



PARLIAMENT OF TASMANIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

**SCOTTSDALE PRIMARY SCHOOL
INFANT SCHOOL RELOCATION**

Presented to His Excellency the Governor pursuant to the provisions of the Public Works Committee Act 1914.

MEMBERS OF THE COMMITTEE

LEGISLATIVE COUNCIL

Mr Wilson

Mr Wing

HOUSE OF ASSEMBLY

Mr Bonde (Chairman)

Mr Davison

Mr Polley

By Authority: Government Printer, Tasmania

To His Excellency the Honourable Sir Guy Stephen Montague Green, Companion of the Order of Australia, Knight Commander of the Most Excellent Order of the British Empire, Governor in and over the State of Tasmania and its Dependencies in the Commonwealth of Australia.

MAY IT PLEASE YOUR EXCELLENCY

The Committee has investigated the following proposal:—

SCOTTSDALE PRIMARY SCHOOL INFANT SCHOOL RELOCATION

and now has the honour to present the Report to Your Excellency in accordance with the Public Works Committee Act 1914.

PROPOSAL AND COSTING

Proposal

Locke Hdm Architects was commissioned by the Department of Education and the Arts to complete an investigation into providing accommodation for rehousing infant classes from the infant school site at Alfred Street, Scottsdale to the primary school site at Mary Street, Scottsdale. The existing primary and infant campuses are approximately 2 kilometres apart with the older infant buildings on a site adjacent to the town's business district.

Feasibility studies were carried out in 1994 to consider possible alternatives to providing accommodation for this relocation. These studies considered the impact of such a move on the core building services of the primary school and the issues of type of construction, siting of buildings, vehicular and pedestrian circulation and siting of buildings. Relocation of existing buildings was also considered in lieu of erecting new accommodation.

Numbers to be relocated are 180 students including 55 kindergarten students and approximately 10 extra staff, including temporaries and regular visiting staff. This indicated a minimum extension of five classrooms and a double kindergarten/prep building in addition to administration extensions.

This proposal is for a combined refurbishment and redevelopment with the plan to call for tenders in May 1996 and construction to commence early in the 1996-97 financial year with progressive completion to an estimated completion date of March 1997.

Costing

The main variables are the type of classroom development and their positions. The majority of other costs are fixed and, in the case of building services, higher than would be expected in a project of this type. All of the services upgrading are required by regulations in the event of the major upgrade to the primary school.

Some costs can be absorbed by the school community or from separate programs such as exit light and exit door furniture upgrading. Another cost benefit which can be defrayed against the total project is the sale of the infant school site. A valuation of the property carried out by an independent registered property valuer, was estimated in April 1994 to be \$180,000 (market value).

The overall budget for the development is between \$1,012,000 to \$1,075,000 at the current cost price index. The following indicative costs give a breakdown of items which can be included in this budget. These will be refined and prioritised with the school community as plans are further developed.

Indicative Cost Estimate

	\$
5 new classrooms with associated toilets, covered ways and infant mistress office.	500,000
New Kindergarten/Prep building of approximately 200m ² with covered play areas, etc (typical plan shown on Drawing 04).	200,000
Alterations and refurbishment to existing primary school building as shown on Drawing 04 (not including exit lighting and new exit furniture).	60,000
Electrical mains upgrade.	55,000
Smoke/thermal alarm system to existing primary school building.	35,000
Fire main upgrade, including pump station, new hydrants, etc.	40,000
Civil works, car parking, paths and landscape.	100,000
External stormwater, sewer and water.	25,000
Art works.	10,000
Exit lighting and door furniture to existing building.	13,000
Contingency.	<u>37,000</u>
Total Indicative Estimate.	1,075,000

EXCLUSIONS

The indicative estimates do not include the following items:—

1. Relocation of the existing infant terrapin building for use as a music room.
2. Professional fees.
3. Loose furniture and equipment.
4. Increased costs to completion date.
5. Savings from the sale of the infant school site.
6. Curtains and blinds.
7. Relocation of external sand play area from infant school.

The school community has given a commitment to provide funds for some minor items such as external play equipment etc. Their priorities will be examined as plans are further developed.

EVIDENCE

The Committee inspected the existing Scottsdale Infant School and Primary School on Friday, 15 December 1995. The inspection was followed by a hearing at the Primary School. The following witnesses gave evidence at the hearing:—

Timothy Gourlay, Manager, Projects, Department of Education and the Arts;
 Brian Locke, Consulting Architect;
 Edric Whitchurch, Principal, Scottsdale Primary School; and
 Robin Thompson, President, Scottsdale Primary School Council.

At the hearing, the witnesses explained how the move to bring both parts of the School together on the one site had many advantages, including greater economies and sharing of resources.

It was also explained to the Committee that the true cost of the project had to be calculated by taking into account certain cost savings which were not included in the gross cost of the project. There were maintenance (\$164 000) and modernisation (\$86 000) costs totaling \$250 000 which can be avoided by moving the infant school from its current site. Further, the sale of the infant school property is expected to raise \$180 000. The total amount which can be said to be saved from the project by these means is therefore \$430 000.

CONCLUSION AND RECOMMENDATION

The evidence presented to the Committee demonstrated the need for the project to proceed. There are obvious educational and administrative advantages to be gained from this proposal. The Committee also recognises the need to provide for growth at some stage in the future and sees this being best catered for by the Kinder/Prep block to be located parallel to the existing netball courts.

Accordingly, the Committee recommends the project, in accordance with the plans and specifications submitted, at a estimated total cost of \$1,075,000.

Parliament House, Hobart
 January, 1996

W. B. Bonde, M.H.A., *Chairman*