



Buildings Asset Management Plan



November 2016

BUILDING ASSET MANAGEMENT 5 YEAR CAPITAL WORKS PROGRAM GENERATED FROM CONDITION ASSESSMENT REPORTS AND PLANNED WORKS-EXPENDITURE PROFILE 2016-2021 with 25% value modification for local prices						
BUILDING NAME / ID	COMPONENT / DEFECT REPAIR	2016-17	2017-18	2018-19	2019-2020	2020-2021
81.01 Barmera Recreation Centre						
	Wall and lighting in area overlooking squash courts				\$15,000	
	Air cond. Conference room and furniture	\$4,000				
	Parquetry sprung floor, Reinforced concrete, Suspended reinforced concrete				\$10,000	
	Carpet to conference room and Physiotherapist tenancy, vinyl to foyer and hallways, mosaic tiles to amenities	\$6,000	\$6,000			
	Ceiling panels-Aluminium framed plasterboard panel, plasterboard	\$3,750				
	Exit lighting	\$375				
	Incandescent and fluorescent lighting	\$1,875				
136.01 Country Music Hall of Fame						
147.01 Civic Complex Barmera Bonney Theatre						
	Address damp and poor condition concrete floor under stage	\$20,000				
	Upgrade stage floor		\$20,000			
	Exit lighting	\$375				
	External painting and lighting	\$60,000				
	Asbestos removal	\$6,250				
147.02 Civic Complex Barmera Memorial Hall Hawdon Chambers						
	Commercial stove and dishwasher plus electricity upgrade	\$10,000				
	Hawdon Chambers Timber/ suspended timber, polished to parts, reinforced concrete				\$2,500	
	Hawdon Chambers Mosaic to toilets; vinyl to kitchen; carpet to first floor	\$15,000				
	Hawdon Chambers walls repair Plastered masonry	\$18,750				
	Hawdon Chambers A/C upgrades -Wall mounted air conditioner to first floor, ceiling fans to parts				\$12,500	
	Electrical switchboard protective cabinet	\$625				
	Supper Room Kitchen, toilets upgrade	\$25,000				
147.03 Civic Complex Barmera Barmera Library						
	Replace distorted recessed flouro light covers	\$1,500				
	Review -Disability Access upgrade to upper floor		\$10,000 contingency until review done			
148.01 Barmera SES Meeting Hall						
	Ceiling panels passageway replacement			\$1,250		
	Timber fascias painting / repair	\$1,250				
148.02 Barmera CFS Shed						
148.03 Barmera SES & CFS Depot						
	Replace missing downpipe	\$625				
162.05 Bruce Oval Toilet Block						
226.02 Monash Combined Sporting Club and Playground						
	Replace defective gutters / downpipes	\$625				
	Plasterboard ceiling panels replace where damaged or defective			\$2,500		
	Replace vinyl floor coverings canteen	\$937				
226.01 Monash Playground Toilet Block						

241.02 Berri Visitor Information Centre and Alba Café						
	Minor cracking in toilet walls /holes in café walls (minor)				\$625	
307.01 Civic Centre Berri						
	Vinyl Floor 1st floor photocopy room-replace / repair crack in floor	\$2,500				
	Repair cracking and dampness in walls under stage (rendered)		\$10,000			
	Ceiling panels replcement (10)			\$3,750		
	Recessed flouro light covers replacement (5)			\$1,875		
	Replace floor coverings		\$30,000			
	Town Hall lighting up grade to LEDs	\$30,000				
	Upgrade Air Cond -recharging gas being phased out				10,000	
Berri Oval Grandstand						
311.02 Berri CWA						
	Replace damaged flyscreen to door		\$375			
	Replace rotten timber framing for downpipe	\$1,250				
	Upgrade switchboard			\$1,875		
326.01 Commercial Building 24 Vaughan Terrace						
	White ant damage repairs	\$10,000				
331.02 Alfrescos Kiosk Vaughan Terrace						
NIL						
332.01 Berri Library						
	Replace 20 ceiling panels			\$6,250		
	CCTV Upgrade	\$1,875				
333.01 Alan Glassey Park Hockey & Bowls Clubrooms						
NIL						
389.01 Berri Council Depot Emulsions Shed						
389.02 Berri Council Depot Toilet Block						Note maintenance budget and program to be developed with Greg Perry and Team Leaders to set budget of \$5,000 p/ annum for Depot buildings for painting and rolling maintenance
389.03 Berri Council Depot Engineering Workshop						
	Remove redundant dated office/ lunchroom		\$3,750			
389.04 Berri Council Depot Workshop						
390.01 Berri Council Depot Amenities Building						
390.02 Berri Council Depot Implement Shed						

390.03 -390.08 Berri Council Depot Large Implement Shed and Attached Store Sheds						
390.09 Berri Council Depot Concretors Shed						
NOTE BLDG AT END ECONOMIC LIFE						
390.11 Berri Council Depot Poisons Store						
452.06 Berri Swimming Pool Filtration Building						
452.07 Berri Swimming Clubrooms						
Asbestos removal		\$3,125				
457.01 Berri RSL Clubrooms						
Note Bldg in very poor condition requiring at least \$40,000 expenditure in repairs in 16/17. Recommend demolition of building and relocation of RSL to alternative suitable accomodation.			\$40,000 demolition provision			
463.01 Berri Senior Citizens Club						
NIL						
Barmera VIC Toilet Block						
lighting upgrade		\$500				
TOTAL		\$226,187	\$123,875	\$53,750	\$10,625 subject to review	Nil subject to review

NOTES

VALUES BASED ON DEFECTS KNOWN AS OF APRIL 2016

ITEMS ARE FOR DEFECTS AND PLANNED WORKS ONLY ALL OTHER EXPENDITURE THAT MIGHT ARISE FROM USER REQUESTS OR CONSIDERATION OF AMENITY / COMFORT ISSUES NOT INCLUDED

ALL VALUES ARE BASED ON ONE OFF CAPITAL WORKS TO ADDRESS UPGRADES OR REMEDY DEFECTS-VALUES DO NOT INCLUDE MAINTENANCE

BUDGET IS FOR BUILDINGS OWNED BY COUNCIL AND FOR WHICH COUNCIL HAS RESPONSIBILITY FOR BUILDING ASSET MAINTENANCE -ONLY BUILDINGS WITH REPLACEMENT VALUE OVER \$100k INCLUDED

BUILDING MAINTENANCE PROGRAM ESTIMATES	estimated cost 2016-17	estimated cost 2017-18	estimated cost 2018-19	estimated cost 2019-2020	estimated cost 2020-2021	Comments
Pest Control various if not listed separately against buildingall (\$200 each)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	Planned only
TOILETS-not including regular cleaning, plumbing repairs, consumerables etc i.e. only periodic planned maintenance such as pressure cleaning and painting.						
Septic desludging yearly (total) 19 sites	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	Planned only
Pressure clean total (Sm \$100 Lge \$150 Vaughan \$440 x 2)	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	Planned only
Barmera Water Ski Club Toilet Block						
Pelican Point Toilet Block			\$2,000 painting			
Barmera Cemetery Toilet Block			\$2,000 painting			
Worman Street Toilet Block			\$2,000 painting			
Martin Bend Toilet Block				\$2,000 painting		
Loveday Park Toilet Block						
Berri Cemetery Toilet Block				\$2,000 painting		
Lake Bonney Foreshore Toilet Block				\$3,000 painting		
Nappers Bridge Toilet Block						
Bruno Bay Toilet Block						
Berri Boatramp Toilet Block						
Overland Corner Herons Bend Toilet Block			\$2,000 painting			
Lake Vista Toilet Block				\$2,000 painting		
Bruce Oval Toilet Block		\$3,000 painting				
Vaughan Tce Toilet Block		\$4000 painting				
Helipad Toilet block						
Berri Oval Toilets (x 2)						
Barmera VIC Toilets				\$4000 painting		
OTHER BUILDINGS VARIOUS						
Berri Oval Grandstand					\$2,000 re-oiling	
Berri Oval sheds						
Russell Park Cobdogla Shed						
Barmera Cemetery Shed						
Sargeant Park Pump house						
Bruce Oval Services Club Shed						
Bruce Oval Storage Sheds						
Worman Street Pump House						
Berri Riverfront Park Pump House						
Martin Bend Ski Club						
Martin Bend Caretaker's Residence				desludge septic \$300		
Matthews Park Pump House						
CWA Garage Berri						
Alan Glassey Park Storage Sheds						
Berri Effluent Lagoons Pump Shed						
Paddock Street Residence						
Berri Cemetery Pump House						
Beri Senior Citizens Storage Shed						
Lake Vista Pump Shed						
Barmera Pump House Dean Dve						
Berri Marina Pump Shed						
81.01 Barmera Recreation Centre						
Painting interior		\$6,000			\$6,000	
Painting exterior				\$10,000		
Deep cleaning (pressure etc)						
Gutter cleaning	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Pest treatment / inspection	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	

Asbestos audit		\$150		\$150		
Septic Tank desludging						
136.01 Country Music Hall of Fame						
Painting interior						
Painting exterior						
Asbestos audit		\$150		\$150		
Septic Tank desludging						
Pest Control						
147.01 Civic Complex Barmera Bonney Theatre						
Painting interior						
Painting exterior						
Asbestos audit		\$150		\$150		
Septic Tank desludging	\$300	\$300	\$300	\$300	\$300	
Fire safety inspection / testing	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Gutters (entire Bonney Theatre Complex and Library)	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	
147.02 Civic Complex Barmera Memorial Hall Hawdon Chambers						
Painting interior						
Painting exterior						
Asbestos audit		\$150		\$150		
Septic Tank desludging						
147.03 Civic Complex Barmera Barmera Library						
Painting interior	\$5,000					
Painting exterior						
Asbestos audit		\$150		\$150		
Septic Tank desludging				\$300		
148.01 Barmera SES Meeting Hall						
Painting interior						
Painting exterior						
Asbestos audit		\$150		\$150		
Septic tank desludging			\$300			
148.02 Barmera CFS Shed						
Asbestos audit		\$150		\$150		
Septic Tank desludging				\$300		
148.03 Barmera SES & CFS Depot						
Asbestos audit		\$150		\$150		
Septic Tank desludging			\$300			
226.02 Monash Combined Sporting Club						
Painting						
Asbestos audit		\$150		\$150		
Septic Tank desludging					\$300	
241.02 Berri Visitor Information Centre and Alba Café						
Painting interior	\$6,000					
Painting exterior						
Asbestos audit		\$150		\$150		
Recrew decking					\$2,000	

Septic Tank desludging	\$300		\$300	\$300	\$300	
307.01 Civic Centre Berri /Town Hall						
General provisions	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Painting interior		\$5,000		\$5,000		
Painting exterior			\$3,000		\$3,000	
Asbestos audit		\$150		\$150		
Air conditioning servicing						
Pest Control	\$1,000	\$1,000	1000	\$1,000	\$1,000	
Gutter cleaning	\$2,000	\$2,000	2000	\$2,000	\$2,000	
Septic Tank desludging	\$300	\$300	\$300	\$300	\$300	
Carpet Cleaning	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
311.02 Berri CWA						
Painting interior		\$10,000				
Painting exterior		\$20,000				
Asbestos audit		\$150		\$150		
Septic Tank desludging			\$300			
White ant / pest control	\$400					
326.01 Commercial Building 24 Vaughan Terrace						
Painting interior	\$2,000					
Painting exterior						
Asbestos audit		\$150		\$150		
Septic Tank desludging						
331.02 Alfrescos Kiosk Vaughan Terrace						
Painting interior						
Painting exterior						
Asbestos audit		\$150		\$150		
Septic Tank desludging						
332.01 Berri Library						
Painting interior						
Painting exterior						
Asbestos audit		\$150		\$150		
Septic Tank desludging						
333.01 Alan Glassey Park Hockey & Bowls Clubrooms						
Asbestos audit		\$150		\$150		
Fire safety audit / inspections / Chubb	\$2,000	\$1,000	\$1,000	\$1,000	\$1,000	
Septic Tank desludging						
389.01 Berri Council Depot Buildings (incl Barmera) collective maintenance budget						
Asbestos audit		\$150		\$150		
Septic Tank desludging		\$300		\$300		
General provisions	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
452.07 Berri Swimming Change rooms, sheds and Filtration Building						
Painting interior		\$5,000	\$5,000			
Painting exterior		\$5,000	\$5,000			
Asbestos audit		\$150		\$150		
Septic Tank desludging	\$300	\$300	\$300	\$300	\$300	
457.01 Berri RSL Clubrooms						

Note Bldg in very poor condition requiring at least \$40,000 expenditure in repairs in 16/17. Recommend demolition of building and relocation of RSL to alternative suitable accomodation.						
Septic Tank desludging						
463.01 Berri Senior Citizens Club						
Asbestos audit		\$150		\$150		
Septic Tank desludging	\$300		\$300		\$300	
General	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
TOTAL	\$60,300	\$116,600	\$69,800	\$77,650	\$61,200	

BUILDINGS UNDER \$100k REPLACEMENT VALUE -CAPITAL WORKS	2016/17	2017/18	2018/19	2019/20	2020/21	
TOILET BLOCKS-COLLECTIVE PROVISION		20000	16000	12000	10000	5000
Barmera Water Ski Club Toilet Block-capital						
Pelican Point Toilet Block-capital	nil	nil	nil	nil	nil	
SES & CFS Depot Barmera Toilet Block-capital						
Colin Jennings Apex Park Toilet Block-capital						
Martin Bend Toilet Block -capital						
Berri Cemetery Toilet Block						
Loveday Park Toilet Block-capital						
Lake Vista Barmera Toilet Block-capital						
Toilet Block Barmera Cemetery						
Lake Bonney Nappers Bridge Toilet Block-capital	nil	nil	nil	nil	nil	
Berri Oval (x 2)						
Helipad Toilet Block	5000 (CWMS Connection)					
PUMP HOUSES-GENERAL COLLECTIVE PROVISION		2500	2500	2500	2500	2500
Pump House Cnr Dean and Foot						
Sargent Park Barmera Pump House						
Monash Playground and Combined Sporting Grounds Pump House						
Colin Jennings Apex Park Pump House						
Riverfront Park Pump House						
Berri Marina Pump House						
Matthews Park Berri Pump House						
Alan Glassey Park Pump House						
Berri Effluent Lagoons Pump House						
Bruce Oval Pump Shed Sims Street						
Berri Cemetery Pump House						
SHEDS-GENERAL COLLECTIVE PROVISION		20000	20000	15000	10000	0
Shed-Russell Park Cobdogla						
Shed Barmera Cemetery						
Bruce Oval Barmera Services Club Storage Shed						
Bruce Oval Storage Shed (x 2)						
CWA Berri Garage						
Berri Oval Storage Sheds						
Coombe Street Recreation Ground Berri Storage Shed						
Paddock Street Transportable Dwelling (earmarked for disposal cost neutral)	nil	nil	nil	nil	nil	
Coombe Street Recreation Ground Transportable Shed						
Alan Glassey Park Baseball Shelter	nil	nil	nil	nil	nil	
Berri RSL Storeroom	nil	nil	nil	nil	nil	
Berri Senior Citizens Club Storeroom	nil	nil	nil	nil	nil	
Monash Playground and Combined Sporting Grounds Canteen / Servery Hut	2500					
Martin Bend Water Ski Club						
TOTALS	50000	38500	29500	22500	7500	

TOTALS FOR FIVE YEAR CAPITAL WORKS AND MAINTENANCE PROGRAM						
ITEM	2016/17	2017/18	2018/19	2019/20	2020/21	COMMENT
CAPITAL over \$100k replacement	226,187	123,875	53,750	10,625	0	19/20 & 20/21 subject to review at end 2018
CAPITAL other buildings	50,000	38,500	29,500	22,500	7,500	
MAINTENANCE all buildings	60,300	116,600	69,800	77,650	61,200	
TOTAL CAPITAL AND MAINTENANCE	\$336,487	\$278,975	153,050	\$121,400	\$68,700	

CAPITAL BUDGET ALL BUILDINGS	\$276,187	\$162,375	\$83,250	\$33,125	\$7,500
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