



COUNCIL PROGRESS REPORT

Woorabinda Aboriginal Shire Council (Internal)

TOPIC
TITLE:

**Guest House Report
Insurance Claim**

DATE: 21st February 2024

Topic Overview:

In April 2023 Insurance Assessors Sedgwick was engaged by Morgan Freer, Senior Claims Consultant Queensland, JLT Public Sector to investigate a settlement in respect of the fire claim lodge by the WASC concerning the Guest House and later the Old Cafe.

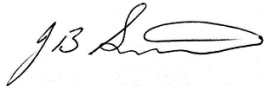
Progress: Sedgwick's Assessor Joe Ryan conducted the initial assessment and found the building was a total loss. Joe Ryan was provided a copy a set of plans for the Guest House by Rance Williams. Joe Ryan also engages an external builder to provide cost estimates on rebuilding the original premises. The Builder McElhenny Construction and Joe Ryan returned with a cost estimate of \$1,562,750.00 to replace like for like. A Demolition Company Silkwood Sands was engaged by Sedgwick to do the demolition works.

Plans: It's been explained by Joe Ryan that WASC has two options regarding the Settlement amount, Option 1 is to request a cash settlement or Option 2 replace the building like for Like.

Problems: if WASC opt for Option 1 the Cash settlement will only be the value of the Guest House in its current form at the time of the Fire and this amount will be much less then the replacement value.

Key Information: If WASC agrees to replace Like for Like it will receive the full cost estimate amount. Another important piece of information is that the rebuild can be located anywhere in the community and does not have to be rebuilt in the original Location.

Conclusion: The WASC has the ability to make a decision on whether to receive a cash payment or to rebuild the Guest House in the community.

A handwritten signature in black ink, appearing to read 'J. Smith', with a stylized flourish at the end.

Jason Smith
Project Manager (Building Services)



13th September 2023

Mr Joe Ryan
MCL Global Sedgwick
North Rockhampton 4701

RE – WOORABINDA GUEST HOUSE BUDGET ESTIMATE

Joe,

Please find below our high- level budget estimate for the rebuild of the 6 x 1 bedroom guest house located at 180 Dooley St Woorabinda QLD.

Our budget estimate being based on Designtek plans 2205-03 and available photos. Similar level of finish and fixtures has been allowed for in our budget estimate.

A more detailed and specific tender can be provided once final plans are available.

Total excl GST	\$1,562,750.00
GST	\$156,275.00
Total Incl GST	<u>\$1,719,025.00</u>

A further breakdown on inclusions and exclusions for each trade is provided in the subsequent pages. These following trade breakdowns will detail any allowances made. If you have any questions or queries, please do not hesitate to call. Thank you for the opportunity to provide the budget estimate for this project.

Regards,

Terry McElhenny
Director

WOORABINDA GUEST HOUSE BUDGET ESTIMATE					
Item No.	Item Description	Quantity	Unit	Rate	Amount
1	PRELIMINARIES				
2	Establish site facilities, project supervise supervision, site fencing, provision of site services, scaffolding, access equipment, craneage, contracts works insurance, Qleave Levy, waste disposal.	1.00	item	277,320.00	277,320.00
3	EXTERNAL WORKS				
4	External concrete paths, access ramps, allowance for driveway	1.00	item	21,334.00	21,334.00
5	BUILDING CONSTRUCTION				
6	Construction of 6 x timber framed building, steel SHS post supports, metal roofed buildings similar level of internal finishes as per existing 1 bedroom single storey residences as per Designtek floor plan 2205-03	1.00	item	996,270.00	996,270.00
7	PROVISIONAL COSTS				
8	Cabinetry	6.00	each	18,000.00	108,000.00
9	Toilet suites	6.00	each	686.00	4,116.00
10	Bathroom fixtures	6.00	each	356.00	2,136.00
11	White goods	6.00	each	3,224.00	19,344.00
12	Tapware	1.00	item	7,880.00	7,880.00
13	Light fittings	1.00	item	3,550.00	3,550.00
14	Hot water services	2.00	each	2,200.00	4,400.00
15	Airconditioning	12.00	each	2,700.00	32,400.00
16	PROVISIONAL SUMS				
17	Building certification	1.00	item	3,500.00	3,500.00
18	Architect/drafting services	1.00	item	15,000.00	15,000.00
19	Engineer	1.00	item	12,500.00	12,500.00
20	Council fees	1.00	item	5,000.00	5,000.00
21	Travel and accomodation	1.00	item	50,000.00	50,000.00
	Woorabinda Budget Estimate Excl GST				1,562,750.00

Company Management Plans, Policies & Procedures

Workplace Health & Safety

McElhenny Constructions is dedicated to ensuring all works carried out by their organization and its' third parties are done so in the safest and most controlled methods of construction, therefore ensuring the health, safety and wellbeing of all persons involved. McElhenny Constructions and the leadership team identify workplace health and safety as the responsibility of themselves as well as all involved in the work activities, to guarantee a safe working environment.

The following WH&S management processes allow this commitment to be effective:

- Establishing and maintaining project specific Workplace Health & Safety Management Plans
- The use of only suitably trained and qualified employees and subcontractors
- Full time supervision and on-site management to ensure safest work practices are being carried out
- Ensuring all relevant documentation and processes are implemented for High Risk Activities such as SWMS and Task Specific Observation Checklists
- Effective reporting and notification processes including rehabilitation management
- Provide an inclusive and positive environment to continue training and understanding of workplace hazards and risks

Quality Management & Assurance

The continual success of McElhenny Constructions is reliant on delivering quality product in line with client expectations and Australian standards, including providing professional advice and fit for purpose solutions. McElhenny Constructions and its' leadership team identify the issue of quality assurance of projects as a shared responsibility for all involved and strive to provide above industry standard product.

Several methods and procedures allow this commitment to be met including the following:

- The engagement of only licensed and suitably qualified employees, consultants and subcontractors
- The use of only reputable Australian suppliers to ensure high quality products and materials
- BCA & Australian Standard Compliant
- Full time supervision and on-site management of projects to ensure standards are met and excelled
- Efficient and timely defect management process including identification, reporting and implementation of remedial works