OPTION A	Qty	Unit	Rate	Stage 1	Stage 2		
			\$	\$	\$		
Common areas	1,650	sqm	1,600	2,640,000			
Crèche	160	sqm	2,500	400,000			
Cafe	150	sqm	2,500	375,000			
Vellness Centre	235	sqm	2,500	587,500			
Professional suites	235	sqm	2,500	587,500			
Sports Courts	4,600	sqm	1,600	7,360,000			
Changing facilities	580	sqm	3,200	1,856,000			
Arena	2,500	sqm	2,500	.,	6,250,000		
Patrons facilities	150	sqm	2,500	375,000			
Office / Admin	300	sqm	2,500	750,000			
Terrace	90	sqm	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	sqm	2,276	17,885,950	6,350,000		
	10,000	oqm	2,210	11,000,000	0,000,000		
Geraldton loading on Perth based cost	s		30%	5,365,785	1,905,000		
Contingency			12.5%	2,906,467	1,031,875		
Professional fees			12.3%	3,138,984	1,114,425		
Public Art			12%	292,972	104,013		
F&E - Allowance			1 /0	400,000	200,000		
Escalation - assume tender June 2013	s - allow		5%	1,499,508	535,266		
Sub-total			5 /6	31,489,666	11,240,579		
				51,403,000	11,240,379		
GST			10%	3,148,967	1,124,058		
			1070	0,170,307	1,124,030		
Total order of cost estimate				34,638,632	12,364,637		
			+ + + + + + + + + + + + + + + + + + + +	01,000,002	12,004,007		
clusions		Informatio	on used				
Sports equipment			esian statemo	nt and indicative p	lans 60224511		
T & Comms equipment		Option A	corgin ordienne	n and mulcalive p	00224011		
PA Equipment		Option A					
Vodifications to existing Agua centre		Noto area	e ueod boyo b	oon takon from Arc	a summary and a		
Adverse ground conditions		Note areas used have been taken from Area summary and n layout drawings					
Adverse ground conditions Modifications to existing Oval		ayoutulav	viriyə				
Headworks / capital contributions							
Escalation beyond June 2013							
Localation Deyona June 2015							
ocification assumptions							
ecification assumptions							
Envelope Stool framed structure with a motal dee	k roof with	color bood	wall aladdiag	and concrete tilt	nols		
Steel framed structure with a metal dec			wan ciauding a	and concrete tilt pa			
Spichos							
Finishes							
Down a timber floor to an arts to all.	م مرا <del>لد</del> ما مر	to oh an!	fooilities				
Sprung timber floor to sports halls, cer					leas		
Painted masonry walls throughout with							
Suspended ceiling to common areas -	no ceiling	tinishes to a	sports halls an	id arena			
A. 17.7 1							
Air conditioning							
Air conditioning to wellness centre, cafe	o oràcho o	ffice chong	ing aroog and	anarta arana Na	oir conditioning to		

OPTION B	Qty	Unit	Rate	Stage 1	Stage 2	
			\$	\$	\$	
Common areas	1,650	sqm	1,600	2,640,000	Ψ	
Crèche	160	sqm	2,500	400,000		
Cafe	150	sqm	2,500	375,000		
Wellness Centre	235	sqm	2,500	587,500		
Professional suites	235	sqm	2,500	587,500		
Sports Courts	4,300	sqm	1,600	6,880,000		
Changing facilities	580	sqm	3,200	1,856,000		
Arena	2,400	sq m	2,500		6,000,000	
Patrons facilities	150	sqm	2,500	375,000		
Office / Admin	300	sqm	2,500	750,000		
Terrace	240	sqm	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	sqm	2,261	17,414,200	6,100,000	
	10,400	3 <b>4</b> III	<u>ک</u> ,201	17,414,200	0,100,000	
Geraldton loading on Perth based cos	ts		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			170	400,000	200,000	
Escalation - assume tender June 201	3 - allow		5%	1,460,485	514,586	
Sub-total			5 /0	30,670,189	10,806,304	
				30,070,109	10,000,304	
GST			10%	3,067,019	1,080,630	
Total order of cost estimate				33,737,208	11,886,934	
clusions		Informatio	n used			
			in dood			
Sports equipment		AECOM De	sign statemer	t and indicative pl	ans 60224511	
IT & Comms equipment		Option B	-			
PAEquipment						
Modifications to existing Aqua centre		Note areas	used have be	en taken from Are	a summarv and	
Adverse ground conditions		Note areas used have been taken from Area summary and layout drawings				
Modifications to existing Oval						
Headworks / capital contributions						
Client direct costs						
Escalation beyond June 2013						
ecification assumptions						
Envelope						
Steel framed structure with a metal de	ck roof with	color bond	wall cladding a	nd concrete tilt pa	nels	
Finishes						
Sprung timber floor to sports halls, cer					eas	
Painted masonry walls throughout with Suspended ceiling to common areas		-	-			
Air conditioning						