

ACTION LEGEND

UNDERTAKE WORKS IMMEDIATELY

SCHEDULE WORKS TO BE CARRIED OUT AT AN APPROPRIATE TIME IN THE NEAR FUTURE

LSIT FOR FUTURE CONSIDERATION

REFER TO RANS FOR FURTHER ATTENTION

IM

SCHE

LIST

RANS

City of Joondalup

Item No. Description

Est. Cost

Action

Craigie Leisure Centre

MECHANICAL

| | | | |
|-----|--|---------------|------|
| CM1 | Provision of ventilation to the cleaners' store under spectator seating to court 1 | 500 | LIST |
| CM2 | Repair rusting to pool hall ventilation ducting, especially around the flanges | 25,000 | SCHE |
| CM3 | Replace insulation on refrigerant pipework and provide mechanical protection | 400 | IM |
| CM4 | Expand capabilities of existing BMS to include lighting, access control etc | 8,000 | LIST |
| CM5 | Roof Access | 50,000 | LIST |
| | Sub Total | 83,900 | |

ELECTRICAL

| | | | |
|-----|--|---------------|----|
| CE1 | Install new legend cards to all Distribution Board's identifying supply source and application | 2,500 | IM |
| CE2 | Annual thermophotography to all Distribution Board's (last incidence January 2000) | 2,500 | IM |
| CE3 | Replace all broken damaged or out of service light fittings, light switches and diffusers | 5,000 | IM |
| CE4 | Test and permanently label all protected circuits. | 2,500 | IM |
| CE5 | Balance the electrical load across the phases on Distribution Board-E | 2,000 | IM |
| CE6 | Rationalise the connections in Distribution Board-1 and Distribution Board-P | 1,000 | IM |
| CE7 | Label origin of supply at each switchboard | 500 | IM |
| | Sub Total | 16,000 | |

HYDRAULIC AND FIRE SERVICES

| | | | |
|-----|---|-------|----|
| CH1 | Repair all taps not working properly especially in male pool changerooms | 3,000 | IM |
| CH2 | Service and repair all WC and urinal cisterns, buttons and flushing mechanisms and WC seats | 250 | IM |

| | | | |
|------|--|----------------|-------|
| CH3 | Clean and renew as necessary all shower spray plates | 350 | IM |
| CH5 | Replace pressure gauge in pool plant room | 150 | IM |
| | Sub Total | 3,750 | |
| | STRUCTURAL | | |
| CS1 | Replace missing paving bricks at the verandah column near grid 1 A/B | 250 | IM |
| CS2 | Replace corner capping brick missing from eastern end of masonry screen wall near grid 1 H/J | 100 | SCHED |
| CS3 | Clean moss from Perspex structure on east wall of pool hall | 150 | SCHED |
| CS4 | Replace damaged brickwork on north east corner of boiler room adjacent to perimeter security fence | 100 | SCHED |
| CS5 | Rebuild the damaged brickwork on low brick wall supporting verandah columns on east elevation near grid 1 and monitor for further settlement | 500 | SCHED |
| CS6 | Replace missing eaves lining at northern edge of verandah awning | 200 | SCHED |
| CS7 | Replace broken downpipe near grid XX 6 adjacent to northern exit passage to kitchen | 300 | SCHED |
| CS8 | Replace damaged tiles in all wet areas | 1,000 | IM |
| CS9 | Remove and repair all graffiti throughout the building | 1,000 | IM |
| CS10 | Clean fill and repaint all cracks in walls, particularly in ablution areas | 500 | IM |
| CS11 | Reaffix air register in Male toilet no.2 | 100 | IM |
| CS12 | Repair Sisalation in court 4 | 1,000 | SCHED |
| CS13 | Replace flexible sealant and Perspex closing pieces to seating units on court 1 (Grid references listed relate to architectural floor plan (drawing No 406A - A3 rev B) | 1,000 | SCHED |
| | Sub Total | 6,200 | |
| | Total - Craigie Leisure Centre | 109,850 | |

Sorrento Duncraig Leisure Centre

MECHANICAL

| | | | |
|------------------|---|--------------|------|
| SM1 | Investigate cause and repair faulty exhaust fan in male toilets on the west side | 500 | IM |
| SM2 | Investigate cause and repair faulty exhaust fan in female toilets on the west side | 500 | IM |
| SM3 | Install time clock and manual over ride controls to toilet ventilation systems | 2,000 | LIST |
| SM4 | Investigate venting of gas room heater on internal wall of meeting room on west side and service both heaters | 500 | IM |
| SM5 | Reaffix casing on both gas room heaters in meeting room and replace bottom grilles | 400 | IM |
| SM6 | Increase undercut on meeting room kitchenette door | 150 | IM |
| Sub Total | | 4,050 | |

ELECTRICAL

| | | | |
|------------------|---|---------------|-------|
| SE1 | Annual thermophotography to all Distribution Board's | 500 | IM |
| SE2 | Carry out a bulk lamp replacement for the sports hall | 2,500 | SCHED |
| SE3 | Replace all broken damaged or out of service light fittings, light switches and diffusers, including external security lights | 3,000 | IM |
| SE4 | Inspect/repair and upgrade as necessary all emergency and exit lighting to comply with the Building Code of Australia | 2,500 | SCHED |
| SE5 | Test and permanently label all protected circuits | 1,000 | IM |
| SE6 | Recommission the public address system to all areas | 1,500 | LIST |
| SE7 | Install a fire detection system | 8,000 | LIST |
| Sub Total | | 19,000 | |

HYDRAULIC AND FIRE SERVICES

| | | | |
|-----|---|-------|------|
| SH1 | Service or replace all taps within the building | 1,760 | IM |
| SH2 | Service and clean all shower spray plates | 100 | IM |
| SH3 | Install a plaster/silt trap to the sink in the workshop | 750 | LIST |
| SH4 | Arrange for all fire equipment to be serviced and correctly labeled | 100 | IM |
| SH5 | Replace missing external hosecock | 75 | IM |
| SH6 | Fit time delay self closing taps to all public areas to conserve water and energy | 1,800 | LIST |
| SH7 | Connect hot water supply to the disabled toilet washbasin | 500 | LIST |

| | | | |
|-----|--|---------------|-------|
| SH8 | Replace the broken safety tray under the 100litre hot water unit in the service duct | 70 | IM |
| | Sub Total | 5,155 | |
| | STRUCTURAL | | |
| SS1 | Replace soft filler in expansion joint in the brick wall on north side of building | 300 | SCHED |
| SS2 | Replace flywire inserts to female toilet windows | 200 | SCHED |
| SS3 | Replace cracked tiles in the toilet areas | 300 | IM |
| | Sub Total | 800 | |
| | Total - Sorrento Duncraig Leisure Centre | 29,005 | |

Ocean Ridge Recreation Centre**MECHANICAL**

| | | | |
|-----|---|--------------|-------|
| OM1 | Check adequacy and if necessary modify fall of condensate drains to sink waste | 1,000 | SCHED |
| OM2 | Clean and replace blades on exhaust fan in function room kitchen | 50 | IM |
| OM3 | Review operational practices for supply of make-up air when sports hall exhaust fans are running | | RANS |
| OM4 | Install mechanical ventilation (exhaust fans) to changerooms | 4,000 | LIST |
| OM5 | Upgrade mechanical ventilation controls in toilet areas to ensure automatic operation during opening hours. | 2,000 | LIST |
| | Sub Total | 7,050 | |

ELECTRICAL

| | | | |
|-----|---|---------------|-------|
| OE1 | Inspect/repair and upgrade as necessary all emergency and exit lighting to comply with the Building Code of Australia | 3,000 | IM |
| OE2 | Annual thermophotography to all Distribution Board's | 500 | IM |
| OE3 | Carry out a bulk lamp replacement for the sports hall | 2,500 | SCHED |
| OE4 | Test and permanently label all protected circuits | 1,000 | IM |
| OE5 | Provide vandal proof housing to the existing security system camera | 3,000 | IM |
| OE6 | Install a compliant fire detection system in the centre | 12,000 | LIST |
| OE7 | Replace all broken damaged or out of service light fittings, light switches and diffusers, including external security lights | 2,000 | IM |
| | Sub Total | 24,000 | |

HYDRAULIC AND FIRE SERVICES

| | | | |
|-----|---|-------|------|
| OH1 | Install a plaster/silt trap to the sink in the pottery room | 750 | LIST |
| OH2 | Repair/replace the floor waste in the female disabled toilet | 30 | IM |
| OH3 | Service or replace all taps within the building | 4,450 | IM |
| OH4 | Service and clean all shower spray plates | 400 | IM |
| OH5 | Replace broken soap holder in sports hall male toilet | 150 | IM |
| OH6 | Repair toilet seat in changeroom 2 | 50 | IM |
| OH7 | Clean shower tiling in changeroom 3 | N/A | IM |
| OH8 | Arrange for all fire equipment to be serviced and correctly labeled | 100 | IM |

| | | | |
|-----|--|---------------|-------|
| OH9 | Fit time delay self closing taps to all public areas to conserve water and energy | 4,200 | LIST |
| | Sub Total | 10,130 | |
| | STRUCTURAL | | |
| OS1 | Repair concrete spalling to the upper side of the balcony slab outside the activity room and coffee lounge | 500 | SCHED |
| OS2 | Rake out and repoint the horizontal crack in the lowest mortar bed of the external wall of the coffee lounge | 500 | SCHED |
| OS3 | Repair the brickwork on the southwest corner of the brick wall and pier at the level of the balcony slab | 1,000 | SCHED |
| OS4 | Stabilise or replace asbestos roof sheeting above the kiln room | 1,500 | SCHED |
| OS5 | Reaffix sagging ceiling strip in foyer and hallways as required | 1,000 | IM |
| | Sub Total | 4,500 | |
| | Total Ocean Ridge Leisure Centre | 45,680 | |

RANS Management Group

Item No. Description

Craigie Leisure Centre

HYDRAULIC AND FIRE SERVICES

| | | | |
|-----|--|------|------|
| CH4 | Ensure hot water circulating pumps are operated on an alternating duty/standby basis at least 3 monthly, preferably more regularly | 1000 | RANS |
|-----|--|------|------|

Total City of Joondalup

184,535

Total RANS Management Group

1,000

Total Leisure Centres

185,535