
**Community Facilities at Alkimos -
Eglinton and Yanchep – Two Rocks
Development Contribution Plans
Cost Report (Business Case)**

October 2014

CONFIDENTIAL

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City of Wanneroo

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Executive Summary

All costs in this report exclude GST unless stated otherwise.

The City of Wanneroo prepared a Community Facilities Plan (CFP) in 2011 for the Northern Coastal Growth Corridor (incorporating the Alkimos - Eglinton and Yanchep – Two Rocks district areas) which identified the need for provision of community facilities of varying type and scale. Donald Cant Watts Corke (DCWC) was engaged to develop indicative elemental cost plans on each community facility for the Development Contribution Plan (DCP).

DCWC has been commissioned to review and update their previously issued '*North Coastal Growth Corridor Community Facilities Cost Report – Feasibility Study November 2011*' to present day values.

DCWC has prepared a number of indicative cost plans for the various district community facility types based on Design Models developed with the City of Wanneroo and concept plans from Peter Hunt Architects (PH). The indicative cost plans include construction, land and associated costs for each facility type except the land cost for Multipurpose hard courts, Public open spaces and Beach activity node.

Indicative cost plans are based on conceptual drawings and design briefs for some of the facilities including the district Library, the district Community centre, the district Indoor recreation centre and the district Public open spaces for Alkimos, Eglinton and Yanchep. There is no specific design for other facilities at this stage, therefore the indicative cost plans are based on the functional areas included in the Design Models and elemental quantities derived from reference schemes agreed with the City of Wanneroo. Building cost information was derived from data available in respect of the reference facilities and from other local authority community facilities within Western Australia.

It is expected the indicative cost plans will form the basis of negotiations with the developers to agree their individual contributions towards the DCP. It is important to note that land acquisition and external works costs will be the biggest single variable depending on the specific sites selected.

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Basis of Cost Plan

Schedule of Input Information

The following information was used in the preparation of the indicative elemental cost plan:

- The Design Models developed with the City of Wanneroo,
- Reference scheme drawings listed as attachment 2.
- Indicative Room Data Sheets for selected rooms developed with the City of Wanneroo, included as attachment 3.

Methodology

The gross floor areas are measured based on conceptual drawing for some of the facilities. Since there is no specific design for other facilities, the gross floor areas are based on the functional areas set out in the Design Model adjusted proportionally using the percentages derived from the reference schemes to account for circulation/plant space and unenclosed floor areas.

The building costs for each facility are prepared primarily from cost/m² applied to elemental quantities measured from conceptual drawing / derived from the reference scheme. These are then adjusted to reflect the gross floor area for the required functional areas where there is no specific design. Where this is not appropriate or information is not available then allowances or percentages are used.

Since there is no specific design for few facilities at this stage, the external works areas are derived from the reference schemes as a ratio of the number of car parking spaces and applied to the space requirements as set out in the Design Model. The cost of the external works was then prepared by applying a cost/ m² to the derived areas.

A planning contingency of 5% of the construction cost has been included to cover the building areas exceeding the assumed area in the Design Model.

Land values determined by Independent Valuers in 2011 and provided by the City of Wanneroo have been used. The land values are \$129/m² for Alkimos Eglinton and \$101/m² for Yanchep Two Rocks.

At the request of the City of Wanneroo no allowance has been included for public art or loose furniture and equipment.

The City of Wanneroo wants the facilities to achieve a 5 Green Star rating where possible which will require some enhancements over and above the 4.5 stars that are generally achieved through BCA compliance. Based on similar schemes an increase to a 5 star rating will typically result in a 4% increase to the construction cost which has been applied where possible to the indicative cost plans. We have not applied this percentage increase to the Multipurpose Hardcourts, Public Open Spaces and Beach Activity Nodes on the basis that the buildings are minor and incidental to the outside facilities. Currently there is no Green Star model available for these types of facilities to enable formal accreditation.

As requested by the City of Wanneroo, the indicative cost plans are based on escalation upto the end of the 2015 calendar year. The escalation will need to be reviewed upon the development of the programme for delivering the facilities which will take place over a significant period.

Whilst indicative costs plans are expressed to the nearest dollar, it should be appreciated that this is not intended as an indication of the apparent level of accuracy for facilities, that at this stage are only based on reference designs.

Exclusions

The following costs are excluded:

- GST.
- Government and Local Authority Charges (except for the Development Application fee).
- Government apprentice training scheme contribution.
- City of Wanneroo costs and consultant's fees associated with the preparation of the Development Contribution Plan and programme delivery.
- Loose furniture and equipment
- Public art
- Land costs for the Multipurpose Hardcourts, Pulic Open Spaces for Alkimos, Eglinton, Yanchep and the Beach Activity Nodes.
- Financing costs.

Assumptions

The following key assumptions have been made in preparing the indicative cost plans:

- Reinforced concrete pad and strip foundations.
- External elevations comprising a mix of brickwork and rendered blockwork with some enhancement to the District Library and Community Centres.
- Composite Metal roof cladding.
- Basic Air Conditioning systems to the District; Library, Indoor Recreation and Community Centres

Refer to the indicative cost plans within Attachment 1 for a detailed list of assumptions for compiling the estimates.

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Cost Plan Summary

Facilities Located in Alkimos Eglinton

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
	<i>Eglinton District Centre</i>				
1	Library District	1,547	5,169	7,996,595	Land cost Included
2	Community Centre District	1,449	4,261	6,174,362	Land cost Included
3	Public Open Space District			9,799,266	Land cost Excluded
4	Indoor Recreation Centre District	3,116	3,719	11,588,725	Land cost Included
5	Multipurpose Hard Courts District			2,378,091	Land cost Excluded
	<i>Alkimos</i>				
6	Multipurpose Hard Courts Regional			2,378,091	Land cost Excluded
7	Indoor Recreation Centre Secondary Centre	3,116	3,719	11,588,725	Land cost Included
8	Surf Life Saving Club	1,166	4,176	4,869,169	Land cost Excluded
9	Public Open Space Regional			9,799,266	Land cost Excluded
10	Community Secondary Centre	1,449	4,261	6,174,362	Land cost Included
11	Library Secondary Centre	1,547	5,169	7,996,595	Land cost Included

Facilities Located in Yanchep Two Rocks

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
12	Public Open Space Metropolitan Centre			10,343,650	Land cost Excluded
13	Beach Activity Node Capricorn Coastal Node			2,242,485	Land cost Excluded
14	Surf Life Saving Club			Excluded	

The cost plan summary and detailed indicative cost plans for each facility type are included in attachment 1

Opportunity for cost savings with combined District Library and Community Centre

From the concept plans provided by PH, we believe there is opportunity for cost savings in the construction of the combined District Library and Community Centre. We estimate a total cost saving of \$600k (4%) providing the selected site is flat and has no other abnormals. A comparison of the individual and combined District Library and Community Centres is included below.

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
1 + 2	District Library and Community Centre on Individual Sites	2,996	4,730	14,170,957	Land cost Included
	District Library and Community Centre on Combined Site	2,969	4,571	13,570,091	Land cost Included

Refer to the last cost plan within Attachment 1 for the breakdown of costs and assumptions used.

Cost Risks and Degree of Uncertainty

The indicative cost plans for some of the facilities are based on conceptual drawings and a design brief, for other facilities, cost plans are developed from the required functional areas within the Design Model with no specific design information other than for the reference scheme. There is therefore an inherent level of cost uncertainty involved in utilising these indicative cost plans during any negotiations with developers to assess their contributions towards the DCP.

The main cost uncertainty in using these indicative cost plans to arrive at the cost contributions are:

COST RISK	MITIGATION
The building areas exceed the area assumed in the Design Model	A planning contingency of 5% has been included in the where no concept design is in place.
The building form and type of construction differs from the assumptions used to determine the building costs	A design contingency of 10% has been included in the cost plan for this risk.
The external works areas exceed the assumptions used to determine the external works costs	A planning contingency of 5% has been included in the cost plan for this risk.
Existing site conditions result in high costs of site preparation	An allowance of 2% for unforeseen ground conditions has been included in the cost plan for this risk.
Land costs exceeding the indicative costs provided in 2011	The purpose of providing land costs is for the apportionment of costs between the developers and therefore they retain the risk.
Escalation in building costs after Dec 2015 until construction commences	Allowance will need to be made for this risk during negotiations with the developers.
Uncompetitive tender market at time of tender	Allowance will need to be made for this risk during negotiations with the developers.
Project delays, particularly in obtaining funding and approval to proceed	Allowance will need to be made for this risk during negotiations with the developers
Change in Building regulations to more stringent requirements resulting in construction cost increases	A design contingency of 10% has been included in the cost plan for this risk.

Opportunities for Cost Saving

The cost indication is based on minimal design and information. Discussion between the design team, client and DCWC is required to review the design and the opportunity for any project costsavings if deemed necessary.

Attachments

List attachments

1. Cost Plan Summary and Indicative Cost Plans
2. List of Reference Facility Drawings
3. Indicative Room Data Sheets

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Attachment 1

Cost Plan Summary and Indicative Cost Plans

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**CITY OF WANNEROO
COMMUNITY FACILITIES**

Description	Combined Library / Community Centre	
	Rate	Total
GFA as Reference (m2)	2,705	
UCA (m2)	264	
GFA as Required (m2)	2,969	
Substructure	105.39	312,900
Substructure Subtotal	105.39	312,900
Columns	42.16	125,160
Upper Floors	0.00	0
Staircases	0.00	0
Roof	315.30	936,140
External Walls	161.48	479,440
Windows	152.05	451,440
External Doors	24.76	73,500
Internal Walls	42.83	127,160
Internal Screens	14.31	42,500
Internal Doors	16.17	48,000
Superstructure Subtotal	769.06	2,283,340
Wall Finishes	50.88	293,225
Floor Finishes	189.64	563,030
Ceiling Finishes	114.00	338,470
Finishes Subtotal	354.52	1,052,575
Fitments	169.72	503,900
Special Equipment		0
Fittings Subtotal	169.72	503,900
Sanitary Fixtures	42.46	126,063
Sanitary Plumbing	28.31	84,042
Water Supply	56.61	168,084
Gas Service	18.87	56,028
Space Heating		0
Ventilation		0
Evaporative Cooling		0
Air Conditioning	268.91	798,399
Fire Protection	9.44	28,014
Light and Power	132.10	392,196
Communications		0
Transportation Systems		0
Special Services		0
Services Subtotal	556.69	1,652,826
BUILDING COST	1,955.39	5,805,541
Centralised Energy Systems		0
Alterations and Renovations		0
Site Preparation	16.25	48,246
Roads, Footpaths and Paved Areas	260.46	773,320
Boundary Walls, Fencing and Gates	22.84	67,800
Outbuildings and Covered Ways	32.00	95,000
Landscaping and Improvements	45.00	133,600
External Works Subtotal	376.55	1,117,966
External Stormwater Drainage	69.76	207,128
External Sewer Drainage	14.15	42,000
External Water Supply	3.54	10,500
External Gas	3.54	10,500
External Fire Protection	10.61	31,500
External Electric Light and Power	59.36	176,342
External Communications		0
External Special Services		0
External Services Subtotal	160.99	477,971
External Alterations and Renovations		0
SUB TOTAL	2,492.92	7,401,478
Allowance for 5 Star Green Rating (4%)	99.72	296,059
Preliminaries (10%)	259.26	769,754
Locality Loading (10%)	0.00	0
NET PROJECT COST	2,851.90	8,467,290
Design Contingency (10%)	285.28	847,000
Planning Contingency (5%)	0.00	0
Unforeseen Ground Conditions (2%)	62.74	186,286
Construction Contingency (5%)	156.96	466,000
Clients Costs (1 Item)		0
Public Art (excluded)	0.00	0
Loose Furniture and Equipment (excluded)	0.00	0
Professional Fees and Disbursements (12%)	410.04	1,217,422
GROSS PROJECT COST	3,766.92	11,183,998
Escalation to Tender/Commencement (2015)	104.92	311,515
ESTIMATED TOTAL COMMITMENT	3,871.85	11,495,513
Land Costs (Alkimos Eglinton)	698.75	2,074,578
Land Costs (Yanchep Two Rocks)		
ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS)- ALKIMOS EGLINTON	4,570.59	13,570,091
ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS)- YANCHEP TWO ROCKS		

City of Wanneroo Community Facilities
LIBRARY DISTRICT

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total	GFA Rate
	LDC FECA	1,547 m2					
	LDC UCA	0 m2					
	GFA	1,547 m2					
SB	SUBSTRUCTURE						
	Reinforced concrete ground slab including perimeter strip footings, pads and thickenings inclusive of formwork	1,592 m2	100.00	159,200.00			
	Allowance for additional floor loading to library area	801 m2	25.00	20,025.00			
	TOTAL Substructure			179,225.00		179,225	115.85
Substructure						179,225	115.85
CL	COLUMNS						
	Columns supporting roof (based on area of roof measured)	1,592 m2	60.00	95,520.00			
	TOTAL Columns			95,520.00		95,520	61.75
UF	UPPER FLOORS						
	No upper floors or mezzanines	Note		0.00		0	-
	TOTAL Upper Floors						
SC	STAIRCASES						
	No staircases	Note		0.00		0	-
	TOTAL Staircases						
RF	ROOF						
	Roof framing:						
	Main roof framing (based on area of roof measured- on plan)	1,671 m2	200.00	334,200.00			
	(Note for clear span to library)						
	Roof coverings:						
	Colorbond Spandek roof sheeting to Main roof including insulation	1,671 m2	65.00	108,615.00			
	Sundry roof items:						
	Allowance for sundry roof items	1,671 m2	25.00	41,775.00			
	TOTAL Roof			484,590.00		484,590	313.24
EW	EXTERNAL WALLS						
	Brick/Rendered block external wall	1,303 m2	225.00	293,175.00			
	Anti-graffiting coating	1,303 m2	35.00	45,605.00			
	TOTAL External Walls			338,780.00		338,780	218.99
WW	WINDOWS						
	Powder coated aluminium windows with fixed glazing including frames	270 m2	600.00	162,000.00			
	Stainless steel security screens to windows	270 m2	250.00	67,500.00			
	Sunscreens to windows	270 m2	350.00	94,500.00			
	Blinds to windows	270 m2	120.00	32,400.00			
	TOTAL Windows			356,400.00		356,400	230.38
ED	EXTERNAL DOORS						
	External single door and frame	4 No	1,500.00	6,000.00			
	Glass entrance door, automatic	3 No	10,000.00	30,000.00			
	Glass door	5 No	4,000.00	20,000.00			
	TOTAL External Doors			56,000.00		56,000	36.20
NW	INTERNAL WALLS						
	Internal brickwork walls	320 m2	110.00	35,200.00			
	TOTAL Internal Walls			35,200.00		35,200	22.75
NS	INTERNAL SCREENS						
	Toilet/shower partitions and doors (Based on functional number)	10 No	500.00	5,000.00			
	Internal glazed screens	30 m2	500.00	15,000.00			
	TOTAL Internal Screens			20,000.00		20,000	12.93
ND	INTERNAL DOORS						
	Painted flush solid core single door	6 No	1,500.00	9,000.00			
	Painted flush solid core double door	2 No	1,800.00	3,600.00			
	Glazed double doors	1 No	4,000.00	4,000.00			
	TOTAL Internal Doors			16,600.00		16,600	10.73
Superstructure Subtotal						1,403,090	906.97
WF	WALL FINISHES						

	Render and paint/ceramic tile to wet areas/anti-graffiti paint to brickworks walls	1,326 m2	50.00	66,300.00		
	Allowance to acoustic treatment to collection area	299 m2	75.00	22,425.00		
	TOTAL Wall Finishes			88,725.00	88,725	57.35
FF	FLOOR FINISHES					
	Carpet tiles to all area	591 m2	130.00	76,830.00		
	Allow for 200 high raised floor	801 m2	350.00	280,350.00		
	Allowance for enhanced finishes to foyer (allowance for floors, walls and ceiling)	1 Item	15,000.00	15,000.00		
	TOTAL Floor Finishes			372,180.00	372,180	240.58
CF	CEILING FINISHES					
	Acoustic plasterboard ceiling including suspension system, insulation and painting	459 m2	130.00	59,670.00		
	Timber ceiling including suspension system	459 m2	150.00	68,850.00		
	Painted plasterboard ceiling including suspension system	475 m2	110.00	52,250.00		
	TOTAL Ceiling Finishes			180,770.00	180,770	116.85
Finishes Subtotal					641,675	414.79
FT	FITMENTS					
	Allowance	475 m2	100.00	47,500.00		
	Library	1 Item	315,000.00	315,000.00		
	TOTAL Fitments			362,500.00	362,500	234.32
SE	Special Equipment				0	-
Fittings Subtotal					362,500	234.32
SF	SANITARY FIXTURES					
	Sanitary Fixtures (Allowance based on buildings FECA except service building)	1,509 m2	50.00	75,450.00		
	Allowance for builder's work and margins	5 %	75,450.00	3,772.50		
	TOTAL Sanitary Fixtures			79,222.50	79,223	51.21
PD	SANITARY PLUMBING					
	Property sewer wastes and vents	1,509 m2	30.00	45,270.00		
	Allowance for builder's work and margins	5 %	45,270.00	2,263.50		
	TOTAL Sanitary Plumbing			47,533.50	47,534	30.73
WS	WATER SUPPLY					
	Hot and cold water service	1,509 m2	70.00	105,630.00		
	Allowance for builder's work and margins	5 %	105,630.00	5,281.50		
	TOTAL Water Supply			110,911.50	110,912	71.69
GS	GAS SERVICE					
	Gas service	1,509 m2	20.00	30,180.00		
	Allowance for builder's work and margins	5 %	30,180.00	1,509.00		
	TOTAL Gas Service			31,689.00	31,689	20.48
SH	Space Heating				0	-
VE	VENTILATION					
	Mechanical extract system to changerooms, toilets and kitchens (inc in a/c)	Note				
	TOTAL Ventilation			0.00	0	-
EC	Evaporative Cooling				0	-
AC	AIR CONDITIONING					
	Air conditioning (inc mech ventilation)	1,509 m2	300.00	452,700.00		
	Allowance for builder's work and margins	5 %	452,700.00	22,635.00		
	TOTAL Air Conditioning			475,335.00	475,335	307.26
FP	FIRE PROTECTION					
	Fire protection, fire blankets and hand held fire extinguishers only	1,509 m2	10.00	15,090.00		
	Allowance for builder's work and margins	5 %	15,090.00	754.50		
	TOTAL Fire Protection			15,844.50	15,845	10.24
LP	LIGHT AND POWER					
	Light and Power	1,509 m2	150.00	226,350.00		
	Builder's work and margins	5 %	226,350.00	11,317.50		
	TOTAL Light and Power			237,667.50	237,668	153.63
CM	COMMUNICATIONS					
	Included in electrical	Note				
	TOTAL Communications			0.00	0	-
TS	Transportation Systems				0	-
SS	Special Services				0	-

Services Subtotal				998,204	645.25
BUILDING COST				3,584,694	2,317.19
CE	Centralised Energy Systems			0	
AR	Alterations and Renovations			0	
XP	SITE PREPARATION				
	Minimal site clearance and level site	8,127 m2	3.00	24,381.00	
	TOTAL Site Preparation			24,381.00	15.76
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	Carpark and access road	2,232 m2	100.00	223,200.00	
	Bike parking & bike lockers	21 m2	100.00	2,100.00	
	Concrete paving	1,803 m2	80.00	144,240.00	
	Bike track	11 No	450.00	4,950.00	
	TOTAL Roads, Footpaths and Paved Areas			374,490.00	242.07
XN	BOUNDARY WALLS, FENCING AND GATES				
	Allowance for boundary walls, fencing or gates	227 m	150.00	34,050.00	
	TOTAL Boundary Walls, Fencing and Gates			34,050.00	22.01
XB	OUTBUILDINGS AND COVERED WAYS				
	Services Building (including all finishes and services)	38 m2	2,500.00	95,000.00	
	TOTAL Outbuildings and Covered Ways			95,000.00	61.41
XL	LANDSCAPING AND IMPROVEMENTS				
	Landscaping	2,418 m2	25.00	60,450.00	
	TOTAL Landscaping and Improvements			60,450.00	39.08
External Works Subtotal				588,371	380.33
XK	EXTERNAL STORMWATER DRAINAGE				
	Stormwater drainage	6,618 m2	15.00	99,270.00	
	Allowance for builder's work and margins	5 %		4,963.50	
	TOTAL External Stormwater Drainage			104,233.50	67.38
XD	EXTERNAL SEWER DRAINAGE				
	Water Corp headworks charges	1 Item	28,000.00	28,000.00	
	Allowance for connection from site boundary to building				
	Allowance for builder's work and margins	5 %	28,000.00	1,400.00	
	TOTAL External Sewer Drainage			29,400.00	19.00
XW	EXTERNAL WATER SUPPLY				
	Allowance for cold water connection from meter to building	1 Item	7,500.00	7,500.00	
	Allowance for builder's work and margins	5 %	7,500.00	375.00	
	TOTAL External Water Supply			7,875.00	5.09
XG	EXTERNAL GAS				
	Allowance for gas service from meter to building	1 Item	7,500.00	7,500.00	
	Allowance for builder's work and margins	5 %	7,500.00	375.00	
	TOTAL External Gas			7,875.00	5.09
XF	EXTERNAL FIRE PROTECTION				
	Allowance for fire main and external hydrants	1 Item	28,000.00	28,000.00	
	Allowance for builder's work and margins	5 %	28,000.00	1,400.00	
	TOTAL External Fire Protection			29,400.00	19.00
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	External electric, light and power	4,055.00 m2	15.00	60,825.00	
	Allowance for Western Power connection	1 Item	55,000.00	55,000.00	
	Allowance for builder's work and margins	5 %	115,825.00	5,791.25	
	TOTAL External Electric Light and Power			121,616.25	78.61
XC	External Communications			0	-
XS	External Special Services			0	-
External Services Subtotal				300,400	194.18
XX	External Alterations and Renovations			0	-
NET PROJECT COST - SUB TOTAL				4,473,464	2,891.70
PR	ALLOWANCE FOR 5 STAR GREEN RATING	4 %	4,473,464.25	178,939	
PR	PRELIMINARIES	10 %	4,652,402.82	465,240	
LL	LOCALITY LOADING				
	Not applicable	Note			

NET PROJECT COST				5,117,643	3,308.11
YY	DESIGN CONTINGENCY	10 %	5,117,643.11		512,000
YY	PLANNING CONTINGENCY Not applicable	Note			
YY	UNFORSEEN GROUND CONDITIONS	2 %	5,629,643.11		112,593
YY	CONSTRUCTION CONTINGENCY	5 %	5,629,643.11		282,000
YY	CLIENTS COSTS	1 ITEM	0.00		0
YY	PUBLIC ART	0 %	0.00		0
YY	LOOSE FURNITURE AND EQUIPMENT	0 %	0.00		0
YY	PROFESSIONAL FEES AND DISBURSEMENTS				
	Professional Fees and Disbursements	12 %	6,024,235.98	722,908.32	
	Development Applications				
	Lump sum	1 Item	11,550.00	11,550.00	
	Percentage	0.12 %	6,024,235.98	7,229.08	
		0.12 %	5,000,000.00	-6,000.00	
	TOTAL Professional Fees and Disbursements			735,687.40	735,687.40
GROSS PROJECT COST				6,759,923	4,369.70
YY	ESCALATION TO TENDER/COMMENCEMENT				
	Escalation of building works to tender closing date				
	Current index 183.1 (October/2014)				
	Index at tender closing 188.2 (December/2015)				
	TOTAL Escalation to Tender/Commencement	2.79 %	6,759,923.39		188,288
ESTIMATED TOTAL COMMITMENT				6,948,212	4,491.41
YY	LAND COSTS INC FEES (ALKIMOS / EGLINTON)	8,127 m2	129.00		1,048,383 677.69
ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS) - ALKIMOS / EGLINTON				7,996,595	5,169.10

EXCLUSIONS:

Government and Local Authority Charges (Development Application inc under Professional Fees)

Goods and Services Tax (GST)

Escalation beyond stated dates

City of Wanneroo Community Facilities
COMMUNITY CENTRE DISTRICT

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total	GFA Rate
	COMMUNITY CENTRE						
	CCDB FECA	1,171 m2					
	CCDB UCA	278 m2					
	GFA	1,449 m2					
SB	SUBSTRUCTURE						
	COMMUNITY CENTRE						
	Reinforced concrete ground slab including perimeter strip footings, pads and thickenings inclusive of formwork (area includes verandah slab)	1,496 m2	100.00	149,600.00			
	TOTAL Substructure			149,600.00		149,600	103.24
Substructure						149,600	103.24
CL	COLUMNS						
	COMMUNITY CENTRE						
	Columns supporting roof (based on area of roof measured)	1,516 m2	30.00	45,480.00			
	TOTAL Columns			45,480.00		45,480	31.39
UF	UPPER FLOORS						
	No upper floors or mezzanines	Note					
	TOTAL Upper Floors			0.00		0	-
SC	STAIRCASES						
	No staircases	Note					
	TOTAL Staircases			0.00		0	-
RF	ROOF						
	COMMUNITY CENTRE						
	Roof framing:						
	Verandah roof framing (based on area of roof measured- on plan)	312 m2	150.00	46,800.00			
	Main roof framing (based on area of roof measured- on plan)	1,280 m2	200.00	256,000.00			
	Roof coverings:						
	Colorbond Spandek roof sheeting to Verandah roof- no insulation.	312 m2	55.00	17,160.00			
	Colorbond Spandek roof sheeting to Main roof including insulation	1,280 m2	65.00	83,200.00			
	Sundry roof items:						
	Allowance for sundry roof items	1,591 m2	25.00	39,775.00			
	TOTAL Roof			442,935.00		442,935	305.68
EW	EXTERNAL WALLS						
	COMMUNITY CENTRE						
	Brick/Rendered block external wall	708 m2	225.00	159,300.00			
	Anti-graffiting coating	708 m2	35.00	24,780.00			
	TOTAL External Walls			184,080.00		184,080	127.04
WW	WINDOWS						
	COMMUNITY CENTRE						
	Powder coated aluminium windows with fixed glazing including frames	86 m2	600.00	51,600.00			
	Stainless steel security screens to windows	86 m2	250.00	21,500.00			
	Sunscreens to windows	86 m2	350.00	30,100.00			
	Blinds to windows	86 m2	120.00	10,320.00			
	TOTAL Windows			113,520.00		113,520	78.34
ED	EXTERNAL DOORS						
	COMMUNITY CENTRE						
	External double door and frame (assumed 2400L x 2200H)	3 No	2,000.00	6,000.00			
	Grilles to doors	3 No	1,000.00	3,000.00			
	Glass entrance door, automatic	2 No	10,000.00	20,000.00			
	TOTAL External Doors			29,000.00		29,000	20.01
NW	INTERNAL WALLS						
	COMMUNITY CENTRE						
	Internal brickwork walls	772 m2	110.00	84,920.00			
	TOTAL Internal Walls			84,920.00		84,920	58.61
NS	INTERNAL SCREENS						
	COMMUNITY CENTRE						
	Toilet/shower partitions and doors (Based on functional number)	10 No	500.00	5,000.00			
	Internal glazed screens	23 m2	500.00	11,500.00			
	TOTAL Internal Screens			16,500.00		16,500	11.39
ND	INTERNAL DOORS						
	COMMUNITY CENTRE						

Painted flush solid core single door	7 No	1,500.00	10,500.00		
Painted flush solid core double door	2 No	1,800.00	3,600.00		
Glazed double doors	5 No	4,000.00	20,000.00		
TOTAL Internal Doors			34,100.00	34,100	23.53

Superstructure Subtotal 950,535 655.99

WF WALL FINISHES					
COMMUNITY CENTRE					
Render and paint/ceramic tile to wet areas/anti-graffiti paint to brickworks walls	1,532 m2	50.00	76,600.00		
Allowance to acoustic treatment to hall	122 m2	75.00	9,150.00		
TOTAL Wall Finishes			85,750.00	85,750	59.18

FF FLOOR FINISHES					
COMMUNITY CENTRE					
Parquetry flooring	1,015 m2	150.00	152,250.00		
Sealed concrete/vinyl/ceramic tile/carpet	377 m2	110.00	41,470.00		
TOTAL Floor Finishes			193,720.00	193,720	133.69

CF CEILING FINISHES					
COMMUNITY CENTRE					
Acoustic plasterboard ceiling including suspension system and insulation	487 m2	130.00	63,310.00		
Painting to ceiling	487 m2	20.00	9,740.00		
Painted plasterboard ceiling including suspension system	905 m2	110.00	99,550.00		
TOTAL Ceiling Finishes			172,600.00	172,600	119.12

Finishes Subtotal 452,070 311.99

FT FITMENTS					
COMMUNITY CENTRE					
Allowance	1,115 m2	100.00	111,500.00		
Allowance for audio/visual system	1 Item	30,000.00	30,000.00		
TOTAL Fitments			141,500.00	141,500	97.65

SE Special Equipment 0 -

Fittings Subtotal 141,500 97.65

SF SANITARY FIXTURES					
COMMUNITY CENTRE					
Sanitary Fixtures (Allowance based on buildings FECA)	1,171 m2	50.00	58,550.00		
Allowance for builder's work and margins	5 %	58,550.00	2,927.50		
TOTAL Sanitary Fixtures			61,477.50	61,478	42.43

PD SANITARY PLUMBING					
COMMUNITY CENTRE					
Property sewer wastes and vents (Allowance based on buildings FECA)	1,171 m2	30.00	35,130.00		
Allowance for builder's work and margins	5 %	35,130.00	1,756.50		
TOTAL Sanitary Plumbing			36,886.50	36,887	25.46

WS WATER SUPPLY					
COMMUNITY CENTRE					
Hot and cold water service (Allowance based on buildings FECA)	1,171 m2	70.00	81,970.00		
Allowance for builder's work and margins	5 %	81,970.00	4,098.50		
TOTAL Water Supply			86,068.50	86,069	59.40

GS GAS SERVICE					
COMMUNITY CENTRE					
Gas service (Allowance based on buildings FECA)	1,171 m2	20.00	23,420.00		
Allowance for builder's work and margins	5 %	23,420.00	1,171.00		
TOTAL Gas Service			24,591.00	24,591	16.97

SH SPACE HEATING					
Not applicable	Note				
TOTAL Space Heating			0.00	0	-

VE VENTILATION					
COMMUNITY CENTRE					
Mechanical extract system to changerooms, toilets and kitchens - included in Air Conditioning	Note				
TOTAL Ventilation			0.00	0	-

EC EVAPORATIVE COOLING					
Not applicable	Note				
TOTAL Evaporative Cooling			0.00	0	-

AC AIR CONDITIONING					
COMMUNITY CENTRE					
Air conditioning (Allowance based on buildings FECA)	1,171 m2	300.00	351,300.00		
Allowance for builder's work and margins	5 %	351,300.00	17,565.00		
TOTAL Air Conditioning			368,865.00	368,865	254.57

FP	FIRE PROTECTION						
	COMMUNITY CENTRE						
	Fire protection, fire blankets and hand held fire extinguishers only (Allowance based on buildings FECA)	1,171 m2	10.00	11,710.00			
	Allowance for builder's work and margins	5 %		11,710.00	585.50		
	TOTAL Fire Protection				12,295.50	12,296	8.49
LP	LIGHT AND POWER						
	COMMUNITY CENTRE						
	Light and power (Allowance based on buildings FECA)	1,171 m2	150.00	175,650.00			
	Allowance for builder's work and margins	5 %		175,650.00	8,782.50		
	TOTAL Light and Power				184,432.50	184,433	127.28
CM	COMMUNICATIONS						
	Included in electrical	Note					
	TOTAL Communications				0.00	0	-
TS	Transportation Systems				0.00	0	-
SS	Special Services				0.00	0	-
Services Subtotal					774,617	534.59	
BUILDING COST					2,468,322	1,703.47	
CE	Centralised Energy Systems				0.00	0	-
AR	Alterations and Renovations				0.00	0	-
XP	SITE PREPARATION						
	Minimal site clearance and level site	8,089 m2	3.00	24,267.00			
	TOTAL Site Preparation			24,267.00		24,267	16.75
XR	ROADS, FOOTPATHS AND PAVED AREAS						
	Carparking and access road	2,221 m2	100.00	222,100.00			
	Bike parking & bike lockers	15 m2	100.00	1,500.00			
	Concrete paving	1,666 m2	80.00	133,280.00			
	Playground - Youth area	20 m2	80.00	1,600.00			
	Bike track	7 no	450.00	3,150.00			
	Allowance for play equipment	1 item	35,000.00	35,000.00			
	TOTAL Roads, Footpaths and Paved Areas			396,630.00		396,630	273.73
XN	BOUNDARY WALLS, FENCING AND GATES						
	Allowance for boundary walls, fencing or gates	228 m	150.00	34,200.00			
	TOTAL Boundary Walls, Fencing and Gates			34,200.00		34,200	23.60
XB	OUTBUILDINGS AND COVERED WAYS						
	No outbuildings or covered ways	Note					
	TOTAL Outbuildings and Covered Ways			0.00		0	-
XL	LANDSCAPING AND IMPROVEMENTS						
	Allowance for landscaping, including grassing, shrubs and trees	2,731 m2	25.00	68,275.00			
	TOTAL Landscaping and Improvements			68,275.00		68,275	47.12
External Works Subtotal					523,372	361.20	
XK	EXTERNAL STORMWATER DRAINAGE						
	Stormwater drainage	6,642 m2	15.00	99,630.00			
	Allowance for builder's work and margins	5 %		99,630.00	4,981.50		
	TOTAL External Stormwater Drainage			104,611.50		104,612	72.20
XD	EXTERNAL SEWER DRAINAGE						
	Water Corp headworks charges	1 Item	40,000.00	40,000.00			
	Allowance for connection from site boundary to building						
	Allowance for builder's work and margins	5 %		40,000.00	2,000.00		
	TOTAL External Sewer Drainage			42,000.00		42,000	28.99
XW	EXTERNAL WATER SUPPLY						
	Allowance for cold water connection from meter to building	1 Item	7,500.00	7,500.00			
	Allowance for builder's work and margins	5 %		7,500.00	375.00		
	TOTAL External Water Supply			7,875.00		7,875	5.43
XG	EXTERNAL GAS						
	Allowance for gas service from meter to building	1 Item	7,500.00	7,500.00			
	Allowance for builder's work and margins	5 %		7,500.00	375.00		
	TOTAL External Gas			7,875.00		7,875	5.43
XF	EXTERNAL FIRE PROTECTION						
	Allowance for provision of fire main and external hydrants	1 Item	28,000.00	28,000.00			
	Allowance for builder's work and margins	5 %		28,000.00	1,400.00		
	TOTAL External Fire Protection			29,400.00		29,400	20.29
XE	EXTERNAL ELECTRIC LIGHT AND POWER						

	External electric, light and power	3,921 m2	15.00	58,815.00		
	Allowance for Western Power connection	1 Item		55,000.00		
	Allowance for builder's work and margins	5 %		113,815.00		
	TOTAL External Electric Light and Power			119,505.75	119,506	82.47
XC	External Communications				0	-
XS	External Special Services				0	-
	External Services Subtotal				311,267	214.82
XX	External Alterations and Renovations				0	-
	NET PROJECT COST - SUB TOTAL				3,302,961	2,279.48
PR	ALLOWANCE FOR 5 STAR GREEN RATING	4 %		3,302,960.75	132,118	
PR	PRELIMINARIES	10 %		3,435,079.18	343,508	
LL	LOCALITY LOADING					
	TOTAL Locality Loading	0 %			0	
	NET PROJECT COST				3,778,587	2,607.72
YY	DESIGN CONTINGENCY	10 %		3,778,587.10	378,000	
YY	PLANNING CONTINGENCY					
	Not applicable	Note				
YY	UNFORSEEN GROUND CONDITIONS	2 %		4,156,587.10	83,132	
YY	CONSTRUCTION CONTINGENCY	5 %		4,156,587.10	208,000	
YY	CLIENTS COSTS	1 ITEM		0.00	0	
YY	PUBLIC ART	0 %		0.00	0	
YY	LOOSE FURNITURE AND EQUIPMENT	0 %		0.00	0	
YY	PROFESSIONAL FEES AND DISBURSEMENTS					
	Professional Fees and Disbursements	12 %		4,447,718.85	533,726.26	
	Development Applications					
	Lump sum	1 Item		6,500.00	6,500.00	
	Percentage	0.20 %		4,447,718.85	8,895.44	
		0.20 %		2,500,000.00	-5,000.00	
	TOTAL Professional Fees and Disbursements			544,121.70	544,122	
	GROSS PROJECT COST				4,991,841	3,445.02
YY	ESCALATION TO TENDER/COMMENCEMENT					
	Escalation of building works to tender closing date					
	Current index 183.1 (October/2014)					
	Index at tender closing 188.2 (December/2015)					
	TOTAL Escalation to Tender/Commencement	2.79 %		4,991,840.55	139,041	
	ESTIMATED TOTAL COMMITMENT				5,130,881	3,540.98
YY	LAND COSTS INC FEES (ALKIMOS / EGLINTON)	8,089 m2		129.00	1,043,481	720.14
	ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS) - ALKIMOS / EGLINTON				6,174,362	4,261.12

EXCLUSIONS:

Government and Local Authority Charges (Development Application inc under Professional Fees)

Goods and Services Tax (GST)

Escalation beyond stated dates

City of Wanneroo Community Facilities
INDOOR RECREATION CENTRE DISTRICT

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total	GFA Rate
	FECA Indoor Recreation Centre	2,975 m2					
	UCA Indoor Recreation Centre	141 m2					
	GFA	3,116 m2					
SB	SUBSTRUCTURE						
	Reinforced concrete ground slab including perimeter strip footings, pads and thickenings inclusive of formwork (area includes verandah slab)	3,196 m2	100.00	319,600.00			
	TOTAL Substructure			319,600.00		319,600	102.57
Substructure						319,600	102.57
CL	COLUMNS						
	Columns supporting roof (based on plan area of roof measured)	3,385 m2	60.00	203,100.00			
	(Note: For clear span to sports hall and 9m height)						
	TOTAL Columns			203,100.00		203,100	65.18
UF	UPPER FLOORS						
	No upper floors or mezzanines	Note		0.00		0	-
	TOTAL Upper Floors						
SC	STAIRCASES						
	No staircases	Note		0.00		0	-
	TOTAL Staircases						
RF	ROOF						
	Roof framing:						
	Verandah roof framing (based on area of roof measured)	148 m2	150.00	22,200.00			
	Main roof framing (based on area of roof measured- on plan)	3,407 m2	200.00	681,400.00			
	Roof coverings:						
	Colorbond Spandek roof sheeting to Verandah roof- no insulation.	148 m2	55.00	8,140.00			
	Colorbond Spandek roof sheeting to Main roof including insulation	3,407 m2	65.00	221,455.00			
	Sundry roof items:						
	Allowance for sundry roof items	3,554 m2	25.00	88,850.00			
	TOTAL Roof			1,022,045.00		1,022,045	328.00
EW	EXTERNAL WALLS						
	Brick/Rendered block external wall	2,135 m2	225.00	480,375.00			
	Anti-graffiting coating	2,135 m2	35.00	74,725.00			
	TOTAL External Walls			555,100.00		555,100	178.15
WW	WINDOWS						
	Powder coated aluminium windows with fixed glazing including frames (1200L x 1500H - assumed)	53 No	1,350.00	71,550.00			
	Stainless steel security screens to windows	96 m2	250.00	24,000.00			
	Sunscreens to windows	96 m2	350.00	33,600.00			
	Blinds to windows	96 m2	120.00	11,520.00			
	TOTAL Windows			140,670.00		140,670	45.14
ED	EXTERNAL DOORS						
	External double door and frame (assumed 2400L x 2200H)	7 No	2,000.00	14,000.00			
	Grilles to doors	7 No	1,000.00	7,000.00			
	Glass entrance door, automatic	3 No	10,000.00	30,000.00			
	TOTAL External Doors			51,000.00		51,000	16.37
NW	INTERNAL WALLS						
	Internal brickwork walls	737 m2	110.00	81,070.00			
	Operable wall between meeting rooms	8 m2	1,300.00	10,400.00			
	TOTAL Internal Walls			91,470.00		91,470	29.35
NS	INTERNAL SCREENS						
	Toilet/shower partitions and doors (Based on functional number)	36 No	500.00	18,000.00			
	Internal glazed screens	76 m2	500.00	38,000.00			
	TOTAL Internal Screens			56,000.00		56,000	17.97
ND	INTERNAL DOORS						
	Painted flush solid core single door	2 No	1,500.00	3,000.00			
	Painted flush solid core double door	9 No	1,800.00	16,200.00			
	Glazed double doors	2 No	4,000.00	8,000.00			

	TOTAL Internal Doors			27,200.00	27,200	8.73
Superstructure Subtotal					2,146,585	688.89
WF	WALL FINISHES					
	Render and paint/ceramic tile to wet areas/anti-graffiti paint to brickworks walls	2,838 m2	50.00	141,900.00		
	Allowance to acoustic treatment to courts	367 m2	75.00	27,525.00		
	TOTAL Wall Finishes			169,425.00	169,425	54.37
FF	FLOOR FINISHES					
	Sealed concrete/vinyl/ceramic tile/carpet	835 m2	110.00	91,850.00		
	Allowance for enhanced finishes to foyer (allowance for floors, walls and ceiling)	1 Item	23,000.00	23,000.00		
	Allowance for timber semi-sprung flooring to sports hall	2,074 m2	160.00	331,840.00		
	TOTAL Floor Finishes			446,690.00	446,690	143.35
CF	CEILING FINISHES					
	Painted plasterboard ceiling including suspension system	835 m2	110.00	91,850.00		
	Allowance for acoustic ceiling including suspension system, insulation and cornices to sports hall	2,074 m2	130.00	269,620.00		
	TOTAL Ceiling Finishes			361,470.00	361,470	116.00
Finishes Subtotal					977,585	313.73
FT	FITMENTS					
	Fitments					
	To all rooms	835 m2	100.00	83,500.00		
	Hall (including nets, fixed hoops etc)	2,074 m2	40.00	82,960.00		
	Retractable seating	648 No	300.00	194,400.00		
	TOTAL Fitments			360,860.00	360,860	115.81
SE	Special Equipment				0	-
Fittings Subtotal					360,860	115.81
SF	SANITARY FIXTURES					
	Sanitary Fixtures (Allowance based on buildings FECA except court area)	901 m2	50.00	45,050.00		
	Allowance for builder's work and margins	5 %	45,050.00	2,252.50		
	TOTAL Sanitary Fixtures			47,302.50	47,303	15.18
PD	SANITARY PLUMBING					
	Property sewer wastes and vents (Allowance based on buildings FECA except court area)	901 m2	50.00	45,050.00		
	Allowance for builder's work and margins	5 %	45,050.00	2,252.50		
	TOTAL Sanitary Plumbing			47,302.50	47,303	15.18
WS	WATER SUPPLY					
	Hot and cold water service (Allowance based on buildings FECA except court area)	901 m2	70.00	63,070.00		
	Allowance for builder's work and margins	5 %	63,070.00	3,153.50		
	TOTAL Water Supply			66,223.50	66,224	21.25
GS	GAS SERVICE					
	Gas service (Allowance based on buildings FECA except court area)	901 m2	20.00	18,020.00		
	Allowance for builder's work and margins	5 %	18,020.00	901.00		
	TOTAL Gas Service			18,921.00	18,921	6.07
SH	SPACE HEATING					
	Not applicable	Note				
	TOTAL Space Heating			0.00	0	-
VE	VENTILATION					
	Mechanical extract system to changerooms, toilets and kitchens - included in Air Conditioning	Note				
	TOTAL Ventilation			0.00	0	-
EC	EVAPORATIVE COOLING					
	Evaporative cooling to Sports Hall	2,074 m2	100.00	207,400.00		
	TOTAL Evaporative Cooling			207,400.00	207,400	66.56
AC	AIR CONDITIONING					
	Air conditioning (inc mech ventilation) (Allowance based on buildings FECA except court area)	901 m2	300.00	270,300.00		
	Allowance for builder's work and margins	5 %	270,300.00	13,515.00		
	TOTAL Air Conditioning			283,815.00	283,815	91.08
FP	FIRE PROTECTION					

	Fire protection, fire blankets and hand held fire extinguishers only (Allowance based on buildings FECA)	2,975 m2	10.00	29,750.00		
	Allowance for builder's work and margins	5 %		29,750.00	1,487.50	
	TOTAL Fire Protection				31,237.50	31,238 10.02
LP	LIGHT AND POWER					
	Light and Power (Allowance based on buildings FECA)	2,975 m2	150.00	446,250.00		
	Builder's work and margins	5 %		446,250.00	22,312.50	
	TOTAL Light and Power				468,562.50	468,563 150.37
CM	COMMUNICATIONS					
	Included in electrical	Note				
	TOTAL Communications				0.00	0 -
TS	Transportation Systems				0.00	0 -
SS	Special Services				0.00	0 -
Services Subtotal					1,170,765	375.73
BUILDING COST					4,975,395	1,596.72
CE	Centralised Energy Systems				0.00	0 -
AR	Alterations and Renovations				0.00	0 -
XP	SITE PREPARATION					
	Minimal site clearance and level site	14,908 m2	3.00	44,724.00		
	TOTAL Site Preparation				44,724.00	44,724 14.35
XR	ROADS, FOOTPATHS AND PAVED AREAS					
	Bike parking & bike lockers	46 m2	100.00	4,600.00		
	Carparking and access road	3,828 m2	100.00	382,800.00		
	Concrete paving	913 m2	80.00	73,040.00		
	Playground - Youth area	20 m2	80.00	1,600.00		
	Bike track	23 No	450.00	10,350.00		
	Play equipments	1 Item	35,000.00	35,000.00		
	TOTAL Roads, Footpaths and Paved Areas				507,390.00	507,390 162.83
XN	BOUNDARY WALLS, FENCING AND GATES					
	Allowance for boundary walls, fencing or gates	391 m	150.00	58,650.00		
	TOTAL Boundary Walls, Fencing and Gates				58,650.00	58,650 18.82
XB	OUTBUILDINGS AND COVERED WAYS					
	No outbuildings or covered ways	Note				
	TOTAL Outbuildings and Covered Ways				0.00	0 -
XL	LANDSCAPING AND IMPROVEMENTS					
	Landscaping	7,000 m2	25.00	175,000.00		
	TOTAL Landscaping and Improvements				175,000.00	175,000 56.16
External Works Subtotal					785,764	252.17
XK	EXTERNAL STORMWATER DRAINAGE					
	Stormwater drainage	11,794 m2	15.00	176,910.00		
	Allowance for builder's work and margins	5 %		176,910.00	8,845.50	
	TOTAL External Stormwater Drainage				185,755.50	185,756 59.61
XD	EXTERNAL SEWER DRAINAGE					
	Water Corp headworks charges	1 Item		65,000.00	65,000.00	
	Allowance for connection from site boundary to building					
	Allowance for builder's work and margins	5 %		65,000.00	3,250.00	
	TOTAL External Sewer Drainage				68,250.00	68,250 21.90
XW	EXTERNAL WATER SUPPLY					
	Allowance for cold water connection from meter to building	1 Item		7,500.00	7,500.00	
	Allowance for builder's work and margins	5 %		7,500.00	375.00	
	TOTAL External Water Supply				7,875.00	7,875 2.53
XG	EXTERNAL GAS					
	Allowance for gas service from meter to building	1 Item		7,500.00	7,500.00	
	Allowance for builder's work and margins	5 %		7,500.00	375.00	
	TOTAL External Gas				7,875.00	7,875 2.53
XF	EXTERNAL FIRE PROTECTION					
	Allowance for fire main and external hydrants	1 Item		28,000.00	28,000.00	
	Allowance for builder's work and margins	5 %		28,000.00	1,400.00	
	TOTAL External Fire Protection				29,400.00	29,400 9.44
XE	EXTERNAL ELECTRIC LIGHT AND POWER					
	External electric, light and power	4,741 m2	15.00	71,115.00		

	Allowance for Western Power connection	1 Item	85,000.00	85,000.00		
	Allowance for builder's work and margins	5 %	156,115.00	7,805.75		
	TOTAL External Electric Light and Power			163,920.75	163,921	52.61
XC	External Communications				0	-
XS	External Special Services				0	-
	External Services Subtotal				463,076	148.61
XX	External Alterations and Renovations				0	-
	NET PROJECT COST - SUB TOTAL				6,224,235	1,997.51
PR	ALLOWANCE FOR 5 STAR GREEN RATING	4 %	6,224,234.75		248,969	
PR	PRELIMINARIES	10 %	6,473,204.14		647,320	
LL	LOCALITY LOADING Not applicable	Note				
	NET PROJECT COST				7,120,525	2,285.15
YY	DESIGN CONTINGENCY	10 %	7,120,524.56		713,000	
YY	PLANNING CONTINGENCY Not applicable	Note				
YY	UNFORSEEN GROUND CONDITIONS	2 %	7,833,524.56		156,670	
YY	CONSTRUCTION CONTINGENCY	5 %	7,833,524.56		392,000	
YY	CLIENTS COSTS	1 ITEM	0.00		0	
YY	PUBLIC ART	0 %	0.00		0	
YY	LOOSE FURNITURE AND EQUIPMENT	0 %	0.00		0	
YY	PROFESSIONAL FEES AND DISBURSEMENTS					
	Professional Fees and Disbursements	12 %	8,382,195.06	1,005,863.40		
	Development Applications					
	Lump sum	1 Item	11,550.00	11,550.00		
	Percentage	0.12 %	8,382,195.06	10,058.63		
		0.12 %	5,000,000.00	-6,000.00		
	TOTAL Professional Fees and Disbursements			1,021,472.04	1,021,472	
	GROSS PROJECT COST				9,403,667	3,017.86
YY	ESCALATION TO TENDER/COMMENCEMENT Escalation of building works to tender closing date Current index 183.1 (October/2014) Index at tender closing 188.2 (December/2015)					
	TOTAL Escalation to Tender/Commencement	2.79 %	9,403,667.11		261,926	
	ESTIMATED TOTAL COMMITMENT				9,665,593	3,101.92
YY	LAND COSTS INC FEES (ALKIMOS / EGLINTON)	14,908 m2	129.00		1,923,132	617.18
	ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS) - ALKIMOS / EGLINTON				11,588,725	3,719.10

EXCLUSIONS:

Government and Local Authority Charges (Development Application inc under Professional Fees)

Goods and Services Tax (GST)

Escalation beyond stated dates

City of Wanneroo Community Facilities
MULTIPURPOSE HARD COURTS DISTRICT

Code	Description	Quantity	UOM	Element Rate	SubTotal	Factor	Total
XP	SITE PREPARATION						
	Minimal site clearance and level site	10,563	m2	3.00	31,689.00		
	TOTAL Site Preparation				31,689.00		31,689
XR	ROADS, FOOTPATHS AND PAVED AREAS						
	'4 Sole use Tennis Courts	4	No	70,000.00	280,000.00		
	'10 Multipurpose Sports Courts (Basketball, tennis & netball)	10	No	70,000.00	700,000.00		
	Scope includes courts, fencing and lighting Following included in POS: Car park, concrete Footpaths, concrete Playground Playground equipment Beach access point Bike parking Bike bays						
	TOTAL Roads, Footpaths and Paved Areas				980,000.00		980,000
XN	BOUNDARY WALLS, FENCING AND GATES						
	Allowance for boundary walls, fencing or gates	550	m	65.00	35,750.00		
	TOTAL Boundary Walls, Fencing and Gates				35,750.00		35,750
XB	OUTBUILDINGS AND COVERED WAYS						
	Public Toilets / Kiosk	30	m2	3,500.00	105,000.00		
	Shade Structures	101	m2	1,500.00	151,500.00		
	Verandahs (From Public Toilets)	3	m2	3,500.00	10,500.00		
	TOTAL Outbuildings and Covered Ways				267,000.00		267,000
XL	LANDSCAPING AND IMPROVEMENTS						
	Landscaping	inc	m2		0.00		0
	TOTAL Landscaping and Improvements				0.00		0
External Works Subtotal							1,314,439
XK	EXTERNAL STORMWATER DRAINAGE						
	Stormwater drainage	10,563	m2	15.00	158,445.00		
	Allowance for builder's work and margins	5	%	158,445.00	7,922.25		
	TOTAL External Stormwater Drainage				166,367.25		166,367
XD	EXTERNAL SEWER DRAINAGE						
	Water Corp headworks charges	1	Item	12,500.00	12,500.00		
	Allowance for connection from site boundary to building						
	Allowance for builder's work and margins	5	%	12,500.00	625.00		
	TOTAL External Sewer Drainage				13,125.00		13,125
XW	EXTERNAL WATER SUPPLY						
	Allowance for cold water connection from meter to building	1	Item	7,500.00	7,500.00		
	Allowance for builder's work and margins	5	%	7,500.00	375.00		
	TOTAL External Water Supply				7,875.00		7,875
XG	EXTERNAL GAS						
	Allowance for gas service from meter to building (assume no gas required for building or bbq)	Note					
	TOTAL External Gas				0.00		0
XF	EXTERNAL FIRE PROTECTION						
	Assume no external fire protection required	Note					
	TOTAL External Fire Protection				0.00		0
XE	EXTERNAL ELECTRIC LIGHT AND POWER						
	External electric, light and power (Inc under POS)	Note					
	Allowance for Western Power connection	1	Item	12,500.00	12,500.00		
	Allowance for builder's work and margins	5	%	12,500.00	625.00		
	TOTAL External Electric Light and Power				13,125.00		13,125
XC	External Communications						0
XS	External Special Services						0
External Services Subtotal							200,492
XX	External Alterations and Renovations						0
NET PROJECT COST - SUB TOTAL							1,514,931

PR	PRELIMINARIES	10 %	1,514,931.25	151,493
LL	LOCALITY LOADING			
	Not applicable	Note		

NET PROJECT COST			1,666,424
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YY	DESIGN CONTINGENCY	10 %	1,666,424.38	167,000
YY	PLANNING CONTINGENCY	5 %	1,833,424.38	92,000
YY	UNFORSEEN GROUND CONDITIONS	2 %	1,925,424.38	38,508
YY	CONSTRUCTION CONTINGENCY	5 %	1,925,424.38	97,000
YY	CLIENTS COSTS	1 ITEM	0.00	0
YY	PUBLIC ART	0 %	0.00	0
YY	LOOSE FURNITURE AND EQUIPMENT	0 %	0.00	0
YY	PROFESSIONAL FEES AND DISBURSEMENTS			
	Professional Fees and Disbursements	12 %	2,060,932.87	247,311.94
	Development Applications			
	Lump sum	1 Item	1,500.00	1,500.00
	Percentage	0.25 %	2,060,932.87	5,152.33
		0.25 %	500,000.00	-1,250.00
	TOTAL Professional Fees and Disbursements		252,714.28	252,714

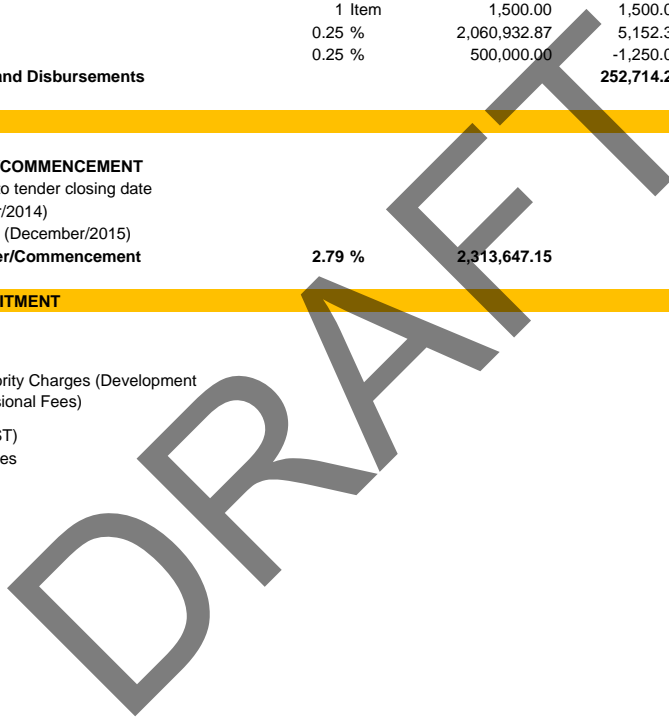
GROSS PROJECT COST			2,313,647
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YY	ESCALATION TO TENDER/COMMENCEMENT			
	Escalation of building works to tender closing date			
	Current index 183.1 (October/2014)			
	Index at tender closing 188.2 (December/2015)			
	TOTAL Escalation to Tender/Commencement	2.79 %	2,313,647.15	64,443

ESTIMATED TOTAL COMMITMENT			2,378,091
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EXCLUSIONS:

- Government and Local Authority Charges (Development Application inc under Professional Fees)
- Goods and Services Tax (GST)
- Escalation beyond stated dates



City of Wanneroo Community Facilities
PUBLIC OPEN SPACE DISTRICT - ALKIMOS EGLINTON

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total	GFA Rate
	POSLH FECA	665 m2					
	POSLH UCA	340 m2					
	GFA as Reference	1,005 m2					
SB	SUBSTRUCTURE						
	Reinforced concrete ground slab including perimeter strip footings, pads and thickenings inclusive of formwork (area includes verandah slab)	1,071 m2	100.00	107,100.00			
	TOTAL Substructure			107,100.00		107,100	106.57
	Substructure					107,100	106.57
CL	COLUMNS						
	Columns supporting roof (based on plan area of roof measured)	1,071 m2	30.00	32,130.00			
	TOTAL Columns			32,130.00		32,130	31.97
UF	UPPER FLOORS						
	No upper floors or mezzanines	Note					
	TOTAL Upper Floors			0.00		0	-
SC	STAIRCASES						
	No staircases	Note					
	TOTAL Staircases			0.00		0	-
RF	ROOF						
	Roof framing:						
	Verandah roof framing (based on area of roof measured-on plan)	357 m2	150.00	53,550.00			
	Main roof framing (based on area of roof measured- on plan)	768 m2	200.00	153,600.00			
	Roof coverings:						
	Colorbond Spandek roof sheeting to Verandah roof- no insulation.	357 m2	55.00	19,635.00			
	Colorbond Spandek roof sheeting to Main roof including insulation	768 m2	65.00	49,920.00			
	Sundry roof items:						
	Allowance for sundry roof items	1,124 m2	25.00	28,100.00			
	TOTAL Roof			304,805.00		304,805	303.29
EW	EXTERNAL WALLS						
	External wall (assumed double skin facebrick wall)	583 m2	225.00	131,175.00			
	Anti-graffiting coating	583 m2	35.00	20,405.00			
	TOTAL External Walls			151,580.00		151,580	150.83
WW	WINDOWS						
	Powder coated aluminium windows with fixed glazing including frames (1200L x 1500H - assumed)	31 No	1,350.00	41,850.00			
	Stainless steel security screens to windows	56 m2	250.00	14,000.00			
	Sunscreens to windows	56 m2	350.00	19,600.00			
	Blinds to windows	56 m2	120.00	6,720.00			
	TOTAL Windows			82,170.00		82,170	81.76
ED	EXTERNAL DOORS						
	External single door and frame	6 No	1,500.00	9,000.00			
	External double door and frame	1 No	2,000.00	2,000.00			
	Grilles to single doors	6 No	1,000.00	6,000.00			
	Grilles to double doors	1 No	1,500.00	1,500.00			
	Glass door	2 No	4,000.00	8,000.00			
	TOTAL External Doors			26,500.00		26,500	26.37
NW	INTERNAL WALLS						
	Internal brickwork walls	194 m2	110.00	21,340.00			
	Operable wall between meeting rooms	23 m2	1,300.00	29,900.00			
	TOTAL Internal Walls			51,240.00		51,240	50.99
NS	INTERNAL SCREENS						
	Toilet/shower partitions and doors (Based on functional number)	38 No	500.00	19,000.00			
	Link mesh cages including doors (Based on functional number)	8 No	1,500.00	12,000.00			
	TOTAL Internal Screens			31,000.00		31,000	30.85
ND	INTERNAL DOORS						
	Painted flush solid core single door	9 No	1,200.00	10,800.00			
	TOTAL Internal Doors			10,800.00		10,800	10.75

Superstructure Subtotal			690,225	686.79
WF	WALL FINISHES			
	Render and paint/ceramic tile to wet areas/anti-graffiti paint to brickworks walls	692 m2	50.00	34,600.00
	Allowance to acoustic treatment to minor	115 m2	75.00	8,625.00
	TOTAL Wall Finishes			43,225 43.01
FF	FLOOR FINISHES			
	Sealed concrete/vinyl/ceramic tile/carpet	992 m2	110.00	109,120.00
	TOTAL Floor Finishes			109,120 108.58
CF	CEILING FINISHES			
	Painted plasterboard ceiling including suspension system	992 m2	110.00	109,120.00
	Allowance for acoustic ceiling to minor hall	180 m2	30.00	5,400.00
	TOTAL Ceiling Finishes			114,520 113.95
Finishes Subtotal			266,865	265.54
FT	FITMENTS			
	Allowance	992 m2	175.00	173,600.00
	Allowance for Kitchen equipment	1 Sum	30,000.00	30,000.00
	TOTAL Fitments			203,600 202.59
SE	Special Equipment			0 -
Fittings Subtotal			203,600	202.59
SF	SANITARY FIXTURES			
	Sanitary Fixtures	38 No	1,200.00	45,600.00
	(Based on functional number)			
	Allowance for builder's work and margins	5 %	45,600.00	2,280.00
	TOTAL Sanitary Fixtures			47,880 47.64
PD	SANITARY PLUMBING			
	Property sewer wastes and vents	665 m2	50.00	33,250.00
	Allowance for builder's work and margins	5 %	33,250.00	1,662.50
	TOTAL Sanitary Plumbing			34,912.50 34.913 34.74
WS	WATER SUPPLY			
	Hot and cold water service	665 m2	70.00	46,550.00
	Allowance for builder's work and margins	5 %	46,550.00	2,327.50
	TOTAL Water Supply			48,877.50 48.878 48.63
GS	GAS SERVICE			
	Gas service	665 m2	20.00	13,300.00
	Allowance for builder's work and margins	5 %	13,300.00	665.00
	TOTAL Gas Service			13,965.00 13.965 13.90
SH	SPACE HEATING			
	Not applicable	Note		
	TOTAL Space Heating			0.00 0 -
VE	VENTILATION			
	Mechanical extract system to changerooms, toilets and kitchens (incl in a/c)		Note	
	TOTAL Ventilation			0.00 0 -
EC	EVAPORATIVE COOLING			
	Not applicable	Note		
	TOTAL Evaporative Cooling			0.00 0 -
AC	AIR CONDITIONING			
	Air conditioning	665 m2	300.00	199,500.00
	Allowance for builder's work and margins	5 %	199,500.00	9,975.00
	TOTAL Air Conditioning			209,475.00 209.475 208.43
FP	FIRE PROTECTION			
	Fire protection	665 m2	10.00	6,650.00
	Allowance for builder's work and margins	5 %	6,650.00	332.50
	TOTAL Fire Protection			6,982.50 6.983 6.95
LP	LIGHT AND POWER			
	Light and Power	665 m2	150.00	99,750.00
	Builder's work and margins	5 %	99,750.00	4,987.50
	TOTAL Light and Power			104,737.50 104.738 104.22
CM	COMMUNICATIONS			
	Included in electrical	Note		
	TOTAL Communications			0.00 0 -

TS	Transportation Systems			0.00		0	-
SS	Special Services			0.00		0	-
Services Subtotal						466,830	464.51
BUILDING COST						1,734,620	1,725.99
CE	Centralised Energy Systems			0.00		0	
AR	Alterations and Renovations			0.00		0	
XP	SITE PREPARATION						
	Minimal site clearance and level site	96,053 m2		1.00	96,053.00		
	TOTAL Site Preparation				96,053.00	96,053	
XR	ROADS, FOOTPATHS AND PAVED AREAS						
	Carpark and access road	4,972 m2		100.00	497,200.00		
	Bike parking & bike lockers	39 m2		100.00	3,900.00		
	Footpaths	2,009 m2		80.00	160,720.00		
	Path Network w/ exercise equipment	1 Item		180,000.00	180,000.00		
	Play equipment	1 Item		75,000.00	75,000.00		
	Bike track	19 No		450.00	8,550.00		
	'4x Multipurpose Hard Courts (Basketball, tennis & netball)	3,098 m2		100.00	309,800.00		
	'4 x Cricket Nets (424m2)	4 No		15,000.00	60,000.00		
	(Including nets/fence and lighting						
	Concrete paving	308 m2		80.00	24,640.00		
	TOTAL Roads, Footpaths and Paved Areas				1,319,810.00	1,319,810	
XN	BOUNDARY WALLS, FENCING AND GATES						
	Allowance for boundary walls, fencing or gates	1,475 m		65.00	95,875.00		
	TOTAL Boundary Walls, Fencing and Gates				95,875.00	95,875	
XB	OUTBUILDINGS AND COVERED WAYS						
	Not applicable	Note					
	TOTAL Outbuildings and Covered Ways				0.00	0	
XL	LANDSCAPING AND IMPROVEMENTS						
	Soft Landscaping						
	'2 x Multipurpose playing field (2 x football / cricket and 4 x soccer/hockey)	39,732 m2		30.00	1,191,960.00		
	'1 x Rugby / Athletics playing field (Includes lighting and reticulation)	14,594 m2		30.00	437,820.00		
	Landscaping	29,848 m2		25.00	746,200.00		
	Vegetation retention / revegetation of conservation areas	inc					
	Floodlighting	inc					
	Irrigation	inc					
	TOTAL Landscaping and Improvements				2,375,980.00	2,375,980	
External Works Subtotal						3,887,718	
XK	EXTERNAL STORMWATER DRAINAGE						
	Stormwater drainage	41,728 m2		15.00	625,920.00		
	Allowance for builder's work and margins	5 %			625,920.00	31,296.00	
	TOTAL External Stormwater Drainage				657,216.00	657,216	
XD	EXTERNAL SEWER DRAINAGE						
	Water Corp headworks charges	1 Item		70,000.00	70,000.00		
	Allowance for connection from site boundary to building						
	Allowance for builder's work and margins	5 %			70,000.00	3,500.00	
	TOTAL External Sewer Drainage				73,500.00	73,500	
XW	EXTERNAL WATER SUPPLY						
	Allowance for cold water connection from meter to building	1 Item		7,500.00	7,500.00		
	Allowance for builder's work and margins	5 %			7,500.00	375.00	
	TOTAL External Water Supply				7,875.00	7,875	
XG	EXTERNAL GAS						
	Allowance for gas service from meter to building	1 Item		7,500.00	7,500.00		
	Allowance for builder's work and margins	5 %			7,500.00	375.00	
	TOTAL External Gas				7,875.00	7,875	
XF	EXTERNAL FIRE PROTECTION						
	Allowance for fire main and external hydrants	1 Item		28,000.00	28,000.00		
	Allowance for builder's work and margins	5 %			28,000.00	1,400.00	
	TOTAL External Fire Protection				29,400.00	29,400	
XE	EXTERNAL ELECTRIC LIGHT AND POWER						
	External electric, light and power	10,502 m2		15.00	157,530.00		
	Allowance for Western Power connection						
	Allowance for builder's work and margins	5 %			157,530.00	7,876.50	

	TOTAL External Electric Light and Power		165,406.50		165,407
XC	External Communications				0
XS	External Special Services				0
External Services Subtotal					941,273
XX	External Alterations and Renovations				0
NET PROJECT COST - SUB TOTAL					6,563,611
PR	PRELIMINARIES	10 %	6,563,610.50		656,361
LL	LOCALITY LOADING				
	Not applicable	Note			
NET PROJECT COST					7,219,972
YY	DESIGN CONTINGENCY	10 %	7,219,971.55		722,000
YY	PLANNING CONTINGENCY				
	Not applicable	Note			
YY	UNFORSEEN GROUND CONDITIONS	2 %	7,941,971.55		158,839
YY	CONSTRUCTION CONTINGENCY	5 %	7,941,971.55		398,000
YY	CLIENTS COSTS	1 ITEM	0.00		0
YY	PUBLIC ART	0 %	0.00		0
YY	LOOSE FURNITURE AND EQUIPMENT	0 %	0.00		0
YY	PROFESSIONAL FEES AND DISBURSEMENTS				
	Professional Fees and Disbursements	12 %	8,498,810.99	1,019,857.30	
	Development Applications				
	Lump sum	1 Item	11,550.00	11,550.00	
	Percentage	0.10 %	8,498,810.99	8,498.81	
		0.10 %	5,000,000.00	-5,000.00	
	TOTAL Professional Fees and Disbursements		1,034,906.13		1,034,906
GROSS PROJECT COST					9,533,717
YY	ESCALATION TO TENDER/COMMENCEMENT				
	Escalation of building works to tender closing date				
	Current index 183.1 (October/2014)				
	Index at tender closing 188.2 (December/2015)				
	TOTAL Escalation to Tender/Commencement	2.79 %	9,533,717.12		265,549
ESTIMATED TOTAL COMMITMENT					9,799,266
EXCLUSIONS:					
Government and Local Authority Charges (Development Application inc under Professional Fees)					
Goods and Services Tax (GST)					
Escalation beyond stated dates					

City of Wanneroo Community Facilities
ALKIMOS SURF LIFE SAVING CLUB

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total	GFA Rate
	Surf Club FECA (based on SCRQM)	1,706 m2	0.00	0.00		0	
	Surf Club UCA (based on SCRQM)	169 m2	0.00	0.00		0	
	GFA as Reference	1,876 m2					
	Adjustment	-710 m2					
	GFA as Required	1,166 m2					
SB	SUBSTRUCTURE						
	Reinforced concrete ground slab including perimeter strip footings, pads and thickenings inclusive of formwork (area includes verandah slab)	996 m2	75.00	74,700.00			
	TOTAL Substructure			74,700.00		46,430	39.82
Substructure						46,430	39.82
CL	COLUMNS						
	Columns supporting roof (based on area of upper floor and roof measured)	2,304 m2	30.00	69,120.00			
	TOTAL Columns			69,120.00		42,962	36.85
UF	UPPER FLOORS						
	Suspended floor slab, 100 thick including reinforcement and formworks	1,043 m2	150.00	156,472.50			
	TOTAL Upper Floors			156,472.50		97,257	83.41
SC	STAIRCASES						
	Reinforced concrete staircase including formworks	5 m/rise	2,250.00	11,250.00			
	Stainless steel balustrade and handrail	5 m/rise	1,500.00	7,500.00			
	Allowance of staircase finishes	5 m/rise	270.00	1,350.00			
	TOTAL Staircases			20,100.00		12,493	10.71
RF	ROOF						
	Roof framing:						
	Lower roof framing (based on area of roof measured)	196 m2	150.00	29,400.00			
	Main roof framing (based on area of roof measured- on plan)	885 m2	190.00	168,150.00			
	Balcony roof framing (based on area of roof measured- on plan)	180 m2	150.00	27,000.00			
	Roof coverings:						
	Colorbond Spandek roof sheeting to lower roof including insulation	196 m2	65.00	12,740.00			
	Colorbond Spandek roof sheeting to main roof including insulation	885 m2	65.00	57,525.00			
	Colorbond Spandek roof sheeting to balcony roof including insulation.	180 m2	65.00	11,700.00			
	Sundry roof items:						
	Allowance for rainwater DP and other sundries	1,261 m2	25.00	31,525.00			
	TOTAL Roof			338,040.00		210,112	180.20
EW	EXTERNAL WALLS						
	Brick/Rendered block external wall	1,112 m2	170.00	189,040.00			
	Anti-graffiting coating	1,112 m2	20.00	22,240.00			
	Adjust factor to account for higher floor/wall ratio due to reduced area						
	SLSC is 0.67 based on 1,706m2 FECA						
	Say adjust to 0.85 on basis that SLSC required area is 1,166m2						
	TOTAL External Walls			268,041.79		166,604	142.88
WW	WINDOWS						
	Powder coated aluminium windows with fixed glazing including frames	85 m2	600.00	51,000.00			
	Sunscreens to windows	85 m2	350.00	29,750.00			
	Blinds to windows	85 m2	100.00	8,500.00			
	Clear anodised aluminium shop front with 6 thick toughened glass	36 m2	750.00	27,000.00			
	Sunscreens to windows	36 m2	350.00	12,600.00			
	Blinds to windows	36 m2	100.00	3,600.00			
	TOTAL Windows			132,450.00		82,325	70.60
ED	EXTERNAL DOORS						
	Double door and door frame	2 No	2,000.00	4,000.00			
	Single door and door frame	2 No	1,500.00	3,000.00			
	Glass entrance door, automatic	1 No	5,000.00	5,000.00			
	Roller shutter; 4900W x 4500H	3 No	13,525.00	40,575.00			
	Roller shutter; 2800W x 4500H	1 No	8,800.00	8,800.00			
	Grilles to double doors	2 No	1,000.00	2,000.00			
	Grilles to single doors	2 No	600.00	1,200.00			

	TOTAL External Doors			64,575.00	40,137	34.42
NW	INTERNAL WALLS					
	internal blockwork walls	1,427 m2	60.00	85,620.00		
	Openable wall, n/a					
	TOTAL Internal Walls			85,620.00	53,218	45.64
NS	INTERNAL SCREENS					
	Toilet/shower partitions and doors, 1800 high	16 No	500.00	8,000.00		
	TOTAL Internal Screens			8,000.00	4,972	4.26
ND	INTERNAL DOORS					
	Double door and door frame	3 No	2,000.00	6,000.00		
	Single door and door frame	27 No	1,500.00	40,500.00		
	Glass entrance door	2 No	4,750.00	9,500.00		
	TOTAL Internal Doors			56,000.00	34,807	29.85
Superstructure Subtotal					744,888	638.84
WF	WALL FINISHES					
	Render and paint/ceramic tile to wet areas/anti-graffiti paint to brickworks walls	2,854 m2	50.00	142,700.00		
	Acoustic treatment to function area	178 m2	75.00	13,350.00		
	TOTAL Wall Finishes			156,050.00	96,994	83.19
FF	FLOOR FINISHES					
	Sealed concrete	465 m2	60.00	27,907.80		
	vinyl	781 m2	90.00	70,314.30		
	carpet	253 m2	60.00	15,195.00		
	Floor tiles to balcony	352 m2	110.00	38,720.00		
	TOTAL Floor Finishes			152,137.10	94,562	81.10
CF	CEILING FINISHES					
	Painted plasterboard	1,123 m2	70.00	78,610.00		
	Painted plasterboard	172 m2	70.00	12,072.20		
	Painted plasterboard	180 m2	70.00	12,584.60		
	Painting underside of concrete balcony slab	404 m2	20.00	8,078.80		
	Acoustic ceiling to function room	421 m2	75.00	31,539.75		
	TOTAL Ceiling Finishes			142,885.35	88,812	76.17
Finishes Subtotal					280,368	240.45
FT	FITMENTS					
	Allowance	1,706 m2	60.00	102,388.20		
	Gym equipment	1 Sum	25,000.00	25,000.00		
	Allowance for audio/visual system	1 Item	30,000.00	30,000.00		
	TOTAL Fitments			132,388.20	82,287	70.57
SE	Special Equipment				0	0.00
Fittings Subtotal					82,287	70.57
SF	SANITARY FIXTURES					
	Allowance for the following sanitary fixtures					
	Sanitary fixtures toilets	18 No	1,000.00	18,000.00		
	Sanitary fixtures	2 No	1,500.00	3,000.00		
	Sanitary fixtures sinks	13 No	750.00	9,750.00		
	Sanitary fixtures to 1F	1 item	30,000.00	30,000.00		
	Allowance for builder's work and margins	5 %	30,750.00	1,537.50		
	TOTAL Sanitary Fixtures			62,287.50	38,715	33.20
PD	SANITARY PLUMBING					
	Property sewer wastes and vents	1,707 m2	25.00	42,675.00		
	Allowance for builder's work and margins	5 %	42,675.00	2,133.75		
	TOTAL Sanitary Plumbing			44,808.75	27,851	23.89
WS	WATER SUPPLY					
	Hot and cold water service	1,707 m2	40.00	68,280.00		
	Allowance for builder's work and margins	5 %	68,280.00	3,414.00		
	TOTAL Water Supply			71,694.00	44,562	38.22
GS	GAS SERVICE					
	Gas service	1,707 m2	20.00	34,140.00		
	Allowance for builder's work and margins	5 %	34,140.00	1,707.00		
	TOTAL Gas Service			35,847.00	22,281	19.11
SH	SPACE HEATING					
	Not Applicable	Note				
	TOTAL Space Heating			0.00	0	0.00
VE	VENTILATION					
	Ventilation (inc in a/c)	Note				
	TOTAL Ventilation			0.00	0	0.00

EC	EVAPORATIVE COOLING Not Applicable	Note						
	TOTAL Evaporative Cooling				0.00	0	0.00	
AC	AIR CONDITIONING Air conditioning	1,707 m2	300.00	512,100.00				
	Allowance for builder's work and margins	5 %	512,100.00	25,605.00				
	TOTAL Air Conditioning			537,705.00	334,215	286.63		
FP	FIRE PROTECTION Fire protection, fire blankets and hand held fire extinguishers only	1,707 m2	10.00	17,070.00				
	Allowance for builder's work and margins	5 %	17,070.00	853.50				
	TOTAL Fire Protection			17,923.50	11,141	9.55		
LP	LIGHT AND POWER Light and power	1,706 m2	150.00	255,970.50				
	Allowance for builder's work and margins	5 %	255,970.50	12,798.53				
	TOTAL Light and Power			268,769.03	167,056	143.27		
CM	COMMUNICATIONS Included	1 Note	0.00	0.00				
	TOTAL Communications			0.00	0	0.00		
TS	TRANSPORTATION SYSTEMS Assume single storey	1 Note	0.00	0.00				
	TOTAL Transportation Systems			0.00	0	0.00		
SS	SPECIAL SERVICES Not Applicable	1 Note						
	TOTAL Special Services			0.00	0	0.00		
Services Subtotal						645,821	553.88	
BUILDING COST						1,799,794	1543.56	
CE	CENTRALISED ENERGY SYSTEMS Not Applicable	Note						
	TOTAL Centralised Energy Systems			0.00	0	0.00		
AR	ALTERATIONS AND RENOVATIONS Not Applicable	Note						
	TOTAL Alterations and Renovations			0.00	0	0.00		
XP	SITE PREPARATION Minimal site clearance and level site	11,532 m2	3.00	34,596.00				
	TOTAL Site Preparation			35,000.00	35,000	30.02		
XR	ROADS, FOOTPATHS AND PAVED AREAS Roads, concrete	5,700 m2	100.00	570,000.00				
	Footpaths, concrete	1,500 m2	70.00	105,000.00				
	Bike parking (8 no), concrete paving	16 m2	70.00	1,120.00				
	Bike rack	8 No	450.00	3,600.00				
	TOTAL Roads, Footpaths and Paved Areas			679,999.97	680,000	583.19		
XN	BOUNDARY WALLS, FENCING AND GATES Allowance for Boundary wall Fence & Gates	798 m	75.00	59,841.00				
	TOTAL Boundary Walls, Fencing and Gates			42,000.00	42,000	0.00		
XB	OUTBUILDINGS AND COVERED WAYS Not Applicable	Note						
	TOTAL Outbuildings and Covered Ways			0.00	0	0.00		
XL	LANDSCAPING AND IMPROVEMENTS Allowance for soft landscaping and irrigation	3,150 m2	25.00	78,750.00				
	TOTAL Landscaping and Improvements			79,000.00	79,000	67.75		
External Works Subtotal						836,000	716.98	
XK	EXTERNAL STORMWATER DRAINAGE Allowance for external stormwater drainage	11,532 m2	12.50	144,150.00				
	Allowance for builder's work and margins	5 %	144,150.00	7,207.50				
	TOTAL External Stormwater Drainage			151,357.50	151,358	129.81		
XD	EXTERNAL SEWER DRAINAGE Water Corp headworks charges	1 Item	25,000.00	25,000.00				
	Allowance for connection from site boundary to building							
	Allowance for builder's work and margins	5 %	25,000.00	1,250.00				
	TOTAL External Sewer Drainage			26,250.00	26,250	22.51		
XW	EXTERNAL WATER SUPPLY Allowance for connection to existing water service	1 Item	7,500.00	7,500.00				
	Allowance for builder's work and margins	5 %	7,500.00	375.00				

	TOTAL External Water Supply			7,875.00	7,875	6.75
XG	EXTERNAL GAS					
	Allowance for connection to existing gas service	1 item	7,500.00	7,500.00		
	Allowance for builder's work and margins	5 %	7,500.00	375.00		
	TOTAL External Gas			7,875.00	7,875	6.75
XF	EXTERNAL FIRE PROTECTION					
	Allowance for connection to existing fire main and provision of external hydrants	1 Item	25,000.00	25,000.00		
	Allowance for builder's work and margins	5 %	25,000.00	1,250.00		
	TOTAL External Fire Protection			26,250.00	26,250	22.51
XE	EXTERNAL ELECTRIC LIGHT AND POWER					
	Allowance for connection to existing main and external lighting	7,216 m2	10.00	72,160.00		
	Allowance for Western Power connection	1 Item	50,000.00	50,000.00		
	Allowance for builder's work and margins	5 %	122,160.00	6,108.00		
	TOTAL External Electric Light and Power			128,268.00	128,268	110.01
XC	EXTERNAL COMMUNICATIONS					
	Not Applicable	Note				
	TOTAL External Communications			0.00	0	0.00
XS	EXTERNAL SPECIAL SERVICES					
	Not Applicable	Note				
	TOTAL External Special Services			0.00	0	0.00
	External Services Subtotal				347,876	298.35
XX	EXTERNAL ALTERATIONS AND RENOVATIONS					
	Not applicable	Note				
	TOTAL External Alterations and Renovations			0.00	0	0.00
	NET PROJECT COST - SUB TOTAL				2,983,669	2558.89
PR	ALLOWANCE FOR 5 STAR GREEN RATING	4 %	2,983,669.04		119,347	
PR	PRELIMINARIES	10 %	3,103,015.81		310,302	
LL	LOCALITY LOADING					
	Not applicable	Note				
	NET PROJECT COST				3,413,317	2927.37
YY	DESIGN CONTINGENCY	10 %	3,413,317.38		342,000	
YY	PLANNING CONTINGENCY	5 %	3,755,317.38		188,000	
YY	UNFORSEEN GROUND CONDITIONS	2 %	3,943,317.38		78,866	
YY	CONSTRUCTION CONTINGENCY	5 %	3,943,317.38		198,000	
YY	CLIENTS COSTS	1 ITEM	0.00		0	
YY	PUBLIC ART	0 %	0.00		0	
YY	LOOSE FURNITURE AND EQUIPMENT	0 %	0.00		0	
YY	PROFESSIONAL FEES AND DISBURSEMENTS					
	Professional Fees and Disbursements	12 %	4,220,183.73	506,422.05		
	Development Applications					
	Lump sum	1 Item	11,550.00	11,550.00		
	Percentage	0.12 %	4,220,183.73	5,064.22		
		0.12 %	5,000,000.00	-6,000.00		
	TOTAL Professional Fees and Disbursements			517,036.27	517,036	
	GROSS PROJECT COST				4,737,220	4062.80
YY	ESCALATION TO TENDER/COMMENCEMENT					
	Escalation of building works to tender closing date					
	Current index 183.1 (October/2014)					
	Index at tender closing 188.2 (December/2015)					
	TOTAL Escalation to Tender/Commencement	2.79 %	4,737,220.00	13,194,878.21	131,949	113.16
	ESTIMATED TOTAL COMMITMENT				4,869,169	4175.96

EXCLUSIONS:

Government and Local Authority Charges (Development Application inc under Professional Fees)
Goods and Services Tax (GST)
Escalation beyond stated dates

City of Wanneroo Community Facilities
PUBLIC OPEN SPACE DISTRICT - YANCHEP

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total	GFA Rate
	POSLH FECA	498 m2					
	POSLH UCA	10 m2					
	GFA as Reference	508 m2					
SB	SUBSTRUCTURE						
	Reinforced concrete ground slab including perimeter strip footings, pads and thickenings inclusive of formwork (area includes verandah slab)	542 m2	100.00	54,200.00			
	TOTAL Substructure			54,200.00		54,200	106.69
Substructure						54,200	106.69
CL	COLUMNS						
	Columns supporting roof (based on plan area of roof measured)	542 m2	30.00	16,260.00			
	TOTAL Columns			16,260.00		16,260	32.01
UF	UPPER FLOORS						
	No upper floors or mezzanines	Note					
	TOTAL Upper Floors			0.00		0	-
SC	STAIRCASES						
	No staircases	Note					
	TOTAL Staircases			0.00		0	-
RF	ROOF						
	Roof framing:						
	Main roof framing (based on area of roof measured- on plan)	569 m2	200.00	113,800.00			
	Roof coverings:						
	Colorbond Spandek roof sheeting to Main roof including insulation	569 m2	65.00	36,985.00			
	Sundry roof items:						
	Allowance for sundry roof items	569 m2	25.00	14,225.00			
	TOTAL Roof			165,010.00		165,010	324.82
EW	EXTERNAL WALLS						
	External wall (assumed double skin facebrick wall)	441 m2	225.00	99,225.00			
	Anti-graffiting coating	441 m2	35.00	15,435.00			
	TOTAL External Walls			114,660.00		114,660	225.71
WW	WINDOWS						
	Powder coated aluminium windows with fixed glazing including frames	49 m2	600.00	29,400.00			
	Stainless steel security screens to windows	49 m2	250.00	12,250.00			
	Sunscreens to windows	49 m2	350.00	17,150.00			
	Blinds to windows	49 m2	120.00	5,880.00			
	TOTAL Windows		127.32	64,680.00		64,680	127.32
ED	EXTERNAL DOORS						
	External single door and frame	10 No	1,500.00	15,000.00			
	External double door and frame	4 No	2,000.00	8,000.00			
	Grilles to single doors	10 No	1,000.00	10,000.00			
	Grilles to double doors	4 No	1,500.00	6,000.00			
	TOTAL External Doors			39,000.00		39,000	76.77
NW	INTERNAL WALLS						
	Internal brickwork walls	529 m2	110.00	58,190.00			
	TOTAL Internal Walls			58,190.00		58,190	114.55
NS	INTERNAL SCREENS						
	Toilet/shower partitions and doors (Based on functional number)	38 No	500.00	19,000.00			
	Link mesh cages including doors (Based on functional number)	8 No	1,500.00	12,000.00			
	TOTAL Internal Screens			31,000.00		31,000	61.02
ND	INTERNAL DOORS						
	Painted flush solid core single door	17 No	1,200.00	20,400.00			
	TOTAL Internal Doors			20,400.00		20,400	40.16
Superstructure Subtotal						509,200	1,002.36
WF	WALL FINISHES						
	Render and paint/ceramic tile to wet areas/anti-graffiti paint to brickworks walls	1,138 m2	50.00	56,900.00			

	TOTAL Wall Finishes		112.01	56,900.00	56,900	112.01
FF	FLOOR FINISHES					
	Sealed concrete/vinyl/ceramic tile/carpet	492 m2	110.00	54,120.00		
	TOTAL Floor Finishes			54,120.00	54,120	106.54
CF	CEILING FINISHES					
	Painted plasterboard ceiling including suspension system	492 m2	110.00	54,120.00		
	TOTAL Ceiling Finishes			54,120.00	54,120	106.54
Finishes Subtotal					165,140	325.08
FT	FITMENTS					
	Allowance	492 m2	175.00	86,100.00		
	Allowance for Kitchen equipment	1 Sum	30,000.00	30,000.00		
	TOTAL Fitments			116,100.00	116,100	228.54
SE	Special Equipment				0	-
Fittings Subtotal					116,100	228.54
SF	SANITARY FIXTURES					
	Sanitary Fixtures	38 No	1,200.00	45,600.00		
	(Based on functional number)					
	Allowance for builder's work and margins	5 %	45,600.00	2,280.00		
	TOTAL Sanitary Fixtures			47,880.00	47,880	94.25
PD	SANITARY PLUMBING					
	Property sewer wastes and vents	498 m2	50.00	24,900.00		
	Allowance for builder's work and margins	5 %	24,900.00	1,245.00		
	TOTAL Sanitary Plumbing			26,145.00	26,145	51.47
WS	WATER SUPPLY					
	Hot and cold water service	498 m2	70.00	34,860.00		
	Allowance for builder's work and margins	5 %	34,860.00	1,743.00		
	TOTAL Water Supply			36,603.00	36,603	72.05
GS	GAS SERVICE					
	Gas service	498 m2	20.00	9,960.00		
	Allowance for builder's work and margins	5 %	9,960.00	498.00		
	TOTAL Gas Service			10,458.00	10,458	20.59
SH	SPACE HEATING					
	Not applicable	Note				
	TOTAL Space Heating			0.00	0	-
VE	VENTILATION					
	Mechanical extract system to changerooms, toilets and kitchens (incl in a/c)		Note			
	TOTAL Ventilation			0.00	0	-
EC	EVAPORATIVE COOLING					
	Not applicable	Note				
	TOTAL Evaporative Cooling			0.00	0	-
AC	AIR CONDITIONING					
	Air conditioning	498 m2	300.00	149,400.00		
	Allowance for builder's work and margins	5 %	149,400.00	7,470.00		
	TOTAL Air Conditioning			156,870.00	156,870	308.80
FP	FIRE PROTECTION					
	Fire protection	498 m2	10.00	4,980.00		
	Allowance for builder's work and margins	5 %	4,980.00	249.00		
	TOTAL Fire Protection			5,229.00	5,229	10.29
LP	LIGHT AND POWER					
	Light and Power	498 m2	150.00	74,700.00		
	Builder's work and margins	5 %	74,700.00	3,735.00		
	TOTAL Light and Power			78,435.00	78,435	154.40
CM	COMMUNICATIONS					
	Included in electrical	Note				
	TOTAL Communications			0.00	0	-
TS	Transportation Systems			0.00	0	-
SS	Special Services			0.00	0	-
Services Subtotal					361,620	711.85
BUILDING COST					1,206,260	2,374.53
CE	Centralised Energy Systems			0.00	0	

AR	Alterations and Renovations			0.00	0
XP	SITE PREPARATION				
	Minimal site clearance and level site	131,555 m2	1.00	131,555.00	
	TOTAL Site Preparation			131,555.00	131,555
XR	ROADS, FOOTPATHS AND PAVED AREAS				
	Carpark and access road	6,914 m2	100.00	691,400.00	
	Bike parking & bike lockers	18 m2	100.00	1,800.00	
	Shared use and cycle path	4,752 m2	80.00	380,160.00	
	Path Network w/ exercise equipment	1 Item	180,000.00	180,000.00	
	Play equipment	1 Item	75,000.00	75,000.00	
	Bike track	10 No	450.00	4,500.00	
	'2x Multipurpose Hard Courts (Basketball, tennis & netball)	2,253 m2	100.00	225,300.00	
	(Including nets and lighting)				
	Concrete paving	308 m2	80.00	24,640.00	
	TOTAL Roads, Footpaths and Paved Areas			1,582,800.00	1,582,800
XN	BOUNDARY WALLS, FENCING AND GATES				
	Protection fencing; 1.8m high black chainlink fence	235 m	120.00	28,200.00	
	Double gate for maintenance access	1 No	3,000.00	3,000.00	
	Hardcourts fencing; black chainlink fence; 5m high	92 m	225.00	20,700.00	
	Hardcourts fencing; black chainlink fence; 3m high	69 m	150.00	10,350.00	
	Drop chain gate to access carpark overflow area	69 m	100.00	6,900.00	
	Protection fencing; 5m high; fencing to protect vehicles behind goals	81 m	225.00	18,225.00	
	Protection fencing; 1.2m high to children playing area	48 m	100.00	4,800.00	
	Limestone retaining wall	19 m	500.00	9,500.00	
	Removable bollards	6 No	1,200.00	7,200.00	
	Bollards	282 No	550.00	155,100.00	
	TOTAL Boundary Walls, Fencing and Gates			263,975.00	263,975
XB	OUTBUILDINGS AND COVERED WAYS				
	Allowance for bore and substation	1 Sum	35,000.00	35,000.00	
	TOTAL Outbuildings and Covered Ways			35,000.00	35,000
XL	LANDSCAPING AND IMPROVEMENTS				
	Soft Landscaping				
	Zone A - Highly irrigated grass area	62,200 m2	30.00	1,866,000.00	
	Zone B - Medium watering grass & planting areas	19,140 m2	25.00	478,500.00	
	Zone C - Low Irrigation (establishment only)	28,438 m2	20.00	568,760.00	
	Vegetation retention / revegetation of conservation areas	inc			
	Floodlighting	inc			
	Irrigation	inc			
	TOTAL Landscaping and Improvements			2,913,260.00	2,913,260
External Works Subtotal					4,926,590
XK	EXTERNAL STORMWATER DRAINAGE				
	Stormwater drainage	31,236 m2	15.00	468,540.00	
	Allowance for builder's work and margins	5 %	468,540.00	23,427.00	
	TOTAL External Stormwater Drainage			491,967.00	491,967
XD	EXTERNAL SEWER DRAINAGE				
	Water Corp headworks charges	1 Item	70,000.00	70,000.00	
	Allowance for connection from site boundary to building				
	Allowance for builder's work and margins	5 %	70,000.00	3,500.00	
	TOTAL External Sewer Drainage			73,500.00	73,500
XW	EXTERNAL WATER SUPPLY				
	Allowance for cold water connection from meter to building	1 Item	7,500.00	7,500.00	
	Allowance for builder's work and margins	5 %	7,500.00	375.00	
	TOTAL External Water Supply			7,875.00	7,875
XG	EXTERNAL GAS				
	Allowance for gas service from meter to building	1 Item	7,500.00	7,500.00	
	Allowance for builder's work and margins	5 %	7,500.00	375.00	
	TOTAL External Gas			7,875.00	7,875
XF	EXTERNAL FIRE PROTECTION				
	Allowance for fire main and external hydrants	1 Item	28,000.00	28,000.00	
	Allowance for builder's work and margins	5 %	28,000.00	1,400.00	
	TOTAL External Fire Protection			29,400.00	29,400
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
	External electric, light and power	11,705 m2	15.00	175,575.00	
	Allowance for Western Power connection				
	Allowance for builder's work and margins	5 %	175,575.00	8,778.75	

	TOTAL External Electric Light and Power		184,353.75		184,354
XC	External Communications				0
XS	External Special Services				0
External Services Subtotal					794,971
XX	External Alterations and Renovations				0
NET PROJECT COST - SUB TOTAL					6,927,821
PR	PRELIMINARIES	10 %	6,927,820.75		692,782
LL	LOCALITY LOADING				
	Not applicable	Note			
NET PROJECT COST					7,620,603
YY	DESIGN CONTINGENCY	10 %	7,620,602.83		763,000
YY	PLANNING CONTINGENCY				
	Not applicable	Note			
YY	UNFORSEEN GROUND CONDITIONS	2 %	8,383,602.83		167,672
YY	CONSTRUCTION CONTINGENCY	5 %	8,383,602.83		420,000
YY	CLIENTS COSTS	1 ITEM	0.00		0
YY	PUBLIC ART	0 %	0.00		0
YY	LOOSE FURNITURE AND EQUIPMENT	0 %	0.00		0
YY	PROFESSIONAL FEES AND DISBURSEMENTS				
	Professional Fees and Disbursements	12 %	8,971,274.89	1,076,552.90	
	Development Applications				
	Lump sum	1 Item	11,550.00	11,550.00	
	Percentage	0.10 %	8,971,274.89	8,971.27	
		0.10 %	5,000,000.00	-5,000.00	
	TOTAL Professional Fees and Disbursements		1,092,074.26		1,092,074
GROSS PROJECT COST					10,063,349
YY	ESCALATION TO TENDER/COMMENCEMENT				
	Escalation of building works to tender closing date				
	Current index 183.1 (October/2014)				
	Index at tender closing 188.2 (December/2015)				
	TOTAL Escalation to Tender/Commencement	2.79 %	10,063,349.16		280,301
ESTIMATED TOTAL COMMITMENT					10,343,650
EXCLUSIONS:					
Government and Local Authority Charges (Development Application inc under Professional Fees)					
Goods and Services Tax (GST)					
Escalation beyond stated dates					

City of Wanneroo Community Facilities
BEACH ACTIVITY NODE DISTRICT

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total
XP	SITE PREPARATION					
	Minimal site clearance and level site	12,806 m2	3.00	38,418.00		
	TOTAL Site Preparation			38,418.00		38,418
XR	ROADS, FOOTPATHS AND PAVED AREAS					
	Car park (100 bays), concrete	4,059 m2	100.00	405,900.00		
	Footpaths, concrete	1,181 m2	80.00	94,480.00		
	Playground	159 m2	80.00	12,720.00		
	Playground equipment	1 Item	50,000.00	50,000.00		
	Beach access point	2 No	25,000.00	50,000.00		
	Bike parking (15 no)	31 m2	80.00	2,480.00		
	Bike track	15 No	450.00	6,750.00		
	TOTAL Roads, Footpaths and Paved Areas			622,330.00		622,330
XN	BOUNDARY WALLS, FENCING AND GATES					
	Allowance for boundary walls, fencing or gates	1,000 m	65.00	65,000.00		
	TOTAL Boundary Walls, Fencing and Gates			65,000.00		65,000
XB	OUTBUILDINGS AND COVERED WAYS					
	Look out point	1 No	10,000.00	10,000.00		
	Shelter/BBQ	2 No	7,500.00	15,000.00		
	Public toilet block & change rooms/ outdoor showers	45 m2	3,500.00	157,500.00		
	TOTAL Outbuildings and Covered Ways			182,500.00		182,500
XL	LANDSCAPING AND IMPROVEMENTS					
	Landscaping	7,331 m2	25.00	183,275.00		
	TOTAL Landscaping and Improvements			183,275.00		183,275
External Works Subtotal						1,091,523
XK	EXTERNAL STORMWATER DRAINAGE					
	Stormwater drainage	12,806 m2	15.00	192,090.00		
	Allowance for builder's work and margins	5 %	192,090.00	9,604.50		
	TOTAL External Stormwater Drainage			201,694.50		201,695
XD	EXTERNAL SEWER DRAINAGE					
	Water Corp headworks charges	1 Item	12,500.00	12,500.00		
	Allowance for connection from site boundary to building					
	Allowance for builder's work and margins	5 %	12,500.00	625.00		
	TOTAL External Sewer Drainage			13,125.00		13,125
XW	EXTERNAL WATER SUPPLY					
	Allowance for cold water connection from meter to building	1 Item	7,500.00	7,500.00		
	Allowance for builder's work and margins	5 %	7,500.00	375.00		
	TOTAL External Water Supply			7,875.00		7,875
XG	EXTERNAL GAS					
	Allowance for gas service from meter to building (assume no gas required for building or bbq)		Note			
	TOTAL External Gas			0.00		0
XF	EXTERNAL FIRE PROTECTION					
	Assume no external fire protection required	Note				
	TOTAL External Fire Protection			0.00		0
XE	EXTERNAL ELECTRIC LIGHT AND POWER					
	External electric, light and power	5,407 m2	15.00	81,105.00		
	Allowance for Western Power connection	1 Item	12,500.00	12,500.00		
	Electrical distribution to bbq	2 No	7,500.00	15,000.00		
	Allowance for builder's work and margins	5 %	108,605.00	5,430.25		
	TOTAL External Electric Light and Power			114,035.25		114,035
XC	External Communications					0
XS	External Special Services					0
External Services Subtotal						336,730
XX	External Alterations and Renovations					0
NET PROJECT COST - SUB TOTAL						1,428,253
PR	PRELIMINARIES	10 %	1,428,252.75			142,825
LL	LOCALITY LOADING					
	Not applicable	Note				

NET PROJECT COST				1,571,078
YY	DESIGN CONTINGENCY	10 %	1,571,078.03	158,000
YY	PLANNING CONTINGENCY	5 %	1,729,078.03	87,000
YY	UNFORSEEN GROUND CONDITIONS	2 %	1,816,078.03	36,322
YY	CONSTRUCTION CONTINGENCY	5 %	1,816,078.03	91,000
YY	CLIENTS COSTS	1 ITEM	0.00	0
YY	PUBLIC ART	0 %	0.00	0
YY	LOOSE FURNITURE AND EQUIPMENT	0 %	0.00	0
YY	PROFESSIONAL FEES AND DISBURSEMENTS			
	Professional Fees and Disbursements	12 %	1,943,399.60	233,207.95
	Development Applications			
	Lump sum	1 Item	1,500.00	1,500.00
	Percentage	0.25 %	1,943,399.60	4,858.50
		0.25 %	500,000.00	-1,250.00
	TOTAL Professional Fees and Disbursements		238,316.45	238,316
GROSS PROJECT COST				2,181,716
YY	ESCALATION TO TENDER/COMMENCEMENT			
	Escalation of building works to tender closing date			
	Current index 183.1 (October/2014)			
	Index at tender closing 188.2 (December/2015)			
	TOTAL Escalation to Tender/Commencement	2.79 %	2,181,716.06	60,769
ESTIMATED TOTAL COMMITMENT				2,242,485

EXCLUSIONS:

Government and Local Authority Charges (Development Application inc under Professional Fees)

Goods and Services Tax (GST)

Escalation beyond stated dates

DRAFT

City of Wanneroo Community Facilities
COMBINED LIBRARY AND COMMUNITY CENTRE

Code	Description	Quantity UOM	Element Rate	SubTotal	Factor	Total	GFA Rate
	COMBINED COMMUNITY CENTRE AND LIBRARY						
	CCDB FECA	2,705 m2					
	CCDB UCA	264 m2					
	GFA	2,969 m2					
SB	SUBSTRUCTURE						
	Reinforced concrete ground slab including perimeter strip footings, pads and thickenings inclusive of formwork (area includes verandah slab)	3,129 m2	100.00	312,900.00			
	TOTAL Substructure			312,900.00		312,900	105.39
	Substructure					312,900	105.39
CL	COLUMNS						
	Columns supporting roof (based on area of roof measured)	3,129 m2	40.00	125,160.00			
	TOTAL Columns			125,160.00		125,160	42.16
UF	UPPER FLOORS						
	No upper floors or mezzanines	Note		0.00		0	-
	TOTAL Upper Floors						
SC	STAIRCASES						
	No staircases	Note		0.00		0	-
	TOTAL Staircases						
RF	ROOF						
	Roof framing:						
	Verandah roof framing (based on area of roof measured-on plan)	280 m2	150.00	42,000.00			
	Main roof framing (based on area of roof measured- on plan)	3,006 m2	200.00	601,200.00			
	Roof coverings:						
	Colorbond Spandek roof sheeting to Verandah roof- no insulation.	280 m2	55.00	15,400.00			
	Colorbond Spandek roof sheeting to Main roof including insulation	3,006 m2	65.00	195,390.00			
	Sundry roof items:						
	Allowance for sundry roof items	3,286 m2	25.00	82,150.00			
	TOTAL Roof			936,140.00		936,140	315.30
EW	EXTERNAL WALLS						
	Brick/Rendered block external wall	1,844 m2	225.00	414,900.00			
	Anti-graffiting coating	1,844 m2	35.00	64,540.00			
	TOTAL External Walls			479,440.00		479,440	161.48
WW	WINDOWS						
	Powder coated aluminium windows with fixed glazing including frames	342 m2	600.00	205,200.00			
	Stainless steel security screens to windows	342 m2	250.00	85,500.00			
	Sunscreens to windows	342 m2	350.00	119,700.00			
	Blinds to windows	342 m2	120.00	41,040.00			
	TOTAL Windows			451,440.00		451,440.00	152.05
ED	EXTERNAL DOORS						
	External single door and frame	1 No	1,500.00	1,500.00			
	External double door and frame (assumed 2400L x 2200H)	3 No	2,000.00	6,000.00			
	Grilles to doors	4 No	1,000.00	4,000.00			
	Glass entrance door, automatic	5 No	10,000.00	50,000.00			
	Glass door	3 No	4,000.00	12,000.00			
	TOTAL External Doors			73,500.00		73,500	24.76
NW	INTERNAL WALLS						
	Internal brickwork walls	1,156 m2	110.00	127,160.00			
	TOTAL Internal Walls			127,160.00		127,160	42.83
NS	INTERNAL SCREENS						
	Toilet/shower partitions and doors (Based on functional number)	10 No	500.00	5,000.00			
	Internal glazed screens	75 m2	500.00	37,500.00			
	TOTAL Internal Screens			42,500.00		42,500	14.31
ND	INTERNAL DOORS						
	Painted flush solid core single door	10 No	1,500.00	15,000.00			
	Painted flush solid core double door	5 No	1,800.00	9,000.00			

	Glazed double doors	6 No	4,000.00	24,000.00		
	TOTAL Internal Doors			48,000.00	48,000	16.17
Superstructure Subtotal					2,283,340	769.06
WF	WALL FINISHES					
	Render and paint/ceramic tile to wet areas/anti-graffiti paint to brickworks walls	2,843 m2	50.00	142,150.00		
	Allowance to acoustic treatment to hall	119 m2	75.00	8,925.00		
	TOTAL Wall Finishes			151,075.00	151,075.00	50.88
FF	FLOOR FINISHES					
	Parquetry flooring	1,107 m2	150.00	166,050.00		
	Sealed concrete/vinyl/ceramic tile/carpet	319 m2	110.00	35,090.00		
	Carpet tiles to all area	528 m2	130.00	68,640.00		
	Allow for 200 high raised floor	795 m2	350.00	278,250.00		
	Allowance for enhanced finishes to foyer (allowance for floors, walls and ceiling)	1 Item	15,000.00	15,000.00		
	TOTAL Floor Finishes			563,030.00	563,030	189.64
CF	CEILING FINISHES					
	Acoustic plasterboard ceiling including suspension system insulation and painting	910 m2	130.00	118,300.00		
	Timber ceiling including suspension system	447 m2	150.00	67,050.00		
	Painted plasterboard ceiling including suspension system	1,392 m2	110.00	153,120.00		
	TOTAL Ceiling Finishes			338,470.00	338,470	114.00
Finishes Subtotal					1,052,575	354.52
FT	FITMENTS					
	Allowance	1,589 m2	100.00	158,900.00		
	Allowance for audio/visual system	1 Item	30,000.00	30,000.00		
	Library	1 Item	315,000.00	315,000.00		
	TOTAL Fitments			503,900.00	503,900	169.72
SE	Special Equipment				0	-
Fittings Subtotal					503,900	169.72
SF	SANITARY FIXTURES					
	Sanitary Fixtures (Allowance based on buildings FECA except service building)	2,668 m2	45.00	120,060.00		
	Allowance for builder's work and margins	5 %	120,060.00	6,003.00		
	TOTAL Sanitary Fixtures			126,063.00	126,063	42.46
PD	SANITARY PLUMBING					
	Property sewer wastes and vents (Allowance based on buildings FECA)	2,668 m2	30.00	80,040.00		
	Allowance for builder's work and margins	5 %	80,040.00	4,002.00		
	TOTAL Sanitary Plumbing			84,042.00	84,042	28.31
WS	WATER SUPPLY					
	Hot and cold water service (Allowance based on buildings FECA)	2,668 m2	60.00	160,080.00		
	Allowance for builder's work and margins	5 %	160,080.00	8,004.00		
	TOTAL Water Supply			168,084.00	168,084	56.61
GS	GAS SERVICE					
	Gas service (Allowance based on buildings FECA)	2,668 m2	20.00	53,360.00		
	Allowance for builder's work and margins	5 %	53,360.00	2,668.00		
	TOTAL Gas Service			56,028.00	56,028	18.87
SH	SPACE HEATING					
	Not applicable	Note				
	TOTAL Space Heating			0.00	0	-
VE	VENTILATION					
	Mechanical extract system to changerooms, toilets and kitchens - included in Air Conditioning	Note				
	TOTAL Ventilation			0.00	0	-
EC	EVAPORATIVE COOLING					
	Not applicable	Note				
	TOTAL Evaporative Cooling			0.00	0	-
AC	AIR CONDITIONING					
	Air conditioning (Allowance based on buildings FECA)	2,668 m2	285.00	760,380.00		
	Allowance for builder's work and margins	5 %	760,380.00	38,019.00		
	TOTAL Air Conditioning			798,399.00	798,399	268.91
FP	FIRE PROTECTION					

COMMUNITY CENTRE						
	Fire protection, fire blankets and hand held fire extinguishers only (Allowance based on buildings FECA)	2,668 m2	10.00	26,680.00		
	Allowance for builder's work and margins	5 %		26,680.00	1,334.00	
	TOTAL Fire Protection				28,014.00	9.44
LP	LIGHT AND POWER					
	Light and power (Allowance based on buildings FECA)	2,668 m2	140.00	373,520.00		
	Allowance for builder's work and margins	5 %		373,520.00	18,676.00	
	TOTAL Light and Power				392,196.00	132.10
CM	COMMUNICATIONS					
	Included in electrical	Note				
	TOTAL Communications				0.00	0
TS	Transportation Systems				0.00	0
SS	Special Services				0.00	0
Services Subtotal					1,652,826	556.69
BUILDING COST					5,805,541	1,955.39
CE	Centralised Energy Systems				0.00	0
AR	Alterations and Renovations				0.00	0
XP	SITE PREPARATION					
	Minimal site clearance and level site	16,082 m2	3.00	48,246.00		
	TOTAL Site Preparation			48,246.00	48,246	16.25
XR	ROADS, FOOTPATHS AND PAVED AREAS					
	Carparking and access road	5,019 m2	100.00	501,900.00		
	Bike parking & bike lockers	36 m2	100.00	3,600.00		
	Concrete paving	2,789 m2	80.00	223,120.00		
	Playground - Youth area	20 m2	80.00	1,600.00		
	Bike track	18 no	450.00	8,100.00		
	Allowance for play equipment	1 item	35,000.00	35,000.00		
	TOTAL Roads, Footpaths and Paved Areas			773,320.00	773,320	260.46
XN	BOUNDARY WALLS, FENCING AND GATES					
	Allowance for boundary walls, fencing or gates	452 m	150.00	67,800.00		
	TOTAL Boundary Walls, Fencing and Gates			67,800.00	67,800	22.84
XB	OUTBUILDINGS AND COVERED WAYS					
	Services Building (including all finishes and services)	38 m2	2,500.00	95,000.00		
	TOTAL Outbuildings and Covered Ways			95,000.00	95,000	32.00
XL	LANDSCAPING AND IMPROVEMENTS					
	Allowance for landscaping, including grassing, shrubs and trees	5,344 m2	25.00	133,600.00		
	TOTAL Landscaping and Improvements			133,600.00	133,600	45.00
External Works Subtotal					1,117,966	376.55
XK	EXTERNAL STORMWATER DRAINAGE					
	Stormwater drainage	13,151 m2	15.00	197,265.00		
	Allowance for builder's work and margins	5 %		197,265.00	9,863.25	
	TOTAL External Stormwater Drainage			207,128.25	207,128	69.76
XD	EXTERNAL SEWER DRAINAGE					
	Water Corp headworks charges	1 Item	40,000.00	40,000.00		
	Allowance for connection from site boundary to building					
	Allowance for builder's work and margins	5 %		40,000.00	2,000.00	
	TOTAL External Sewer Drainage			42,000.00	42,000	14.15
XW	EXTERNAL WATER SUPPLY					
	Allowance for cold water connection from meter to building	1 Item	10,000.00	10,000.00		
	Allowance for builder's work and margins	5 %		10,000.00	500.00	
	TOTAL External Water Supply			10,500.00	10,500	3.54
XG	EXTERNAL GAS					
	Allowance for gas service from meter to building	1 Item	10,000.00	10,000.00		
	Allowance for builder's work and margins	5 %		10,000.00	500.00	
	TOTAL External Gas			10,500.00	10,500	3.54
XF	EXTERNAL FIRE PROTECTION					
	Allowance for provision of fire main and external hydrants	1 Item	30,000.00	30,000.00		
	Allowance for builder's work and margins	5 %		30,000.00	1,500.00	

	TOTAL External Fire Protection		31,500.00		31,500	10.61
XE	EXTERNAL ELECTRIC LIGHT AND POWER					
	External electric, light and power	7,863 m2	15.00	117,945.00		
	Allowance for Western Power connection	1 Item		50,000.00	50,000.00	
	Allowance for builder's work and margins	5 %		167,945.00	8,397.25	
	TOTAL External Electric Light and Power			176,342.25	176,342	59.39
XC	External Communications				0	-
XS	External Special Services				0	-
	External Services Subtotal				477,971	160.99
XX	External Alterations and Renovations				0	-
	NET PROJECT COST - SUB TOTAL				7,401,478	2,492.92
PR	ALLOWANCE FOR 5 STAR GREEN RATING	4 %		7,401,477.50	296,059	
PR	PRELIMINARIES	10 %		7,697,536.60	769,754	
LL	LOCALITY LOADING					
	Not applicable	Note				
	NET PROJECT COST				8,467,290	2,851.90
YY	DESIGN CONTINGENCY	10 %		8,467,290.26	847,000	
YY	PLANNING CONTINGENCY					
	Not applicable	Note				
YY	UNFORSEEN GROUND CONDITIONS	2 %		9,314,290.26	186,286	
YY	CONSTRUCTION CONTINGENCY	5 %		9,314,290.26	466,000	
YY	CLIENTS COSTS	1 ITEM		0.00	0	
YY	PUBLIC ART	0 %		0.00	0	
YY	LOOSE FURNITURE AND EQUIPMENT	0 %		0.00	0	
YY	PROFESSIONAL FEES AND DISBURSEMENTS					
	Professional Fees and Disbursements	12 %		9,966,576.07	1,195,989.10	
	Development Applications					
	Lump sum	1 Item		6,500.00	6,500.00	
	Percentage	0.20 %		9,966,576.07	19,933.15	
		0.20 %		2,500,000.00	-5,000.00	
	TOTAL Professional Fees and Disbursements			1,217,422.28	1,217,422	
	GROSS PROJECT COST				11,183,998	
YY	ESCALATION TO TENDER/COMMENCEMENT					
	Escalation of building works to tender closing date					
	Current index 183.1 (October/2014)					
	Index at tender closing 188.2 (December/2015)					
	TOTAL Escalation to Tender/Commencement	2.79 %		11,183,998.36	311,515	
	ESTIMATED TOTAL COMMITMENT				11,495,513	3,871.85
YY	LAND COSTS INC FEES (ALKIMOS / EGLINTON)	16,082 m2		129.00	2,074,578	698.75
	ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS)				13,570,091	4,570.59

EXCLUSIONS:

Government and Local Authority Charges (Development Application inc under Professional Fees)

Goods and Services Tax (GST)

Escalation beyond stated dates

Attachment 2

List of Reference Facility Drawings

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Attachment 2

List of Reference Facility Drawings

District Library

- Alkimos Eglinton Community Centre and Library Design Brief
- Alkimos Eglinton Community Centre and Library site plan / floor plan drawing dated 24th Sept 2014 Option 1

District Community Centre

- Alkimos Eglinton Community Centre and Library Design Brief
- Alkimos Eglinton Community Centre and Library site plan / floor plan drawing dated 24th Sept 2014 Option 1

District Indoor Recreation Centre

- Eglinton Community Facility – Master Plan-site plan with indoor recreation centre dated 19th Feb 2014 (PHA Preliminary Work)
- Eglinton Community Facility – Master Plan-building floor plan – indoor rec centre dated 19th Feb 2014 (PHA Preliminary Work)

District Multipurpose Hard Courts

- Hammond Road Sports and Recreation Facilities; drawings 0670 A1.01

District Public Open Space (Alkimos Eglinton)

- Eglinton Community Facility – Master Plan-site plan with indoor recreation centre dated 19th Feb 2014 (PHA Preliminary Work)
- Eglinton Community Facility – Master Plan-building floor plan – change rooms & minor hall dated 19th Feb 2014 (PHA Preliminary Work)

District Public Open Space (Yanchep)

- Yanchep District Open Space Proposed building_ drawing No. 2620-1-1
- Yanchep Active Open Space_Playing fields and associated facilities_drawing No. 2755-1-0
- Yanchep Active Open Space Sports Amenities Building Project Plan; Ref 14/83478
- Yanchep Active Open Space Engineering Drawings JDS10370.6_C101_A

District Beach Activity Node

- Mullaloo Beach Activity Node; Tom Simpson concept layout drawing

Surf Life Saving Club

- Quinns Mindarie Surf Club; drawings 0102.037 E001/2, 02.552 H.01 and H.02, Pd02 and Pd03

Attachment 3

Indicative Room Data Sheets

DRAFT

Facility:	Library District	Location:	Generic
Room:	Collection Area	Room No:	Generic
Room Area:	800m²	Ceiling:	TBA

ACTIVITY	Requirements	Comments
Function	Library collection, returns, multimedia, craft area and service desk	
Population	TBA	
Environment	Airconditioning	
Fixed Furniture/Equip	Service counter. Worktops and cupboards to RFID terminals area. Benches with underbench drawers/cupboards to multimedia. Trough, worktop and cupboards to craft area. Display units, fixed shelving, pinboards	
Loose Furniture/Equip	Shelving, chairs and tables	
FINISHES	Requirements	Comments
Floor	Carpet with vinyl to craft area	
Walls	Painted brick/blockwork with acoustic treatment and splashbacks to worktops	Acoustic treatment to meet code
Ceiling	Painted plasterboard	
Skirtings/Architraves	Softwood painted skirtings	
Doors	Solid core, painted	
Windows	Powder coated aluminium frames	
SERVICES	Requirements	Comments
Airconditioning	Airconditioning	
Ventilation	N/A	
Hydraulic	Trough to craft area	
Lighting	General lighting to meet code	Switching to enable control of designated lighting banks
Power	Wall outlets	Number and location to support room function
Data	Wall outlets/Wifi	Number and location to support device ratio comensurate with room function
Other Service		

Facility:	Community Centre District	Location:	Generic
Room:	Main Hall	Room No:	Generic
Room Area:	200m²	Ceiling:	4.5m

ACTIVITY	Requirements	Comments
Function	Multi-purpose hall used for theatrical performances, musicals, dancing, meetings, ceremonies etc	
Population	TBA	
Environment	Airconditioning	
Fixed Furniture/Equip	Nil	
Loose Furniture/Equip	Chairs and tables	
FINISHES	Requirements	Comments
Floor	Vinyl	
Walls	Painted brick/blockwork with acoustic treatment	Acoustic treatment to meet code
Ceiling	Raking painted plasterboard	
Skirtings/Architraves	Softwood painted skirtings	
Doors	Solid core, painted	
Windows	Powder coated aluminium frames, window coverings	
SERVICES	Requirements	Comments
Airconditioning	Airconditioning	
Ventilation	N/A	
Hydraulic	Nil	
Lighting	General lighting to meet code	Switching and controls to enable dimming and control of designated lighting banks
Power	Wall outlets	Number and location to support room function and audio/visual requirements
Data	Wall outlets/Wifi	Number and location to support device ratio comensurate with room function
Other Service	Specialist audi/visual requirements	System to comprise mobile lights and speakers on tripods, linked to audio/visual mixing desks. Sound (DB) power cut off system

General Comments:
Room to have separate group storage and separate furniture store. Cabinets should not be present in hall

Facility:	Community Centre District	Location:	Generic
Room:	Activity Room	Room No:	Generic
Room Area:	80m²	Ceiling:	3.1m

ACTIVITY	Requirements	Comments
Function	Typically playgroups and craft activities	Includes washdown area and separate kitchenette only accessible from activity room
Population	TBA	
Environment	Airconditioning	
Fixed Furniture/Equip	Fixed shelving, display units, pinboards. Trough, worktop and cupboards to washdown area. Sink, worktop and cupboards to kitchenette	
Loose Furniture/Equip	Chairs and tables. Stove and fridge to kitchenette	
FINISHES	Requirements	Comments
Floor	Vinyl	
Walls	Painted brick/blockwork	
Ceiling	Painted plasterboard	
Skirtings/Architraves	Softwood painted skirtings	
Doors	Solid core, painted	Self closing door with latch to hold open
Windows	Powder coated aluminium frames	
SERVICES	Requirements	Comments
Airconditioning	Airconditioning	
Ventilation	N/A	
Hydraulic	Trough and sink	
Lighting	General lighting to meet code	Switching to enable control of designated lighting banks
Power	Wall outlets	Number and location to support room function
Data	Wall outlets/Wifi	Number and location to support device ratio comensurate with room function
Other Service		

General Comments:
Lockable storage cabinets required around the room. If cabinets can't go to the roof, then a bulk head should be installed. This is to eliminate any possibility for users to place things ontop of cabinets that could fall off and injure someone. Benches around room should have storage cabinets built in underneath, no locks on cabinets that house pipework or electrical

Facility:	Community Centre District	Location:	Generic
Room:	Activity Room (with Child Health)	Room No:	Generic
Room Area:	30m²	Ceiling:	2.7m

ACTIVITY	Requirements	Comments
Function	Typically playgroups and craft activities	Includes washdown area, kitchenette and child health facility
Population	TBA	
Environment	Airconditioning	
Fixed Furniture/Equip	Fixed shelving, display units, pinboards. Trough, worktop and cupboards to washdown area. Sink, worktop and cupboards to kitchenette	Wall hung whiteboard required
Loose Furniture/Equip	Chairs, tables and desk. Stove and fridge to kitchenette	
FINISHES	Requirements	Comments
Floor	Vinyl	
Walls	Painted brick/blockwork	
Ceiling	Painted plasterboard	
Skirtings/Architraves	Softwood painted skirtings	
Doors	Solid core, painted	
Windows	Powder coated aluminium frames	
SERVICES	Requirements	Comments
Airconditioning	Airconditioning	
Ventilation	N/A	
Hydraulic	Sink and trough	
Lighting	General lighting to meet code	Switching to control lighting
Power	Wall outlets	Number and location to support room function
Data	Wall outlets/Wifi	Number and location to support device ratio comensurate with room function
Other Service		

General Comments:
Sectional lockable door (similar to french door design) to hide child health equipment. CHN would require a desk with drawers and a filing cabinet and potentially a immunisation fridge to be secured behind this door. Along with bathing trough, change bench, table for measuring baby lengths and a place for a weigh table)
If this room is to be used for CHN, then tables and chairs allocated to room must be able to be secured. Possible need for another sectional door on other side of room to hide this furniture

Facility:	Community Centre District	Location:	Generic
Room:	Youth Room/Aged Care	Room No:	Generic
Room Area:	250m² to cater for office, toilets, kitchen, store	Ceiling:	3.1m

ACTIVITY	Requirements	Comments
Function	Sole use area for youth or aged care	Includes kitchenette
Population	TBA	
Environment	Airconditioning	
Fixed Furniture/Equip	Fixed shelving, display units, pinboards. Sink, worktop and cupboards to kitchenette	
Loose Furniture/Equip	Chairs and tables. Stove and fridge to kitchenette	
FINISHES	Requirements	Comments
Floor	Vinyl	
Walls	Painted brick/blockwork	
Ceiling	Painted plasterboard	
Skirtings/Architraves	Softwood painted skirtings	
Doors	Solid core, painted	
Windows	Powder coated aluminium frames	
SERVICES	Requirements	Comments
Airconditioning	Airconditioning	
Ventilation	N/A	
Hydraulic	Sink	
Lighting	General lighting to meet code	Switching to control lighting
Power	Wall outlets	Number and location to support room function
Data	Wall outlets/Wifi	Number and location to support device ratio comensurate with room function
Other Service	CCTV in youth room and office. HD aerial	

General Comments:
Sole use rooms for aged care and youth have a variety of elements (the same design can work for both)
Youth rooms have a higher ceiling which creates extra wall space above windows for youth art work, it also allows for movement of pool cues without leaving marks on the roof. The youth room itself would be big enough to house a pool table, table tennis table, potentially an air hockey table and futsal table, as well as lounges, tv and entertainment area. A separate, double door store room will allow any of these items to be stored away to allow for a variety of youth programs and increase capacity.
The room itself has a primary entrance from the outside which faces out onto either a skate park or basketball court, allowing for greater surveillance and also highlights the entry to the youth room. The external wall used as the main entry would be glass, giving a great view from the office over the external elements of the skate park/basketball court.
There is a separate office/conselling room within the youth room with a single door exit out the opposite side of the room (security for youth officers if main entrance is cut off). The office would have computer desks and small circular conference table for meetings. The walls of the office, looking out into the rest of the youth room, would be solid up to desk height then windows to the ceiling.
The toilets of the centre have a secondary entrance from the youth room, allowing program officers to lock the primary doors to the rest of the building, isolating young people to one section of the building and eliminating any risk of damage or vandalism to other parts of the community facility.
The youth room also needs a kitchen area allowing officers to prepare food or stock fridges with soft drinks. The kitchen can be a "breakfast bar" or residential design which leaves it as an open plan but has bench area separating the kitchen from the youth room.

DRAFT

Facility:	Indoor Recreation Centre District	Location:	Generic
Room:	Activity Room	Room No:	Generic
Room Area:	130m²	Ceiling:	TBA

ACTIVITY	Requirements	Comments
Function	Activity room	
Population	40	
Environment	Airconditioning	
Fixed Furniture/Equip	Wall mirrors	
Loose Furniture/Equip	Gym and aerobic equipment, drinks machine	
FINISHES	Requirements	Comments
Floor	Carpet or wood floor for dancing	
Walls	Painted brick/blockwork with acoustic treatment	Acoustic treatment to meet code and DSR requirements
Ceiling	Painted plasterboard	
Skirtings/Architraves	Softwood painted skirtings	
Doors	Solid core, painted	
Windows	Powder coated aluminium frames	
SERVICES	Requirements	Comments
Airconditioning	Airconditioning	
Ventilation	N/A	
Hydraulic	Plumbing for chilled water	
Lighting	General lighting to meet code and DSR requirements	Switching to control lighting
Power	Wall outlets	Number and location to support room function
Data	Wall outlets/Wifi	Number and location to support limited number of devices
Other Service		

Facility:	Public Open Space District	Location:	Generic
Room:	Minor Hall/Social Area	Room No:	Generic
Room Area:	180m²	Ceiling:	TBA

ACTIVITY	Requirements	Comments
Function	Minor hall/social area used for dancing, meetings, ceremonies etc	
Population	TBA	
Environment	Airconditioning	
Fixed Furniture/Equip		Bar not required at district level. To be funded by clubs if they desire.
Loose Furniture/Equip	Chairs and tables	
FINISHES	Requirements	Comments
Floor	Carpet generally with vinyl to bar area	
Walls	Painted brick/blockwork with acoustic treatment	Acoustic treatment to meet code
Ceiling	Raking painted plasterboard	
Skirtings/Architraves	Softwood painted skirtings	
Doors	Solid core, painted	
Windows	Powder coated aluminium frames	
SERVICES	Requirements	Comments
Airconditioning	Airconditioning	
Ventilation	N/A	
Hydraulic	Sink to bar servery	
Lighting	General lighting to meet code	Switching and controls to enable dimming and control of designated lighting banks
Power	Wall outlets	Number and location to support room function
Data	Wall outlets/Wifi	Number and location to support limited number of devices
Other Service	Nil	

General Comments:
Separate section (club alcove) to house club trophy cabinets and potential pool table. Will need a furniture store, group store and potentially internal club store. Kitchen would serve both this alcove and hall. Should be a panel wall that opens up this whole area into an "L" shape
Allow room between the top of the window and the ceiling for clubs to hang premiership flags etc. Maybe 1m