

Hero Building **REPORT**



Gawler
Business Development Group



The Hero Building Project is a partnership between commercial property owners, Council and the Gawler Business Development

Group to assist the facade restoration of historic commercial buildings in Murray Street. The objective of the project is to improve;

- The appearance, longevity and sustainability of Gawler's commercial

historic buildings

- Gawler's street appeal, occupancy rates and consumer confidence

Council's contribution of a \$10,000 grant enabled the first Hero Building Project to commence.

THE ROLE OF THE GAWLER BUSINESS DEVELOPMENT GROUP

The role of the GBDG was to coordinate and facilitate the Hero Building Project, liaising with all involved parties including; Council Managers Jeanette Lockwood and Scott Reid, building owners Anh-Tran Vo & Thi Qui

Tran (Tung & Qui), John Dickies Building Services, Workzone Traffic Control and Jerome Villordon of Aspire Homes (who organised the Engineer's Report with Hudson Environ).

The GBDG also administered

the contractor payments from the \$10,000 Council grant to John Dickies Building Services and Workzone. The Project commenced in April 2014 and was completed by end of 2013/14 financial year.

SELECTION

The Gawler Business Development Group earmarked several possible commercial properties suitable for the Hero Building Project based upon;

- The condition of façade/ building
- Location of the building

iii. Size of the project and its manageability

iv. Relationship between the lessor and lessee

Respectively, the Gawler Bakery was selected based upon;

- The poor condition of the façade (see below)

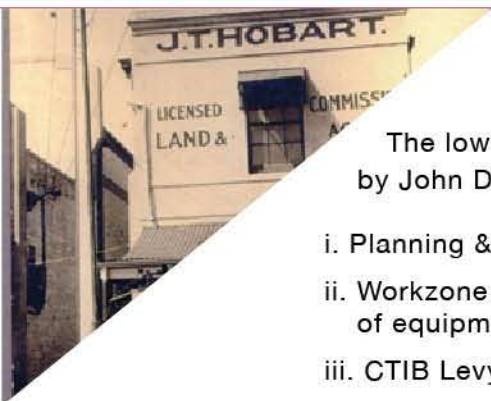
ii. Being a stand-alone building, should be very noticeable

iii. Being a small project, should be manageable

iv. The building is owner occupied, which would allow for less contention when closing for renovations



Hero Building Project- Gawler Bakery, 65 Murray St.



The lowest quoted cost for the renovation of 65 Murray St. was \$17,100 by John Dickies Building Services (see contract*), but did not include;

- i. Planning & Engineer's Report - **\$1200**
- ii. Workzone Traffic Management Report & installation/removal of equipment - **\$1601.50**
- iii. CTIB Levy - **\$42**
- iv. Additional Sign Writing - **\$350**
- v. Loss of income during closure renovation

The total cost of the project was \$20,293.50 not including loss of income.

The \$10,000 Council Hero Building grant was administered by the GBDG with the following payments;

i. John Dickies Building Services deposit	\$5130.00*
ii. Workzone Traffic Management	\$ 1601.50*
iii. A portion of John Dickies Building Service SA - second installment (\$5985)	\$ 3268.50
	\$10,000.00



A. Painting of the facade after demolition of the awning and surface preparation.



B. Signage (top) and Awning Framework Installed



C. Installation of Awning, Signage and Eve



D. New Menu Signage



E. The Final Product



F. Before and After



G. The Old and the New

NEXT

In response to Council's letter of request to commercial property owners seeking Hero Building participants, Brian Ivkovic owner of 50-56 Murray St (Cups 'n Cakes and OPSM) responded, wishing to participate in the program.

The three shop fronts, which were also ear marked by the GBDG, will cost in the vicinity of \$60,000 for façade restoration.

The development application has been approved by Council and the project is underway.



Right: OPSM building



Documents;

- i. John Dickies Building Services Quotation/Contract & Invoice
- ii. Aspire Homes Plan
- iii. Hudson Environs Engineer's Report
- iv. CITB Levy
- v. Workzone Traffic Management Quotation & Plan
- i. John Dickies Building Services Quotation/Contract/Invoice

i. John Dickies Building Services Quotation/Contract & Invoice



Tuesday, 29 April 2014

Anh-Tuan Vo & Thi Qui Tran
65 Murray St
Gawler, SA, 5118

Mb: 0413 450 518
Office: 08 8522 2101

BUILDING/RENOVATING CONTRACT

Contract Between Anh-Tuan Vo & Thi Qui Tran and John Dickie 10 Fechner
Place Tanunda SA 5352, Licence Number BLD 251098, ABN 397 1950 6638.

Job Address:
Gawler Hotbread Bakery
65 Murray St
Gawler

Schedule

Commencement of work:
Completion of work: Approximately 2-3 weeks from commencement

Terms of payment

First instalment: \$5130
30% deposit, paid prior to commencement of any work

Second instalment: \$5985
Progress payment upon practical completion of verandah frame

Third instalment: \$4985
Upon practical completion of project, as deemed by the builder

Fourth and final instalment: \$1000
Upon completion

Once the fourth instalment has been received into the nominated account, any relevant certificates of compliance will be handed over to the owner.

Total Payment \$17 100 (including GST)



BUILDING/RENOVATING CONTRACT CONTINUED

Scope of works:

- Demolition of existing steel verandah, including disconnection and reconnection of existing illuminated sign.
- Re-patch existing render on shop front and two side bottom halves where required.
- Re-paint shop front in Colourbond Paperbark and installation of new sign to top of building, as per plans
- Supply and install new verandah approximately 5180mm x 2900mm, as per plans
- New verandah to incorporate new signs on sides and front in line with supplied plans and approved by client.
- Corner fretwork to be used on posts as per supplied details.

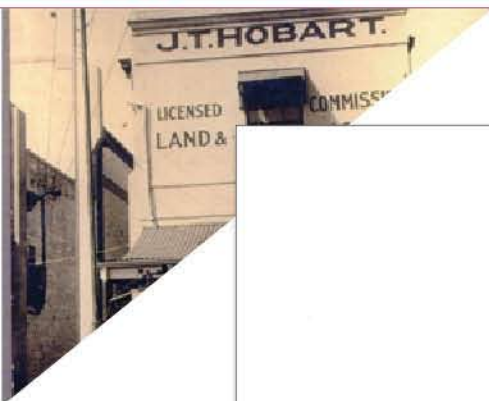
Colour Schedule

- Roof – Manor Red
- Gutters and Fascia – Paperbark
- Posts, walls and ceiling – Paperbark

Exclusions

- Any costs associated with asbestos removal
- Any costs associated with upgrading or replacing existing electrical circuits, wires, switch board etc
- Any costs associated with council consents and / or approvals
- Any costs associated with traffic control (including pedestrians)

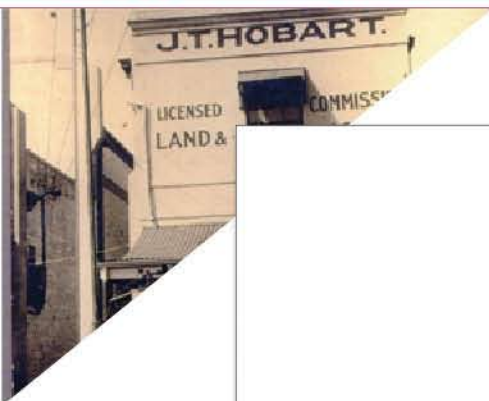
10 Fehner Place Tanunda, SA, 5352. PH/FAX. 08 8563 0920, MOBILE 0423 523 747
EMAIL, johndickies@internode.on.net
ABN, 397 1950 6638



Terms and Conditions

- All materials used will be good and suitable for the purpose for which they are used unless the contract states otherwise
- Work produced and materials supplied remain the property of the builder, John Dickie until the final invoice has been paid in full.
- Any delays due to the clients' actions and organisation, that prevent the builder from working, or results in the builder having to return at another time to continue to work, will incur a call out fee of \$330 plus \$110/hr after the first 2 hours
- The builder has a right to access the site to complete the contract or to fix any defects
- If progress payments are required and are not paid by the required date, work will cease
- Costs associated as a result of the builder John Dickie seeking payments to recover debts will be passed on to the customer.

10 Fechner Place Tanunda, SA, 5352. PH/FAX. 08 8563 0920, MOBILE 0423 523 747
EMAIL, jonandmon@intermode.on.net
ABN, 397 1950 6638



PLEASE NOTE THE FOLLOWING EXCLUSIONS

Asbestos removal if found during renovation process.
Any costs associated with repair of existing electrical circuits or switch boards.
Council consents and/or approvals.
Any costs associated with closing down pathways or roads

Quotation Subject to Change and Valid For 30 Days Unless Otherwise Advised.

A one of commencement payment of \$1100 to have building measured and plans drawn up ready for council lodgment.

A 30% Deposit Required Paid into Nominated Account Prior to the Commencement of any onsite Work or Ordering of any Materials.

Prices Stated Only Valid if All Jobs Carried out Together.
Balance to be Paid Within 7 Days of Completion of Work.

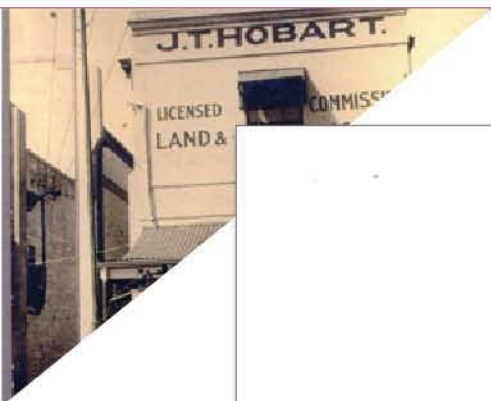
Thank you once again for the opportunity to provide this quotation.

If I can be of any further service to you, please do not hesitate to contact me.

Regards

John Dickie

10 Fechner Place Tanunda, SA, 5352. PH/FAX. 08 8563 0920, MOBILE 0423 523 747
EMAIL, jondickie@intermode.on.net
ABN, 397 1950 6638



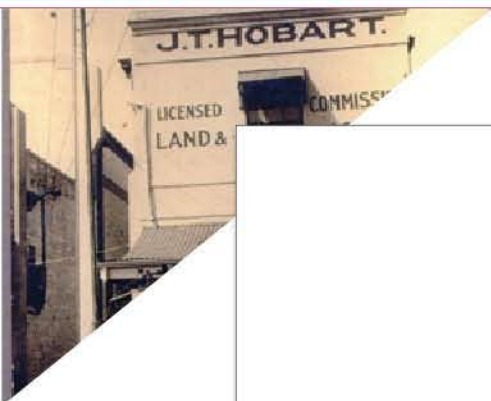
To accept this quotation and contract please fill in and return this form.

Mr. Anh Tuan Vo & T.Q. Tran **HEREBY**
ACCEPT THE QUOTATION FOR SERVICES AS SPECIFIED, INCLUDING
PAYMENT TERMS AND AGREE TO THE CONDITIONS AND
LIMITATIONS.

Payment/s may be made by Direct Deposit into the following account:

Account Name: John & Monique Dickie
BSB: 735 079
Account Number: 531 839
Bank: Westpac

10 Fechner Place Torunda, SA, 5352. PH/FAX. 08 8563 0920, MOBILE 0423 523 747
EMAIL, jonandmon@internode.on.net
ABN, 397 1950 6638



TAX INVOICE

30/04/2014

Invoice Number 1300414

Invoice To:
Anh-Tuan Vo & Thi Qui Tran
Gawler Hotbread Bakery
65 Murray St
Gawler SA 5118

Description

Total
\$4664

30% of \$17,100 deposit, for shopfront renovation at above address

GST - \$466

Total Including GST - \$5130

Amount Paid - \$0

Amount Due - \$5130

Payment of this invoice may be made by Direct Deposit into the following account

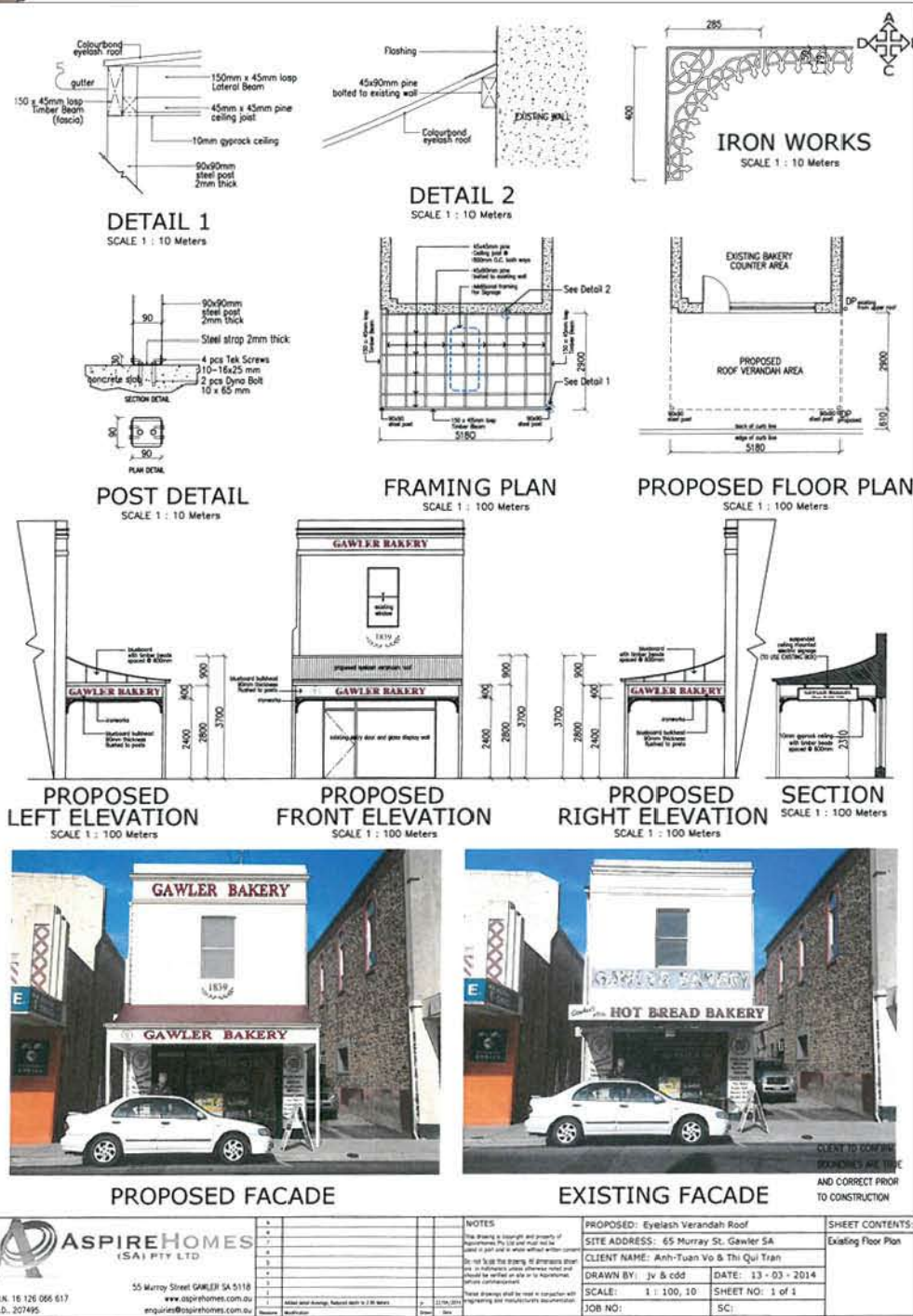
Account Name: John & Monique Dickie
BSB: 735 079
Account Number: 531 839
Bank: Westpac

Regards,



10 Fechner Place Tanunda, SA, 5352. PH/FAX. 08 8563 0920, MOBILE 0423 523 747
EMAIL, jonandmon@internode.on.net
ABN, 397 1950 6638

ii. Aspire Homes Plan





iii. Hudson Environ Engineer's Report

Hudson Environ

Civil and Structural Engineering

VERANDAH DESIGN

65 MURRAY STREET

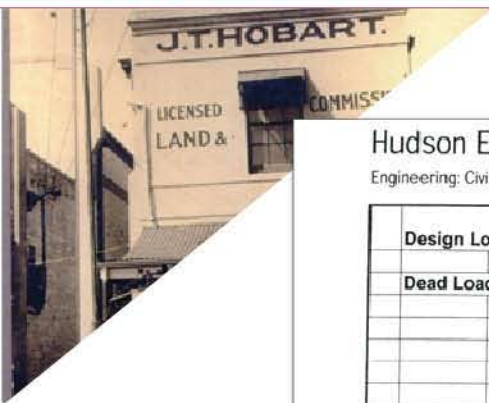
GAWLER

ANH-TRAN VO & THI QUI TRAN

JOB No. HE14045

43 Jacob Street
Gawler S.A. 5118
PO Box 254
Phone 08 8523 4088
Email laurence@hudsonenviron.com.au







Hudson Environ

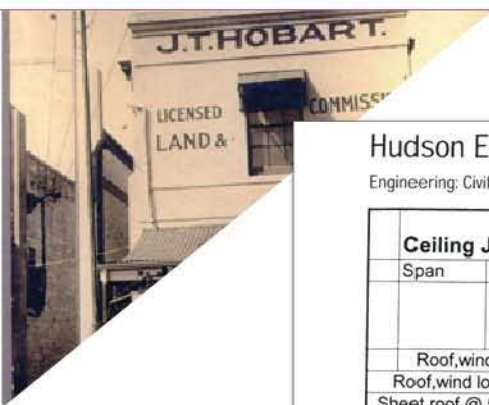
Engineering: Civil, Structural

43 Jacob Street
Gawler S.A. 5118
Phone 08 85234088

Design Loads				AS 1170.1 - 2002																			
Dead Load																							
Roof cladding	0.050 kPa	5.0 kg/m ²	Custom Orb	(similar)																			
Rafter	0.050 kPa	5.0 kg/m																					
Ceiling	0.149 kPa	14.9 kg/m																					
Fascia Beam	0.050 kPa	5.0 kg/m																					
Maintenance Live Load	0.25 kPa			Table 3.2																			
	1.4 kN conc.			do																			
Wind Loads On Structure				AS 1170.2 - 2011																			
Region A1		Terrain Category 3	equivalent N3 of AS 4055 - 2006																				
Regional Wind Speed, V500	45 m/s		Table 3.2.3																				
Height to ridge	<10m																						
Importance level	2																						
Md	1.00																						
Ms	1.00	No shielding																					
Mt	1.00	Level terrain																					
Mz,cat	0.83																						
Design Wind speed, Vu	37.35 m/s																						
Design Gust Speed	37.35 m/s																						
Dynamic Wind Pressure, qz	0.84 kPa	0.0006V ²	Eqn 3.3																				
Open Rectangular building																							
b	2.90 m	d/b	1.8																				
d	5.18 m	h/d	0.54																				
mid. h	2.80 m	b/d	0.6																				
Column h	2.40 m																						
Roof Height	2.80 m																						
No. Columns	2																						
Column spaces	5.09 m																						
Coefficients		0.4	Design wind pressure Table D4 AS/NZS 1170.2-2002																				
																							
																							
			<table><tr><th colspan="2">windward</th><th colspan="2">Leeward</th></tr><tr><th>Cp</th><th>press, kPa</th><th>Cp</th><th>pres s, kPa</th></tr><tr><td>Roof</td><td>-0.10</td><td>-0.08</td><td>-0.10</td><td>-0.08</td></tr><tr><td>Roof</td><td>0.40</td><td>0.33</td><td>0.40</td><td>0.33</td></tr></table>			windward		Leeward		Cp	press, kPa	Cp	pres s, kPa	Roof	-0.10	-0.08	-0.10	-0.08	Roof	0.40	0.33	0.40	0.33
windward		Leeward																					
Cp	press, kPa	Cp	pres s, kPa																				
Roof	-0.10	-0.08	-0.10	-0.08																			
Roof	0.40	0.33	0.40	0.33																			

Phone 08 85234088

Page 3

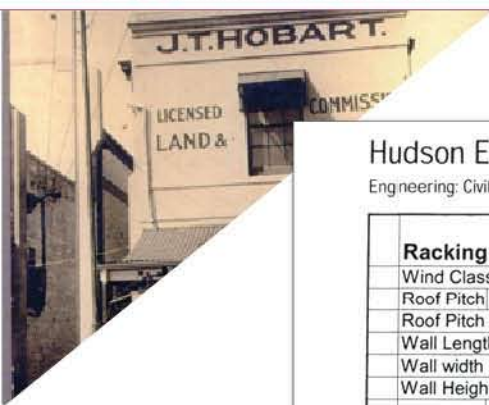


Hudson Environ

Engineering: Civil, Structural

43 Jacob Street
Gawler S.A. 5118
Phone 08 8523 4088

Ceiling Joist									
Span			2900 mm						
	Wind Load kPa	Load Width m	UDL kN/m	Dead Load kN/m²	Load Width m	UDL kN/m	Live Load kN/m²	Load Width m	UDL kN/m
Roof, wind load up	0.40	0.60	0.24						
Roof, wind load down	0.40	0.60	0.24						
Sheet roof @ 5.0kg/m²				0.15	0.60	0.09			
Maint. Live Load							0.25	0.60	0.15
Beam Weight				0.15	1.00	0.15			
Total		Wu=(0.24)		G=(0.24)		Q=(0.15)
Dead Load:-		Load Factor	1.00		Load Factor	1.20		Load factor	1.50
Factored Load kN/m			0.24 kN/m		1.2G	0.29 kN/m		1.5L	0.23 kN/m
Length of Pitching Beam			(2.90)m		(1.45)m				
1.2G+1.5Q	0.29 kN/m			0.83 kN		0.41 kN			
1.2G+Wu	0.53 kN/m			1.52 kN		0.76 kN			
Wu	0.24 kN/m			0.70 kN		0.35 kN			
1.2G	0.29 kN/m			0.83 kN		0.41 kN			
Wu-0.9G	0.03 kN/m			0.08 kN		0.04 kN			
G	0.24 kN/m			0.69 kN		0.34 kN			
Q	0.15 kN/m			0.44 kN		0.22 kN			
				Moment	Wl²/2/8	0.30 kNm			
Timber: Use 2/35x190 MGP10									
B	35 mm								
D	120 mm								
Zxx	84000 mm³								
k1	1.15								
φ	0.8								
fb	16 MPa								
φ Mb	1.24 kNm		>	0.30 kNm - ok			E	1.00E+04	
5/384wl⁴/EI	deflection UDL	4.34 mm		L/180	0.16 ok		I	5.04E+06	

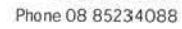


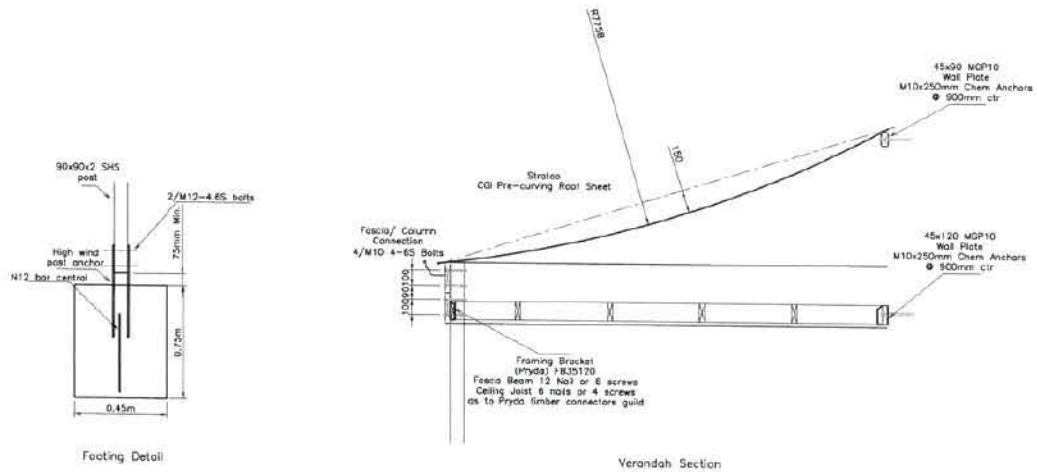
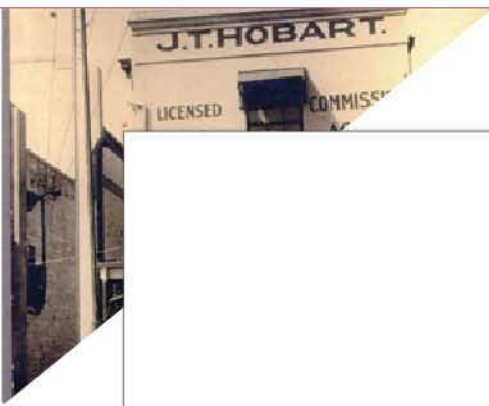
Hudson Environ

Engineering: Civil, Structural

43 Jacob Street
Gawler S.A. 5118
Phone 08 85234088

Racking Design									
Wind Classification		N2							
Roof Pitch			35.5 °		area m ²		($\alpha \cdot Pl(\cdot)/180$)		
Roof Pitch Height			0.90 m		as per plan		0.620		
Wall Length Elev. A (1)			5.18 m		1.30 m ²		2.9x0.9/2		
Wall width Elev. B (2)			2.90 m		0.58 m ²		2.9x0.4		
Wall Height (Pitching Beam)			0.40 m		1.88 m ²		1.3+1.16+2		
			0.84 kPa						
			1.58 kN		1.88x0.84				
Top of post			2.40 m		Column Height				
Bending moment at the footing			3.78 kNm		per column				
Column	Use 90x90x2.0 SHS			8.58E+05	I				
Deflection		42.3 mm		200000	E	WI ³ /3/EI			
Deflection N/A	Pinned joints @ Pitching Beams								
	Shear Force	41.7 kNm	<	2/M12-4.6S Bolts	44.8 kNm				
Footing pad Load									
	Roof	Area	3.76 m ²						
		Live Load LL	0.94 kN	0.25 kN/m ²					
		Dead Load G	0.46 kN	0.1x4.05					
DL +0.5 LL	P=G + 0.5Q	0.93 kN	<	4.50 kN					
Bearing Load on Footing Size Table 3.2				450 Ømm	min				
Post Anchor									
(Pryda)	PSQ45090								
	2/M12 4.6 S Bolts								

19



Hudson Environ
Engineering
41 Jorda Street, Gawler
South Australia 5118
Phone 08 85234048

Proposed Verandah
Anh-Tuan Vo & Thi Qui Tran
65 Murray Street, Gawler

Verandah Section & Details

Date: 15 May 14
Scale: 1:20
Drawn: Tran
Checked: A. Tume

Hudson Environ
Drawing
HE14045
Sheet 1

iv. CITB Levy



ABN 39 617 133 546
phone 08 8172 9500 fax 08 8172 9501
5 Greenhill Road, Wayville SA 5034
PO Box 1227, Unley SA 5061
e-mail citb@citb.org.au
www.citb.org.au

Anh Tuan Vo
65 Murray Street
Gawler SA 5118

Payment Summary

Receipt Number	56757			
Number of Projects Paid	1			
Total Levy Due This Transaction	\$ 42.00			
Amount Paid	\$ 42.00			
Date Paid	28/05/2014			
Total Balance Outstanding	\$ 0.00			
Payment Type	Credit Card			
Payment Reference Number	PR71037			
Project ID	Project Address	Project Owner	Levy Due	Amount Paid
475444-1	65 Murray Street Gawler SA 5118	Anh Tuan Vo	\$ 42.00	\$ 42.00

v. Workzone Traffic Management Quote & Plan

Gawler Business Development Group Inc. Mail - Workzone Traffic Control - Quote

Page 1 of 2



Sigrid Murljagic <sigrid@gawler.org.au>

Workzone Traffic Control - Quote

1 message

Executive Assistant <ElizabethC@workzone.net.au>
To: "sigrid@gawler.org.au" <sigrid@gawler.org.au>
Cc: Henry Mercieca <henrym@workzone.net.au>

Tue, Jun 10, 2014 at 3:28 PM

Hi Sigrid,

Thank you for your enquiry.

Please find the pricing for your proposed works outlined below:

- Setup: 2 x Workzone Traffic Controllers & Vehicle for four hours on a weekday (depot to depot) = \$412.00
- Pack up: 2 x Workzone Traffic Controllers & Vehicle for four hours on a weekday (depot to depot) = \$412.00
- 40km/ Traffic Hazard Signage for a Pedestrian Raceway including barriers = \$652.50
- Workzone Planning / Job Scoping = \$125.00

Please note all pricing excludes GST.

Please do not hesitate to contact us if you require any further assistance.

Kind regards,

Elizabeth Calder

Executive Assistant

1300 768 657

<https://mail.google.com/mail/u/0/?ui=2&ik=bc707fa27f&view=pt&q=ElizabethC%40...> 13/03/2015

