



Coonamble Shire Council

Building Management Plan 2009/2010

BUILDING MANAGEMENT PLAN

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EXECUTIVE SUMMARY

In August 2005, Council adopted a Building Management Plan. This Building Management Plan is an annual review and update and will form input into Council's 2008/09 Management Plan.

Council currently own 44 buildings with a total replacement value in excess of \$12 million. Many of these buildings are old and in need of repairs. Council currently budget only for rates, insurance, grounds maintenance and emergency repairs. Major repairs and scheduled major replacements are not funded, nor are they provided for through a reserve accumulation. It is currently estimated that there is an annual shortfall of funds for building maintenance of approximately \$92,000, not allowing for any future building replacement costs. If long term replacement of buildings were provided for, the annual shortfall would be closer to \$377,000.

The result of this is that a number of buildings that need major repairs are unable to be rectified without having a substantial impact on the annual budget. Clearly this situation is not sustainable over the long term.

Council have made some effort to address this problem with \$20,000 allocated to major building repairs in recent years, as well as voting to allocate staff rent from Council houses to go toward major maintenance of those properties. Despite this, there will be a need to increase the contribution toward building maintenance in coming years to reduce the shortfall.

With the funding shortfall in mind this Plan identifies the need for more detailed inspections and planning of major maintenance. Improvements to this planning process will be put in place during 2009/10, along with asset revaluations, to ensure that long term maintenance plans are in place for each of Councils buildings.

1. INTRODUCTION

This document is intended to establishing a framework for the maintenance of all Council buildings. This is done through the identification of each of Councils buildings and the allocation of a planned maintenance standard.

2. EXISTING ASSETS

Council has under its care and control 44 buildings throughout the shire. These buildings have been categorised into seven building types as outlined in section 3.

2.1. Existing Maintenance

The current level of maintenance is limited to rates, insurance, air conditioner services and ground maintenance at major buildings only and emergency repairs as needed.

There is little provision for routine maintenance such as replacement floor coverings, painting or preventative maintenance on gutters, roofs or wiring.

2.2. Funding

A list of all Council buildings and their estimated maintenance needs is provided in Appendix A.

It can be seen by the estimates provided in Appendix A that current funding for building maintenance is approximately \$92,000 p.a short of that required, even if no allowance is made for future building replacement.

If future building replacement is allowed for, current funding is \$377,000 p.a short of that required.

Council's recent allocation of \$20,000 per annum for additional building maintenance along with the allocation of accumulated rent towards staff housing maintenance goes a small way towards rectifying the shortfall. Despite this, there is a need for additional funding in coming years if Council is going to achieve any reasonable level of asset maintenance. This will be formalised through the revaluation process that is currently taking place, and the determination of more accurate assessment of future depreciation costs.

3. BUILDING TYPES

For the purposes of maintenance, Council Buildings will be rated into 1 of 7 standard categories depending of the use and expected standard as described below:

Building Category	Condition Standard	Rating
Business operations requiring high public presentation (eg. Council Admin Building)	Asset to be in good condition operationally and aesthetically.	S7
Business operations requiring acceptable public presentation (eg. Pools)	Asset to be in good condition operationally and aesthetically acceptable.	S6
Residential dwellings	Asset to be in good condition operationally and aesthetically acceptable.	S5
Functionally-focussed asset at utility level (eg. Depot).	Asset to be in reasonable condition, fully meeting operational requirements.	S4
Public Buildings used on occasions (eg. Halls, pavilions)	Condition needs to meet minimum operational and aesthetically requirements.	S3
Buildings dormant pending utilisation	Condition needs to meet minimum requirements only.	S2
Buildings dormant pending disposal, demolition, etc.	Condition can be allowed to deteriorate and marginally maintained to meet minimum statutory requirements only.	S1

4. BUILDING MAINTENANCE SYSTEM

The development of the building maintenance system requires an understanding and thorough knowledge of the Council's service delivery requirements and the role that building assets have in the delivery of those services.

4.1. Preparation of Building Maintenance System

Despite having a Building Maintenance Plan in place for several years, a structured inspection program has yet to be established. This will be developed during 2009/10 so that a long term maintenance plan can be developed.

5. SUMMARY

This document identifies Councils building assets, and the need to improve the maintenance funding for them. It also identifies a need to improve the inspection regime for these buildings to ensure that a long term asset maintenance program can be developed. This inspection program will be established during 2009/10 with the aim of providing better information to Council for the following year. This will assist in the allocation of funding for building maintenance.

Appendix A - Building Maintenance Costing

Appendix A - BUILDING MAINTENANCE COSTING

Expected Standard	Asset	replacement cost		Painting cost		Electrical/AC cost		Grounds Main cost		General Main cost		Roof/Gutter Main cost		Floor Coverings cost		Rates cost		Insurance cost	with Replacement		without Replacement		
		cost	cycle	cost	cycle	cost	cycle	cost	cycle	cost	cycle	cost	cycle	cost	cycle	cost	cycle		cost	life	cost	life	
S7	Coonamble Library	762,400	100	3000	10	10300	10	3000	1	8150	1	1000	3	5000	10	1800	1	4600	1	27337	2733733	19713	1971333
	Administration building	2,648,600	100	15000	10	25800	10	7000	1	27800	1	1000	3	10000	10	1400	1	15500	1	83599	8359933	57113	5711333
	Medical Centre	738,300	100	15000	10	10300	10	1000	1	21100	1	2000	3	5000	10	3500	1	4240	1	40920	4091967	33537	3353667
S6	Rural Transaction Centre	851,100	100	10000	10	20600	10	0	1	6400	1	1000	3	5000	15	1300	1	4960	1	24898	2489767	16387	1638667
	Castlereagh Centre	260,300	100	8000	10	6200	10	0	1	1400	1	1000	3	3000	10	1900	1	1450	1	9406	940633	6803	680333
	Coonamble Pool	1,078,400	100	3000	10	0	10	4000	1	5740	1	500	3	10	2300	1	13000	1	36291	3629067	25507	2550667	
S5	Senior Citizens Centre	580,800	100	8000	10	10300	10	1	1	3500	1	1000	3	5000	20	1000	1	3025	1	15746	1574633	9938	993833
	Saleyards Amenities	180,500	100	2000	10	2100	10	500	1	3300	1	500	3	3000	20	1100	1	1280	1	8712	871167	6907	690667
	Gulgargambone Pool	387,000	100	2000	10	0	10	5000	1	3300	1	500	3	10	900	1	4800	1	18237	1823667	14367	1436667	
S4	Dwelling - Aberford St	189,600	100	5000	7	5200	10	1000	1	5000	1	1000	3	3000	7	900	1	970	1	11762	1176219	9866	986619
	Dwelling - Ginty Est	375,800	100	5000	7	5200	10	500	1	1820	1	1000	3	3000	7	1400	1	1920	1	11394	1139419	7636	763619
	Dwelling - Nash St	230,800	100	5000	7	5200	10	500	1	4800	1	1000	3	3000	7	900	1	1160	1	11664	1166419	9356	935619
	Dwelling - Tooloon St	240,000	100	5000	7	5200	10	0	1	800	1	1000	3	3000	7	900	1	1230	1	7326	732619	4926	492619
	Dwelling - Townsend St	298,800	100	5000	7	5200	10	500	1	5000	1	1000	3	3000	7	900	1	1550	1	12934	1293419	9946	994619
	Dwelling - 32 Yarran St	311,100	100	5000	7	5200	10	500	1	1000	1	1000	3	3000	7	1000	1	1600	1	9207	920719	6096	609619
	Dwelling - 46 Yarran St	346,100	100	5000	7	5200	10	500	1	4300	1	1000	3	3000	7	900	1	1800	1	12957	1295719	9496	949619
	Dwelling - Dr Gulgargambone	200,000	100	5000	7	5200	10	0	1	1000	1	1000	3	2000	7	1	1	1450	1	6303	630333	4303	430333
	Dwelling - Pool Gulgargambone	230,400	100	5000	7	5200	10	0	1	1000	1	1000	3	2000	7	1100	1	1180	1	7437	743733	5133	513333
	SES Shed	190,200	100	3000	10	2100	10	900	1	500	1	500	3	1000	10	0	1	1020	1	5099	509867	3197	319667
S3	Coonamble Depot Amenities	170,800	100	3000	10	3100	10	0	1	6800	1	500	3	10	500	1	1030	1	10815	1081467	9107	910667	
	Coonamble Depot Store	133,800	100	1000	10	2100	10	0	1	1000	1	100	3	10	500	1	1580	1	4761	476133	3423	342333	
	Tip	111,380	100	10	10	0	10	1	1	1	100	3	10	500	1	520	1	2167	216713	1053	105333		
	Caravan Park	191,400	100	10	10	0	10	1	1	100	3	10	3	10	400	1	1100	1	3447	344733	1533	153333	
	2 x Cabins at caravan Park	68,000	100	10	10	10	10	1	1	100	3	10	3	10	1	370	1	1083	108333	403	40333		
	Quarry	170,400	100	3000	10	1500	10	1	1	100	3	10	3	10	2800	1	1050	1	6037	603733	4333	433333	
	Coonamble Depot W/Shop	522,150	100	500	10	4100	10	0	1	3400	1	200	3	10	500	1	3120	1	12768	1276817	7547	754667	
	Coonamble Depot Other	184,700	100	10	10	0	10	500	1	0	1	200	3	10	500	1	1300	1	4214	421367	2367	236667	
	Saleyards - Scales Room	16,000	100	1000	10	2100	10	0	1	500	1	200	3	10	1100	1	300	1	2437	243667	2277	227667	
	Aerodrome Terminal	155,100	100	2000	10	0	10	2000	1	4000	1	200	3	2000	15	4700	1	700	1	13351	1335100	11800	1180000
	Showground Main Pavilion	1,368,500	100	8000	10	0	10	0	1	1000	1	500	3	10	3400	1	6860	1	25912	2591167	12227	1222667	
	Sportsground Amenities	339,300	100	2000	10	0	10	0	1	800	1	500	3	2000	20	5100	1	2300	1	12060	1205967	8667	866667
	Gular sportsground buildings	193,600	100	10	10	10	10	1	1	1	500	3	20	20	1	930	1	3033	303267	1097	109667		
	Quambone Racecourse building	128,100	100	10	10	10	10	1	1	1	500	3	20	20	1	640	1	2088	208767	807	80667		
	Quambone Sportsground	59,000	100	10	10	10	10	1	1	1	500	3	20	20	1	300	1	1057	105667	467	46667		
	Lions Park Amphitheatre	119,400	100	10	10	10	10	1	1	1	500	3	20	20	1	600	1	1961	196067	767	76667		
	Quambone Depot	24,200	100	0	10	0	10	0	1	140	1	200	3	10	300	1	260	1	1009	100867	767	76667	
Gular Depot	57,600	100	1000	10	1500	10	1000	1	10000	1	200	3	10	900	1	400	1	13193	1319267	12617	1261667		
S2	Quambone Library	31000	100	2000	10	0	10	0	1	1500	1	100	3	10	0	1	160	1	2203	220333	1893	189333	
	Quambone Pool	94,700	100	2000	10	0	10	2000	1	500	1	200	3	467	200	1	1500	1	5414	541367	4467	446667	
	Museum	350,600	100	5000	10	0	10	2000	1	3000	1	200	3	10	200	1	2830	1	12103	1210267	8597	859667	
	Museum Stables	82,000	100	1000	10	0	10	1000	1	3000	1	200	3	10	200	1	670	1	5857	585667	5037	503667	
	Showground Poultry Pavilion	39,000	100	1000	10	0	10	0	1	500	1	200	3	10	0	1	175	1	1232	123167	842	84167	
	Showground Sheep Pavilion	172,440	100	1000	10	0	10	0	1	600	1	200	3	10	0	1	830	1	3321	332107	1597	159667	
	Sportsground Grandstand	515,300	100	1000	10	0	10	0	1	1000	1	100	3	10	0	1	2580	1	8866	886633	3713	371333	
	Gulgargambone Hall	556,800	100	5000	10	0	10	0	1	3100	1	200	3	10	1200	1	3050	1	13485	1348467	7917	791667	
	Combara Hall	101,700	100	10	10	10	10	1	1	1	200	3	20	20	1	510	1	1594	159367	577	57667		
	Quambone Hall	478,600	100	2000	10	0	10	1000	1	2000	1	200	3	10	700	1	2500	1	11253	1125267	6467	646667	
S1	Yarran St Shed	52000	100	10	10	0	10	500	1	500	1	100	3	10	0	1	300	1	1853	185333	1333	133333	
	Coonamble Youth Centre	402,000	100	2000	10	3100	10	0	1	1000	1	100	3	10	1200	1	3180	1	9943	994333	5923	592333	
	Gular Youth Centre	243,900	100	3000	10	10	1000	1	500	1	200	3	10	800	1	1220	1	6326	632567	3887	388667		
		17233670		160500		152000		35900		150750		25400		66000		48900		109600		566070	56607003	393733	39373333

Appendix B – Maintenance Works Program Sub Categories

Category	Sub-Category	Definition
Planned Maintenance	1 Statutory Maintenance	Both preventative service maintenance and condition based maintenance may contain elements of statutory maintenance which is defined as action performed to provide the minimum level of maintenance to meet legal and other mandatory requirements contained in Commonwealth and State Regulations, Australian Standards and Codes of Practice.
	2 Preventative Service Maintenance	The actions performed to prevent failure by providing systematic inspection and monitoring to detect and prevent incipient deterioration of failure and includes testing to confirm correct operation.
	3 Condition Based Maintenance	Corrective maintenance work performed, as a result of significant deterioration or failure, to restore an asset to its required condition standard, The work may be programmed as a result of Condition Assessment or as random additions to the program based on priority.
Unplanned Maintenance	Routine & Breakdown Maintenance	Unplanned and reactive maintenance actions performed to restore an asset to operational condition, as a result of an unforeseen failure.
	Incident Maintenance	Unplanned maintenance actions to restore an asset to an operational or safe condition as a result of property damage resulting from storms, fire, forced entry and vandal damage.

Appendix C - Condition Index Scale

Asset Condition and Definitions		
Rating	Status	Definition
5	Excellent	Building or asset has no defects; condition and appearance are as new.
4	Good	Building or asset exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes; but does not require major maintenance, no major defects exist
3	Fair	Building or asset is in average condition; deteriorated surfaces required attention; services are functional, but require attention; deferred maintenance work exists.
2	Poor	Building or asset has deteriorated badly; serious structural problems; general appearance is poor with eroded protective coatings; elements are defective, services are frequently failing; significant number of major defects exist.
1	Very Poor	Building or asset has failed; is not operational and unfit for occupancy or normal use.

Appendix D - Priority Ranking of Work

Priority	Definition
1	Works needed immediately or as soon as possible to meet Statutory requirements, and to ensure the health and safety of building occupants and users, including work to prevent serious disruption of building activities.
2	Works that affect the operational capacity of the building and those which are likely to lead to serious deterioration and higher future costs of repair.
3	Works that have minimal effect on the operational capacity of the asset but desirable to maintain the environmental quality of the asset and it's surroundings.
4	Works which can be deferred beyond one year and be re-assessed at a future date.

Appendix E – Maintenance Plan

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE Appendix C	CATEGORY OF WORK Appendix B	PRIORITY RATING OF WORK Appendix D	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Coonamble Library	Internal Walls	S7	4	2	3	200	
	Floors		5	2	3	0	
	Ceiling		3	3	3	1000	
	Doorways		4	2	3	150	
	Windows		3	3	3	1000	
	External Walls		4	2	3	200	
	Roofing		4	2	3	200	
	Grounds		4	2	3	3000	
	Outhouses					0	
	Hydraulics		4	2	3	200	
	Electrical		4	2	3	200	
	Cleaning					5000	
	Air Conditioning		3	3	3	500	11650
Administration Building	Internal Walls	S7	4	2	3	500	
	Floors		4	2	3	500	
	Ceiling		4	2	3	200	
	Doorways		4	2	3	600	
	Windows		5	2	3	1000	
	External Walls		5	2	3	0	
	Roofing		5	2	3	0	
	Grounds		5	2	3	7000	
	Outhouses					0	
	Hydraulics		5	2	3	1000	
	Electrical		5	2	3	2000	
	Cleaning					22000	
	Air Conditioning		2	3	3	500	35300

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Medical Centre	Internal Walls	S7	2	3	3	500	
	Floors		2	3	3	500	
	Ceiling		2	3	3	500	
	Doorways		2	3	3	13000	
	Windows		2	3	3	5000	
	External Walls		2	3	3	500	
	Roofing		2	3	3	500	
	Grounds		3	3	3	1000	
	Outhouses					0	
	Hydraulics		2	3	3	300	
	Electrical		2	3	3	300	
	Air Conditioning		3	3	3	300	22400
Rural Transaction Centre	Internal Walls	S7	4	2	3	200	
	Floors		4	2	3	200	
	Ceiling		4	2	3	200	
	Doorways		4	2	3	200	
	Windows		4	2	3	200	
	External Walls		4	2	3	200	
	Roofing		4	2	3	200	
	Grounds					0	
	Outhouses					0	
	Hydraulics		4	2	3	0	
	Electrical		4	2	3	0	
	Cleaning					5000	
	Air Conditioning		5	2	3	500	6900

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Castlereagh Centre	Internal Walls	S6	3	3	3	100	
	Floors		4	2	3	0	
	Ceiling		3	3	3	200	
	Doorways		4	2	3	0	
	Windows		4	2	3	200	
	External Walls		4	2	3	200	
	Roofing		2	3	3	200	
	Grounds					0	
	Outhouses					0	
	Hydraulics		4	2	3	200	
	Electrical		3	3	3	300	
	Air Conditioning					200	1600
Coonamble Pool	Internal Walls	S6	4	2	3	200	
	Floors		4	2	3	200	
	Ceiling		4	2	3	200	
	Doorways		4	2	3	200	
	Windows		4	2	3	200	
	External Walls		4	2	3	200	
	Roofing		4	2	3	200	
	Grounds		4	2	3	4000	
	Outhouses		4	2	3	200	
	Hydraulics		4	2	3	2440	
	Electrical		4	2	3	1700	
	Air Conditioning		4	2	3	150	9890

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Senior Citizens Centre	Internal Walls	S6	2	3	2	1500	
	Floors		2	3	2	0	
	Ceiling		2	3	2	1000	
	Doorways		2	3	2	0	
	Windows		2	3	2	0	
	External Walls		2	3	2	0	
	Roofing		1	3	2	1000	
	Kitchen		1	3	2	5000	
	Outhouses		2	3	2	0	
	Hydraulics		2	3	2	0	
	Electrical		2	3	2	0	
	Air Conditioning		2	3	2	200	8700
Saleyards Amenities	Internal Walls	S6	3	3	3	1300	
	Floors		4	2	3	200	
	Ceiling		2	3	3	300	
	Doorways		4	2	3	200	
	Windows		2	3	3	300	
	External Walls		4	2	3	200	
	Roofing		4	2	3	200	
	Grounds					500	
	Outhouses					0	
	Hydraulics		4	2	3	300	
	Electrical		4	2	3	300	
	Air Conditioning		4	2	3	150	3950

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Gular Youth Centre	Internal Walls	S6				100	
	Floors					100	
	Ceiling					100	
	Doorways					100	
	Windows					100	
	External Walls					0	
	Roofing					0	
	Grounds					1000	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					150	1650
Gulargambone Pool	Internal Walls	S6	4	2	3	200	
	Floors		4	2	3	200	
	Ceiling		3	3	3	1500	
	Doorways		4	2	3	200	
	Windows		4	2	3	200	
	External Walls		4	2	3	200	
	Roofing		4	2	3	200	
	Grounds		4	2	3	5000	
	Outhouses		4	2	3	200	
	Hydraulics		4	2	3	200	
	Electrical		4	2	3	200	
	Air Conditioning					0	8300

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Dwelling - Aberford St	Internal Walls	S5				0	
	Floors					0	
	Ceiling					0	
	Doorways					0	
	Windows					0	
	External Walls					0	
	Roofing					5000	
	Grounds					1000	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					200	6200
Dwelling - Ginty Est	Internal Walls	S5	3	2	3	200	
	Floors		3	2	3	200	
	Ceiling		3	2	3	200	
	Doorways		3	2	3	200	
	Windows		3	2	3	200	
	External Walls		3	2	3	0	
	Roofing		3	2	3	200	
	Grounds					500	
	Outhouses					200	
	Hydraulics		3	2	3	200	
	Electrical		3	2	3	220	
	Air Conditioning		3	2	3	200	2520

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Dwelling - Nash St	Internal Walls	S5	3	3	3	200	
	Floors		4	2	3	200	
	Ceiling		3	3	3	200	
	Doorways		3	3	3	200	
	Windows		4	2	3	200	
	External Walls		4	2	3	200	
	Roofing		2	3	3	3000	
	Grounds		4	2	3	500	
	Outhouses		4	2	3	200	
	Hydraulics		4	2	3	200	
	Electrical		4	2	3	200	
	Air Conditioning					200	5500
Dwelling - Tooloon St	Internal Walls	S5	4	2	3	0	
	Floors		4	2	3	0	
	Ceiling		4	2	3	0	
	Doorways		4	2	3	100	
	Windows		4	2	3	100	
	External Walls		4	2	3	100	
	Roofing		4	2	3	100	
	Grounds		3	3	3	0	
	Outhouses		4	2	3	0	
	Hydraulics		4	2	3	200	
	Electrical		4	2	3	200	
	Air Conditioning					200	1000

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Dwelling - Townsend St	Internal Walls	S5	4	2	3	200	
	Floors		4	2	3	200	
	Ceiling		4	2	3	200	
	Doorways		4	2	3	200	
	Windows					0	
	External Walls					0	
	Roofing		2	2	2	2000	
	Grounds		2	3	3	500	
	Outhouses					0	
	Hydraulics		4	2	3	200	
	Electrical					2000	
	Air Conditioning					2000	7500
Dwelling - 32 Yarran St	Internal Walls	S5	4	2	3	100	
	Floors		4	2	3	100	
	Ceiling		4	2	3	100	
	Doorways		4	2	3	100	
	Windows		4	2	3	100	
	External Walls		4	2	3	100	
	Roofing		4	2	3	100	
	Grounds					500	
	Outhouses					100	
	Hydraulics		4	2	3	100	
	Electrical		4	2	3	100	
	Air Conditioning					200	1700

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Dwelling - 46 Yarran St	Internal Walls	S5	2	2	3	100	
	Floors		2	2	3	100	
	Ceiling		2	2	3	100	
	Doorways		2	2	3	100	
	Windows		2	2	3	100	
	External Walls		2	2	3	100	
	Roofing		2	2	3	2800	
	Grounds					500	
	Outhouses		2	2	3	0	
	Hydraulics		2	2	3	400	
	Electrical		2	2	3	500	
	Air Conditioning					200	5000
Dwelling - Pool Gulargambone	Internal Walls	S5	3	3	3	100	
	Floors		3	3	3	100	
	Ceiling		3	3	3	100	
	Doorways		4	2	3	100	
	Windows		2	3	3	100	
	External Walls		2	3	3	100	
	Roofing		2	3	3	100	
	Grounds		4	2	3	0	
	Outhouses		4	2	3	100	
	Hydraulics		4	2	3	100	
	Electrical		4	2	3	100	
	Air Conditioning					200	1200

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Dwelling - Doctor Gulargambone	Internal Walls	S5	3	3	3		
	Floors		3	3	3	100	
	Ceiling		3	3	3		
	Doorways		4	2	3		
	Windows		2	3	3		
	External Walls		2	3	3	100	
	Roofing		2	3	3	100	
	Grounds		4	2	3	0	
	Outhouses		4	2	3		
	Hydraulics		4	2	3	100	
	Electrical		4	2	3	100	
	Air Conditioning					200	700
SES Shed	Internal Walls	S4	4	2	2	0	
	Floors		4	2	2	0	
	Ceiling		4	2	2	0	
	Doorways		4	2	2	0	
	Windows		4	2	2	0	
	External Walls		4	2	2	0	
	Roofing		4	2	2	0	
	Grounds					900	
	Outhouses		4	2	2	0	
	Hydraulics		4	2	2	250	
	Electrical		4	2	2	250	
	Air Conditioning					100	1500

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Coonamble Depot Amenities	Internal Walls	S4	3	3	3	1000	
	Floors		4	2	3	100	
	Ceiling		4	2	3	100	
	Doorways		3	3	3	500	
	Windows		4	2	3	0	
	External Walls		4	2	3	100	
	Roofing					0	
	Grounds					0	
	Outhouses		3	3	3	0	
	Hydraulics					0	
	Electrical					0	
	cleaning					5000	
	Air Conditioning					200	7000
Coonamble Depot Store	Internal Walls	S4	4	2	3	100	
	Floors		4	2	3	100	
	Ceiling		4	2	3	100	
	Doorways		4	2	3	100	
	Windows		4	2	3	100	
	External Walls		3	3	3	100	
	Roofing		3	3	3	100	
	Grounds					0	
	Outhouses					0	
	Hydraulics					100	
	Electrical					200	
	Air Conditioning					100	1100

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Coonamble Depot W/Shop	Internal Walls	S4	3	3	3	200	
	Floors		2	3	3	500	
	Ceiling					0	
	Doorways					0	
	Windows		4	2	3	200	
	External Walls					0	
	Roofing		2	3	3	1000	
	Grounds					0	
	Outhouses		3	3	3	1500	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					300	3700
Coonamble Depot Other	Internal Walls	S4				0	
	Floors					0	
	Ceiling					0	
	Doorways					0	
	Windows					0	
	External Walls					0	
	Roofing					0	
	Grounds					500	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	500

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Salesyards - Scales Room	Internal Walls	S4	4	2	3	200	
	Floors		4	2	3	100	
	Ceiling		4	2	3	200	
	Doorways					0	
	Windows					0	
	External Walls					0	
	Roofing					0	
	Grounds					0	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					150	650
Aerodrome Terminal	Internal Walls	S4	4	2	3	0	
	Floors					0	
	Ceiling					0	
	Doorways		3	3	3	200	
	Windows		3	3	3	200	
	External Walls		2	3	3	200	
	Roofing					0	
	Grounds					2000	
	Outhouses					0	
	Hydraulics					200	
	Electrical					200	
	cleaning					3000	
Air Conditioning				0	6000		

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Showground Main Pavilion	Internal Walls	S4	2	3	3	1500	
	Floors		2	3	3	5000	
	Ceiling		2	3	3	1000	
	Doorways		3	3	3	1000	
	Windows		3	3	3	500	
	External Walls		3	3	3	5000	
	Roofing		3	3	3	1500	
	Grounds		2	3	3	0	
	Outhouses		3	3	3	1500	
	Hydraulics		3	3	3	500	
	Electrical		3	3	3	500	
	Air Conditioning					0	18000
Sportsground Amenities	Internal Walls	S4				0	
	Floors					0	
	Ceiling		4	2	3	200	
	Doorways		4	2	3	200	
	Windows					0	
	External Walls		4	2	3	200	
	Roofing		3	3	3	200	
	Grounds		4	2	3	0	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	800

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Quambone Depot	Internal Walls	S4				0	
	Floors					0	
	Ceiling					0	
	Doorways					0	
	Windows					0	
	External Walls					0	
	Roofing					0	
	Grounds					0	
	Outhouses					0	
	Hydraulics					0	
	Electrical					140	
	Air Conditioning					0	140
Gular Depot	Internal Walls	S4				7000	
	Floors					0	
	Ceiling					0	
	Doorways					500	
	Windows					0	
	External Walls					0	
	Roofing					1500	
	Grounds					1000	
	Outhouses					0	
	Hydraulics					500	
	Electrical					500	
	Air Conditioning					0	11000

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Quambone Library	Internal Walls	S3	3	3	3	100	
	Floors		4	2	3	100	
	Ceiling		2	3	3	500	
	Doorways		2	3	3	100	
	Windows		2	3	3	300	
	External Walls		2	3	3	0	
	Roofing		3	3	3	400	
	Grounds		3	3	3	0	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	1500
Quambone Pool	Internal Walls	S3	4	2	3	0	
	Floors		4	2	3	0	
	Ceiling		4	2	3	0	
	Doorways		4	2	3	0	
	Windows		4	2	3	0	
	External Walls		4	2	3	100	
	Roofing		4	2	3	100	
	Grounds		4	2	3	2000	
	Outhouses		4	2	3	100	
	Hydraulics		4	2	3	100	
	Electrical		4	2	3	100	
	Air Conditioning					0	2500

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Museum	Internal Walls	S3				100	
	Floors					100	
	Ceiling					200	
	Doorways					200	
	Windows					100	
	External Walls		3	3	3	1000	
	Roofing		3	3	3	1000	
	Grounds		4	2	3	2000	
	Outhouses		4	2	3	300	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					150	5150
Museum Stables	Internal Walls	S3				0	
	Floors					0	
	Ceiling					0	
	Doorways					0	
	Windows					0	
	External Walls		3	3	3	1500	
	Roofing		3	3	3	1500	
	Grounds		4	2	3	1000	
	Outhouses		4	2	3	0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	4000

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Showground - G/Stand	Internal Walls	S3	2	3	3	0	0
	Floors		2	3	3	0	
	Ceiling		2	3	3	0	
	Doorways		3	3	3	0	
	Windows		3	3	3	0	
	External Walls		3	3	3	0	
	Roofing		2	3	3	0	
	Grounds		4	2	3	0	
	Outhouses					0	
	Hydraulics		3	3	3	0	
	Electrical		3	3	3	0	
	Air Conditioning					0	
Showground Poultry Pavilion	Internal Walls	S3	3	3	3	100	500
	Floors		2	3	3	0	
	Ceiling					0	
	Doorways		3	3	3	0	
	Windows					0	
	External Walls		4	2	3	200	
	Roofing		2	3	3	200	
	Grounds		4	2	3	0	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Showground Public Bar	Internal Walls	S3	3	3	3	100	
	Floors		4	2	3	100	
	Ceiling		2	3	3	100	
	Doorways		2	3	3	100	
	Windows					100	
	External Walls		3	3	3	100	
	Roofing		2	3	3	200	
	Grounds		4	2	3	0	
	Outhouses					0	
	Hydraulics		4	2	3	200	
	Electrical		2	3	3	0	
	Air Conditioning					0	1000
Showground Sheep Pavilion	Internal Walls	S3				0	
	Floors		4	2	3	0	
	Ceiling					0	
	Doorways					0	
	Windows					0	
	External Walls					0	
	Roofing		2	3	3	0	
	Grounds		2	3	3	0	
	Outhouses		2	3	3	0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	0

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Sportsground Grandstand	Internal Walls	S3	3	3	3	500	
	Floors		4	2	3	100	
	Ceiling		4	2	3	100	
	Doorways		4	2	3	100	
	Windows					0	
	External Walls					0	
	Roofing		4	2	3	200	
	Grounds					0	
	Outhouses		4	2	3	0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	1000
Gulgambone Hall	Internal Walls	S3	4	2	3	500	
	Floors					0	
	Ceiling		3	3	3	500	
	Doorways		3	3	3	200	
	Windows		4	2	3	200	
	External Walls		3	3	3	200	
	Roofing		2	3	3	500	
	Grounds		3	3	3	0	
	Outhouses					0	
	Hydraulics		3	3	3	500	
	Electrical		3	3	3	500	
	Air Conditioning					150	3250

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Quambone Hall	Internal Walls	S3	3	3	3	200	
	Floors		2	3	3	200	
	Ceiling		3	3	3	200	
	Doorways		2	3	3	200	
	Windows		3	3	3	200	
	External Walls		2	3	3	200	
	Roofing		2	3	3	200	
	Grounds		4	2	3	1000	
	Outhouses		2	3	3	200	
	Hydraulics					200	
	Electrical					200	
	Air Conditioning					0	3000
Yarran St Shed	Internal Walls	S2				0	
	Floors					0	
	Ceiling					0	
	Doorways					500	
	Windows					0	
	External Walls					0	
	Roofing					0	
	Grounds					500	
	Outhouses					0	
	Hydraulics					0	
	Electrical					0	
	Air Conditioning					0	1000

BUILDING	COMPONENT	EXPECTED STANDARD	CONDITION INDEX SCALE	CATEGORY OF WORK	PRIORITY RATING OF WORK	COMPONENT ESTIMATE	TOTAL ESTIMATE FOR BUILDING
Old Coonamble Youth Centre	Internal Walls	S2	2	3	3	100	
	Floors		4	2	3	100	
	Ceiling		2	3	3	100	
	Doorways		3	3	3	100	
	Windows		2	3	3	100	
	External Walls		2	3	3	100	
	Roofing		3	3	3	100	
	Grounds		3	3	3		
	Outhouses		4	2	3	100	
	Hydraulics		4	2	3	100	
	Electrical		3	3	3	100	
	Air Conditioning						0

Appendix F – Priority Maintenance Projects

High Priority Building Maintenance Projects 2009/10

Priority	Location	Project	Estimate
1	All Buildings	Asbestos Audit	20,000
2	Senior Citizens Centre	Kitchen	9,000
3	Medical Centre	Windows/doors	13,000
4	Aerodrome Terminal	Toilets	8,000
5	Saleyards Amenities	Electrical/ac	2,000
6	Dwelling - Nash St	Electrical/ac	3,000
7	Senior Citizens Centre	Electrical/ac	10,000
8	Dwelling - Nash St	Roof/Gutter	1,000
9	Medical Centre	Structural	30,000
10	Senior Citizens Centre	Painting	8,000
11	Dwelling - 46 Yarran St	Roof/Gutter	1,000
12	Medical Centre	Roof/Gutter	2,000
13	Dwelling - Gulargambone	Flooring	3,000
14	Dwelling - Aberford St	Painting	5,000
15	Dwelling - Aberford St	Flooring	3,000
16	Dwelling - Aberford St	Electrical/ac	5,000
17	SES Shed	Roof/Gutter	1,000
18	Saleyards Amenities	Painting	2,000
19	Quambone Library	Painting	2,000
20	Gular Youth Centre	Painting	3,000
21	Dwelling - Gulargambone	Painting	5,000
22	Dwelling - Aberford St	Roof/Gutter	1,000
23	Dwelling - Ginty Est	Roof/Gutter	1,000
24	Dwelling - 32 Yarran St	Roof/Gutter	1,000
25	Dwelling - Gulargambone	Roof/Gutter	1,000
26	Aerodrome Terminal	Flooring	2,000
27	Dwelling - 32 Yarran St	Flooring	3,000
28	Dwelling - 46 Yarran St	Flooring	3,000
29	Showground Poultry Pavilion	Painting	1,000
30	Showground Sheep Pavilion	Painting	1,000

\$150,000