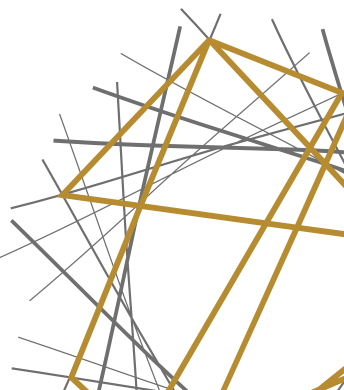




GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON MASTER PLAN
8 JULY 2019

ARCHITECT PETER MOECK





Inquirers

CONTENT

01

CONTEXT

- Strategic Vision
- The Campus

MASTER PLAN

- Objective
- Brief Requirements
- Existing Facilities
- Challenges and Opportunities
-

CONCEPT DESIGNS

- Staged Redevelopment
- Area Schedule
- Logistics
- Likely Order of Costs
- Attribution
- Recommendation

ILLUSTRATIVE MATERIAL

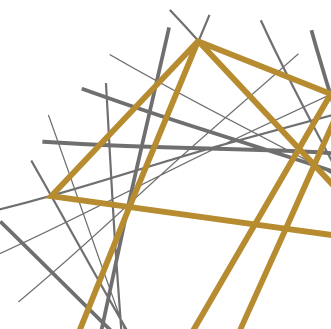
- 2019011 / M01A Existing Site Plan
- 2019011 / M02A Existing Floor Plan
- 2019011 / SK01B Proposed Site Plan
- 2019011 / SK02A Proposed Carpark Improvements
- 2019011 / SK03D Proposed Floor Plan
- 2019011 / SK04A Proposed Sections A & B
- 2019011 / SK05 Proposed Staging Plan
- Certificates of Title 5713/249, 5773/551 & 6039/62 for School Campus

MASTER PLAN COST ESTIMATES

- Master Plan Cost Estimates Version 4 prepared by Heinrich Consulting dated 8 July 2019

CONSULTATIVE PROCESS

- Meeting 01 GSLS Student Voice Consultation 14 May 2019
- Meeting 02 GSLS Staff Voice Consultation 14 May 2019
- Meeting 03 GSLS Initial Concepts Working Group Design Review 28 May 2019
- Meeting 04 GSLS Revised Concepts and Costs Review 18 June 2019
-





Curious

CONTEXT

02

STRATEGIC VISION

The Strategic Vision for Good Shepherd Lutheran School is to be an engaged learning community where partnerships are fostered and relationships flourish. This is achieved by providing a quality education for inquiring minds in a value enriched environment.

The point of differentiation is care, attention and nurture. Students are encouraged to be 'their best self'. The student cohorts are generally 20 in the Junior Primary Years and 25 in the Upper Primary. This assists in facilitating engagement and individualised attention.

At the forefront of decision making is the question 'How do children learn best?' The answers to date have informed site redevelopments that encourage collaboration, deep engagement, nature play and imagination and refurbishment projects that have commenced the journey of fluid, flexible and adaptable spaces and loose furniture provision.

The Future Directions Action Plan dated November 2018 prepared by Good Shepherd Lutheran School lists 9 strategic areas. The commentary under Section 4 Buildings, Grounds and Facilities was the starting point for this Master Plan.

A series of forums were held with students and staff to gather information about perceptions and aspirations. Refer to the Minutes included as Appendices to this Master Plan Report. The suggestions made have informed the content of the proposed staged redevelopment.

THE CAMPUS

The campus was established in 1962 on a generous site in a quiet residential area at 7 Neldner Avenue, Angaston. The buildings have been progressively added and altered.

A Master Plan was prepared by Russell and Yelland in March 2001 and another Master Plan followed in November 2011 by Arkvale Architects. The Library redevelopment arose from the latter. The recent rework of two General Learning Areas for the Foundation and Year 1/2 cohorts was designed by Hodgkison.

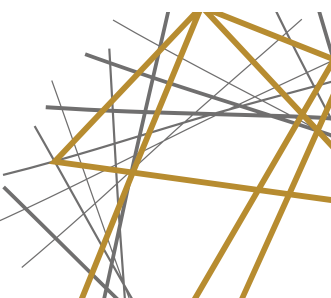
The School currently has 111 students from Reception to Year 7. The General Learning Areas are accommodated in one building together with Administration. The configuration includes a central gathering area with learning spaces on both sides. It has 'good bones' and can be creatively reworked to provide spaces that are light and airy and better connect to facilitate collaborative learning, break-out and team teaching. This missing piece is seamless connectivity between indoor and outdoor learning settings using decks and generous verandahs.

A Multi-purpose Hall, Oval, Hard Courts, Eden Nature Play and OSHC within the former Principal's Residence are connected with roadways and parking areas. At the core of the campus is the playground which is nestled under majestic significant trees which have been embraced for informal gatherings by the School Community.

The Angaston Early Learning Centre is a privately-owned business and operates from a former residence adjoining the School campus accessed from Valley Road. A strategic partnership should be developed to underpin the flow of new students to the School. Near-by land is being developed as a residential sub-division. The lower section of the site is a creek bed.

Adaptive reuse, reconfiguration and refurbishment is the core requirement for this Master Plan. Connecting indoor and outdoor learning environments and fostering collaboration requires connected spaces, improvements in acoustic attenuation and a review of flexible furniture provisions.

Vibrant and agile learning will respond to the changing needs of learners at any given time. The indoor and outdoor environments will be improved to offer a range of options for formal and informal activities.





Agile

MASTER PLAN

OBJECTIVE

The objective of the Master Plan was to investigate all options for the redevelopment of the School addressing the objectives of capacity, contemporary facilities and specialist learning to offer cost effective and best value solutions.

BRIEF REQUIREMENTS

The Master Plan Brief was required to consider and address the following matters:

- Progressive refurbishment to provide a range of activity settings that encourage collaboration
- Staged redevelopment providing connected indoor and outdoor learning environments
- Preparation for the departure of Year 7 in 2022
- The School is working towards building single stream classes
- Form a strategic partnership and build relationships with Angaston Early Learning Centre
- Replacement and maintenance of existing facilities and grounds
- Improved street presence and visual appeal
- Improved ICT infrastructure for agile connectivity to technology
- Replacement of furniture to provide for differentiation of student learning requirements
- Evaluate vehicular and pedestrian flow to improve safety and rearrange the flow of the carpark
- Provide shade and shelter and connectivity between buildings and passive and active play spaces
- Evaluate options for future use of vacant land, adaptive reuse

EXISTING FACILITIES

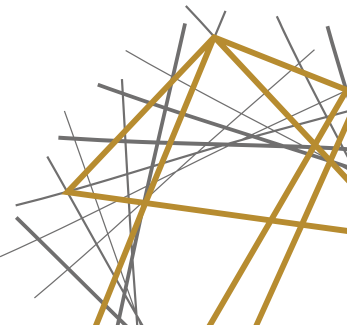
The following Table lists the existing site area and internal building footprints. This is based on a review of the existing archived architectural drawings which has resulted in the preparation of Existing Site and Floor Plans 2019011 / M01A and 2019011 / M02A.

The School commenced operation in 1962 and the original buildings have been added to on several occasions. Recent additions were undertaken in 2014 for the Library and Staff Room and again in 2018 for the rework of two GLA spaces and upgrade of Student Amenities.

The first Table below summarises the floor areas of existing buildings expressed as gross area including external wall thicknesses. Unenclosed covered areas are listed separately. The second Table below summarises the existing provision of Amenities for Students and Staff.

Existing Buildings and Site Development	Area
Existing School Building including Art Room and Stores	1280 m2
Existing BER Hall known as The Hub excluding Porch	755 m2
Existing unenclosed covered area known as The Atrium, Breezeway and Entry Porch	135 m2
Existing OSHC former residence	154 m2
BGA Global Area Guidelines are 7.5 m2 / student for F-Year 6 and 12 m2 for Year 7	

User Group	WC Pan	Hand Basin	Shr
Students Boys	4 and 1 is ambulant caters for 200	1 plus trough with 4 taps caters for 200	
Students Girls	5 and 1 is ambulant caters for 150	1 plus trough with 4 taps caters for 150	
Unisex Access WC	1 counted for M & F	1 counted for M & F	1
Staff	2 shared M & F 2 caters for 20 F	1 shared caters for 30 F	
External Use	1 for maintenance and parent use	1 for maintenance and parent use	





Collaborative

CONCEPT DESIGN

STAGED REDEVELOPMENT

The following Table on the following page lists the content of staged redevelopment of the campus for building works. The intent is to apply for funding assistance from the AISSA BGA for Stages 01-03 and to undertake the balance of listed projects funded from capital reserves.

The objective is to focus on the refurbishment and improvements to three existing General Learning Areas and to create a useful Learning Common in the short term for Stages 01. The GLA spaces are compact at 56 m2 each. There is great benefit in providing connectivity to adjacent indoor and outdoor areas.

The Stage 01 scope of works comprise:

- Replacement of external windows and provision of new hinged pair of doors
- Glazed sliding doors and sidelights to both sides of Learning Common for visual and physical connectivity
- Glazed sliding doors linking GLA spaces for team teaching and increased collaboration between students
- Replacement of floor finishes and direct stuck plasterboard over existing face masonry walls
- Cladding to conceal existing steel web trusses, acoustic wall fabric and magnetic whiteboards
- Purpose designed in-built joinery to each GLA spaces to store resources and mobile large screen
- Upgrade of lighting with energy efficient LED fittings
- Replacement of existing air-conditioning with new wall splits on bulkhead and fresh air provision
- Deck area with views to trees and playground using composite decking and glazed balustrade
- Bag hooks or bag poles or bag shelves to be placed between wall nibs protected by existing eaves
- Relocation of the communications cabinet into First Aid Room repurposed as a Server Room with existing AC
- Existing Sick Room to be provided with new hand basin and secure storage

Project B will need to precede Stage 01. New Sheds for maintenance and sports storage will allow the existing spaces to be repurposed to accommodate archives and resources that currently reside in the Hall near the Staff Room and Work Room. This will declutter and allow the circulation spaces to be widened.

Project F is a new roof over Deck 01. The steel structure is intended to be a free-standing cantilevered post and rafter in order to maximise the pitching height and scale of the covered area. The roof cladding will be 18mm thick multi-cell polycarbonate sheets with UV resistance in an opal white finish for diffused natural light.

Refurbishment and improvements to the balance of two existing General Learning Areas will be in the mid-term for Stage 02. This will have a similar scope of works to Stage 01 but with a focus on two connected rooms and provision of a covered outdoor learning deck. This will be placed on the existing driveway which is removed.

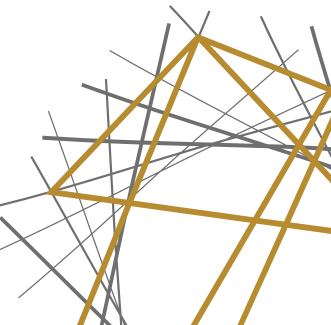
A new secured Nature Play space is also proposed. This will transform the external appearance of the School from Neldner Avenue and make learning visible. The School Bus will relocate to the rear.

The long-term project is Stage 03. This comprises replacement of the Art Room and Atrium with new facilities that are all at the same floor level. Currently these spaces are at a lower floor level and isolated. The works include a new Learning Common, Art Room with Uniform Store and Early Learning Centre for 20 places complete with the required sanitary facilities, access to wet areas, new covered decks and secure external play spaces. The latter are in the event that a strategic partnership with the Angaston Early Learning Centre is not successful.

Project A will widen the existing entry adjacent to the Library and rearrange Library entry to be directly from the Learning Common through part of the existing Work Room.

Project C will focus on improvements to Administration. Rearrangements include improvements to Work Room, altered access through Archives Room from Reception, new large screen for marketing information, new door into the Shine Room and external works for new ramped access and garden bed are also included.

Project D is the holistic rework of the car park to reverse the flow and provide left side drop-off and collection with perpendicular car spaces all bitumen sealed and line marked. Project E comprises grounds improvements.





Balanced

AREA SCHEDULE

Staged Redevelopment for BGA funding	
Stage 01 Refurbish 3 x GLA spaces and the Learning Common and relocate server	304 m2
Stage 01 Add outdoor learning deck accessible from each GLA	124 m2
Stage 02 Refurbish 2 x GLA spaces and Shine Room	133 m2
Stage 02 Add covered outdoor learning deck accessible from 4 x GLA spaces	130 m2
Stage 02 Secured Nature Play	145 m2
Stage 03 Demolish Art and Atrium (205 m2) Add Art & ELC facilities with Learning Common 02	232 m2
Stage 03 Add covered outdoor learning deck accessible from Art and ELC	75 m2
Sundry Projects funded with School reserves	
Project A Rework External Entry, Store, Office, Library entry and Work Room	63 m2
Project B New sheds for maintenance and sports storage and rehouse Administration storage	60 m2 & 25 m2
Project C Alter various aspects of Administration to improve functional efficiency	80 m2
Project D Rework of carparking and access arrangements bitumen sealed, and line marked	240 m2
Project E Various grounds improvements to existing hard courts, oval and Eden replanting	
Project F Roof over deck constructed in Stage 01	124 m2

LOGISTICS

A key issue is the continuous functioning of the School. Opportunities exist to temporarily relocate the cohorts affected by staged redevelopment into the Art Room and the German Room. The objective will be for the Builder to work from the outside to access and complete the staged alterations to affected GLA spaces and maintain the Learning Common as accessible to staff and students. Refurbishment of the latter area will need to be planned to occur during a School holiday period.

LIKELY ORDER OF COSTS

Independent and objective advice has been sought from Heinrich Consulting to establish Master Plan Cost Estimates. Refer to the document included in the Appendices to this Report dated 25 June 2019.

There are three stages of building redevelopment and a six sundry redevelopment projects. The stages are of a scale that is manageable in the context of continuous occupancy and operation and the ability of the School to access and repay loans. It is envisaged that the redevelopment could be completed over 10-15 years.

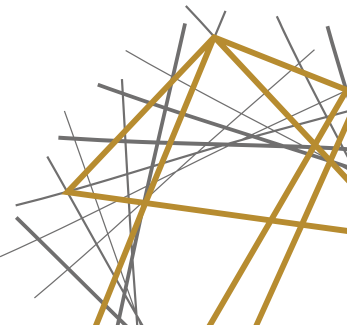
ATTRIBUTION

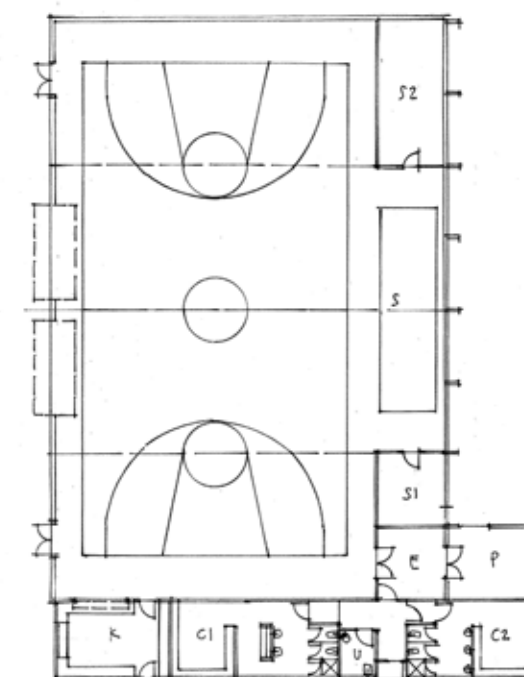
The digital images used in the Report were sourced from Good Shepherd Lutheran School.

RECOMMENDATION

The consultation phase associated with this Master Plan has allowed School staff, students, Leadership Team, the School Board, Parents and Friends to articulate the burning issues. A Working Group was formed to evaluate the testing of design ideas and options.

The recommendation is that the 3-staged redevelopment of the existing building be adopted as illustrated on the enclosed five coloured architectural drawing which includes a Staging Plan.





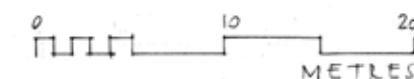
THE HUB 1:200

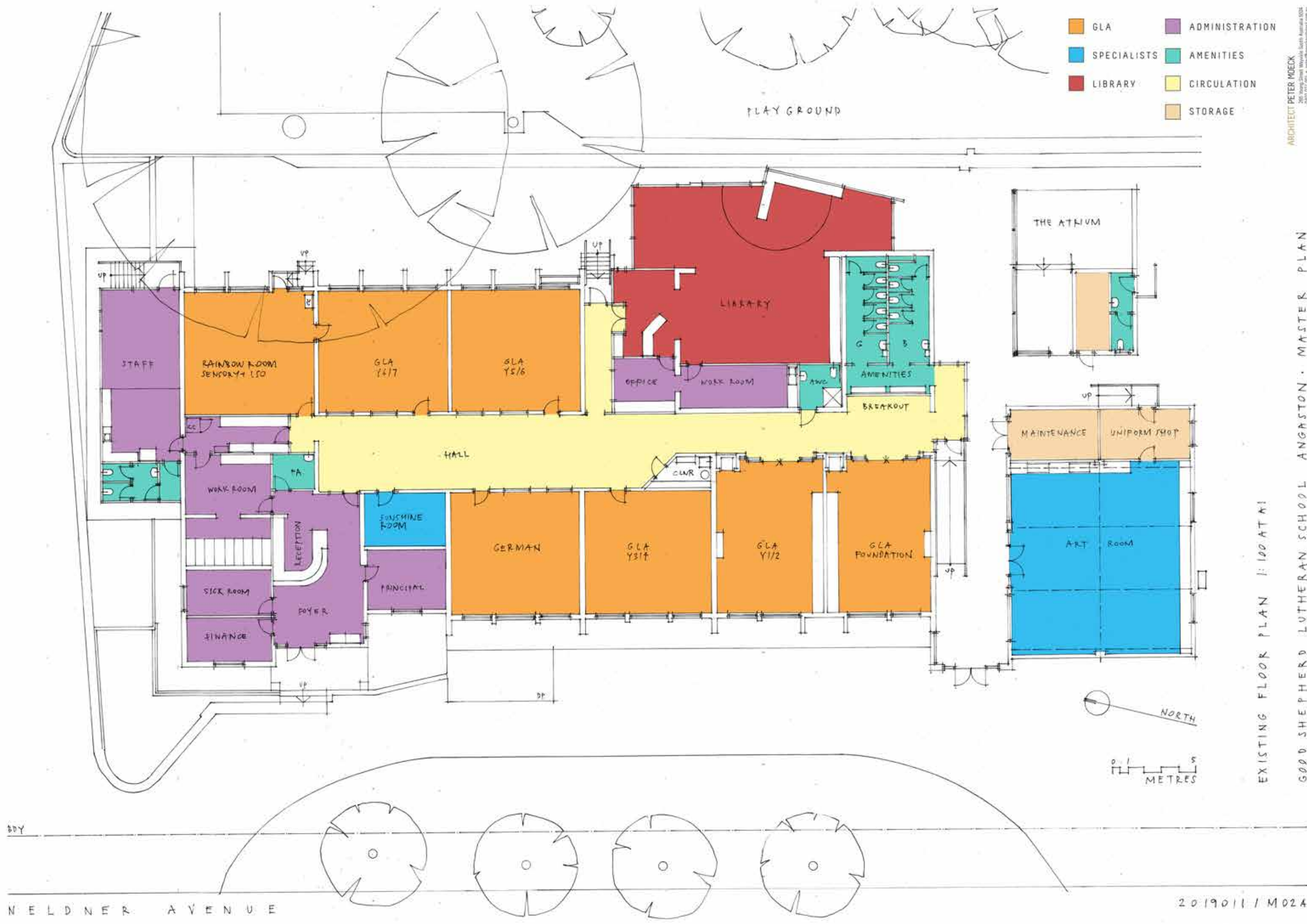
- | | |
|-----|--------------------------|
| C | CONTAINER |
| CI | CHANGE ROOM I |
| CP | CARPARK |
| E | ENTRY |
| PH | FIRE HYDRANT |
| FT | FIRE WATERTANK |
| GH | GLASS HOUSE |
| K | KITCHEN |
| OSH | OUT OF SCHOOL HOURS CARE |
| P | PORCH |
| PG | PLAYGROUND |
| RNT | RAINWATER TANK |
| S | STAGE |
| SI | STORE ROOM I |
| T | TENNIS COURT |
| BB | BASKETBALL COURT |

LEGEND



054C 1:200





ARCHITECT PETER MOECK
 205 Hays Street Weybridge South Australia 5024
 0800 071 001 • peter@moeck.com.au

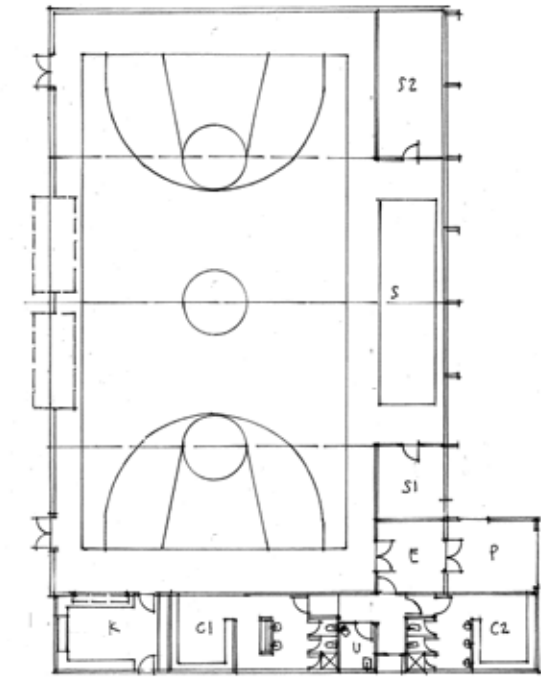
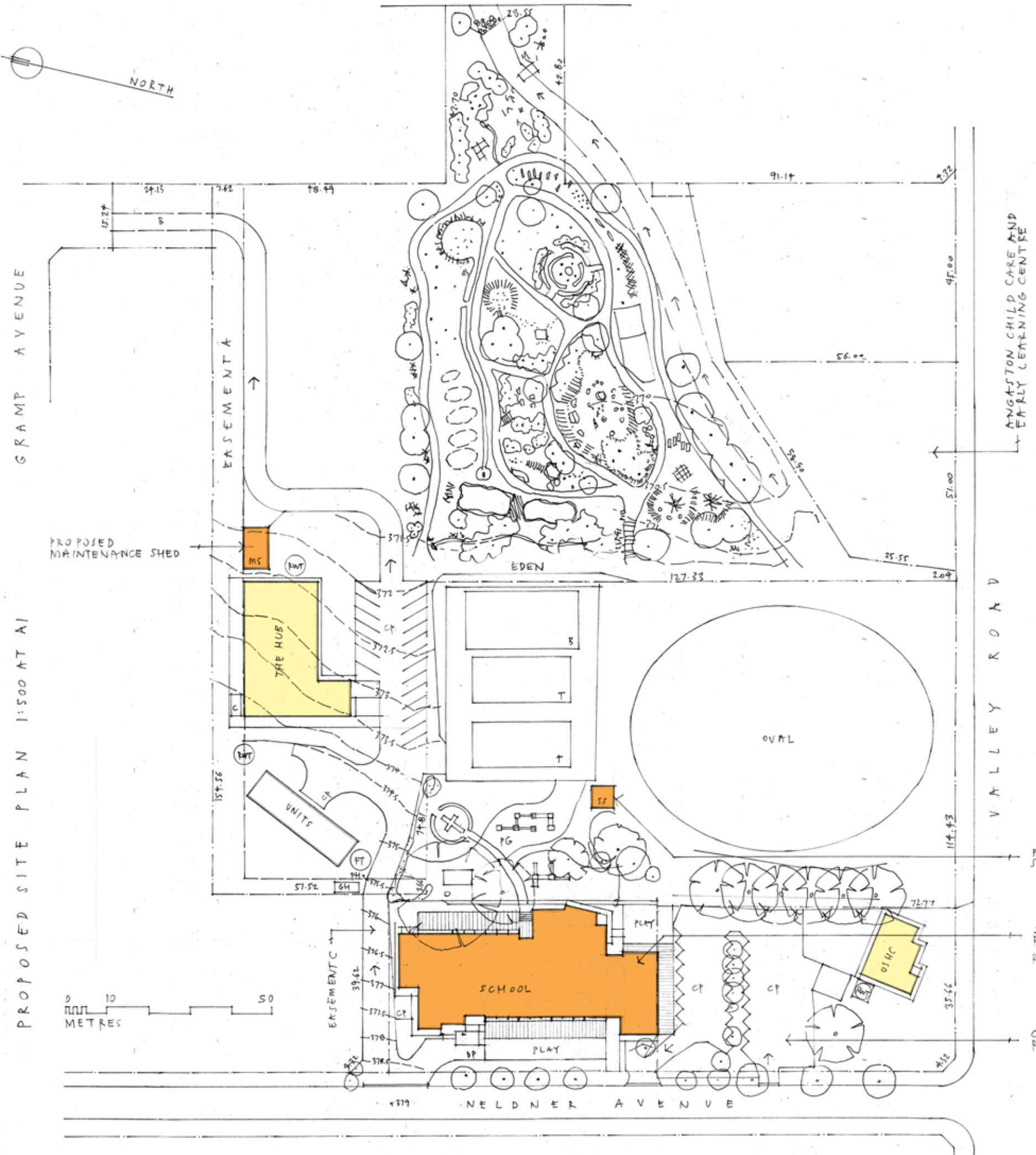
GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON • MASTER PLAN

EXISTING FLOOR PLAN 1:100 AT A1

BDY

NELDNER AVENUE

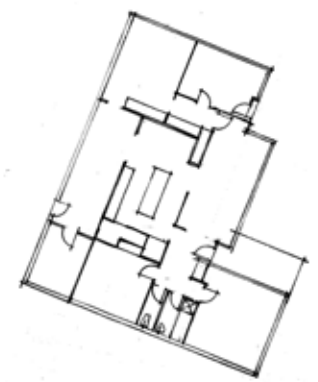
20190111 M02A



THE HUB 1:200

- C CONTAINER
- CH CHANGE ROOM 1
- CP CARPARK
- E ENTRY
- EH FIRE HYDRANT
- FT FIRE WATER TANK
- GH GLASS HOUSE
- K KITCHEN
- OSHC OUT OF SCHOOL HOURS CARE
- P PORCH
- PG PLAYGROUND
- RNT RAINWATER TANK
- S STAGE
- S1 STORE ROOM 1
- T TENNIS COURT
- BB BASKETBALL COURT

LEGEND



OSHC 1:200

0 5 10
METRES

PROPOSED SPORTS SHED

STAGED BUILDING REDEVELOPMENT
REFER 2019011/SK03

CARPARK IMPROVEMENTS
REFER 2019011/SK02

GRAMP AVENUE

PROPOSED SITE PLAN 1:500 AT A1

VALLEY ROAD

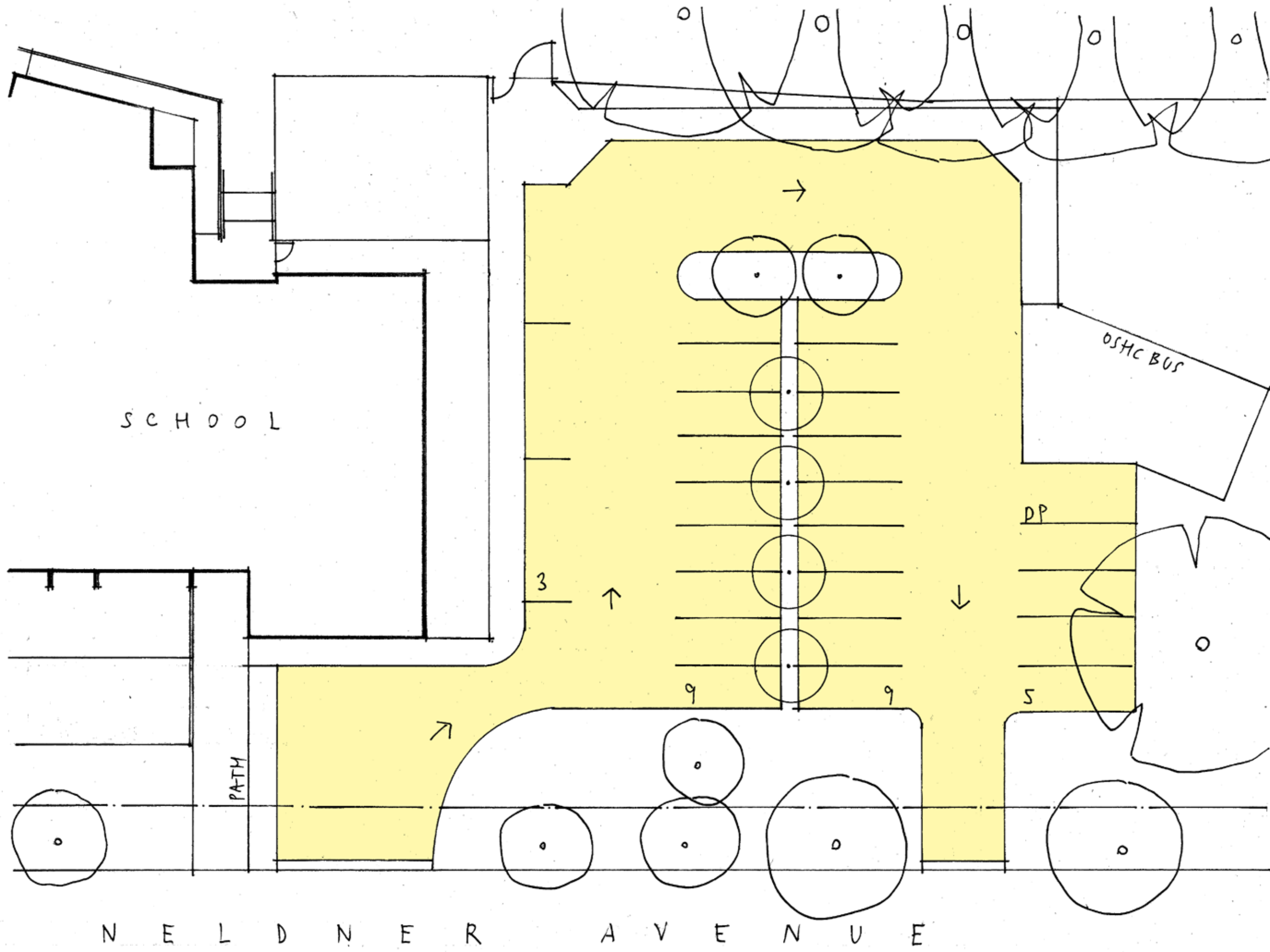
NELDNER AVENUE

PROPOSED STAGED REDEVELOPMENT

GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON • MASTER PLAN

ARCHITECT PETER MOECK
200 The Gramp, South Australia 5000
0800 000 000 • peter@moeck.com.au

2019011/SK01B



GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON
MASTER PLAN

CARPARK IMPROVEMENTS 1:200 AT A3
2019011 / SK02A

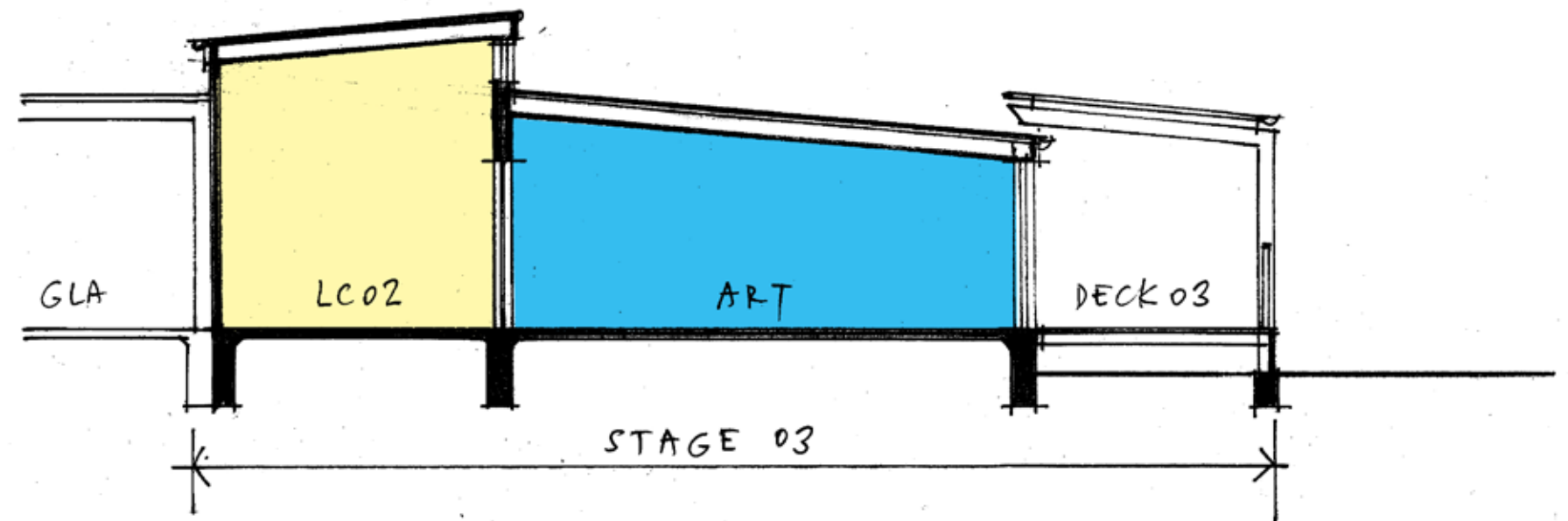
ARCHITECT PETER MOECK

265 Young Street Wayville South Australia 5034
0402 021 001 • peter@moeckarchitect.com.au

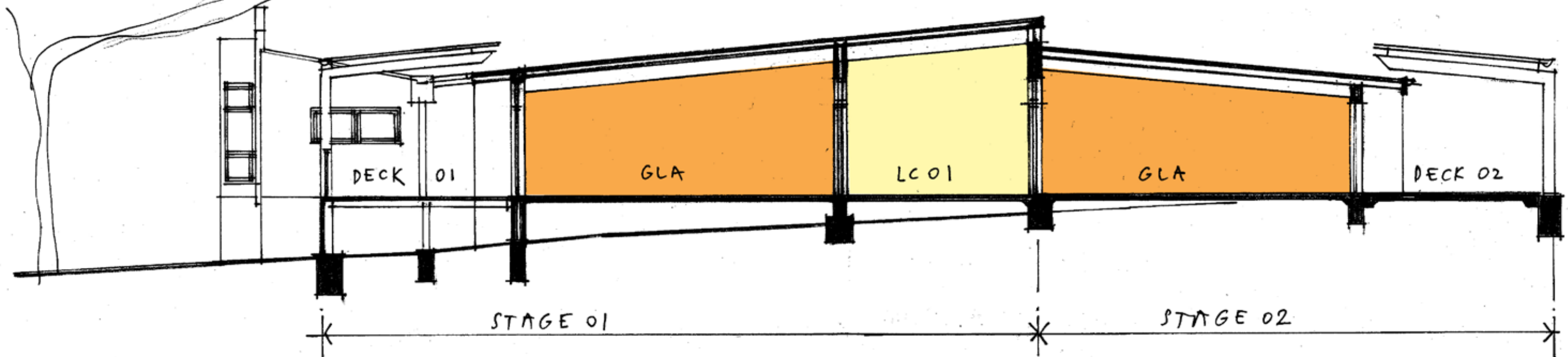


ARCHITECT PETER MOECK

265 Young Street Wayville South Australia 5034
0402 021 001 • peter@moeckarchitect.com.au



SECTION A



SECTION B

1:100 AT A3

GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON MASTER PLAN

2019011 / SK04A



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



South Australia

VOLUME 6039 FOLIO 62

Edition 1
Date Of Issue 28/07/2009
Authority RTC 11153178

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

B PI
ACTING REGISTRAR-GENERAL



REGISTERED PROPRIETOR IN FEE SIMPLE

LUTHERAN CHURCH OF AUSTRALIA, SA & NT DISTRICT HOLDINGS LTD. OF 137 ARCHER STREET NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

ALLOTMENT 211 DEPOSITED PLAN 80814
IN THE AREA NAMED ANGASTON
HUNDRED OF MOOROROO

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED D AND E FOR DRAINAGE PURPOSES
(RTC 11153178)

SUBJECT TO EASEMENTS OVER THE LAND MARKED A AND B TO THE MINISTER FOR
INFRASTRUCTURE (T 2484429 AND T 3368443 RESPECTIVELY)

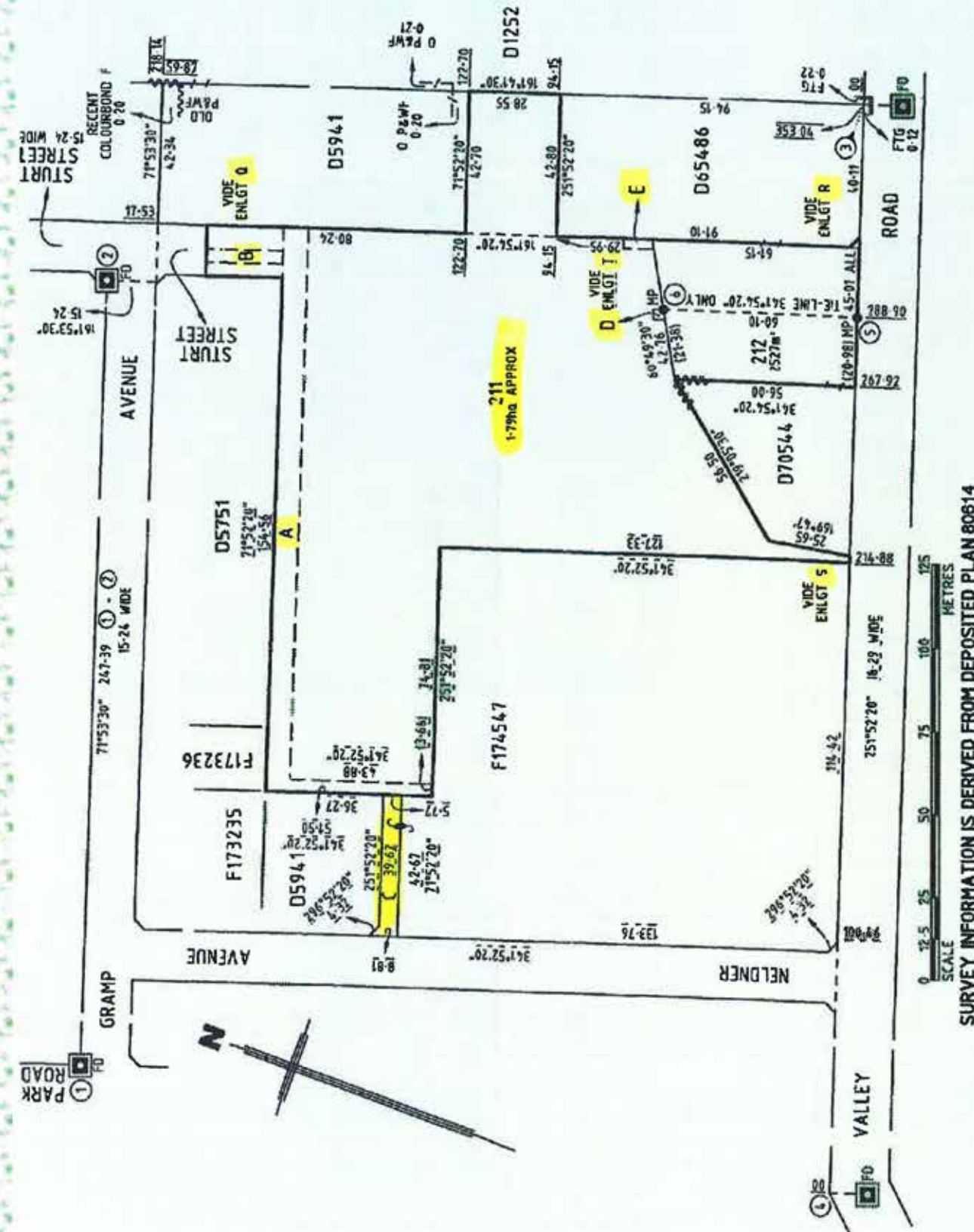
TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED C
(T 4052637)

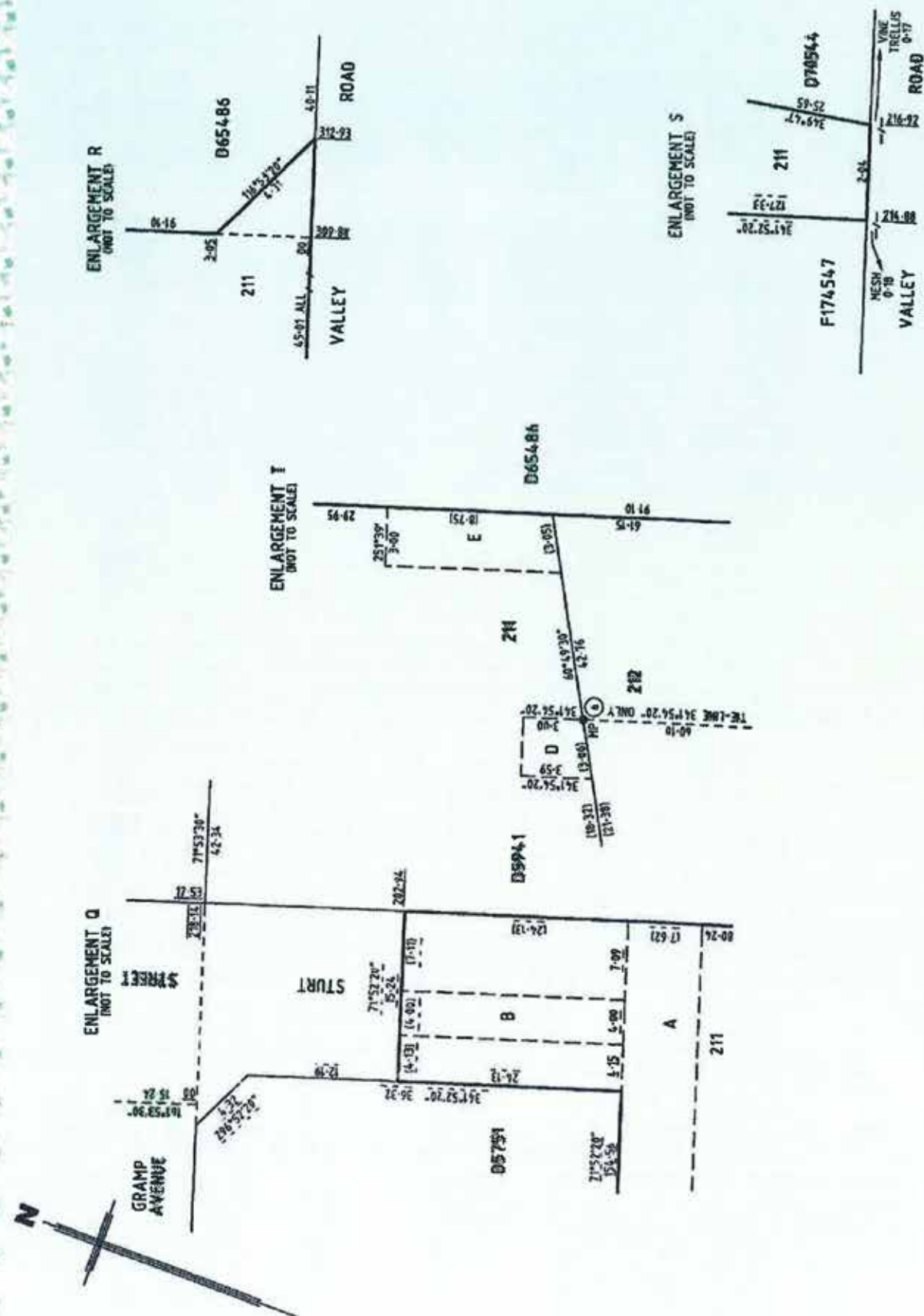
SCHEDULE OF ENDORSEMENTS

NIL

Ex S/L BUILDING PLANS / Angaston Title.pdf.

VOLUME 6039 FOLIO 62







Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5713 FOLIO 249 *

COST : \$15.50 (GST exempt)
REGION : GROUND FLOOR, L.T.O. - LGHP12
AGENT : GRFL BOX NO : 000
SEARCHED ON : 08/07/2005 AT : 15:17:52
PARENT TITLE : CT 4102/450
AUTHORITY : CONVERTED TITLE
DATE OF ISSUE : 24/11/1999
EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

LUTHERAN CHURCH OF AUSTRALIA, SOUTH AUSTRALIA DISTRICT, INC. OF 58
O'CONNELL STREET NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

ALLOTMENT 91 FILED PLAN 174547
IN THE AREA NAMED ANGASTON
HUNDRED OF MOOROOROO

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED A TO THE MINISTER FOR
INFRASTRUCTURE (T 2484429)

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED B

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

APPROVED RESUB VIDE DKT. 1745/75
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4102/450

END OF TEXT.

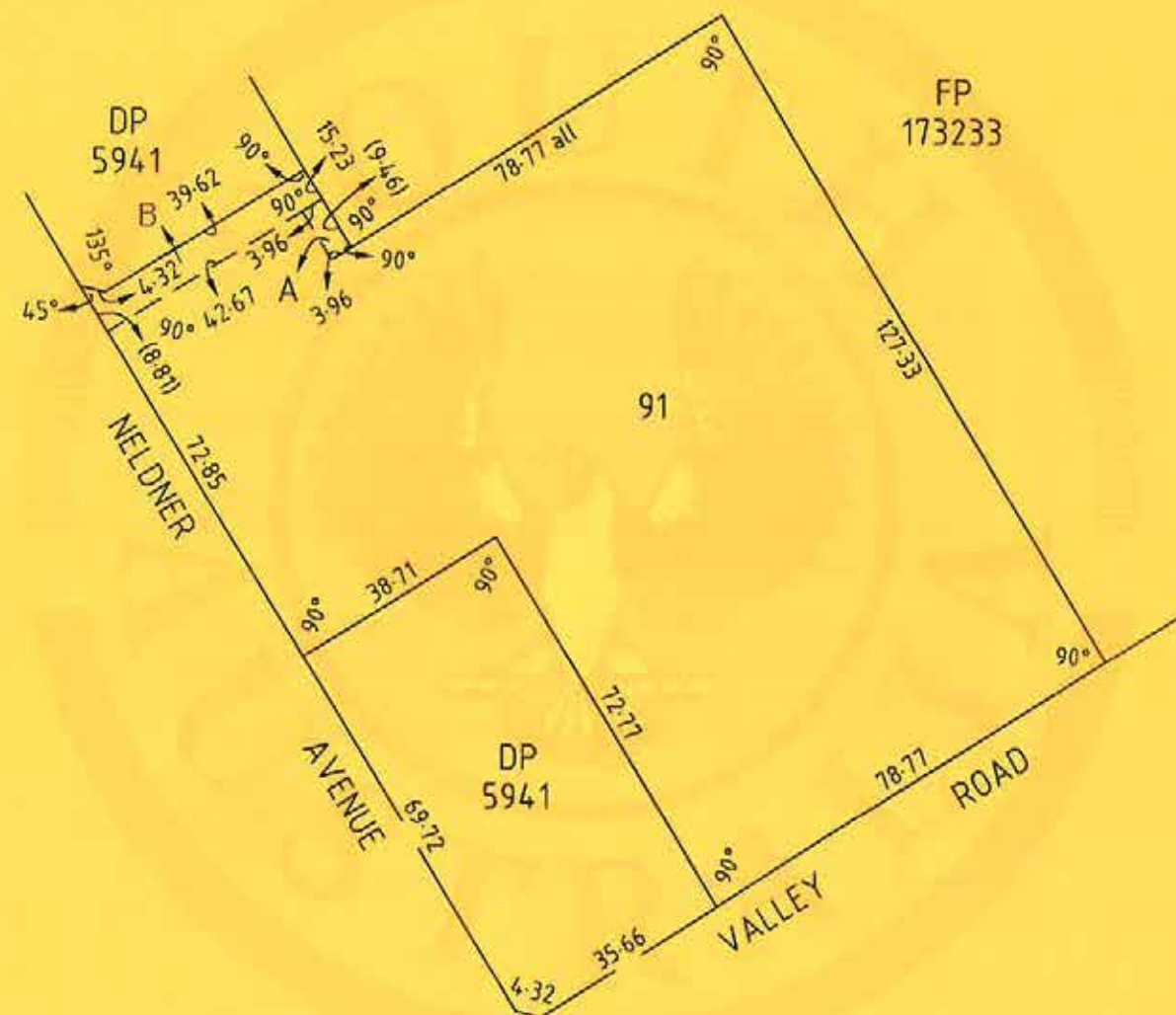
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5713 FOLIO 249

SEARCH DATE : 08/07/2005 TIME: 15:17:52

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4102/450
SEE TITLE TEXT FOR EASEMENT DETAILS

LAST PLAN REF: DP 5941 & 1252



0 12.5 25 37.5 50 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5773 FOLIO 551 *

COST : \$15.50 (GST exempt)
REGION : GROUND FLOOR, L.T.O. - LGHP12
AGENT : GRFL BOX NO : 000
SEARCHED ON : 08/07/2005 AT : 15:17:32

PARENT TITLE : CT 4102/451
AUTHORITY : CONVERTED TITLE
DATE OF ISSUE : 12/05/2000
EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

LUTHERAN CHURCH OF AUSTRALIA, SOUTH AUSTRALIA DISTRICT, INC. OF 261
STANLEY STREET NORTH ADELAIDE SA 5006

DESCRIPTION OF LAND

ALLOTMENT 142 FILED PLAN 173233
IN THE AREA NAMED ANGASTON
HUNDRED OF MOOROOROO

EASEMENTS

SUBJECT TO EASEMENTS OVER THE LAND MARKED A AND B TO THE MINISTER FOR
INFRASTRUCTURE (T 2484429 AND T 3366443 RESPECTIVELY)

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED C

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4102/451

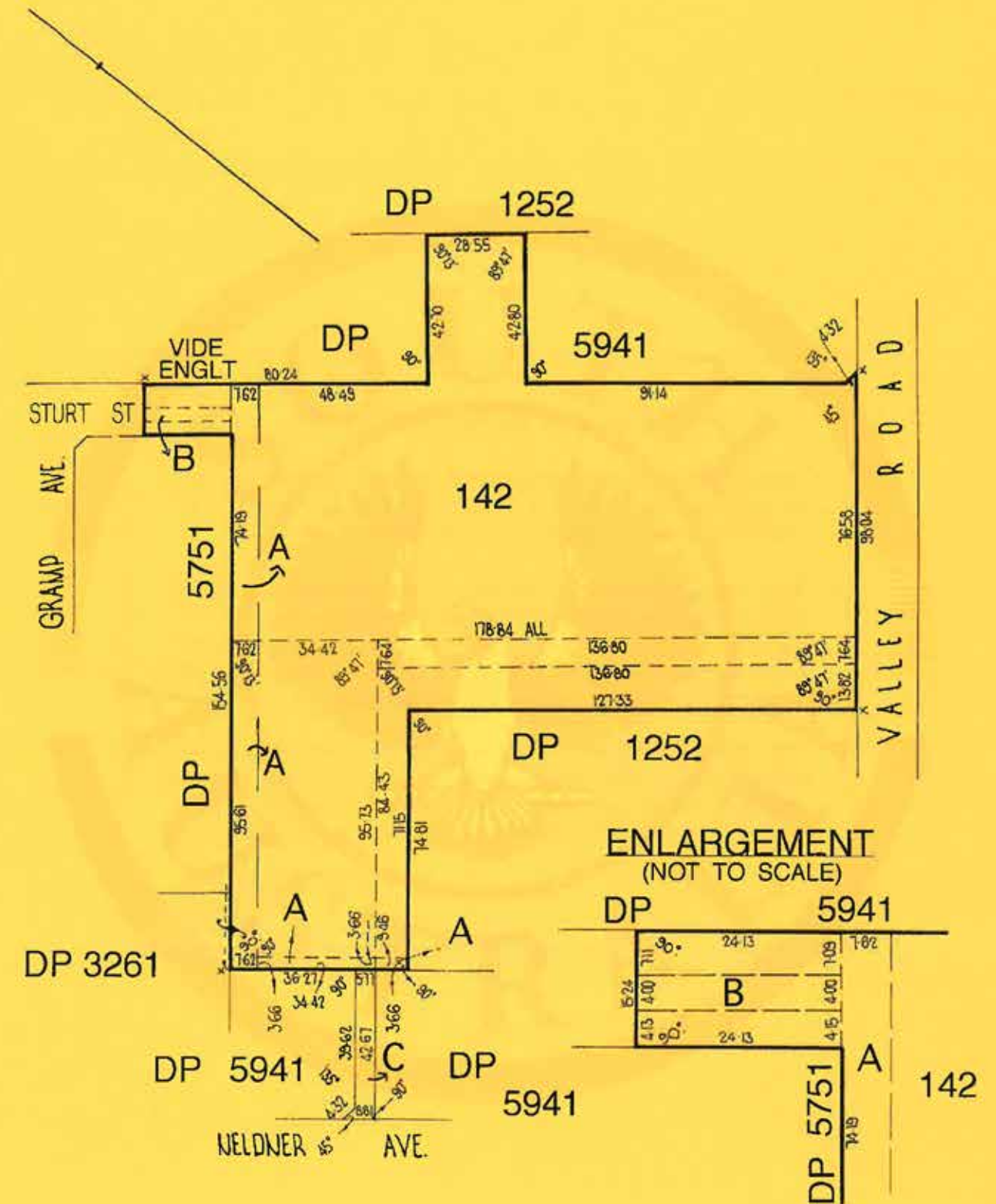
END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5773 FOLIO 551

SEARCH DATE : 08/07/2005 TIME: 15:17:32

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4102/451
SEE TITLE TEXT FOR EASEMENT DETAILS



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Page 2 of 2

**2685 – GOOD SHEPHERD LUTHERAN SCHOOL
MASTER PLAN ESTIMATE**
8 July 2019
Estimate Summary

Stage 1	\$614,000
Stage 2	\$531,000
Stage 3	\$1,478,000
BGA Funded Works	\$2,623,000

Project A (Common 01, Hall, Library Entry & Nook)	\$163,000
Project B (New Sheds)	\$56,000
Project C (Administration Alterations)	\$113,000
Project D (Rework Car Park)	\$238,000
Project E (Courts, Oval & Eden Replanting)	\$380,000
Project F (Roof to Stage 1 Covered Deck)	\$106,000
School Funded Works	\$1,056,000

ESTIMATED CURRENT PROJECT COST	\$3,679,000
--------------------------------	-------------

GST	\$368,000
-----	-----------

ESTIMATED CURRENT PROJECT COST (INC. GST)	\$4,047,000
--	--------------------

INCLUDED ITEMS:

- a) Main Contractors Preliminaries, Overhead & Margin (except Project E)
- b) Construction Contingency – 5% (except Project E)
- c) Professional Fees – 10% (except Project E)
- d) Furniture, Blinds & Equipment – 5% (except Projects A, B, D & E)

EXCLUDED ITEMS:

- e) Escalation
- f) Latent conditions, site access difficulties & out of hours work
- g) Work to high level windows
- h) Property acquisition, legal, financing & associated costs
- i) Asbestos removal (if required)
- j) Site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:

- k) Rates current as at June 2019
- l) Procurement via lump sum competitive tender
- m) Instructions from Mr. P. Moeck
- n) Peter Moeck Architects Dwg No's. 2019011/SK01A, 02A, 03C, M01A & M02A

Estimate Summary

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	STAGE 1			
2	Building Renovations	7.98		293,580
3	Learning Common	2.63		96,691
4	Deck	3.35		123,286
5	Construction Contingency (5%)	0.70		25,678
6	Professional Fees (10%)	1.47		53,924
7	Furniture, Blinds & Equipment	0.57		21,000
8	STAGE 1 SUB-TOTAL			<u>614,159</u>
9				
10	STAGE 2			
11	Building Renovations	5.24		192,862
12	Covered Deck	4.00		147,303
13	Nature Play	2.65		97,579
14	Construction Contingency (5%)	0.59		21,888
15	Professional Fees (10%)	1.25		45,964
16	Furniture, Blinds & Equipment (5%)	0.69		25,280
17	STAGE 2 SUB-TOTAL			<u>530,876</u>
18				
19	STAGE 3			
20	New Building	18.88		694,530
21	Covered Deck	5.90		217,230
22	Siteworks & Site Services	8.33		306,464
23	Construction Contingency (5%)	1.66		60,912
24	Professional Fees (10%)	3.48		127,914
25	Furniture, Blinds & Equipment (5%)	1.91		70,353
26	STAGE 3 SUB-TOTAL			<u>1,477,403</u>
27				
28	PROJECT A (Hall, Library Entry & Nook)			
29	Building Renovations	3.66		134,522
30	Construction Contingency (5%)	0.18		6,727
31	Professional Fees (10%)	0.38		14,125
32	Furniture, Blinds & Equipment (5%)	0.21		7,769
33	PROJECT A SUB-TOTAL			<u>163,143</u>
34				
35	PROJECT B (New Sheds)			

Estimate Summary

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
36	New Sports & Maintenance Sheds	1.32		48,465
37	Construction Contingency (5%)	0.07		2,424
38	Professional Fees (10%)	0.14		5,089
39	Furniture, Blinds & Equipment - NIL			
40	PROJECT B SUB-TOTAL			<u>55,978</u>
41				
42	PROJECT C (Administration Alterations)			
43	Building Renovations	2.54		93,550
44	Construction Contingency (5%)	0.13		4,678
45	Professional Fees (10%)	0.27		9,823
46	Furniture, Blinds & Equipment (5%)	0.15		5,403
47	PROJECT C SUB-TOTAL			<u>113,454</u>
48				
49	PROJECT D (Rework Car Park)			
50	Rework Car Park	5.60		205,976
51	Construction Contingency (5%)	0.28		10,299
52	Professional Fees (10%)	0.59		21,628
53	Furniture, Blinds & Equipment - NIL			
54	PROJECT D SUB-TOTAL			<u>237,903</u>
55				
56	PROJECT E (Hard Court Maintenance, Eden Replanting & Oval Improvements)			
57	New Coating & Equipment to Hard Courts	5.44		200,000
58	PC Sum for Eden Replanting	0.54		20,000
59	Scarify, Core & Top Dress Oval	1.63		60,000
60	New Irrigation to Oval	2.72		100,000
61	Assume all works managed by Client, no fees applicable			
62	PROJECT E SUB-TOTAL			<u>380,000</u>
63				
64	PROJECT F - Roof to Stage 1 Covered Deck			
65	Construction Works	2.49		91,710
66	Construction Contingency (5%)	0.12		4,586
67	Professional Fees (10%)	0.26		9,630
68	Furniture, Blinds & Equipment - NIL			
69	PROJECT F SUB-TOTAL			<u>105,926</u>

Estimate Summary

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
---------	-------------------	---------	---------	-------------

100.00 3,678,842

Final Total : \$ 3,678,842

G.S.T. 10.00% : 367,884

Final Total Incl. G.S.T. : \$ 4,046,726

Estimate Breakup

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 <u>STAGE 1</u>						
<u>STAGE 1</u>				Total :		
Trade : 2 <u>Building Renovations</u>						
1	Demolish set of external steps		Item			2,000.00
2	Take out window & wall below	9.00	No	650.00		5,850.00
3	Take internal door or glazed screen	8.00	No	300.00		2,400.00
4	Form internal opening	1.00	No	750.00		750.00
5	Demolish existing store room		Item			2,000.00
6	Take up floor finish	161.00	m2	15.00		2,415.00
7	New window	6.00	No	3,750.00		22,500.00
8	New pair of glazed doors	3.00	No	3,000.00		9,000.00
9	Infill internal opening	5.00	No	900.00		4,500.00
10	Internal 2.4m sliding door	1.00	No	4,000.00		4,000.00
11	Internal 2m sliding door with 2m sidelight	3.00	No	6,000.00		18,000.00
12	Paint walls	264.00	m2	20.00		5,280.00
13	Patch & paint ceiling	161.00	m2	35.00		5,635.00
14	Line existing trusses	45.00	m	250.00		11,250.00
15	Acoustic wall fabric (30m2 per GLA)	90.00	m2	175.00		15,750.00
16	7m Resources cupboard		Item			6,500.00
17	Teaching wall	3.00	No	5,000.00		15,000.00
18	New light & power	161.00	m2	200.00		32,200.00
19	New ac to classroom (inc. builders work)	3.00	No	19,000.00		57,000.00
20	Relocate server		Item			12,500.00
21	Raise existing sink	1.00	No	600.00		600.00
22	Add sink to Sick Room	1.00	No	8,000.00		8,000.00
23	Preliminaries		Item			36,469.50
24	Design development contingency		Item			13,979.98
<u>Building Renovations</u>				Total : 293,579.48		
Trade : 3 <u>Learning Common</u>						
1	Take internal door or glazed screen	5.00	No	300.00		1,500.00

Estimate Breakup

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 3 <u>Learning Common</u>						
2	Form internal opening	2.00	No	750.00		1,500.00
3	Adjust existing cleaner		Item			5,000.00
4	Take up floor finish	121.00	m2	15.00		1,815.00
5	Infill internal opening	4.00	No	900.00		3,600.00
6	Internal 2m sliding door with 2m sidelight	2.00	No	6,000.00		12,000.00
7	Line walls	220.00	m2	75.00		16,500.00
8	Floor finish	121.00	m2	75.00		9,075.00
9	Patch & paint ceiling	121.00	m2	35.00		4,235.00
10	Line trusses	51.00	m	250.00		12,750.00
11	New light & power	121.00	m2	100.00		12,100.00
12	Preliminaries		Item			12,011.25
13	Design development contingency		Item			4,604.31
<u>Learning Common</u>					Total :	96,690.56
Trade : 4 <u>Deck</u>						
1	Pier/pad footing to column	7.00	No	1,500.00		10,500.00
2	Column	7.00	No	1,500.00		10,500.00
3	Footings to deck	112.00	m2	100.00		11,200.00
4	Deck & framing	112.00	m2	400.00		44,800.00
5	Set of steps		Item			3,500.00
6	Slide		Item			1,500.00
7	Balustrade	31.00	m	600.00		18,600.00
8	External lighting		Item			1,500.00
9	Preliminaries		Item			15,315.00
10	Design development contingency		Item			5,870.75
<u>Deck</u>					Total :	123,285.75
Trade : 10 <u>STAGE 2</u>						
<u>STAGE 2</u>					Total :	

Estimate Breakup

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 11 <u>Building Renovations</u>						
1	Take out window & wall below	10.00	No	650.00		6,500.00
2	Take internal door or glazed screen	4.00	No	300.00		1,200.00
3	Form internal opening	1.00	No	750.00		750.00
4	Take up floor finish	107.00	m2	15.00		1,605.00
5	New window	6.00	No	3,750.00		22,500.00
6	New pair of glazed doors	4.00	No	3,000.00		12,000.00
7	Internal 2.4m sliding door	1.00	No	4,000.00		4,000.00
8	Paint walls	176.00	m2	20.00		3,520.00
9	Patch & paint ceiling	107.00	m2	35.00		3,745.00
10	Acoustic wall fabric (30m2 per GLA)	60.00	m2	175.00		10,500.00
11	Teaching wall	2.00	No	5,000.00		10,000.00
12	New light & power	107.00	m2	200.00		21,400.00
13	New ac to classroom (inc. builders work)	2.00	No	19,000.00		38,000.00
14	External Art Sink	3.00	No	8,000.00		24,000.00
15	Preliminaries		Item			23,958.00
16	Design development contingency		Item			9,183.90
<u>Building Renovations</u>						Total : 192,861.90
<i>Trade :</i> 12 <u>Covered Deck</u>						
1	Demolition & site prep	134.00	m2	35.00		4,690.00
2	Pier/pad footing to column	8.00	No	1,500.00		12,000.00
3	7m Cantilever column & beam	8.00	No	2,750.00		22,000.00
4	Concrete to deck	134.00	m2	100.00		13,400.00
5	Timber insets to concrete	134.00	m2	100.00		13,400.00
6	Roof	140.00	m2	350.00		49,000.00
7	External lighting		Item			7,500.00
8	Preliminaries		Item			18,298.50
9	Design development contingency		Item			7,014.43
<u>Covered Deck</u>						Total : 147,302.93
<i>Trade :</i> 13 <u>Nature Play</u>						
1	Adjust driveway		Item			2,500.00

Estimate Breakup

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 13 <u>Nature Play</u>						
2	Demolition & site strip	146.00	m2	35.00		5,110.00
3	Surfacing	146.00	m2	125.00		18,250.00
4	Landscaping & site furniture		Item			30,000.00
5	Fence	38.00	m	275.00		10,450.00
6	Gate	2.00	No	1,500.00		3,000.00
7	External lighting		Item			7,500.00
8	Entry path & garden bed		Item			4,000.00
9	Preliminaries		Item			12,121.50
10	Design development contingency		Item			4,646.58
<u>Nature Play</u>						Total : 97,578.08
<i>Trade :</i> 19 <u>STAGE 3</u>						
<u>STAGE 3</u>						Total :
<i>Trade :</i> 20 <u>New Building</u>						
1	Substructure	224.00	m2	200.00		44,800.00
2	Columns	224.00	m2	75.00		16,800.00
3	Roof	224.00	m2	400.00		89,600.00
4	Spandrel wall to high level roof to Learning Common	32.00	m	300.00		9,600.00
5	Clerestorey glazing	25.00	m	750.00		18,750.00
6	External walls	167.00	m2	350.00		58,450.00
7	Window	3.00	No	1,200.00		3,600.00
8	Sliding door & sidelight	2.00	No	6,000.00		12,000.00
9	Auto sliding door & sidelight	2.00	No	9,000.00		18,000.00
10	Glazed door	1.00	No	1,800.00		1,800.00
11	Internal walls	90.00	m2	200.00		18,000.00
12	Internal door	3.00	No	1,200.00		3,600.00
13	Internal 2m sliding door with 2m sidelight	2.00	No	6,000.00		12,000.00
14	Make good & refinish existing wall	64.00	m2	120.00		7,680.00
15	Tiling to WC	2.00	No	2,500.00		5,000.00
16	Floor finish	215.00	m2	75.00		16,125.00

Estimate Breakup

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 20 <u>New Building</u> (Continued)						
17	Ceiling	215.00	m2	125.00		26,875.00
18	Acoustic wall fabric (30m2 per GLA)	60.00	m2	175.00		10,500.00
19	Teaching wall	2.00	No	5,000.00		10,000.00
20	6m Storage		Item			5,500.00
21	2.5m Art bench		Item			2,500.00
22	WC fittings	2.00	No	1,200.00		2,400.00
23	Uniform shop joinery		Item			6,500.00
24	Plumbing point	5.00	No	7,500.00		37,500.00
25	Electrical services	215.00	m2	240.00		51,600.00
26	Air conditioning	215.00	m2	400.00		86,000.00
27	Preliminaries		Item			86,277.00
28	Design development contingency		Item			33,072.85
<u>New Building</u> Total :						694,529.85
Trade : 21 <u>Covered Deck</u>						
1	Pier/pad footing to column	8.00	No	1,500.00		12,000.00
2	9m Cantilever column & beam	8.00	No	3,500.00		28,000.00
3	Footings to deck	115.00	m2	100.00		11,500.00
4	Deck & framing	115.00	m2	400.00		46,000.00
5	Set of steps		Item			3,500.00
6	Slide		Item			1,500.00
7	Balustrade	36.00	m	600.00		21,600.00
8	Roof	138.00	m2	350.00		48,300.00
9	External lighting		Item			7,500.00
10	Preliminaries		Item			26,985.00
11	Design development contingency		Item			10,344.25
<u>Covered Deck</u> Total :						217,229.25
Trade : 22 <u>Siteworks & Site Services</u>						
1	Demolish buildings		Item			25,000.00
2	Strip & prepare site	480.00	m2	35.00		16,800.00

Estimate Breakup

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 22 <u>Siteworks & Site Services</u> (Continued)						
3	Ramp	19.00	m	2,000.00		38,000.00
4	Make good existing paving		Item			5,000.00
5	Surfacing to ELC Play	1,000.00	m2	125.00		125,000.00
6	Landscaping & site furniture		Item			30,000.00
7	Fence	40.00	m	275.00		11,000.00
8	Gate	2.00	No	1,500.00		3,000.00
9	Preliminaries		Item			38,070.00
10	Design development contingency		Item			14,593.50
<u>Siteworks & Site Services</u> Total :						306,463.50
Trade : 28 <u>PROJECT A (Hall, Library Entry & Nook)</u>						
<u>PROJECT A (Hall, Library Entry & Nook)</u> Total :						
Trade : 29 <u>Building Renovations</u>						
1	Demolition to Work Room, Office & Hall		Item			7,500.00
2	New Hall entry		Item			3,500.00
3	Internal walls	78.00	m2	220.00		17,160.00
4	Glazed screens	18.00	m2	550.00		9,900.00
5	Internal doors	3.00	No	1,800.00		5,400.00
6	Auto sliding door & sidelight	1.00	No	9,000.00		9,000.00
7	Make good Store, Office & Work Room finishes	43.00	m2	150.00		6,450.00
8	Joinery		Item			15,000.00
9	Sink	1.00	No	8,000.00		8,000.00
10	Electrical adjustments		Item			10,000.00
11	Adjust existing ac		Item			10,000.00
12	Preliminaries		Item			20,382.00
13	Design development contingency		Item			12,229.20
<u>Building Renovations</u> Total :						134,521.20
Trade : 35 <u>PROJECT B (New Sheds)</u>						

Estimate Breakup

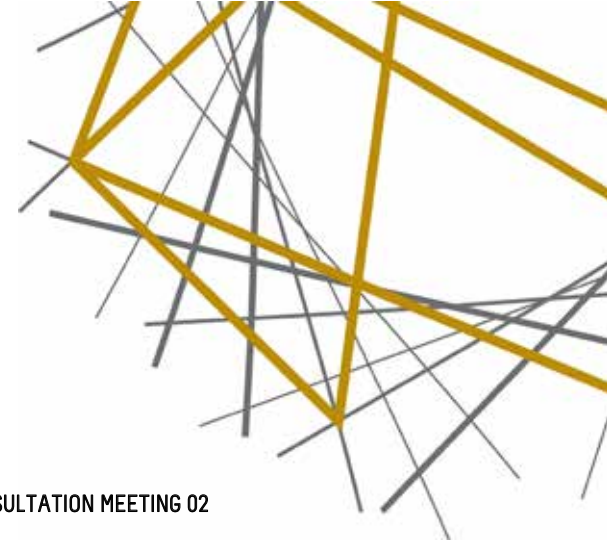
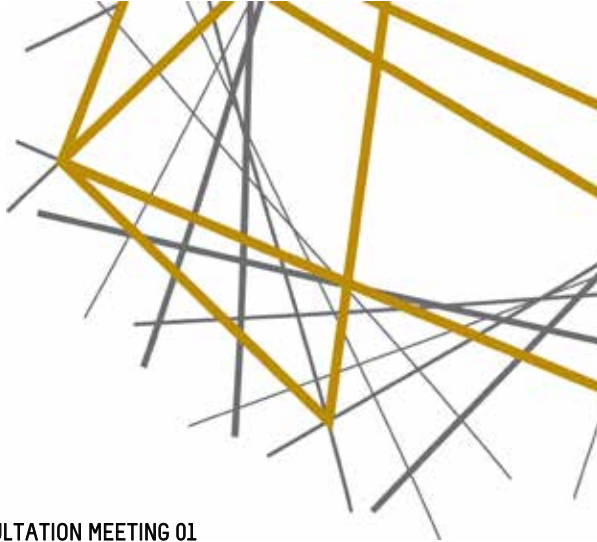
Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 35 <u>PROJECT B (New Sheds)</u>						
	<u>PROJECT B (New Sheds)</u>				Total :	
Trade : 36 <u>New Sports & Maintenance Sheds</u>						
	<u>Sports Shed</u>					
1	5x6m Sports shed		Item			4,500.00
2	Demolition & preparation		Item			1,000.00
3	Concrete floor	30.00	m2	120.00		3,600.00
4	Electrical supply & lighting		Item			5,000.00
5	Prelims & Contingency		Item			3,525.00
6	Sports Shed Sub-Total					<u>17,625.00</u>
	<u>Maintenance Shed</u>					
7	10x6m shed		Item			9,000.00
8	Demolition & preparation		Item			2,000.00
9	Concrete floor	60.00	m2	120.00		7,200.00
10	Electrical supply & lighting		Item			7,500.00
11	Prelims & Contingency		Item			5,140.00
12	Maintenance Shed Sub-Total					<u>30,840.00</u>
	<u>New Sports & Maintenance Sheds</u>				Total :	48,465.00
Trade : 42 <u>PROJECT C (Administration Alterations)</u>						
	<u>PROJECT C (Administration Alterations)</u>				Total :	
Trade : 43 <u>Building Renovations</u>						
1	New ramp, garden bed & siteworks		Item			20,000.00
2	Reception alterations		Item			7,500.00
3	New door & access path to Archive		Item			5,000.00
4	New joinery to Work Room		Item			15,000.00
5	Adjust doors to Sunshine Room		Item			7,500.00
6	Adjust Staff joinery		Item			7,500.00
7	General patch & paint to Admin	207.00	m2	60.00		12,420.00
8	Replace floor finishes to Admin	207.00	m2	90.00		18,630.00

Estimate Breakup

Job Name :	2685 GOOD SHEPHERD	Job Description
Client's Name:	Good Shepherd Lutheran School,	Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 43 <u>Building Renovations</u> (Continued)						
	<u>Building Renovations</u>				Total :	93,550.00
Trade : 49 <u>PROJECT D (Rework Car Park)</u>						
	<u>PROJECT D (Rework Car Park)</u>				Total :	
Trade : 50 <u>Rework Car Park</u>						
1	Demolish sundry site items		Item			5,000.00
2	Strip, clear & prepare site	1,355.00	m2	35.00		47,425.00
3	Bitumen	1,193.00	m2	55.00		65,615.00
4	Pedestrian paving	162.00	m2	120.00		19,440.00
5	Kerbing	240.00	m	90.00		21,600.00
6	Linemarking		Item			1,500.00
7	Landscaping		Item			10,000.00
8	Preliminaries		Item			25,587.00
9	Design development contingency		Item			9,808.35
	<u>Rework Car Park</u>				Total :	205,975.35
Trade : 56 <u>PROJECT E (Hard Court Maintenance, Eden Replanting & Oval Improvements)</u>						
	<u>PROJECT E (Hard Court Maintenance, Eden Replanting & Oval Improvements)</u>				Total :	
Trade : 65 <u>Construction Works</u>						
1	Footing	7.00	No	1,500.00		10,500.00
2	Column & rafter	7.00	No	3,500.00		24,500.00
3	Roof	117.00	m2	350.00		40,950.00
4	Preliminaries		Item			11,392.50
5	Design development contingency		Item			4,367.13
	<u>Construction Works</u>				Total :	91,709.63



22 May 2019

GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON MASTER PLAN CONSULTATION MEETING 01

This document records discussion at the first Master Plan Consultation with students. The meeting was held on Tuesday 14 May from 2.30-3.15PM. Those in attendance comprised Anne Marschall GSLS Principal, Jesse Brandon Y6, Brayden Evans Y7, James Noack Y7, Zachary Gripton Y7, Georgia Raymond Y7, Abigael Riedl Y7, Angela Linke Y6, Charlize Campbell Y7, Stevie Schwarz Y6, Jemima Barrett Y7, Mackenzie Edwards Y6 and Peter Moeck Architect.

The purpose of the consultation was to engage Student Voice to gain an understanding of the issues and perceptions foremost in the minds of the Upper Primary cohort. Peter tabled DRAFT architectural drawings comprising 2019011 / M01 Existing Site Plan and 2019011 / M02 Existing Floor Plan.

What are the places you love and enjoy at GSLS? Comments as follows:

- Eden to engage with nature and Rainbow Room for sensory activities and buddy time to support younger students
- The Hub for indoor multi-use and sport activities and gatherings and the Atrium for covered play space
- Oval and hard courts for outdoor sports and the playground and four-square for fun social and physical activity
- The large trees and spacious grounds
- Art Room on Thursdays because it is a good project space and you can express your feelings through art
- Shine Room for Chaplain and withdrawal
- Library because it is open and spacious
- The recently completed two refurbished GLA spaces and amenities

What needs improving at GSLS? Comments as follows:

- The old and tired spaces need refurbishment including the original Upper Primary learning areas, Hall and Art Room
- Eden plantings are dead and there are many weeds and students no longer do planting, watering and maintenance
- Sports Room is cramped, and Maintenance should be relocated
- Irrigation to oval and resurface the hard courts including new line marking and tennis net posts replacement
- Include more challenging play equipment for Upper Primary in the playground
- Improve football posts
- Provide more natural light to Upper Primary learning spaces and Hall
- The old spaces have a different vibe to the modern, fresh and light refurbished two rooms with the sliding doors
- Bag hook storage could be done differently
- The WC cubicles are too open and young students look under the doors

What are the big ideas? Comments as follows:

- Create an outdoor learning area that is covered and can be sheltered from wind and weather
- Provide a Maker Space
- Exciting and challenging play equipment with a flying fox and a tree house
- Replace all of the old loose furniture
- New tables and chairs in the Atrium for outdoor eating
- Improved soft fall that does not get stuck in your shoes
- A Bird Hide to watch the native birds and animal boxes in the trees

From Here

The above suggestions and ideas will be included in the Master Plan to be developed in the next month.

Next Meeting is scheduled for Tuesday 28 May at 5PM with the Working Group. The purpose is to review the Initial Concept Design ideas and set priorities for short, medium and long-term projects.

Distribution: GSLS Anne Marschall and Sarah Loveday

22 May 2019

GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON MASTER PLAN CONSULTATION MEETING 02

This document records discussion at the second Master Plan Consultation with staff. The meeting was held on Tuesday 14 May from 3.30-4.30PM. Those in attendance comprised Anne Marschall GSLS Principal, Sarah Loveday Finance Officer, Renae Ruediger Year 3/4 and Leadership Team, Dan Hausler Year 5/6 and Leadership Team, Jayden Evans Y6/7, Dearne Prior Y1/2, Melissa Emmett Foundation, Rhian Doecke Resources Coordinator and Peter Moeck Architect.

The purpose of the consultation was to engage with staff to gain an understanding of the issues and perceptions foremost in the minds of the educators. Peter tabled DRAFT architectural drawings comprising 2019011 / M01 Existing Site Plan and 2019011 / M02 Existing Floor Plan. Corrections were made to designation of existing room use.

What are the places you love and enjoy at GSLS? Comments as follows:

- Library is spacious and the nooks create interest and are used for a range of activities
- Newly refurbished GLA spaces for Foundation and Year 1/2 and the Breakout alcove
- The Playground redevelopment works well and is the informal gathering place for parents
- The Atrium is a warm winter spot and sheltered
- Retain the trees

What needs improving at GSLS? Comments as follows:

- Rethink the front of the School as less for cars and more for people and garden with new digital display screen
- Totally refurbish all of the remaining old rooms complete with new loose furniture and window blinds for sun control
- Create meaningful indoor and outdoor connections and add generous veranda's and decks to learn outdoors
- Connect Library to the Learning Common
- Art Room is at a lower floor level, feels isolated and separate and it is in need of refurbishment with green screen
- Bag hooks in the semi-enclosed breezeway are out of view and a review is needed for bag storage generally
- Relocate the Cleaner Store and provide a meaningful Learning Common in the Hall
- Administration is dark, improve the functional relationships especially for Sick Room and storage and large screen
- Staff Room needs cooking facilities
- The Hub works well but it is isolated
- Eden requires maintenance and an upgrade with new plantings and Oval needs improved irrigation and new grass
- OSHC is isolated and accommodated in the former residence and run by an external organisation
- Strengthen the physical, community and strategic connection between School to Angaston ELC
- The Atrium covered area needs to be expanded and could provide an Amphitheatre
- Learning Support is placed in the Rainbow Room which is tucked away and needs more visibility
- Art and German are each one day per week and these spaces are used for break-out and projects at other times
- Seal the car park and review to improve circulation and configuration

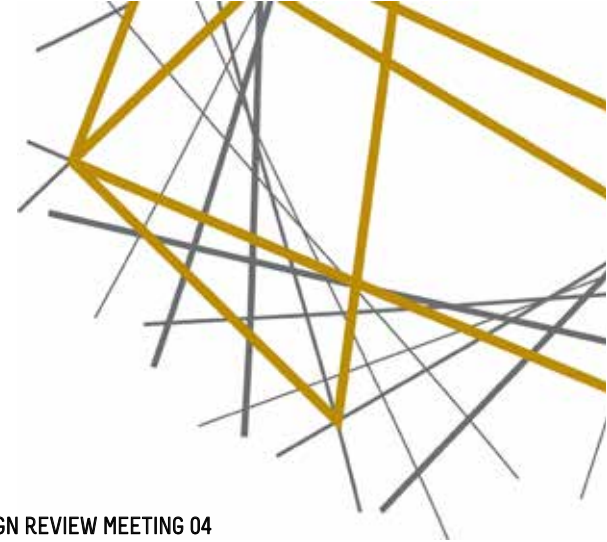
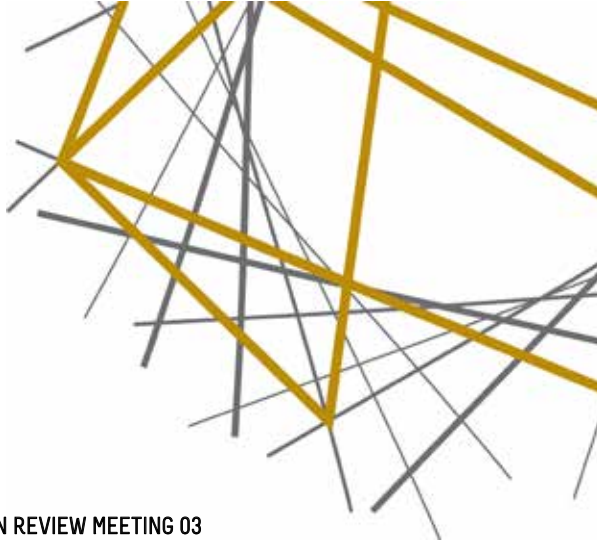
What are the big ideas? Comments as follows:

- Create connections from each GLA onto a covered outdoor learning deck both sides with a slide down to playground
- Physical and visual connections between GLA spaces and the central Learning Common
- Team teaching can be encouraged by linking adjoining GLA spaces, but this also reduces wall space
- Could place OSHC as an addition to The Hub
- Explore a Business Case for a 20 place ELC facility and position adjoining the Foundation GLA space
- Provide one central place for resources storage and reconfigure the Library Work Room
- Relocate Maintenance and Sport Store to a large shed and improve or relocate the Uniform Shop

From Here

Peter undertook check measure of Art Room and Atrium buildings. Sarah to forward Floor Plans of OSHC and The Hub buildings and a Site Plan for the playground. Next Meeting Tuesday 28 May at 5PM with the Working Group. The purpose is to review the Initial Concept Design ideas and set priorities for short, medium and long-term projects.

Distribution: GSLS Anne Marschall and Sarah Loveday



31 May 2019

GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON MASTER PLAN DESIGN REVIEW MEETING 03

This document records discussion at the Working Group Design Review. The meeting was held on Tuesday 28 May from 5.15 - 7PM. Those in attendance comprised Anne Marschall GSLS Principal, Chris Linke School Council Chairperson, Vanessa Gaston School Council Secretary Jayden Evans Y6/7 and Peter Moeck Architect. Apologies were received from Renae Ruediger Year 3/4 and Leadership Team and Tim Barrett School Council Member.

The purpose of the meeting was to review the initial Concept Designs. Peter tabled the following drawings:

- 2019011 / M01A Existing Site Plan
- 2019011 / M02A Existing Floor Plan
- 2019011 / SK01 Proposed Site Plan
- 2019011 / SK02 Proposed Carpark Improvements
- 2019011 / SK03 Proposed Floor Plan

The design intent as illustrated on the above architectural drawings is a holistic redevelopment of the buildings and grounds with a focus on improving learning outcomes. Comments as follows:

- Refurbishment of GLA spaces is the priority
- Proposed covered decks and access to outdoor learning from all GLA spaces will enhance the learning experience
- Proposed secured nature play in place of the bitumen driveway should be extended full length
- Locate a bay to park the School bus to west of Staff Room
- Reversing the flow of car parking south of School building and sealing with line marking is an improvement
- Reflect on the rearrangements for First Aid, increased storage and CC into a separate room
- Existing fire door into Staff Room and fire wall in this location will lead to some rework of the Concept Design
- Retain Rainbow Room at the existing size in order to offer this space as a GLA in the event of single stream cohorts
- Place a new printer and scanner for student and staff use in the Learning Common
- The above will reduce the reliance on Reception to distribute printed matter from main Copier
- Reception still needs direct access to Work Room and this could be through the Archive space and cut back joinery
- Improve layout of Work Room and reduce the impact of circulation
- Widening the Hall from west stairs is a priority as this is a major bottle neck
- The west facing rooms can be accessed externally from the covered decks to reduce congestion
- The demolition of Art Room and Atrium and replacement with new Art Room and ELC facilities is long term
- The above will be at the same floor level as the main building
- Alternative proposal showing a covered area for play and tiered steps if partnership with existing ELC goes well
- Find a place for the 3 reused stained glass windows at high level in the Learning Common
- Mobile large screens are perceived to be more useful than fixed large screens
- Sunshine Room with ability to retain visual privacy and provide an additional door from Administration
- New wet area Nook opposite Y1/2 will be useful
- Could provide sliding door to link Art and ELC
- External storage under new decks
- Library directly accessed from Learning Common rather than from the corridor

Define the elements for BGA grants as numbered stages and other internally funded projects as a separate list as follows:

- Stage 01 is the 3 GLA spaces to west and new covered deck with new Resources storage and CC Room
- Stage 02 is the 2 GLA spaces to east and new covered deck with secured nature play
- Stage 03 is rework to south for new Learning Common, Art Room and ELC facility with covered deck and secured play
- Project A is Learning Commons refurbishment
- Project B is new sheds for sports storage and for maintenance
- Project C is Administration rework
- Project D is carparking and access redevelopment
- Project E is site improvements for hard courts maintenance, Eden replanting, Oval irrigation and improvement

Distribution: GSLS Chris Linke, Anne Marschall and Sarah Loveday

20 June 2019

GOOD SHEPHERD LUTHERAN SCHOOL ANGASTON MASTER PLAN DESIGN REVIEW MEETING 04

This document records discussion at the Working Group Design Review. The meeting was held on Tuesday 18 June from 5 – 6.30PM. Those in attendance comprised Anne Marschall GSLS Principal, Chris Linke School Council Chairperson, Vanessa Gaston School Council Secretary, Sarah Loveday Finance Officer, Jayden Evans Y6/7, Renae Ruediger Year 3/4 and Leadership Team and Peter Moeck Architect. Apologies were received from Jarred Rathjen and Tim Barrett School Council Members.

The purpose of the meeting was to review the revised Concept Designs. Peter tabled the coloured drawings:

- 2019011 / M01A Existing Site Plan
- 2019011 / M02A Existing Floor Plan
- 2019011 / SK01B Proposed Site Plan
- 2019011 / SK02A Proposed Carpark Improvements
- 2019011 / SK03C Proposed Floor Plan
- 2019011 / SK04 Proposed Sections
- 2019011 / SK05 Staging Plan

Schematic Design drawings for the Stage 01 Redevelopment were also tabled comprising:

- 2019014 / SK01 Proposed Site Plan
- 2019014 / M01 Existing Floor Plan
- 2019014 / SK02 Proposed Floor Plan
- 2019014 / SK03 Proposed Roof Plan, Elevations and Sections

The Master Plan Cost Estimate prepared by Heinrich Consulting dated 17 June was circulated prior to the meeting.

Sarah advised that the scope for work is to be varied for Stage 01 further to discussion with AISSA John Wilson as follows:

- Include for refurbishment of Learning Common
- Include new sliding doors with sidelights both sides to five General Learning Areas
- Clad the face of the steel web trusses and cut back the Cleaner's Room
- Plasterboard linings over existing masonry on furring channels to provide pathway for electrical and data cabling
- Delete the new structure and roof over the Deck 01 which will now be a future project for the School
- Reuse one trough and reposition in same location but raised therefore deleting two new art sinks externally
- Include for hand basin in existing Sick Room possibly reused from First Aid Room
- Reposition slide to new deck for improved access by Year 3/4

Discussion around materials and detailing. Comments as follows:

- Decking options are spotted gum and yearly application of oil or composite decking
- The latter is a solid colour and does not splinter or require maintenance, but it is hot in summer and moves with heat
- Proposed roof material is Palram 18mm thick multi-cell polycarbonate sheeting 1000mm wide pans in Opal finish
- The latter is a translucent white and provides cool shade because it filters the UV
- Hooks for bags could be placed externally below the 900mm high window sills
- Cladding below deck to be CFC panels with paint finish
- Morning sun is a glare issue along the east elevation
- Glazed balustrade is proposed using Harkk system to keep visual openness to Playground and alternative is metal
- Cantilevered structure for new roof is proposed clear of existing building to provide a raised pitching height

From Here

Peter will meet with Cost Consultant on Wednesday 19 June to brief the revised content of Stage 01. Master Plan and Schematic Design drawings for Stage 01 to be revised to reflect the revised scope of work as listed above. Master Plan Contents list tabled and text to be prepared and Report completed by 5 July for next and final meeting.

Distribution: GSLS Chris Linke, Anne Marschall and Sarah Loveday