

MINUTES

OF THE COUNCIL MEETING OF THE CITY OF TEA TREE GULLY HELD ON TUESDAY 27 JULY 2021 AT 7.00PM BY ELECTRONIC MEANS ONLY

1. Opening Prayer and Welcome

The Mayor read the Opening Prayer and Acknowledgement of Country Statement.

2. Attendance Record:

2.1 Present

His Worship Mayor K Knight, Crs B Rankine (entered 7.05pm), B Keane, J Lintvelt, L Jones, O Savvas, R Unger, D Wyld, L Petrie, R Coleman, P Field and S Keane

2.2 Apologies

Cr A Schlueter

2.3 Leave of Absence

Nil

2.4 Record of Officers in Physical Attendance onsite

Nil

Record of Officers in Attendance via Electronic Means (audio-visual link)

Mr J Moyle	Chief Executive Officer
Mr R McMahon	Director Organisation Services & Excellence
Mrs C Neil	Director Community & Cultural Development
Mr T Harfield	Director Assets & Environment
Ms I Cooper	Manager Governance & Policy
Miss M Lay	Governance & Risk Administration Officer
Ms F Birch	Manager Recreation, Leisure & Community Safety
Ms C Oborn	Recreation, Planning & Facility Coordinator
Mr J Robbins	Manager Finance & Rating Operations
Mr M Hannath	Acting Manager Parks
Mr M Sneyd	Team Leader Biodiversity
Ms I Wilkshire	Manager City Strategy
Ms V Masterman	Team Leader Planning Strategy
Ms C Gill	Senior Strategy Planner

Mr J Foong

Group Coordinator Water, Waste & Environment

2.5 Record of Number of Persons in the Public Gallery – Electronic Attendance

1 Attendee

2.6 Record of Media in Physical Attendance

Nil

3. Confirmation of Minutes to the Previous Meeting

Moved Cr S Keane, Seconded Cr Wyld

That the Minutes of the Council Meeting held on 13 July 2021 be confirmed as a true and accurate record of proceedings.

Carried Unanimously (938)

4. Mayor's Report - Nil

Cr Rankine entered the meeting at 7.05pm.

5. Public Forum

Ms Ingrid Oswald spoke in relation to the management report titled 'Proposed Rezoning of Golden Grove Rural Living Zone for residential use.'

6. Deputations - Nil

7. Presentations

7.1 COVID-19 Update (D21/52741)

Mr Ryan McMahon, Director Organisational Services & Excellence provided a summary of the current COVID-19 restrictions and their impact on Council operations.

7.2 Grant Opportunities (D21/52750)

Mr Justin Robbins, Manager Finance and Rating Operations provided a presentation regarding Community Grants opportunities.

8. Petitions - Nil

9. Declaration of Conflicts of Interests - Nil

10. Adjourned Business – Nil

11. Motions Lying on the Table - Nil

12. Committee Reports

Service Review Committee - Nil

Audit Committee - Nil

Policy and Strategic Development Committee - Nil

CEO Performance and Remuneration Review Committee - Nil

Traffic Management Safety Committee - Nil

13. Management Reports

Office of the Chief Executive Officer

13.1 Shared Use Paths - Head Agreement and Licence Agreements with Commissioner of Highways (D21/44766)

Moved Cr Unger, Seconded Cr Petrie

1. That Council agrees to enter into a Head Agreement with the Commissioner of Highways regarding the access to and use of land held by the Commissioner of Highways for the purposes of the continuity of shared use paths and associated infrastructure, as per the terms and conditions outlined in Attachment 1 of the report titled “Shared Use Paths – Head Agreement and Licence Agreements with the Commissioner of Highways” and dated 27 July 2021.

2. That Council agrees to enter into a Licence Agreement with the Commissioner of Highways for access to and use of land being Piece 632 of Deposited Plan 96067 in Certificate of Title Volume 6159 Folio 429, at 91-95 Smart Road, Modbury, commonly known as the land linking Smart Road to the Meadowvale Aged-Friendly Precinct, Modbury, as per the terms and conditions outlined in Attachment 2 of the report titled “Shared Use Paths – Head Agreement and Licence Agreements with the Commissioner of Highways” and dated 27 July 2021.
3. That Council agrees to enter into a Licence Agreement with the Commissioner of Highways for access to and use of land being Allotment 202, 336 of Deposited Plan 10319, as described in Certificate of Title Volume 5398 Folio 883, at Lot 202 Montague Road, Modbury North, commonly known as land adjacent Solandra Reserve, Modbury North, as per the terms and conditions outlined in Attachment 3 of the report titled “Shared Use Paths – Head Agreement and Licence Agreements with the Commissioner of Highways” and dated 27 July 2021.
4. That Council agrees to enter into a Licence Agreement with the Commissioner of Highways for access to and use of land being:
 - a. Allotment 616 of Deposited Plan 28772, as described in Certificate of Title Volume 5103 Folio 268, at 1018-1026 Grand Junction Road, Holden Hill, commonly identified as land adjacent to the O-Bahn busway south of Grand Junction Road,
 - b. Allotment 627 of Deposited Plan 29605, as described in Certificate of Title Volume 5301 Folio 117, at 56-58 Reservoir Road Hope Valley, commonly identified as land adjacent to the O-Bahn busway between Grand Junction Road and Reservoir Road, and
 - c. Allotment 201 of Deposited Plan 29501, as described in Certificate of Title Volume 5301 Folio 115, at 81 Reservoir Road, Modbury, commonly identified as land adjacent the O-Bahn busway immediately east of Reservoir Road,
 as per the terms and conditions outlined in Attachment 4 of the report titled “Shared Use Paths – Head Agreement and Licence Agreements with the Commissioner of Highways” and dated 27 July 2021.
5. That Council authorises the Chief Executive Officer to extend, vary or terminate this agreement as is considered appropriate at the time in the future.
6. That the Mayor and Chief Executive Officer be authorised to sign and seal all relevant documents to give effect to this decision.

Carried Unanimously (939)

13.2 Proposed Rezoning of Golden Grove Rural Living Zone for residential use (D21/49379)

[Note: No motion was moved in relation to this item at this point of the meeting. Refer Other Business, Item 21.1.]

13.3 Environment and Food Production Areas Boundary Review - Council Submission (D21/51910)

Moved Cr Savvas, Seconded Cr S Keane

That having considered the report titled “Environment and Food Production Areas Boundary Review – Council Submission” and dated 27 July 2021, Council endorses the matters set out in Section 2.3 of the report as its formal submission to the State Planning Commission in response to the stakeholder consultation on the Environment and Food Production Areas boundary review.

Carried Unanimously (940)

Assets & Environment

13.4 Kaurua Cultural Heritage Recognition for Dry Creek (D21/50907)

Moved Cr Petrie, Seconded Cr Savvas

That Council authorises Council’s Chief Executive Officer to arrange a Kaurua Welcome to Country and Smoking Ceremony for Dry Creek, Modbury or Modbury North prior to any works commencing on site and for it to be held, preferably on a weekend day.

Carried (941)

Organisational Services & Excellence

13.5 Modbury Sporting Club - Proposed facility upgrade (D21/48140)

Moved Cr Wyld, Seconded Cr S Keane

That Council, having considered the report titled “Modbury Sporting Club – Proposed Facility Upgrade’ and dated 27 July 2021, based on preliminary cost estimates:

1. Supports the proposed upgrade Option C at the Modbury Sporting Club, Ridgehaven as set out in the abovementioned report noting the revised

explanation of Option D, financial table, updated attachment for the four build options and costings, as attached to the Minutes.

2. Requests a Prudential Report be prepared for the proposed concept plan for the redevelopment of the facility occupied by Modbury Sporting Club and in accordance with Council's Prudential Management Policy, which is to be presented to Council.
3. Delegates the authority to Council's Chief Executive Officer and Director Organisational Services & Excellence, in accordance with section 44 of the Local Government Act 1999, to appoint a person, believed to be suitably qualified under section 48(4) of the Local Government Act 1999, to undertake this prudential review.
4. Supports a grant funding submission of up to 50% being considered for this project as part of the report titled "Grant opportunities" which is included on the same Council meeting agenda on 27 July 2021.
5. Supports the principle of a financial contribution from Council towards the project with the amount to be further considered by Council once the outcome of the external grant funding submission is known and any cost estimates further clarified.
6. Notes the already confirmed financial contribution of \$75k from the Modbury Sporting Club as per the Council resolution dated 11 May 2021 from the report titled "Sports Field Floodlighting – Modbury Sports and Community Club".

Amendment

Moved Cr Petrie, Seconded Cr B Keane

That Council, having considered the report titled "Modbury Sporting Club – Proposed Facility Upgrade' and dated 27 July 2021, based on preliminary cost estimates:

1. Supports the proposed upgrade Option D at the Modbury Sporting Club, Ridgehaven, noting the revised explanation of Option D, financial table, updated attachment for the four build options and costings, as attached to the Minutes.
2. Requests a Prudential Report be prepared for the proposed concept plan for the redevelopment of the facility occupied by Modbury Sporting Club and in accordance with Council's Prudential Management Policy, which is to be presented to Council.

3. Delegates the authority to Council's Chief Executive Officer and Director Organisational Services & Excellence, in accordance with section 44 of the Local Government Act 1999, to appoint a person, believed to be suitably qualified under section 48(4) of the Local Government Act 1999, to undertake this prudential review.
4. Supports a grant funding submission of up to 50% being considered for this project as part of the report titled "Grant opportunities" which is included on the same Council meeting agenda on 27 July 2021.
5. Supports the principle of a financial contribution from Council towards the project with the amount to be further considered by Council once the outcome of the external grant funding submission is known and any cost estimates further clarified.
6. Notes the already confirmed financial contribution of \$75k from the Modbury Sporting Club as per the Council resolution dated 11 May 2021 from the report titled "Sports Field Floodlighting – Modbury Sports and Community Club".

Carried (942)

Cr Wyld called for a Division

The Mayor declared the vote set aside

The following members voted in the affirmative:

Crs Petrie, Field, Lintvelt, Rankine, Coleman, S Keane, B Keane and Savvas,

The following members voted in the negative:

Crs Wyld, Unger and Jones.

The Mayor declared the amendment **carried**.

Formal Motion

Moved Cr Unger, Seconded Cr Rankine

That Council adjourn the item of business until the next ordinary Council meeting on 10 August 2021, in order to determine the preferred option of Modbury Sporting Club.

Carried (943)

3.6 Grant Opportunities (D21/52313)

Moved Cr Savvas, Seconded Cr Jones

1. That Council, having considered the report titled “Grant opportunities” and dated 27 July 2021, approves the Chief Executive Officer (CEO) to make the following grant funding submissions to support community projects:
 - a. Safer Communities Fund Round 6 as detailed in table 1 of this report
 - b. Open Space Grant Program as detailed in table 2 of this report.
 - c. Stormwater Management Fund as detailed in table 3 of this report.
 - d. Infrastructure Projects Program 21-22 as detailed in table 4 and table 5 of this report.
2. That Council authorises the CEO to vary the ‘grant program source’ of the grant application, subject to Council’s contribution remaining unchanged for the associated grant application.
3. That Council notes the grant funding applications being made by the Tea Tree Gully City Soccer Club and Tea Tree Gully Gymsports to the Infrastructure Projects Program 2021-22 and authorises the Chief Executive Officer to provide a letter of support.

Carried Unanimously (944)

Community & Cultural Development - Nil

14. Notice(s) of Motions - Nil

15. Motions without Notice - Nil

16. Questions on Notice - Nil

17. Questions without Notice - Nil

18. Council Delegates and Activities Report - Nil

19. Information Reports

The following Information reports were received at the meeting:

19.1 Continuous Improvement - 2021 - Fourth Quarter Update (D21/42721)

19.2 Local Government Finance Authority (LGFA) Annual General Meeting (AGM) - 29 October 2021 (D21/49549)

20. Status Report on Resolutions - Nil

21. Other Business

21.1 Proposed Rezoning of Golden Grove Rural Living Zone for residential use (D21/49379)

Moved Cr Unger, Seconded Cr Petrie

1. That Council supports in principle the proposal to commence investigations to re-zone the Rural Living Zone at Golden Grove to enable construction of approximately 1,500 new homes.
2. That a Proposal to Initiate a Residential Code Amendment affecting the Rural Living Zone at Golden Grove be prepared and presented to Council for consideration and that Council be provided with copies of relevant investigations reports to assist with the preparation of the Proposal to Initiate a Code Amendment.
3. That a Funding Agreement that supports a privately funded Code Amendment be prepared by Council's lawyers in consultation with YAS P&D and Villawood Properties (the proponents) and that the proponents agree to reimburse the Council for the legal costs associated with preparing the funding agreement.
4. That Council's Chief Executive Officer be authorised to sign the Funding Agreement referred to in point 3 of this resolution noting it will be prepared by Council's lawyers and protecting Council's interests.
5. That a Proposal to Initiate a Code Amendment be presented to Council for consideration once the Funding Agreement has been signed by all parties and received by the Council.

6. That Council supports in principle, the proposal by YAS P&D to investigate a potential rezoning of 53 and 99 Crouch Road, Golden Grove for commercial /retail uses and requests that Council be consulted early in the preparation of the Code Amendment.

Carried (945)

Cr Rankine called a Division

The Mayor declared the vote set aside

The following members voted in the affirmative:

Crs Field, Wyld, Lintvelt, S Keane, Petrie, Coleman, B Keane and Unger.

The following members voted in the negative:

Crs Rankine, Jones and Savvas.

The Mayor declared the motion **carried**.

22. Section 90(2) Local Government Act 1999 – Confidential Items - Nil

23. Date of Next Ordinary Meeting

10 August 2021

The Mayor declared the meeting closed at 8.57pm.

Confirmed.....
Mayor 10 August 2021



REPORT FOR

COUNCIL MEETING**ADDENDUM TO REPORT**

MEETING DATE

27 JULY 2021

RECORD NO:

D21/52843

REPORT OF:

ORGANISATIONAL SERVICES & EXCELLENCE

TITLE:

**MODBURY SPORTING CLUB - PROPOSED FACILITY
UPGRADE – ADDENDUM TO REPORT**

1. DISCUSSION

Option D – Amended New build

At the time of writing the original Council report Option D was still to be received in final form. Option D is now included and contained in updated attachments to this addendum.

Option D is similar in design to Option C however with an amended upper floor layout of the kitchen and bar area allowing for greater open space of the club room function area.

The change room and umpire rooms in Option D are designed to meet minimum standards as per the SANFL and SACA facility guidelines.

Consultation with the Modbury Sporting Club has resulted in Option D being the preferred option. Option D is considered the most practical solution given the current age of the existing facility, required ongoing maintenance and cost analysis based on net value between a refurbished upgrade and new build. Option D, as a new build, will meet the current and future growth of the Club and the requirements for both football and cricket well into the future.

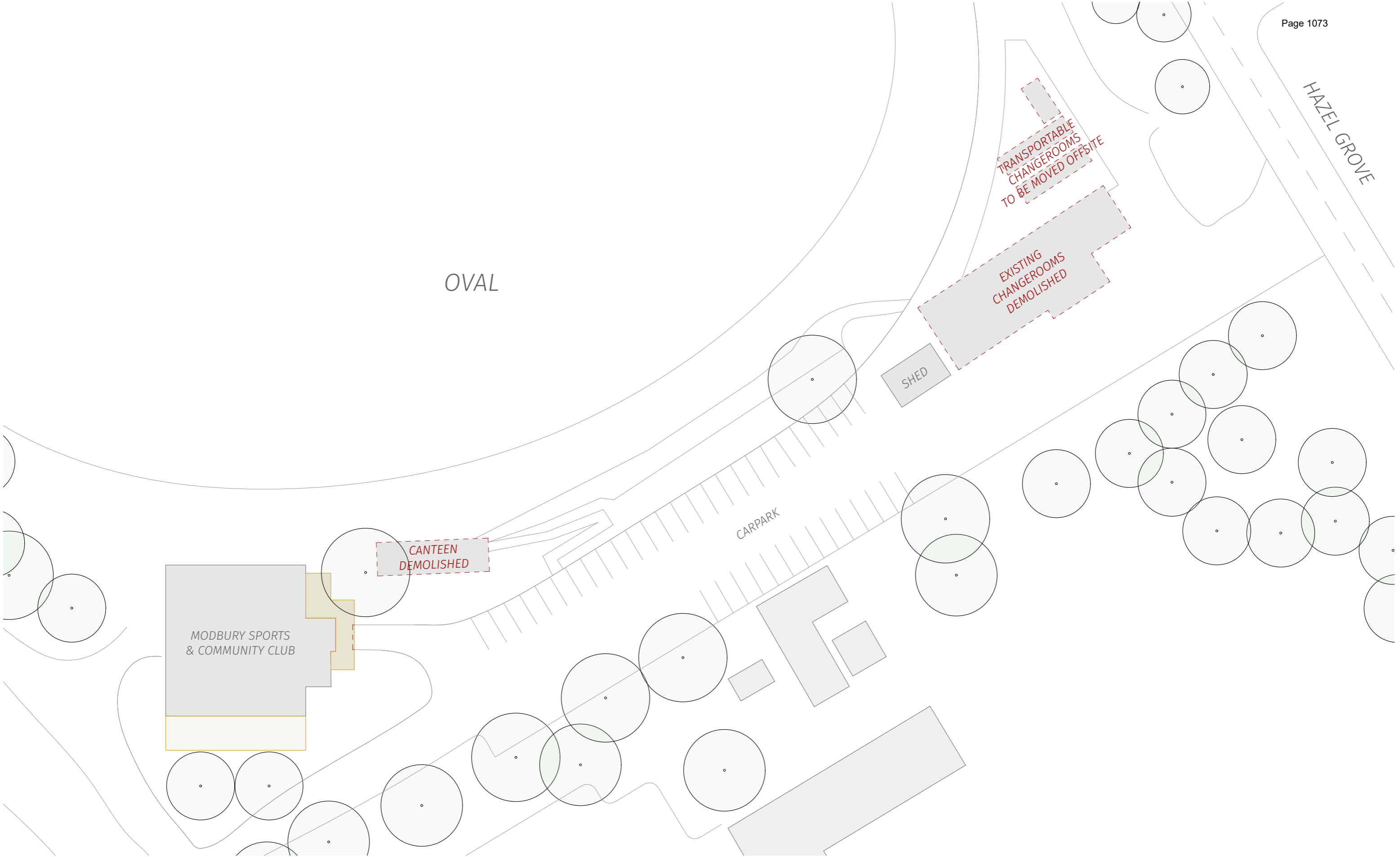
2. FINANCIAL

The financials provided below relate to Option D as the preferred approach.

OPTION D	Cost
Demolition	\$106,900
New Build	\$2,941,142
External works	\$302,332
Sub-Total Builders Works (exc. GST)	\$3,350,374
Building work on-costs (design contingency and builders prelim)	\$560,000
Project on-cost (contingency, professional fees)	\$720,000
TOTAL (exc. GST)	\$4,630,374

The table below provides an overview of the financial contributions proposed to achieve the project, subject the Councils approval of its financial commitment and receipt of State Government funding.

	Sports Field Floodlighting	Building Facility	TOTAL
City of Tea Tree Gully	\$100,000	\$3,255,374	\$3,355,374
Modbury Sporting Club	\$75,000	\$0	\$75,000
Office for Recreation, Sport and Racing	\$125,000	\$1,375,000	\$1,500,000
TOTAL	\$300,000	\$4,630,374	\$4,930,374



Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097




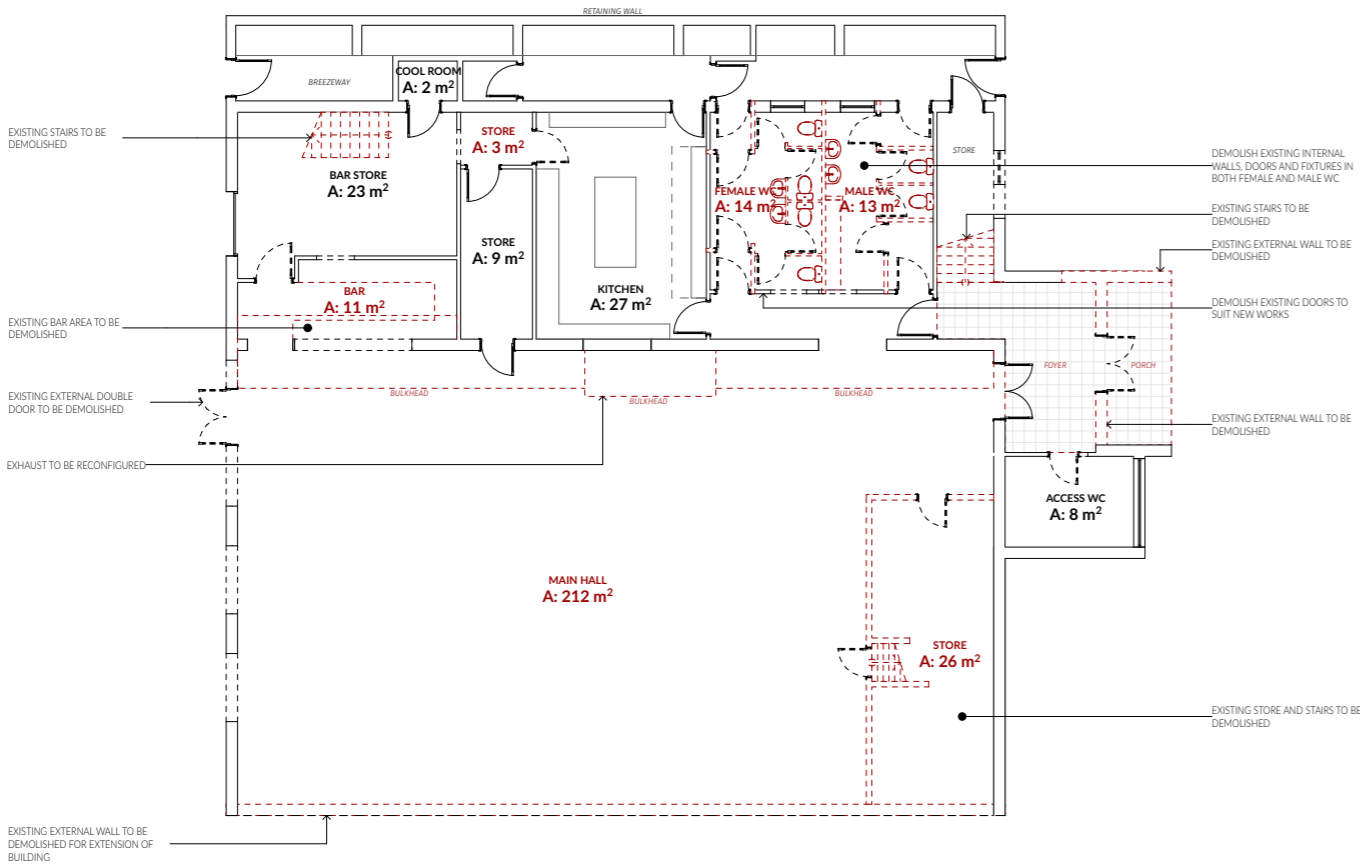
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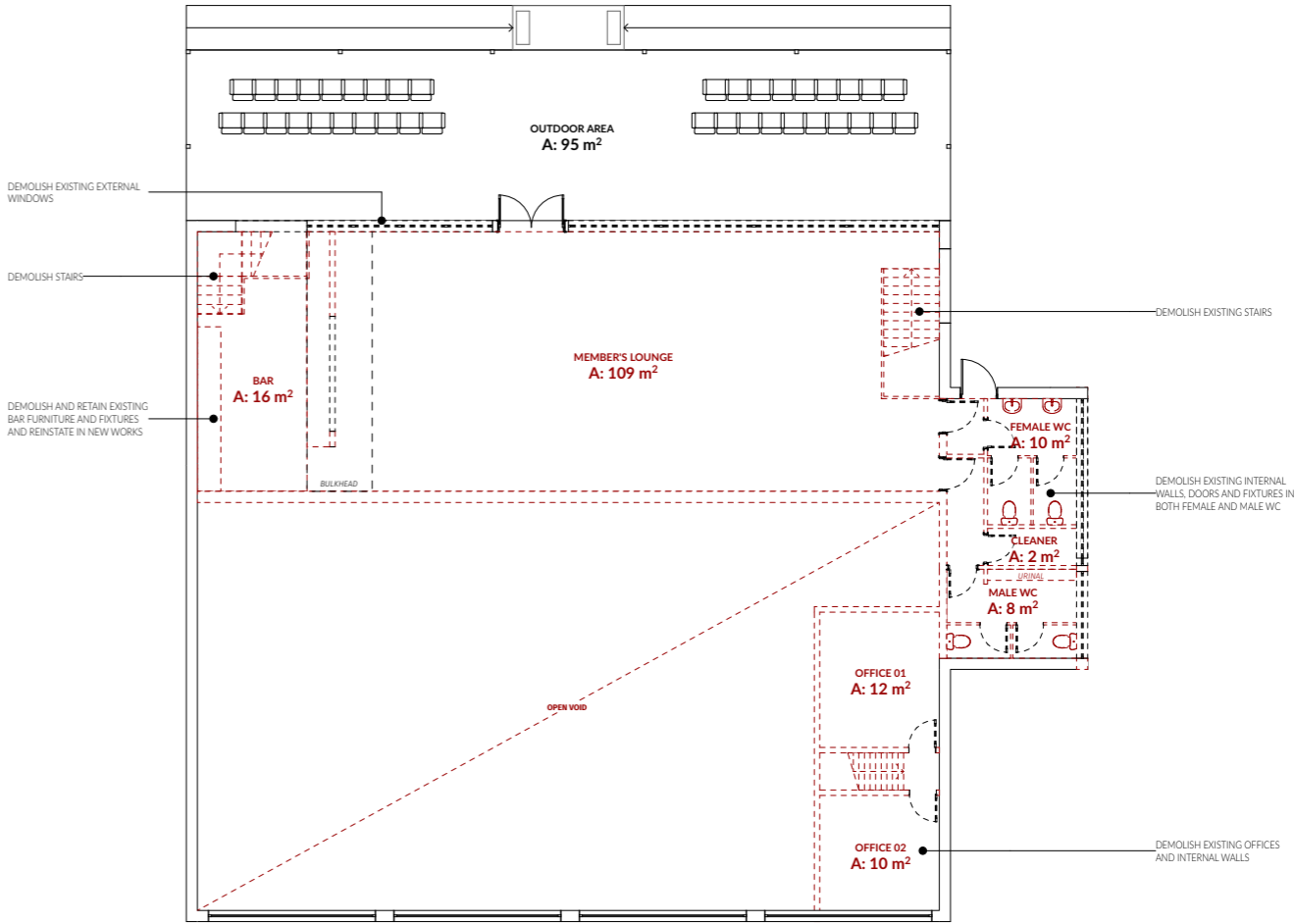
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Council Meeting Minutes - 27 July 2021

Title: SITE PLAN - OPT. A		
Scale: 1:500 @ A3	Drawn: JY	
Date: 23/7/21	Apvd: TH	
Job No.: 202121046	Drg No.: SK01	Drg Issue: 3



GROUND FLOOR - DEMOLITION [OPT.A]
1:200



LEVEL 1 - DEMOLITON [OPT.A]
1:200

Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097




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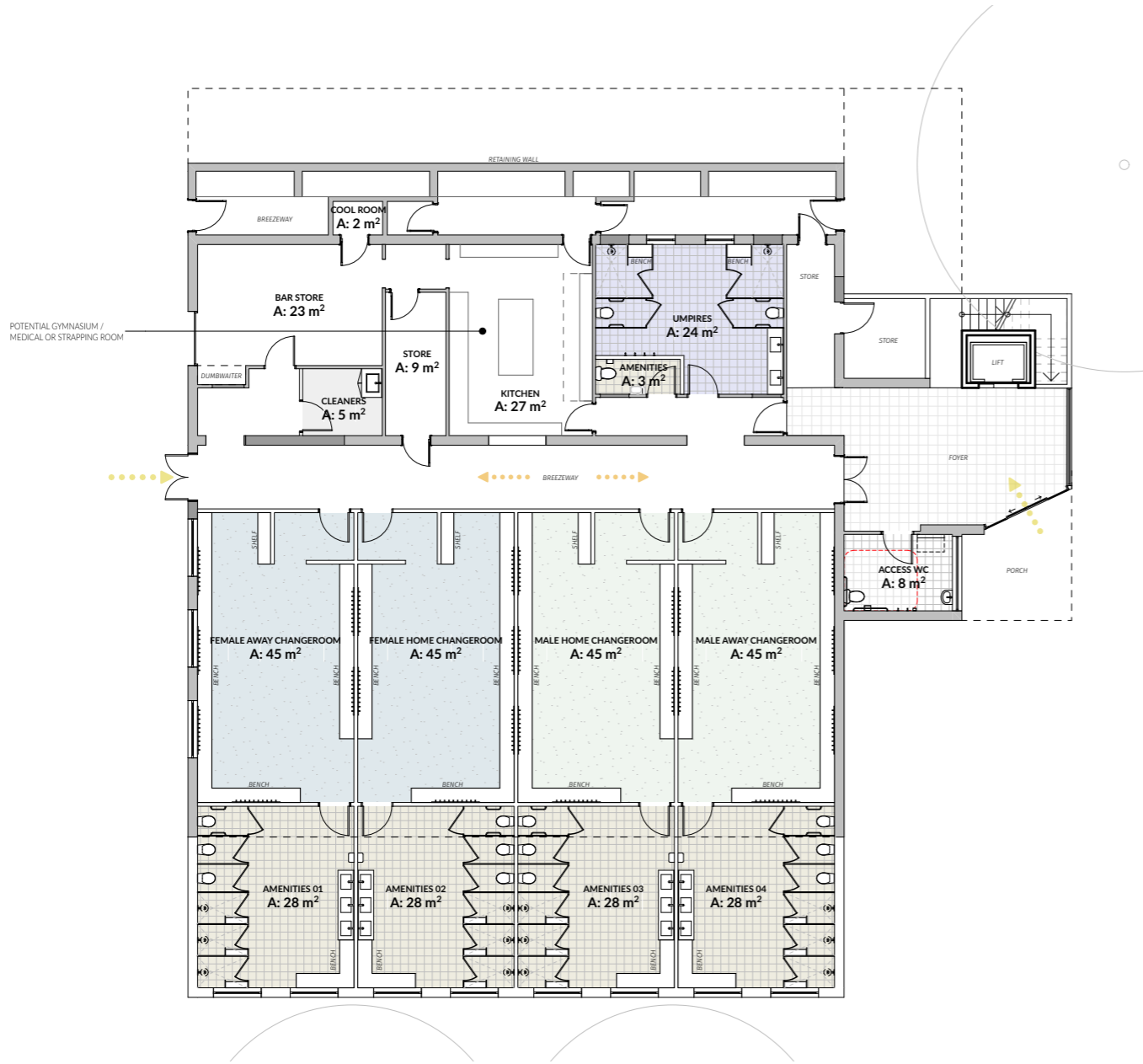
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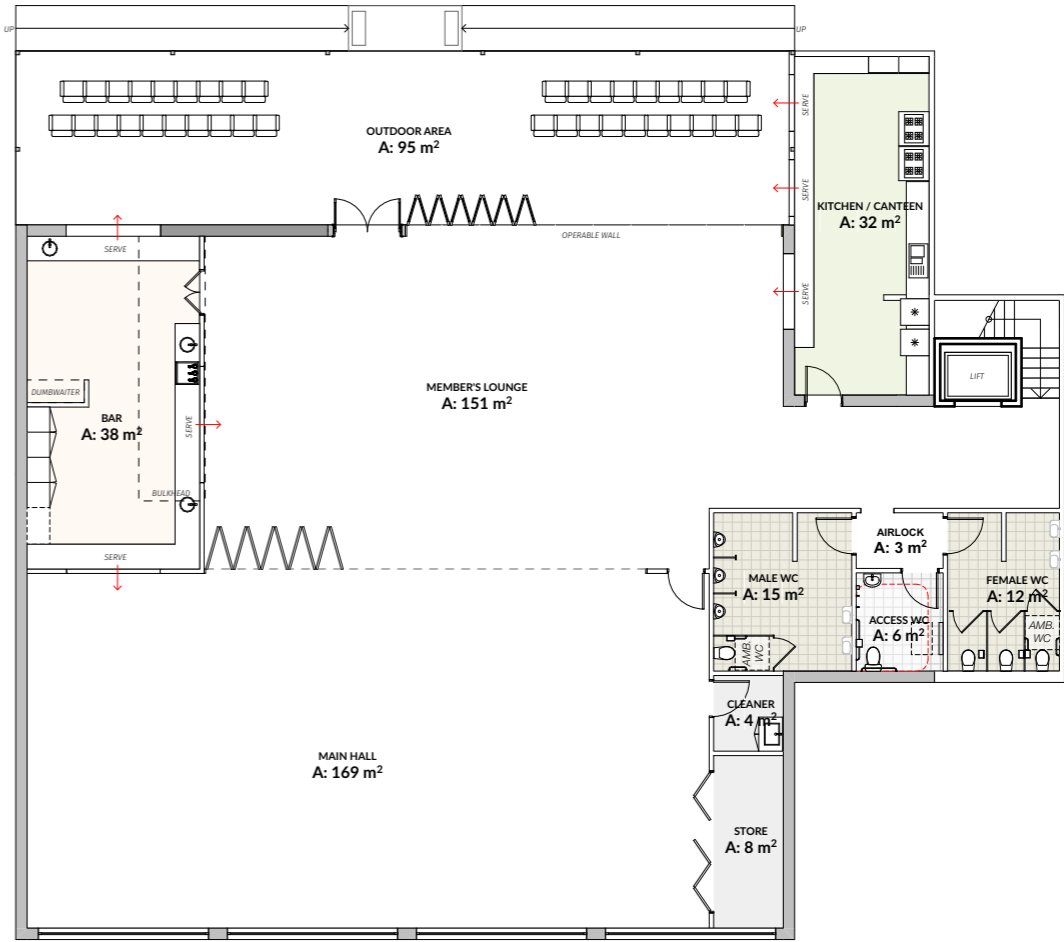
Council Meeting Minutes

27 July 2021

Title: DEMOLITION PLANS [OPT.A]		
Scale: 1:200 @ A3	Drawn: JY	
Date: 23/7/21	Apvd: TH	
Job No.: 21046	Drg No.: SK02	Drg Issue: 3



GROUND FLOOR - PROPOSED [OPT.A]
1:200



LEVEL 1 - PROPOSED [OPT.A]
1:200

Job:

MODBURY SPORTS AND COMMUNITY CLUB
Hazel Grove, Ridgehaven, SA 5097



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Council Meeting Minutes

27 July 2021

Title: PROPOSED PLANS [OPT.A]			
Scale:	1:200 @ A3	Drawn:	JY
Date:	23/7/21	Apvd:	TH
Job No:	202121046	Org No:	SK03
		Org Issue:	3

ZONES:

- 1

CHANGEROOMS AMENITIES
- 2

FEMALE HOME/AWAY CHANGEROOMS
- 3

MALE HOME/AWAY CHANGEROOMS
- 4

CLEANER'S ROOM
- 5

BREEZEWAY
- 6

PUBLIC AMENITIES
- 7

UMPIRES ROOM
- 8

INTERNAL CIRCULATION ZONE
- 9

ACCESS WC
- 10

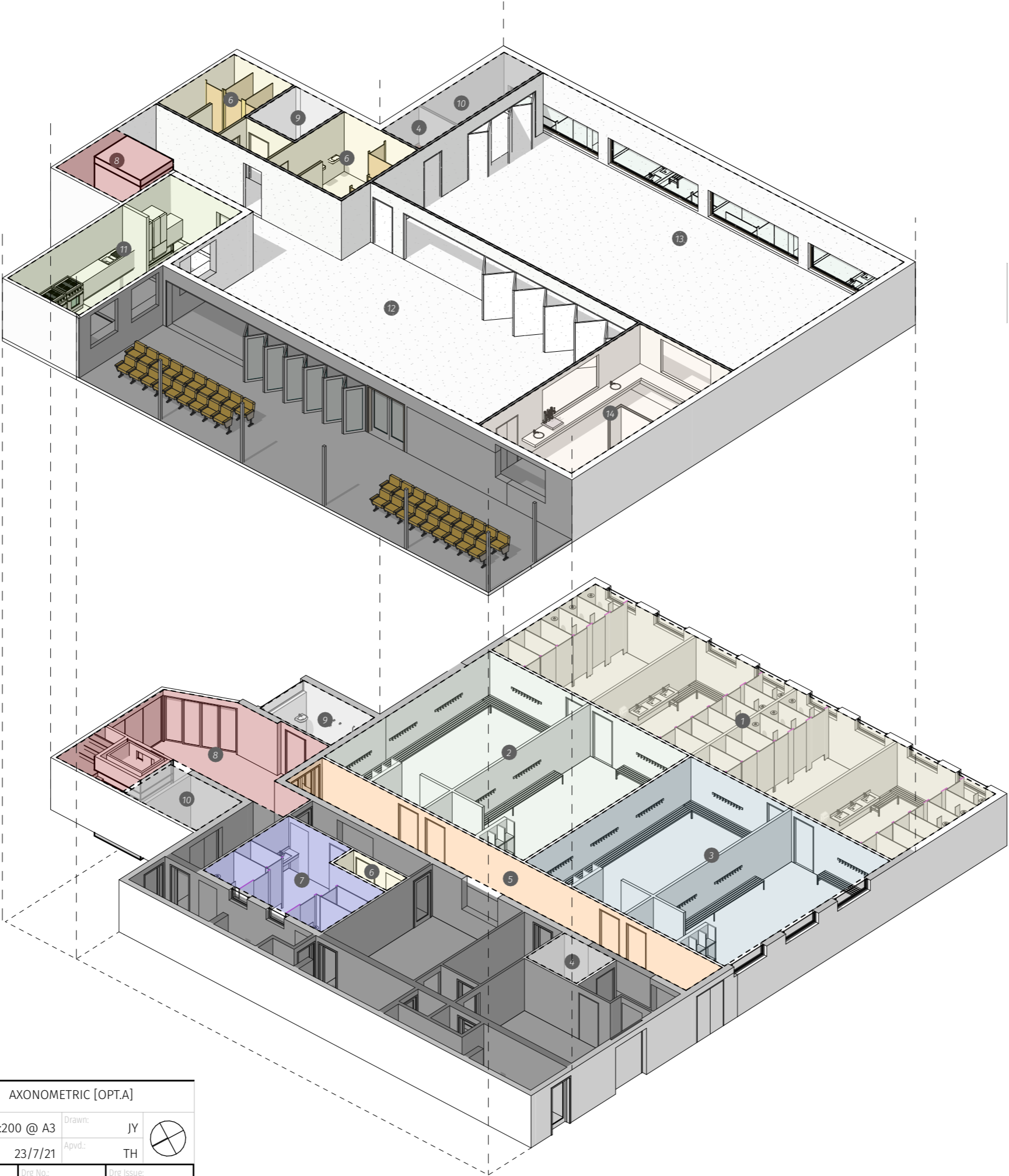
STORE ROOM
- 11

KITCHEN + CANTEEN
- 12

MEMBER'S LOUNGE
- 13


MAIN HALL
- 14

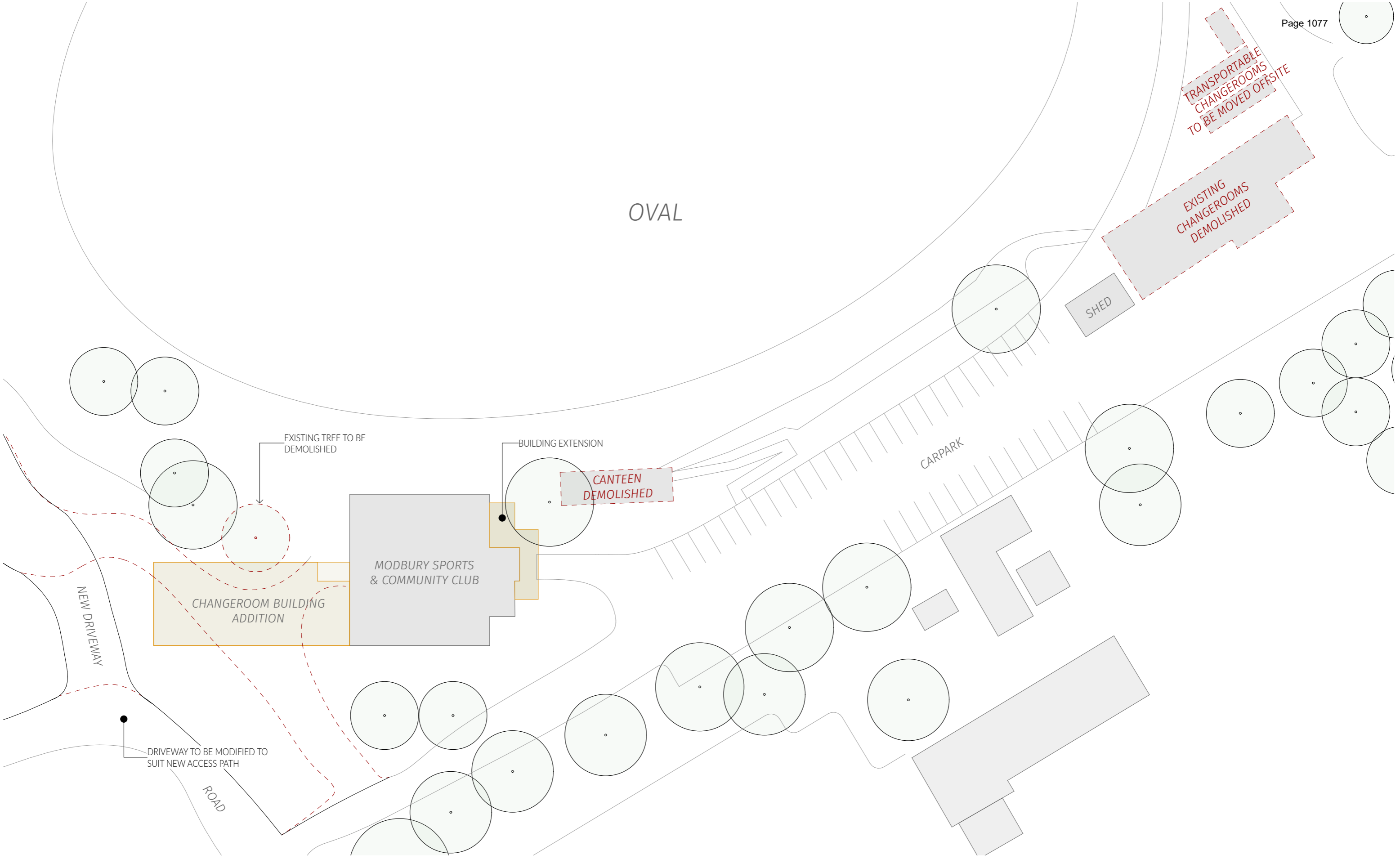
BAR



Job: MODBURY SPORTS AND COMMUNITY CLUB
Hazel Grove, Ridgehaven, SA 5097

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Council Meeting Minutes - 27 July 2021

Title: AXONOMETRIC [OPT.A]			
Scale: 1:200 @ A3	Drawn: JY		
Date: 23/7/21	Apvd: TH		
Job No.: 202121046	Drg No.: SK04	Drg Issue: 3	



Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097



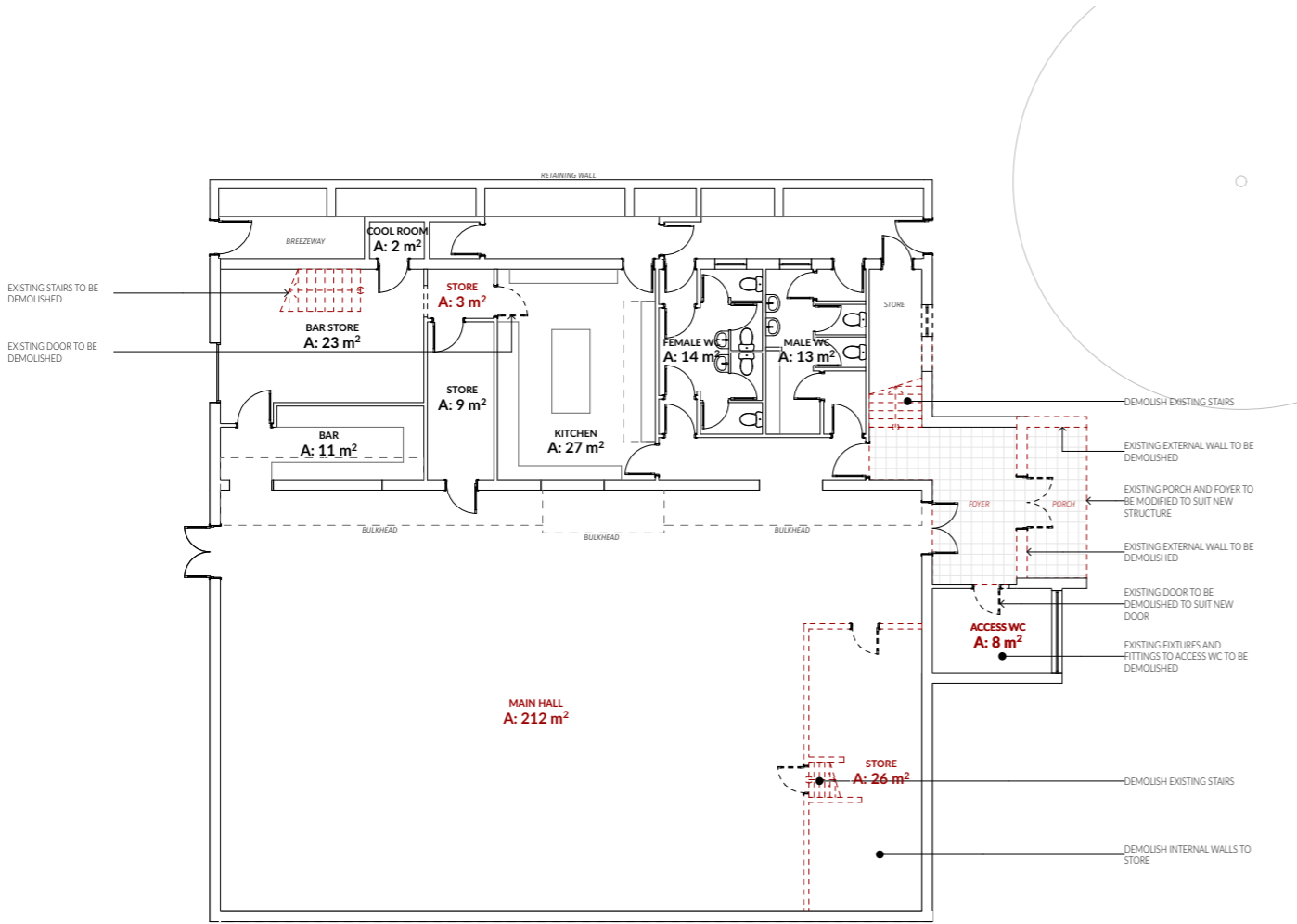
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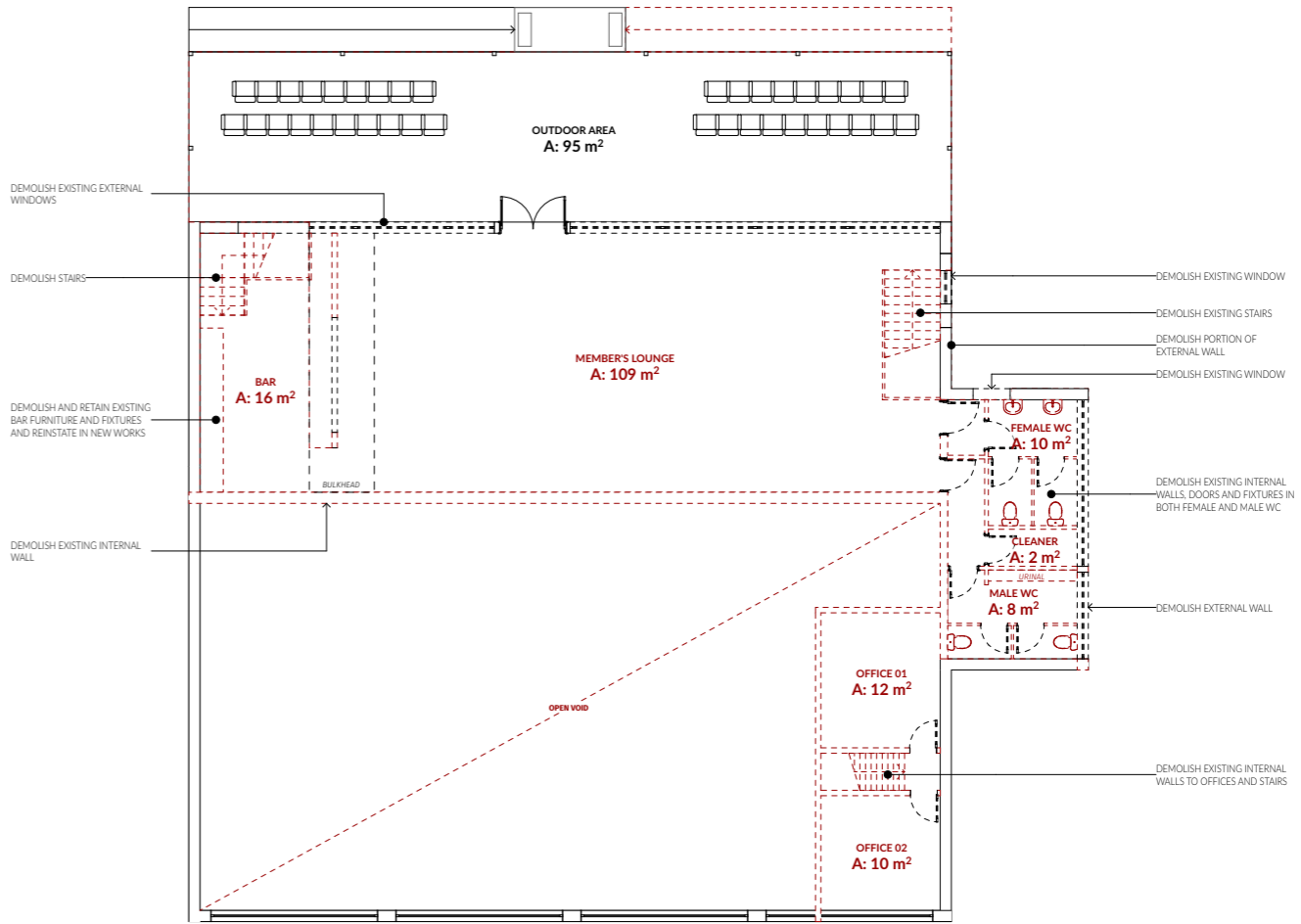
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Council Meeting Minutes - 27 July 2021

Title: SITE PLAN - OPT. B			
Scale:	1:500 @ A3	Drawn:	JY
Date:	23/7/21	Apvd:	TH
Job No:	202121046	Drg No:	SK05
		Drg Issue:	3



GROUND FLOOR - DEMOLITION [OPT.B]
1:200



LEVEL 1 - DEMOLITON [OPT.B]
1:200

Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097




Stallard Meek Flightpath

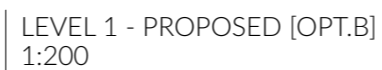
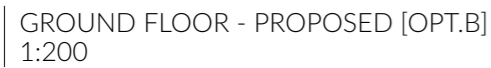
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Council Meeting Minutes

27 July 2021

Title: DEMOLITION PLANS [OPT.B]		
Scale: 1:200 @ A3	Drawn: JY	
Date: 23/7/21	Apvd: TH	
Job No.: 202121046	Drg No.: SK06	Drg Issue: 3



ZONES:

- 1 ACCESS WC
- 2 INTERNAL CIRCULATION ZONE
- 3 CHANGEROOMS AMENITIES
- 4 HOME + AWAY CHANGEROOMS
- 5 STORE ROOM
- 6 UMPIRES ROOM
- 7 STRAPPING / MEDICAL ROOM
- 8 PUBLIC AMENITIES
- 9 CANTEEN / KITCHEN
- 10 BAR
- 11 OFFICE
- 12 MEMBER'S LOUNGE

Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097



Stallard Meek Flightpath

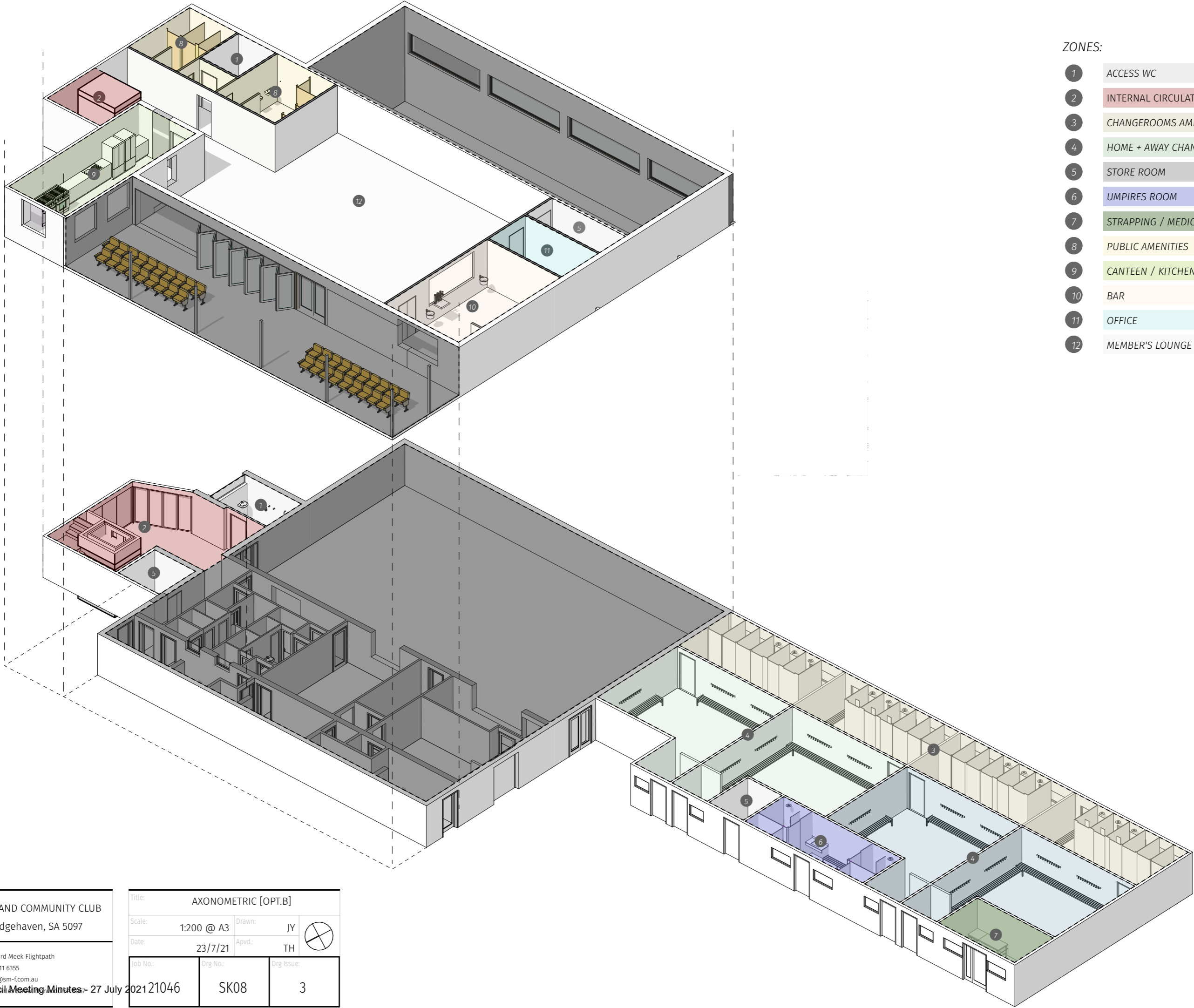
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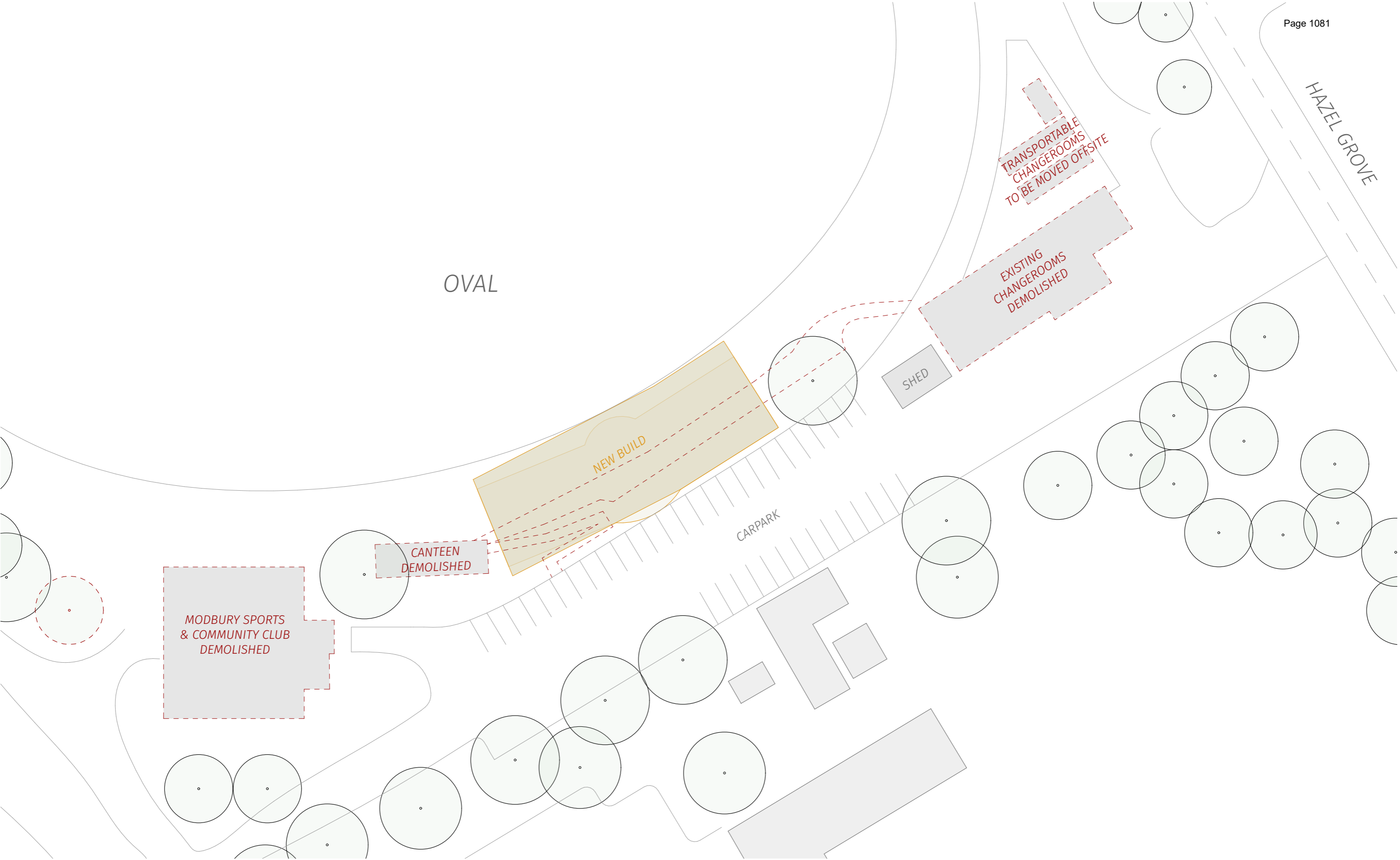
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Council Meeting Minutes

27 July 2021

Title: AXONOMETRIC [OPT.B]			
Scale:	1:200 @ A3	Drawn:	JY
Date:	23/7/21	Apvd:	TH
Job No:	202121046	Org No:	SK08
		Org Issue:	3





Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097




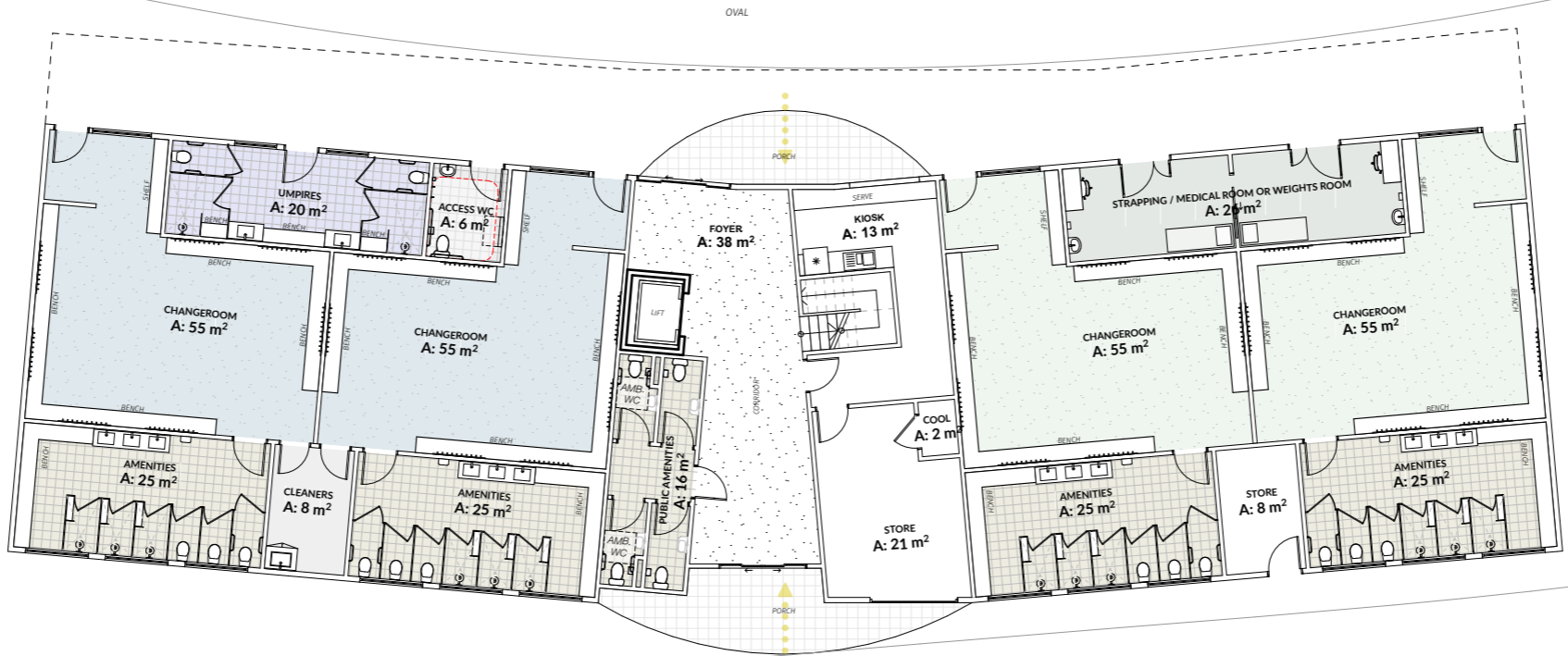
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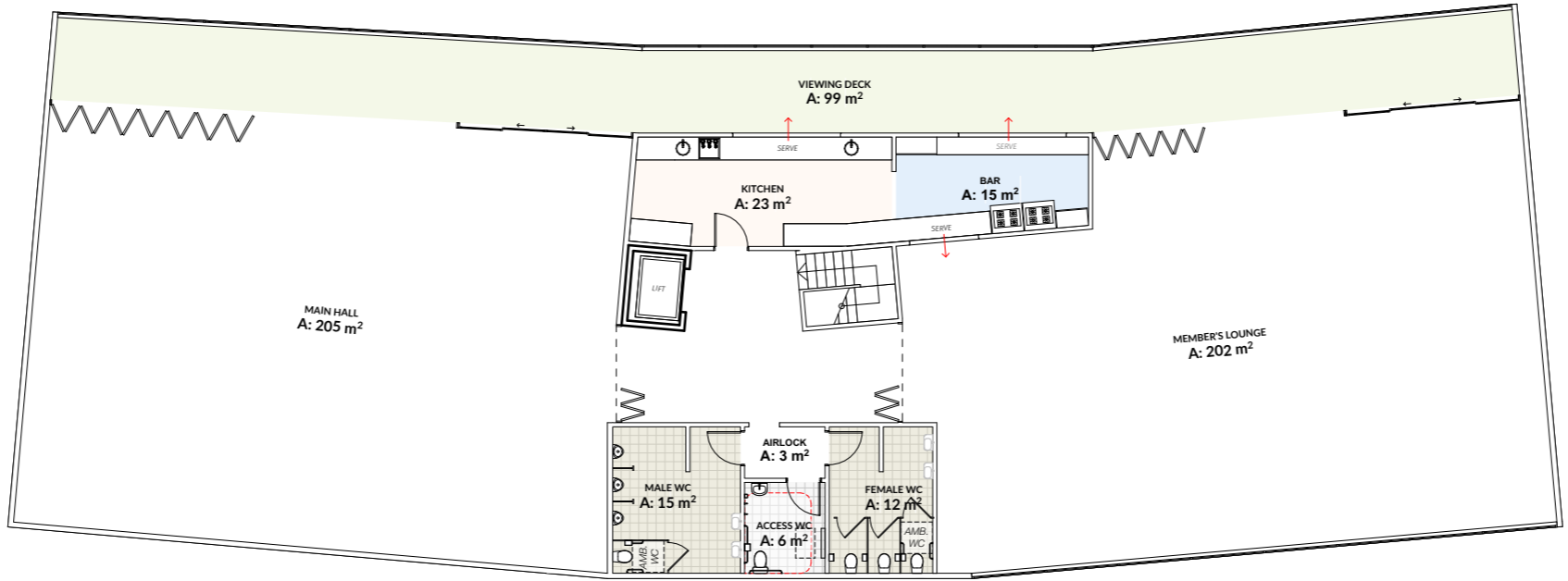
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Council Meeting Minutes - 27 July 2021

Title: SITE PLAN - OPT.C		
Scale: 1:500 @ A3	Drawn: JY	
Date: 23/7/21	Apvd: TH	
Job No.: 202121046	Drg No.: SK09	Drg Issue: 3



GROUND FLOOR - PROPOSED [OPT.C]
1:200



LEVEL 1 - PROPOSED [OPT.C]
1:200

Job:

MODBURY SPORTS AND COMMUNITY CLUB
Hazel Grove, Ridgehaven, SA 5097



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Council Meeting Minutes - 27 July 2021

Title: PROPOSED PLANS [OPT.C]			
Scale:	1:200 @ A3	Drawn:	JY
Date:	23/7/21	Apvd:	TH
Job No:	21046	Org No:	SK10
		Org Issue:	3



ZONES:

- 1

STRAPPING / MEDICAL ROOM / GYMNASIUM
- 2

HOME + AWAY CHANGEROOMS
- 3

CHANGEROOMS AMENITIES
- 4

EXTERNAL STORE
- 5

STORE + COOL ROOM
- 6

KIOSK
- 7

INTERNAL CIRCULATION ZONE
- 8

PUBLIC AMENITIES
- 9

CLEANER'S ROOM
- 10

ACCESS WC
- 11

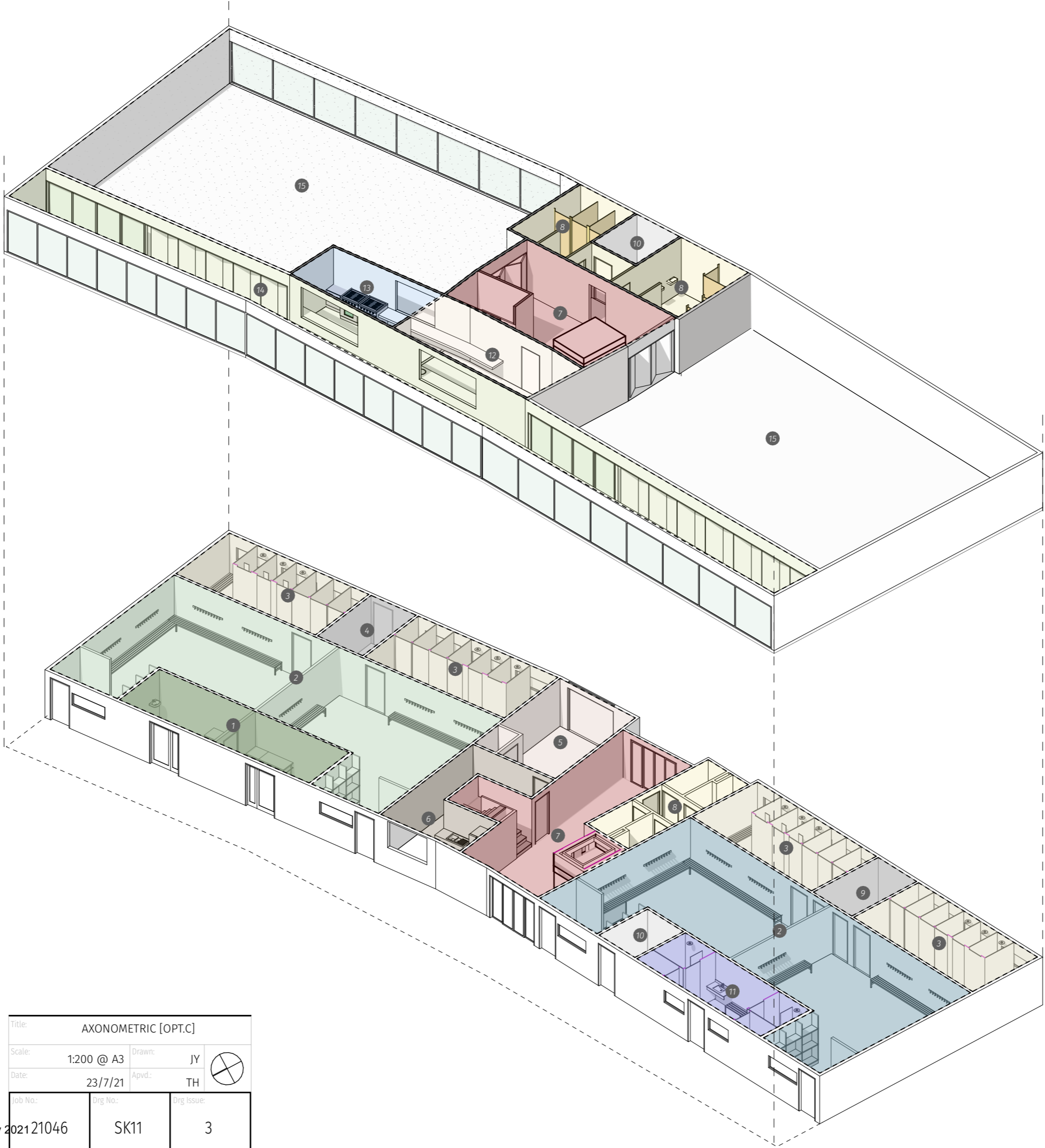
UMPIRES ROOM
- 12

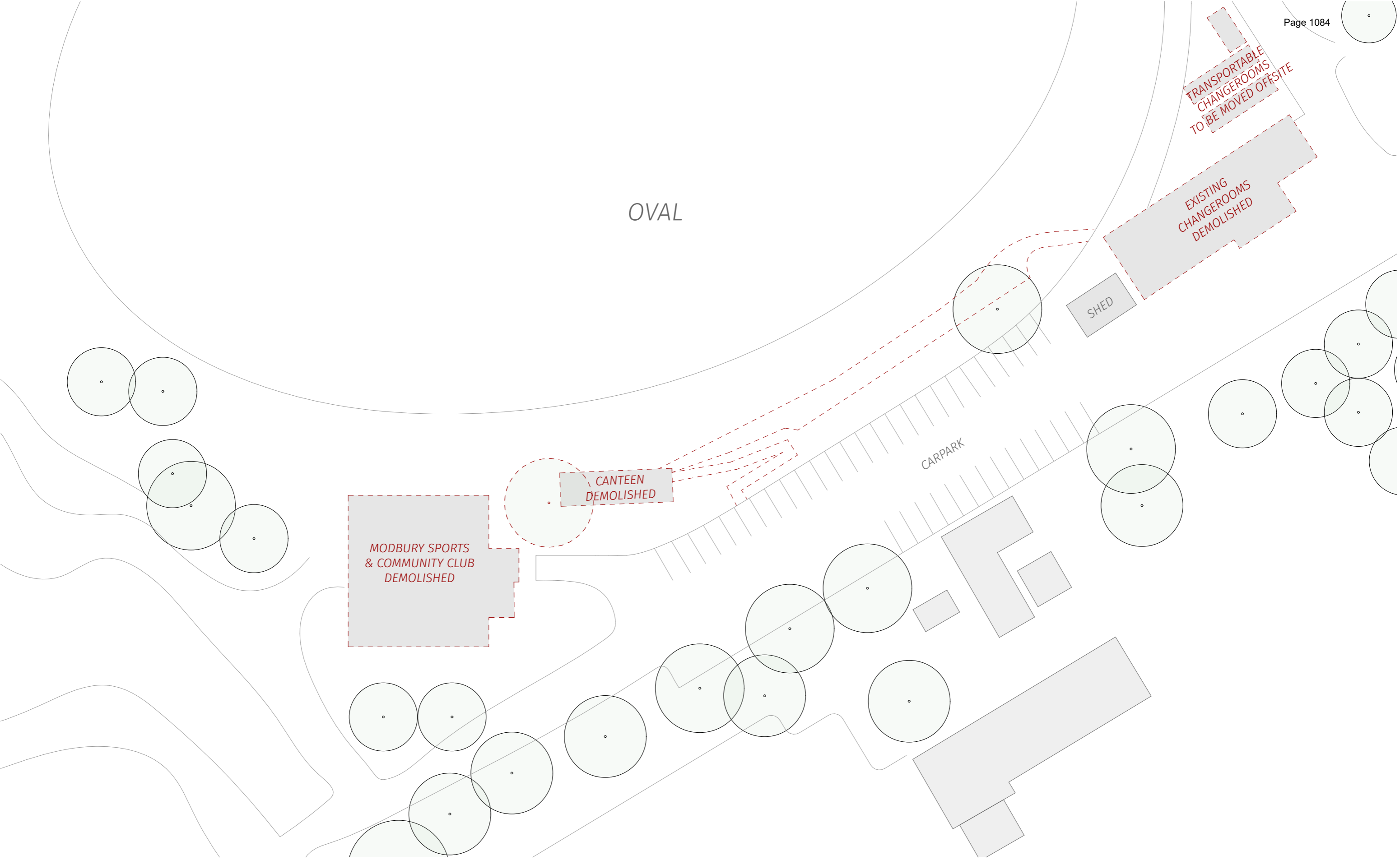
KITCHEN
- 13

BAR
- 14

VIEWING DECK
- 15

MEMBER'S LOUNGE





Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097




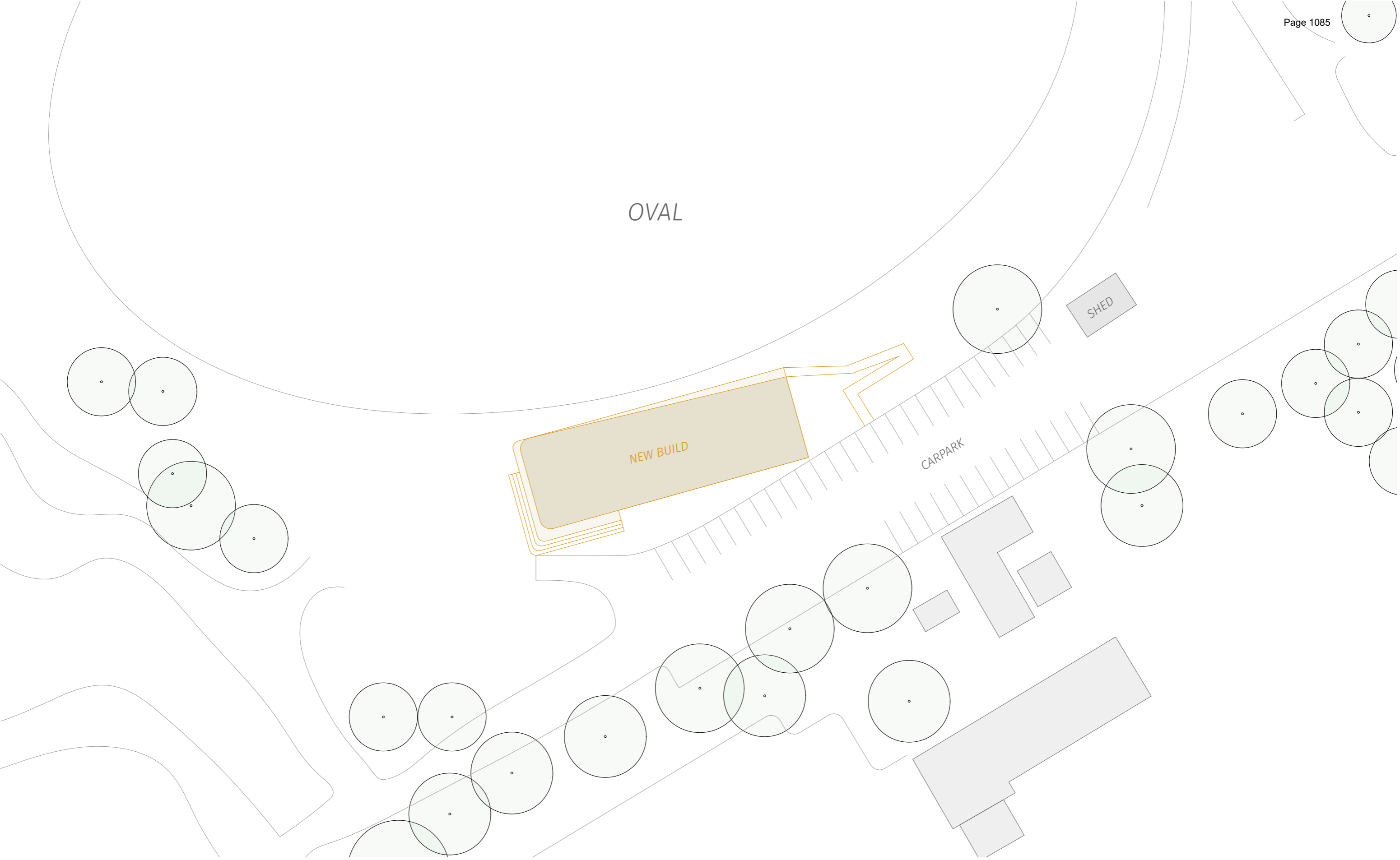
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Council Meeting Minutes

Title: DEMOLITION SITE PLAN - OPT. D		
Scale: 1:500 @ A3	Drawn: JY	
Date: 23/7/21	Apvd: TH	
Job No.: 202121046	Drg No.: SK12	Drg Issue: 3



Job:

MODBURY SPORTS AND COMMUNITY CLUB

Hazel Grove, Ridgehaven, SA 5097



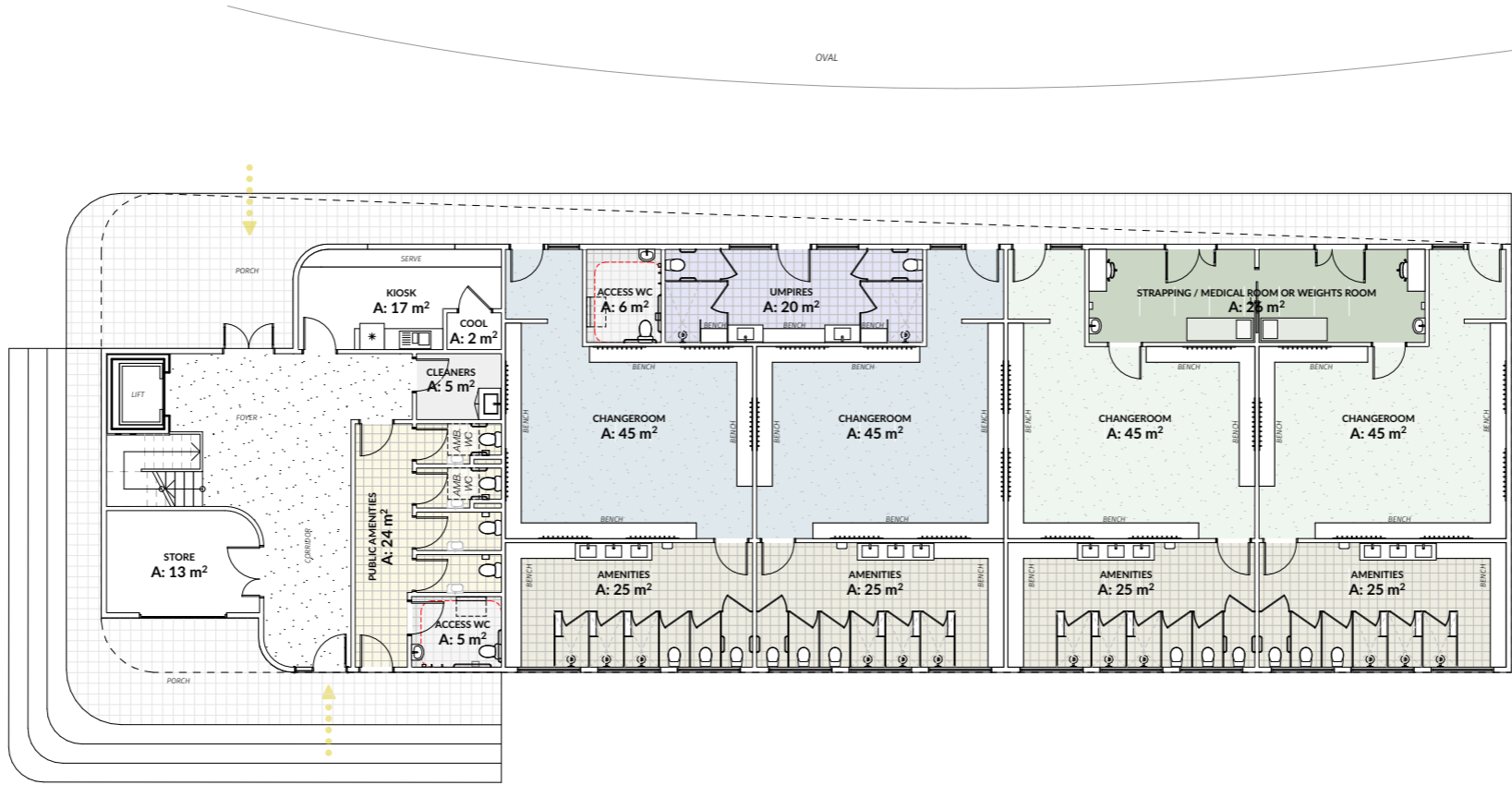
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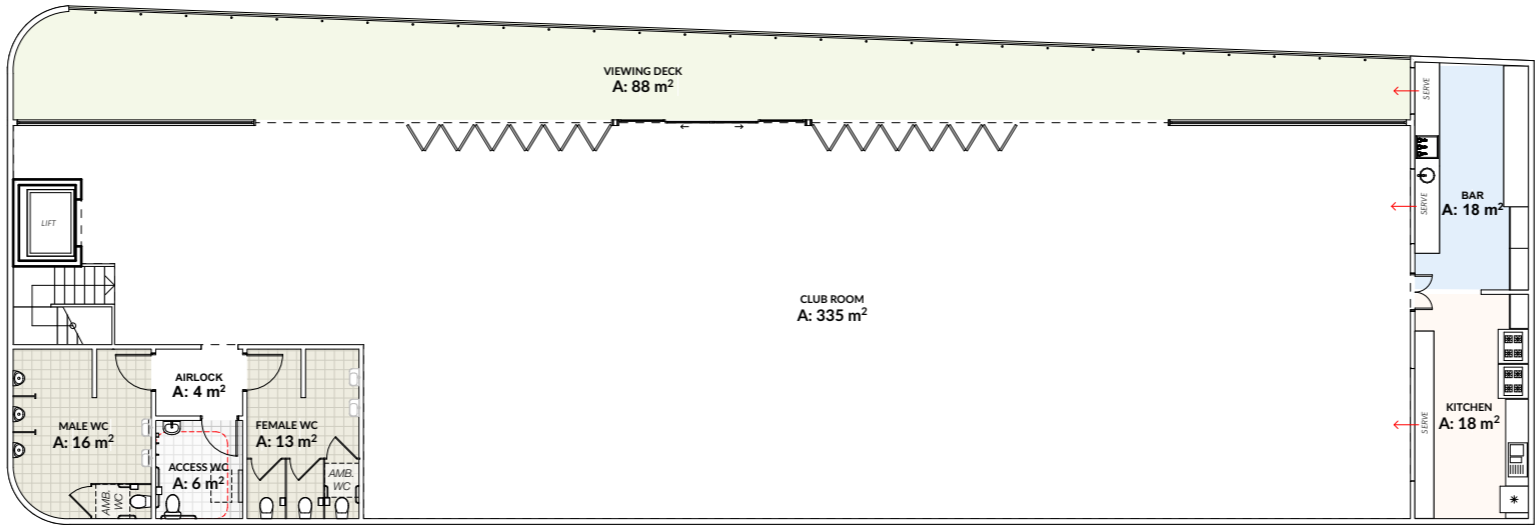
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Council Meeting Minutes

Title: PROPOSED SITE PLAN - OPT. D			
Scale:	1:500 @ A3	Drawn:	JY
Date:	23/7/21	Apvd:	TH
Job No:	202121046	Drg No:	SK13
		Drg Issue:	3



GROUND FLOOR - PROPOSED [OPT.D]
1:200



LEVEL 1 - PROPOSED [OPT.D]
1:200



ZONES:

- 1

STORE
- 2

INTERNAL CIRCULATION ZONE
- 3

KIOSK
- 4

CLEANER'S ROOM
- 5

PUBLIC AMENITIES
- 6

ACCESS WC
- 7

UMPIRES ROOM
- 8

HOME + AWAY CHANGEROOMS
- 9

CHANGEROOMS AMENITIES
- 10

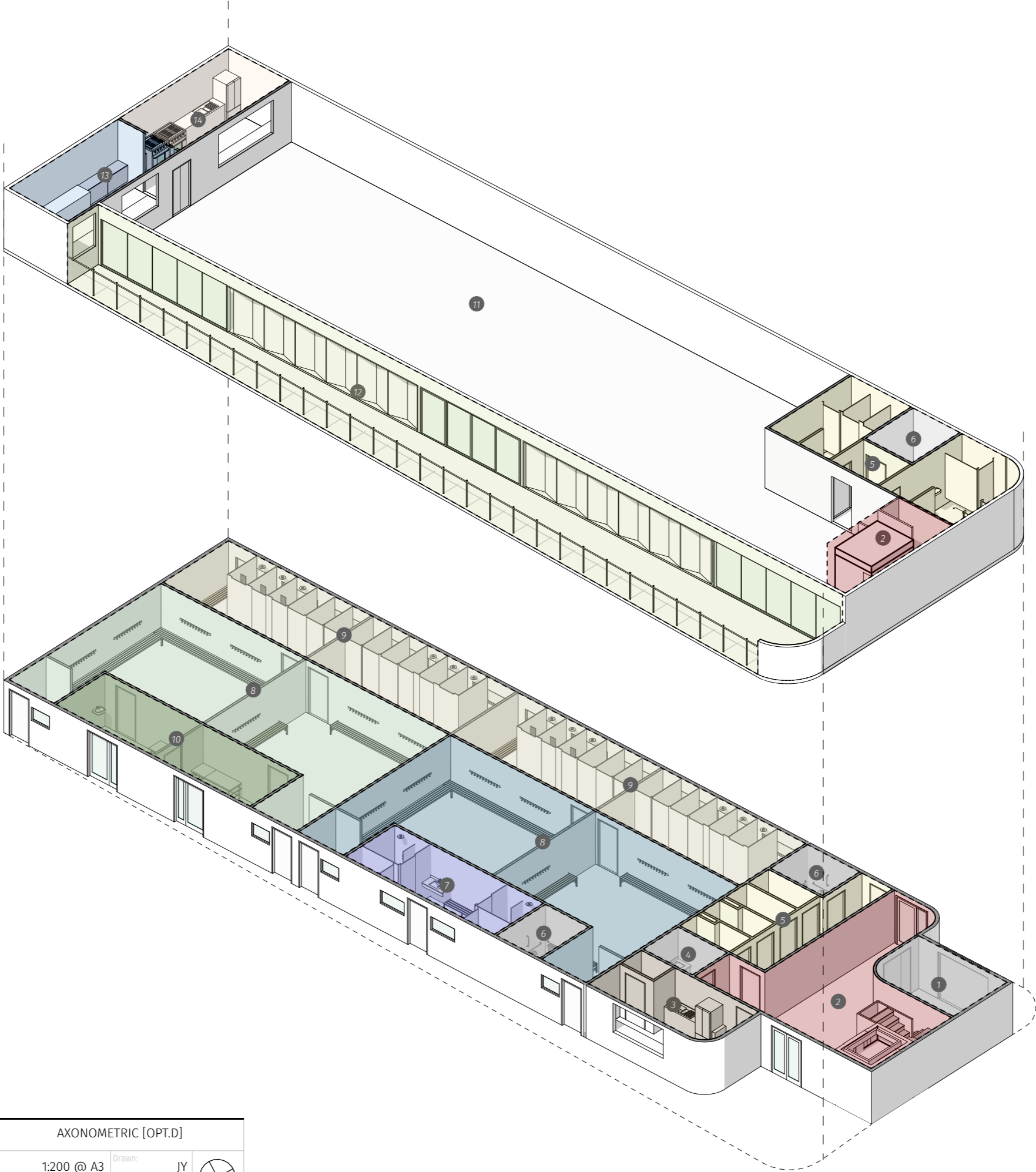
STRAPPING / MEDICAL ROOM / GYMNASIUM
- 11

CLUB ROOM
- 12

VIEWING DECK
- 13

BAR
- 14

KITCHEN



Modbury Sports And Community Club

Concept Cost Estimate_Option A

23rd July 2021



PROJECT GROUP CONTACTS

Project:	Modbury Sports And Community Club
Client:	Stallard Meek - Flightpath
Architect:	Stallard Meek - Flightpath
Structural Engineer:	N/A
Civil Engineer:	N/A
Services Engineer:	N/A
Cost Manager:	Chris Sale Consulting

Project Information					
Job Number:	212997	Revision Number:	1	Issue Date:	23rd July 2021
Checked By:	TS	Controlled Doc	No	Author:	SZ
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report.
This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.

1.0 SCOPE OF PROJECT

The scope of this project includes Option C - refurbishment and partly extension of existing building including associated site works for Modbury Sports and Community Club located at Hazel Grove, Ridgely SA 5097

This project is based on the following areas:

FECA (Fully Enclosed Area): 959 m²

UCA (Unenclosed Area): 12m²

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency
- Construction Contingency
- Builders Preliminaries & Margin
- Statutory Authority Charges including CITB Levy
- Professional Fees
- Kitchen equipment and Whitegoods

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- GST
- Escalation
- Asbestos removal
- Night works / staging
- Rock excavation
- Contaminated soil removal
- Other exclusions as noted throughout the estimate

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Architectural drawing from Stallard Meek - Flightpath received 09.07.2021

5.0 COSTING & MARKET CONDITIONS

This estimate is based upon traditional lump sum procurement.

Our estimate excludes escalation. Therefore should the tender programme extend beyond a reasonable timeframe from this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,

Travis Swigart
Director

Concept Cost Estimate_Option A

Project: Modbury Sports And Community Club		Estimate: Concept Cost Estimate_Option A				
Project No: 212997		Date: 23rd July 2021				
GFA: 971 m2						
Code		Description	Quantity	Unit	Rate	Total
	Modbury Sports and Community Clubroom - Option A					
DE	Demolition			Item		178,300
RW	Refurbishment Works		971	m2	2,136	2,074,060
EW	External Works			Item		124,195
	Sub-Total		971	m2	2,448	2,376,555
BC	Building Works On-Costs			Item		395,000
	Total Building Works		971	m2	2,854	2,771,555
PC	Project On-Costs			Item		585,000
	Total Project Costs (Excl.GST)		971	m2	3,457	3,356,555

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021
GFA:	971 m2		

Demolition					
Code	Description	Quantity	Unit	Rate	Total
DE	Demolition		Item		178,300
Demolition					\$ 178,300

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021
GFA:	971 m2		

Refurbishment Works					
Code	Description	Quantity	Unit	Rate	Total
SB	Substructure	971	m2	111	107,553
CL	Columns	971	m2	25	24,360
UF	Upper Floors	971	m2	157	152,775
SC	Staircases	971	m2	21	20,000
RF	Roof	971	m2	86	83,855
EW	External Walls	971	m2	86	83,030
WW	Windows	971	m2	7	6,400
ED	External Doors	971	m2	59	57,600
NW	Internal Walls	971	m2	97	93,940
NS	Internal Screens & Borrowed Lights	971	m2	108	105,250
ND	Internal Doors	971	m2	43	41,600
WF	Wall Finishes	971	m2	22	21,365
FF	Floor Finishes	971	m2	108	104,507
CF	Ceiling Finishes	971	m2	151	146,235
FT	Fitments	971	m2	131	126,830
SE	Special Equipment	971	m2	93	90,000
HY	Hydraulic Services	971	m2	195	189,400
MS	Mechanical Services	971	m2	228	221,450
FP	Fire Protection	971	m2	15	15,000
ES	Electrical Services	971	m2	219	212,910
TS	Transportation Systems	971	m2	134	130,000
BW	Builder's Work in Connection	971	m2	41	40,000
Refurbishment Works					\$ 2,074,060

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021
GFA:	971 m2		

External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation		Item		21,195
XR	Roads, Footpaths & Paved Areas		Item		20,000
XN	Boundary Walls, Fencing & Gates		Item		0
XB	Outbuildings & Covered Ways		Item		0
XL	Landscaping & Improvements		Item		3,000
XK	External Stormwater Drainage		Item		20,000
XD	External Sewer Drainage		Item		15,000
XW	External Water Supply		Item		10,000
XF	External Fire Protection		Item		0
XE	External Electric Light & Power		Item		35,000

External Works **\$ 124,195**

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021
GFA:	971 m2		

Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (5%)		Item		120,000
PR	Builder's Preliminaries and Margin (11%)		Item		275,000
Building Works On-Costs					\$ 395,000

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021
GFA:	971 m2		

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC	Construction Contingency (7.5%)		Item		210,000
PF	Professional Fees (9%)		Item		270,000
ST	Statutory Changes Incl. CITB Levy (0.5%)		Item		15,000
FFE	Loose, Furniture, Fitting & Equipment		Item		0
ES	Escalation		Item		90,000
GST	GST		Item		0

Project On-Costs **\$ 585,000**

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Demolition

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
	Building Works				
1	Demolish existing buildings including underground services	427	m2	125.00	53,375
2	Remove transportables from site		Item		30,000
	<u>External Walls</u>				
3	Demolish existing masonry wall including windows for new extension	147	m2	75.00	11,025
4	Form opening to existing wall for new single door	1	No	1,000.00	1,000
5	Form opening to existing brick walls for new windows	3	No	1,000.00	3,000
6	Form opening to existing brick walls for new severy door - 1.8x1.5m	1	No	2,000.00	2,000
	<u>External Doors</u>				
7	Demolish existing external double door including frame	2	No	200.00	400
	<u>Windows</u>				
8	Demolish external windows	32	m2	55.00	1,760
	<u>Staircase</u>				
9	Demolish existing internal stairs including handrails	2	No	2,000.00	4,000
	<u>Internal Walls</u>				
10	Demolish existing internal partition walls including doors	124	m2	35.00	4,340
11	Demolish existing masonry walls	82	m2	50.00	4,100
12	Form opening to existing internal wall for new single door	2	No	500.00	1,000
13	Form opening to existing internal wall for new access	1	No	500.00	500
	<u>Internal Doors</u>				
14	Demolish existing internal single door including frame	7	No	150.00	1,050

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Demolition					
Code	Description	Quantity	Unit	Rate	Total
	<u>Fitments</u>				
15	Carefully remove existing bar furniture and fixtures and store for future reinstatement	5	m	150.00	750
16	Demolish bar joinery	10	m	55.00	550
	<u>Floor Finishes</u>				
17	Demolish existing floor finishes	437	m2	25.00	10,925
	<u>Ceiling finishes</u>				
18	Demolish existing bulkhead	58	m2	25.00	1,450
19	Demolish existing ceiling finishes	193	m2	15.00	2,895
	<u>Office & Store</u>				
20	Demolish existing mezzanine Store and Office including suspension floor, fitout etc.	28	m2	250.00	7,000
	Services Works				
21	Demolish existing electrical lighting	498	m2	15.00	7,470
22	Demolish existing air conditioning	498	m2	20.00	9,960
23	Demolish basin including associated wall fixtures and disconnect plumbing services	9	No	250.00	2,250
24	Demolish WC including associated wall fixtures and disconnect plumbing services	11	No	250.00	2,750
25	Demolish urinal including associated wall fixtures and disconnect plumbing services	1	No	250.00	250
	External Works				
26	Allowance to demolish portion of existing paving		Item		500
	General				
27	Allow for sundries demolition		Item		10,000
28	Allowance for temporary structure support for wall opening		Item		4,000
29	No allowance for asbestos removal		Note		Excl.

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Demolition					
Code	Description	Quantity	Unit	Rate	Total
Sub-Total Demolition					178,300
Demolition					178,300

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
SB	Substructure				
30	Reinforced concrete slab including compacted sub-base, dpm, termite treatment, concrete edge formwork, fabric mesh reinforcement, footings and surface finishes, etc. complete	135	m2	250.00	33,750
31	Allowance for stair footings	1	No	5,000.00	5,000
32	Allowance for sundry pad footings to support new upper floors	1	No	25,000.00	25,000
33	Allowance for lift over-run pit	1	No	15,000.00	15,000
34	Allowance for connection to existing slabs / footings	33	m	150.00	4,950
35	Allowance for setdown to wet areas	114	m2.	25.00	2,853
36	Allowance to reinstate existing slab where stairs removed		Item		1,000
37	Allowance for retaining structures		Item		20,000
	General				
38	No allowance for pilings		Note		Excl.
39	No allowance for rock excavation		Note		Excl.

Sub-Total Substructure **107,553**

CL	Columns				
40	Allowance for column to support additional suspended floor	45	m2	60.00	2,700
41	Structural floor framing including supprt beam to Member's Lounge extension	227	m2	80.00	18,160
42	Allowance for column to support new roof	70	m2	50.00	3,500

Sub-Total Columns **24,360**

UF	Upper Floors				
43	Structural suspended floor framing to building extension	59	m2	450.00	26,550
44	Structural floor framing including supprt beam to Member's Lounge extension	227	m2	500.00	113,500
45	Allowance for interface works between exsting floor and new extension	25	m	250.00	6,250
46	Allowance for setdown to wet areas	39	m2	25.00	975
47	Infill existing floor framing where stairs removed	11	m2	500.00	5,500

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
Sub-Total Upper Floors					152,775

SC Staircases

48	Timber frame stair including landings, handrails, nosing, surface finishes etc. (rising from Ground to Level 1 at 2.8m high)	1	No	20,000.00	20,000
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Sub-Total Staircases **20,000**

RF Roof

49	Lightweight roof including metal roof sheeting, structural steel framing, insulation, sarking, purlins, flashing, capping, rainwater goods and downpipes etc. complete	173	m2	355.00	61,415
50	Soffit lining below view deck area including paint finish	12	m2	220.00	2,640
51	Allowance for interface works between new roof and existing	41	m	300.00	12,300
52	Allowance for reinforced concrete lift roof	5	m2	500.00	2,500
53	Allowance to make good existing roof where damaged occurs		Item		5,000
54	No allowance for roof access hatch and ladder		Note		Excl.
55	No allowance for roof safety		Note		Excl.
56	No allowance to make good existing roof and associated structure		Note		Excl.
57	No allowance for roof mounted plant		Note		Excl.

Sub-Total Roof **83,855**

EW External Walls

	Lightweight Walls				
58	Lightweight external cladding wall (maxline or similar) including stud framing, 1 layer of flush plasterboard, insulation and paint finish	110	m2	365.00	40,150
	Masonry Walls				
59	Face brick wall including stud framing, 1 layer of flush plasterboard, insulation and paint finish to match existing	10	m2	320.00	3,200
60	Infill face brick to where existing window removed to match existing including 1 layer of flush plasterboard, insulation and paint finish	8	m2	300.00	2,400
61	Render and repaint existing building	336	m2	105.00	35,280

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
62	No allowance for anti-graffiti paint		Note		Excl.
	Sundries				
63	Allowance for interface works between new walls and existing		Item		2,000

Sub-Total External Walls **83,030**

WW Windows

64	Aluminium framed commercial window	8	m2	800.00	6,400
65	No allowance for double glazing		Note		Excl.

Sub-Total Windows **6,400**

ED External Doors

	Aluminium Door				
66	1400mm x 2100mm high Aluminium framed glazed auto door including frame and hardware to Foyer	1	No	12,000.00	12,000
67	1500mm x 2100mm high Aluminium framed glazed pair of doors including frame and hardware to Breezeway	1	No	3,200.00	3,200
	Roller Door				
68	1500mm x 1500mm Roller severy door including hardware to Canteen	3	No	1,800.00	5,400
69	2500mm x 1500mm Roller severy door including hardware to Bar	1	No	2,000.00	2,000
	Operable Wall				
70	2100mm high Aluminium glazed bifold door including hardware	1	No	30,000.00	30,000
71	Allowance for structural support to door	10	m	500.00	5,000
	Sundries				
72	No allowance for double glazing		Note		Excl.
73	No allowance for glazed film		Note		Excl.

Sub-Total External Doors **57,600**

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
NW	Internal Walls				
	Lightweight Wall				
74	Lightweight stud framed partition lined both side with 1 layer of plasterboard including framing, insulation and paint finish	364	m2	175.00	63,700
75	One layer of plasterboard direct stick to life wall and masonry wall including paint finish	80	m2	60.00	4,800
76	Extra over for moisture resistance plasterboard to wet areas	584	m2	5.00	2,920
77	Infill internal walls where door removed	3	No	500.00	1,500
	Precast Lift Wall				
78	Precast concrete lift wall	44	m2	455.00	20,020
	Sundries				
79	Allowance to make good internal walls where		Item		1,000

Sub-Total Internal Walls 93,940

NS	Internal Screens & Borrowed Lights				
	Toilet / Shower Partition				
80	Compact laminate toilet partition	18	No	1,850.00	33,300
81	Compact urinal partition	2	No	550.00	1,100
82	Compact laminate shower partition including seating bench	12	No	2,750.00	33,000
83	Compact laminate shower partition including seating bench to Umpires	2	No	2,850.00	5,700
	Operable Wall				
84	Acoustic operable wall complete	25	m2	950.00	23,750
85	Allow for steel header beam	12	m	450.00	5,400
86	Allow for steel columns to support header beam (3m high)	6	m	500.00	3,000

Sub-Total Internal Screens & Borrowed Lights 105,250

ND	Internal Doors				
	Timber Door				

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
87	1000mm x 2100mm high Single solid core door including frame, hardware and paint finish	17	No	1,400.00	23,800
88	1200mm x 2100 Pair of solid core door including frame, hardware and paint finish to Bar	1	No	2,200.00	2,200
89	3700mm x 2100 solid core bifold door including frame, hardware and paint finish to Store	1	No	5,000.00	5,000
	Servery Door				
90	2100mm x 1500mm Roller door including hardware to Canteen (manual)	1	No	1,500.00	1,500
91	2500mm x 1500mm Roller door including hardware to Bar (manual)	1	No	2,800.00	2,800
92	3100mm x 1500mm Roller door including hardware to Bar (manual)	1	No	3,300.00	3,300
	Sundries				
93	Allowance for door sundries including closer, etc.		Item		3,000

Sub-Total Internal Doors **41,600**

WF Wall Finishes

94	Wall tiles including waterproofing to shower walls (2.4m high)	61	m2	165.00	10,065
95	Splashback including waterproofing to basin and urnial	9	m2	200.00	1,800
96	Splashback including waterproofing to kitchen and bar (0.6m high)	16	m2	250.00	4,000
97	Make good and paint finish to existing walls	275	m2	20.00	5,500

Sub-Total Wall Finishes **21,365**

FF Floor Finishes

	Tiling				
98	Tiled floor including waterproofing and screed to falls / cross falls to Amenities	177	m2	185.00	32,745
99	Tiled floor to Foyer	32	m2	140.00	4,480
100	Allowance to make good existing tile to GL Access WC where new fixtures installed		Item		300
	Carpet				

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
101	Carpet floor to Main Hall and Member's Lounge and Main Hall	330	m2	65.00	21,450
	Vinyl				
102	Vinyl floor to Stores, Bar and Canteen	127	m2	95.00	12,065
103	Vinyl floor including waterproofing to Changerooms	192	m2	110.00	21,120
104	Allowance to make good vinyl where new stair removed to Bar and door removed		Item		500
	Skirting				
105	Flat skirting to Carpet and vinyl	274	m	18.00	4,932
106	Tile skirting to wet areas	119	m	30.00	3,570
107	Coved skirting to Store	15	m	23.00	345
	General				
108	Allowance for entry mat		Item		2,000
109	Allowance for sundries floor finishes e.g. divider strip, threshold, etc.		Item		1,000
110	No allowance for new floor finishes to GL Bar, Store, Kitchen, Male/Female WCs		Note		Excl.

Sub-Total Floor Finishes 104,507

CF Ceiling Finishes

111	Acoustic plasterboard ceiling including suspension system, insulation and paint finish to Member's Lounge	374	m2	160.00	59,840
112	Flush plasterboard ceiling including suspension system, insulation and paint finish complete to Level 1 Bar and Canteen	72	m2	120.00	8,640
113	Flush moisture resistant plasterboard ceiling including suspension system, insulation and paint finish complete to Level 1 WCs and Cleaner	39	m2	125.00	4,875
114	Flush plasterboard ceiling including ceiling battens, insulation and paint finish complete to Ground Floor Bar, Breeze, Foyer	116	m2	110.00	12,760
115	Flush moisture resistant plasterboard ceiling including ceiling battens, insulation and paint finish complete to Changroom and Umpires	326	m2	120.00	39,120

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
116	Allowance to make good and paint existing ceilings where required		Item		1,000
117	Allowance for bulkhead and access panels		Item		10,000
118	Allowance for sundry feature treatments		Item		10,000

Sub-Total Ceiling Finishes **146,235**

FT Fitments

	Accessories				
119	Mirrors	21	No	250.00	5,250
120	Toilet roll holder	21	No	95.00	1,995
121	Soap dispenser (not automatic)	21	No	85.00	1,785
122	Grab rails set to ambulant toilet	8	No	500.00	4,000
123	Grab rails set to disable toilet	2	No	950.00	1,900
124	Robe hooks to toilets (assumed 1no to toilet and 2nos to access wc)	37	No	35.00	1,295
125	Hand dryer (not dyson)	9	No	600.00	5,400
126	Paper towel dispenser (not automatic)	9	No	95.00	855
127	Baby change table to Access WC	2	No	550.00	1,100
128	Coat hook to changroom	36	m	75.00	2,700
	Joinery				
	<u>Changrooms, Amenities and Umpires</u>				
129	Bench seating to Changroom, Umpires and Amenities	81	m	450.00	36,450
	<u>Canteen</u>				
130	Servery bench - stainless steel - open under	11	m	1,800.00	19,800
131	Benchtop including underbench cupboards and drawers - stainless steel	5	m	2,200.00	11,000
	<u>Bar</u>				
132	Servery bench - stainless steel	11	m	1,800.00	19,800
133	Full height storage cupboard	3	m	2,500.00	7,500

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
134	Allowance to reinstate existing bar furniture to new location		Item		3,000
	<u>Store</u>				
135	No allowance for fixed joinery to Office and Stores		Note		Excl.
	Signage				
136	Allowance for directional and statutory signage		Item		3,000
	Blinds				
137	No allowance for blinds / curtains		Note		Excl.

Sub-Total Fitments **126,830**

SE Special Equipment

138	PC Sum allowance for Canteen equipment		Item		40,000
139	PC Sum allowance for Bar equipment		Item		30,000
140	PC Sum allowance for AV		Item		20,000
141	No allowance for crockery, cutlery etc.		Note		Excl.
142	No allowance for beer lines and kegs		Note		Excl.

Sub-Total Special Equipment **90,000**

HY Hydraulic Services

143	Water closet including tap ware and all plumbing reticulation services	20	No	3,200.00	64,000
144	Wall hung basin including tap ware and all plumbing reticulation services	5	No	3,000.00	15,000
145	Counter basin including tap ware and all plumbing reticulation services	14	No	2,600.00	36,400
146	Round kitchen sink including tap ware and all plumbing reticulation services	2	No	2,800.00	5,600
147	Canteen sink including tapware and all plumbing reticulation services	1	No	3,200.00	3,200
148	Water closet connect to existing plumbing conneciton to UF Access WC	1	No	2,000.00	2,000
149	Wall hung basin connect to existing plumbing conneciton to UF Access WC	1	No	1,800.00	1,800

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
150	Wall hung basin connect to existing plumbing connection to UF Access WC	1	No	1,800.00	1,800
151	Cleaner sink including tap ware and all plumbing reticulation services	2	No	2,300.00	4,600
152	Allowance for gas reticulation		Item		10,000
153	Allowance for new hot water system		Item		15,000
154	Allowance for sundry plumbing to Bar and Kitchen		Item		30,000

Sub-Total Hydraulic Services **189,400**

MS Mechanical Services

155	Allowance to upgrade existing mechanical services to suit new layout and extension	489	m2	300.00	146,700
156	Allowance for ventilation to toilets	365	m2	150.00	54,750
157	Allowance for reconfiguration of the existing mechanical exhaust from the ground floor kitchen		Item		20,000

Sub-Total Mechanical Services **221,450**

FP Fire Protection

158	Allowance to upgrade existing fire services to suit new layout including new fire extinguishers, fire detection and fire blankets		Item		15,000
159	No allowance for sprinklered fire protection		Note		Excl.

Sub-Total Fire Protection **15,000**

ES Electrical Services

160	Allowance to upgrade existing electrical services to suit new layout and new extension	906	m2	235.00	212,910
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Sub-Total Electrical Services **212,910**

TS Transportation Systems

161	Allowance for vertical transportation system		Item		90,000
162	Allowance for dumbwaiter including fire treatments, penetrations, make good, etc.		Item		40,000

Sub-Total Transportation Systems **130,000**

BW Builder's Work in Connection

163	Allowance for builder's work in connection		Item		40,000
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Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
Sub-Total Builder's Work in Connection					40,000
Refurbishment Works					2,074,060

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation				
164	Allowance for site cleaning	147	m2	10.00	1,470
165	Allowance to form building pleatau	135	m2	35.00	4,725
166	No allowance for cut and fill - minor		Item		15,000
167	No allowance for contaminated soil removal / remediation		Note		Excl.
168	No allowance for rock excavation		Note		Excl.
Sub-Total Site Preparation					21,195

XR	Roads, Footpaths & Paved Areas				
169	Allowance for pavements		Item		20,000
Sub-Total Roads, Footpaths & Paved Areas					20,000

XN	Boundary Walls, Fencing & Gates				
170	No allowance for boundary walls, fencing & gates		Note		Excl.
Sub-Total Boundary Walls, Fencing & Gates					0

XB	Outbuildings & Covered Ways				
171	No allowance for new verandah		Note		Excl.
Sub-Total Outbuildings & Covered Ways					0

XL	Landscaping & Improvements				
172	Allowance to make good existing landscaping - minor		Item		3,000
Sub-Total Landscaping & Improvements					3,000

XK	External Stormwater Drainage				
173	Allowance for external stormwater drainage including connection to existing main		Item		20,000
174	No allowance for collection / retention		Note		Excl.
Sub-Total External Stormwater Drainage					20,000

XD	External Sewer Drainage				
175	Allowance for sewer drainage including connection to existing main		Item		15,000
176	No allowance for grease arrestor (assumed existing)		Note		Excl.

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

External Works

Code	Description	Quantity	Unit	Rate	Total
177	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.

Sub-Total External Sewer Drainage 15,000

XW External Water Supply

178	Allowance for water supply and connections to existing main		Item		10,000
179	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.

Sub-Total External Water Supply 10,000

XF External Fire Protection

180	No allowance for external fire protection - risk item		Note		Excl.
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Sub-Total External Fire Protection 0

XE External Electric Light & Power

181	Allowance for minor external electrical services		Item		5,000
182	Allowance for SAPN Augmentation		Item		30,000
183	No allowance for new main switchboard		Note		Excl.
184	No allowance for new / upgrades to existing Transformer		Note		Excl.

Sub-Total External Electric Light & Power 35,000

External Works 124,195

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (5%)				
185	Allowance for Design Development Contingency at 5%		Item		120,000
Sub-Total Design Development Contingency (5%)					120,000
PR	Builder's Preliminaries and Margin (11%)				
186	Allowance for Builder's Preliminaries and Margin at 11%		Item		275,000
Sub-Total Builder's Preliminaries and Margin (11%)					275,000
Building Works On-Costs					395,000

Concept Cost Estimate_Option A

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option A
Project No:	212997	Date:	23rd July 2021

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC Construction Contingency (7.5%)					
187	Allowance for Construction Contingency at 7.5%		Item		210,000
Sub-Total Construction Contingency (7.5%)					210,000
PF Professional Fees (9%)					
188	Allowance for Professional Fees at 9%		Item		270,000
Sub-Total Professional Fees (9%)					270,000
ST Statutory Changes Incl. CITB Levy (0.5%)					
189	Allowance for Statutory Charges Incl. CITB Levy at 0.5%		Item		15,000
Sub-Total Statutory Changes Incl. CITB Levy (0.5%)					15,000
FFE Loose, Furniture, Fitting & Equipment					
190	No allowance for Loose, Furniture, Fitting and Equipment		Note		Excl.
Sub-Total Loose, Furniture, Fitting & Equipment					0
ES Escalation					
191	Allowance for Escalation until end 2022		Item		90,000
Sub-Total Escalation					90,000
GST GST					
192	No allowance for GST		Note		Excl.
Sub-Total GST					0
Project On-Costs					585,000

Modbury Sports And Community Club

Concept Cost Estimate_Option B

23rd July 2021



PROJECT GROUP CONTACTS

Project:	Modbury Sports And Community Club
Client:	Stallard Meek - Flightpath
Architect:	Stallard Meek - Flightpath
Structural Engineer:	N/A
Civil Engineer:	N/A
Services Engineer:	N/A
Cost Manager:	Chris Sale Consulting

Project Information					
Job Number:	212997	Revision Number:	2	Issue Date:	23rd July 2021
Checked By:	TS	Controlled Doc	No	Author:	SZ
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report.
This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.

1.0 SCOPE OF PROJECT

The scope of this project includes Option B - refurbish and extend existing of existing building and construction of a 1 storey changeroom for Modbury Sports and Community Club located at Hazel Grove, Ridgely SA 5097

This project is based on the following areas:

Existing Building Refurbishment and Extension

FECA (Fully Enclosed Area): 388 m²

UCA (Unenclosed Area): 12m²

New Changeroom

FECA (Fully Enclosed Area): 343

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency
- Construction Contingency
- Builders Preliminaries & Margin
- Statutory Authority Charges including CITB Levy
- Professional Fees
- Kitchen equipment and Whitegoods

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- GST
- Escalation
- Asbestos removal
- Night works / staging
- Rock excavation
- AV as advised
- Removal of transportables as advised
- Contaminated soil removal
- Other exclusions as noted throughout the estimate

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Architectural drawing from Stallard Meek - Flightpath received 09.07.2021

5.0 COSTING & MARKET CONDITIONS

This estimate is based upon traditional lump sum procurement.

Our estimate excludes escalation. Therefore should the tender programme extend beyond a reasonable timeframe from this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,

Travis Swigart
Director

Concept Cost Estimate_Option B

Project: Modbury Sports And Community Club		Estimate: Concept Cost Estimate_Option B				
Project No: 212997		Date: 23rd July 2021				
GFA: 743 m2						
Code		Description	Quantity	Unit	Rate	Total
	Modbury Sports and Community Clubroom - Option B					
DE	Demolition			Item		129,080
RW	Refurbishment Works		400	m2	3,225	1,289,872
AC	Additional Changerooms		343	m2	2,444	838,337
EW	External Works			Item		211,250
	Sub-Total		743	m2	3,322	2,468,539
BC	Building Works On-Costs			Item		410,000
	Total Building Works		743	m2	3,874	2,878,539
PC	Project On-Costs			Item		575,000
	Total Project Costs (Excl.GST)		743	m2	4,648	3,453,539

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021
GFA:	743 m2		

Demolition					
Code	Description	Quantity	Unit	Rate	Total
DE	Demolition		Item		129,080
Demolition					\$ 129,080

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021
GFA:	743 m2		

Refurbishment Works					
Code	Description	Quantity	Unit	Rate	Total
SB	Substructure	400	m2	384	153,500
CL	Columns	400	m2	34	13,660
UF	Upper Floors	400	m2	218	87,125
SC	Staircases	400	m2	50	20,000
RF	Roof	400	m2	123	49,075
EW	External Walls	400	m2	200	79,985
WW	Windows		Item		0
ED	External Doors	400	m2	136	54,400
NW	Internal Walls	400	m2	156	62,455
NS	Internal Screens & Borrowed Lights	400	m2	21	8,500
ND	Internal Doors	400	m2	57	22,900
WF	Wall Finishes	400	m2	23	9,140
FF	Floor Finishes	400	m2	141	56,422
CF	Ceiling Finishes	400	m2	174	69,620
FT	Fitments	400	m2	193	77,040
SE	Special Equipment	400	m2	88	35,000
HY	Hydraulic Services	400	m2	210	83,800
MS	Mechanical Services	400	m2	386	154,250
FP	Fire Protection	400	m2	25	10,000
ES	Electrical Services	400	m2	233	93,000
TS	Transportation Systems	400	m2	325	130,000
BW	Builder's Work in Connection	400	m2	50	20,000
Refurbishment Works					\$ 1,289,872

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021
GFA:	743 m2		

Additional Changerooms

Code	Description	Quantity	Unit	Rate	Total
SB	Substructure	343	m2	262	89,790
CL	Columns	343	m2	50	17,050
RF	Roof	343	m2	336	115,375
EW	External Walls	343	m2	166	56,840
WW	Windows	343	m2	44	15,200
ED	External Doors	343	m2	38	13,200
NW	Internal Walls	343	m2	119	40,665
NS	Internal Screens & Borrowed Lights	343	m2	188	64,600
ND	Internal Doors	343	m2	18	6,100
WF	Wall Finishes	343	m2	14	4,760
FF	Floor Finishes	343	m2	163	55,757
CF	Ceiling Finishes	343	m2	123	42,250
FT	Fitments	343	m2	184	63,150
SE	Special Equipment		Item		0
HY	Hydraulic Services	343	m2	356	122,000
MS	Mechanical Services	343	m2	144	49,500
FP	Fire Protection	343	m2	6	2,000
ES	Electrical Services	343	m2	212	72,600
BW	Builder's Work in Connection	343	m2	22	7,500

Additional Changerooms **\$ 838,337**

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021
GFA:	743 m2		

External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation		Item		27,200
XR	Roads, Footpaths & Paved Areas		Item		57,950
XN	Boundary Walls, Fencing & Gates		Item		0
XB	Outbuildings & Covered Ways		Item		26,100
XL	Landscaping & Improvements		Item		20,000
XK	External Stormwater Drainage		Item		20,000
XD	External Sewer Drainage		Item		15,000
XW	External Water Supply		Item		10,000
XF	External Fire Protection		Item		0
XE	External Electric Light & Power		Item		35,000

External Works **\$ 211,250**

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021
GFA:	743 m2		

Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (5%)		Item		125,000
PR	Builder's Preliminaries and Margin (11%)		Item		285,000
Building Works On-Costs					\$ 410,000

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021
GFA:	743 m2		

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC	Construction Contingency (6.5%)		Item		190,000
PF	Professional Fees (9%)		Item		275,000
ST	Statutory Changes Incl. CITB Levy (0.5%)		Item		15,000
FFE	Loose, Furniture, Fitting & Equipment		Item		0
ES	Escalation		Item		95,000
GST	GST		Item		0

Project On-Costs **\$ 575,000**

Concept Cost Estimate_Option B

Project: Modbury Sports And Community Club

Estimate: Concept Cost Estimate_Option B

Project No: 212997

Date: 23rd July 2021

Demolition

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
	Building Works				
1	Demolish existing buildings including underground services	427	m2	125.00	53,375
2	No allowance to remove transportables from site as advised		Note		Excl.
	<u>External Walls</u>				
3	Demolish existing masonry wall including windows for new extension	35	m2	75.00	2,625
4	Form opening to existing wall for new single door	1	No	1,000.00	1,000
	<u>Windows</u>				
5	Demolish external windows	32	m2	55.00	1,760
	<u>Staircase</u>				
6	Demolish existing internal stairs including handrails	2	No	2,000.00	4,000
	<u>Internal Walls</u>				
7	Demolish existing internal partition walls including doors	133	m2	35.00	4,655
8	Demolish existing masonry walls	82	m2	50.00	4,100
9	Form opening to existing internal wall for new access	1	No	500.00	500
	<u>Internal Doors</u>				
10	Demolish existing internal single door including frame	2	No	150.00	300
	<u>Fitments</u>				
11	Carefully remove existing bar furniture and fixtures and store for future reinstatement	5	m	150.00	750
	<u>Floor Finishes</u>				
12	Demolish existing floor finishes	387	m2	25.00	9,675
13	Demolish existing ceiling finishes	185	m2	20.00	3,700

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Demolition					
Code	Description	Quantity	Unit	Rate	Total
	<u>Office & Store</u>				
14	Demolish existing mezzanine Store and Office including suspension floor, fitout etc.	28	m2	250.00	7,000
	Services Works				
15	Demolish existing electrical lighting	244	m2	15.00	3,660
16	Demolish existing air conditioning	244	m2	20.00	4,880
17	Demolish basin including associated wall fixtures and disconnect plumbing services	5	No	250.00	1,250
18	Demolish WC including associated wall fixtures and disconnect plumbing services	5	No	250.00	1,250
19	Demolish urinal including associated wall fixtures and disconnect plumbing services	1	No	250.00	250
	External Works				
20	Demolish existing concrete ramp	11	m2	150.00	1,650
21	Demolish existing steel balustrade	5	m	50.00	250
22	Allowance to demolish portion of existing paving		Item		10,000
23	Allowance for demolish medium tree	1	No	450.00	450
	General				
24	Allowance for temporary propping where external walls removed		Item		2,000
25	Allow for sundries demolition		Item		10,000
26	No allowance for asbestos removal		Note		Excl.

Sub-Total Demolition **129,080**

Demolition **129,080**

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
SB	Substructure				
27	Reinforced concrete slab including compacted sub-base, dpm, termite treatment, concrete edge formwork, fabric mesh reinforcement, footings and surface finishes, etc. complete	374	m2	250.00	93,500
28	Allowance for stair footings	1	No	5,000.00	5,000
29	Allowance for modifications to existing slab for new plumbing	1	No	7,000.00	7,000
30	Allowance for sundry pad footings to support new upper floors	1	No	10,000.00	10,000
31	Allowance for lift over-run pit	1	No	15,000.00	15,000
32	Allowance for sundry retaining structures		Item		20,000
33	Allowance to reinstate existing slab where stairs removed		Item		1,000
34	Allowance for interface with existing slab		Item		2,000
	General				
35	No allowance for pilings		Note		Excl.
36	No allowance for rock excavation		Note		Excl.
Sub-Total Substructure					153,500

CL	Columns				
37	Allowance for columns to support additional suspended floors	146	m2	60.00	8,760
38	Allowance for column to support new roof	70	m2	70.00	4,900
Sub-Total Columns					13,660

UF	Upper Floors				
39	Structural suspended floor to building extension	59	m2	450.00	26,550
40	Structural floor framing including support beam to Member's Lounge extension (not cantilevered)	87	m2	550.00	47,850
41	Allowance for interface works between existing floor and new extension	25	m	250.00	6,250
42	Allowance for setdown to wet areas	39	m2	25.00	975
43	Infill existing floor framing where stairs removed	11	m2	500.00	5,500
Sub-Total Upper Floors					87,125

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
SC	Staircases				
44	Timber frame stair including landings, handrails, nosing, surface finishes etc. (rising from Ground to Level 1 at 2.8m high)	1	No	20,000.00	20,000

Sub-Total Staircases **20,000**

RF	Roof				
45	Lightweight roof including metal roof sheeting, structural steel framing, insulation, sarking, purlins, flashing, capping, rainwater goods and downpipes etc. complete	69	m2	355.00	24,495
46	Soffit lining below view deck area including paint finish	49	m2	220.00	10,780
47	Allowance for interface works between new roof and existing	21	m	300.00	6,300
48	Allowance for reinforced concrete lift roof	5	m2	500.00	2,500
49	Allowance to make good existing roof where damaged occurs		Item		5,000
50	No allowance for roof access hatch and ladder		Note		Excl.
51	No allowance for roof safety		Note		Excl.
52	No allowance to make good existing roof and associated structure		Note		Excl.
53	No allowance for roof mounted plant		Note		Excl.

Sub-Total Roof **49,075**

EW	External Walls				
	Lightweight Walls				
54	Lightweight external cladding wall (maxline or similar) including stud framing, 1 layer of flush plasterboard, insulation and paint finish	110	m2	365.00	40,150
	Masonry Walls				
55	Face brick wall including stud framing, 1 layer of flush plasterboard, insulation and paint finish to match existing	10	m2	320.00	3,200
56	Infill face brick to where existing window removed to match existing including 1 layer of flush plasterboard, insulation and paint finish	8	m2	300.00	2,400
57	Render and repaint existing building	307	m2	105.00	32,235
58	No allowance for anti-graffiti paint		Note		Excl.

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works					
Code	Description	Quantity	Unit	Rate	Total
	Sundries				
59	Allowance for interface works between new walls and existing		Item		2,000
Sub-Total External Walls					79,985

WW	Windows				
60	No allowance for glazing to Canteen and lift / stair extensions		Note		Excl.
Sub-Total Windows					0

ED	External Doors				
	Aluminium Door				
61	1400mm x 2100mm high pair of aluminium framed glazed auto doors including frame and hardware to Foyer	1	No	12,000.00	12,000
	Roller Door				
62	1500mm x 1500mm Roller severy door including hardware to Canteen	3	No	1,800.00	5,400
63	2500mm x 1500mm Roller severy door including hardware to Bar	1	No	2,000.00	2,000
	Operable Wall				
64	2100mm high Aluminium glazed bifold door including hardware	1	No	30,000.00	30,000
65	Allowance for structural support to door	10	m	500.00	5,000
	Sundries				
66	No allowance for double glazing		Note		Excl.
67	No allowance for glazed film		Note		Excl.
Sub-Total External Doors					54,400

NW	Internal Walls				
	Lightweight Wall				
68	Lightweight stud framed partition lined both side with 1 layer of plasterboard including framing, insulation and paint finish	186	m2	175.00	32,550

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
69	One layer of plasterboard direct stick to life wall and masonry wall including paint finish	72	m2	60.00	4,320
70	Extra over for moisture resistance plasterboard to wet areas	113	m2	5.00	565
	Precast Lift Wall				
71	Precast concrete lift wall	44	m2	455.00	20,020
	Sundries				
72	Allowance to make good internal walls where		Item		5,000

Sub-Total Internal Walls **62,455**

NS Internal Screens & Borrowed Lights

	Toilet / Shower Partition				
73	Compact laminate toilet partition	4	No	1,850.00	7,400
74	Compact urinal partition	2	No	550.00	1,100
	Sundries				
75	No allowance for double glazing		Note		Excl.
76	No allowance for glazing film		Note		Excl.

Sub-Total Internal Screens & Borrowed Lights **8,500**

ND Internal Doors

	Timber Door				
77	1000mm x 2100mm high Single solid core door including frame, hardware and paint finish to Office, Store, Male/Female and Access WCs	7	No	1,400.00	9,800
78	1200mm x 2100 Pair of solid core door including frame, hardware and paint finish to Bar	1	No	2,200.00	2,200
	Servery Door				
79	2100mm x 1500mm Roller door including hardware to Kitchen (manual)	1	No	2,300.00	2,300
80	3100mm x 1500mm Roller door including hardware to Kitchen (manual)	2	No	3,300.00	6,600

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works					
Code	Description	Quantity	Unit	Rate	Total
	Sundries				
81	Allowance for door sundries including closer, etc.		Item		2,000
Sub-Total Internal Doors					22,900

WF	Wall Finishes				
82	Splashback including waterproofing to basin and urnial	6	m2	200.00	1,200
83	Splashback including waterproofing to canteen and bar (0.6m high)	18	m2	250.00	4,500
84	Make good and paint finish to existing walls	172	m2	20.00	3,440
85	No allowance for full height wall tiles		Note		Excl.
Sub-Total Wall Finishes					9,140

FF	Floor Finishes				
	Tiling				
86	Tiled floor including waterproofing and screed to falls / cross falls to Amenities	35	m2	185.00	6,475
87	Tiled floor to Foyer	32	m2	140.00	4,480
88	Allowance to make good existing tile to GL Access WC where new fixtures installed		Item		300
	Carpet				
89	Carpet floor to Main Hall and Member's Lounge and Main Hall	447	m2	65.00	29,055
	Vinyl				
90	Vinyl floor to Stores, Bar and Canteen	89	m2	95.00	8,455
91	Allowance to make good vinyl where new stair removed to Bar		Item		300
	Skirting				
92	Flat skirting to Carpet and vinyl	194	m	18.00	3,492
93	Tile skirting to wet areas	39	m	35.00	1,365

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
	General				
94	Allowance for entry mat		Item		2,000
95	Allowance for sundries floor finishes e.g. divider strip, threshold, etc.		Item		500
96	No allowance for new floor finishes to GL Bar, Store, Kitchen, Male/Female WCs and Outdoor Area		Note		Excl.

Sub-Total Floor Finishes **56,422**

CF Ceiling Finishes

97	Acoustic plasterboard ceiling including suspension system, insulation and paint finish to Member's Lounge	188	m2	160.00	30,080
98	Flush plasterboard ceiling including suspension system, insulation and paint finish complete to Level 1 Bar, Kitchen, Store, Canteen and Air lock	93	m2	120.00	11,160
99	Flush moisture resistant plasterboard ceiling including suspension system, insulation and paint finish complete to Level 1 WCs	34	m2	125.00	4,250
100	Flush plasterboard ceiling including ceiling battens, insulation and paint finish complete to Ground Floor Store, Foyer	45	m2	110.00	4,950
101	Allowance for bulkhead and access panels		Item		8,000
102	Paint finish to existing ceiling in Access WC	9	m2	20.00	180
103	Allowance to modify existing ceiling tiles to Main Hall to suit new layout		Item		1,000
104	Allowance for sundry feature treatments		Item		10,000

Sub-Total Ceiling Finishes **69,620**

FT Fitments

	Accessories				
105	Mirrors	6	No	250.00	1,500
106	Toilet roll holder	6	No	95.00	570
107	Soap dispenser (not automatic)	6	No	85.00	510
108	Grab rails set to ambulant toilet	2	No	500.00	1,000
109	Grab rails set to disable toilet	2	No	950.00	1,900
110	Robe hooks to toilets (assumed 1no to toilet and 2nos to access wc)	8	No	35.00	280
111	Hand dryer (not dyson)	4	No	600.00	2,400

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
112	Paper towel dispenser (not automatic)	4	No	95.00	380
113	Baby change table to Access WC	2	No	550.00	1,100
	Joinery				
	<u>Canteen</u>				
114	Servery bench - stainless steel - open under	11	m	1,800.00	19,800
115	Benchtop including underbench cupboards and drawers - stainless steel	5	m	2,200.00	11,000
	<u>Bar</u>				
116	Serve bench - stainless steel	12	m	1,800.00	21,600
117	Full height storage cupboard	4	m	2,500.00	10,000
118	Allowance to reinstate existing bar furniture to new location		Item		3,000
	<u>Store</u>				
119	No allowance for fixed joinery to Office and Stores		Note		Excl.
	Signage				
120	Allowance for directional and statutory signage		Item		2,000
	Blinds				
121	No allowance for blinds / curtains		Note		Excl.

Sub-Total Fitments **77,040**

SE Special Equipment

122	PC Sum allowance for Canteen equipment		Item		20,000
123	PC Sum allowance for Bar equipment		Item		15,000
124	No allowance for AV as advised		Note		Excl.
125	No allowance for crockery, cutlery etc.		Note		Excl.
126	No allowance for beer lines and kegs		Note		Excl.

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
Sub-Total Special Equipment					35,000

HY Hydraulic Services

127	Water closet including tap ware and all plumbing reticulation services	5	No	3,200.00	16,000
128	Wall hung basin including tap ware and all plumbing reticulation services	5	No	3,000.00	15,000
129	Round kitchen sink including tap ware and all plumbing reticulation services	2	No	2,800.00	5,600
130	Canteen sink including tapware and all plumbing reticulation services	1	No	3,200.00	3,200
131	Water closet connect to existing plumbing conneciton to UF Access WC	1	No	2,200.00	2,200
132	Wall hung basin connect to existing plumbing conneciton to UF Access WC	1	No	1,800.00	1,800
133	Allowance for gas reticulation		Item		10,000
134	Allowance for sundry plumbing to Bar and Kitchen		Item		30,000
135	No allowance for new hot water system		Note		Excl.

Sub-Total Hydraulic Services 83,800

MS Mechanical Services

136	Allowance to upgrade existing mechanical services to suit new layout and extension	430	m2	300.00	129,000
137	Allowance for ventilation to toilets	35	m2	150.00	5,250
138	Allowance for reconfiguration of the existing mechanical exhaust from the ground floor kitchen		Item		20,000
139	No allowance to upgrade existing mechanical services to existing Bar, and GL Female & Male WCs		Note		Excl.

Sub-Total Mechanical Services 154,250

FP Fire Protection

140	Allowance to upgrade existing fire services to suit new layout including new fire extinguishers, fire detection and fire blankets		Item		10,000
141	No allowance for sprinklered fire protection		Note		Excl.

Sub-Total Fire Protection 10,000

ES Electrical Services

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Refurbishment Works

Code	Description	Quantity	Unit	Rate	Total
142	Allowance to upgrade existing electrical services to suit new layout and new extension	372	m2	250.00	93,000
143	No allowance for solar		Note		Excl.

Sub-Total Electrical Services **93,000**

TS Transportation Systems

144	Allowance for vertical transportation system		Item		90,000
145	Allowance for dumbwaiter including fire treatments, penetrations, make good, etc.		Item		40,000

Sub-Total Transportation Systems **130,000**

BW Builder's Work in Connection

146	Allowance for builder's work in connection		Item		20,000
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Sub-Total Builder's Work in Connection **20,000**

Refurbishment Works **1,289,872**

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Additional Changerooms

Code	Description	Quantity	Unit	Rate	Total
SB	Substructure				
147	Reinforced concrete slab including compacted sub-base, dpm, termite treatment, concrete edge formwork, fabric mesh reinforcement, footings and surface finishes, etc. complete	341	m2	250.00	85,250
148	Allowance for setdown to wet areas	122	m2.	25.00	3,040
149	Allowance for connection to existing slabs / footings	10	m	150.00	1,500
150	No allowance for piling		Note		Excl.
151	No allowance for rock excavation		Note		Excl.
Sub-Total Substructure					89,790

CL	Columns				
152	Allowance for column to support suspended floor	341	m2	50.00	17,050
Sub-Total Columns					17,050

RF	Roof				
153	Main roof - Lightweight roof including metal roof sheeting, structural steel framing, insulation, sarking, purlins, flashing, capping, rainwater goods and downpipes etc. complete	355	m2	325.00	115,375
Sub-Total Roof					115,375

EW	External Walls				
	Masonry Walls				
154	Face brick wall including stud framing, 1 layer of flush plasterboard, insulation and paint finish to match existing	203	m2	280.00	56,840
Sub-Total External Walls					56,840

WW	Windows				
155	Aluminium framed window	19	m2	800.00	15,200
156	No allowance for double glazing		Note		Excl.
Sub-Total Windows					15,200

ED	External Doors				
	Aluminium Door				

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Additional Changerooms

Code	Description	Quantity	Unit	Rate	Total
157	1500mm x 2100mm high One and half aluminium framed glazed door including hardware to Medical/Strapping and Weight Room	1	No	3,800.00	3,800
	Timber Door				
158	1000mm x 2100mm high single solid core door including frame, hardware and paint finish to Changrooms	6	No	1,400.00	8,400
	Sundries				
159	Allowance for door sundries including closer, etc.		Item		1,000
160	No allowance for double glazing		Note		Excl.
161	No allowance for glazed film		Note		Excl.

Sub-Total External Doors **13,200**

NW Internal Walls

	Lightweight Wall				
162	Lightweight stud framed partition lined both side with 1 layer of plasterboard including framing, insulation and paint finish	214	m2	165.00	35,310
163	One layer of plasterboard to stud framing including insulation and paint finish	23	m2	110.00	2,530
164	Extra over for moisture resistance plasterboard to wet areas	565	m2	5.00	2,825

Sub-Total Internal Walls **40,665**

NS Internal Screens & Borrowed Lights

	Toilet / Shower Partition				
165	Compact laminate toilet partition	14	No	1,850.00	25,900
166	Compact laminate shower partition including seating bench	12	No	2,750.00	33,000
167	Compact laminate shower partition including seating bench to Umpires	2	No	2,850.00	5,700
	Sundries				
168	No allowance for double glazing		Note		Excl.
169	No allowance for glazing film		Note		Excl.

Sub-Total Internal Screens & Borrowed Lights **64,600**

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Additional Changerooms

Code	Description	Quantity	Unit	Rate	Total
ND	Internal Doors				
	Timber Door				
170	1000mm x 2100mm high Single solid core door including frame, hardware and paint finish	4	No	1,400.00	5,600
	Sundries				
171	Allowance for door sundries including closer, etc.		Item		500
Sub-Total Internal Doors					6,100

WF	Wall Finishes				
172	Wall tiles including waterproofing to shower walls (2.4m high)	24	m2	165.00	3,960
173	Splashback including waterproofing to basin and urnial	4	m2	200.00	800
174	No allowance for full height wall tiling to Changerooms and Bathrooms throughout (showers only)		Note		Excl.
Sub-Total Wall Finishes					4,760

FF	Floor Finishes				
	Tiling				
175	Tiled floor including waterproofing and screed to falls / cross falls to Amenities	122	m2	185.00	22,570
	Vinyl				
176	Vinyl floor including waterproofing to Changerooms	183	m2	110.00	20,130
177	Vinyl floor to remaining areas	19	m2	95	1,805
	Skirting				
178	Flat skirting to vinyl	224	m	18.00	4,032
179	Tile skirting to wet areas	224	m	30.00	6,720
	General				
180	No allowance for entry mat		Note		Excl.
181	Allowance for sundries floor finishes e.g. divider strip, threshold, etc.		Item		500

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Additional Changerooms

Code	Description	Quantity	Unit	Rate	Total
182	No allowance for feature floor		Note		Excl.
Sub-Total Floor Finishes					55,757

CF Ceiling Finishes

183	Flush moisture resistant plasterboard ceiling including suspension system, insulation and paint finish complete	330	m2	125.00	41,250
184	Allowance for bulkhead and access panels		Item		1,000
Sub-Total Ceiling Finishes					42,250

FT Fitments

	Accessories				
185	Mirrors	14	No	250.00	3,500
186	Toilet roll holder	14	No	95.00	1,330
187	Soap dispenser (not automatic)	15	No	75.00	1,125
188	Grab rails set to ambulant toilet	6	No	500.00	3,000
189	Robe hooks to toilets (assumed 1no to toilet and 2nos to shower)	42	No	35.00	1,470
190	Hand dryer (not dyson)	5	No	600.00	3,000
191	Paper towel dispenser (not automatic)	5	No	95.00	475
192	Coat hook to changeroom	36	m	75.00	2,700
	Joinery				
	<u>Changrooms, Amenities and Umpires</u>				
193	Bench seating to Changroom, Umpires and Amenities	93	m	450.00	41,850
194	Open shelving	7	m	600.00	4,200
	Signage				
195	Allowance for directional and statutory signage		Item		500
Sub-Total Fitments					63,150

SE Special Equipment

196	No allowance for special equipment		Note		Excl.
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Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Additional Changerooms

Code	Description	Quantity	Unit	Rate	Total
Sub-Total Special Equipment					0

HY Hydraulic Services

197	Water closet including tap ware and all plumbing reticulation services	14	No	3,000.00	42,000
198	Wall hung basin including tap ware and all plumbing reticulation services	1	No	2,800.00	2,800
199	Counter basin including tap ware and all plumbing reticulation services	14	No	2,600.00	36,400
200	Shower including tap ware and all plumbing reticulation services	14	No	2,200.00	30,800
201	Allowance for new hot water system		Item		10,000

Sub-Total Hydraulic Services 122,000

MS Mechanical Services

202	Allowance for ventilation to change rooms and toilets	330	m2	150.00	49,500
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Sub-Total Mechanical Services 49,500

FP Fire Protection

203	Allowance for fire extinguisher and blankets		Item		2,000
204	No allowance for sprinklered fire protection		Note		Excl.

Sub-Total Fire Protection 2,000

ES Electrical Services

205	Allowance for electrical services throughout	330	m2	220.00	72,600
206	No allowance for solar panel		Note		Excl.

Sub-Total Electrical Services 72,600

BW Builder's Work in Connection

207	Allowance for builder's work in connection		Item		7,500
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Sub-Total Builder's Work in Connection 7,500

Additional Changerooms 838,337

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation				
208	Allowance for site clearing	411	m2	10.00	4,110
209	Allowance to form building pleatau	374	m2	35.00	13,090
210	No allowance for cut and fill - minor		Item		10,000
211	No allowance for contaminated soil removal / remediation		Note		Excl.
212	No allowance for rock excavation		Note		Excl.

Sub-Total Site Preparation **27,200**

XR	Roads, Footpaths & Paved Areas				
213	Floor tile to porch including prepared subbase	14	m2	160.00	2,240
214	Pavement under verandah	58	m2	120.00	6,960
215	New stair to oval including handrails	25	m2	750.00	18,750
216	Allowance for sundry pavements		Item		10,000
217	Modify existing driveway		Item		20,000

Sub-Total Roads, Footpaths & Paved Areas **57,950**

XN	Boundary Walls, Fencing & Gates				
218	No allowance for boundary walls, fencing & gates		Note		Excl.

Sub-Total Boundary Walls, Fencing & Gates **0**

XB	Outbuildings & Covered Ways				
219	New verandah including framing	58	m2	450.00	26,100

Sub-Total Outbuildings & Covered Ways **26,100**

XL	Landscaping & Improvements				
220	Allowance to make good existing landscaping		Item		20,000

Sub-Total Landscaping & Improvements **20,000**

XK	External Stormwater Drainage				
221	Allowance for external stormwater drainage including connection to existing main		Item		20,000
222	No allowance for collection / retention		Note		Excl.

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

External Works

Code	Description	Quantity	Unit	Rate	Total
Sub-Total External Stormwater Drainage					20,000

XD External Sewer Drainage

223	Allowance for sewer drainage including connection to existing main		Item		15,000
224	No allowance to relocate grease arrestor		Note		Excl.
225	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.
Sub-Total External Sewer Drainage					15,000

XW External Water Supply

226	Allowance for water supply and connections to existing main		Item		10,000
227	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.
Sub-Total External Water Supply					10,000

XF External Fire Protection

228	No allowance for external fire protection - risk item		Note		Excl.
Sub-Total External Fire Protection					0

XE External Electric Light & Power

229	Allowance for minor external electrical services		Item		5,000
230	Allowance for SAPN Augmentation		Item		30,000
231	No allowance for new main switchboard		Note		Excl.
232	No allowance for new / upgrades to existing Transformer		Note		Excl.
Sub-Total External Electric Light & Power					35,000

External Works **211,250**

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (5%)				
233	Allowance for Design Development Contingency at 5%		Item		125,000
Sub-Total Design Development Contingency (5%)					125,000
PR	Builder's Preliminaries and Margin (11%)				
234	Allowance for Builder's Preliminaries and Margin at 11%		Item		285,000
Sub-Total Builder's Preliminaries and Margin (11%)					285,000
Building Works On-Costs					410,000

Concept Cost Estimate_Option B

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option B
Project No:	212997	Date:	23rd July 2021

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC Construction Contingency (6.5%)					
235	Allowance for Construction Contingency at 6.5%		Item		190,000
Sub-Total Construction Contingency (6.5%)					190,000
PF Professional Fees (9%)					
236	Allowance for Professional Fees at 9%		Item		275,000
Sub-Total Professional Fees (9%)					275,000
ST Statutory Changes Incl. CITB Levy (0.5%)					
237	Allowance for Statutory Charges Incl. CITB Levy		Item		15,000
Sub-Total Statutory Changes Incl. CITB Levy (0.5%)					15,000
FFE Loose, Furniture, Fitting & Equipment					
238	No allowance for Loose, Furniture, Fitting and Equipment		Note		Excl.
Sub-Total Loose, Furniture, Fitting & Equipment					0
ES Escalation					
239	Allowance for Escalation until end 2022		Item		95,000
Sub-Total Escalation					95,000
GST GST					
240	No allowance for GST		Note		Excl.
Sub-Total GST					0
Project On-Costs					575,000

Modbury Sports And Community Club

Concept Cost Estimate_Option C

23rd July 2021



PROJECT GROUP CONTACTS

Project:	Modbury Sports And Community Club
Client:	Stallard Meek - Flightpath
Architect:	Stallard Meek - Flightpath
Structural Engineer:	N/A
Civil Engineer:	N/A
Services Engineer:	N/A
Cost Manager:	Chris Sale Consulting

Project Information					
Job Number:	212997	Revision Number:	1	Issue Date:	23rd July 2021
Checked By:	TS	Controlled Doc	No	Author:	SZ
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report.
This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.

1.0 SCOPE OF PROJECT

The scope of this project includes Option 3- construction of a new 2 storey building including external works and services infrastructure works for Modbury Sports and Community Club located at Hazel Grow, Ridgenhaen SA 5097

This project is based on the following areas:

FECA (Fully Enclosed Area): 1,143 m²

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency
- Construction Contingency
- Builders Preliminaries & Margin
- Statutory Authority Charges including CITB Levy
- Professional Fees
- Kitchen equipment and Whitegoods

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- GST
- Escalation
- Asbestos removal
- Night works / staging
- Rock excavation
- Temporary facilities
- Contaminated soil removal
- Other exclusions as noted throughout the estimate

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Architectural drawing from Stallard Meek - Flightpath received 09.07.2021

5.0 COSTING & MARKET CONDITIONS

This estimate is based upon traditional lump sum procurement.

Our estimate excludes escalation. Therefore should the tender programme extend beyond a reasonable timeframe from this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,

Travis Swigart
Director

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021
GFA:	1,143 m2		

Code	Description	Quantity	Unit	Rate	Total
	Modbury Sports and Community Clubroom - Option C (New Build)				
DE	Demolition		Item		106,900
RW	New Build	1,143	m2	2,900	3,314,986
EW	External Works		Item		218,465
	Sub-Total	1,143	m2	3,185	3,640,351
BC	Building Works On-Costs		Item		600,000
	Total Building Works	1,143	m2	3,710	4,240,351
PC	Project On-Costs		Item		780,000
	Total Project Costs (Excl.GST)	1,143	m2	4,392	5,020,351

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021
GFA:	1,143 m2		

Demolition					
Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	400	m2	267	106,900
Demolition					\$ 106,900

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021
GFA:	1,143 m2		

New Build					
Code	Description	Quantity	Unit	Rate	Total
SB	Substructure	1,143	m2	136	155,544
CL	Columns	1,143	m2	63	71,610
UF	Upper Floors	1,143	m2	233	266,505
SC	Staircases	1,143	m2	17	20,000
RF	Roof	1,143	m2	250	285,225
EW	External Walls	1,143	m2	162	185,635
WW	Windows	1,143	m2	120	136,915
ED	External Doors	1,143	m2	41	47,100
NW	Internal Walls	1,143	m2	112	128,085
NS	Internal Screens & Borrowed Lights	1,143	m2	130	148,850
ND	Internal Doors	1,143	m2	42	47,650
WF	Wall Finishes	1,143	m2	30	33,960
FF	Floor Finishes	1,143	m2	95	108,757
CF	Ceiling Finishes	1,143	m2	154	175,885
FT	Fitments	1,143	m2	174	198,545
SE	Special Equipment	1,143	m2	236	270,000
HY	Hydraulic Services	1,143	m2	212	242,200
MS	Mechanical Services	1,143	m2	243	278,190
FP	Fire Protection	1,143	m2	50	57,150
ES	Electrical Services	1,143	m2	260	297,180
TS	Transportation Systems	1,143	m2	114	130,000
BW	Builder's Work in Connection	1,143	m2	26	30,000
New Build					\$ 3,314,986

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021
GFA:	1,143 m2		

External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation		Item		33,985
XR	Roads, Footpaths & Paved Areas		Item		29,480
XN	Boundary Walls, Fencing & Gates		Item		20,000
XB	Outbuildings & Covered Ways		Item		0
XL	Landscaping & Improvements		Item		20,000
XK	External Stormwater Drainage		Item		30,000
XD	External Sewer Drainage		Item		25,000
XW	External Water Supply		Item		20,000
XF	External Fire Protection		Item		0
XE	External Electric Light & Power		Item		40,000

External Works **\$ 218,465**

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021
GFA:	1,143 m2		

Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (5%)		Item		180,000
PR	Builder's Preliminaries and Margin (11%)		Item		420,000
Building Works On-Costs					\$ 600,000

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021
GFA:	1,143 m2		

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC	Construction Contingency (5%)		Item		215,000
PF	Professional Fees (9%)		Item		400,000
ST	Statutory Changes Incl. CITB Levy (0.5%)		Item		25,000
FFE	Loose, Furniture, Fitting & Equipment		Item		0
ES	Escalation		Item		140,000
GST	GST		Item		0

Project On-Costs **\$ 780,000**

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

Demolition

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
	Building Works				
1	Demolish existing buildings including underground services	499	m2	125.00	62,375
2	Remove transportables from site		Item		30,000
	External Works				
3	Demolish existing paving	272	m2	15.00	4,075
4	Allowance for demolish medium tree	1	No	450.00	450
	General				
5	Allow for sundries demolition		Item		10,000
6	No allowance for asbestos removal		Note		Excl.
Sub-Total Demolition					106,900
Demolition					106,900

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
SB	Substructure				
7	Reinforced concrete slab including compacted sub-base, dpm, termite treatment, concrete edge formwork, fabric mesh reinforcement, footings and surface finishes, etc. complete	527	m2	250.00	131,750
8	Allowance for stair footings	1	No	5,000.00	5,000
9	Allowance for lift over-run pit	1	No	15,000.00	15,000
10	Allowance for setdown to wet areas	152	m2.	25.00	3,794
11	No allowance for pilings		Note		Excl.
12	No allowance for rock excavation		Note		Excl.
Sub-Total Substructure					155,544

CL	Columns				
13	Allowance for column to support suspended floor	651	m2	60.00	39,060
14	Allowance for column to support main roof	651	m2	50.00	32,550
Sub-Total Columns					71,610

UF	Upper Floors				
15	Structural suspended floor framing	651	m2	380.00	247,380
16	Extra over to viewing deck	121	m2	150.00	18,150
17	Allowance for setdown to wet areas	39	m2	25.00	975
Sub-Total Upper Floors					266,505

SC	Staircases				
18	Timber frame stair including landings, handrails etc. (rising from Ground to Level 1 at 2.8m high)	1	No	20,000.00	20,000
Sub-Total Staircases					20,000

RF	Roof				
19	Main roof - Lightweight roof including metal roof sheeting, structural steel framing, insulation, sarking, purlins, flashing, capping, rainwater goods and downpipes etc. complete	651	m2	355.00	231,105
20	Soffit lining below view deck area including paint finish	121	m2	220.00	26,620
21	Allowance for reinforced concrete lift roof	5	m2	500.00	2,500
22	Allowance for roof access hatch and ladder		Item		10,000

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
23	Allowance for roof safety		Item		15,000
24	No allowance for roof mounted plant		Note		Excl.

Sub-Total Roof **285,225**

EW External Walls

	Lightweight Walls				
25	Lightweight external cladding wall (maxline or similar) including stud framing, 1 layer of flush plasterboard, insulation and paint finish	271	m2	365.00	98,915
	Masonry Walls				
26	Face brick wall including stud framing, 1 layer of flush plasterboard, insulation and paint finish - assumed to Ground Floor	271	m2	320.00	86,720
27	No allowance for anti-graffiti paint		Note		Excl.

Sub-Total External Walls **185,635**

WW Windows

28	Aluminium framed commercial window	147	m2	800.00	117,600
29	Allowance for frosted film to wet areas	19	m2	85.00	1,615
30	Allowance for structural support for glazed partition	59	m	300.00	17,700
31	No allowance for double glazing		Note		Excl.

Sub-Total Windows **136,915**

ED External Doors

	Aluminium Door				
32	1200mm x 2100mm high Aluminium framed glazed auto door including frame and hardware to Foyer	2	No	12,000.00	24,000
33	1500mm x 2100mm high One and half aluminium framed glazed door including hardware to Medical/Strapping and Weight Room	2	No	3,800.00	7,600
	Timber Door				
34	1000mm x 2100mm high single solid core door including frame, hardware and paint finish to Changrooms	6	No	1,400.00	8,400

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
	Roller Door				
35	2100mm x 1300mm Roller severy door including hardware to Kiosk	1	No	2,100.00	2,100
	Sundries				
36	Allowance for door sundries including closer, etc.		Item		5,000
37	No allowance for double glazing		Note		Excl.
38	No allowance for glazed film		Note		Excl.
39	No allowance for work to existing doors		Note		Excl.

Sub-Total External Doors **47,100**

NW Internal Walls

	Lightweight Wall				
40	Lightweight stud framed partition lined both side with 1 layer of plasterboard including framing, insulation and paint finish	577	m2	175.00	100,975
41	One layer of plasterboard to stud framing including insulation and paint finish	27	m2	100.00	2,700
42	Extra over for moisture resistance plasterboard to wet areas	878	m2	5.00	4,390
	Precast Lift Wall				
43	Precast concrete lift wall	44	m2	455.00	20,020

Sub-Total Internal Walls **128,085**

NS Internal Screens & Borrowed Lights

	Aluminium Glazed Panel				
44	Aluminium framed full glazed partition	11	m2	750.00	8,250
	Toilet / Shower Partition				
45	Compact laminate toilet partition	17	No	1,850.00	31,450
46	Compact laminate shower partition including seating bench	12	No	2,750.00	33,000
47	Compact laminate shower partition including seating bench to Umpires	2	No	2,850.00	5,700

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
48	Compact urinal partition	2	No	550.00	1,100
	Operable Wall				
49	Acoustic operable wall complete	52	m2	950.00	49,400
50	Allow for steel header beam	25	m	350.00	8,750
51	Allow for steel columns to support header beam (3m high)	32	m	350.00	11,200
	Sundries				
52	No allowance for double glazing		Note		Excl.
53	No allowance for glazing film		Note		Excl.

Sub-Total Internal Screens & Borrowed Lights **148,850**

ND Internal Doors

	Aluminium Door				
54	2500mm x 2100mm high Pair of aluminium framed glazed door including frame to Main Hall and Member's Lounge	2	No	4,500.00	9,000
	Timber Door				
55	900mm x 2100 Single solid core sliding door including frame, hardware and paint finish to Mecal Room	1	No	1,500.00	1,500
56	900mm x 2100mm high Single solid core door including frame, hardware and paint finish	2	No	1,300.00	2,600
57	950mm x 2100mm high Single solid core door including frame, hardware and paint finish	7	No	1,350.00	9,450
58	1000mm x 2100mm high Single solid core door including frame, hardware and paint finish	8	No	1,400.00	11,200
	Servery Door				
59	2100mm x 1500mm Roller door including hardware to Kitchen (manual)	1	No	2,300.00	2,300
60	3100mm x 1500mm Roller door including hardware to Kitchen (manual)	2	No	3,300.00	6,600
	Sundries				
61	Allowance for door sundries including closer, etc.		Item		5,000

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
62	No allowance for double glazing		Note		Excl.
63	No allowance for glazed film		Note		Excl.

Sub-Total Internal Doors **47,650**

WF Wall Finishes

64	Wall tiles including waterproofing to shower walls (2.4m high)	24	m2	165.00	3,960
65	Splashback including waterproofing to basin and urnial	10	m2	200.00	2,000
66	Splashback including waterproofing to kitchen and bar (0.6m high)	12	m2	250.00	3,000
67	Allowance for feature wall treatments		Item		25,000
68	No allowance for full height wall tiling to Changerooms and Bathrooms throughout (showers only)		Note		Excl.

Sub-Total Wall Finishes **33,960**

FF Floor Finishes

	Tiling				
69	Tiled floor including waterproofing and screed to falls / cross falls to Amenities	181	m2	185.00	33,485
	Carpet				
70	Carpet floor to Main Hall and Member's Lounge	441	m2	65.00	28,665
	Vinyl				
71	Vinyl floor including waterproofing to Changerooms	230	m2	110.00	25,300
72	Vinyl floor to remaining areas	95	m2	95.00	9,025
	Skirting				
73	Flat skirting to Carpet and vinyl	344	m	18.00	6,192
74	Tile skirting to wet areas	103	m	30.00	3,090
	General				
75	Allowance for entry mat		Item		2,000

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
76	Allowance for sundries floor finishes e.g. divider strip, threshold, etc.		Item		1,000
77	No allowance for feature floors		Note		Excl.
Sub-Total Floor Finishes					108,757

CF Ceiling Finishes

78	Acoustic plasterboard ceiling including suspension system, insulation and paint finish to Main Hall and Member's Lounge	407	m2	160.00	65,120
79	Flush plasterboard ceiling including suspension system, insulation and paint finish complete to Level 1 Kitchen/Bar and Corridor	172	m2	120.00	20,640
80	Flush moisture resistant plasterboard ceiling including suspension system, insulation and paint finish complete to Level 1 WCs	38	m2	125.00	4,750
81	Flush plasterboard ceiling including ceiling battens, insulation and paint finish complete to Ground Floor Foyer, Kiosk and Store	80	m2	110.00	8,800
82	Flush moisture resistant plasterboard ceiling including ceiling batten, insulation and paint finish complete to Ground Floor Changeroom	405	m2	115.00	46,575
83	Allowance for bulkhead and access panels		Item		10,000
84	Allowance for sundry feature treatments		Item		20,000
Sub-Total Ceiling Finishes					175,885

FT Fitments

	Accessories				
85	Mirrors	23	No	250.00	5,750
86	Toilet roll holder	24	No	95.00	2,280
87	Soap dispenser (not automatic)	25	No	85.00	2,125
88	Grab rails set to ambulant toilet	10	No	500.00	5,000
89	Grab rails set to disable toilet	2	No	950.00	1,900
90	Robe hooks to toilets (assumed 1 no to toilet and 2nos to shower)	50	No	35.00	1,750
91	Coat hook to changeroom	42	m	75.00	3,150
92	Hand dryer (not dyson)	9	No	600.00	5,400
93	Paper towel dispenser (not automatic)	12	No	95.00	1,140
94	Baby change table to Access WC	2	No	550.00	1,100

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build					
Code	Description	Quantity	Unit	Rate	Total
	Joinery				
	<u>Changrooms, Amenities and Umpires</u>				
95	Bench seating to Changroom, Umpires and Amenities	99	m	450.00	44,550
96	Open shelving	11	m	600.00	6,600
	<u>Kiosk</u>				
97	Serve bench	6	m	1,500.00	9,000
98	Allowance for shelving to store		Item		5,000
	<u>Kitchen</u>				
99	Kitchen stainless steel serve bench - open under	19	m	1,800.00	34,200
100	Stainless steel bench with cupboard under	3	m	2,200.00	6,600
	<u>Sundry Joinery</u>				
101	Allowance for sundry joinery not documented		Item		50,000
	Signage				
102	Allowance for directional and statutory signage		Item		3,000
103	Allowance for building signage		Item		10,000
	Blinds				
104	No allowance for blinds / curtains		Note		Excl.
Sub-Total Fitments					198,545

SE	Special Equipment				
105	Allowance for rangehood		Item		15,000
106	Allowance for kitchen equipment		Item		90,000
107	Allowance for canteen equipment		Item		40,000
108	Allowance for bar equipment		Item		30,000

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
109	Allowance for cool room / freezer		Item		40,000
110	Allowance for AV		Item		40,000
111	Allowance for whitegoods		Item		15,000
112	No allowance for crockery, cutlery, etc.		Note		Excl.
113	No allowance for beer lines and kegs		Note		Excl.

Sub-Total Special Equipment **270,000**

HY Hydraulic Services

114	Water closet including tap ware and all plumbing reticulation services	24	No	3,200.00	76,800
115	Wall hung basin including tap ware and all plumbing reticulation services	11	No	3,000.00	33,000
116	Counter basin including tap ware and all plumbing reticulation services	14	No	2,600.00	36,400
117	Shower including tap ware and all plumbing reticulation services	12	No	2,200.00	26,400
118	Wall hung urinal including tap ware and all plumbing reticulation services	3	No	3,000.00	9,000
119	Round kitchen sink including tap ware and all plumbing reticulation services	2	No	2,800.00	5,600
120	Allowance for sundry hydraulic services		Item		30,000
121	Allowance for gas reticulation		Item		10,000
122	Allowance for new hot water system		Item		15,000

Sub-Total Hydraulic Services **242,200**

MS Mechanical Services

123	Allowance for mechanical services throughout	653	m2	330.00	215,490
124	Allowance for ventilation to change rooms and toilets	418	m2	150.00	62,700

Sub-Total Mechanical Services **278,190**

FP Fire Protection

125	Allowance for fire protection services (not sprinkered)	1,143	m2	50.00	57,150
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Sub-Total Fire Protection **57,150**

ES Electrical Services

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
126	Allowance for electrical services throughout	1,143	m2	260.00	297,180
127	No allowance for solar panels		Note		Excl.
Sub-Total Electrical Services					297,180

TS Transportation Systems

128	Allowance for vertical transportation system		Item		90,000
129	Allowance for dumbwaiter including fire treatments, penetrations, make good, etc.		Item		40,000
Sub-Total Transportation Systems					130,000

BW Builder's Work in Connection

130	Allowance for builder's work in connection		Item		30,000
Sub-Total Builder's Work in Connection					30,000

New Build **3,314,986**

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation				
131	Allowance for site cleaning	554	m2	10.00	5,540
132	Allowance to form building pleatau	527	m2	35.00	18,445
133	No allowance for cut and fill - minor		Item		10,000
134	No allowance for contaminated soil removal / remediation		Note		Excl.
135	No allowance for rock excavation		Note		Excl.
Sub-Total Site Preparation					33,985

XR	Roads, Footpaths & Paved Areas				
136	Floor tile to porch including prepared subbase	28	m2	160.00	4,480
137	Allowance for sundry pavements		Item		25,000
Sub-Total Roads, Footpaths & Paved Areas					29,480

XN	Boundary Walls, Fencing & Gates				
138	Allowance for plant screening		Item		20,000
139	No allowance for boundary walls, fencing & gates		Note		Excl.
Sub-Total Boundary Walls, Fencing & Gates					20,000

XB	Outbuildings & Covered Ways				
140	No allowance for covered ways to entry		Note		Excl.
Sub-Total Outbuildings & Covered Ways					0

XL	Landscaping & Improvements				
141	Allowance to make good existing landscaping		Item		20,000
Sub-Total Landscaping & Improvements					20,000

XK	External Stormwater Drainage				
142	Allowance for external stormwater drainage including connection to existing main		Item		30,000
143	No allowance for collection / retention		Note		Excl.
Sub-Total External Stormwater Drainage					30,000

XD External Sewer Drainage

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

External Works

Code	Description	Quantity	Unit	Rate	Total
144	Allowance to extend sewer drainage including connection to existing main		Item		25,000
145	No allowance for grease arrestor (assumed retain existing)		Note		Excl.
146	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.

Sub-Total External Sewer Drainage **25,000**

XW External Water Supply

147	Allowance to extend water supply and connections to existing main		Item		20,000
148	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.

Sub-Total External Water Supply **20,000**

XF External Fire Protection

149	No allowance for external fire protection - risk item		Note		Excl.
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Sub-Total External Fire Protection **0**

XE External Electric Light & Power

150	Allowance for minor external electrical services		Item		10,000
151	Allowance for SAPN Augmentation		Item		30,000
152	No allowance for new main switchboard		Note		Excl.
153	No allowance for new / upgrades to existing Transformer		Note		Excl.

Sub-Total External Electric Light & Power **40,000**

External Works **218,465**

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD Design Development Contingency (5%)					
154	Allowance for Design Development Contingency		Item		180,000
Sub-Total Design Development Contingency (5%)					180,000
PR Builder's Preliminaries and Margin (11%)					
155	Allowance for Builder's Preliminaries and Margin		Item		420,000
Sub-Total Builder's Preliminaries and Margin (11%)					420,000
Building Works On-Costs					600,000

Concept Cost Estimate_Option C

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option C
Project No:	212997	Date:	23rd July 2021

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC Construction Contingency (5%)					
156	Allowance for Construction Contingency at 5%		Item		215,000
Sub-Total Construction Contingency (5%)					215,000
PF Professional Fees (9%)					
157	Allowance for Professional Fees at 9%		Item		400,000
Sub-Total Professional Fees (9%)					400,000
ST Statutory Changes Incl. CITB Levy (0.5%)					
158	Allowance for Statutory Charges Incl. CITB Levy		Item		25,000
Sub-Total Statutory Changes Incl. CITB Levy (0.5%)					25,000
FFE Loose, Furniture, Fitting & Equipment					
159	No allowance for Loose, Furniture, Fitting and Equipment		Note		Excl.
Sub-Total Loose, Furniture, Fitting & Equipment					0
ES Escalation					
160	Allowance for Escalation until end 2022		Item		140,000
Sub-Total Escalation					140,000
GST GST					
161	No allowance for GST		Note		Excl.
Sub-Total GST					0
Project On-Costs					780,000

Modbury Sports And Community Club

Concept Cost Estimate_Option D

23rd July 2021



PROJECT GROUP CONTACTS

Project:	Modbury Sports And Community Club
Client:	Stallard Meek - Flightpath
Architect:	Stallard Meek - Flightpath
Structural Engineer:	N/A
Civil Engineer:	N/A
Services Engineer:	N/A
Cost Manager:	Chris Sale Consulting

Project Information					
Job Number:	212997	Revision Number:	0	Issue Date:	23rd July 2021
Checked By:	TS	Controlled Doc	No	Author:	SZ
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report.
This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.

1.0 SCOPE OF PROJECT

The scope of this project includes Option 4- construction of a new 2 storey building including external works and services infrastructure works for Modubry Sports and Community Club located at Hazel Grow, Ridgenhaen SA 5097

This project is based on the following areas:

FECA (Fully Enclosed Area): 877 m²

UCA (Unenclosed Covered Area): 88 m²

GFA (Gloss Floor Area): 965 m²

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency
- Construction Contingency
- Builders Preliminaries & Margin
- Statutory Authority Charges including CITB Levy
- Professional Fees
- Kitchen, bar, canteen equipment and Whitegoods
- Escalation
- SAPN Augmentation

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- GST
- Asbestos removal
- Night works / staging
- Rock excavation
- Temporary facilities
- Contaminated soil removal
- Other exclusions as noted throughout the estimate

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Architectural drawing from Stallard Meek - Flightpath received 21.07.2021

5.0 COSTING & MARKET CONDITIONS

This estimate is based upon traditional lump sum procurement.

Our estimate excludes escalation. Therefore should the tender programme extend beyond a reasonable timeframe from this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,

Travis Swigart
Director

Concept Cost Estimate_Option D

Project: Modbury Sports And Community Club		Estimate: Concept Cost Estimate_Option D				
Project No: 212997		Date: 23rd July 2021				
GFA: 965 m2						
Code		Description	Quantity	Unit	Rate	Total
	Modbury Sports and Community Clubroom - Option D (New Build)					
DE	Demolition			Item		106,900
RW	New Build		965	m2	3,048	2,941,142
EW	External Works			Item		302,332
	Sub-Total		965	m2	3,472	3,350,374
BC	Building Works On-Costs			Item		560,000
	Total Building Works		965	m2	4,052	3,910,374
PC	Project On-Costs			Item		720,000
	Total Project Costs (Excl.GST)		965	m2	4,798	4,630,374

Concept Cost Estimate_Option D

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option D
Project No:	212997	Date:	23rd July 2021
GFA:	965 m2		

Demolition					
Code	Description	Quantity	Unit	Rate	Total
DE	Demolition		Item		106,900
Demolition					\$ 106,900

Concept Cost Estimate_Option D

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option D
Project No:	212997	Date:	23rd July 2021
GFA:	965 m2		

New Build					
Code	Description	Quantity	Unit	Rate	Total
SB	Substructure	965	m2	147	142,058
CL	Columns	965	m2	57	54,537
UF	Upper Floors	965	m2	275	265,325
SC	Staircases	965	m2	21	20,000
RF	Roof	965	m2	253	243,870
EW	External Walls	965	m2	168	162,223
WW	Windows	965	m2	48	46,100
ED	External Doors	965	m2	111	107,350
NW	Internal Walls	965	m2	110	106,586
NS	Internal Screens & Borrowed Lights	965	m2	76	73,100
ND	Internal Doors	965	m2	41	39,700
WF	Wall Finishes	965	m2	38	36,665
FF	Floor Finishes	965	m2	137	131,972
CF	Ceiling Finishes	965	m2	147	142,130
FT	Fitments	965	m2	202	194,690
SE	Special Equipment	965	m2	280	270,000
HY	Hydraulic Services	965	m2	269	259,306
MS	Mechanical Services	965	m2	221	213,660
FP	Fire Protection	965	m2	45	43,850
ES	Electrical Services	965	m2	236	228,020
TS	Transportation Systems	965	m2	135	130,000
BW	Builder's Work in Connection	965	m2	31	30,000
New Build					\$ 2,941,142

Concept Cost Estimate_Option D

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option D
Project No:	212997	Date:	23rd July 2021
GFA:	965 m2		

External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation		Item		57,790
XR	Roads, Footpaths & Paved Areas		Item		89,542
XN	Boundary Walls, Fencing & Gates		Item		20,000
XB	Outbuildings & Covered Ways		Item		0
XL	Landscaping & Improvements		Item		20,000
XK	External Stormwater Drainage		Item		30,000
XD	External Sewer Drainage		Item		25,000
XW	External Water Supply		Item		20,000
XF	External Fire Protection		Item		0
XE	External Electric Light & Power		Item		40,000

External Works **\$ 302,332**

Concept Cost Estimate_Option D

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option D
Project No:	212997	Date:	23rd July 2021
GFA:	965 m2		

Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (5%)		Item		170,000
PR	Builder's Preliminaries and Margin (11%)		Item		390,000
Building Works On-Costs					\$ 560,000

Concept Cost Estimate_Option D

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option D
Project No:	212997	Date:	23rd July 2021
GFA:	965 m2		

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC	Construction Contingency (5%)		Item		195,000
PF	Professional Fees (9%)		Item		370,000
ST	Statutory Changes Incl. CITB Levy (0.5%)		Item		25,000
FFE	Loose, Furniture, Fitting & Equipment		Item		0
ES	Escalation		Item		130,000
GST	GST		Item		0

Project On-Costs **\$ 720,000**

Concept Cost Estimate_Option D

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option D
Project No:	212997	Date:	23rd July 2021

Demolition

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
	Building Works				
1	Demolish existing buildings including underground services	499	m2	125.00	62,375
2	Remove transportables from site		Item		30,000
	External Works				
3	Demolish existing paving	272	m2	15.00	4,075
4	Allowance for demolish medium tree	1	No	450.00	450
	General				
5	Allow for sundries demolition		Item		10,000
6	No allowance for asbestos removal		Note		Excl.
Sub-Total Demolition					106,900
Demolition					106,900

Concept Cost Estimate_Option D

Project:	Modbury Sports And Community Club	Estimate:	Concept Cost Estimate_Option D
Project No:	212997	Date:	23rd July 2021

New Build

Code	Description	Quantity	Unit	Rate	Total
SB	Substructure				
7	Reinforced concrete slab including compacted sub-base, dpm, termite treatment, concrete edge formwork, fabric mesh reinforcement, footings and surface finishes, etc. complete	472	m2	250.00	118,000
8	Allowance for stair footings	1	No	5,000.00	5,000
9	Allowance for lift over-run pit	1	No	15,000.00	15,000
10	Allowance for setdown to wet areas	162	m2	25.00	4,058
11	No allowance for pilings		Note		Excl.
12	No allowance for rock excavation		Note		Excl.
Sub-Total Substructure					142,058

CL	Columns				
13	Allowance for column to support suspended floor	472	m2	60.00	28,320
14	Allowance for column to support main roof	524	m2	50.00	26,217
Sub-Total Columns					54,537

UF	Upper Floors				
15	Structural suspended floor framing	525	m2	380.00	199,500
16	Allowance for setdown to wet areas	41	m2	25.00	1,025
17	1200mm high glazed balustrade including handrail	36	m	1,800.00	64,800
Sub-Total Upper Floors					265,325

SC	Staircases				
18	Timber frame stair including landings, handrails, floor finishes etc. (rising from Ground to Level 1 at 2.8m high)	1	No	20,000.00	20,000
Sub-Total Staircases					20,000

RF	Roof				
19	Main roof - Lightweight roof including metal roof sheeting, structural steel framing, insulation, sarking, purlins, flashing, capping, rainwater goods and downpipes etc. complete	524	m2	355.00	186,020
20	Soffit lining below view deck area including paint finish	140	m2	220.00	30,745
21	Allowance for reinforced concrete lift roof	4	m2	500.00	2,105
22	Allowance for roof access hatch and ladder		Item		10,000

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Code	Description	Quantity	Unit	Rate	Total
23	Allowance for roof safety		Item		15,000
24	No allowance for roof mounted plant		Note		Excl.

Sub-Total Roof **243,870**

EW External Walls

	Lightweight Walls				
25	Lightweight external cladding wall (maxline or similar) including stud framing, 1 layer of flush plasterboard, insulation and paint finish	227	m2	365.00	82,855
26	Lightweight external cladding wall (maxline or similar) including stud framing, 1 layer of flush plasterboard, insulation and paint finish (curved walls)	8	m2	420.00	3,360
27	Low height wall including lightweight cladding to both sides, and paint finish - 1500mm high	6	m2	450.00	2,565
	Masonry Walls				
28	Face brick wall including stud framing, 1 layer of flush plasterboard, insulation and paint finish - assumed to Ground Floor	222	m2	320.00	71,133
29	Face brick wall including stud framing, 1 layer of flush plasterboard, insulation and paint finish - assumed to Ground Floor (curved walls)	7	m2	330.00	2,310
30	No allowance for anti-graffiti paint		Note		Excl.

Sub-Total External Walls **162,223**

WW Windows

31	Aluminium framed commercial window	48	m2	800.00	38,392
32	Allowance for frosted film to wet areas	17	m2	85.00	1,408
33	Allowance for structural support for glazed partition	18	m	350.00	6,300
34	No allowance for double glazing		Note		Excl.

Sub-Total Windows **46,100**

ED External Doors

	Aluminium Door				
35	1000mm x 2100mm high Aluminum framed glazed swing door with 500mm wide x 2100mm high fixed sidelight including hardware to Foyer	1	No	2,300.00	2,300

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New Build

Code	Description	Quantity	Unit	Rate	Total
36	1500mm x 2100mm high Pair of aluminium framed glazed door including hardware to Foyer	1	No	4,500.00	4,500
37	1500mm x 2100mm high One and half aluminium framed glazed door including hardware to Medical/Strapping and Weight Room	2	No	3,800.00	7,600
38	2047mm x 2100mm high Pair of aluminium framed sliding glazed door including hardware to Club Room - assumed manual	1	No	5,800.00	5,800
	Timber Door				
39	1000mm x 2100mm high single solid core door including frame, hardware and paint finish to Changerooms	7	No	1,400.00	9,800
	Roller Door				
40	2500mm x 1300mm Roller severy door to Kiosk	1	No	2,100.00	2,100
41	2500mm x 2100mm Roller door to Store (assumed manual)	1	No	3,400.00	3,400
	Sundries				
42	Allowance for door sundries including closer, etc.		Item		5,000
43	No allowance for double glazing		Note		Excl.
44	No allowance for glazed film		Note		Excl.
45	No allowance for work to existing doors		Note		Excl.
	Operable Wall				
46	Glazed operable wall complete	40	m2	1,400.00	56,000
47	Allow for steel header beam	19	m	350.00	6,650
48	Allow for steel columns to support header beam (3m high)	12	m	350.00	4,200

Sub-Total External Doors 107,350

NW Internal Walls

	Lightweight Wall				
49	Lightweight stud framed partition lined both side with 1 layer of plasterboard including framing, insulation and paint finish	453	m2	175.00	79,296
50	One layer of plasterboard to stud framing including insulation and paint finish	31	m2	100.00	3,100

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New Build

Code	Description	Quantity	Unit	Rate	Total
51	Extra over for moisture resistance plasterboard to wet areas	797	m2	5.00	3,983
	Precast Lift Wall				
52	Precast concrete lift wall	44	m2	455.00	20,207

Sub-Total Internal Walls **106,586**

NS Internal Screens & Borrowed Lights

	Toilet / Shower Partition				
53	Compact laminate toilet partition	18	No	1,850.00	33,300
54	Compact laminate shower partition including seating bench	12	No	2,750.00	33,000
55	Compact laminate shower partition including seating bench to Umpires	2	No	2,850.00	5,700
56	Compact urinal partition	2	No	550.00	1,100

Sub-Total Internal Screens & Borrowed Lights **73,100**

ND Internal Doors

	Timber Door				
57	900mm x 2100 Single solid core sliding door including frame, hardware and paint finish to Medical Room	1	No	1,500.00	1,500
58	950mm x 2100mm high Single solid core door including frame, hardware and paint finish	4	No	1,350.00	5,400
59	1000mm x 2100mm high Single solid core door including frame, hardware and paint finish	13	No	1,400.00	18,200
60	1000mm x 2100mm high Pair of solid core door including frame, hardware and paint finish to Kitchen/Bar	1	No	1,500.00	1,500
61	1500mm x 2100mm high One and half solid core door including frame, hardware and paint finish to Store	1	No	2,500.00	2,500
	Servery Door				
62	2000mm x 1500mm Roller door including hardware to Kitchen (manual)	1	No	2,300.00	2,300
63	3000mm x 1500mm Roller door including hardware to Kitchen (manual)	1	No	3,300.00	3,300
	Sundries				
64	Allowance for door sundries including closer, etc.		Item		5,000

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Code	Description	Quantity	Unit	Rate	Total
65	No allowance for double glazing		Note		Excl.
66	No allowance for glazed film		Note		Excl.

Sub-Total Internal Doors **39,700**

WF Wall Finishes

67	Wall tiles including waterproofing to shower walls (2.4m high)	41	m2	165.00	6,765
68	Splashback including waterproofing to basin and urinal	12	m2	200.00	2,400
69	Splashback including waterproofing to kitchen and bar (0.6m high)	10	m2	250.00	2,500
70	Allowance for feature wall treatments		Item		25,000
71	No allowance for full height wall tiling to Changerooms and Bathrooms throughout (showers only)		Note		Excl.

Sub-Total Wall Finishes **36,665**

FF Floor Finishes

	Tiling				
72	Tiled floor including waterproofing and screed to falls / cross falls to Amenities	194	m2	185.00	35,890
73	Tiled floor to Foyer and Viewing Deck	144	m2	200.00	28,856
	Carpet				
74	Carpet floor to Main Hall and Member's Lounge	373	m2	65.00	24,245
	Vinyl				
75	Vinyl floor including waterproofing to Changerooms	188	m2	110.00	20,680
76	Vinyl floor to Kitchen, Kiosk and Store	91	m2	95.00	8,645
	Skirting				
77	Flat skirting to Carpet and vinyl	302	m	18.00	5,436
78	Tile skirting to wet areas	174	m	30.00	5,220
	General				

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New Build

Code	Description	Quantity	Unit	Rate	Total
79	Allowance for entry mat		Item		2,000
80	Allowance for sundries floor finishes e.g. divider strip, threshold, etc.		Item		1,000
81	No allowance for feature floors		Note		Excl.

Sub-Total Floor Finishes **131,972**

CF Ceiling Finishes

82	Acoustic plasterboard ceiling including suspension system, insulation and paint finish to Main Hall and Member's Lounge	338	m2	160.00	54,080
83	Flush plasterboard ceiling including suspension system, insulation and paint finish complete to Level 1 Kitchen/Bar and Store	41	m2	120.00	4,920
84	Flush moisture resistant plasterboard ceiling including suspension system, insulation and paint finish complete to wet areas	35	m2	125.00	4,375
85	Flush plasterboard ceiling including ceiling battens, insulation and paint finish complete to Ground Floor Foyer, Kiosk, Store and Medical	93	m2	110.00	10,230
86	Flush moisture resistant plasterboard ceiling including ceiling batten, insulation and paint finish complete to Ground Floor Changeroom, Umpires, Amenities	335	m2	115.00	38,525
87	Allowance for bulkhead and access panels		Item		10,000
88	Allowance for sundry feature treatments		Item		20,000

Sub-Total Ceiling Finishes **142,130**

FT Fitments

	Accessories				
89	Mirrors	27	No	250.00	6,750
90	Toilet roll holder	25	No	95.00	2,375
91	Soap dispenser (not automatic)	27	No	85.00	2,295
92	Grab rails set to ambulant toilet	10	No	500.00	5,000
93	Grab rails set to disable toilet	2	No	950.00	1,900
94	Robe hooks to toilets (assumed 1no to toilet and 2nos to shower)	55	No	35.00	1,925
95	Coat hook to changeroom	43	m	75.00	3,225
96	Hand dryer (not dyson)	10	No	600.00	6,000
97	Paper towel dispenser (not automatic)	16	No	95.00	1,520

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New Build

Code	Description	Quantity	Unit	Rate	Total
98	Baby change table to Access WC	2	No	550.00	1,100
	Joinery				
	<u>Changrooms, Amenities and Umpires</u>				
99	Bench seating to Changroom, Umpires and Amenities	100	m	450.00	45,000
	<u>Kiosk</u>				
100	Servery bench	8	m	1,500.00	12,000
101	Allowance for shelving to store		Item		5,000
	<u>Kitchen</u>				
102	Kitchen stainless steel servery bench - open under	16	m	1,800.00	28,800
103	Stainless steel bench with cupboard under	4	m	2,200.00	8,800
	<u>Sundry Joinery</u>				
104	Allowance for sundry joinery not documented		Item		50,000
	Signage				
105	Allowance for directional and statutory signage		Item		3,000
106	Allowance for building signage		Item		10,000
	Blinds				
107	No allowance for blinds / curtains		Note		Excl.

Sub-Total Fitments 194,690

SE Special Equipment

108	Allowance for rangehood		Item		15,000
109	Allowance for kitchen equipment		Item		90,000
110	Allowance for canteen equipment		Item		40,000
111	Allowance for bar equipment		Item		30,000

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New Build

Code	Description	Quantity	Unit	Rate	Total
112	Allowance for cool room / freezer		Item		40,000
113	Allowance for AV		Item		40,000
114	Allowance for whitegoods		Item		15,000
115	No allowance for crockery, cutlery, etc.		Note		Excl.
116	No allowance for beer lines and kegs		Note		Excl.

Sub-Total Special Equipment **270,000**

HY Hydraulic Services

117	Water closet including tap ware and all plumbing reticulation services	25	No	3,200.00	80,000
118	Wall hung basin including tap ware and all plumbing reticulation services	12	No	3,000.00	36,000
119	Counter basin including tap ware and all plumbing reticulation services	14	No	2,600.00	36,400
120	Shower including tap ware and all plumbing reticulation services	14	No	2,200.00	30,800
121	Wall hung urinal including tap ware and all plumbing reticulation services	3	No	3,000.00	9,000
122	Round kitchen sink including tap ware and all plumbing reticulation services	1	No	2,800.00	2,800
123	Kitchen sink including tap ware and all plumbing reticulation services	2	No	3,200.00	6,400
124	Cleaner trough including tapware and all plumbing reticulation services	1	No	2,300.00	2,300
125	Drainage to viewing deck	106	m2	100.00	10,606
126	Allowance for sundry hydraulic services		Item		20,000
127	Allowance for gas reticulation		Item		10,000
128	Allowance for new hot water system		Item		15,000

Sub-Total Hydraulic Services **259,306**

MS Mechanical Services

129	Allowance for mechanical services throughout	472	m2	330.00	155,760
130	Allowance for ventilation to change rooms and toilets	386	m2	150.00	57,900

Sub-Total Mechanical Services **213,660**

FP Fire Protection

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New Build

Code	Description	Quantity	Unit	Rate	Total
131	Allowance for fire protection services (not sprinklered)	877	m2	50.00	43,850
Sub-Total Fire Protection					43,850

ES Electrical Services

132	Allowance for electrical services throughout	877	m2	260.00	228,020
133	No allowance for solar panels		Note		Excl.
Sub-Total Electrical Services					228,020

TS Transportation Systems

134	Allowance for vertical transportation system		Item		90,000
135	Allowance for dumbwaiter including fire treatments, penetrations, make good, etc.		Item		40,000
Sub-Total Transportation Systems					130,000

BW Builder's Work in Connection

136	Allowance for builder's work in connection		Item		30,000
Sub-Total Builder's Work in Connection					30,000

New Build **2,941,142**

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External Works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation				
137	Allowance for site cleaning	627	m2	10.00	6,270
138	Allowance to form building plateau	472	m2	35.00	16,520
139	Allowance for cut and fill - minor		Item		10,000
140	Allowance for sundry retaining		Item		25,000
141	No allowance for contaminated soil removal / remediation		Note		Excl.
142	No allowance for rock excavation		Note		Excl.

Sub-Total Site Preparation **57,790**

XR	Roads, Footpaths & Paved Areas				
143	Floor tile to porch including prepared subbase	114	m2	160.00	18,240
144	Concrete pavement including prepared subbase	48	m2	120.00	5,802
145	Concrete steps including footing	74	m	750.00	55,500
146	Allowance for sundry pavements and make good		Item		10,000

Sub-Total Roads, Footpaths & Paved Areas **89,542**

XN	Boundary Walls, Fencing & Gates				
147	Allowance for plant screening		Item		20,000
148	No allowance for boundary walls, fencing & gates		Note		Excl.

Sub-Total Boundary Walls, Fencing & Gates **20,000**

XB	Outbuildings & Covered Ways				
149	No allowance for covered ways to entry		Note		Excl.

Sub-Total Outbuildings & Covered Ways **0**

XL	Landscaping & Improvements				
150	Allowance to make good existing landscaping		Item		20,000

Sub-Total Landscaping & Improvements **20,000**

XK	External Stormwater Drainage				
151	Allowance for external stormwater drainage including connection to existing main		Item		30,000
152	No allowance for collection / retention		Note		Excl.

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External Works

Code	Description	Quantity	Unit	Rate	Total
Sub-Total External Stormwater Drainage					30,000

XD External Sewer Drainage

153	Allowance to extend sewer drainage including connection to existing main		Item		25,000
154	No allowance for grease arrestor (assumed retain existing)		Note		Excl.
155	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.
Sub-Total External Sewer Drainage					25,000

XW External Water Supply

156	Allowance to extend water supply and connections to existing main		Item		20,000
157	No allowance to upgrade existing hydraulics services infrastructure		Note		Excl.
Sub-Total External Water Supply					20,000

XF External Fire Protection

158	No allowance for external fire protection - risk item		Note		Excl.
Sub-Total External Fire Protection					0

XE External Electric Light & Power

159	Allowance for minor external electrical services		Item		10,000
160	Allowance for SAPN Augmentation		Item		30,000
161	No allowance for new main switchboard		Note		Excl.
162	No allowance for new / upgrades to existing Transformer		Note		Excl.
Sub-Total External Electric Light & Power					40,000

External Works **302,332**

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Building Works On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (5%)				
163	Allowance for Design Development Contingency		Item		170,000
Sub-Total Design Development Contingency (5%)					170,000
PR	Builder's Preliminaries and Margin (11%)				
164	Allowance for Builder's Preliminaries and Margin		Item		390,000
Sub-Total Builder's Preliminaries and Margin (11%)					390,000
Building Works On-Costs					560,000

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Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CC	Construction Contingency (5%)				
165	Allowance for Construction Contingency at 5%		Item		195,000
Sub-Total Construction Contingency (5%)					195,000
PF	Professional Fees (9%)				
166	Allowance for Professional Fees at 9%		Item		370,000
Sub-Total Professional Fees (9%)					370,000
ST	Statutory Changes Incl. CITB Levy (0.5%)				
167	Allowance for Statutory Charges Incl. CITB Levy		Item		25,000
Sub-Total Statutory Changes Incl. CITB Levy (0.5%)					25,000
FFE	Loose, Furniture, Fitting & Equipment				
168	No allowance for Loose, Furniture, Fitting and Equipment		Note		Excl.
Sub-Total Loose, Furniture, Fitting & Equipment					0
ES	Escalation				
169	Allowance for Escalation until end 2022		Item		130,000
Sub-Total Escalation					130,000
GST	GST				
170	No allowance for GST		Note		Excl.
Sub-Total GST					0
Project On-Costs					720,000

