



BERWICK WATERWAYS 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.



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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.



BERWICK WATERWAYS DEVELOPER CONTRIBUTION PLAN COSTING
Active Recreation Projects
AR-01 - Active Recreation Reserves

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR-01 - Active Recreation Reserves				
	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	-	410,000	-
	Training lights (1 No ovals) - Basic (Conduits only)	NO	-	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			60,000
	- Site trimming, benching and cut and fill (Say)	M2	40,000	2	80,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Gravel Carpark (in approx 40 cars)	M2	1,200	60	72,000
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			50,000
	External Services				
	External stormwater drainage	ITEM			70,000
	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			60,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **1,302,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 65,100
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 136,710
CONTINGENCY (As Advised)	20.00 %	\$ 300,762
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,804,572**

(Fixed Price Contract - July 2014)



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Active Recreation Projects
AP-01 - Pavilion

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AP-01 - Pavilion				
	Change rooms (FECA)	M2	80	2,300	184,000
	Umpires change room (FECA)	M2	15	2,300	34,500
	Toilet facilities (FECA)	M2	30	2,400	72,000
	Canteen (FECA)	M2	20	2,700	54,000
	Meeting / function room (FECA)	M2	60	2,200	132,000
	Storage facilities (FECA)	M2	60	1,800	108,000
	Office / first aid (FECA)	M2	10	2,200	22,000
	Internal / external toilets (FECA)	M2	20	2,400	48,000
	Verandas & canopies (UCA)	M2	15	750	11,250
	Site Works				
	Site preparation & demolition	ITEM			27,000
	Roads, footpaths and paved areas	ITEM			7,000
	Boundary walls, fences and gates	ITEM			7,000
	Outbuildings and covered ways	ITEM			3,000
	Landscaping and Improvements	ITEM			20,000
	External Services				
	External stormwater drainage	ITEM			24,000
	External sewer drainage	ITEM			12,000
	External water supply	ITEM			6,000
	External gas reticulation	ITEM			5,000
	External fire protection	ITEM			5,000
	External light & power	ITEM			18,000
	External communications	ITEM			4,000

SUB-TOTAL \$ **803,750**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 40,188
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 84,394
CONTINGENCY (As Advised)	20.00 %	\$ 185,666
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,113,998**

(Fixed Price Contract - July 2014)