beach SLSC Dilapidation Review, May 2015 (Appendix: D) sets out the works required for the Boat House, to continue its limited useful function into the medium to long term. This document also states that if repairs are not made within the next 12 months, the structure further deteriorate. This could possibly render the building unsafe to occupy.

PLANNING REQUIREMENTS

The site is not affected by the 'Coastal Building Line', however the site is in an 'erosion prone area' according to the Sunshine Coast Council 2014 Plan, therefore the Coastal Protection Overlay Code 8.2.5 would apply. No referral to state under Sustainable Planning Regulation, schedule 7, Table 1 is required as the coastal building line is not breached, however operational works for the proposed extension of the carpark may trigger a state referral. (See Appendix: E)

KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE) DEVELOPMENT REPORT



ANALYSIS

EXISTING FACILITY

As set out in the SCC Kings Beach SLSC Dilapidation Review, May 2015, (Appendix D), the existing structure is sound but with numerous areas of material corrosion that require immediate repair. The floor plan is not compliant with current building code and layout has insufficient space for storage, amenities, or training facilities for staff and users. There is also insufficient circulation space to get from one part of the building to another, without having to move through other work areas. The external area has limited space for large items like gear trailers, surf boats, IRB racing boats and full-time patrolling staff vehicles. The projected population increase for the Caloundra region will only exacerbate these issues.

PROPOSALS

OPTION 1 – ‘REFURBISHMENT & RECONFIGURATION’

An ideal refurbishment solution is one that can maximise benefit to the users and value for money while achieve National Building Code requirements, compared to building from new. Additionally, refurbishment can maintain the embodied energy of the existing building materials. This energy can be equivalent to many years of buildings operational energy requirements.

To assess this buildings suitability for refurbishment, we paid close attention to the Lifeguard facilities Report and the Grouped Condition Tables. (Appendix: C)

As a result, the existing structure does not enable the above outcome without removal of the majority of existing structure first and significant additional works to prepare for integration with new structure. The only elements remaining, are the split ground floor slab, the walls surrounding the current workshop room the slab and supporting beams to first floor, subject to further structural engineer’s analysis. Importantly, the site falls within the Coastal Protection Overlay Code 8.2.5, this means the finished floor height of the ground floor slab may need to be raised above projected flood levels.

KEY DESIGN FEATURES

BENEFITS

- 140m² of additional external parking area, creates safer working environment
- First Aid room has been moved to surf side boundary with direct line of sight to beach.
- Storeroom 1 has 3.5m height clearance
- Storeroom 2 added with 142m² of additional secure storage.
- Zero boundary to Ormonde Terrace maximizes equipment storage area to ground floor and mixed use/training room above.
- Extending southern boundary increases parking area for full-time staff, facility equipment and vehicles.
- Disabled compliant PWD on ground floor,
- Disabled compliant stairs and lift to 1st floor
- Separate Male & Female Toilet/ shower facilities added to ground floor with additional WCs to 1st floor including ambulant compliance.
- Direct access from Lifeguard tower to beach via gantry and fixed stairs.
- Better floorplan improves internal circulation space.

KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE) DEVELOPMENT REPORT



DISADVANTAGES

- The Coastal Protection Overlay Code 8.2.5 applies, so the finished floor height of the existing ground floor slab would need to be approved by planning.
- Extending southern boundary into existing parkland may trigger a state referral. (See Appendix: E)
- Encountering previously unknown structural complications may cause increased cost and delay.
- Integrating new structure with old restricts optimal layout possibilities.
- Existing building will require modification to ground slab and additional structural support would be needed for at 1st floor level.
- Lack of circulation resulting in poor access to storage areas.
- Insufficient space to store required gear and equipment. See 'SK-0003 Refurbishment - Gear & Equipment allocation plan'
- Smaller Kitchen, less amenities and shelving compared to Option 2.
- Increasing the volume of the building may invite objections from residential properties opposite.

OPTION 2 – 'REBUILD'

Option 2 includes demolishing the existing building and clearing the site, this provides optimum design possibilities while minimizing construction cost and length of building program. The layout is designed for long life and adaptability, with all materials and fixtures chosen for maximum durability and low maintenance. The 'gear and equipment allocation plan SK0003' shows how enough space is provided for all the required equipment with sufficient circulation for users to get in and out the space easily.

As with option 1, there are a number of planning regulations that need to be considered, but none are detrimental to the success of this option. They are:

- The two lots the facility partially uses are currently 'Untitled', so can be changed to the same use as the ones currently used by SLSQ.
- No fire source feature rule applies and no fire separation rule apply to the proposed zero boundary on Ormonde Terrace.
- The site is not affected by the coastal building line, so no state referral will be triggered.
- The open space, Environment and Parks Department need to agree to extend the Southern boundary to use the remaining portion of Lot 187, approximately 6.5m.

KEY DESIGN FEATURES

BENEFITS

- Sufficient circulation resulting in good access to storage areas.
- Adequate space to store required gear and equipment. See 'SK-0003 Rebuild - Gear & Equipment allocation plan'
- Less design restrictions when starting from cleared site, maximizes design possibilities.
- Construction cost and building program can be reduced with less chance of hidden problems causing cost and schedule overruns.
- Zero boundary to Ormonde Terrace maximizes equipment storage area to ground floor and mixed-use/training room above.
- Extending southern boundary increases parking area for full-time staff, facility equipment and vehicles.

**KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE)
DEVELOPMENT REPORT**

- 175m² of additional secure storage & 140m² of additional parking area.
- Adequate internal circulation creating a more functional and safer working environment.
- First Aid room on driveway for direct ambulance access and surf side boundary with line of site to beach.
- Disabled compliant stairs and lift to 1st floor.
- Disabled compliant PWD on ground floor and 1st floor.
- Separate Male & Female Toilet/ locker/shower facilities added to ground floor.
- Separate Male & Female Toilet/ locker facilities added to 1st floor.
- Direct access from Lifeguard tower to beach via gantry and fixed stairs.
- Larger Kitchen, more amenities and shelving compared to Option 1.

DISADVANTAGES

- The Coastal Protection Overlay Code 8.2.5 applies, so the finished floor height of the existing ground floor slab would need to be approved by planning.
- Extending southern boundary into existing parkland may trigger a state referral. (See Appendix: E)
- Increasing the volume of the building may invite objections from residential properties on the opposite side of Ormonde Terrace.

CONCLUSION

The key objectives of this study is to establish an effective solution to future proof the usefulness of the Boat House facility as the population of the region increases. The Refurbishment - Option 1 has insufficient storage area and amenity for the future requirements, it has no cost saving advantage and complicates the design and building process. The Rebuild - Option 2 clearly demonstrates that sufficient storage and amenity is provided and ensures the best design outcome to maximise site potential, it also has the potential to minimise the building cost and allow maximum value for money. Considering that the lifeguard operations will need to continue while building works are being carried out, this option will also shorten the period of disruption to lifesaving activities.

**KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE)
DEVELOPMENT REPORT**



PLANS

OPTION 1 - REFURBISHMENT

SK 0001:	LOCALITY PLAN
SK 0002:	SITE PLAN
SK 0003:	SITE PLAN - GEAR / EQUIPMENT ALLOCATION
SK 1000:	FLOOR PLAN
SK 1001:	UPPER FLOOR PLAN

OPTION 2 - REBUILD

SK 0001:	LOCALITY PLAN
SK 0002:	SITE PLAN
SK 0003:	SITE PLAN - GEAR / EQUIPMENT ALLOCATION
SK 1000:	FLOOR PLAN
SK 1001:	UPPER FLOOR PLAN



1 LOCALITY PLAN - REFURBISHMENT
 SCALE 1:500

REAL PROPERTY DESCRIPTION
 LOT 187, 188, 189, 190 ON RP42595
 PARISH OF BRIBIE
 COUNTY OF CANNING
 LOCAL AUTHORITY: SUNSHINE COAST REGIONAL COUNCIL
 TOTAL SITE AREA: 607 M² PER LOT

mode
 SUNSHINE COAST
 Suite 2, 9 Capital Pl,
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au

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THE BOAT HOUSE
 KINGS BEACH LIFESAVING FACILITY
 ORMOND TERRACE, CALOUNDRA
PRELIMINARY
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LOCALITY PLAN -
 REFURBISHMENT



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1 SITE PLAN - PROPOSED REFURBISHMENT
 SCALE 1:200



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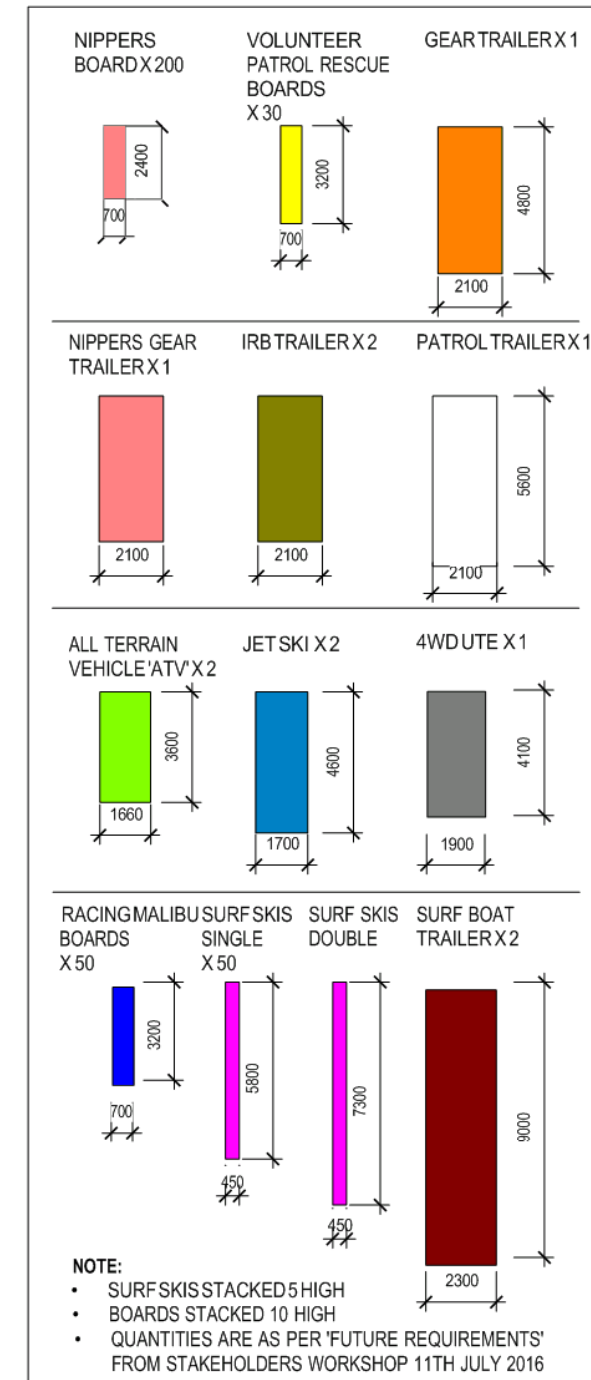
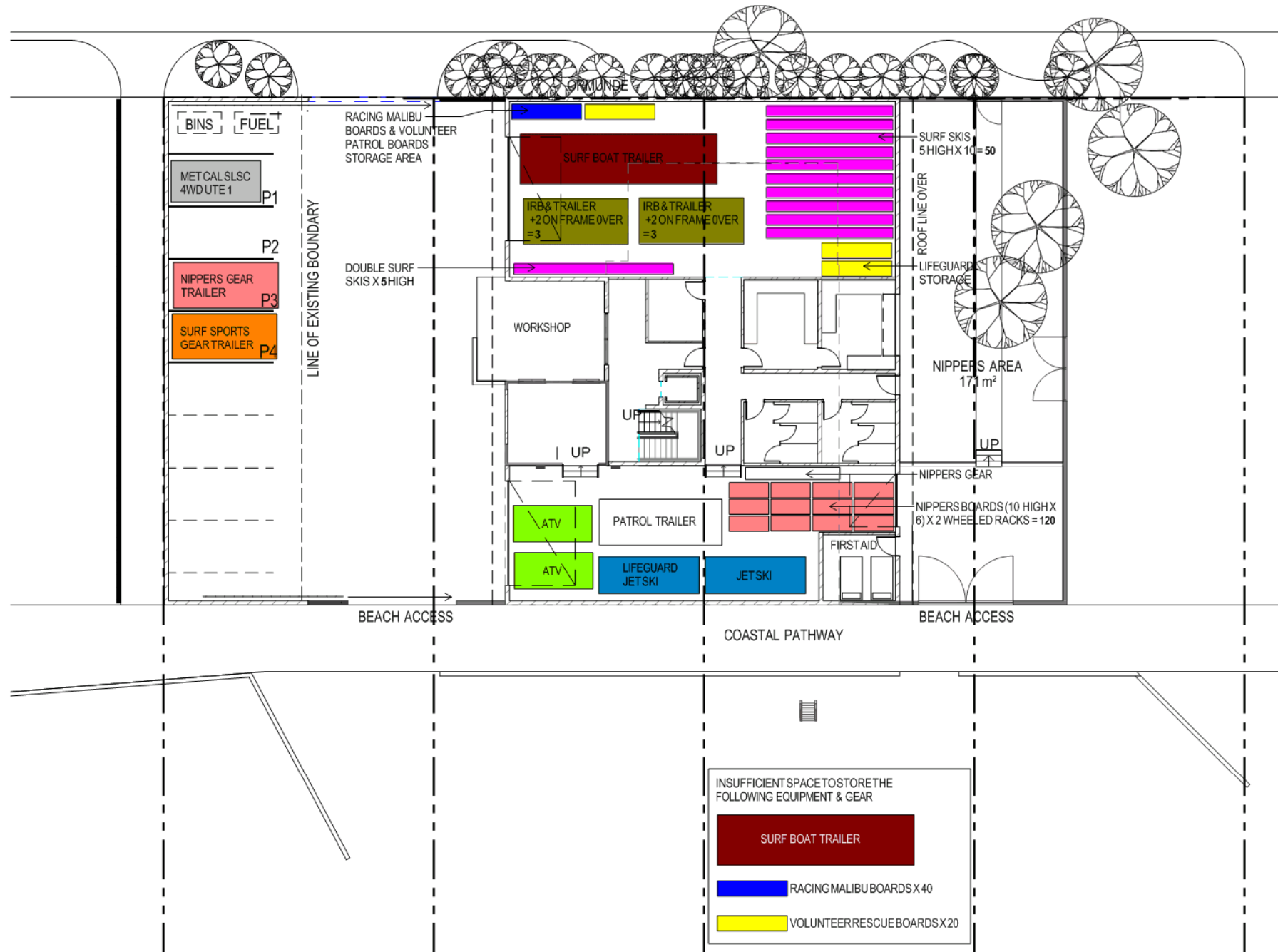
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SITE PLAN - REFURBISHMENT



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1 SITE PLAN - GEAR/EQUIPMENT ALLOCATION - REFURBISHMENT
 SCALE 1:200

GEAR/EQUIPMENT LEGEND
 SCALE 1:200

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 T +61 7 5437 8574
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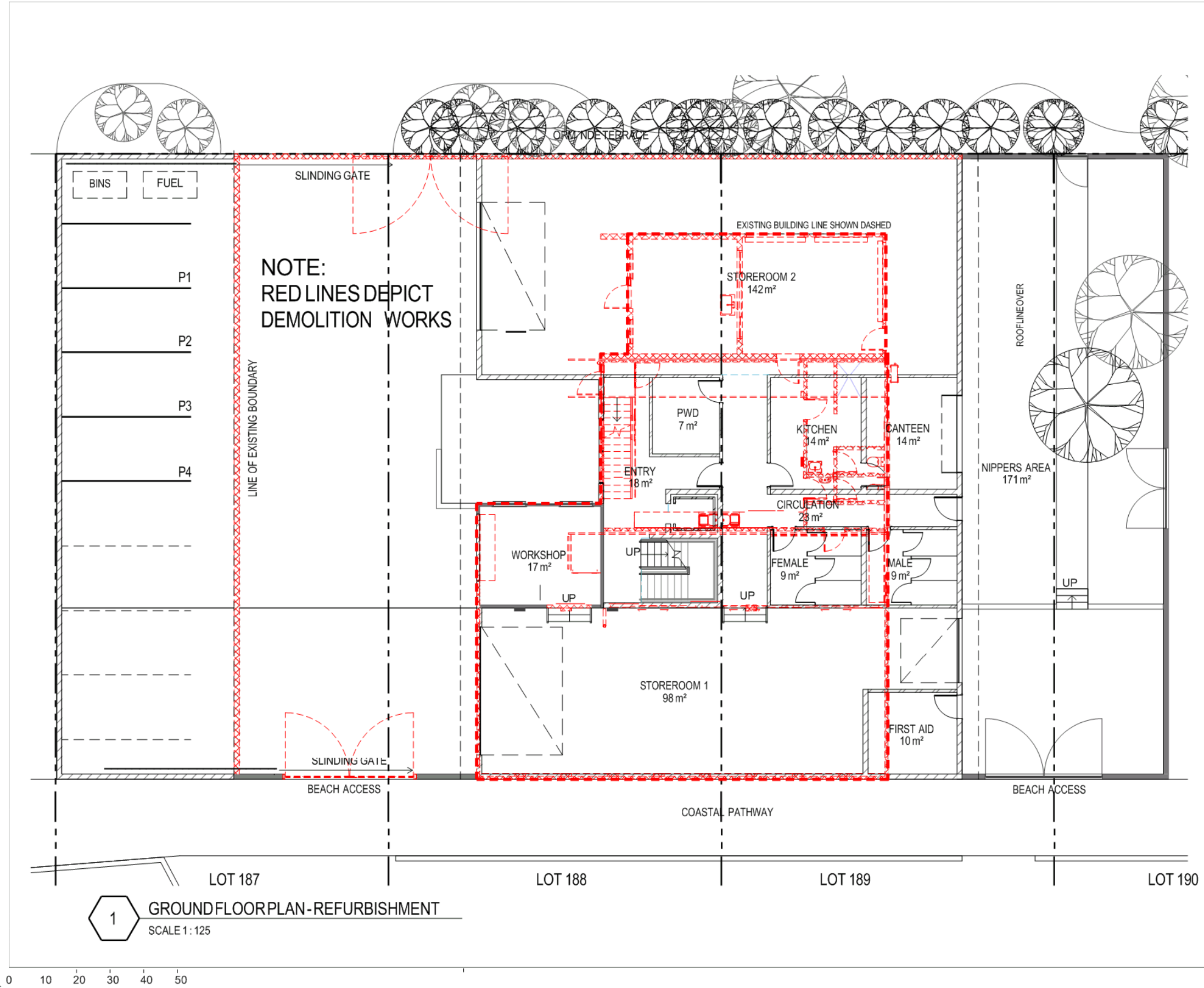
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**SITE PLAN - GEAR /
 EQUIPMENT ALLOCATION -
 REFURBISHMENT**



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIMINARY ISSUE	AS	AF	30.05.2016
B	PRELIMINARY ISSUE	AJS	AF	10.06.2016



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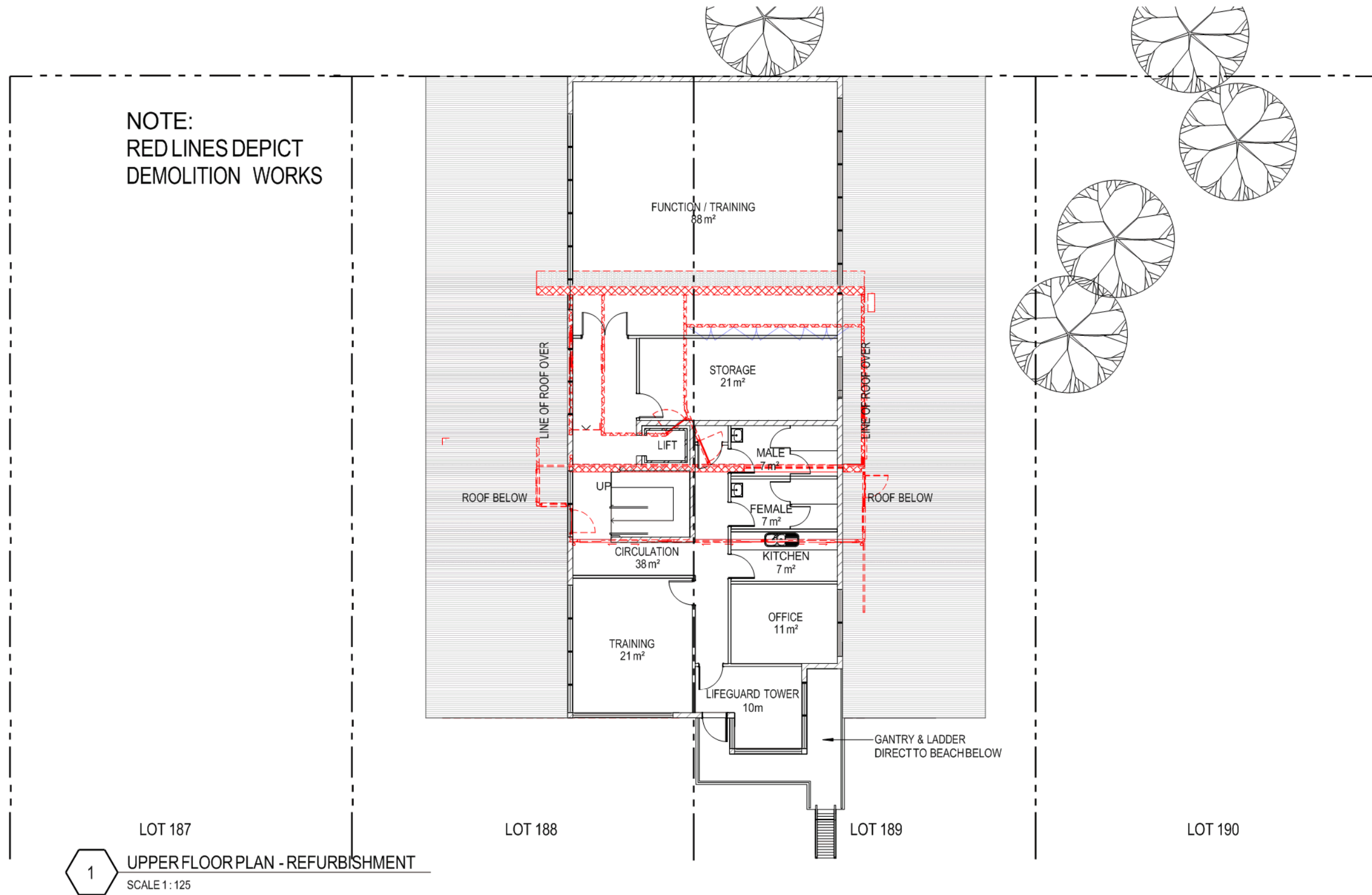
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PROJECT
 THE BOAT HOUSE
 KINGS BEACH LIFE SAVING
 FACILITY
 ORMOND TERRACE CALOUNDRA

DRAWING TITLE
 FLOORPLAN - REFURBISHMENT

DRAWN:	AS	CHECKED:	AS
FIRST ISSUE:	01/25/07	SCALE @ A3:	1:125
PROJECT No	STAGE	DRAWING No	REV
16219SSC	SD	A-1000	B

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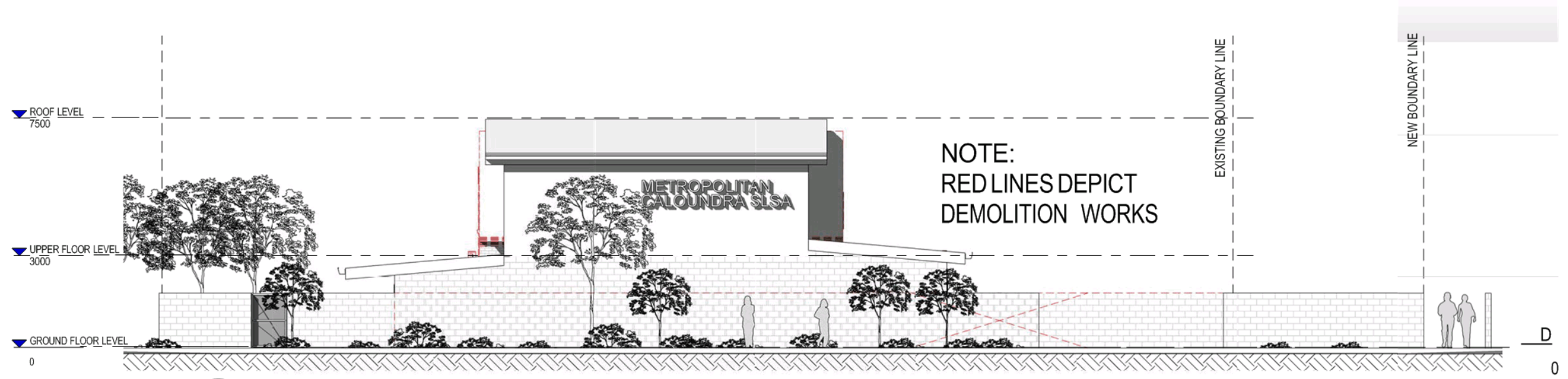
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UPPER FLOOR PLAN -
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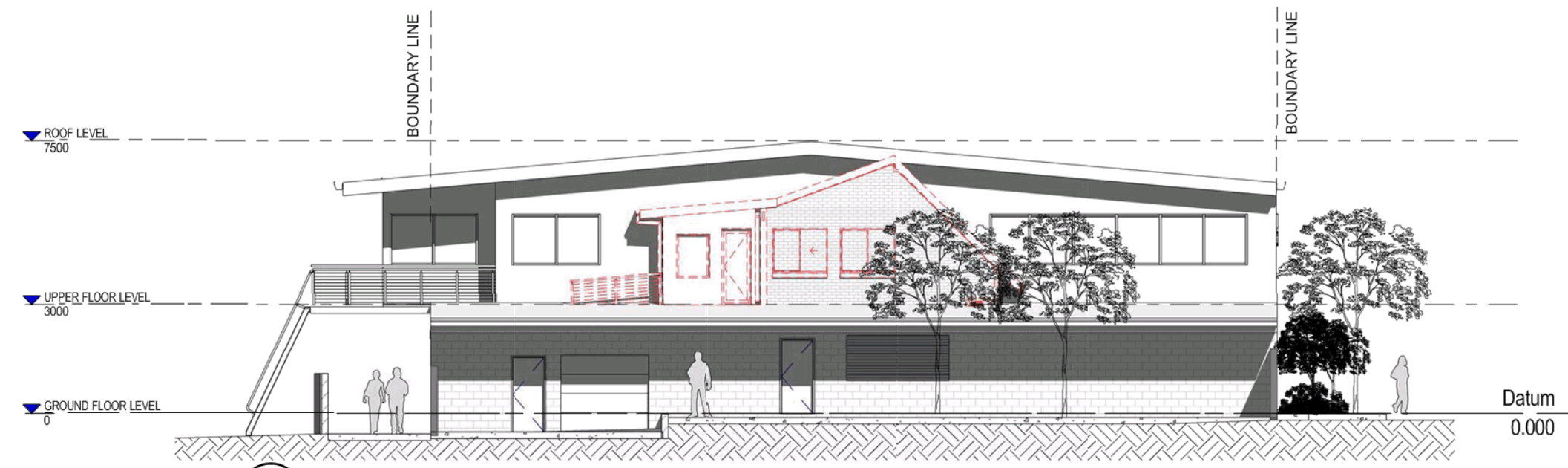


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1 NORTH ELEVATION - REFURBISHMENT
 SCALE 1:125



2 EAST ELEVATION - REFURBISHMENT
 SCALE 1:125

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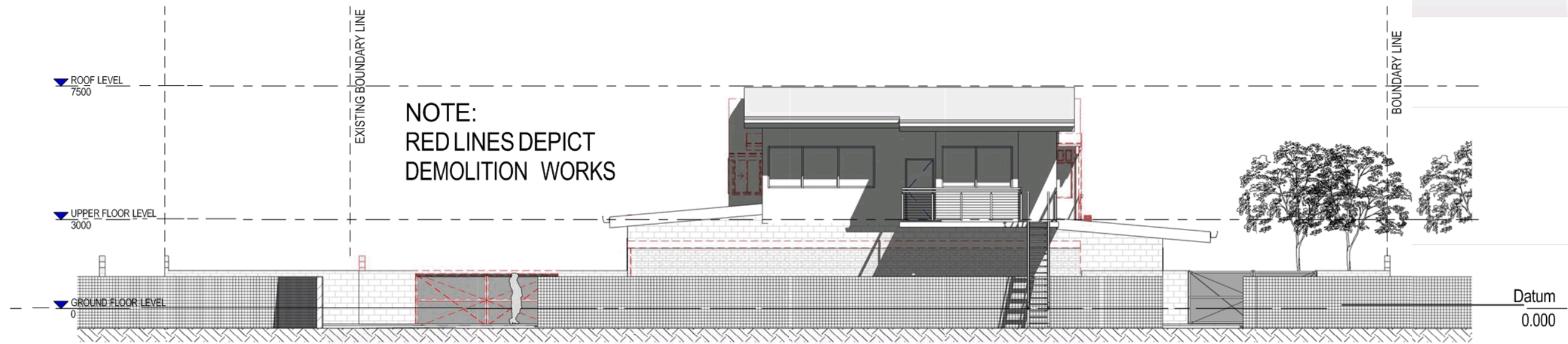
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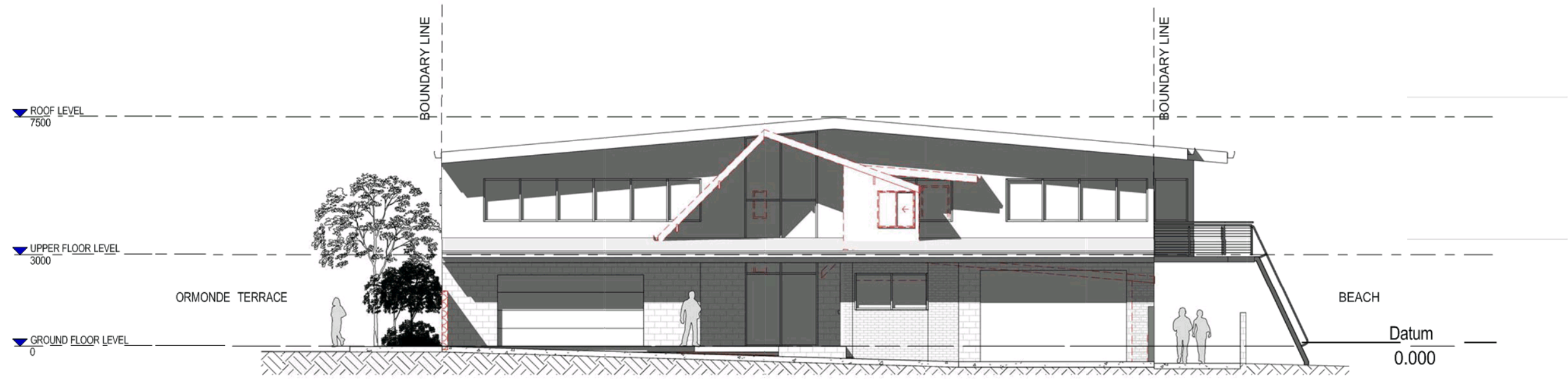
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ELEVATIONS - REFURBISHMENT

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1 SOUTH ELEVATION - REFURBISHMENT
 SCALE 1:125



2 WEST ELEVATION - REFURBISHMENT
 SCALE 1:125

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ELEVATIONS - REFURBISHMENT

Project No: 16219SSC
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REAL PROPERTY DESCRIPTION
 LOT 187, 188, 189, 190 ON RP42595
 PARISH OF BRIBIE
 COUNTY OF CANNING
 LOCAL AUTHORITY: SUNSHINE COAST REGIONAL COUNCIL
 TOTAL SITE AREA: 607 M² PER LOT

1 LOCALITY PLAN - REBUILD
 SCALE 1:500

ABBREVIATION LEGEND



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 Suite 2, 9 Capital Pl,
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THE BOAT HOUSE
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LOCALITY PLAN - REBUILD



Project No: 16219SSC
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1 SITE PLAN - REBUILD
 SCALE 1:200



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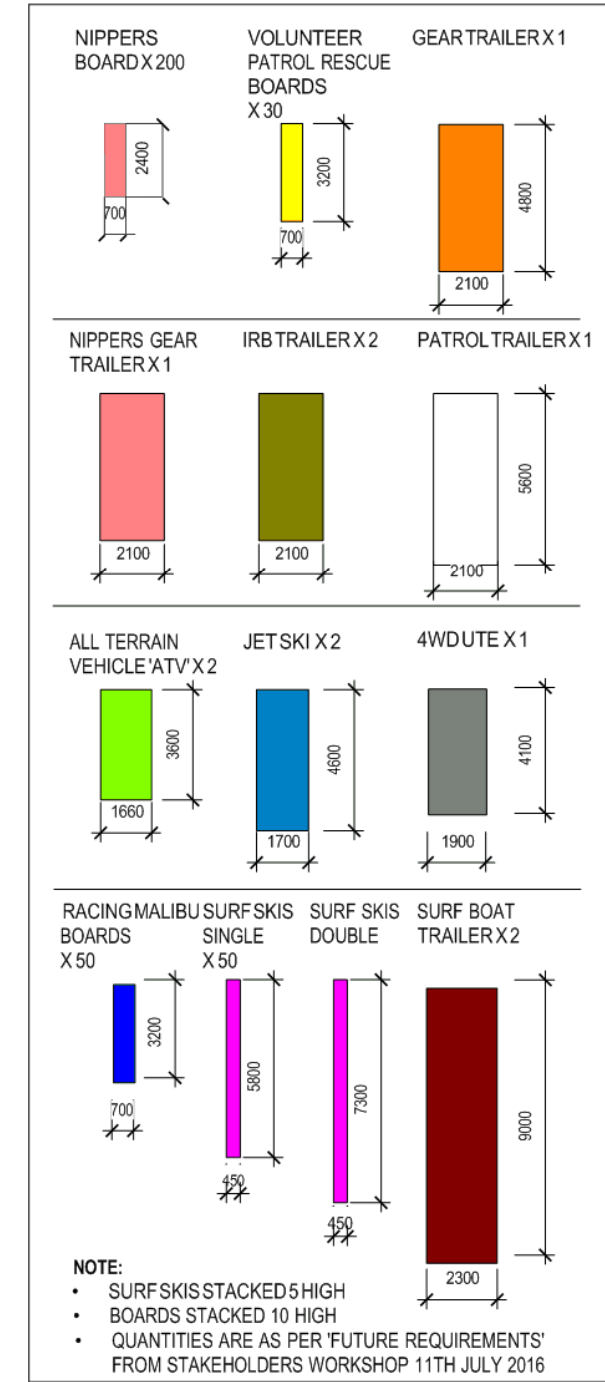
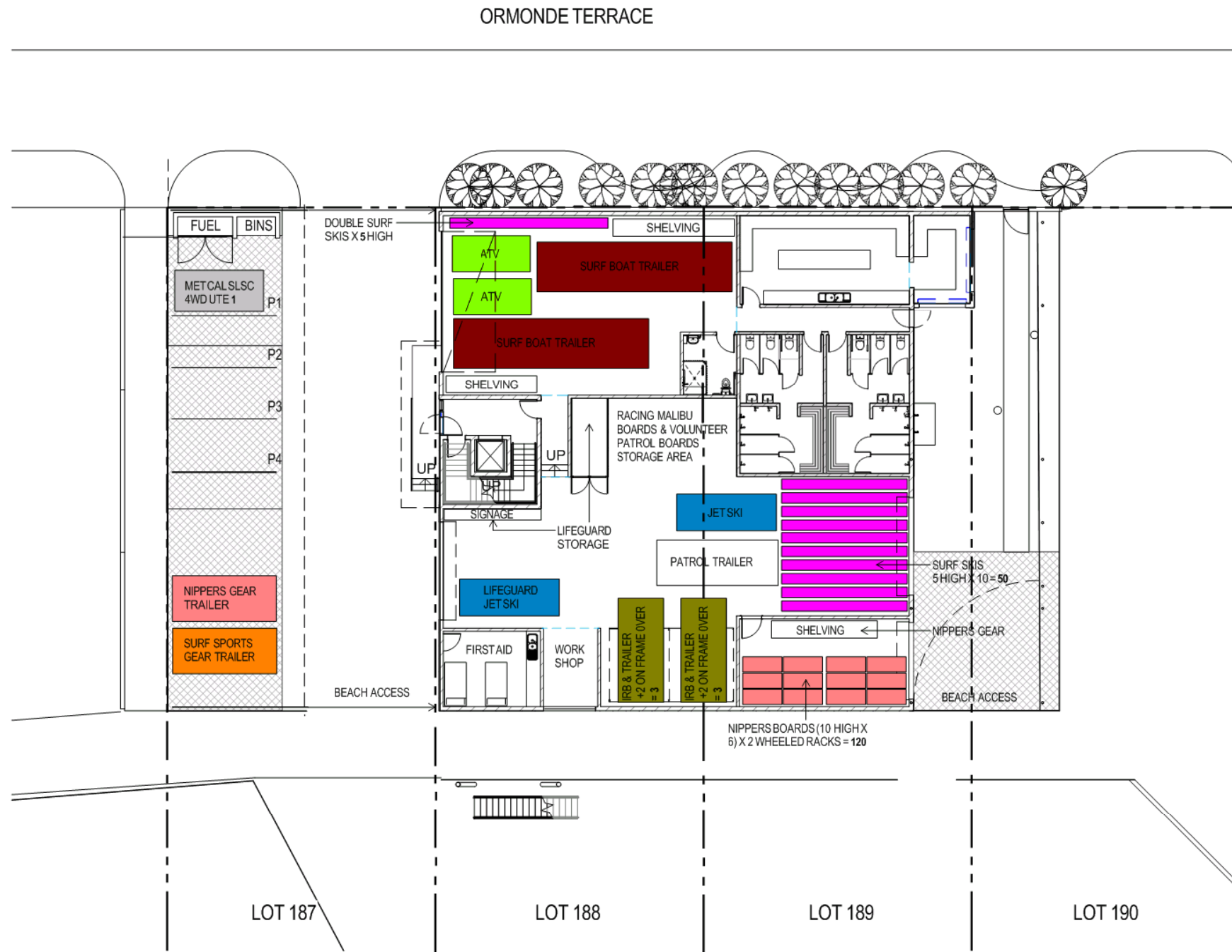
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SITE PLAN - REBUILD



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1 SITE PLAN - GEAR/EQUIPMENT ALLOCATION
 SCALE 1:200

GEAR/EQUIPMENT LEGEND
 SCALE 1:200

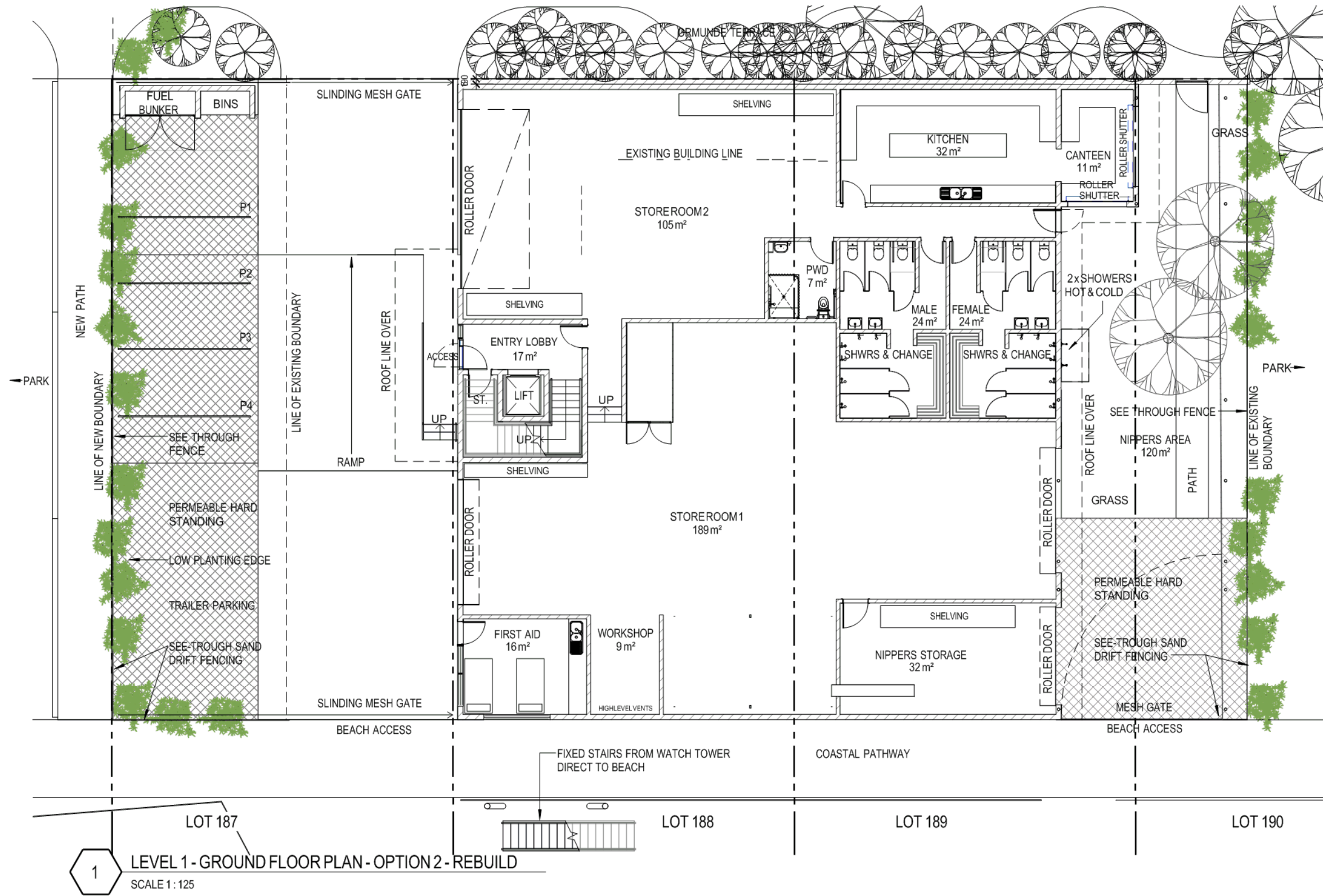
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SITE PLAN - GEAR / EQUIPMENT ALLOCATION

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1 LEVEL 1 - GROUND FLOOR PLAN - OPTION 2 - REBUILD
 SCALE 1 : 125

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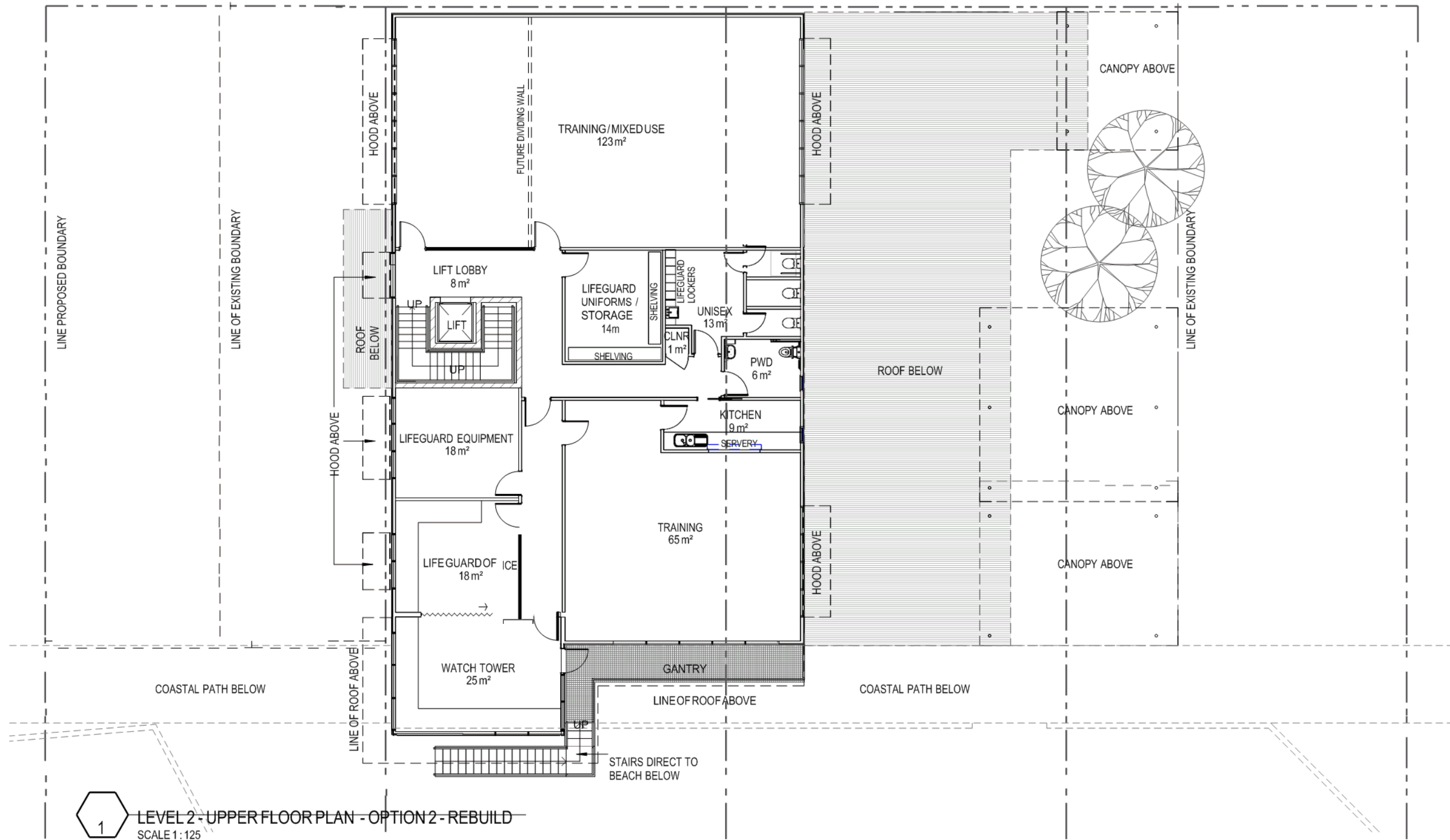
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THE BOAT HOUSE
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FLOOR PLAN - REBUILD

Project No: 16219SSC
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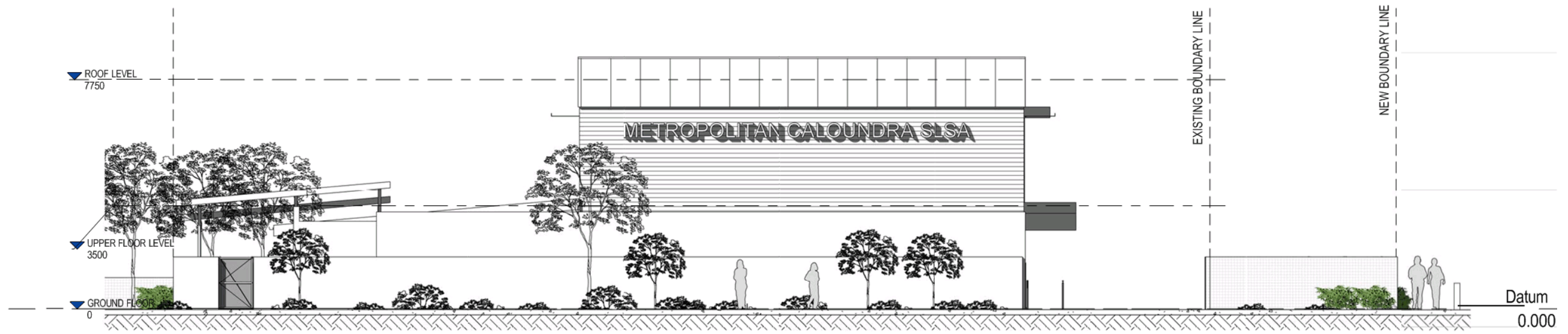
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UPPER FLOOR PLAN - REBUILD



Project No: 16219SSC
 Date: 22.07.16
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1 NORTH ELEVATION - OPTION 2
 SCALE 1:125



2 EAST ELEVATION - OPTION 2
 SCALE 1:125



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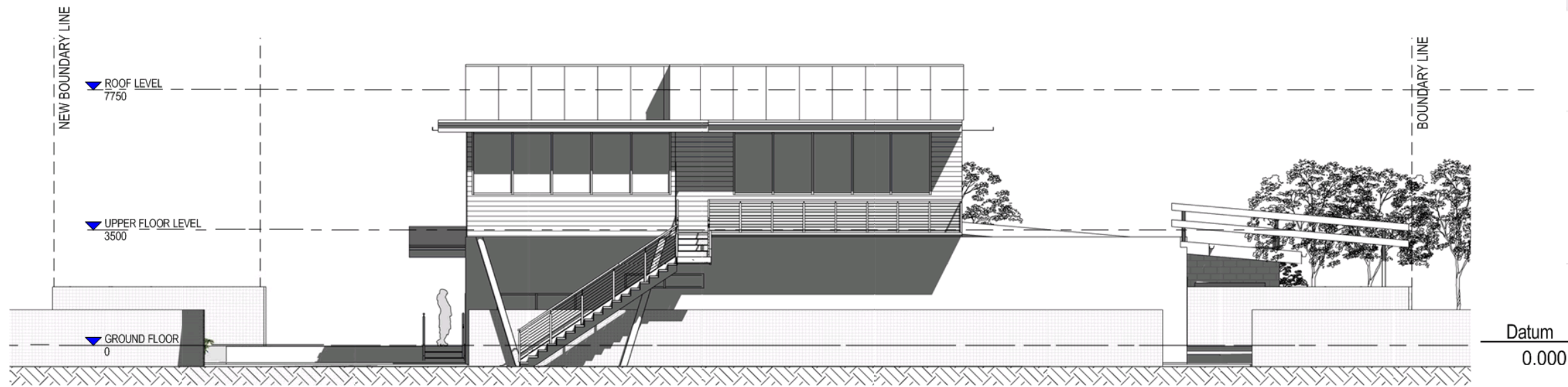
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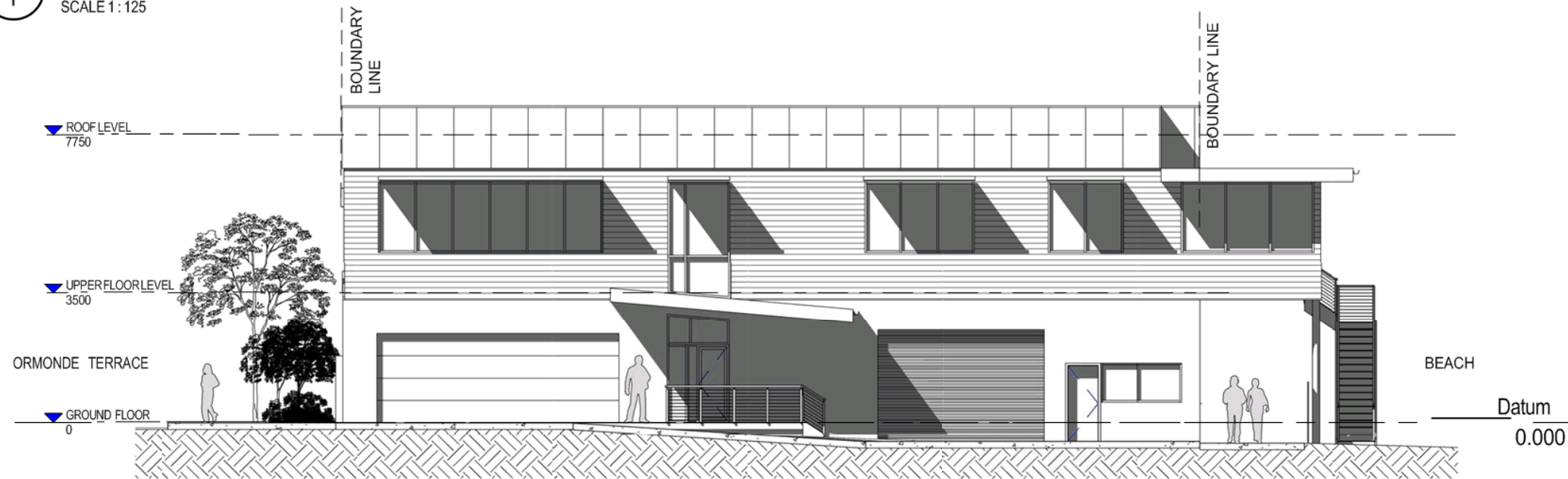
ELEVATIONS - REBUILD

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1 SOUTH ELEVATION - OPTION 2
 SCALE 1:125



2 WEST ELEVATION - OPTION 2
 SCALE 1:125



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 T +61 7 5437 8574
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PRELIMINARY

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ELEVATIONS - REBUILD

Project No: 16219SSC
 Date: 30.05.2016
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KINGS BEACH LIFESAVING FACILITY (THE BOATHOUSE) DEVELOPMENT REPORT



APPENDICIES:

- Appendix A: Quantity Surveyors Cost Estimate
- Appendix B: SLSC Boat House Areas Schedule

Appendix A: Quantity Surveyors Cost Estimate



3 August 2016

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PROJECT ESTIMATE REPORT: SCHEMATIC DESIGN

**Kings Beach Lifesaving Facility
Development Plan
Proposed Development: Options 1 & 2**

Attention: Alan Frederiksen

Dear Alan,

Please find attached the Schematic Design estimate report for the above project.

Please contact me on 5406 1188 or alternatively on 0407 769 273 if there are any aspects of this report you wish to discuss further.

Sincerely,

A handwritten signature in black ink, appearing to read "SK", is written over a light green background.

Stephen Kaszas
Principal Quantity Surveyor

p. 07 5406 1188
e. info@canopypc.com.au

Postal Address
PO Box 1516
Buddina Qld 4575

Canopy Trust T/A
Canopy Project Consultants
ABN 86 383 703 146



3 August 2016

Kings Beach Lifesaving Facility Development Plan: Proposed Development - Options 1 & 2

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Commentary: Schematic Design Estimate

Basis of Estimates

The estimates have been based on the Schematic Design drawings and information provided for the following proposed development options:

- Option 1: Refurbishment
- Option 2: Rebuild

Allowance has been made for procurement of the project as a single contract by traditional lump sum tender.

The following information was not available at the time of preparing the estimate:

- Structural engineering design advice
- Electrical services budget advice
- Mechanical services budget advice
- Hydraulics design advice

Subsequently, assumptions have been made and/or provisional allowances included for these and any other project elements where the required scope of work could not be ascertained.

Further details relating to the included project scope for each of the construction elements are included in the attached Project Scope Schedule.

Cost Escalation

Allowance has been included for cost escalation of the estimated construction cost to an assumed tender date of October 2017.

Building Areas

Measured building areas of Fully Enclosed Covered Area (FECA), Unenclosed Covered Area (UCA) and Gross Floor Area (GFA) are as follows:

Building Area Component	Area
Option 1: Refurbishment	
FECA	603 m ²
UCA	24 m ²
Total GFA – Option 1	627 m²
Option 2: Rebuild	
FECA	852 m ²
UCA	31 m ²
Total GFA – Option 2	883 m²

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Non-Contract Items

The following non-contract items have been included and are shown as line items in the attached estimates:

Item	Comments
Construction Contingency	A project construction contingency allowance has been included for design variations and other contract sum adjustments during construction. Allowances for each option are as follows: <ul style="list-style-type: none"> Option 1: \$156,000 (7.5% of the Project Cost at Tender Date) Option 2: \$50,000 (Nominal lump sum)
Statutory Fee & Charges	Provisional allowances have been included for the following: <ul style="list-style-type: none"> QFES Fire Services levy Portable Long Service Leave levy Workplace Health and Safety fee
Professional Fees	A provisional allowance has been included for professional fees for each option. This allowance has been calculated at 12% of the Project Cost (Tender Date).

Exclusions

No allowance has been included in the estimates for the following:

- Cost escalation beyond October 2017
- Restrictions on working hours or methods
- Prolonged or compressed construction periods
- Alternative project procurement method or complex staging arrangements
- Salvage value of demolished materials
- Site infrastructure upgrades
- Latent conditions
- External fire hydrant coverage and fire compartmentation requirements
- Loose furniture and equipment
- Kitchen and canteen equipment
- Active equipment for data communications such as network switches, servers, wireless access points etc.
- Data/audio visual projectors and screens
- Equipment storage racks and fixtures
- Temporary accommodation and relocation costs
- Electricity supply charges
- Local Authority charges
- Headworks charges and fees
- Development and Building Application fees
- Legal fees and stamp duty
- Client costs

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Option 1: Estimate Cost Summaries

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PROJECT ESTIMATE

PROJECT : Kings Beach Life Saving Facility
 Development Plan
 Option 1: Refurbishment

PROJECT No. : CPC-1619

PROCUREMENT : Traditional

Schematic Design Estimate		\$
Preliminaries		212,900
Building Cost		1,472,700
Siteworks		245,400
External Services		52,000
PROJECT COST - ESTIMATE DATE		1,983,000
Cost Escalation (Tender Closing - October 2017)		103,000
PROJECT COST - TENDER DATE		2,086,000
Construction Contingency Allowance (7.5%)		156,000
PROJECT COST - COMPLETION		2,242,000
Statutory Charges (Provisional Allowance)		3,000
WH&S / PLSL (Provisional Allowance)		14,000
Local Authority & Supply Charges		EXCL
Geotechnical & Contour Survey Fees		INCL
Temporary Accommodation & Relocation Costs		EXCL
Loose Furniture & Equipment		EXCL
Other Costs and Fees		EXCL
PROJECT COST - SITE		2,259,000
Professional Fees (Provisional Allowance)		250,000
Client and Other Costs		NIL
GROSS PROJECT COST (Excluding GST)		2,509,000
GST Allowance		250,900
GROSS PROJECT COST (Including GST)		2,759,900
FECA 603 m2	UCA 24 m2	GFA 627 m2

PRINCIPAL QUANTITY SURVEYOR
CANOPY PROJECT CONSULTANTS

03-August-2016



PROJECT ESTIMATE

PROJECT : Kings Beach Life Saving Facility
 Development Plan
 Option 1: Refurbishment

PROJECT No. : CPC-1619

PROCUREMENT : Traditional

Schematic Design Estimate	\$
Project Cost - Tender Date	2,086,000
Construction Contingency Allowance (7.5%)	156,000
PROJECT COST - COMPLETION	2,242,000
Building Act Compliance	INCL
Water and Sewerage Fees	INCL
Fire Services Levy (QFES) (Provisional Allowance)	3,000
Portable Long Service Leave & Training Levy (Provisional Allowance)	10,000
Workplace Health and Safety Fee (Provisional Allowance)	4,000
Supply Charges	EXCL
Local Authority Charges	EXCL
STATUTORY FEES & CHARGES - Subtotal	17,000
Geotechnical Fees	INCL
Contour Survey Fees	INCL
Temporary Accommodation	EXCL
Relocation Costs	EXCL
Loose Furniture and Equipment	EXCL
Information Technology	EXCL
OTHER SITE COSTS - Subtotal	NIL
Professional Fees (Provisional Allowance)	250,000
PROFESSIONAL FEES - Subtotal	250,000
OTHER PROJECT COSTS - Subtotal	NIL
GROSS PROJECT COST (Excluding GST)	2,509,000
GST Allowance	250,900
GROSS PROJECT COST (Including GST)	2,759,900

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Option 2: Estimate Cost Summaries

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PROJECT ESTIMATE

PROJECT : Kings Beach Life Saving Facility
 Development Plan
 Option 2: Rebuild

PROJECT No. : CPC-1619

PROCUREMENT : Traditional

Schematic Design Estimate		\$
Preliminaries		255,900
Building Cost		1,820,400
Siteworks		263,700
External Services		44,000
PROJECT COST - ESTIMATE DATE		2,384,000
Cost Escalation	(Tender Closing - October 2017)	124,000
PROJECT COST - TENDER DATE		2,508,000
Construction Contingency Allowance		50,000
PROJECT COST - COMPLETION		2,558,000
Statutory Charges	(Provisional Allowance)	5,000
WH&S / PLSL	(Provisional Allowance)	17,000
Local Authority & Supply Charges		EXCL
Geotechnical & Contour Survey Fees		INCL
Temporary Accommodation & Relocation Costs		EXCL
Loose Furniture & Equipment		EXCL
Other Costs and Fees		EXCL
PROJECT COST - SITE		2,580,000
Professional Fees	(Provisional Allowance)	301,000
Client and Other Costs		NIL
GROSS PROJECT COST (Excluding GST)		2,881,000
GST Allowance		288,100
GROSS PROJECT COST (Including GST)		3,169,100
FECA 852 m2		UCA 31 m2
		GFA 883 m2

PRINCIPAL QUANTITY SURVEYOR
CANOPY PROJECT CONSULTANTS

03-August-2016



PROJECT ESTIMATE

PROJECT : Kings Beach Life Saving Facility
 Development Plan
 Option 2: Rebuild

PROJECT No. : CPC-1619

PROCUREMENT : Traditional

Schematic Design Estimate	\$
Project Cost - Tender Date	2,508,000
Construction Contingency Allowance	50,000
PROJECT COST - COMPLETION	2,558,000
Building Act Compliance	INCL
Water and Sewerage Fees	INCL
Fire Services Levy (QFES) (Provisional Allowance)	5,000
Portable Long Service Leave & Training Levy (Provisional Allowance)	12,000
Workplace Health and Safety Fee (Provisional Allowance)	5,000
Supply Charges	EXCL
Local Authority Charges	EXCL
STATUTORY FEES & CHARGES - Subtotal	22,000
Geotechnical Fees	INCL
Contour Survey Fees	INCL
Temporary Accommodation	EXCL
Relocation Costs	EXCL
Loose Furniture and Equipment	EXCL
Information Technology	EXCL
OTHER SITE COSTS - Subtotal	NIL
Professional Fees (Provisional Allowance)	301,000
PROFESSIONAL FEES - Subtotal	301,000
OTHER PROJECT COSTS - Subtotal	NIL
GROSS PROJECT COST (Excluding GST)	2,881,000
GST Allowance	288,100
GROSS PROJECT COST (Including GST)	3,169,100

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Kings Beach Lifesaving Facility Development Plan: Proposed Development - Options 1 & 2

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Options 1 & 2: Elemental Cost Summary

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ELEMENTAL COST SUMMARY

PROJECT : Kings Beach Lifesaving Facility
 Development Plan
 Proposed Development: Options 1 & 2

Project No.: CPC-1619
 Date: 03/08/2016

Schematic Design Estimate				
Element No	Element Code	Element Title	Option 1 (Refurbishment)	Option 2 (Rebuild)
00	PR	Preliminaries	212,900	255,900
01	SB	Substructure	105,400	120,500
02	CL	Columns	13,000	16,500
03	UF	Upper Floors	100,600	129,800
04	SC	Staircases	13,300	36,300
05	RF	Roof	213,700	201,000
06	EW	External Walls	168,500	178,100
07	WW	Windows	92,200	130,900
08	ED	External Doors	37,000	44,400
09	NW	Internal Walls	79,000	116,700
10	NS	Internal Screens & Borrowed Lights	20,500	20,600
11	ND	Internal Doors	19,200	34,300
12	WF	Wall Finishes	80,300	118,000
13	FF	Floor Finishes	41,100	52,900
14	CF	Ceiling Finishes	44,700	52,500
15	FT	Fitments	86,800	94,900
16	SE	Special Equipment		
17	SF	Sanitary Fixtures	80,200	112,600
18	PD	Sanitary Plumbing	5,700	7,200
19	WS	Water Supply		
20	GS	Gas Services		
21	SH	Space Heating		
22	VE	Ventilation	7,000	10,400
23	EC	Evaporative Cooling		
24	AC	Air Conditioning	45,100	79,600
25	FP	Fire Protection	3,300	3,300
26	LP	Electric Light & Power	106,100	149,900
27	CM	Communications		
28	TS	Transportation Systems	110,000	110,000
29	SS	Special Services (Medical Instrument Air)		
30	CE	Centralised Energy Systems		
31	AR	Alterations & Renovations		
32	XP	Site Preparation	119,200	106,500
33	XR	Roads, Footpaths & Paved Areas	66,800	46,500
34	XN	Boundary Walls, Fencing & Gates	48,300	40,900
35	XB	Outbuildings & Covered Ways		60,900
36	XL	Landscaping & Improvements	11,100	8,900
37	XK	External Stormwater Drainage	13,000	11,000
38	XD	External Sewer Drainage	13,000	11,000
39	XW	External Water Supply	6,500	5,500
40	XG	External Gas		
41	XF	External Fire Protection		
42	XE	External Electric Light & Power	19,500	16,500
43	XC	External Communications		
44	XS	External Special Services		
45	XX	External Alterations & Renovations		
46	YY	Special Provisions		
47	ET	Escalation To Tender		
ESTIMATED CONTRACT COST (EXCL COST ESCALATION & GST)			1,983,000	2,384,000
		FECA (m2)	603	852
		UCA (m2)	24	31
		GFA (m2)	627	883

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Kings Beach Lifesaving Facility Development Plan: Proposed Development - Options 1 & 2

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Options 1 & 2: Project Scope & Elemental Budgets Schedule

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Project Scope & Elemental Budgets

Kings Beach Lifesaving Facility
 Development Plan
 Proposed Development: Options 1 & 2
 SCHEMATIC DESIGN ESTIMATE

Project No: CPC-1619

Date: 03/08/2016

Ref	Cost Element	Option 1 Element Total \$	Option 2 Element Total \$
1.0	Preliminaries	212,900	255,900
1.1	Site establishment, insurances, setting out of the works, plant and equipment, scaffolding, crange, temporary protection of adjacent areas, supervision of the works, temporary services and facilities, cleaning, commissioning and handover		
2.0	Substructure	105,400	120,500
2.1	Concrete slab and footings		
2.2	Allowance for bored piers		
2.3	Option 1: Retain and reuse existing ground floor slab and footings (including upgrades and making good)		
3.0	Columns	13,000	16,500
3.1	Allowance for structural columns		
4.0	Upper Floors	100,600	129,800
4.1	Upper floor structure		
4.2	Balustrades to upper level verandahs		
4.3	Option 1: Retain and reuse existing upper floor structure (including upgrades and making good)		
5.0	Staircases	13,300	36,300
5.1	Internal and external staircases and steps including balustrades		
6.0	Roof	213,700	201,000
6.1	Steel/timber framed roof with Colorbond Ultra coating and rainwater good		
6.2	Fibre cement eaves soffit linings		
6.3	Roof safety system and access point		
7.0	External Walls	168,500	178,100
7.1	Reinforced concrete blockwork walls with rendered and painted finish		
7.2	Framed walls with fibre cement cladding including insulation, sarking and paintin		
8.0	Windows	92,200	130,900
8.1	Aluminium framed sliding and fixed windows		
8.2	Venetian blinds to windows		
8.3	Crimsafe to opening and fixed panes of windows		
8.4	Option 2: Window Hoods		
9.0	External Doors	37,000	44,400
9.1	Aluminium framed glazed doors		
9.2	Roller doors with Colorbond finish		
9.3	Electric motors to roller doors		
10.0	Internal Walls	79,000	116,700
10.1	Reinforced blockwork walls 150mm thick		
10.2	Reinforced blockwork walls 200mm thick		
10.3	Timber/steel stud framing including acoustic insulation		

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11.0	Internal Screens & Borrowed Lights		20,500	20,600
11.1	Proprietary toilet partition system including doors			
12.0	Internal Doors		19,200	34,300
12.1	Solid core internal doors			
13.0	Wall Finishes		80,300	118,000
13.1	Villaboard linings to ground floor amenities, kitchen, canteen and first aid			
13.2	Plasterboard linings to upper level			
13.3	Ceramic tiles 2100mm high to amenities walls			
13.4	Splashback to upper level kitchen bench			
14.0	Floor Finishes		41,100	52,900
14.1	Ceramic tiles to amenities			
14.2	Sheet vinyl flooring to kitchen, canteen and upper level area			
14.3	Concrete sealer to ground floor store rooms and utility area			
15.0	Ceiling Finishes		44,700	52,500
15.1	Suspended flush plasterboard ceilings generally			
15.2	Painted concrete soffit to ground floor store room and utility area			
16.0	Fitments		86,800	94,900
16.1	Built-in joinery including kitchen bench and overhead cupboards to first aid and upper level kitchen, perimeter bench to lifeguard area, shower change benches			
16.2	Stainless steel benches to ground floor kitchen and canteen			
16.3	PWD and ambulant grab rail sets			
16.4	Toilet roll holders, soap dispensers, paper towel dispensers and shower curtains and rails			
16.5	Mirrors			
16.6	Allowance for internal statutory and room identification signage			
16.7	Fire extinguishers			
17.0	Sanitary Fixtures		80,200	112,600
17.1	WC suites, basins, showers, kitchen sinks, cleaners sink			
17.2	Hot water service including thermostatic mixing valve to PWD amenitie			
18.0	Sanitary Plumbing		5,700	7,200
18.1	Floor waste gullies and drainage grates			
19.0	Ventilation		7,000	10,400
19.1	Mechanical ventilation to kitchen and internal amenitie			
20.0	Air Conditioning		45,100	79,600
20.1	Packaged plant ducted air conditioning to training/mixed use, lifeguard office and watch tower, training and kitchen areas			
21.0	Fire Protection		3,300	3,300
21.1	Fire hose reel			
22.0	Electric Light & Power		106,100	149,900
22.1	Lighting, power, switchboards, communications, MATV, AV & PA systems, security system and fire alarms			
23.0	Transportation Systems		110,000	110,000
23.1	Lift			
24.0	Site Preparation		119,200	106,500
24.1	Building demolition (including allowance for asbestos demolition), external demolition, tree removal, removal of loose items, services terminations, relocation of pole mounted lights, earthworks and timber retaining wall adjacent beach access path			
25.0	Roads, Footpaths & Paved Areas		66,800	46,500
25.1	Concrete paths and driveway and permeable pavers to nominated area			
26.0	Boundary Walls, Fencing & Gates		48,300	40,900
26.1	Blockwork/aluminium batten fence			
26.2	Sliding and hinged gates			

27.0	Outbuildings & Covered Ways	-	60,900
27.1	Option 2: Freestanding canopy structures		
28.0	Landscaping & Improvements	11,100	8,900
28.1	Turf and topsoil		
28.2	Allowance for new planting and reinstatement works		
28.3	Allowance for external signage		
29.0	External Stormwater Drainage	13,000	11,000
29.1	Allowance for connection of stormwater drainage to existing infrastructure		
30.0	External Sewer Drainage	13,000	11,000
30.1	Allowance for connection of sewer drainage to existing infrastructure		
31.0	External Water Supply	6,500	5,500
31.1	Allowance for connection of water supply to existing infrastructure		
32.0	External Electric Light & Power	19,500	16,500
32.1	Allowance for connection to existing infrastructure and provision of external lighting		
	ESTIMATED CONTRACT COST (EXCL COST ESCALATION & GST)	1,983,000	2,384,000

Appendix B: SLSC Boat House Areas Schedule

APPENDIX B - SLSC 'BOAT HOUSE' - AREAS SCHEDULE.xlsx

ROOM / ACTIVITY	AREA m ²		
	EXISTING	REFURBISHMENT OPTION 1	REBUILD OPTION 2
TOTAL LAND AREA	785	937	937
INTERNAL AREA - Ground & 1st	356	627 (176%)	865 (243%)
EXTERNAL AREA	526	549 (4%)	425 (-24%)
STORAGE TOTAL	139	278 (200%)	368 (265%)
Ground Floor	139	257	335
1st Floor	NONE	21	33
KITCHEN TOTAL	39	21	38
Ground Floor	39	14	32
1st Floor	NONE	7	9
CANTEEN	23	14	11
FIRST AID	17	10	16
AMENITIES TOTAL	18	39	67
Ground Floor	18	25	48
1st Floor	NONE	14	19
TRAINING / MIXED USE	NONE	109	188
LIFEGUARD TOWER	43	10	25
OFFICE	39	11	18
NIPPERS AREA	200	171	142
ENTRY	1	18	17
CIRCULATION	5	59	38

INCREASE	
DECREASE	

% INCREASE OF EXISTING AREA = ()

<p>BRISBANE 163 Annerley Rd Dutton Park QLD 4102 PO Box 8115 Woolloongabba QLD 4102 T +61 7 3846 0877 F +61 7 3846 0977 bne@modedesign.com.au</p>	
<p>SYDNEY Shop 1, 35 Buckingham St Surry Hills NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au</p>	
<p>MELBOURNE Level 1, 15 Prince Patrick St Richmond VIC 3121 T +61 3 9428 8807 mel@modedesign.com.au</p>	
<p>DARWIN 3 Harriet Pl Darwin NT 0800 PO Box 93 Parap NT 0804 T +61 8 8941 8262 dwn@modedesign.com.au</p>	
<p>PERTH Suite 40, 102 Railway St West Perth WA 6005 T +61 8 9322 7681 per@modedesign.com.au</p>	
<p>CAIRNS Level 2, 26 Florence St Cairns QLD 4870 T +61 412 889 946 cns@modedesign.com.au</p>	
<p>GOLD COAST Suite 1, Ground Floor, 142 Bundall Rd Bundall QLD 4217 T +61 7 5510 3471 gco@modedesign.com.au</p>	
<p>SUNSHINE COAST Suite 2, 9 Capital Pl Birtinya QLD 4575 T +61 7 5437 8574 ssc@modedesign.com.au</p>	
<p>AUCKLAND Level 1, 19 Morgan St Newmarket, Auckland 1023 NZ T +64 9 377 6565 akl@modedesign.com.au</p>	
<p>NEW DELHI (DDF Alliance) 501, B-9, ITL Twin Towers Netaji Subhash Place, Pitampura, New Delhi 110034 T +91 11 4740 0500 info@ddfgroup.com</p>	

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