



Summary

Cost Plan C - Rev 1

Centrum

Lauren Jackson Sports Centre

making the difference

Summary



Turner & Townsend

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Item	Description	Quantity	Unit	Rate	Total (AUD)
1	Lauren Jackson Sports Centre				
2	Design Development				
3	13 November 2020				
4					
5	Notes/Exclusions				0
6	Areas				0
7	Substructure	5,172	m2	57.87	299,329
8	Columns	5,172	m2	10.78	55,760
9	Roof	5,172	m2	296.31	1,532,520
10	External Walls / Windows / Doors	5,172	m2	140.12	724,715
11	Internal Walls / Screens / Doors	5,172	m2	114.48	592,075
12	Wall Finishes	5,172	m2	23.05	119,235
13	Floor Finishes	5,172	m2	32.58	168,500
14	Ceiling Finishes	5,172	m2	29.31	151,570
15	Fitments / Special Equipment	5,172	m2	83.46	431,643
16	Hydraulic Services	5,172	m2	64.23	332,195
17	Mechanical Services	5,172	m2	77.34	400,000
18	Fire Services	5,172	m2	133.01	687,930
19	Electrical Services	5,172	m2	106.57	551,157
20	BWIC	5,172	m2	19.06	98,564
21	ESD Initiatives	5,172	m2	1.93	10,000
22	Sub Total	5,172	m2	1,190.10	6,155,193
23					
24	External Works and Services				
25	Demolition	5,172	m2	79.50	411,183
26	External Works	5,172	m2	39.10	202,204
27	Landscaping	5,172	m2	17.42	90,100
28	External Services	5,172	m2	10.57	54,650
29	Sub Total	5,172	m2	146.58	758,137
30					
31	Provisional Sums				1,181,000
32	Preliminaries	5,172	m2	156.50	809,433

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Item	Description	Quantity	Unit	Rate	Total (AUD)
33					
34	Sub Total	5,172	m2	1,721.53	8,903,762
35					
36	Design Contingency	1.5	%		133,556
37	TOTAL CONSTRUCTION COST				9,037,319
38					
39	Project Management (Internal Council Costs)	2	%		180,746
40	Construction Contingency	12	%		1,084,478
41	Professional Fee Allowance	per Centrum			217,000
42	Authority Fees & Charges	Allow			108,448
43	Disbursement				Excluded
44	FF&E				30,000
45	Sub Total				1,620,672
46					
47	Cost escalation to tender				Excluded
48	Cost escalation during construction				Excluded
49					
50	TOTAL PROJECT COST				10,657,991

Detail

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Notes/Exclusions - Elemental Summary				
5.1	Disclaimer:				
5.2	We have expressly not taken into account the impact of the Covid 19 pandemic (or any other matter coming to our attention after the date of this report) and accordingly have excluded from this report any implications in relation to programme, costs, supply shortages, performance of parties due to shortages of labour and the inability to travel due to global and national travel restrictions, etc. Turner & Townsend accepts no liability for any loss or damage which arises as a result of such matters or any reliance on this report which assumes such matters have been taken into account.				
5.3	COST PLAN NOTES				
5.4	Cost plan assumes a competitively bid tender process to 4 or more suitably sized contractors		note		
5.5	Cost plan assumes a tender no later than December 2020		note		
5.6	Drawings				
5.7	Cost plan is based on the following drawings provided prior to design development cost plan issue:		note		
5.8	<u>Architectural</u>				
5.9	203619 LJSC Architectural - Cost Plan C - received 05.10.2020		note		
5.10	203619 LJSC Finishes Schedule - Cost Plan C - dated 28.09.2020		note		
5.11	203619 LJSC Fittings and Fixtures Schedule - Cost Plan C - dated 28.09.2020		note		
5.12	203619 LJSC Joinery - Cost Plan C - received 05.10.2020		note		
5.13	203619 LJSC Room Data Sheet - Cost Plan C - dated 28.09.2020		note		
5.14	<u>Structural & Civil</u>				
5.15	20220-01 Structural Drawing Issue 02 - Preliminary - received 05.10.2020		note		
5.16	20220-01 Civil Drawing Issue 02 - Preliminary - received 05.10.2020		note		
5.17	<u>Services</u>				
5.18	Hydraulic & Fire DD drawing set - dated 25.09.2020		note		
5.19	Electrical DD drawing set - dated 25.09.2020		note		
5.20	Luminaire Schedule_Lauren Jackson Sports Centre Re-Development R2 - received 25.09.2020		note		
5.21	Electrical Services Estimates - dated 25.09.2020		note		
5.22	BSG759-Mechanical Set P2 Concept Issue - received 05.10.2020		note		
5.23	Mechanical Services Estimates - received 05.10.2020		note		
5.24	Access control quote - received 08.10.2020		note		

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5.25	PRELIMINARY Section J_Lauren Jackson Sports Centre - dated 30.09.2020		note		
5.26	<u>Asbestos</u>				
5.27	DIVISION 6 DEMOLITION / REFURBISHMENT ASBESTOS AND HAZARDOUS MATERIALS SURVEY AND RISK ASSESSMENT - dated 28.01.2020		note		
5.28	EXCLUSIONS				
5.29	GST		note		
5.30	Upgrade or provision of authority services infrastructure external to the site		note		
5.31	Land, legal, marketing and finance costs		note		
5.32	Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot		note		
5.33	Traffic lights and works to adjacent road		note		
5.34	Diversion / relocation of existing in-ground services		note		
5.35	Cost Escalation during construction		note		
5.36	Office Equipment costs		note		
5.37	Public Art		note		
5.38	Asbestos & other hazardous materials removal		note		
5.39	Planning professional fees and permit fees		note		
5.40	Allow for smoke exhaust system		note		
5.41	Allow for smoke detection system		note		
	Total - Notes/Exclusions				0

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Areas - Elemental Summary				
6.1	Fully Enclosed Covered Areas				
6.2	Sports Centre	5,172	m2		
6.3					
6.4	Unenclosed Covered Areas				
6.5	Covered Entrance and Roof Overhang	517	m2		
6.6					
6.7	Total Gross Floor Area	5,689	m2		
	Total - Areas				0



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Substructure - Elemental Summary				
7.1	CONCRETE SLAB				
7.2	130thk suspended two-way slab	784	m2	130.00	101,920
7.3	30mm thick Kingspan Kooltherm K3 floor board to underside of slab	784	m2	45.00	35,280
7.4	Connection to existing slab	127	m	150.00	19,050
7.5	Slab setdown	142	m2	50.00	7,100
7.6					
7.7	CONCRETE BEAMS & FOOTINGS				
7.8	EB1 & EB2 & EB3 - 400W x 700D	252	m	200.00	50,399
7.9	IB1 - 400W x 700D	290	m	200.00	57,999
7.10	PF1 - 800SQ x 700D	6	no	290.00	1,740
7.11					
7.12	OTHER				
7.13	Allowance for blinding concrete	50	m3	360.00	18,000
7.14	Allow termite protection	784	m2	10.00	7,840
	Total - Substructure				299,329

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Columns - Elemental Summary				
8.1	COLUMNS				
8.2	Steel columns	6.82	t	8,000.00	54,560
8.3	Paint finish to all external columns	0.80	t	1,500.00	1,200
	Total - Columns				55,760



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Roof - Elemental Summary				
9.1	ROOF FRAMING				
9.2	<u>Steel Framing</u>				
9.3	Steel roof framing	19.64	t	8,000.00	157,120
9.4	FT1 - Steel truss	7.40	t	10,000.00	74,000
9.5	Roof purlin - Z20019	933	m	35.00	32,655
9.6	C20019 purlin to either side of box gutters	334	m	35.00	11,690
9.7					
9.8	ROOFING & ROOF PLUMBING ETC.				
9.9	<u>Roofing</u>				
9.10	New colorbond Lysaght KlipLok 700 Hi-Strength roofing incl safety mesh and insulation	5,462	m2	180.00	983,160
9.11	Ampelite 'Wonderglas GC' translucent roofing	373	m2	150.00	55,950
9.12	Selected paint finish to all existing colorbond Trimdek fascia board	292	m2	20.00	5,840
9.13	<u>Roof Plumbing</u>				
9.14	600w x 100min. deep colorbond box gutter	334	m	150.00	50,100
9.15	150w colorbond eaves gutter	35	m	120.00	4,200
9.16	100dia downpipe	8	m	75.00	600
9.17	150dia downpipe	20	m	90.00	1,800
9.18	225dia downpipe	364	m	120.00	43,680
9.19	Sumps	27	no	250.00	6,750
9.20	Downpipe spreader	2	no	350.00	700
9.21	<u>Roof Safety System</u>				
9.22	Safemaster (or similar approved) roof safety system to all new roof	5,835	m2	10.00	58,350
9.23	<u>Soffit Lining</u>				
9.24	9mm thick expressed joint fibre cement lining	200	m2	160.00	32,000
9.25	Repaint all existing metal clad eaves lining throughout	317	m2	25.00	7,925
9.26	Allow make good existing metal clad eaves lining where required	1	item	6,000.00	6,000
	Total - Roof				1,532,520

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	External Walls / Windows / Doors - Elemental Summary				
10.1	EXTERNAL WALLS				
10.2	<u>Wall Framing</u>				
10.3	Structural steel wall framing	6.58	t	8,000.00	52,640
10.4	L5 - 150x42 LVL15	2	m	40.00	80
10.5	Circular lintel to circular windows - size TBC	34	m	600.00	20,400
10.6	Wall girts - Z20019	142	m	35.00	4,970
10.7					
10.8	Painted Exotek CFC cladding incl framing, insulation and painted plasterboard to inside	75	m2	330.00	24,750
10.9	Painted Exotek CFC cladding incl framing and insulation	411	m2	270.00	110,970
10.10	- Allow cladding to inner side of parapet wall	115	m2	145.00	16,675
10.11	Stained brick veneer wall incl framing, insulation and painted plasterboard to inside	168	m2	360.00	60,480
10.12	- Extra over for impact resistant plasterboard up to 1200FFL to inner side of external wall	23	m2	15.00	345
10.13	- Extra over for villaboard on inner side of external wall of new change rooms	76	m2	10.00	760
10.14	Infill double brick wall to court	56	m2	435.00	24,360
10.15	Painted colorbond Trimdek cladding incl framing, insulation and painted villaboard to inside	112	m2	285.00	31,920
10.16	Colorbond Trimdek cladding to court	342	m2	165.00	56,430
10.17	Selected paint finish to all existing trimdek wall cladding	833	m2	20.00	16,660
10.18	- Allow make good existing trimdek wall cladding where required	1	item	15,000.00	15,000
10.19	Stain existing brick wall	343	m2	25.00	8,575
10.20	- Resheet painted villaboard on inner side of brick veneer wall to change rooms and umpire rooms	80	m2	25.00	2,000
10.21					
10.22	GLAZING				
10.23	New aluminium framed double glazed low-e glass windows	174	m2	800.00	139,200
10.24	New powdercoated window frames to existing doors and windows to admin/change room block	1	item	20,000.00	20,000
10.25	New powdercoated aluminium framed mechanical louvre	84	m2	1,000.00	84,000
10.26	Powdercoated aluminium covering plate between windows to conceal court columns	10	m2	300.00	3,000
10.27					
10.28	EXTERNAL DOORS				
10.29	Double glazed door with self-closer	7	no	3,000.00	21,000

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10.30	Motorised roller door - 3m wide x 3m high	2	no	4,000.00	8,000
10.31	Motorised roller door - 2.1m wide x 2.1m high	1	no	2,500.00	2,500
	Total - External Walls / Windows / Doors				724,715

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Internal Walls / Screens / Doors - Elemental Summary				
11.1	STUD WALLS				
11.2	<u>Wall Framing</u>				
11.3	Structural steel wall framing	3.14	t	8,000.00	25,120
11.4					
11.5	Allow stud wall with insulation and painted plasterboard to both sides	248	m2	205.00	50,840
11.6	Allow stud wall with insulation and painted plasterboard to one side	40	m2	140.00	5,600
11.7	Allow stud wall with insulation and painted villaboard to both sides	287	m2	215.00	61,705
11.8	Allow stud wall with insulation and painted villaboard to one side	28	m2	145.00	4,060
11.9	Allow stud wall with insulation, painted plasterboard to one side and painted villaboard to the other side	177	m2	210.00	37,170
11.10	Allow stud wall with insulation, painted plasterboard to one side and painted FC sheet to the other side	28	m2	215.00	6,020
11.11	Allow stud wall with 18mm Maxi Panel (plywood) to one side	21	m2	160.00	3,360
11.12	Allow stud wall with 18mm Maxi Panel (plywood) to both sides	5	m2	260.00	1,300
11.13	Allow stud wall with insulation, 18mm Maxi Panel (plywood) to one side, painted plasterboard to the other side	4	m2	240.00	960
11.14	Allow stud wall with insulation, 18mm Maxi Panel (plywood) to one side, painted villaboard to the other side	24	m2	245.00	5,880
11.15	Infill opening with double stud wall incl insulation, painted plasterboard to one side and painted villaboard to the other side	8	m2	300.00	2,400
11.16	Infill opening with double stud wall incl insulation, painted villaboard to both sides	5	m2	300.00	1,500
11.17	Extra over for impact resistant plasterboard up to 1200FFL	224	m2	15.00	3,360
11.18	Resheet painted villaboard on existing internal wall to change rooms and umpire rooms	191	m2	75.00	14,325
11.19	<u>Fire Rated Wall to Service 2 & S/Board room</u>				
11.20	Allow stud wall with insulation, painted 3x16mm Fyrecheck plasterboard to one side and painted plasterboard to the other side	39	m2	320.00	12,480
11.21	Allow stud wall with insulation, painted 3x16mm Fyrecheck plasterboard to one side and painted villaboard to the other side	18	m2	325.00	5,850
11.22	Allow stud wall with insulation, painted 2x13mm Fyrecheck plasterboard to both sides	11	m2	325.00	3,575
11.23					
11.24	INTERNAL GLAZING / SCREEN				
11.25	Glazing	106	m2	600.00	63,600
11.26	Powdercoated aluminium framed mechanical louvre	36	m2	1,000.00	36,000



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11.27	Toilet / shower partition	33	no	1,600.00	52,800
11.28					
11.29	INTERNAL DOORS				
11.30	<u>Solid Door</u>				
11.31	Solid single door	8	no	1,200.00	9,600
11.32	Solid single door with vision panel	1	no	1,600.00	1,600
11.33	Solid single door with door grille	11	no	1,500.00	16,500
11.34	Solid double door	1	no	2,400.00	2,400
11.35	Solid double door with door grill to each leaf	1	no	2,800.00	2,800
11.36	Solid double door with door closer and hold open device to each leaf	2	no	3,000.00	6,000
11.37	<u>Glazed Door</u>				
11.38	Single glazed door with self-closer	4	no	1,600.00	6,400
11.39	Glazed double door with self-closer	4	no	3,000.00	12,000
11.40	<u>Automatic Door</u>				
11.41	Glazed auto sliding door	2	no	10,000.00	20,000
11.42	<u>Roller Door</u>				
11.43	Motorised roller door - 3m wide x 3m high	1	no	4,000.00	4,000
11.44	Motorised roller door - 1.2m wide x 1.2m high	1	no	2,000.00	2,000
11.45	<u>Fire Door</u>				
11.46	Self closing fire door - solid single door	1	no	1,500.00	1,500
11.47	<u>Operable Door</u>				
11.48	Lotus folding walls and doors [OD.01, OD.02, OD.03 & OD.04] per quote provided	1	item	96,250.00	96,250
11.49	- Structural support to operable door	1.64	t	8,000.00	13,120
	Total - Internal Walls / Screens / Doors				592,075



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wall Finishes - Elemental Summary				
12.1	WALL TILING				
12.2	National Tiles - commercial range gloss wall tiles	63	m2	130.00	8,190
12.3	National Tiles - mosaic tile sheet	118	m2	170.00	20,060
12.4					
12.5	ACOUSTIC PANEL				
12.6	Hera Design Superfine panelling - 35mm thick	37	m2	110.00	4,070
12.7	Autex composition board - 10-12mm thick	422	m2	105.00	44,310
12.8					
12.9	PLYWOOD LINING				
12.10	Maxi Panel plywood lining - 18mm thick	24	m2	120.00	2,880
12.11					
12.12	PAINT FINISH				
12.13	Allow repaint existing walls	1,421	m2	25.00	35,525
12.14	Repaint all existing painted surface in court i.e. all columns, beams, bracing & billboards	1	item	4,200.00	4,200
	Total - Wall Finishes				119,235



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Floor Finishes - Elemental Summary				
13.1	TIMBER SPORTS FLOOR				
13.2	Action Sports Floor, Action ProAir NR WBS System (Including marking)	3,563	m2		Incl Prov Sum
13.3	Allowance for additional battens under retractable seat wheel tracks	1	item	13,500.00	13,500
13.4					
13.5	CONCRETE SEALER				
13.6	Concrete sealant to exposed concrete floor	242	m2	35.00	8,470
13.7					
13.8	CERAMIC TILES				
13.9	Screed to falls and waterproofing	385	m2	50.00	19,250
13.10	Floor Tiles - National Tiles 'Tech Lab Evo' range	385	m2	120.00	46,200
13.11					
13.12	CARPET TILES				
13.13	Carpet tiles	743	m2	65.00	48,295
13.14	Walk off carpet - Forbo Coral Brush	26	m2	400.00	10,400
13.15					
13.16	VINYL FLOORING				
13.17	Forbo R10 slip rating - Surestep incl coving	37	m2	75.00	2,775
13.18	Forbo R12 slip rating - Surestep incl coving	10	m2	80.00	800
13.19					
13.20	SKIRTING				
13.21	100mm high aluminum skirting	513	m	20.00	10,260
13.22	100mm high vented rubber cove skirting	285	m	30.00	8,550
	Total - Floor Finishes				168,500



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Ceiling Finishes - Elemental Summary				
14.1	PLASTERBOARD CEILINGS				
14.2	Flush plasterboard ceiling and paint finish	158	m2	130.00	20,540
14.3	Flush villaboard ceiling and paint finish	306	m2	140.00	42,840
14.4					
14.5	ACOUSTIC CEILING				
14.6	15mm thick 1200x 600 flush jointed HeraDesign Superfine acoustic panel	566	m2	125.00	70,750
14.7					
14.8	BULKHEAD etc.				
14.9	Bulkhead - plasterboard with paint finish	78	m2	180.00	14,040
14.10	Make good ceiling to ABA store, Badits store, Netball store and Corridor 4 as required	68	m2	50.00	3,400
	Total - Ceiling Finishes				151,570



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Item	Description	Quantity	Unit	Rate	Total (AUD)
15.1	Fitments / Special Equipment - Elemental Summary				
15.2	FITMENTS				
15.2	<u>1. Multipurpose Room & 3. Bar</u>				
15.3	Laminate benchtop with underbench cupboard	9	m	1,200.00	10,800
15.4	- DDA benchtop for access	3	m	350.00	1,050
15.5	Fixed laminate overhead shelf	3	m	350.00	1,050
15.6	Bar servery counter	2	m	1,200.00	2,400
15.7	<u>Equipment</u>				
15.8	Retractable projector screen	1	item		Incl Prov Sum
15.9	Automatic roller blind	38	m2	360.00	13,680
15.10	Bar fridge	1	no		By Club
15.11					
15.12	<u>4. Umpires</u>				
15.13	Composite timber seat and shelves on painted steel brackets	4	m	1,000.00	4,200
15.14					
15.15	<u>5. Family</u>				
15.16	Laminate benchtop with underbench cupboard	4	m	1,200.00	4,800
15.17	Fixed laminate overhead shelf	2	m	350.00	595
15.18	<u>Equipment</u>				
15.19	Microwave	1	no	300.00	300
15.20					
15.21	<u>12. Meeting</u>				
15.22	Laminate benchtop with underbench and overhead cupboard	3	m	1,600.00	4,160
15.23	- Laminate bi-fold door attached to cover the joinery when unused	8	m2	800.00	6,400
15.24	<u>Equipment</u>				
15.25	Fridge	1	no		By Club
15.26	Freezer	1	no		By Club
15.27	Microwave	1	no		By Club
15.28	Oven	1	no		Incl Prov Sum
15.29					
15.30	<u>13. Foyer & 14. Reception</u>				



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15.31	Reception counter - reconstituted stone benchtop	5	m	2,400.00	12,000
15.32	New tall cupboard door to match existing carcass - 2.8h	2	m	650.00	1,300
15.33	Trophy cupboard with glass door - 2.3h	2	m	1,500.00	3,600
15.34					
15.35	<u>19. Change 1 & 24. Change 2</u>				
15.36	Custom composite timber seat and storage locker unit overhead and storage under seat	30	m	1,200.00	36,000
15.37					
15.38	<u>25. Change 3</u>				
15.39	Composite timber seat and shelves on painted steel brackets	33	m	1,000.00	33,000
15.40					
15.41	<u>27. First Aid</u>				
15.42	Laminate benchtop with underbench cupboard	4	m	1,200.00	4,200
15.43	Laminate overhead cupboard	5	m	450.00	2,178
15.44	<u>Equipment</u>				
15.45	Fridge	1	no	1,000.00	1,000
15.46	Freezer	1	no	1,500.00	1,500
15.47					
15.48	<u>33. Corridor 3</u>				
15.49	Storage cupboards	8	m	750.00	6,000
15.50	Allow bench seating	8	m	750.00	6,000
15.51					
15.52	<u>41. Cleaner</u>				
15.53	Laminate benchtop with underbench cupboard	2	m	1,200.00	1,800
15.54	Laminate cupboard and open shelves - 2.1h	2	m	600.00	1,470
15.55	<u>Equipment</u>				
15.56	Dryer	1	no		By Club
15.57	Washing machine	1	no		By Club
15.58					
15.59	<u>42. Courts 1, 2, 3, 4 & 5</u>				
15.60	Multi-linemarking for netball, basketball, badminton and volleyball function purposes	1	item		Incl in Floor Finishes
15.61	Retractable seating (1012 seats)	1	item		Incl Prov Sum
15.62	Portable bench seating - 224 seats	1	item		Incl Prov Sum



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15.63	Allow for mechanical curtain between courts	3	no	30,000.00	90,000
15.64	Relocate existing scoreboards, backboards, and shot clocks to suit new court configuration	1	item	25,000.00	25,000
15.65	New poles for netball, badminton and volleyball	1	item	8,000.00	8,000
15.66					
15.67	SANITARY SUNDRIES				
15.68	Laminate vanity bench	26	m	600.00	15,600
15.69	Mirror	31	m2	250.00	7,750
15.70	Soap dispenser	24	no		By Others
15.71	Metlam soap dish with drain – SS satin finish	11	no	80.00	880
15.72	Metlam Ellipse paper towel dispenser	4	no	180.00	720
15.73	Dyson Airblade dB hand dryer	13	no	1,400.00	18,200
15.74	Dyson Airblade V hand dryer (sprayed nickle)	4	no	1,400.00	5,600
15.75	Metlam double toilet roll holder – SS satin finish	12	no	150.00	1,800
15.76	Jumbo toilet toilet roll dispenser – SS satin finish	19	no		By Others
15.77	Metlam 90° ambulant grab rail	8	pair	200.00	1,600
15.78	Metlam 90° grab rail & backrest RH/LH set	4	no	650.00	2,600
15.79	Koala baby change table	1	no	650.00	650
15.80	Shower curtain rail	2	no	300.00	600
15.81	Shower folding seat	2	no	750.00	1,500
15.82	Shower T-rail with mixer, handset, slider & hose, RH/LH	2	no	350.00	700
15.83	Coat hooks	52	no	30.00	1,560
15.84	Towel hooks	100	no	25.00	2,500
15.85	Broom holder	1	no	300.00	300
15.86					
15.87	OTHERS				
15.88	24mm thick laminate decorative portal frame	8	m	200.00	1,600
15.89	Laser cut MDF letter signage	1	item		Included
15.90	Allowance for internal signage and wayfinding signage	1	item	25,000.00	25,000
15.91	Allowance for external signage	1	item	60,000.00	60,000
15.92	- Backlit front signage	1	item		Included
15.93					
15.94	No allowance for joinery in stores, office 1, office 2, manager, service rooms, switchboard room		Note		

Centrum Lauren Jackson Sports Centre					Cost Plan C - Rev 1
	Total - Fitments / Special Equipment				431,643



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hydraulic Services - Elemental Summary				
16.1	WC	22	no	3,000.00	66,000
16.2	DDA WC with backrest	4	no	5,000.00	20,000
16.3	Shower	9	no	3,000.00	27,000
16.4	DDA Shower	2	no	3,000.00	6,000
16.5	Hand basin w\ mixer	28	no	2,700.00	75,600
16.6	DDA basin w\ mixer	4	no	3,000.00	12,000
16.7	Single bowl sink w\mixer	4	no	3,000.00	12,000
16.8	Single bowl sink with hands free tap	1	no	4,000.00	4,000
16.9	Urinal trough - suit 8 users, 6.4m long	1	item	8,000.00	8,000
16.10	Cleaner's sink	1	no	3,000.00	3,000
16.11	Laundry trough	1	no	3,000.00	3,000
16.12	Drink fountain	2	no	5,000.00	10,000
16.13	Boiled water unit to bar	1	no	3,500.00	3,500
16.14	Reuse existing boiled water unit to meeting room	1	no	1,500.00	1,500
16.15	Hose cock	12	no	250.00	3,000
16.16	Washing machine point	1	no	1,000.00	1,000
16.17	FWG	7	no	650.00	4,550
16.18	TMV	12	no	1,000.00	12,000
16.19	Tundish	2	no	600.00	1,200
16.20	25L electric main pressure hot water storage unit	1	no	1,500.00	1,500
16.21	315L solar pre-heat water storage tanks, floor mounted	2	no	4,000.00	8,000
16.22	315L hot water storage tank, floor mounted	1	no	4,000.00	4,000
16.23	Hot water manifold (5xburners), wall mounted	1	item	3,000.00	3,000
16.24	<u>Gas</u>				
16.25	New gas line h/l - size TBC	120	m	50.00	6,000
16.26					
16.27	EXTERNAL SERVICES				
16.28	<u>Sewer</u>				
16.29	New sewer pump well - 1.2m dia x 1.5m deep	1	no	5,000.00	5,000
16.30	50dia sewer rising main	205	m	75.00	15,375



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16.31	100dia sewer line	24	m	100.00	2,400
16.32	Connection to existing sewer line	3	no	1,500.00	4,500
16.33	<u>Water</u>				
16.34	80dia. potable cold water line	38	m	90.00	3,420
16.35	80dia. potable cold water isolation valve for future connection	1	item	150.00	150
16.36	Allowance for connection to existing water line	1	item	3,500.00	3,500
16.37	<u>Gas</u>				
16.38	Allowance for reconnection to existing gas supply	1	item	2,000.00	2,000
	Total - Hydraulic Services				332,195



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Mechanical Services - Elemental Summary				
17.1	MECHANICAL SERVICES				
17.2	BSG's estimate received 05 October 2020, including:	1	item	400,000.00	400,000
17.3	Removal & reinstatement of 12 off evaporative coolers & 4 off gas heaters				
17.4	Foyer, Meeting & Offices air conditioning & ventilation				
17.5	Change Room & Amenities Ventilation				
17.6	Smoke spill - Subject to Fire Engineer assessment				
	Total - Mechanical Services				400,000



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Fire Services - Elemental Summary				
18.1	FIRE SERVICES				
18.2	New fire hose reel incl reticulation	5	no	4,000.00	20,000
18.3					
18.4	EXTERNAL SERVICE				
18.5	89kL fire water storage tanks	2	no	66,750.00	133,500
18.6	Dual diesel fire pump & electric jacking pump within enclosure	1	item	15,000.00	15,000
18.7	Allow concrete base to above tanks and pumps	200	m2	270.00	54,000
18.8	New brigade tank suction booster assemblies for the fire hydrant and fire sprinkler systems within weatherproof cabinets	1	item	10,000.00	10,000
18.9	- Allow concrete base	5	m2	270.00	1,350
18.10	100dia tank supply	128	m	100.00	12,800
18.11	200dia tank suction	156	m	200.00	31,200
18.12	150dia fire service	396	m	150.00	59,400
18.13	Dual head fire hydrant	5	no	1,500.00	7,500
18.14	100dia site fire isolation & check valve assembly for fire water storage tank supply	1	item	1,500.00	1,500
18.15	New 100dia tapping to the existing water main	1	item	5,500.00	5,500
18.16	Allow for smoke exhaust system per centrum				Incl Elec
18.17	Allow for smoke detection system per centrum				Incl Elec
18.18	Allow for sprinklers system	5,172	m2	65.00	336,180
18.19	Allow for dry fire system per centrum				Incl Elec
	Total - Fire Services				687,930



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Electrical Services - Elemental Summary				
19.1	ELECTRICAL SERVICES				
19.2	BSG's estimate dated 25 September 2020				
19.3	Power supply & distribution	1	item	34,000.00	34,000
19.4	Lighting incl external lighting	1	item	229,500.00	229,500
19.5	Communications	1	item	62,500.00	62,500
19.6	Power	1	item	70,400.00	70,400
19.7	Security	1	item	65,000.00	65,000
19.8	Fire Detection & Alarm System	1	item	62,200.00	62,200
19.9					
19.10	ACCESS CONTROL				
19.11	Border Security Quote dated 08 October 2020				
19.12	Supply and install additional access control and intruder alarm equipment;	1	item	27,556.88	27,557
19.13	1 x Inner Range Integrity Security Controller				
19.14	8 x Inner Range SLAM 2 door access modules.				
19.15	1 x Inner Range EliteX Codepad.				
19.16	17 x Farpointe P300H prox readers.				
19.17	13 x FSH FES 10 electric strikes.				
19.18	4 x GEM 1200lb Singe Door Maglocks.				
19.19	4 x Request to Exit buttons.				
19.20	12 x Ceiling mounted PIR detectors.				
19.21	9 x Wall mounted anti masking PIR detectors.				
19.22	2 x Internal top hat piezo sirens.				
19.23	2 x External combination siren/strobes.				
19.24	2 x Wall mounted 12v 4a power supplies with battery backup.				
	Total - Electrical Services				551,157

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	ESD Initiatives - Elemental Summary				
21.1	<u>Reinstall solar panels</u>				
21.2	Allowance to reinstall solar panels back onto room of changeroom/admin block	1	item	10,000.00	10,000
	Total - ESD Initiatives				10,000

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Demolition - Elemental Summary				
25.1	DEMOLITION				
25.2	Building				
25.3	Remove existing colorbond roof including insulation, safety wire and roof drainage	4,843	m2	25.00	121,075
25.4	- Carefully remove existing solar panels on roof and store for re-installation	1	item	5,000.00	5,000
25.5	- Carefully remove existing light fittings, evaporative coolers, gas heaters, mechanical ductwork & droppers in court as required to suit roof replacement work; Reinstall on completion	1	item	35,623	35,623
25.6	Demolish existing front porch structure	34	m2	90.00	3,060
25.7	- Demolish brick piers	2	no	500.00	1,000
25.8	Remove existing high level translucent wall cladding to north and south elevations of court	477	m2	25.00	11,925
25.9	Demolish external brick walls incl windows, louvres, and doors	305	m2	100.00	30,500
25.10	Demolish existing stud walls and doors	301	m2	35.00	10,535
25.11	Remove existing wall tiles to wet areas	293	m2	25.00	7,325
25.12	Remove existing timber sports floor	3,563	m2	25.00	89,075
25.13	Remove existing floor tiles and leave ready for new floor finish	340	m2	25.00	8,500
25.14	Remove existing carpet tile and leave ready for new floor finish	274	m2	15.00	4,110
25.15	Remove existing vinyl flooring and leave ready for new floor finish	7	m2	15.00	105
25.16	Prep existing exposed concrete flooring for new floor finish	17	m2	15.00	255
25.17	Remove existing fitting and fixtures to service 1, service 3, cleaner and accessible toilet; cut and seal all redundant services and leave ready for new works	4	item	600.00	2,400
25.18	Remove existing ceiling & lights throughout (except staff room, cafe & cafe store) and leave ready for new ceiling and lights	483	m2	50.00	24,150
25.19	Remove existing basin and vanity bench	10	no	350.00	3,500
25.20	Remove existing toilet and partitions	13	no	600.00	7,800
25.21	Remove existing shower and partitions	4	no	400.00	1,600
25.22	Remove all existing joinery to change rooms	39	m	25.00	975
25.23	Remove existing kitchenette joinery incl sink to meeting room and leave ready for new works	3	m	200.00	600
25.24	Remove existing reception counter	5	m	50.00	250
25.25	Remove existing doors to tall cupboard to reception	1	item	50.00	50
25.26	Demolish existing tiered seating and associated wall framing to court	1	item	3,500.00	3,500



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25.27					
25.28	External				
25.29	Demolish existing kerb and channel and leave ready for new carpark	93	m	20.00	1,860
25.30	Remove part of existing asphalt carpark to suit new building extension	66	m2	25.00	1,650
25.31	Remove existing concrete path	576	m2	40.00	23,040
25.32	Remove existing fence enclosure	41	m	20.00	820
25.33	Remove existing tree	1	no	1,500.00	1,500
25.34	Cap-off existing stormwater pipes	88	m	50.00	4,400
25.35	Allowance for tree protection	1	item	5,000.00	5,000
	Total - Demolition				411,183



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	External Works - Elemental Summary				
26.1	SITE PREPARATION				
26.2	Site Clearance	2,006	m2	5.00	10,030
26.3					
26.4	EARTHWORKS				
26.5	Excavate to required depth for new car park pavement	42	m3	120.00	5,040
26.6	Excavate to required depth for new footpath paving	93	m3	120.00	11,160
26.7	Excavate to required depth for new building area	81	m3	120.00	9,720
26.8					
26.9	ROADS AND PAVING				
26.10	Light duty concrete pavement - 100thk concrete paving with SL82 mesh	923	m2	120.00	110,760
26.11	- Extra over for new kerb ramp	6	m2	400.00	2,400
26.12	Tactile	2	m2	600.00	1,200
26.13	Allowance for connection to existing footpath	1	item	2,000.00	2,000
26.14	<u>Car park</u>				
26.15	30mm thick flexible spray seal pavement on 100mm consolidated thickness Class 1 F.C.R	202	m2	100.00	20,200
26.16	Kerb and channel	81	m	90.00	7,290
26.17	Linemarking to car park	202	m2	2.00	404
26.18					
26.19	SUNDRIES				
26.20	Bollards to disabled bays and fire hydrants	22	no	1,000.00	22,000
	Total - External Works				202,204



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Landscaping - Elemental Summary				
27.1	SOFT LANDSCAPING				
27.2	Prepare planting bed with top soil and 75mm high mulch on top of top soil	21	m2	50.00	1,050
27.3	- 150h x 75thick treated pine timber edges	41	m	30.00	1,230
27.4	Allowance for reinstating landscape where affected by construction	1	item	5,000.00	5,000
27.5					
27.6	SHADE STRUCTURE - 3no.				
27.7	Allow concrete slab incl foundation	71	m2	270.00	19,170
27.8	Allow steel columns - allow 25kg/m	1.60	t	8,000.00	12,800
27.9	- Painted Exotec CFC cladding to columns	24	no	400.00	9,600
27.10	85mm thick ARCPANEL Firetek composite roof panel incl flashing and capping etc.	97	m2	240.00	23,280
27.11	100w colorbond eaves gutter	23	m	60.00	1,380
27.12	100dia downpipe	15	m	50.00	750
27.13	Allowance for tables and chairs - vandal resistant	6	no	2,500.00	15,000
27.14	Allow to stain existing BBQ gazebo brick wall to match building - assume 1h	24	m2	35.00	840
	Total - Landscaping				90,100



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	External Services - Elemental Summary				
28.1	STORMWATER				
28.2	<u>Stormwater Pits</u>				
28.3	900x600 site entry pit - class D grated [P1]	1	no	4,000.00	4,000
28.4	600 x 600 grated pit [P2, P3, P5 & P6]	4	no	3,200.00	12,800
28.5	600 x 600 grated pit [P4] - class D grated	1	no	3,600.00	3,600
28.6	<u>Stormwater Pipes - PVC pipes</u>				
28.7	225 dia	87	m	250.00	21,750
28.8	100 dia	70	m	150.00	10,500
28.9	Connections to existing drainage pit	2	no	1,000.00	2,000
	Total - External Services				54,650



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Provisional Sums - Elemental Summary				
31.1	Supply and installation of custom print film to multipurpose room glass operable wall	1	item	5,000.00	5,000
31.2	Retractable tiered seat and portable seat	1	item	600,000.00	600,000
31.3	Action ProAir NR WBS Timber Flooring	1	item	570,000.00	570,000
31.4	<u>PC Sum</u>				
31.5	Retractable projector screen	1	item	3,000.00	3,000
31.6	Oven to meeting room	1	item	3,000.00	3,000
	Total - Provisional Sums				1,181,000

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	FF&E - Elemental Summary				
44.1	<u>Manager</u>				
44.2	Office desk	1	no	1,000.00	1,000
44.3	Work chair	1	no	300.00	300
44.4	Chair	2	no	240.00	480
44.5					
44.6	<u>First Aid</u>				
44.7	Portable bed	3	no	600.00	1,800
44.8	<u>Sundry</u>				
44.9	Allow for sundry FF&E	Allow			26,420
	Total - FF&E				30,000