



City of Nedlands

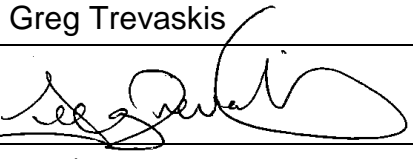
Community Development Reports

Committee Consideration – 10 September 2013
Council Resolution – 24 September 2013

Table of Contents

Item No.		Page No.
CM07.13	Community Sport and Recreation Facilities Fund (CSRFF) – Collegians Amateur Football Club.	2

<p>CM07.13 Community Sport and Recreation Facilities Fund (CSRFF) – Collegians Amateur Football Club.</p>
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Committee	10 September 2013
Council	24 September 2013
Applicant	City of Nedlands
Officer	Anthony Minchin – Senior Community Development Officer Marion Granich – Manager Community Development
CEO	Greg Trevaskis
CEO Signature	
File Reference	D13/18709
Previous Item	Completion of DC Master plan - TEN/330

Executive Summary

This item seeks Council's consideration and endorsement of further financial support for the redevelopment of Collegians Amateur Football Club facilities located at David Cruickshank Reserve.

Approval of this report will allow Council to make application to the Department of Sport and Recreation for CSRRF Grant funding. Submissions for the 2013 DSR – CSRFF Forward Planning Grants are due on the 30th September 2013.

Recommendation to Committee

Council:

1. Endorses the plans/design as prepared by Hodge Collard Preston for the redevelopment of the Collegians Amateur Football Club facilities at David Cruickshank Reserve, as attached;
2. Accepts the total estimated construction cost of \$2,622,920 for the redevelopment project in accordance with the Cost Plan No. 1, Slattery Australia Pty Ltd (Quantity Surveyors);
3. Approves, in principle, but subject to further approval and confirmation of other stakeholder funding – that the project will be funded on the following basis:

Council	\$1, 749,920
DSR	798,000
Collegians F C	75,000
	<hr/>
Total	\$2,622,920

4. **Authorises the CEO to make application to the Department of Sport and Recreation for a CSRFF Grant of \$798,000.**
5. **Request the CEO to report to Council once the DSR/CSRFF funding application has been determined.**

Strategic Plan

KFA: Community Development

This report coincides with the chosen KFA based on the principles of building community partnerships and enhancing the community's capacity to meet its own needs by supporting local community organisations and sporting clubs.

Background

CSRFF:

The Department of Sport and Recreation (DSR) administers the Community Sporting and Recreation Facilities Fund (CSRFF). The purpose of the fund is to provide financial assistance to sporting clubs, community groups and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities. The grant that the City of Nedlands wishes to attain is offered on an annual basis and is known as a Forward planning Grant. These Grants are for projects that cost in excess of \$500,000.00.

DSR is long aware of this project proposal as they were extensively involved during the development of the DC Master Plan officially approved 27th November 2012. For an application to be supported by DSR, they must first be endorsed by the Local Government Authority.

Collegians/ DC Cruickshank facilities:

The existing clubrooms were built by members of the Collegians Football Club with their own funds in 1970 at a cost of approx \$20,000.00. The Clubroom facility has now reached a stage where it needs substantial refurbishment or upgrading. The change rooms were built by the City of Nedlands. They comprise two change rooms with shower and toilet facilities in each (see attachments). Male and female public toilets are connected to the change room which are maintained by the City.

The DC Masterplan which was compiled by the City confirmed that co-location of sporting codes Football, Tennis and Bowls in a new facility at DC Cruickshank would not be the preferred option for both cost and logistical reasons. This was also confirmed by the Department of Sport and Recreation.

Collegians have throughout the process maintained that as a not for profit community sporting club, they would require a greater level of financial commitment from the City of Nedlands to develop such a facility as depicted within the endorsed master plan. The Club has proposed a contribution of \$75,000.00 to the project in full knowledge that other community groups will be able to use the facility when the club does not require the facility to deliver its key function of amateur community football.

Key Relevant Previous Council Decisions:

- a) PD48.12 Final Endorsement of the DC Cruickshank Master Plan (27 November 2012)
Council endorsed the guiding document for future development at the reserve including capital budget allocations and grant applications.
- b) D52.11 Construction of the refurbishment, additions and alterations to the John Leckie Pavillion (23 August 2011)

Total Cost was \$2,551,041.90

DSR contributed \$400,000

Lotterywest contributed \$200,000

City of Nedlands contributed \$1,951,041.90.

Consultation

Required by legislation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Required by City of Nedlands policy:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

From February – October 2012 extensive consultation took place to develop the DC Cruickshank Masterplan. This consultation included meetings with Council, numerous meetings between Collegians, Nedlands and the Department of Sport and Recreation and two public community meetings.

It shall be noted that Collegians agreed in principle to the Masterplan. During the process exact financial investment from the club was not discussed.

Legislation / Policy

Development Approval and Building license must be approved by the City.

Budget/Financial Implications

Within current approved budget: Yes No
 Requires further budget consideration: Yes No

This Project has been a key element of Council's Masterplan for David Cruickshank Reserve, the development of the City's Strategic Community Plan and details for funding are provided in Council's adopted Corporate Business Plan.

Up to the present time, the costing for this project had assumed that the Collegians Amateur Football Club would project-manage and assume all risk for the new club rooms. In recent discussion with representatives from the football club they do not have the project management skills or financial backing to assume this function and risk. Given the fact that Collegians can contribute up to \$160,000.00 in cash and in-kind, the principle financial responsibility and ultimate ownership rest with Council. Accordingly, costings have been re-assessed and updated based on the assumption that the City should take full responsibility for project management and any associated risk of the project.

Quantity Surveyor – Cost Plan no1 (Slattery Australia Ltd)

Costs have been escalated to reflect a construction start of January 2015.

Building Cost	\$1,640,482.00
External Works	\$374,581.00
External Services	\$123,625.00
Design Contingency	\$53,467.00
Construction Contingency	\$54,804.00
Cost Escalation	\$151,265.00
Total Construction Cost	\$2,398,224.00
Architects and Consultants Fees	\$224,696.00
Total Construction Budget	\$2,622,920.00

City of Nedlands – Corporate Business Plan 2013 - 2017.

Council Costs /Contribution only

Building Cost	\$521,000.00
Design Contingency	\$108,100.00
Consultation fees	\$146,638.00
Authority Fees/ Approvals	\$8,212.00
Fit out	-
Client Contingency	\$66,397.00
Client Management Costs	\$29,215.00
Total Council Contribution	\$879,562.00

**Collegians Amateur Football Club
Club Costs /Contribution only**

Building Cost	\$75,000.00
Architect Fees- In-kind	\$35,000.00
Fit our (loose furniture, tables, chairs, curtains/ blinds, glassware)	\$50,000.00
Total Club Contribution	\$160,000.00

Proposed Funding Model (CASH)

Council Contribution	\$1,749,000.00
Department of Sport and Recreation (CSRFF Grant)	\$798,000.00
Collegians Football Club	\$75,000.00
Total Club Contribution	\$2,622,920.00

NB: Inclusive to the Collegians Amateur Football Club project, Councils Corporate Business Plan makes provision for \$3,279,228.00 to be spent across the three year period (2014 -2017) for capital improvements at David Cruickshank Reserve. This also includes:

Renovate Existing Bowls Club	\$521,000.00
Renovate Existing Tennis Club	\$367,000.00
Playing Surfaces (Bowls and Football)	\$351,000.00
Roads , Landscapes and Paths	\$1,018,000.00
Total Capital Costs	\$2,257,000.00

The above projects have not been finalised and details of funds from community groups and Government grants are indicative only. The Corporate Business Plan also assumes that the Bowls and Tennis Clubs will project manage their own capital improvements and take the lead/ risk with design, architects and building works.

Risk Management

Should the City accept project management responsibility for building the new facilities it will be responsible for any financial over runs. A Quantity Surveyor has been engaged to separate areas of cost for the project and would report independently on cost management to mitigate against cost variations.

Discussion

This report investigates the need for additional funding from the City to develop new facilities as highlighted in the approved masterplan for the collegians football club.

Collegians Football Club was established in 1948 and has long been part of the highest division of Amateur football in Western Australia. The not for profit community club has a proud history boasting 25 premierships in “A” grade competition. 68% of the current membership resides within the Western Suburbs highlighting the key service this club delivers to the local community.

As stated by the club, the feasibility of the proposed redevelopment of the facility will depend upon funding from the City, Department of Sport and Recreation plus financial input from the Club. The Club can contribute \$75,000.00 in cash towards the project. The Club will also be expected to provide all new fit out items including loose furniture, chairs and tables to complement the new building.

Whilst this may appear small given the proposed project costing it is important to look at the foundations of the Club. This is a small 390 member not for profit club, whose sole purpose is to provide a community service within the Nedlands Community. The ability to raise funds above and beyond those needed for day to day business is extremely difficult. The club is also happy to provide the proposed investment with full knowledge that other community groups will be able to use the facility when the club does not require the facility to deliver its key function of amateur community football. Such groups include:

- Claremont Junior Football Club,
- Dalkieth Nedlands Junior Football Club,
- Western Suburbs Cricket Club,
- Dalkieth Primary School; and
- Ad hoc arrangements through the City of Nedlands

The priority for the club is to provide facilities of an appropriate standard for current members. This is not the case currently and Collegians expect that new facilities will help build a greater profile for the Club to attract new members who currently look for other clubs with better facilities.

Key Steps:

1. Council accepts responsibility to project manage the project at David Cruickshank Reserve
2. Council agree to funding on the following basis:

Entity	Requested Budget (Cash)
Nedlands City	\$1,749,920.00
DSR	\$798,000.00
Collegians	\$75,000
Total	\$2,622,920.00

3. Council accepts the proposed design (see attachment). This design has been developed by the Club and will be considered as in kind contribution adding to their investment of the project.
4. Await confirmation of DSR funding
5. Council reviews project.
 - DSR funding
 - Finalise Architect arrangements
 - Project management
6. Working drawings finalized
7. Seek tenders
8. Award tenders
9. Construction to start January 2015.

Conclusion

It is recommended that Council approve further funding for the redevelopment of the Collegians Amateur Football facilities located at David Cruickshank Reserve. Also, it is proposed that Council agree to make application to the Department of Sport and recreation for CSRFF funding.

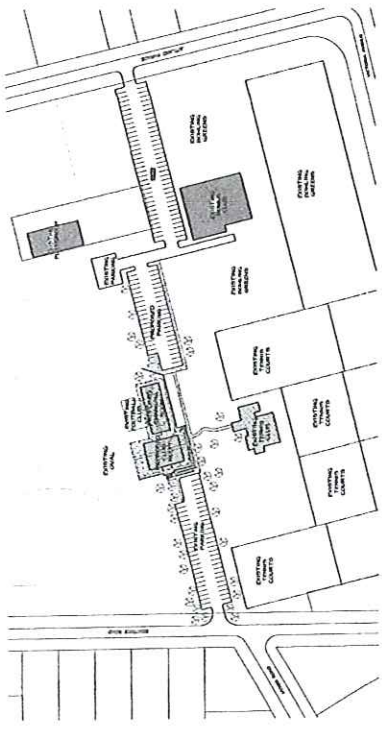
The forward planning grant application from the City in partnership with Collegians for a new facility is a major City project that is supported by the City's Corporate Business Plan. Also, development of the facility will help achieve community driven objectives as outlined in the Nedlands Strategic Community Plan.

Investing largely in this project will increase the ability to access funding from the Department of Sport and Recreation given the greater level of financial feasibility of the project. This will also reinforce Council's position that supporting and developing sport and recreation infrastructure is critical for creating safe and healthy communities.

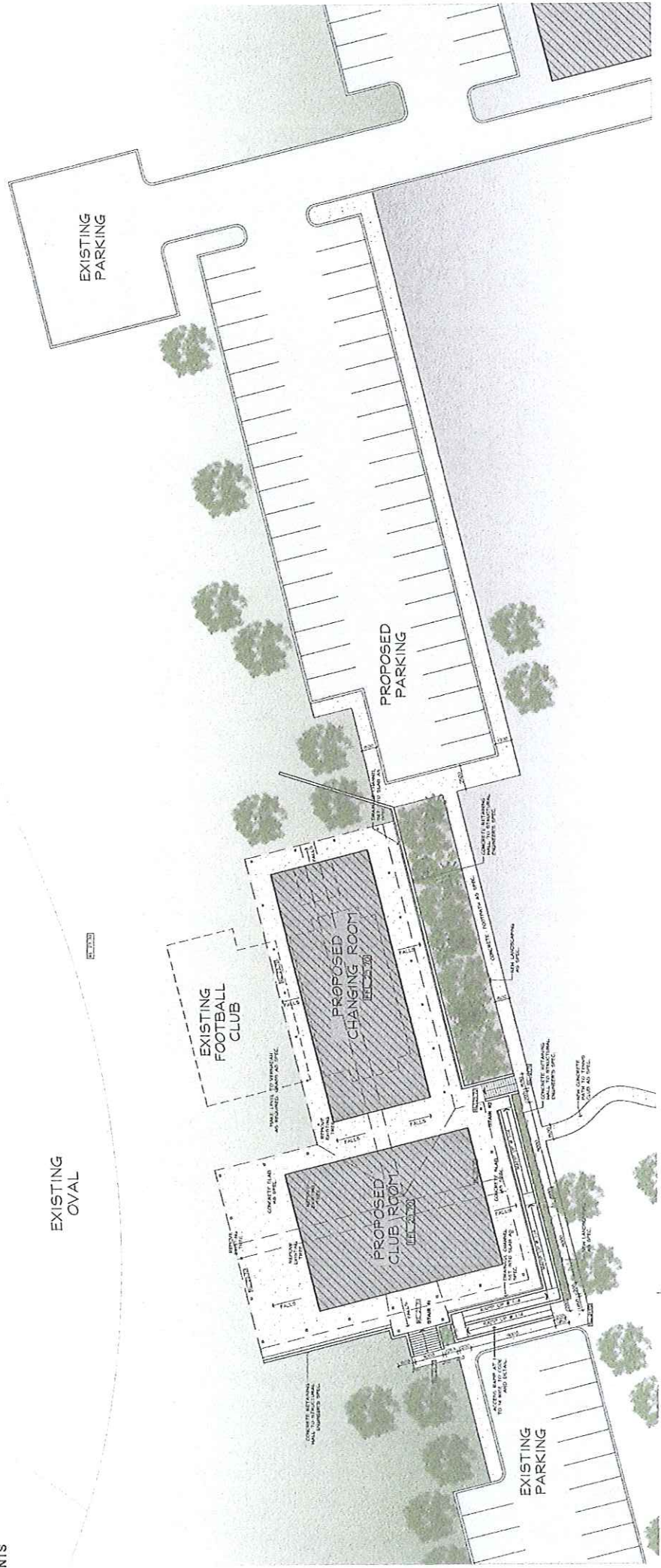
Should Council be unwilling to commit the extra funding as recommended, the project could be possibly scaled back to meet funding limitations. This would require a complete review and deferral of any application for DSR grant funding.

Attachments

1. Design – Proposed site plan.
2. Image, Collegians clubrooms,
3. Image, Collegians change rooms,
4. Image, Public toilets, and
5. Slattery Australia Pty Ltd – Cost Plan No. 1.



PROPOSED LOCATION PLAN
NTS

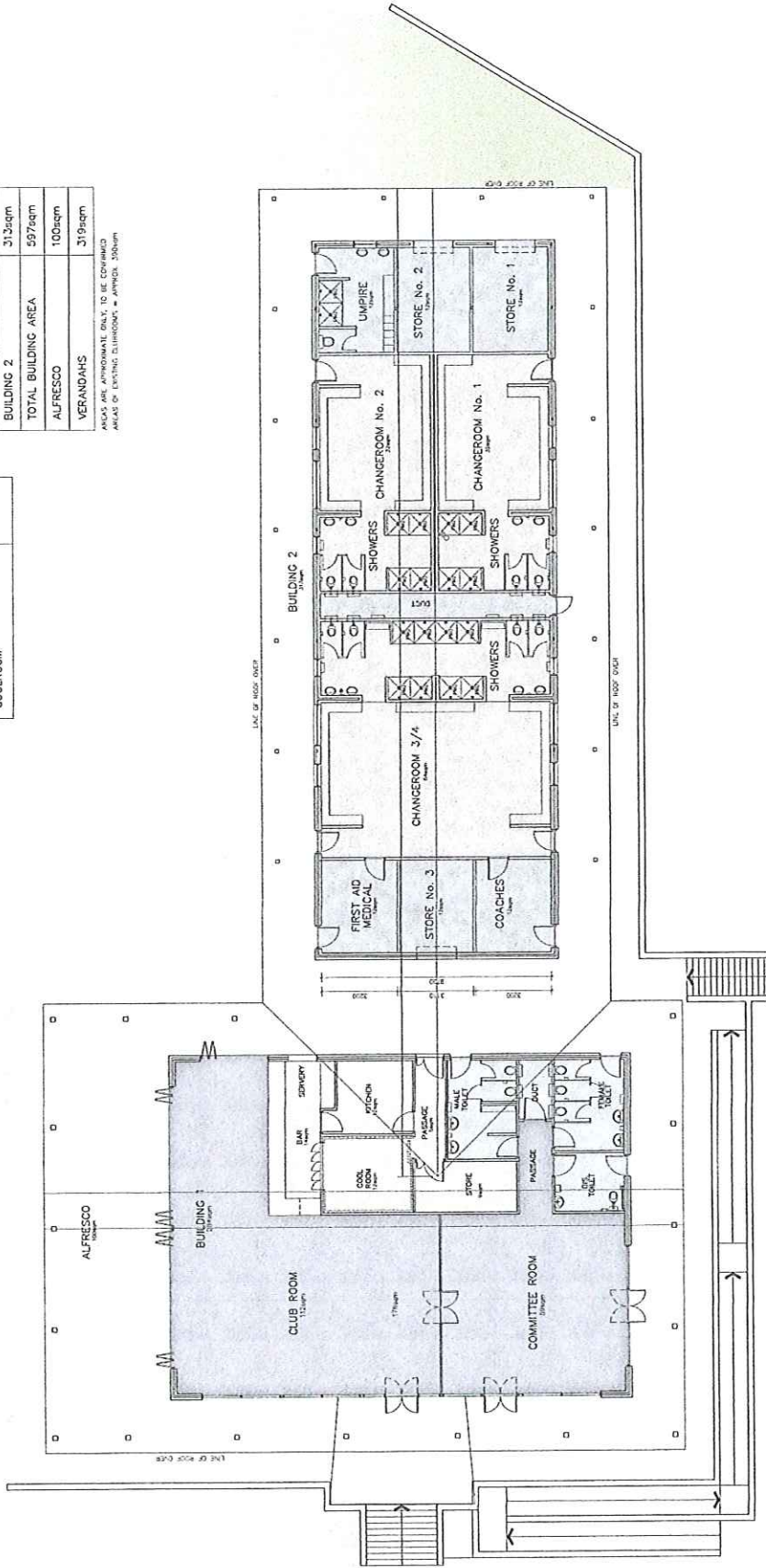


PROPOSED SITE PLAN
SCALE 1:200 @ A1

AREA SCHEDULE	
BAR, CLUB ROOM, STORE, COOLROOM	174sqm

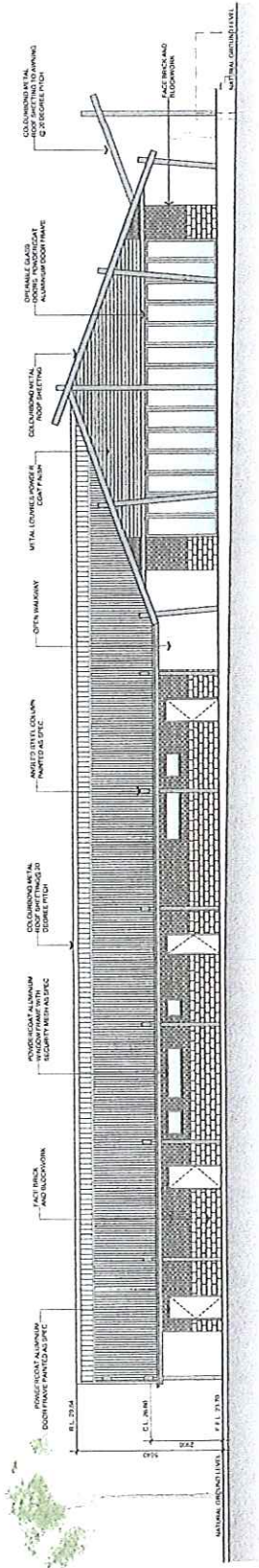
AREA SCHEDULE	
BUILDING 1	284sqm
BUILDING 2	313sqm
TOTAL BUILDING AREA	597sqm
ALFRESCO	100sqm
VERANDAHS	319sqm

AREAS ARE APPROXIMATE ONLY, TO BE CONFIRMED
AREAS OF EXISTING BUILDINGS, ≈ APPROX. 300sqm

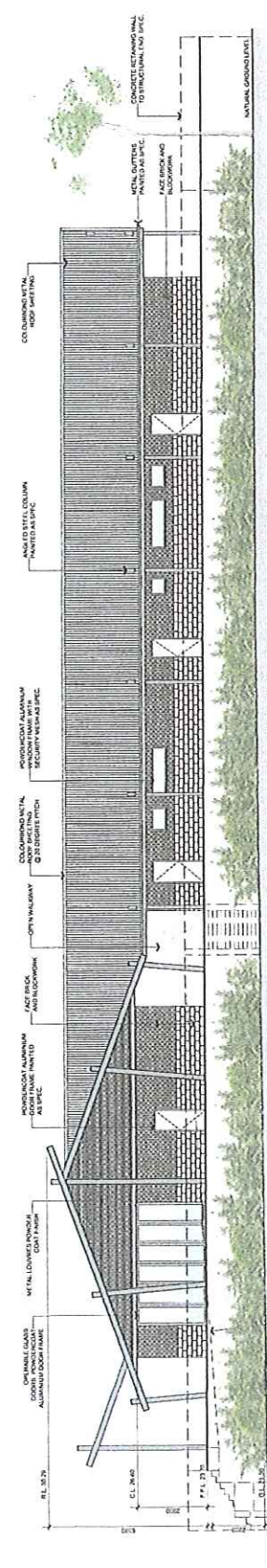


PROPOSED FLOOR PLAN
SCALE 1:100 @ A1

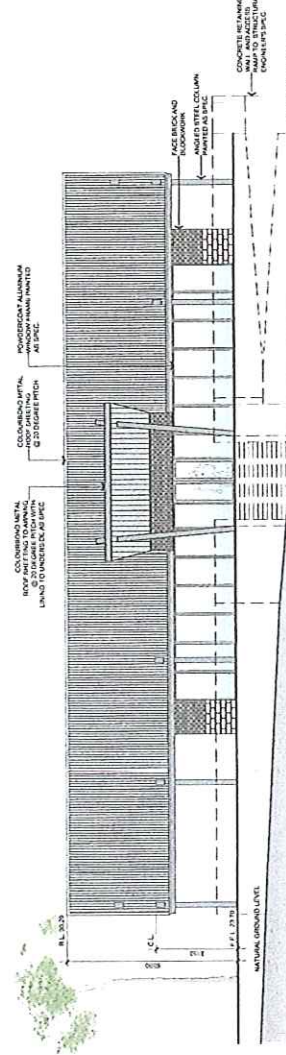
PROPOSED FLOOR PLAN
SCALE 1:100 @ A1



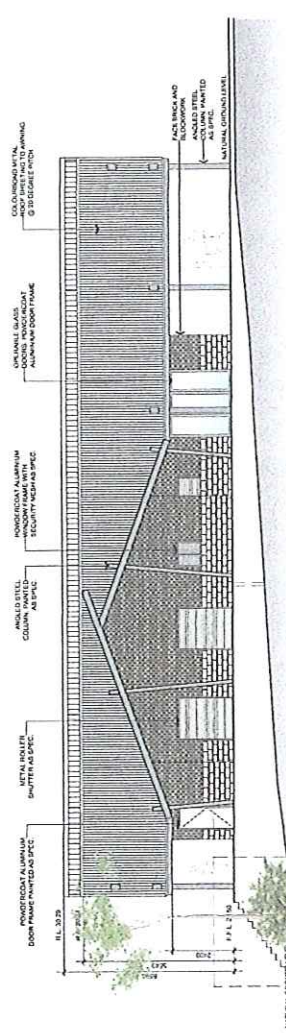
PROPOSED EAST ELEVATION
SCALE 1:100 @ A1



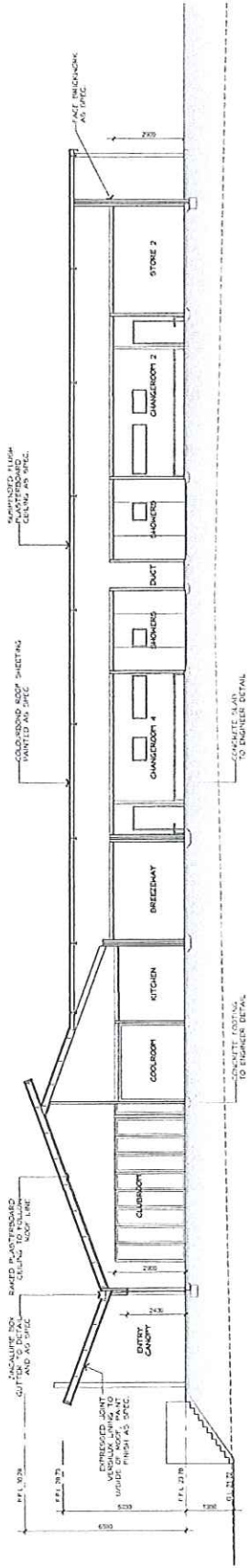
PROPOSED WEST ELEVATION
SCALE 1:100 @ A1



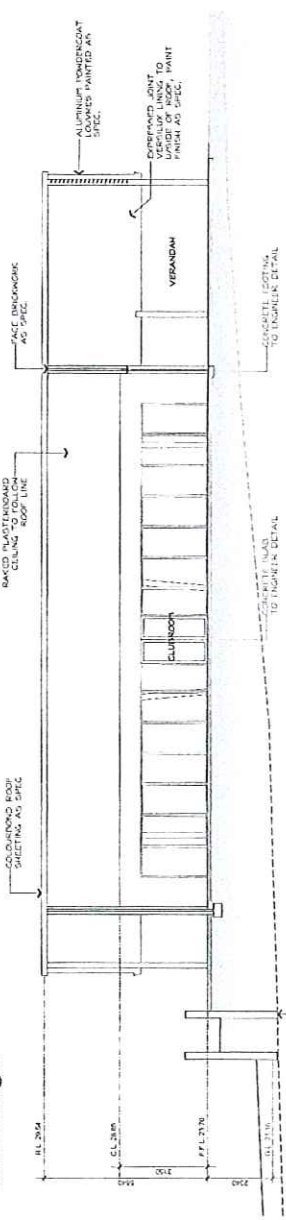
PROPOSED NORTH ELEVATION
SCALE 1:100 @ A1



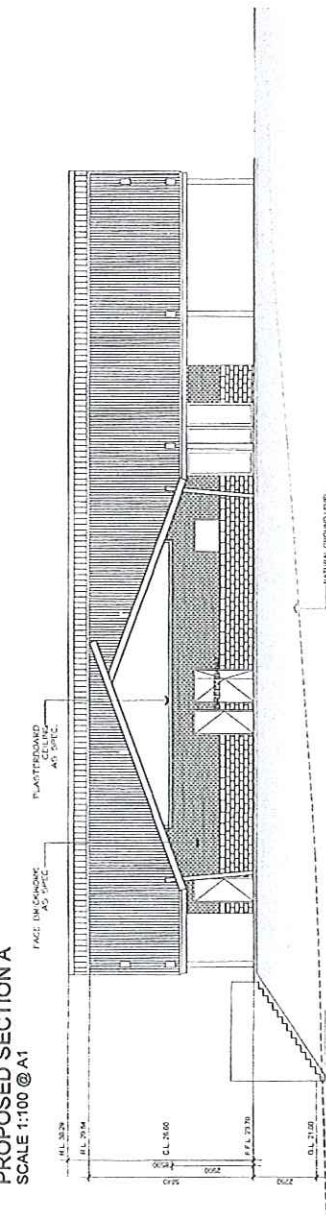
PROPOSED SOUTH ELEVATION
SCALE 1:100 @ A1



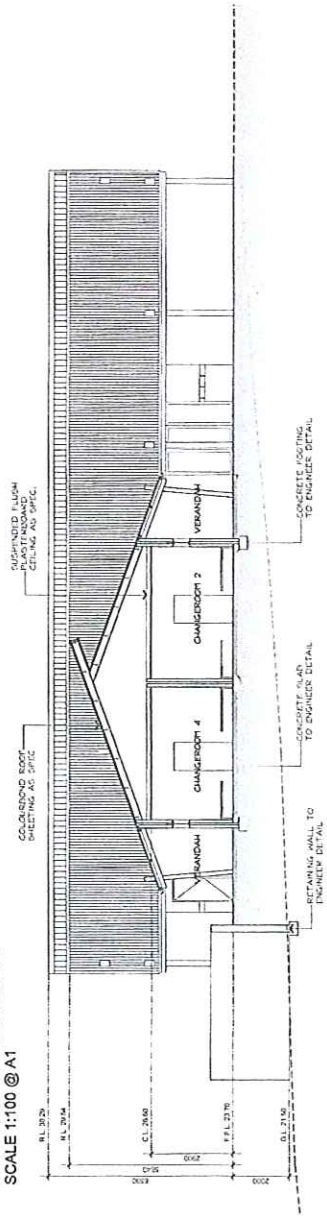
PROPOSED SECTION D
SCALE 1:100 @ A1



PROPOSED SECTION A
SCALE 1:100 @ A1



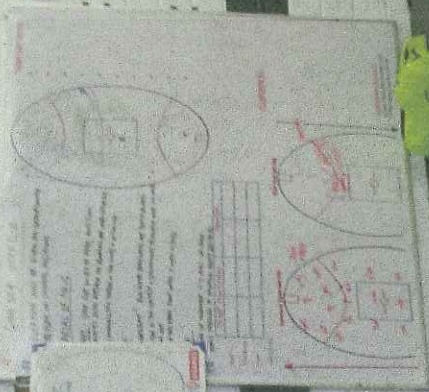
PROPOSED SECTION B
SCALE 1:100 @ A1



PROPOSED SECTION C
SCALE 1:100 @ A1



SACRIFICE





Ref Document1

4 September, 2013

City of Nedlands
71 Stirling Highway
Nedlands
WA 6009

Via email phuigens@nedlands.wa.gov.au

Attention Mr Greg Trevaskis

Dear Sir,

**Collegians Football Club Redevelopment
Quantity Surveying Services**

As requested, we have prepared Cost Plan No. 1 for the above project based on the documentation provided and our discussions.

We trust the enclosed meets with your requirements. However, should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully,
Slattery Australia Pty Ltd



Ian Silver
Executive Consultant
encl.

slattery

City of Nedlands
Collegians Football Club
Redevelopment
Cost Plan No. 1

slattery

Collegians Football Club Redevelopment

Cost Plan No.1

Contents

1. Project Outline.....	5
2. Cost Plan Summary	5
3. Scope of Works	6
a. Architectural.....	6
b. Structural / Civil.....	6
c. Engineering Services.....	6
d. External Works	6
e. External Services.....	6
f. Contingency.....	6
g. Cost Escalation.....	7
h. Fit-out Costs	7
4. Assumptions	7
5. Allowances and Other Project Costs.....	7
6. Construction Programme	7
7. Exclusions.....	7
8. Main risk areas	8
9. Limitations.....	8
10. Appendices.....	8

Collegians Football Club Redevelopment

Cost Plan No.1

1. Project Outline

The project comprises a 284 m2 club facility including a 100 m2 outdoor Alfresco area and a 313 m2 changeroom block.

The buildings are constructed with masonry walling, colorbond roofing supported on steel framing and extensive glazed areas to the Club area. Concrete verandahs circumvent all elevations. Internal finishes to the Club area include carpet and ceramic tiling to the amenities. The amenities are fully tiled. The club area is air conditioned with a split type non ducted system with raked plasterboard ceilings. The changerooms are finished with monolithic concrete floors, painted walls and flush plasterboard ceilings.

The buildings are constructed on compacted sand filling with concrete retaining walls. External works include a new 41 bay on grade car park

2. Cost Plan Summary

The Total End Cost of Cost Plan No. 1 is \$2,672,353 excluding GST as summarized below. In our opinion, subject to construction market conditions (including escalation factors) we believe that the Total Construction Budget can be achieved in the range of \$2,600,000 to \$2,750,000 excluding GST.

Cost Component	Amount
Building Cost Cost	\$ 1,640,482
External Works	\$ 374,581
External Services	\$ 123,625
Design Contingency	\$ 53,467
Construction Contingency	\$ 54,804
Cost Escalation	\$ 151,265
Total Construction Cost	\$ 2,398,224
Fit out Costs	\$ 49,433
Architects & Consultants Fees	\$ 224,696
Total Construction Budget	\$ 2,672,353

All costs above are reported exclusive of Goods and Services Tax.

Please refer to detailed Cost Plan No.1 for further information and the scope of works. Refer to Appendix_A.

Collegians Football Club Redevelopment

Cost Plan No.1

3. Scope of Works

We note the cost plan is based on the Schematic Design documentation which includes items and scope parts yet to be designed. Therefore it is to be interpreted in accordance with the commentary and conditions set out in this report. The allowances contained in the cost plan are estimated and subject to confirmation from further cost planning to verify allowances, quantities and design assumptions once further documentation is available

The following documentation formed the basis for the cost plan:

- Architectural – drawings prepared by Hodge Collard Preston as received on 16 August 2013.

a. Architectural

The areas included in the cost plan are based on drawings prepared by Hodge Collard Preston as received on 16 August 2013.

b. Structural / Civil

We advise that structural / civil documentation was not available, and in their absence we have used rates typical for this type of construction.

c. Engineering Services

We advise that services documentation was not available, and in their absence we have used rates typical for this type of construction. We have included an allowance for split type air conditioning to the Committee Room and Club area. Allowances have also been included for the cool room including glass fronted insert cabinets (\$26,000) and built in kitchen equipment (\$22,000).

d. External Works

External works included in the cost plan are based on the above drawings and comprise site filling, retaining walls, car parking, landscaping and pavings. In addition it includes for the demolition of the existing football club building.

e. External Services

External services included in the cost plan are based on the above drawings and comprise mains connections for sewer, water, electrical and gas. Also included is stormwater disposal.

f. Contingency

The cost plan includes a design contingency of 2.5% for resolution of design items prior to tender. We have also included a construction contingency of 2.5% for the construction phase of the project.

Collegians Football Club Redevelopment

Cost Plan No.1

g. Cost Escalation

The cost plan is based on costs current as at September 2013. Provision for escalation has been included based on a construction start in January 2015.

h. Fit-out Costs

The cost plan includes a provisional allowance (\$49,433) for fit-out costs. It includes items of loose furniture such as tables and chairs; curtains and blinds; bar and kitchen glassware, utensils, etc

4. Assumptions

Costs are based on the assumption that the project will be competitively tendered to a select list of appropriate and interested builders. No allowance has been made for other forms of procurement.

The cost plan assumes that a structured cost planning / value engineering process will be followed throughout the design process and that the project will be appropriately documented prior to tender.

5. Allowances and Other Project Costs

The following allowances and other project costs have been included in the cost plan:

- Architects and Consultants Fees – Allowance of 10%
- Authority & Headwork's Charges – Allowance of \$30,000.

6. Construction Programme

Given a construction start date of January 2015, it is our opinion that completion should be achieved by October 2015. Our opinion is based on normal working and weather conditions.

7. Exclusions

Please note that the cost plan specifically excludes any allowances for the following:

- Fire hydrants and hoses
- Relocation / upgrade of existing services infrastructure
- Site decontamination and remediation
- External lighting to car parking and pathways
- Decanting / relocation / temporary accommodation

Where appropriate, allowances for the above items should be made in the overall budgeting.

Collegians Football Club Redevelopment

Cost Plan No.1

8. Main risk areas

The main risk areas associated with cost are:

- Market conditions at the time of tender
- Escalation factors
- Existing services / infrastructure
- Resolution of other cost plan allowances (Fit out costs, etc.)
- Inclement weather during construction
- Client changes to scope between now and completion
- Exclusions (as noted above)

9. Limitations

This cost plan has been prepared for exclusive use by our client and as such Slattery Australia accepts no liability or responsibility to any third party to whom the report is disclosed or otherwise made available. This cost plan is not to be used for any public or private offering or similar where the contents are used by third parties for any purpose.

10. Appendices

- Appendix_A – Cost Plan No. 1

Collegians Football Club Redevelopment

Cost Plan No.1

Appendix A

Collegians Football Club Redevelopment

Cost Plan No.1

Summary

Collegians Football Club Redevelopment
Cost Plan No. 1



6 September, 2013

Description	Unit	Area (m2)	Rate (\$)	Total (\$)
Current Construction Cost	m2	597	3,582	2,138,688
Design contingency			3	53,467
Construction contingency			3	54,804
Professional fees			10	224,696
Allowance for Fit out costs - Loose furniture & equipment			2	49,433
Current Budget				<u>2,521,088</u>
Provision for escalation based on a project start in January 2015			6	151,265
Escalated budget				<u>2,672,353</u>
GST			10	267,235
Escalated budget including GST				<u>2,939,588</u>
Exclusions:				
> Car parking				
> Site pathways				
> Landscaping and reticulation				
TOTAL				<u>2,939,588</u>

Elemental Summary - Current Construction Cost

**Collegians Football Club Redevelopment
Cost Plan No. 1**



6 September, 2013

Description	Cost/m2	Total
Preliminaries	398	237,632
Substructure	160	95,375
Columns	53	31,680
Upper Floors		
Staircases		
Roof	641	382,655
External Walls	271	161,520
Windows	14	8,580
External Doors	107	64,100
Internal Walls	86	51,170
Internal Screens & Borrowed Lights	45	26,920
Internal Doors	22	13,160
Wall Finishes	91	54,605
Floor Finishes	54	32,030
Ceiling Finishes	114	68,105
Fitments	92	54,970
Special Equipment	85	51,000
Sanitary Fixtures	64	38,090
Sanitary Plumbing	101	60,000
Water Supply	95	56,750
Gas Service	9	5,500
Space Heating		
Ventilation	46	27,500
Evaporative Cooling		
Air Conditioning	59	35,475
Fire Protection	17	10,200
Electric Light & Power	123	73,465
Communications		
Transportation System		
Special Services		
Centralised Energy Systems		
Demolition, Alterations & Renovations		
Site Preparation	97	57,956
Roads, Footpaths & Paved Areas	58	34,780

Elemental Summary - Current Construction Cost

**Collegians Football Club Redevelopment
Cost Plan No. 1**



6 September, 2013

Description	Cost/m2	Total
Boundary Walls, Fencing & Gates	472	281,845
Outbuildings & Covered Ways		
Landscaping & Improvements		
External Stormwater Drainage	21	12,500
External Sewer Drainage	73	43,625
External Water Supply	46	27,500
External Gas	8	5,000
External Fire Protection		
External Electric Light & Power	59	35,000
External Communications		
External Special Services		
External Alterations & Renovations		
Special Provisions		
Total for Current Construction Cost	3,581	2,138,688

Detailed Cost Plan - Current Construction Cost

Collegians Football Club Redevelopment
Cost Plan No. 1



6 September, 2013

No.	Description	Unit	Quantity	Rate	Total
Substructure					
1	Reinforced concrete ground slab complete	m2	655	65	42,575
2	Reinforced concrete column pads/strip footings complete	m3	96	550	52,800
Total for Substructure					95,375
Columns					
3	Steel columns	m	264	120	31,680
Total for Columns					31,680
Roof					
4	Colorbond metal decking on and including steel framing and anticon insulation	m2	1,238	210	259,980
5	Painted villabord soffit lining	m2	774	70	54,180
6	Aluminium louvres to verandah gable	m2	60	650	39,000
7	Colorbond fascia/arge	m	144	65	9,360
8	Colorbond eaves gutter	m	110	70	7,700
9	Valley gutter	m	23	45	1,035
10	Colorbond downpipes	m	56	40	2,240
11	Flashings	m	148	45	6,660
12	Allow for roof safety anchor points	Item	1	2,500	2,500
Total for Roof					382,655
External Walls					
13	Aluminium glazed window walling	m2	62	600	37,200
14	Cavity masonry comprising combination of face brickwork/blockwork externally and common brick internally including cavity insulation	m2	444	280	124,320
Total for External Walls					161,520
Windows					
15	Aluminium glazed windows including security screens	m2	12	715	8,580
Total for Windows					8,580
External Doors					
16	Aluminium glazed folding doors	m2	45	800	36,000
17	Pair of glazed aluminium doors complete with frame, etc	No	3	3,650	10,950
18	Solid core flush painted door including frame, etc	No	11	750	8,250

Detailed Cost Plan - Current Construction Cost

Collegians Football Club Redevelopment
Cost Plan No. 1



6 September, 2013

No.	Description	Unit	Quantity	Rate	Total
19	Kat and kitten door complete	No	1	1,100	1,100
20	Roller doors 2400x1800	No	3	2,200	6,600
21	Servery hatch	No	1	1,200	1,200
Total for External Doors					64,100
Internal Walls					
22	Single leaf masonry walling	m2	602	85	51,170
Total for Internal Walls					51,170
Internal Screens & Borrowed Lights					
23	Operable wall	m2	16	685	10,960
24	Toilet partitions	m2	42	380	15,960
Total for Internal Screens & Borrowed Lights					26,920
Internal Doors					
25	Standard flush panel painted door including frame, hardware, etc	No	8	700	5,600
26	Kat and kitten door including frame, etc	No	1	1,050	1,050
27	Toilet cubicle door	No	14	465	6,510
Total for Internal Doors					13,160
Wall Finishes					
28	Painted hardwall plaster	m2	454	50	22,700
29	Wall tiling to showers, etc	m2	156	165	25,740
30	Paint to changerooms	m2	411	15	6,165
Total for Wall Finishes					54,605
Floor Finishes					
31	Ceramic tiling	m2	77	175	13,475
32	Sheet vinyl to coaches and first aid rooms	m2	24	65	1,560
33	Carpet to club area	m2	195	65	12,675
34	Skirtings	m	270	16	4,320
Total for Floor Finishes					32,030
Ceiling Finishes					
35	Raking painted plasterboard ceiling including support framing	m2	208	115	23,920

Detailed Cost Plan - Current Construction Cost

Collegians Football Club Redevelopment
 Cost Plan No. 1



6 September, 2013

No.	Description	Unit	Quantity	Rate	Total
36	Suspended flush painted plasterboard ceiling	m2	397	105	41,685
37	Allowance for bulkhead over bar	Item	1	2,500	2,500
Total for Ceiling Finishes					68,105
Fitments					
38	Changeroom seating with coat hook rail above	m	58	365	21,170
39	Changeroom toilet roll holders, etc	Item	1	1,500	1,500
40	Bar counter	m	8	1,600	12,800
41	Stainless steel kitchen benches, shelving, etc	m	8	725	5,800
42	Club toilet fittings including mirrors, hand dryers, TRH's, etc	Item	1	2,500	2,500
43	Disabled toilet fittings - grip rails, etc	Item	1	1,200	1,200
44	Allowance for sundry fittings and signage including identity signage	Item	1	10,000	10,000
Total for Fitments					54,970
Special Equipment					
45	Coolroom and refrigeration	Item	1	26,000	26,000
46	Kitchen cooking equipment	Item	1	22,000	22,000
47	Bar glasswasher	No	1	3,000	3,000
Total for Special Equipment					51,000
Sanitary Fixtures					
48	WC	No	15	950	14,250
49	Wall urinal	No	1	2,800	2,800
50	Basin	No	17	550	9,350
51	Shower	No	18	555	9,990
52	Sink	No	2	850	1,700
Total for Sanitary Fixtures					38,090
Sanitary Plumbing					
53	Soil, wastes, vents, etc	No	300	200	60,000
Total for Sanitary Plumbing					60,000
Water Supply					
54	Cold water service	No	55	450	24,750
55	Hot water service	No	40	800	32,000

Detailed Cost Plan - Current Construction Cost

Collegians Football Club Redevelopment
 Cost Plan No. 1



6 September, 2013

No.	Description	Unit	Quantity	Rate	Total
Total for Water Supply					56,750
Gas Service					
56	Gas reticulation	Item	1	5,500	5,500
Total for Gas Service					5,500
Ventilation					
57	Kitchen exhaust hood	Item	1	3,500	3,500
58	Allowance for ventilation to changerooms	m2	230	50	11,500
59	Club toilets extract	Item	1	12,500	12,500
Total for Ventilation					27,500
Air Conditioning					
60	Split air conditioning to club areas	m2	215	165	35,475
Total for Air Conditioning					35,475
Fire Protection					
61	Assume hoses/reels/hydrants are not required	Note	1	0	0
62	Hand extinguishers	Item	1	1,200	1,200
63	Smoke detection/alarm system	m2	600	15	9,000
Total for Fire Protection					10,200
Electric Light & Power					
64	Lighting and power to club areas	m2	284	165	46,860
65	Lighting and power to changerooms	m2	313	85	26,605
Total for Electric Light & Power					73,465
Site Preparation					
66	Clear site	m2	2,760	3	8,280
67	Demolish existing football club building	Item	1	5,000	5,000
68	Imported compacted sand filling to make up building formation levels	m3	2,482	18	44,676
Total for Site Preparation					57,956
Roads, Footpaths & Paved Areas					
69	In situ concrete paving to ramps, verandahs and Alfresco areas with trowled finish	m2	488	60	29,280

Detailed Cost Plan - Current Construction Cost

Collegians Football Club Redevelopment
Cost Plan No. 1



6 September, 2013

No.	Description	Unit	Quantity	Rate	Total
70	Steps	Item	1	5,500	5,500
	Total for Roads, Footpaths & Paved Areas				34,780
	Boundary Walls, Fencing & Gates				
71	Reinforced concrete retaining wall	m2	438	450	197,100
72	Footings to retaining wall	m3	67	550	36,850
73	Stainless steel handrails to stairs and ramps	m	93	225	20,925
74	Stainless steel handrails to top of retaining wall	m	82	225	18,450
75	Paint to exposed surfaces of retaining and ramp walls	m2	568	15	8,520
	Total for Boundary Walls, Fencing & Gates				281,845
	External Stormwater Drainage				
76	Soakwell system for roof disposal	Item	1	12,500	12,500
	Total for External Stormwater Drainage				12,500
	External Sewer Drainage				
77	Sewer lines and connection to main sewer	Item	1	22,125	22,125
78	Grease trap	No	1	6,500	6,500
79	WAWA headworks charges	Item	1	15,000	15,000
	Total for External Sewer Drainage				43,625
	External Water Supply				
80	Mains supply	Item	1	12,500	12,500
81	WAWA headworks charges	Item	1	15,000	15,000
	Total for External Water Supply				27,500
	External Gas				
82	Mains connection	Item	1	5,000	5,000
	Total for External Gas				5,000
	External Electric Light & Power				
83	Mains supply, submains and MSB	Item	1	35,000	35,000
	Total for External Electric Light & Power				35,000