

Order of Cost Estimate					
OPTION A	Qty	Unit	Rate	Stage 1	Stage 2
			\$	\$	\$
Common areas	1,650	sq m	1,600	2,640,000	
Crèche	160	sq m	2,500	400,000	
Cafe	150	sq m	2,500	375,000	
Wellness Centre	235	sq m	2,500	587,500	
Professional suites	235	sq m	2,500	587,500	
Sports Courts	4,600	sq m	1,600	7,360,000	
Changing facilities	580	sq m	3,200	1,856,000	
Arena	2,500	sq m	2,500		6,250,000
Patrons facilities	150	sq m	2,500	375,000	
Office / Admin	300	sq m	2,500	750,000	
Terrace	90	sq m	55	4,950	
External works					
Demolition / site preparation				500,000	
Site services				1,000,000	
Roads paths & pavings				1,200,000	50,000
Landscaping				250,000	50,000
Net Construction Costs	10,650	sq m	2,276	17,885,950	6,350,000
Geraldton loading on Perth based costs			30%	5,365,785	1,905,000
Contingency			12.5%	2,906,467	1,031,875
Professional fees			12%	3,138,984	1,114,425
Public Art			1%	292,972	104,013
FF&E - Allowance				400,000	200,000
Escalation - assume tender June 2013 - allow			5%	1,499,508	535,266
Sub-total				31,489,666	11,240,579
GST			10%	3,148,967	1,124,058
Total order of cost estimate				<u>34,638,632</u>	<u>12,364,637</u>
Exclusions		Information used			
Sports equipment				AECOM Design statement and indicative plans 60224511	
IT & Comms equipment				Option A	
PA Equipment					
Modifications to existing Aqua centre				Note areas used have been taken from Area summary and not	
Adverse ground conditions				layout drawings	
Modifications to existing Oval					
Headworks / capital contributions					
Client direct costs					
Escalation beyond June 2013					
Specification assumptions					
Envelope					
Steel framed structure with a metal deck roof with color bond wall cladding and concrete tilt panels					
Finishes					
Sprung timber floor to sports halls, ceramic tiling to changing facilities, carpet / vinyl to other areas					
Painted masonry walls throughout with ceramic tiles to changing area walls					
Suspended ceiling to common areas - no ceiling finishes to sports halls and arena					
Air conditioning					
Air conditioning to wellness centre, cafe, crèche, office changing areas and sports arena - No air conditioning to courts					

Order of Cost Estimate					
OPTION B	Qty	Unit	Rate	Stage 1	Stage 2
			\$	\$	\$
Common areas	1,650	sq m	1,600	2,640,000	
Crèche	160	sq m	2,500	400,000	
Cafe	150	sq m	2,500	375,000	
Wellness Centre	235	sq m	2,500	587,500	
Professional suites	235	sq m	2,500	587,500	
Sports Courts	4,300	sq m	1,600	6,880,000	
Changing facilities	580	sq m	3,200	1,856,000	
Arena	2,400	sq m	2,500		6,000,000
Patrons facilities	150	sq m	2,500	375,000	
Office / Admin	300	sq m	2,500	750,000	
Terrace	240	sq m	55	13,200	
External works					
Demolition / site preparation				500,000	
Site services				1,000,000	
Roads paths & pavings				1,200,000	50,000
Landscaping				250,000	50,000
Net Construction Costs	10,400	sq m	2,261	17,414,200	6,100,000
Geraldton loading on Perth based costs			30%	5,224,260	1,830,000
Contingency			12.5%	2,829,808	991,250
Professional fees			12%	3,056,192	1,070,550
Public Art			1%	285,245	99,918
FF&E - Allowance				400,000	200,000
Escalation - assume tender June 2013 - allow			5%	1,460,485	514,586
Sub-total				30,670,189	10,806,304
GST			10%	3,067,019	1,080,630
Total order of cost estimate				<u>33,737,208</u>	<u>11,886,934</u>
Exclusions		Information used			
Sports equipment		AECOM Design statement and indicative plans 60224511			
IT & Comms equipment		Option B			
PA Equipment					
Modifications to existing Aqua centre		Note areas used have been taken from Area summary and not			
Adverse ground conditions		layout drawings			
Modifications to existing Oval					
Headworks / capital contributions					
Client direct costs					
Escalation beyond June 2013					
Specification assumptions					
Envelope					
Steel framed structure with a metal deck roof with color bond wall cladding and concrete tilt panels					
Finishes					
Sprung timber floor to sports halls, ceramic tiling to changing facilities, carpet / vinyl to other areas					
Painted masonry walls throughout with ceramic tiles to changing area walls					
Suspended ceiling to common areas - no ceiling finishes to sports halls and arena					
Air conditioning					
Air conditioning to wellness centre, cafe, crèche, office changing areas and sports arena - No air conditioning to					