

5 September 2022

Report

EDP Cost Plan

New Gungahlin Tennis Facility
ACT Government

making the **difference**

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New Gungahlin Tennis Facility
ACT Government

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Rev	Originator	Approved	Date
0	Stephan Joubert	Matt Figgis	5 September 2022

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New Gungahlin Tennis Facility

ACT Government

1 Introduction

Turner & Townsend (T&T) have been requested by the ACT Government to provide a cost plan for the proposed Gungahlin Tennis Facility in Amaroo, block, section 109 – Northern side, Canberra.

2 Executive Summary

2.1 Purpose of Report

This cost plan report provides an indicative cost based on the drawings and documentation provided. These documents are detailed in section 2.3.4 of this report.

2.2 Cost Summary

2.2.1 Capital Cost

Refer to appendix A for a detailed breakdown of this cost plan. A summary of current cost plan is as follow: -

ACT Government - Gungahlin Tennis Facility	Total Excluding GST (\$)
TOTAL TRADE COST - EXCL. GST	7,048,949
Preliminaries	916,363
Builders Margin	318,613
TOTAL BUILDERS COST - EXCL. GST	8,283,925
DA Fees	99,407
Design & Professional Fees	828,393
Escalation as per Project Development Program (4%pa)	368,469
SUBTOTAL - EXCL GST	9,580,194
Contingency (10%)	958,019
Sustainability Initiatives	Excluded
TOTAL DEVELOPMENT COST - EXCL. GST	10,538,214

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2.2.2 Additional Allowances: Works Outside Site Boundary

In addition to the above Capital Cost the following options for additional allowances are yet to be confirmed: -

WORKS OUTSIDE SITE BOUNDARY	TOTAL TRADE COST EXCL. GST (\$)
Proposed Work	1,664,916
TOTAL COST FOR WORKS OUTSIDE SITE BOUNDARY	1,664,916

2.3 Basis of Cost

2.3.1 COVID-19

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.

2.3.2 Exclusions

The following items and allowances have been excluded from the cost estimate. Allowance should be made where necessary

- GST
- Out of office hours work allowance
- Design contingency
- Asbestos removal if any
- Contaminated soil if any
- Latent soil conditions if any
- Artwork if any
- Works not specifically mentioned in the cost plan
- Sustainability initiatives
- Specialist equipment
- External FF&E items
- Swipe access for gates
- Security management system
- Major External Services diversions
- Heritage/CMP Fees and etc
- External Communications and alterations
- External Security and alterations

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- External Special Services
- Transport Assessment
- Special Provisions

2.3.3 Assumptions

The concept cost plan incorporates the following assumptions and clarifications. These assumptions will require testing pending further design, site investigations, and market clarification.

2.3.3.1 On-cost

- Areas and quantities have been measured by Turner & Townsend from Cardno's documentation
- Preliminaries have been included at 13%
- Margin has been applied at 4%
- DA fee has been applied at 1.2%
- Design & Professional Fees has been applied at 10%
- Escalation was included at 4% for 1 years
- Contingency has been applied at 10%

2.3.3.2 General

- Assume that the proposed site is relatively flat. Therefore, no major works required for cut and fill
- Assume that there is no contaminated soil. Therefore, no remediation work is required
- We have assumed standard working hours
- We have assumed a competitive tender with local contractors
- Assume no work to existing item unless specific

2.3.3.3 Site Preparation

- The demolition rates are inclusive of disposal
- We have allowed clear site to remove all vegetation, shrubs, debris, rubbish, and the like including grubbing out stumps and roots and backfilling and compacting grub holes and move to stockpile
- We have allowed for reuse the selected excavate material for filling and layer
- We have allowed for re-use of topsoil fill from stockpile, and the topsoil stockpile as per drawing 50522032-EMCP-1060 'environmental management concept plan sheet 1 of 2'
- An allowance of \$50k for sediment control
- An allowance of \$20k for dust control

2.3.3.4 Central Pavilion Servicing Facility

- Assume it is a one level building
- Provisional sum allowance for central pavilion servicing facility, incl. substructure, roofing, external walls, doors and windows, internal walls, floor finishes, ceiling, fitments, E.O. allowance on building services with \$ 4,000 per m2

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- Provisional sum allowance of \$20k for white goods such as dishwasher, refrigerator, microwave etc.
- Provisional sum allowance of \$8k for TV & equipment

2.3.3.5 Waste Enclosure

- An allowance of \$6k for double gate access, slide bolt with padlocks with security shrouds
- Provision sum allowance of \$1k for modification where required

2.3.3.6 General Landscaping and Fencing

- Protection to trees is included in 'Site preparation' section.
- No motorised gate is allowed
- Provision sum allowance of \$10k for entry - details TBC
- An allowance of \$41k for landscape sumps and subsoil drains
- An allowance of \$10k for landscaping maintenance period
- Provision sum allowance of \$25k for street furniture, seating and misc. metalworks, bollards etc.
- No provision for public artworks
- Water station included external stormwater and drainage
- We have allowed for 120L waste bin, assume equal to street furniture sit bin enclosure 120L - assume qty
- Provision sum allowance of \$1.5k for irrigation setup and infrastructure
- Provision sum allowance of \$5k for signage and wayfinding

2.3.3.7 Tennis Court incl. Hot Shot Court

- We have allowed 250mm thick slab on ground including surface preparation, concrete, mesh reinforcement and formwork
- E.O. allowance for key joint
- E.O. allowance for termite management
- E.O. allowance for privacy screen & windbreaks with ties attach to fence
- Provision sum allowance of \$10k for signage and wayfinding
- Provision sum allowance of \$14.4k for line marking to court incl. hot shot

2.3.3.8 Carpark, Road & Paved Areas

- An allowance of \$11k for isolating the redundant services and make safe
- The footpath pavement rates are inclusive the subgrade, compacted rock, membrane, pavement or concrete, edge boards and joints
- E.O allowance for raised concrete footpaths within carpark and access roads for crossings - assume 100m²

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- An allowance of \$10k for connection between new and existing roads included below the line item
- Provision sum allowance of \$5k for metalworks, bollards, vehicle barriers etc.

2.3.3.9 External Services

- The following allowances updated as per advised by client: -
 - An allowance of \$150k for Electrical service
 - An allowance of \$30k for Telco service
 - An allowance of \$100k for Water service
 - An allowance of \$20k for Sewer service
 - An allowance of \$250k for Stormwater service

Lightings

- Allowance for tennis court lighting equal to high power led flood 20m high mast light with pole
- Allow for post lights with luminaires to main path through site, assumed one 2200 high post light in every 20m along the carpark and pedestrian pathway to both sides

2.3.3.10 Final Cleaning

- An allowance of \$80,425 for final cleaning

2.3.3.11 Works outside site boundary: Proposed Work

- Environmental control and sediment control will be excluded from this scope of works
- Assume external services will be included in the above main work - external services
- Assume no works to the existing items unless mentioned
- Excluded work for existing bicentennial trail path
- Excluded work for existing parking area
- An allowance of \$1k for relocation streetlight
- An allowance of \$6.5k for isolating the redundant services and make safe
- The footpath pavement rates are inclusive the subgrade, compacted rock, membrane, pavement or concrete, edge boards and joints
- An allowance of \$10k for connection between new and existing carpark
- Provision sum allowance of \$5k for metalworks, bollards, vehicle barriers etc.
- Allow for post lights with luminaires to main path through site, assumed one 2200 high post light in every 20m along the carpark and pedestrian pathway to both sides
- Excluded work for existing culvert, make good or upgrade
- Provision sum allowance of \$525,600 for bridge/ culvert crossing over the creek incl. concrete abutment, steel beam, pressure treated stringers, decking, runners and curbs etc. - details TBC with engineer
- Excluded work for landscape sumps and subsoil drains

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- No provision for public artworks
- Provision sum allowance of \$5.2k for irrigation setup and infrastructure
- An allowance of \$8,715 for final cleaning

2.3.4 Information Used

The following drawings and information have been used in the preparation of this report.

DOCUMENTS	DATE RECEIVED
Email named FW: [Cost Planning - Gungahlin Tennis Facility] - Cardno Terms of Engagement from Cardno (Terry Maher) to T&T (Stephan Joubert) regarding to the services cost: - <ul style="list-style-type: none"> • Electrical • Telco • Water • Sewer • Stormwater 	02/09/2022
Email named FW: [Cost Planning - Gungahlin Tennis Facility] - Cardno Terms of Engagement from Cardno (Terry Maher) to T&T (Stephan Joubert) regarding to the court surfaces details	01/09/2022
New Gungahlin tennis facility for EDP submission prepared by Cardno, dated July 2022 <ul style="list-style-type: none"> • 50522032-C0000-C1100-COMBINED SET (47 pages, pdf version) 	29/08/2022

New Gungahlin Tennis Facility
ACT Government

3 Appendix A – Cost Plan

Trade Summary

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
<u>NEW GUNGAHLIN TENNIS FACILITY</u>					
AMAROO, BLOCK 4, SECTION 109					
2 September 2022					
1	Site Preparation	16,085	m2	20.43	328,680
2	Central Pavilion Servicing Facility	153	m2	4,183.01	640,000
3	Waste Enclosure	26	m2	930.38	24,190
4	General Landscaping and Fencing	5,722	m2	204.64	1,170,962
5	Tennis Court incl. Hot Shot Court	6,972	m2	483.85	3,373,392
6	Carpark, Road & Paved Areas	3,146	m2	179.05	563,301
7	External Electrical Services	16,085	m2	29.10	468,000
8	External Communication Services	16,085	m2	1.87	30,000
9	External Stormwater and Drainage	16,085	m2	23.00	370,000
11	Final Cleaning	16,085	m2	5.00	80,425
	TOTAL TRADE COST - EXCL. GST	16,085	m2	438.23	7,048,949
	Preliminaries	13	%	7,048,949	916,363
	Builders Margin	4	%	7,965,313	318,613
	TOTAL BUILDERS COST - EXCL. GST	16,085	m2	515.01	8,283,925
	DA Fees	1.20	%		99,407
	Design & Professional Fees	10	%		828,393
	Escalation as per Project Development Program (4%pa)	1.00	Years		368,469
	SUBTOTAL - EXCL GST	16,085	m2	595.60	9,580,194
	Contingency (10%)	10	%		958,019
	Sustainability Initiatives	Excluded	Item		Excluded
	<u>TOTAL DEVELOPMENT COST - EXCL. GST</u>	<u>16,085</u>	<u>m2</u>	<u>655.16</u>	<u>10,538,214</u>
<u>WORKS OUTSIDE SITE BOUNDARY</u>					
12	Proposed Work	1,743	m2	955.20	1,664,916

Trade Detail

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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Site Preparation

<u>SITE PREPARATION</u>					
Demolition					
The removal rates are inclusive of disposal					
			Note		
	Allowance for existing small size tree	4	no	800.00	3,200
	Allowance for existing medium size tree	5	no	1,800.00	9,000
	Allowance for existing fence	131	m	30.00	3,930
Site Preparation/ Earthwork					
	Clear site to remove all vegetation, shrubs, debris, rubbish and the like including grubbing out stumps and roots and backfilling and compacting grub holes and move to stockpile	16,085	m2	9.00	144,765
	Allow for reuse the selected excavate material for filling and layer	3,217	m3	20.00	64,340
	Allowance for topsoil fill from stockpile, and the topsoil stockpile as per drawing 50522032-EMCP-1060 'environmental management concept plan sheet 1 of 2'	246	m3	15.00	3,690
Protection					
	Allow for protecting existing trees that are located within	10	no	120.00	1,200
	Allow for protecting existing trees with protection fencing (TPF) that are located within	2	no	450.00	900
Environmental Control					
	Allowance for stabilised entrance, allow 250m2	250	m2	100.00	25,000
	Sediment fence comprising of geotex filter fabric with post	531	m	5.00	2,655
Sediment Control					
	Allowance for sediment control	1	Item	50,000.00	50,000
Dust					
	Allowance for dust control	1	Item	20,000.00	20,000

Site Preparation

328,680

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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Central Pavilion Servicing Facility

CENTRAL PAVILION SERVICING FACILITY					
	Assume it is a one level building		Note		
	E.O allowance have been made below as per the information on https://yoursayconversations.act.gov.au/gungahlin-tennis-facility		Note		
	Central Pavilion Servicing Facility				
	Provisional sum allowance for central pavilion servicing facility, incl. substructure, roofing, external walls, doors and windows, internal walls, floor finishes, ceiling, fitments, E.O. allowance on building services	153	m2	4,000.00	612,000
	E.O allowance				
	<u>Whitegoods</u>				
	Provisional sum allowance for white goods such as dishwasher, refrigerator, microwave etc.	1	Item	20,000.00	20,000
	<u>AV</u>				
	Provisional sum allowance for TV & equipment - assume qty	1	no	8,000.00	8,000

Central Pavilion Servicing Facility

640,000

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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Waste Enclosure

WASTE ENCLOSURE					
Slab on Ground					
	Allowance for slab on ground including surface preparation, concrete, reinforcement and formwork	26	m2	150.00	3,900
	Allowance for strip footings including detail excavation, concrete, reinforcement and formwork	23	m	300.00	6,900
Fencing & Gates					
	Allowance for new chain link fence around the waste area, assumed 1800 high	23	m	150.00	3,450
	Allowance for double gate access, slide bolt with padlocks with security shrouds	1	no	6,000.00	6,000
PC items					
	Allowance for waste bin equal to 1100L wheelie bin - assume qty	3	no	850.00	2,550
	Provision for modification where required	1	Item	1,000.00	1,000
Final Cleaning					
	Allowance for final cleaning	26	m2	15.00	390

Waste Enclosure **24,190**

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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General Landscaping and Fencing

GENERAL LANDSCAPING AND FENCING					
	Protection to trees are included in 'Site preparation' section.		Note		
	Protection				
	Allow for protecting existing trees that are located within	10	no		Included
	Allow for protecting existing trees with protection fencing (TPF) that are located within	2	no		Included
	Fencing and Gate				
	<u>Boundary Fencing</u>				
	Allowance for the fence to the perimeter of the site, assume 1800mm high powder-coated aluminum fencing	531	m	400.00	212,400
	<u>Gates</u>				
	No motorised gate is allowed		Note		
	Allowance for pedestrian double gate - allow one each at entry and exit	2	no	5,000.00	10,000
	<u>Entry</u>				
	Provision sum for entry - details TBC	1	Item	10,000.00	10,000
	Softscaping				
	<u>Landscaping</u>				
	Allowance for turf and planting area	5,559	m2	90.00	500,310
	Allowance for planting beds, as per drawing 'Landscape masterplan (2) - indicative plant list'	163	m2	220.00	35,860
	Allowance for irrigation system	5,722	m2	11.00	62,942
	Allowance for landscape sumps and subsoil drains	1	Item	41,000.00	41,000
	<u>Trees</u>				
	Allowance for small tree planting - assume 45 litre, as per 'Landscape masterplan (2) - indicative plant list'	98	no	500.00	49,000
	Allowance for landscaping maintenance period	1	Item	10,000.00	10,000
	Hardscaping				
	<u>Landscape Edging</u>				
	Allowance for edging with tapered stakes to turf and planting area, assume corten steel	1,268	m	100.00	126,800
	<u>Street Furnitures</u>				
	Allowance for spectator and viewing areas - allow spectator seatings	40	m	400.00	16,000
	Allowance for 500 x 2000mm bench to parents seating area - assume concrete base and timber back	1	no	3,150.00	3,150
	Allowance for 2000 x 2000mm seating box to parents seating area	3	no	10,000.00	30,000
	Allowance for 4X bike rack - assume qty	5	no	1,500.00	7,500
	Provision sum for street furnitures, seating and misc metalworks, bollards etc.	1	Item	25,000.00	25,000
	Miscellaneous				
	No provision for public artworks		Note		

Trade Detail

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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General Landscaping and Fencing

(Continued)

	Allowance for water station	2	no		Included External Stormwater and Drainage
	Allowance for 120L waste bin, assume equal to street furniture sit bin enclosure 120L - assume qty	2	no	5,500.00	11,000
	Provision sum for irrigation setup and infrastructure	1	Item	15,000.00	15,000
	Provision sum for signage and wayfinding	1	Item	5,000.00	5,000

General Landscaping and Fencing

1,170,962

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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Tennis Court incl. Hot Shot Court

TENNIS COURT					
Slab on ground and surfaces					
	Allowance for slab on ground including surface preparation, concrete, mesh reinforcement and formwork - assume 250mm thick	6,972	m2	175.00	1,220,100
	Allowance for edge formwork	1,178	m	40.00	47,120
	Allowance for strip footings including detail excavation, concrete, reinforcement and formwork - details TBC	1,178	m	300.00	353,400
	E.O. allowance for key joint	2,605	m	60.00	156,300
	E.O. allowance for termite management	6,972	m2	12.00	83,664
	Allowance for acrylic "plexipave" surface to tennis court surfaces incl. hot shot area	6,972	m2	80.00	557,760
	Allowance for waterproof - allow for damp-proof waterproofing	6,972	m2	30.00	209,160
External Walls					
	Allowance for tennis hitting wall - assume 2400mm high tennis backboards with Steel channels for horizontal supports	11	m	650.00	7,150
Fences and gates					
	Allowance for gate to each tennis court	12	no	2,500.00	30,000
	Allowance for footing for tennis fence post incl. excavation, formwork, concrete, place & finish etc. - allow one for every 5m to the perimeter of the court	236	no	380.00	89,680
	Allowance for tennis court surround fence, post & tension wire system - assume 3100mm high	767	m	550.00	421,850
	E.O. allowance for privacy screen & windbreaks with ties attach to fence	767	m	60.00	46,020
Tennis nets and posts					
	Allowance for footing for tennis net post incl. excavation, formwork, concrete, place & finish etc. - allow two for each court	24	no	380.00	9,120
	Allowance for 5660mm wide hot shot tennis court	2	no	500.00	1,000
	Allowance for 13000mm wide tennis court net and post with ground sockets equal to play n sports vermont square tennis post	10	no	1,550.00	15,500
Furnitures					
	Allowance for benches - fixed to the slab, assume two each to each court	24	no	657.00	15,768
	Provision sum allowance for waste bin with shed, assume equal to eco elegance double waste and recycle bins - assume one each to each court	12	no	300.00	3,600
	Provision sum allowance fence mounted tennis scoreboard - assume one each to each court	12	no	500.00	6,000
	Provision sum allowance for aluminium tennis umpires chair - allow for 2	2	no	2,200.00	4,400
	Provision sum allowance for tennis rebounder - allow for 2	2	no	600.00	1,200
Stormwater and Drainage					
<u>Drainage Channel</u>					
	Allowance for ACO drain channel incl. dig trench, set level stringline, fill, drain end caps etc. on the sides where the courts will drain	195	m	360.00	70,200
Miscellaneous					
	Provision sum allowance for signage and wayfinding	1	Item	10,000.00	10,000
	Provision sum allowance for line marking to court incl. hot shot	1	Item	14,400.00	14,400

Trade Detail

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
Tennis Court incl. Hot Shot Court					<i>(Continued)</i>
Tennis Court incl. Hot Shot Court					3,373,392

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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Carpark, Road & Paved Areas

<u>CARPARK/ ROAD/ PATHED AREA CONSTRUCTION</u>					
Services preparation					
	Allowance for isolating the redundant services and make safe	1	Item	11,000.00	11,000
Footpath Pavement					
	The following rates are inclusive the subgrade, compacted rock, membrane, pavement or concrete, edge boards and joints		Note		
	Allowance for pedestrian pathway - assume concrete pavement	1,321	m2	180.00	237,780
	Allowance for pavement to concrete concourse area	132	m2	180.00	23,760
Carpark					
<u>Carpark Pavement</u>					
	Allowance for bitumen road to new carpark and access roads - assume asphalt paving	1,693	m2	120.00	203,160
	E.O allowance for raised concrete footpaths within carpark and access roads for crossings - assume 100m2	100	m2	150.00	15,000
	Allow for kerb and gutter	318	m	135.00	42,930
	Allow for wheelstops incl. disable parking to angled parking at the carpark, assume precast concrete	42	no	160.00	6,720
<u>Miscellaneous</u>					
	Provision sum allowance for speed hump - assume qty	4	no	140.00	560
	Allowance for pram crossing - assume qty	2	no	1,500.00	3,000
	Allowance for connection between new and existing roads	1	Item	10,000.00	Below the line
	Provision sum allowance for metalworks, bollards, vehicle barriers etc.	1	Item	5,000.00	5,000
<u>Signage</u>					
	Allowance for line marking to carpark and access roads	1,693	m2	3.50	5,926
	Allowance for signage and wayfinding to carpark and access roads	1,693	m2	5.00	8,465

Carpark, Road & Paved Areas

563,301

Project: New Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility

Details: 220902 Gungahlin Tennis Facility

Code	Description	Quantity	Unit	Rate	Total
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External Electrical Services

External Electrical Services					
As per mail name 'FW: [Cost Planning - Gungahlin Tennis Facility] - Cardno Terms of Engagement' from Terry Maher (Cardno) dated 02/09/2022, the service cost provided as below: -			Note		
	Electrical	1	Item	150,000.00	150,000
<u>Inclusion: -</u>					
	Allow for main connections including conduit and cabling	1	Item		Included
	Establish new Link Pillar	1	Item		Included
	Under boring from existing supply (Proposed connection: 60m) under creek	1	Item		Included
	- Plant establishment	1	Item		Included
	- Horizontal directional drilling (HDD)	1	Item		Included
	- Traffic management	1	Item		Included
	- Testing	1	Item		Included
	- Disposal	1	Item		Included
	Point of Entry Cubicle	1	Item		Included
	Site main DB board	1	Item		Included
	Internal site reticulation (89m)	1	Item		Included
	Pavilion DB to courts	1	Item		Included
	Court lighting conduits	1	Item		Included
	Car park street lighting & Street lighting next to incoming road conduits	1	Item		Included
Lightings					
The following rates are inclusive of installation, testing, and commissioning			Note		
<u>Tennis Court incl. Hot Shot</u>					
	Allowance for tennis court lighting equal to high power led flood 20m high mast light with pole	30	no	2,800.00	84,000
<u>Carpark, Road & Paved Areas</u>					
	Allow for post lights with luminaires to main path through site, assumed one 2200 high post light in every 20m along the carpark and pedestrian pathway to both sides	60	no	3,900.00	234,000

External Electrical Services

468,000

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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External Communication Services

Code	Description	Quantity	Unit	Rate	Total
	External Communication Services				
	As per mail name 'FW: [Cost Planning - Gungahlin Tennis Facility] - Cardno Terms of Engagement' from Terry Maher (Cardno) dated 02/09/2022, the service cost provided as below: -		Note		
	Telco	1	Item	30,000.00	30,000
	<u>Inclusion: -</u>				
	Allow for main connections	1	Item		Included
	Under boring from existing supply (NBN: 60m) under creek. Alongside electrical conduits.	1	Item		Included
	- Plant establishment	1	Item		Included
	- Horizontal directional drilling (HDD)	1	Item		Included
	- Traffic management	1	Item		Included
	- Testing	1	Item		Included
	- Disposal	1	Item		Included
	Site main connection board	1	Item		Included
	Internal site reticulation (NBN: 120m)	1	Item		Included
	Pavilion Wifi connection	1	Item		Included

External Communication Services

30,000

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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External Stormwater and Drainage

External Stormwater and Drainage					
As per mail name 'FW: [Cost Planning - Gungahlin Tennis Facility] - Cardno Terms of Engagement' from Terry Maher (Cardno) dated 02/09/2022, the service cost provided as below: -					
Water services					
<u>Inclusion: -</u>					
	Allowance for the under-road boring (Tunnel boring)	1	Item		Included
	Extend new water main 0.6m into boundary property	1	Item		Included
	Proposed ø100 dicl main to be under bored under horse park drive via ø225 pe sleeve	1	Item		Included
	Proposed open trench construction for section outside vicinity of horse park drive	1	Item		Included
	Pressure reducing valves and Cut-off valves	1	Item		Included
	Proposed new ø100 connection cut into existing water main by icon water at contractors' expense, as there are several items need to be taken into account: -	1	Item		Included
	- Plant establishment	1	Item		Included
	- Horizontal directional drilling (HDD)	1	Item		Included
	- Traffic management	1	Item		Included
	- Testing	1	Item		Included
	- Disposal	1	Item		Included
	Internal water reticulation (Proposed water main, separate hydrant main and hydrant, stop valves, concrete thrust blocks: 135m)	1	Item		Included
	Pavilion connection	1	Item		Included
	2 x Water fountains	1	Item		Included
	Sewer services	1	Item	20,000.00	20,000
<u>Inclusion: -</u>					
	Sewer connection	1	Item		Included
	DN1200 sewer manhole	1	Item		Included
	Stormwater services	1	Item	250,000.00	250,000
<u>Inclusion: -</u>					
	Precast junction box where the pipes meet (8 no.) solid cover	1	Item		Included
<u>Stormwater Pipe</u>					
	Allowance for DN300	46	m		Included
	Allowance for DN375	41	m		Included
	Allowance for DN450	83	m		Included
	Allowance for DN675	29	m		Included
	Allowance for DN750	39	m		Included
	Allowance for DN825	26	m		Included
	Allowance for Sewer	178	m		Included
	Headwalls	1	Item		Included

Trade Detail

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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External Stormwater and Drainage

(Continued)

	Supply and install of Class 3 SPEL 1500 Series Ecoceptor	1	Item		Included
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External Stormwater and Drainage

370,000

Trade Detail

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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Final Cleaning

	FINAL CLEANING				
	Allowance for final cleaning	16,085	m2	5.00	80,425

Final Cleaning

80,425

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
Building: New Gungahlin Tennis Facility	

Code	Description	Quantity	Unit	Rate	Total
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Proposed Work

<u>WORKS OUTSIDE SITE BOUNDARY</u>					
	Environmental control and sediment control will be excluded from this scope of works		Note		
	Assume external services will be included in the above mainwork - external services		Note		
	Assume no works to the existing items unless mentioned		Note		
Existing					
	Allowance for existing bicentennial trail path	1	Item		Excluded
	Allowance for existing parking area	1	Item		Excluded
Site Preparation/ Earthwork					
	Allowance for relocation street light	1	Item	1,000.00	1,000
	Clear site to remove all vegetation, shrubs, debris, rubbish and the like including grubbing out stumps and roots and backfilling and compacting grub holes and move to stockpile	1,743	m2	9.00	15,687
	Allow for reuse the selected excavate material for filling and layer	872	m3	20.00	17,440
	Allowance for imported topsoil fill - 600mm	389	m3	60.00	23,340
	Allowance for topsoil fill from stockpile	1,046	m3	15.00	15,690
	Allowance for isolating the redundant services and make safe	1	item	6,500.00	6,500
Protection					
	Allow for protecting existing trees that are located within	8	no	120.00	960
	Allow for protecting existing trees with protection fencing (TPF) that are located within	11	no	450.00	4,950
Footpath Pavement					
	The following rates are inclusive the subgrade, compacted rock, membrane, pavement or concrete, edgeboards and joints		Note		
	Allowance for pedestrian pathway - assume concrete pavement	103	m2	180.00	18,540
Road					
<u>Entry</u>					
	Allowance for boom gate operator to site entry/ exit incl. control panel	1	no	5,000.00	5,000
<u>Carpark Pavement</u>					
	Allowance for bitumen road to new carpark and access roads - assume asphalt paving	960	m2	120.00	115,200
	E.O allowance for horse hose off area	126	m2	200.00	25,200
	E.O allowance for construct raised priority crossing	20	m2	150.00	3,000
	Allow for kerb and gutter	344	m	135.00	46,440
<u>Miscellaneous</u>					
	Provision sum allowance for speed hump - assume qty	2	no	140.00	280
	Allowance for pram crossing - assume qty	2	no	1,500.00	3,000
	Allowance for connection between new and existing carpark	1	Item	10,000.00	10,000
	Provision sum for metalworks, bollards, vehicle barriers etc.	1	Item	5,000.00	5,000
<u>Signage</u>					

Project: New Gungahlin Tennis Facility	Details: 220902 Gungahlin Tennis Facility
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Code	Description	Quantity	Unit	Rate	Total
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Proposed Work

(Continued)

	Allowance for line marking to carpark and access roads	960	m2	3.50	3,360
	Allowance for signage and wayfinding to carpark and access roads	960	m2	5.00	4,800
	Lighting				
	Allow for post lights with luminaires to main path through site, assumed one 2200 high post light in every 20m along the carpark and pedestrian pathway to both sides	18	no	2,300.00	41,400
	Bridge				
	Allowance for existing culvert, make good or upgrade	1	Item		Excluded
	Provision sum allowance for bridge/ culvert crossing over the creek incl. concrete abutment, steel beam, pressure treated stringers, decking, runners and curbs etc. - details TBC with engineer	1	Item	525,600.00	525,600
	Softscaping				
	<u>Landscaping</u>				
	Allowance for turf and planting area	648	m2	140.00	90,720
	Allowance for irrigation system	648	m2	15.00	9,720
	Allowance for landscape sumps and subsoil drains	1	Item		Excluded
	<u>Miscellaneous</u>				
	No provision for public artworks		Note		
	Provision sum allowance for irrigation setup and infrastructure	1	Item	5,200.00	5,200
	Final Cleaning				
	Allowance for final cleaning	1,743	m2	5.00	8,715
	TOTAL TRADE COST - EXCL. GST	1,743	m2	577.59	1,006,742
	Preliminaries	25	%	1,006,742	251,686
	Builders Margin	4	%	1,258,428	50,337
	TOTAL BUILDERS COST - EXCL. GST	1,743	m2	750.87	1,308,765
	DA Fees	1.20	%		15,705
	Design & Professional Fees	10	%		130,876
	Escalation as per Project Development Program (4%pa)	1.00	Years		58,214
	SUBTOTAL - EXCL GST	1,743	m2	868.36	1,513,560
	Contingency (10%)	10	%		151,356
	Sustainability Initiatives	Excluded	Item		Excluded
	TOTAL DEVELOPMENT COST - EXCL. GST	1,743	m2	955.20	1,664,916

Proposed Work

1,664,916