
Community Facilities at Alkimos - Eglinton & Yanchep Two Rocks - Development Contribution Plans 2019 Updated Estimates

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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.

DCWC has been commissioned to review and update the previously issued estimates dated March 2016 and August 2018 respectively. The update is predicated on a desktop update only of the escalation allowances with all design information assumed unchanged from that which was previously issued.

Basis of Cost Plan

Schedule of Input Information

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

- City of Wanneroo email(s) correspondence dated 31st July 2019;
- The previously issued report dated August 2018 and the information contained therein; and
- For the purposes of the escalation update the Australian Institute of Quantity Surveyors Construction Cost Index Forecast (CCIF) Perth, WA has been utilised (June Quarter 2019)

Methodology

The indicative cost estimates are based on escalation up to August 2020. 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.

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.
- Unforeseen ground conditions.
- Land costs for the Multipurpose Hardcourts, Public Open Spaces for Alkimos, Eglinton and Alkimos Surf Life Saving Club.
- Financing costs.

Cost Plan Summary

Facilities Located in Alkimos Eglinton & Two Rocks

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
	<i>Eglinton District Centre</i>				
1	Library District	1,547	4,689	7,253,863	Land cost Included
2	Community Centre District	1,449	3,837	5,560,100	Land cost Included
3a	Public Open Space District Pavilion	1,005	2,446	2,458,447	Land cost Excluded
3b	Public Open Space District Oval			4,294,906	Land cost Excluded
4	Indoor Recreation Centre District	3,116	3,456	10,769,638	Land cost Included
5	Multipurpose Hard Courts District			2,907,779	Land cost Excluded
	<i>Alkimos</i>				
6	Multipurpose Hard Courts District			2,907,779	Land cost Excluded
7	Indoor Recreation Centre District	3,116	3,346	10,427,475	Land cost Included
8	Surf Life Saving Club	1,166	4,143	4,830,686	Land cost Excluded
9a	Public Open Space District Pavilion	1,005	2,446	2,458,447	Land cost Excluded
9b	Public Open Space District Oval			4,294,906	Land cost Excluded
10	Community Secondary Centre	1,449	3,837	5,560,100	Land cost Included
11	Library Secondary Centre	1,547	4,689	7,253,863	Land cost Included
	<i>Yanchep Two Rocks</i>				
12	Beach Activity Community Facilities			2,158,873	Land cost Excluded

The cost plan summary is included in [attachment 1](#)

Cost Risks and Degree of Uncertainty

The indicative cost estimates for some of the facilities are based on previously issued conceptual drawings and a design brief, for other facilities, cost plans were 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 risks in using the indicative cost plans to arrive at the developers cost contributions include the following:

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 and design contingency of 5% respectively has been included in the cost plan for Multipurpose Hardcourts and Alkimos SLS Club
Existing site conditions result in high costs of site preparation	Allowance will need to be made for this risk during negotiations with the developers otherwise the construction contingency will need to be sufficient enough.
Land costs exceeding the indicative costs provided in 2016	The purpose of providing land costs is for the apportionment of costs between the developers therefore they retain the risk.
Escalation in building costs after August 2020 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.

Attachments

List of attachments

1. Cost Plan Summary

