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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES
Summary

DATE 17/12/2014

REF 9929/B
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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<u>ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES</u>				
OS01	North Wollert AOS				
AR01	- AOS: Soccer Pitches	ITEM	3,592,000	1,387,000	4,979,000
AR02	- Pavilion: Soccer	ITEM	3,103,800	1,198,000	4,301,800
OS02	East Wollert AOS				
AR03	- AOS: AFL/Cricket Ovals & Netball Courts	ITEM	3,984,000	1,537,000	5,521,000
AR04	- Pavilion: AFL/Cricket Ovals & Netball Courts	ITEM	2,870,000	1,108,000	3,978,000
OS03	Central Wollert AOS				
AR05	- AOS: Soccer Pitches	ITEM	3,592,000	1,387,000	4,979,000
AR06	- Pavilion: Soccer	ITEM	3,103,800	1,198,000	4,301,800
OS04	West Wollert AOS				
AR07	- AOS: AFL/Cricket Ovals & Netball Courts	ITEM	3,868,000	1,492,000	5,360,000
AR08	- Pavilion: AFL/Cricket Ovals & Netball Courts	ITEM	2,870,000	1,108,000	3,978,000
OS05	Wollert District Recreation Cluster 1				
AR09	- Multipurpose Recreation Centre	ITEM	12,895,800	4,978,000	17,873,800
AR10	- AOS: Tennis Courts	ITEM	1,506,500	581,000	2,087,500
AR11	- Pavilion: Tennis	ITEM	1,403,600	541,000	1,944,600
AR12	- AOS: Outdoor Netball Courts	ITEM	1,798,000	694,000	2,492,000
AR13	- Pavilion: Netball	ITEM	2,351,800	908,000	3,259,800
AR14	- AOS: Multipurpose Rectangular Fields	ITEM	3,550,000	1,371,000	4,921,000
AR15	- Pavilion: Multipurpose Rectangular Fields	ITEM	3,103,800	1,198,000	4,301,800
AR16	- Criterium Track - TBC	ITEM	1,177,400	455,000	1,632,400
AR17	- Carparking (Included above)	NOTE			-
OS06	East Wollert AOS				
AR18	- District Level Aquatic Centre & Gymnasium	ITEM	31,720,000	12,244,000	43,964,000
OS07	East Wollert AOS				
AR19	- District Playground - TBC	ITEM			250,000
AR20	- Skate & BMX	ITEM	1,818,000	702,000	2,520,000
AR21	- Multipurpose Pavilion	ITEM	1,403,600	541,000	1,944,600
	- Outdoor Event Space (500m2 open space) - TBC	ITEM			400,000
AOS	TOTAL OF ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES (Excl GST) (Fixed Price Contract - Jan 2015)				124,990,100



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR01 - AOS: Soccer Pitches**

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR01 - AOS: Soccer Pitches				
	Soccer pitches (108x72m) - high std	No	1	320,000	320,000
	- E/O for synthetic surface	No	1	470,000	470,000
	Training lights (1 No pitches) - high std (100 Lux)	No	1	160,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Goals & nets				
	- Interchange shelters				
	- Irrigation system				
	Soccer pitches (108x72m) - basic	No	2	160,000	320,000
	Training lights (1 No pitches) - basic (50 Lux)	No	2	80,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Goals & nets				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			90,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			70,000
	- Asphalt Carpark (in approx 260 cars)	M2	7,800	110	858,000
	Boundary walls, fences and gates	ITEM			70,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,592,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 180,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 377,000
CONTINGENCY (As Advised)	20.00 %	\$ 830,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,979,000**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR02 - Pavilion: Soccer

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR02 - Pavilion: Soccer				
	Change rooms (FECA)	M2	300	2,300	690,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	174	2,200	382,800
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			25,000
	Boundary walls, fences and gates	ITEM			25,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			93,000
	External sewer drainage	ITEM			48,000
	External water supply	ITEM			23,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			70,000
	External communications	ITEM			14,000

SUB-TOTAL \$ **3,103,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 326,000
CONTINGENCY (As Advised)	20.00 %	\$ 717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,301,800**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR03 - AOS: AFL / Cricket Ovals & Netball Courts

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR03 - AOS: AFL / Cricket Ovals & Netball Courts				
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (100 Lux)	NO	1	240,000	240,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (50 Lux)	NO	1	120,000	120,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- Council approved turf				
	Netball courts (Per Court), incl goal ring posts	NO	4	70,000	280,000
	- Playing lights (Per Court) (50 Lux)	NO	4	25,000	100,000
	Site Works				
	Site preparation & demolition	ITEM			150,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	100,000	2	200,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 180 cars)	M2	5,400	110	594,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	55,000	6	330,000
	External Services				
	External stormwater drainage	ITEM			210,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			70,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			170,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,984,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 199,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 418,000
CONTINGENCY (As Advised)	20.00 %	\$ 920,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **5,521,000**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR04 - Pavilion: AFL/Cricket & Netball**

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR04 - Pavilion: AFL/Cricket & Netball				
	Change rooms (FECA)	M2	230	2,300	529,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	160	2,200	352,000
	Site Works				
	Site preparation & demolition	ITEM			92,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			23,000
	Boundary walls, fences and gates	ITEM			23,000
	Outbuildings and covered ways	ITEM			11,000
	Landscaping and Improvements	ITEM			69,000
	External Services				
	External stormwater drainage	ITEM			86,000
	External sewer drainage	ITEM			44,000
	External water supply	ITEM			21,000
	External gas reticulation	ITEM			18,000
	External fire protection	ITEM			18,000
	External light & power	ITEM			65,000
	External communications	ITEM			13,000

SUB-TOTAL \$ **2,870,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 144,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 301,000
CONTINGENCY (As Advised)	20.00 %	\$ 663,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **3,978,000**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR05 - AOS: Soccer Pitches**

DATE 17/12/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR05 - AOS: Soccer Pitches				
	Soccer pitches (108x72m) - high std	No	1	320,000	320,000
	- E/O for synthetic surface	No	1	470,000	470,000
	Training lights (1 No pitches) - high std (100 Lux)	No	1	160,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Goals & nets				
	- Interchange shelters				
	- Irrigation system				
	Soccer pitches (108x72m) - basic	No	2	160,000	320,000
	Training lights (1 No pitches) - basic (50 Lux)	No	2	80,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Goals & nets				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			90,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			70,000
	- Asphalt Carpark (in approx 260 cars)	M2	7,800	110	858,000
	Boundary walls, fences and gates	ITEM			70,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,592,000**

PRELIMINARIES (Included Above)	- %	\$	-
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
DESIGN FEES (As Advised)	5.00 %	\$	180,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$	377,000
CONTINGENCY (As Advised)	20.00 %	\$	830,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,979,000**

(Fixed Price Contract - Jan 2015)

**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR06 - Pavilion: Soccer**DATE 17/12/2014
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR06 - Pavilion: Soccer				
	Change rooms (FECA)	M2	300	2,300	690,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	174	2,200	382,800
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			25,000
	Boundary walls, fences and gates	ITEM			25,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			93,000
	External sewer drainage	ITEM			48,000
	External water supply	ITEM			23,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			70,000
	External communications	ITEM			14,000

SUB-TOTAL \$ **3,103,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 326,000
CONTINGENCY (As Advised)	20.00 %	\$ 717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,301,800**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR07 - AOS: AFL / Cricket Ovals & Netball Courts

DATE 17/12/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR07 - AOS: AFL / Cricket Ovals & Netball Courts				
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (100 Lux)	NO	1	240,000	240,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (50 Lux)	NO	1	120,000	120,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- Council approved turf				
	Netball courts (Per Court), incl goal ring posts	NO	4	70,000	280,000
	- Playing lights (Per Court) (50 Lux)	NO	4	25,000	100,000
	Site Works				
	Site preparation & demolition	ITEM			150,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 180 cars)	M2	5,400	110	594,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			200,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			70,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			170,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,868,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 193,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 406,000
CONTINGENCY (As Advised)	20.00 %	\$ 893,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **5,360,000**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR08 - Pavilion: AFL/Cricket & Netball**

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GFA 1,160
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR08 - Pavilion: AFL/Cricket & Netball				
	Change rooms (FECA)	M2	230	2,300	529,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	160	2,200	352,000
	Site Works				
	Site preparation & demolition	ITEM			92,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			23,000
	Boundary walls, fences and gates	ITEM			23,000
	Outbuildings and covered ways	ITEM			11,000
	Landscaping and Improvements	ITEM			69,000
	External Services				
	External stormwater drainage	ITEM			86,000
	External sewer drainage	ITEM			44,000
	External water supply	ITEM			21,000
	External gas reticulation	ITEM			18,000
	External fire protection	ITEM			18,000
	External light & power	ITEM			65,000
	External communications	ITEM			13,000

SUB-TOTAL \$ **2,870,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 144,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 301,000
CONTINGENCY (As Advised)	20.00 %	\$ 663,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **3,978,000**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR09 - Multipurpose Recreation Centre**

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GFA 5,834
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR09 - Multipurpose Recreation Centre				
	Multipurpose courts (FECA)	M2	3,800	1,500	5,700,000
	Foyer/kiosk/canteen/ reception (FECA)	M2	230	2,200	506,000
	Toilet (FECA)	M2	100	2,400	240,000
	Change rooms (FECA)	M2	120	2,300	276,000
	Referee Change Rooms (FECA)	M2	30	2,300	69,000
	Multipurpose room (FECA)	M2	100	2,200	220,000
	Store rooms (FECA)	M2	150	1,800	270,000
	First aid room (FECA)	M2	15	2,200	33,000
	Building Services (FECA)	M2	150	2,000	300,000
	Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	939	2,200	2,065,800
	Site Works				
	Site preparation & demolition	ITEM			390,000
	- Allowance for rock excavation	ITEM			370,000
	- Site trimming, benching and cut and fill	M2	20,000	2	40,000
	Roads, footpaths and paved areas	ITEM			200,000
	- Asphalt Carpark (in approx 200 cars)	M2	6,000	110	660,000
	Boundary walls, fences and gates	ITEM			100,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	11,000	6	66,000
	External Services				
	External stormwater drainage	ITEM			390,000
	External sewer drainage	ITEM			200,000
	External water supply	ITEM			90,000
	External gas reticulation	ITEM			80,000
	External fire protection	ITEM			80,000
	External light & power	ITEM			290,000
	External communications	ITEM			60,000

SUB-TOTAL \$ **12,895,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 645,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 1,354,000
CONTINGENCY (As Advised)	20.00 %	\$ 2,979,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **17,873,800**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR10 - AOS: Tennis Courts**

DATE 17/12/2014

REF 9929/B
Page 11

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR10 - AOS: Tennis Courts				
	Tennis Court - Synthetic surface (In 6 no.)	M2	3,250	130	422,500
	- Playing field fencing (3.6m high)	M	300	180	54,000
	- Bench seats & shelters	NO	6	2,500	15,000
	- Lighting (50 Lux)	NO	6	20,000	120,000
	Site Works				
	Site preparation & demolition	ITEM			50,000
	- Allowance for rock excavation	ITEM			40,000
	- Site trimming, benching and cut and fill	M2	10,000	2	20,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	M2	5,500	6	33,000
	External Services				
	External stormwater drainage	ITEM			80,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			60,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **1,506,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 75,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 158,000
CONTINGENCY (As Advised)	20.00 %	\$ 348,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,087,500**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR11 - Pavilion: Tennis**

DATE 17/12/2014
GFA 568
REF 9929/B
Page 12

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR11 - Pavilion: Tennis				
	Change rooms (FECA)	M2	100	2,300	230,000
	Toilets and showers (FECA)	M2	50	2,400	120,000
	Kitchen / canteen (FECA)	M2	20	2,700	54,000
	Externally accessed storage (FECA)	M2	25	1,800	45,000
	Internally accessed storage (FECA)	M2	25	1,800	45,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	20	2,300	46,000
	Public Toilets (FECA)	M2	60	2,400	144,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	100	750	75,000
	Circulation & Corridors (FECA)	M2	78	2,200	171,600
	Site Works				
	Site preparation & demolition	ITEM			45,000
	- Allowance for rock excavation	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			11,000
	Boundary walls, fences and gates	ITEM			11,000
	Outbuildings and covered ways	ITEM			6,000
	Landscaping and Improvements	ITEM			34,000
	External Services				
	External stormwater drainage	ITEM			42,000
	External sewer drainage	ITEM			22,000
	External water supply	ITEM			10,000
	External gas reticulation	ITEM			9,000
	External fire protection	ITEM			9,000
	External light & power	ITEM			32,000
	External communications	ITEM			6,000

SUB-TOTAL \$ **1,403,600**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 70,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 147,000
CONTINGENCY (As Advised)	20.00 %	\$ 324,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,944,600**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR12 - AOS: Outdoor Netball**

DATE 17/12/2014

REF 9929/B
Page 13

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR12 - AOS: Outdoor Netball				
	Netball courts (Per Court), incl goal ring posts	NO	8	70,000	560,000
	- Playing lights (Per Court) (50 Lux)	NO	8	25,000	200,000
	Site Works				
	Site preparation & demolition	ITEM			60,000
	- Allowance for rock excavation	ITEM			50,000
	- Site trimming, benching and cut and fill	M2	20,000	2	40,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	M2	11,000	6	66,000
	External Services				
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			80,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **1,798,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 90,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 189,000
CONTINGENCY (As Advised)	20.00 %	\$ 415,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,492,000**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR13 - Pavilion: Netball**

DATE 17/12/2014
GFA 904
REF 9929/B
Page 14

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR13 - Pavilion: Netball				
	Change rooms (FECA)	M2	200	2,300	460,000
	Toilets and showers (FECA)	M2	100	2,400	240,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	50	1,800	90,000
	Internally accessed storage (FECA)	M2	50	1,800	90,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	100	750	75,000
	Circulation & Corridors (FECA)	M2	134	2,200	294,800
	Site Works				
	Site preparation & demolition	ITEM			75,000
	- Allowance for rock excavation	ITEM			70,000
	Roads, footpaths and paved areas	ITEM			19,000
	Boundary walls, fences and gates	ITEM			19,000
	Outbuildings and covered ways	ITEM			9,000
	Landscaping and Improvements	ITEM			57,000
	External Services				
	External stormwater drainage	ITEM			70,000
	External sewer drainage	ITEM			36,000
	External water supply	ITEM			17,000
	External gas reticulation	ITEM			15,000
	External fire protection	ITEM			15,000
	External light & power	ITEM			53,000
	External communications	ITEM			11,000

SUB-TOTAL \$ **2,351,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 118,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 247,000
CONTINGENCY (As Advised)	20.00 %	\$ 543,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **3,259,800**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR14 - AOS: Multipurpose Rectangular Fields**

DATE 17/12/2014

REF 9929/B
Page 15

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR14 - AOS: Multipurpose Rectangular Fields				
	Multipurpose Rectangular Field (156x81m) - high std	No	1	520,000	520,000
	- E/O for synthetic surface	No	1	760,000	760,000
	<i>Including the following:</i>				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Interchange shelters				
	- Irrigation system				
	 Multipurpose Rectangular Field (156x81m) - basic	No	2	260,000	520,000
	<i>Including the following:</i>				
	- 4m run off				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			140,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	60,000	2	120,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	33,000	6	198,000
	External Services				
	External stormwater drainage	ITEM			180,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,550,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 178,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 373,000
CONTINGENCY (As Advised)	20.00 %	\$ 820,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,921,000**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion

DATE 17/12/2014

GFA 1,244

REF 9929/B

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion				
	Change rooms (FECA)	M2	300	2,300	690,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	174	2,200	382,800
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			25,000
	Boundary walls, fences and gates	ITEM			25,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			93,000
	External sewer drainage	ITEM			48,000
	External water supply	ITEM			23,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			70,000
	External communications	ITEM			14,000

SUB-TOTAL \$ **3,103,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 326,000
CONTINGENCY (As Advised)	20.00 %	\$ 717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,301,800**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR16 - AOS: Criterium Track (Track only)**

DATE 17/12/2014

REF 9929/B
Page 17

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR16 - AOS: Criterium Track (Track only)				
	Criterium tracks (6m wide) - 2.2km as advised	M2	13,200	45	594,000
	Criterium tracks (8m wide) - 0.2km as advised	M2	1,600	45	72,000
	- Extra over for miscellaneous works	ITEM			60,000
	Pavilion (Not required)	ITEM			-
	Viewing Area (Not required)	ITEM			-
	Velodrome (Not required)	ITEM			-
	Site Works				
	Site preparation & demolition	ITEM			60,000
	- Allowance for rock excavation	ITEM			40,000
	- Site trimming, benching and cut and fill	M2	20,700	2	41,400
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (Not required)	ITEM			-
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			40,000
	External Services				
	External stormwater drainage	ITEM			60,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			20,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			50,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **1,177,400**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 59,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 124,000
CONTINGENCY (As Advised)	20.00 %	\$ 272,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,632,400**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR18 - District Level Aquatic Centre & Gymnasium

DATE 17/12/2014
GFA 7,650
REF 9929/B
Page 18

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR18 - District Level Aquatic Centre & Gymnasium				
	Main pool hall (FECA)	M2	3,200	2,700	8,640,000
	- Main pool				
	- Warm water program pool				
	- Aquatic education pool				
	- Internal leisure water				
	- Outdoor leisure water				
	- E/O for pool equipment & fitout	ITEM			6,000,000
	Spa & sauna (FECA)	M2	150	3,200	480,000
	Gymnasium (FECA)	M2	600	2,300	1,380,000
	Group fitness room (FECA)	M2	300	2,300	690,000
	Program room (FECA)	M2	200	2,300	460,000
	Occasional care/program room (FECA)	M2	200	2,300	460,000
	Change room & toilet (FECA)	M2	650	2,400	1,560,000
	Plant room (FECA)	M2	250	1,800	450,000
	Café (FECA)	M2	200	2,600	520,000
	Reception (FECA)	M2	150	2,200	330,000
	Management office (FECA)	M2	250	2,200	550,000
	Canopy (UCA)	M2	300	750	225,000
	Circulation & Corridors (FECA)	M2	1,200	2,200	2,640,000
	Site Works				
	Site preparation & demolition	ITEM			980,000
	- Allowance for rock excavation	ITEM			930,000
	- Site trimming, benching and cut and fill	M2	60,000	2	120,000
	Roads, footpaths and paved areas	ITEM			490,000
	- Asphalt Carpark (in Approx 350 Cars)	M2	10,500	110	1,155,000
	Boundary walls, fences and gates	ITEM			240,000
	Outbuildings and covered ways	ITEM			120,000
	Landscaping and Improvements	ITEM			370,000
	External Services				
	External stormwater drainage	ITEM			950,000
	External sewer drainage	ITEM			490,000
	External water supply	ITEM			230,000
	External gas reticulation	ITEM			200,000
	External fire protection	ITEM			200,000
	External light & power	ITEM			720,000
	External communications	ITEM			140,000

SUB-TOTAL \$ **31,720,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 1,586,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 3,331,000
CONTINGENCY (As Advised)	20.00 %	\$ 7,327,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **43,964,000**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR20 - Skate & BMX**

DATE 17/12/2014

REF 9929/B
Page 19

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR20 - Skate & BMX				
	Skate & BMX park, including ramps etc (OPEN)	M2	1,500	650	975,000
	- Lighting (50 Lux)	ITEM			80,000
	Site Works				
	Site preparation & demolition	ITEM			80,000
	- Allowance for rock excavation	ITEM			60,000
	- Site trimming, benching and cut and fill	M2	4,000	2	8,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 50 cars)	M2	1,500	110	165,000
	Boundary walls, fences and gates	ITEM			50,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			60,000
	External Services				
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			80,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **1,818,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 91,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 191,000
CONTINGENCY (As Advised)	20.00 %	\$ 420,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,520,000**

(Fixed Price Contract - Jan 2015)



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR21 - Pavilion: Multipurpose (Skate & BMX)**

DATE 17/12/2014
GFA 568
REF 9929/B
Page 20

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR21 - Pavilion: Multipurpose (Skate & BMX)				
	Change rooms (FECA)	M2	100	2,300	230,000
	Toilets and showers (FECA)	M2	50	2,400	120,000
	Kitchen / canteen (FECA)	M2	20	2,700	54,000
	Externally accessed storage (FECA)	M2	25	1,800	45,000
	Internally accessed storage (FECA)	M2	25	1,800	45,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	20	2,300	46,000
	Public Toilets (FECA)	M2	60	2,400	144,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	100	750	75,000
	Circulation & Corridors (FECA)	M2	78	2,200	171,600
	Site Works				
	Site preparation & demolition	ITEM			45,000
	- Allowance for rock excavation	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			11,000
	Boundary walls, fences and gates	ITEM			11,000
	Outbuildings and covered ways	ITEM			6,000
	Landscaping and Improvements	ITEM			34,000
	External Services				
	External stormwater drainage	ITEM			42,000
	External sewer drainage	ITEM			22,000
	External water supply	ITEM			10,000
	External gas reticulation	ITEM			9,000
	External fire protection	ITEM			9,000
	External light & power	ITEM			32,000
	External communications	ITEM			6,000

SUB-TOTAL \$ **1,403,600**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 70,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 147,000
CONTINGENCY (As Advised)	20.00 %	\$ 324,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,944,600**

(Fixed Price Contract - Jan 2015)