

10 September 2009



James Christou + Partners
24 Kings Park Road
West Perth WA 6005

Attention: Mr. James Christou

Dear Sir

KARRATHA LEISURE AND LEARNING PRECINCT MASTERPLAN - OPTION A

Herewith our Indicative Cost Estimate with an Estimated Total Commitment of \$106,050,000 excluding GST.

Subsequent to the estimate being compiled we have been instructed that the following items measured in the Recreation Precinct are to be funded by the Department of Education (costs are in 000's):

| Zone | Sports Hall 100% of Cost | School Change rooms 100% of Cost | Covered Courts 50% of Cost | Tennis Courts 50% of Cost | Green Pitch 100% of Cost | Twin Pitch 50% of Cost | Carparking for 40 cars 100% of Cost |
|----------------------------|--------------------------------|--|-------------------------------------|------------------------------------|-----------------------------------|---------------------------------|--|
| • Buildings & Siteworks | 2020 | 305 | 1335 | 165 | 185 | 210 | 110 |
| • Design Contingency | 100 | 15 | 65 | 10 | 10 | 10 | 5 |
| • Location Allowance | 1700 | 250 | 1120 | 140 | 155 | 175 | 95 |
| • Construction Contingency | 285 | 45 | 190 | 25 | 25 | 30 | 15 |
| • Client Contingency | 41 | 6 | 27 | 3 | 4 | 5 | 2 |
| • Public Artwork | 41 | 6 | 27 | 3 | 4 | 4 | 2 |
| • Loose Furniture | 10 | - | 10 | - | - | - | - |
| • PABX | 10 | - | 10 | - | - | - | - |
| • Professional Fees | 463 | 68 | 306 | 38 | 45 | 48 | 26 |
| • BMW Charges | 70 | 10 | 45 | 6 | 6 | 8 | 5 |
| • Escalation to Tender | 150 | 25 | 95 | 10 | 14 | 15 | 10 |
| | \$489,000 | \$730,000 | \$3,230,000 | \$400,000 | \$450,000 | \$505,000 | \$270,000 |

Ralph Beattie Bosworth Pty Ltd

ABN 58 260 502 981

Construction Cost Consultants

12 Kings Park Road West Perth Western Australia 6005

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This means that the cost of the respective components are:

| | |
|--|-----------------------------|
| Years 8, 9 & 10 Teaching Facility | \$45,225,000 |
| Recreation Precinct | 60,825,000 |
| Total Project Cost excl. of GST | <u>\$106,050,000</u> |

A location allowance of 80% has been included. This allowance is at the top end of the scale and applies when there is much construction activity in the area. The allowance reduces as the construction activity reduces.

Cost escalation has been included for a January 2011 construction commencement.

Costs include for all of the work to be included in one tender package.

Demolition costs are excluded.

Minor allowances have been made for rock excavation and filling. We have not had access to any Geotechnical Report or Site Contour drawings.

Yours faithfully

Ralph Beattie Bosworth



Martin Collins

Director

INDICATIVE COST ESTIMATE

**KARRATHA LEISURE AND LEARNING PRECINCT
MASTERPLAN - OPTION A**

JAMES CHRISTOU + PARTNERS

10 SEPTEMBER 2009

PROJECT COST PLAN SUMMARY

KARRATHA LEISURE AND LEARNING PRECINCT

| | |
|------------------------|---|
| Indicative Cost | ✓ |
| Preliminary Estimate | |
| Limit of Cost Estimate | |
| Tender Estimate | |

| | |
|-----------------------|------------|
| Cost Plan Date | 10/09/2009 |
| Building Cost Index | 201.5 |

PROJECT YEAR 8 AND 9 TEACHING FACILITY
Location KARRATHA

| BUILDINGS | | Gross Floor | | Elemental Cost |
|------------------------------------|------|-------------|----------|----------------|
| (From Single Building Cost Plans) | | Areas | GFA Rate | |
| 1 | FECA | 2,074 | \$2,823 | \$5,854,300 |
| 2 | UCA | 1,100 | \$550 | \$605,000 |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| Total GFA and Building Cost | | 3,074 | \$2,101 | \$6,459,300 |

| Code | AIQS Element | | |
|--|---|-------------|--------------|
| CE | Centralised Energy Systems | | |
| AR | Alterations and Renovations | | |
| XP | Site Preparation | \$115 | \$355,000 |
| XR | Roads, Footpaths and Paved Areas | \$121 | \$372,000 |
| XN | Boundary Walls, Fencing and Gates | \$8 | \$25,000 |
| XB | Outbuildings and Covered Ways | \$3 | \$10,000 |
| XL | Landscaping and Improvements | \$24 | \$75,000 |
| External Works Subtotal (CE to XL) | | \$272 | \$837,000 |
| XK | External Stormwater Drainage | \$10 | \$30,000 |
| XD | External Sewer Drainage | \$16 | \$50,000 |
| XW | External Water Supply | \$5 | \$15,000 |
| XG | External Gas | \$5 | \$15,000 |
| XF | External Fire Protection | \$16 | \$50,000 |
| XE | External Electric Light and Power | \$57 | \$175,000 |
| XC | External Communications | \$8 | \$25,000 |
| XS | External Special Services | \$49 | \$150,000 |
| External Services Subtotal (XK to XS) | | \$166 | \$510,000 |
| PR | Proportion of Preliminaries | \$48 | \$148,700 |
| DC | Design Contingency (5%) | \$130 | \$400,000 |
| LA | Location Allowance (80%) | \$2,180 | \$6,700,000 |
| NET PROJECT COST SUBTOTAL (Total Construction Cost) | | \$4,898 | \$15,055,000 |
| YY | Construction Contingency (7.5%) | | \$1,125,000 |
| YY | Client Contingency, Relocation Costs and Disbursements (1%) | | \$150,000 |
| YY | Headworks and Statutory Charges | | INC |
| YY | BCI Task Force & Training Fund | | INC |
| YY | Public Artwork (1%) | | \$200,000 |
| FE | Loose Furniture and Equipment | | \$250,000 |
| FE | IT and PABX | | \$100,000 |
| PF | Professional Fees and Disbursements (11%) | | \$1,860,000 |
| PF | BMW Service Charge (1.5%) | | \$260,000 |
| GROSS PROJECT COST (At Current Prices) | | | \$19,000,000 |
| ET | Escalation to Tender - 207.6 | Tender Date | Jan 2011 |
| | | | \$600,000 |
| ESTIMATED TOTAL COMMITMENT | | | \$19,600,000 |
| GST | Goods and Services Tax | | \$1,960,000 |

PROJECT COST PLAN SUMMARY

KARRATHA LEISURE AND LEARNING PRECINCT

| | |
|------------------------|---|
| Indicative Cost | ✓ |
| Preliminary Estimate | |
| Limit of Cost Estimate | |
| Tender Estimate | |

| | |
|-----------------------|------------|
| Cost Plan Date | 10/09/2009 |
| Building Cost Index | 201.5 |

PROJECT YEAR 10 TEACHING FACILITY
Location KARRATHA

| BUILDINGS (From Single Building Cost Plans) | | Gross Floor | | Elemental Cost |
|---|------|-------------|----------|----------------|
| | | Areas | GFA Rate | |
| 1 | FECA | 1,617 | \$3,021 | \$4,884,500 |
| 2 | UCA | 610 | \$566 | \$345,500 |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| Total GFA and Building Cost | | 2,167 | \$2,413 | \$5,230,000 |

| Code | AIQS Element | | |
|--|---|-------------|--------------|
| CE | Centralised Energy Systems | | |
| AR | Alterations and Renovations | | |
| XP | Site Preparation | \$104 | \$226,400 |
| XR | Roads, Footpaths and Paved Areas | \$32 | \$70,000 |
| XN | Boundary Walls, Fencing and Gates | \$7 | \$15,000 |
| XB | Outbuildings and Covered Ways | \$2 | \$5,000 |
| XL | Landscaping and Improvements | \$23 | \$50,000 |
| External Works Subtotal (CE to XL) | | \$169 | \$366,400 |
| XK | External Stormwater Drainage | \$12 | \$25,000 |
| XD | External Sewer Drainage | \$12 | \$25,000 |
| XW | External Water Supply | \$5 | \$10,000 |
| XG | External Gas | \$5 | \$10,000 |
| XF | External Fire Protection | \$12 | \$25,000 |
| XE | External Electric Light and Power | \$78 | \$170,000 |
| XC | External Communications | \$9 | \$20,000 |
| XS | External Special Services | \$46 | \$100,000 |
| External Services Subtotal (XK to XS) | | \$178 | \$385,000 |
| PR | Proportion of Preliminaries | \$48 | \$103,600 |
| DC | Design Contingency (5%) | \$138 | \$300,000 |
| LA | Location Allowance (80%) | \$2,360 | \$5,115,000 |
| NET PROJECT COST SUBTOTAL (Total Construction Cost) | | \$5,307 | \$11,500,000 |
| YY | Construction Contingency (7.5%) | | \$900,000 |
| YY | Client Contingency, Relocation Costs and Disbursements (1%) | | \$150,000 |
| YY | Headworks and Statutory Charges | | INC |
| YY | BCI Task Force & Training Fund | | INC |
| YY | Public Artwork (1%) | | \$200,000 |
| FE | Loose Furniture and Equipment | | \$200,000 |
| FE | IT and PABX | | \$100,000 |
| PF | Professional Fees and Disbursements (11%) | | \$1,400,000 |
| PF | BMW Service Charge (1.5%) | | \$200,000 |
| GROSS PROJECT COST (At Current Prices) | | | \$14,650,000 |
| ET | Escalation to Tender - 207.6 | Tender Date | Jan 2011 |
| | | | \$500,000 |
| ESTIMATED TOTAL COMMITMENT | | | \$15,150,000 |
| GST | Goods and Services Tax | | \$1,515,000 |

PROJECT COST PLAN SUMMARY

KARRATHA LEISURE AND LEARNING PRECINCT

| | |
|------------------------|---|
| Indicative Cost | ✓ |
| Preliminary Estimate | |
| Limit of Cost Estimate | |
| Tender Estimate | |

| | |
|-----------------------|------------|
| Cost Plan Date | 10/09/2009 |
| Building Cost Index | 201.5 |

PROJECT RECREATION CENTRE

Location KARRATHA

| BUILDINGS | | Gross Floor | | |
|------------------------------------|------|-------------|----------|----------------|
| (From Single Building Cost Plans) | | Areas | GFA Rate | Elemental Cost |
| 1 | FECA | 7,925 | \$2,148 | \$17,022,250 |
| 2 | UCA | 2,154 | \$508 | \$1,093,500 |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| Total GFA and Building Cost | | 10,079 | \$1,797 | \$18,115,750 |

| Code | AIQS Element | | |
|--|---|----------------|---------------------|
| OC | Outdoor Courts | \$380 | \$3,828,400 |
| OP | Outdoor Pools | \$258 | \$2,600,000 |
| XP | Site Preparation | \$134 | \$1,348,000 |
| XR | Roads, Footpaths and Paved Areas | \$101 | \$1,015,450 |
| XN | Boundary Walls, Fencing and Gates | \$20 | \$197,500 |
| XB | Outbuildings and Covered Ways | \$2 | \$25,000 |
| XL | Landscaping and Improvements | \$33 | \$335,000 |
| External Works Subtotal (CE to XL) | | \$928 | \$9,349,350 |
| XK | External Stormwater Drainage | \$5 | \$50,000 |
| XD | External Sewer Drainage | \$10 | \$100,000 |
| XW | External Water Supply | \$2 | \$25,000 |
| XG | External Gas | \$12 | \$120,000 |
| XF | External Fire Protection | \$52 | \$520,000 |
| XE | External Electric Light and Power | \$25 | \$250,000 |
| XC | External Communications | \$5 | \$50,000 |
| XS | External Special Services | \$30 | \$305,000 |
| External Services Subtotal (XK to XS) | | \$141 | \$1,420,000 |
| PR | Proportion of Preliminaries | \$56 | \$564,900 |
| DC | Design Contingency (5%) | \$149 | \$1,500,000 |
| LA | Location Allowance (80%) | \$2,456 | \$24,750,000 |
| NET PROJECT COST SUBTOTAL (Total Construction Cost) | | \$5,526 | \$55,700,000 |
| YY | Construction Contingency (7.5%) | | \$4,200,000 |
| YY | Client Contingency, Relocation Costs and Disbursements (1%) | | \$550,000 |
| YY | Headworks and Statutory Charges | | INC |
| YY | BCI Task Force & Training Fund | | INC |
| YY | Public Artwork (1%) | | \$700,000 |
| FE | Loose Furniture and Equipment | | \$300,000 |
| FE | IT and PABX | | \$100,000 |
| PF | Professional Fees and Disbursements (11%) | | \$6,750,000 |
| PF | BMW Service Charge (1.5%) | | \$900,000 |
| GROSS PROJECT COST (At Current Prices) | | | \$69,200,000 |
| ET | Escalation to Tender - 207.6 | Tender Date | Jan 2011 |
| | | | \$2,100,000 |
| ESTIMATED TOTAL COMMITMENT | | | \$71,300,000 |
| GST | Goods and Services Tax | | \$7,130,000 |

INDICATIVE COST ESTIMATE

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

ESTIMATE EST ESTIMATE 10/09/2009
SECTION S1 YEAR 8 & 9
TRADES GE GENERAL

AREASFeca

| | | | | | |
|---|--------------------------|----|------|----------|--------------|
| 1 | Administration | m2 | 192 | 3,200.00 | 614,400.00 |
| 2 | Library resource centre | m2 | 390 | 3,000.00 | 1,170,000.00 |
| 3 | GLA's and teaching areas | m2 | 1045 | 2,650.00 | 2,769,250.00 |
| 4 | Staff area | m2 | 168 | 2,800.00 | 470,400.00 |
| 5 | Kitchenette | m2 | 18 | 2,950.00 | 53,100.00 |
| 6 | Toilets | m2 | 162 | 3,300.00 | 534,600.00 |
| 7 | Stores | m2 | 99 | 2,450.00 | 242,550.00 |

Uca

| | | | | | |
|-----|---|----|------|--------|------------|
| 8 | General verandahs and walkways including paving | m2 | 1000 | 550.00 | 550,000.00 |
| 161 | Open plant areas | m2 | 100 | 550.00 | 55,000.00 |

Siteworks

| | | | | | |
|----|---|------|-------|-----------|------------|
| 9 | Clear site | m2 | 15000 | 1.00 | 15,000.00 |
| 10 | Imported filling (assumed 1m required to whole of site) | m3 | 12000 | 20.00 | 240,000.00 |
| 11 | Carparking and roadwork alterations | m2 | 4100 | 70.00 | 287,000.00 |
| 12 | Pedestrian bridge/footpath over swale | No. | 1 | 20,000.00 | 20,000.00 |
| 13 | Car bridge over swale | No. | 1 | 50,000.00 | 50,000.00 |
| 14 | Pedestrian paving | Item | | | 15,000.00 |
| 15 | Bin store, miscellaneous enclosures | Item | | | 10,000.00 |
| 16 | Miscellaneous retaining walls and screen walls | Item | | | 25,000.00 |
| 17 | Miscellaneous metalwork | Item | | | 10,000.00 |
| 18 | External signage | Item | | | 10,000.00 |
| 19 | External seating and bins | Item | | | 15,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | | |
|----|--|-------|--------------|
| 20 | Landscaping and reticulation | Item | 40,000.00 |
| 21 | Preliminaries | Item | 73,000.00 |
| | <u>Site Services</u> | | |
| 22 | Water service | Item | 15,000.00 |
| 23 | Gas service | Item | 15,000.00 |
| 24 | Sewers | Item | 50,000.00 |
| 25 | Building stormwater disposal | Item | 20,000.00 |
| 26 | Stormwater swale | Item | 10,000.00 |
| 27 | Fire service | Item | 50,000.00 |
| 28 | External lighting | Item | 25,000.00 |
| 29 | Submains and site main switchboard upgrade | Item | 175,000.00 |
| 30 | Western Power Headworks | Item | 45,000.00 |
| 31 | WAWA Headworks | Item | 100,000.00 |
| 32 | Telstra Headworks | Item | 5,000.00 |
| 33 | Rock excavation | Item | 100,000.00 |
| 34 | Preliminaries | Item | 75,700.00 |
| | | AREAS | 7,955,000.00 |
| | <u>OTHER COSTS</u> | | |
| 35 | Design Contingency | Item | 400,000.00 |
| 36 | Location Allowance | Item | 6,700,000.00 |
| 37 | Construction Contingency | Item | 1,125,000.00 |
| 38 | Client Contingency | Item | 150,000.00 |
| 39 | Public Artwork | Item | 200,000.00 |
| 40 | Loose Furniture and Equipment | Item | 250,000.00 |
| 41 | IT and PABX | Item | 100,000.00 |
| 42 | Professional Fees | Item | 1,860,000.00 |
| 43 | BMW Service Charge | Item | 260,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | |
|-------------------------|----------------------|---------------|
| 44 Escalation to Tender | Item | 600,000.00 |
| | OTHER COSTS | 11,645,000.00 |
| | Total for GENERAL | 19,600,000.00 |
| | Total for YEAR 8 & 9 | 19,600,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | |
|----------|-----|---------------------|
| ESTIMATE | EST | ESTIMATE 10/09/2009 |
| SECTION | S2 | YEAR 10 |
| TRADES | GE | GENERAL |

AREASFeca

| | | | | | |
|----|-----------------------------|----|-----|----------|--------------|
| 45 | GLA's | m2 | 310 | 2,650.00 | 821,500.00 |
| 46 | Staff area | m2 | 128 | 2,800.00 | 358,400.00 |
| 47 | Materials Technology studio | m2 | 200 | 2,850.00 | 570,000.00 |
| 48 | Food studio | m2 | 224 | 3,200.00 | 716,800.00 |
| 49 | Textile studio | m2 | 121 | 3,000.00 | 363,000.00 |
| 50 | Visual Arts studio | m2 | 154 | 3,000.00 | 462,000.00 |
| 51 | Science Laboratories | m2 | 381 | 3,450.00 | 1,314,450.00 |
| 52 | Kitchenette | m2 | 7 | 2,950.00 | 20,650.00 |
| 53 | Toilets | m2 | 38 | 3,300.00 | 125,400.00 |
| 54 | Stores | m2 | 54 | 2,450.00 | 132,300.00 |

Uca

| | | | | | |
|-----|---|----|-----|--------|------------|
| 55 | Materials Technology studio | m2 | 100 | 650.00 | 65,000.00 |
| 56 | General verandahs and walkways including paving | m2 | 450 | 550.00 | 247,500.00 |
| 162 | Open plant areas | m2 | 60 | 550.00 | 33,000.00 |

Siteworks

| | | | | | |
|----|--|------|------|-----------|------------|
| 57 | Clear site | m2 | 8400 | 1.00 | 8,400.00 |
| 58 | Imported filling (assumed 1m deep to whole site) | m3 | 8400 | 20.00 | 168,000.00 |
| 59 | Pedestrian bridge/footpath over swale | No. | 3 | 20,000.00 | 60,000.00 |
| 60 | Bin store, miscellaneous enclosures | Item | | | 5,000.00 |
| 61 | Miscellaneous retaining walls and screen walls | Item | | | 15,000.00 |
| 62 | Pedestrian paving | Item | | | 10,000.00 |
| 63 | Miscellaneous metalwork | Item | | | 10,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | | |
|----|--|-------|--------------|
| 64 | External signage | Item | 5,000.00 |
| 65 | External seating and bins | Item | 10,000.00 |
| 66 | Landscaping and reticulation | Item | 25,000.00 |
| 67 | Preliminaries | Item | 55,600.00 |
| | <u>Site Services</u> | | |
| 68 | Water service | Item | 10,000.00 |
| 69 | Gas service | Item | 10,000.00 |
| 70 | Sewers | Item | 25,000.00 |
| 71 | Fire service | Item | 25,000.00 |
| 72 | Building stormwater disposal | Item | 10,000.00 |
| 73 | Stormwater swale | Item | 15,000.00 |
| 74 | External lighting | Item | 15,000.00 |
| 75 | Submains and site main switchboard upgrade | Item | 175,000.00 |
| 76 | Western Power Headworks | Item | 45,000.00 |
| 77 | WAWA Headworks | Item | 50,000.00 |
| 78 | Telstra Headworks | Item | 5,000.00 |
| 79 | Rock excavation | Item | 50,000.00 |
| 80 | Preliminaries | Item | 48,000.00 |
| | | AREAS | 6,085,000.00 |
| | <u>OTHER COSTS</u> | | |
| 81 | Design Contingency | Item | 300,000.00 |
| 82 | Location Allowance | Item | 5,115,000.00 |
| 83 | Construction Contingency | Item | 900,000.00 |
| 84 | Client Contingency | Item | 150,000.00 |
| 85 | Public Artwork | Item | 200,000.00 |
| 86 | Loose Furniture and Equipment | Item | 200,000.00 |
| 87 | IT and PABX | Item | 100,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | | |
|----|----------------------|-------------------|---------------|
| 88 | Professional Fees | Item | 1,400,000.00 |
| 89 | BMW Service Charge | Item | 200,000.00 |
| 90 | Escalation to Tender | Item | 500,000.00 |
| | | OTHER COSTS | 9,065,000.00 |
| | | Total for GENERAL | 15,150,000.00 |
| | | Total for YEAR 10 | 15,150,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

ESTIMATE EST ESTIMATE 10/09/2009
SECTION S3 RECREATION CENTRE
TRADES GE GENERAL

AREASFeca

| | | | | | |
|-----|---------------------------------------|------|------|----------|--------------|
| 91 | Administration | m2 | 377 | 2,500.00 | 942,500.00 |
| 92 | Function and meeting room | m2 | 591 | 2,500.00 | 1,477,500.00 |
| 93 | Creche | m2 | 165 | 2,500.00 | 412,500.00 |
| 94 | Cafe/Kiosk | m2 | 216 | 2,500.00 | 540,000.00 |
| 95 | Kitchenette | m2 | 41 | 2,950.00 | 120,950.00 |
| 96 | Change rooms | m2 | 832 | 2,500.00 | 2,080,000.00 |
| 97 | Fitness Centres | m2 | 637 | 2,500.00 | 1,592,500.00 |
| 98 | Kids play space | m2 | 180 | 2,500.00 | 450,000.00 |
| 99 | Indoor playcourts | m2 | 2486 | 2,000.00 | 4,972,000.00 |
| 100 | Squash courts | m2 | 225 | 2,500.00 | 562,500.00 |
| 101 | Commercial Tenancies | m2 | 360 | 1,450.00 | 522,000.00 |
| 102 | Stores | m2 | 599 | 1,400.00 | 838,600.00 |
| 103 | Plant rooms | m2 | 648 | 1,000.00 | 648,000.00 |
| 104 | Sport Clubhouse - Changerooms | m2 | 568 | 2,400.00 | 1,363,200.00 |
| 105 | Minor kitchen, canteen and bar fitout | Item | | | 100,000.00 |

Uca

| | | | | | |
|-----|---|----|------|--------|------------|
| 106 | Main entry canopy | m2 | 60 | 800.00 | 48,000.00 |
| 107 | General verandahs and walkways including paving | m2 | 150 | 550.00 | 82,500.00 |
| 108 | Covered walkway to north facade | m2 | 780 | 650.00 | 507,000.00 |
| 109 | Cafe/Kiosk roof seating area | m2 | 144 | 500.00 | 72,000.00 |
| 110 | Shade cover to outdoor pools and surround | m2 | 1800 | 200.00 | 360,000.00 |
| 111 | Paving surrounding outdoor pools beneath shade sails (measured elsewhere) | m2 | 300 | 80.00 | 24,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | | | | |
|-----|--|------|--------|--------|--------------|
| 112 | Outdoor basketball and netball hardcourts including fencing, roofing and lighting | m2 | 4620 | 600.00 | 2,772,000.00 |
| | <u>Uncovered Areas</u> | | | | |
| 113 | Soccer/hockey/AFL pitches | m2 | 41700 | 8.00 | 333,600.00 |
| 114 | Match standard lighting to pitch 1 and 2 | Item | | | 200,000.00 |
| 159 | Match standard lighting to pitch 3 | Item | | | 100,000.00 |
| 160 | Match standard lighting to pitch 4 | Item | | | 100,000.00 |
| 115 | Tennis hardcourts (Plexipave finish) including fencing and lighting | m2 | 4035 | 80.00 | 322,800.00 |
| | <u>General</u> | | | | |
| 116 | Upgrade to northern facade (150 linear metres) | Item | | | 400,000.00 |
| | <u>Swimming Pools</u> | | | | |
| 117 | 50m heated pool | Item | | | 1,850,000.00 |
| 118 | Leisure pool heated (surface area 500m2) | Item | | | 575,000.00 |
| 119 | Wading pool heated | Item | | | 175,000.00 |
| | <u>Siteworks</u> | | | | |
| 120 | Clear site | m2 | 108000 | 1.00 | 108,000.00 |
| 121 | Imported filling (assumed 0m required beneath pitch 1 and 2, 1m average depth required to balance of site) | m3 | 52000 | 20.00 | 1,040,000.00 |
| 122 | Carparking including drainage and lighting | m2 | 13930 | 65.00 | 905,450.00 |
| 123 | Feature paving and landscaping to main entry | m2 | 1500 | 60.00 | 90,000.00 |
| 124 | Pedestrian paving | Item | | | 20,000.00 |
| 125 | Bin store, miscellaneous enclosures | Item | | | 25,000.00 |
| 126 | Site fencing | m2 | 710 | 250.00 | 177,500.00 |
| 127 | Miscellaneous metalwork | Item | | | 25,000.00 |
| 128 | External signage | Item | | | 35,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | | |
|-----|------------------------------------|-------|---------------|
| 129 | External seating and bins | Item | 25,000.00 |
| 130 | Miscellaneous retaining walls | Item | 20,000.00 |
| 131 | Landscaping and reticulation | Item | 250,000.00 |
| 132 | Preliminaries | Item | 409,050.00 |
| | <u>Site Services</u> | | |
| 133 | Water service | Item | 25,000.00 |
| 134 | Gas service | Item | 20,000.00 |
| 135 | Gas storage tanks | Item | 100,000.00 |
| 136 | Sewers | Item | 100,000.00 |
| 137 | Building stormwater disposal | Item | 25,000.00 |
| 138 | Stormwater swale | Item | 25,000.00 |
| 139 | Fire service | Item | 100,000.00 |
| 140 | Fire booster pump | Item | 20,000.00 |
| 141 | Fire tank and pumps | Item | 400,000.00 |
| 142 | External lighting | Item | 100,000.00 |
| 143 | Submains and site main switchboard | Item | 200,000.00 |
| 144 | Western Power Headworks | Item | 100,000.00 |
| 145 | WAWA Headworks | Item | 200,000.00 |
| 146 | Telstra Headworks | Item | 5,000.00 |
| 147 | Rock excavation | Item | 200,000.00 |
| 148 | Preliminaries | Item | 155,850.00 |
| | | AREAS | 29,450,000.00 |
| | <u>OTHER COSTS</u> | | |
| 149 | Design Contingency | Item | 1,500,000.00 |
| 150 | Location Allowance | Item | 24,750,000.00 |
| 151 | Construction Contingency | Item | 4,200,000.00 |
| 152 | Client Contingency | Item | 550,000.00 |

14327-EST KARRATHA LEARNING AND LEISURE PRECINCT

| | | | |
|-----|-------------------------------|-------------------------------|----------------|
| 153 | Public Artwork | Item | 700,000.00 |
| 154 | Loose Furniture and Equipment | Item | 300,000.00 |
| 155 | IT and PABX | Item | 100,000.00 |
| 156 | Professional Fees | Item | 6,750,000.00 |
| 157 | BMW Service Charge | Item | 900,000.00 |
| 158 | Escalation to Tender | Item | 2,100,000.00 |
| | | OTHER COSTS | 41,850,000.00 |
| | | Total for GENERAL | 71,300,000.00 |
| | | Total for RECREATION CENTRE | 71,300,000.00 |
| | | Total for ESTIMATE 10/09/2009 | 106,050,000.00 |
| | | TOTAL \$ | 106,050,000.00 |

*** END OF REPORT ***