



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548

Suite 8, 13 Church Street, Hawthorn, Victoria 3122

Tel: (03) 9852 7811 Fax: (03) 9852 7044

W: www.prowseqs.com.au E: info@prowseqs.com.au

4 March 2014

Ref: 9838-01

Metropolitan Planning Authority
Level 29, 35 Collins Street
Melbourne VIC 3000

Attention: Ms. Alexandra Malishev

Dear Alexandra,

RE: CLYDE DCP – ACTIVE RECREATION PROJECTS
MPA REFERENCE NO: COR/13/9502

As requested, we have prepared a cost study for the Development Contribution Plan for the above project, based on information received by us up to 4 March 2014.

Our estimate of the anticipated total cost is \$41,150,065 for a fixed price contract at July 2014 cost levels and a summary follows:

Playing Fields

AR_53_01A Thompsons Road Precinct – AOS1	\$ 2,964,377
AR_53_02A Thompsons Road Precinct – AOS2	\$ 2,029,798
AR_53_03A Thompsons Road Precinct – AOS3	\$ 4,374,216
AR_54_01A Clyde Creek Precinct – AOS1	\$ 2,999,304
AR_54_02A Clyde Creek Precinct – AOS2	\$ 4,437,972
AR_54_03A Clyde Creek Precinct – AOS3	\$ 3,365,208
AR_54_04A Clyde Creek Precinct – AOS4	\$ 2,968,812
AR_54_05A Clyde Creek Precinct – AOS5	\$ 3,065,832

Pavilions

AR_53_01B Thompsons Road Precinct – AOS1 – Pavilion	\$ 1,435,896
AR_53_02B Thompsons Road Precinct – AOS2 – Pavilion	\$ 1,435,896
AR_53_03B Thompsons Road Precinct – AOS3 – Pavilion	\$ 2,122,313
AR_54_01B Clyde Creek Precinct – AOS1 – Pavilion	\$ 1,435,896
AR_54_02B Clyde Creek Precinct – AOS2 – Pavilion	\$ 3,520,440
AR_54_03B Clyde Creek Precinct – AOS3 – Pavilion	\$ 2,122,313
AR_54_04B Clyde Creek Precinct – AOS4 – Pavilion	\$ 1,435,896
AR_54_05B Clyde Creek Precinct – AOS5 – Pavilion	\$ 1,435,896

Anticipated Total Project Cost (excluding GST) (Fixed Price Contract – July 2014)	\$ 41,150,065
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Allowances for the following have been included in our estimate:

- Preliminaries and Design variable
- Cost escalation to a tender date of July 2014
- Cost escalation during construction
- Competitive tendering
- Design fees (5% as advised)
- Project management and supervision (10% as advised)
- Contingency (20% as advised)

Allowances for the following have been excluded from our estimate:

- Goods & Services Tax
- Cost escalation to tender after July 2014
- Authority contribution and headwork charges
- Adverse market conditions and rock excavation
- Abnormal ground conditions
- Loose furniture and equipment
- Hazardous material removal

This estimate is based on preliminary information. Assumptions have been made and these assumptions will require confirmation when further documentation becomes available.

We have attached the following documents for your information:

- Appendix A: Explanatory Notes (Ref D)
- Appendix B: Stage A Cost Plans (Ref D)

Yours faithfully

PROWSE QUANTITY SURVEYORS PTY LTD



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CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
Explanatory Notes

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EXPLANATORY NOTES:

Definition of Measurement of Building Area

- Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basement (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered way alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable area of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

- Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered way alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness).

When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall taken to the edge of the paving or to the edge of the cover, whichever is the lesser.

UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

- Gross Floor Area (GFA)

The sum of the "Fully Enclosed Area" and "Unenclosed Covered Area" as defined.

- Building Area (BA)

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
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EXPLANATORY NOTES (Cont'd)

Building Costs per square meter

- The estimates provided are all-up estimates of the construction costs, they include allowance for labours, material, equipment, builder's preliminaries and overheads and profits.
- We have assumed the compliance of current building codes and Australian Standards would be the minimum requirement of the development. The development should achieve Council's expectation of standard quality and finishes of similar public assets.
- We have assumed the tender procurement for each development is through a competitive tendering process with no less than three selected tenderers to participate.
- We have assumed the form of contracting is an Australian Standard lump sum contract, such as AS4000.
- We have allowed for cost escalation to an anticipated tender date as noted. The estimates include cost escalation during the construction period of the development.
- A 5% of "Design Fees" has been allowed for in our cost estimates as per MPA's instruction
- A 10% of "Project Management & Supervision" cost has been allowed for in our cost estimates as per MPA's instruction.
- A 20% of "Contingency" has been allowed for in our cost estimates as per MPA's instruction.
- The estimates exclude Goods and Services Tax (G.S.T)
- The estimates exclude cost associated with utilities connection, authority contribution and headworks charges
- The estimates exclude cost associated with working in significant sloping site, rock excavation and site decontamination.
- The estimates exclude allowance for loose furniture and equipment.
- The estimates are prepared based on the previous DCP costing that PQS involved in, such as Armstrong Creek East DCP, Armstrong Creek West DCP, Armstrong Creek Horseshoe Bend DCP, Ballarat West DCP, and also cost plans prepared for various local councils including City of Boroondara, Melton City Council, City of Port Phillip, Frankston City Council etc.



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CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
Summary

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<u>Playing Fields</u>				
AR_53_01A	Thompsons Road Precinct - AOS1	ITEM	2,138,800	825,577	2,964,377
AR_53_02A	Thompsons Road Precinct - AOS2	ITEM	1,464,500	565,298	2,029,798
AR_53_03A	Thompsons Road Precinct - AOS3	ITEM	3,156,000	1,218,216	4,374,216
AR_54_01A	Clyde Creek Precinct - AOS1	ITEM	2,164,000	835,304	2,999,304
AR_54_02A	Clyde Creek Precinct - AOS2	ITEM	3,202,000	1,235,972	4,437,972
AR_54_03A	Clyde Creek Precinct - AOS3	ITEM	2,428,000	937,208	3,365,208
AR_54_04A	Clyde Creek Precinct - AOS4	ITEM	2,142,000	826,812	2,968,812
AR_54_05A	Clyde Creek Precinct - AOS5	ITEM	2,212,000	853,832	3,065,832
AR_51.1_01A	<i>Not Applicable</i>	NOTE			-
	<u>Pavilions</u>				
AR_53_01B	Thompsons Road Precinct - AOS1 - Pavilion	ITEM	1,036,000	399,896	1,435,896
AR_53_02B	Thompsons Road Precinct - AOS2 - Pavilion	ITEM	1,036,000	399,896	1,435,896
AR_53_03B	Thompsons Road Precinct - AOS3 - Pavilion	ITEM	1,531,250	591,063	2,122,313
AR_54_01B	Clyde Creek Precinct - AOS1 - Pavilion	ITEM	1,036,000	399,896	1,435,896
AR_54_02B	Clyde Creek Precinct - AOS2 - Pavilion	ITEM	2,540,000	980,440	3,520,440
AR_54_03B	Clyde Creek Precinct - AOS3 - Pavilion	ITEM	1,531,250	591,063	2,122,313
AR_54_04B	Clyde Creek Precinct - AOS4 - Pavilion	ITEM	1,036,000	399,896	1,435,896
AR_54_05B	Clyde Creek Precinct - AOS5 - Pavilion	ITEM	1,036,000	399,896	1,435,896
AR_51.1_01B	<i>Not Applicable</i>	NOTE			-
	Total of Active Recreation Projects (Excl GST) (Fixed Price Contract - July 2014)				41,150,065



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-53-01 Part A - Playing Fields

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-53-01 Part A - Playing Fields				
	Football / Cricket Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (Conduits only)	NO	1	80,000	80,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (Conduits only)	NO	1	40,000	40,000
	<i>Including the following:</i>				
	- 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				
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Site trimming, benching and cut and fill	M2	82,400	2	164,800
	Roads, footpaths and paved areas	ITEM			60,000
	- Gravel Carpark (in approx 80 cars)	M2	2,400	60	144,000
	Boundary walls, fences and gates	ITEM			60,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	ITEM			70,000
	External Services				
	External stormwater drainage	ITEM			110,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			40,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			90,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **2,138,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 106,940
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 224,574
CONTINGENCY (As Advised)	20.00 %	\$ 494,063
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,964,377**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-53-02 Part A - Playing Fields

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-53-02 Part A - Playing Fields				
	Netball courts (Per Court), incl goal ring posts	NO	4	70,000	280,000
	- Playing lights (Per Court) (Conduits only)	NO	4	10,000	40,000
	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 (Conduits only)	NO	6	5,000	30,000
	Site Works				
	Site preparation & demolition	ITEM			70,000
	- Site trimming, benching and cut and fill	M2	28,500	2	57,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Gravel Carpark (in approx 70 cars)	M2	2,100	60	126,000
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			50,000
	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 \$ **1,464,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 73,225
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 153,773
CONTINGENCY (As Advised)	20.00 %	\$ 338,300
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,029,798**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-53-03 Part A - Playing Fields

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-53-03 Part A - Playing Fields				
	Football / Cricket Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (Conduits only)	NO	1	80,000	80,000
	Football / Cricket Ovals (173x143m) - Basic	NO	2	410,000	820,000
	Training lights (1 No ovals) - Basic (Conduits only)	NO	2	40,000	80,000
	<i>Including the following:</i>				
	- 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	2	70,000	140,000
	- Playing lights (Per Court) (Conduits only)	NO	2	10,000	20,000
	Site Works				
	Site preparation & demolition	ITEM			140,000
	- Site trimming, benching and cut and fill	M2	119,000	2	238,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Gravel Carpark (in approx 110 cars)	M2	3,300	60	198,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	ITEM			110,000
	External Services				
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			50,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			140,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,156,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 157,800
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 331,380
CONTINGENCY (As Advised)	20.00 %	\$ 729,036
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,374,216**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-01 Part A - Playing Fields

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-01 Part A - Playing Fields				
	Football / Cricket Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (Conduits only)	NO	1	80,000	80,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (Conduits only)	NO	1	40,000	40,000
	<i>Including the following:</i>				
	- 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				
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Site trimming, benching and cut and fill	M2	95,000	2	190,000
	Roads, footpaths and paved areas	ITEM			60,000
	- Gravel Carpark (in approx 80 cars)	M2	2,400	60	144,000
	Boundary walls, fences and gates	ITEM			60,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	ITEM			70,000
	External Services				
	External stormwater drainage	ITEM			110,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			40,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			90,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **2,164,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 108,200
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 227,220
CONTINGENCY (As Advised)	20.00 %	\$ 499,884
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,999,304**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-02 Part A - Playing Fields

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-02 Part A - Playing Fields				
	Football / Cricket Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (Conduits only)	NO	1	80,000	80,000
	Football / Cricket Ovals (173x143m) - Basic	NO	2	410,000	820,000
	Training lights (1 No ovals) - Basic (Conduits only)	NO	2	40,000	80,000
	<i>Including the following:</i>				
	- 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 gold ring posts	NO	2	70,000	140,000
	- Playing lights (Per Court) (Conduits only)	NO	2	10,000	20,000
	Site Works				
	Site preparation & demolition	ITEM			140,000
	- Site trimming, benching and cut and fill	M2	132,000	2	264,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Gravel Carpark (in approx 110 cars)	M2	3,300	60	198,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	ITEM			110,000
	External Services				
	External stormwater drainage	ITEM			170,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			140,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,202,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 160,100
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 336,210
CONTINGENCY (As Advised)	20.00 %	\$ 739,662
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,437,972**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-03 Part A - Playing Fields

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-03 Part A - Playing Fields				
	Football / Cricket Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (Conduits only)	NO	1	80,000	80,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (Conduits only)	NO	1	40,000	40,000
	<i>Including the following:</i>				
	- 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 gold ring posts	NO	2	70,000	140,000
	- Playing lights (Per Court) (Conduits only)	NO	2	10,000	20,000
	Site Works				
	Site preparation & demolition	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	94,000	2	188,000
	Roads, footpaths and paved areas	ITEM			70,000
	- Gravel Carpark (in approx 100 cars)	M2	3,000	60	180,000
	Boundary walls, fences and gates	ITEM			70,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	ITEM			80,000
	External Services				
	External stormwater drainage	ITEM			130,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			40,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			100,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **2,428,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 121,400
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 254,940
CONTINGENCY (As Advised)	20.00 %	\$ 560,868
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **3,365,208**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-04 Part A - Playing Fields

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-04 Part A - Playing Fields				
	Football / Cricket Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (Conduits only)	NO	1	80,000	80,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (Conduits only)	NO	1	40,000	40,000
	<i>Including the following:</i>				
	- 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				
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Site trimming, benching and cut and fill	M2	84,000	2	168,000
	Roads, footpaths and paved areas	ITEM			60,000
	- Gravel Carpark (in approx 80 cars)	M2	2,400	60	144,000
	Boundary walls, fences and gates	ITEM			60,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	ITEM			70,000
	External Services				
	External stormwater drainage	ITEM			110,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			40,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			90,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **2,142,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 107,100
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 224,910
CONTINGENCY (As Advised)	20.00 %	\$ 494,802
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,968,812**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-05 Part A - Playing Fields

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-05 Part A - Playing Fields				
	Football / Cricket Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (Conduits only)	NO	1	80,000	80,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (Conduits only)	NO	1	40,000	40,000
	<i>Including the following:</i>				
	- 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				
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Site trimming, benching and cut and fill	M2	114,000	2	228,000
	Roads, footpaths and paved areas	ITEM			60,000
	- Gravel Carpark (in approx 80 cars)	M2	2,400	60	144,000
	Boundary walls, fences and gates	ITEM			60,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	ITEM			70,000
	External Services				
	External stormwater drainage	ITEM			110,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			40,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			100,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **2,212,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 110,600
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 232,260
CONTINGENCY (As Advised)	20.00 %	\$ 510,972
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **3,065,832**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-53-01 Part B - Pavilion

DATE 4/03/2014
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-53-01 Part B - Pavilion				
	Change rooms (FECA)	M2	120	2,300	276,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	80	1,800	144,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	30	2,400	72,000
	Verandas & canopies (UCA)	M2	20	750	15,000
	Site Works				
	Site preparation & demolition	ITEM			34,000
	Roads, footpaths and paved areas	ITEM			9,000
	Boundary walls, fences and gates	ITEM			9,000
	Outbuildings and covered ways	ITEM			4,000
	Landscaping and Improvements	ITEM			26,000
	External Services				
	External stormwater drainage	ITEM			31,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			7,000
	External fire protection	ITEM			7,000
	External light & power	ITEM			23,000
	External communications	ITEM			5,000

SUB-TOTAL \$ **1,036,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 51,800
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 108,780
CONTINGENCY (As Advised)	20.00 %	\$ 239,316
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,435,896**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-53-02 Part B - Pavilion

DATE 4/03/2014
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-53-02 Part B - Pavilion				
	Change rooms (FECA)	M2	120	2,300	276,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	80	1,800	144,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	30	2,400	72,000
	Verandas & canopies (UCA)	M2	20	750	15,000
	Site Works				
	Site preparation & demolition	ITEM			34,000
	Roads, footpaths and paved areas	ITEM			9,000
	Boundary walls, fences and gates	ITEM			9,000
	Outbuildings and covered ways	ITEM			4,000
	Landscaping and Improvements	ITEM			26,000
	External Services				
	External stormwater drainage	ITEM			31,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			7,000
	External fire protection	ITEM			7,000
	External light & power	ITEM			23,000
	External communications	ITEM			5,000

SUB-TOTAL \$ **1,036,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 51,800
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 108,780
CONTINGENCY (As Advised)	20.00 %	\$ 239,316
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,435,896**

(Fixed Price Contract - July 2014)

**CLYDE DEVELOPER CONTRIBUTION PLAN COSTING****Active Recreation Projects****AR-53-03 Part B - Pavilion**

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-53-03 Part B - Pavilion				
	<u>Oval Pavilion</u>				
	Change rooms (FECA)	M2	120	2,300	276,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	80	1,800	144,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	30	2,400	72,000
	Verandas & canopies (UCA)	M2	20	750	15,000
	<u>Netball Pavilion</u>				
	Change rooms (FECA)	M2	60	2,300	138,000
	Toilet facilities (FECA)	M2	40	2,300	92,000
	Meeting / function room (FECA)	M2	40	2,200	88,000
	Storage facilities (FECA)	M2	45	1,800	81,000
	Verandas & canopies (UCA)	M2	15	750	11,250
	Site Works				
	Site preparation & demolition	ITEM			51,000
	Roads, footpaths and paved areas	ITEM			13,000
	Boundary walls, fences and gates	ITEM			13,000
	Outbuildings and covered ways	ITEM			6,000
	Landscaping and Improvements	ITEM			38,000
	External Services				
	External stormwater drainage	ITEM			46,000
	External sewer drainage	ITEM			24,000
	External water supply	ITEM			11,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			35,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **1,531,250**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 76,563
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 160,781
CONTINGENCY (As Advised)	20.00 %	\$ 353,719
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,122,313**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-01 Part B - Pavilion

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-01 Part B - Pavilion				
	<u>Oval & Soccer Pavilion</u>				
	Change rooms (FECA)	M2	120	2,300	276,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	80	1,800	144,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	30	2,400	72,000
	Verandas & canopies (UCA)	M2	20	750	15,000
	Site Works				
	Site preparation & demolition	ITEM			34,000
	Roads, footpaths and paved areas	ITEM			9,000
	Boundary walls, fences and gates	ITEM			9,000
	Outbuildings and covered ways	ITEM			4,000
	Landscaping and Improvements	ITEM			26,000
	External Services				
	External stormwater drainage	ITEM			31,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			7,000
	External fire protection	ITEM			7,000
	External light & power	ITEM			23,000
	External communications	ITEM			5,000

SUB-TOTAL \$ **1,036,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 51,800
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 108,780
CONTINGENCY (As Advised)	20.00 %	\$ 239,316
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,435,896**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-02 Part B - Pavilion

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-02 Part B - Pavilion				
	<u>Oval & Soccer Pavilion</u>				
	Change rooms (FECA)	M2	350	2,300	805,000
	Umpires change room (FECA)	M2	50	2,300	115,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	60	2,700	162,000
	Meeting / function room (FECA)	M2	200	2,200	440,000
	Storage facilities (FECA)	M2	100	1,800	180,000
	Office / first aid (FECA)	M2	40	2,200	88,000
	Internal / external toilets (FECA)	M2	60	2,400	144,000
	Verandas & canopies (UCA)	M2	100	750	75,000
	Site Works				
	Site preparation & demolition	ITEM			84,000
	Roads, footpaths and paved areas	ITEM			21,000
	Boundary walls, fences and gates	ITEM			21,000
	Outbuildings and covered ways	ITEM			11,000
	Landscaping and Improvements	ITEM			63,000
	External Services				
	External stormwater drainage	ITEM			76,000
	External sewer drainage	ITEM			39,000
	External water supply	ITEM			18,000
	External gas reticulation	ITEM			16,000
	External fire protection	ITEM			16,000
	External light & power	ITEM			58,000
	External communications	ITEM			12,000

SUB-TOTAL \$ **2,540,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 127,000
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 266,700
CONTINGENCY (As Advised)	20.00 %	\$ 586,740
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **3,520,440**

(Fixed Price Contract - July 2014)

**CLYDE DEVELOPER CONTRIBUTION PLAN COSTING****Active Recreation Projects****AR-54-03 Part B - Pavilion**

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-03 Part B - Pavilion				
	<u>Oval Pavilion</u>				
	Change rooms (FECA)	M2	120	2,300	276,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	80	1,800	144,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	30	2,400	72,000
	Verandas & canopies (UCA)	M2	20	750	15,000
	<u>Netball Pavilion</u>				
	Change rooms (FECA)	M2	60	2,300	138,000
	Toilet facilities (FECA)	M2	40	2,300	92,000
	Meeting / function room (FECA)	M2	40	2,200	88,000
	Storage facilities (FECA)	M2	45	1,800	81,000
	Verandas & canopies (UCA)	M2	15	750	11,250
	Site Works				
	Site preparation & demolition	ITEM			51,000
	Roads, footpaths and paved areas	ITEM			13,000
	Boundary walls, fences and gates	ITEM			13,000
	Outbuildings and covered ways	ITEM			6,000
	Landscaping and Improvements	ITEM			38,000
	External Services				
	External stormwater drainage	ITEM			46,000
	External sewer drainage	ITEM			24,000
	External water supply	ITEM			11,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			35,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **1,531,250**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 76,563
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 160,781
CONTINGENCY (As Advised)	20.00 %	\$ 353,719
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,122,313**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-04 Part B - Pavilion

DATE 4/03/2014
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-04 Part B - Pavilion				
	<u>Oval & Soccer Pavilion</u>				
	Change rooms (FECA)	M2	120	2,300	276,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	80	1,800	144,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	30	2,400	72,000
	Verandas & canopies (UCA)	M2	20	750	15,000
	Site Works				
	Site preparation & demolition	ITEM			34,000
	Roads, footpaths and paved areas	ITEM			9,000
	Boundary walls, fences and gates	ITEM			9,000
	Outbuildings and covered ways	ITEM			4,000
	Landscaping and Improvements	ITEM			26,000
	External Services				
	External stormwater drainage	ITEM			31,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			7,000
	External fire protection	ITEM			7,000
	External light & power	ITEM			23,000
	External communications	ITEM			5,000

SUB-TOTAL \$ **1,036,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 51,800
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 108,780
CONTINGENCY (As Advised)	20.00 %	\$ 239,316
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,435,896**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-54-05 Part B - Pavilion

DATE 4/03/2014
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-54-05 Part B - Pavilion				
	<u>Oval & Soccer Pavilion</u>				
	Change rooms (FECA)	M2	120	2,300	276,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,400	96,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	80	1,800	144,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	30	2,400	72,000
	Verandas & canopies (UCA)	M2	20	750	15,000
	Site Works				
	Site preparation & demolition	ITEM			34,000
	Roads, footpaths and paved areas	ITEM			9,000
	Boundary walls, fences and gates	ITEM			9,000
	Outbuildings and covered ways	ITEM			4,000
	Landscaping and Improvements	ITEM			26,000
	External Services				
	External stormwater drainage	ITEM			31,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			7,000
	External fire protection	ITEM			7,000
	External light & power	ITEM			23,000
	External communications	ITEM			5,000

SUB-TOTAL \$ **1,036,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 51,800
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 108,780
CONTINGENCY (As Advised)	20.00 %	\$ 239,316
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,435,896**

(Fixed Price Contract - July 2014)