

**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

SCHEDE

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	SCHEDE
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
	<b>Sub Total</b>	<b>83,900</b>	

**ELECTRICAL**

CE1	Install new legend cards to all Distribution Board's identifying supply source and application	2,500	IM
CE2	Annual thermography 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
	<b>Sub Total</b>	<b>16,000</b>	

**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
	<b>Sub Total</b>	<b>3,750</b>	
	<b>STRUCTURAL</b>		
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
	<b>Sub Total</b>	<b>6,200</b>	
	<b>Total - Craigie Leisure Centre</b>	<b>109,850</b>	

## 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
	<b>Sub Total</b>	<b>4,050</b>	

### ELECTRICAL

SE1	Annual thermography 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
	<b>Sub Total</b>	<b>19,000</b>	

### 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
	<b>Sub Total</b>	<b>5,155</b>	
	<b>STRUCTURAL</b>		
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
	<b>Sub Total</b>	<b>800</b>	
	<b>Total - Sorrento Duncraig Leisure Centre</b>	<b>29,005</b>	

## Ocean Ridge Recreation Centre

### MECHANICAL

OM1	Check adequacy and if necessary modify fall of condensate drains to sink waste	1,000	SCHE
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
	<b>Sub Total</b>	<b>7,050</b>	

### 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 thermography to all Distribution Board's	500	IM
OE3	Carry out a bulk lamp replacement for the sports hall	2,500	SCHE
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
	<b>Sub Total</b>	<b>24,000</b>	

### 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
	<b>Sub Total</b>	<b>10,130</b>	
	<b>STRUCTURAL</b>		
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
	<b>Sub Total</b>	<b>4,500</b>	
	<b>Total Ocean Ridge Leisure Centre</b>	<b>45,680</b>	

#### **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
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**Total City of Joondalup**

**184,535**

**Total RANS Management Group**

**1,000**

**Total Leisure Centres**

**185,535**