

**Shire of Pingelly**

**Proposed Pingelly Recreation & Cultural Centre**

**At Somerset Street, Pingelly, WA**

**Concept Cost Indication 8th July 2015**

**Neil Butler Quantity Surveying Services**

**T: 08 9349 7853**

**M: 0457 977 407**

**ABN: 730 320 19210**

## SUMMARY

### Area Summary

Building Areas	FECA m2	UCA m2	GFA m2
Community Resource Centre	3080	1700	4780
Netball Pavilion	27	129	156
<b>Total</b>	<b>3107</b>	<b>1829</b>	<b>4936</b>

### Cost Summary

	Cost	Cost/m2 (FECA)	Cost/m2 (GFA)
Community Resource Centre	\$ 5,861,095.00	\$ 1,902.95	\$ 1,226.17
Netball Pavilion	\$ -	\$ -	\$ -
External Works	\$ 91,751.47	\$ 29.53	\$ 18.59
External Services	\$ 376,030.00	\$ 121.03	\$ 76.18
Builder's Preliminaries	\$ 632,887.65	\$ 203.70	\$ 128.22
<b>Total Construction Cost</b>	<b>\$ 6,961,764.12</b>	<b>\$ 2,240.67</b>	<b>\$ 1,410.41</b>
ESD Allowance	\$ -	\$ -	\$ -
Design Contingency	\$ 208,852.92	\$ 67.22	\$ 42.31
Contract Contingency	\$ 215,118.51	\$ 69.24	\$ 43.58
Building Fees	\$ 24,742.21	\$ 7.96	\$ 5.01
Furniture and Fittings	\$ 117,300.00	\$ 37.75	\$ 23.76
Professional Fees	\$ 376,388.89	\$ 121.14	\$ 41,820.99
Public Art	\$ -	\$ -	\$ -
District Allowance - Pingelly	\$ 225,833.33	\$ 72.69	\$ 45.75
Escalation	\$ -	\$ -	\$ -
<b>ESTIMATED TOTAL COMMITMENT</b>	<b>\$ 8,129,999.99</b>	<b>\$ 2,616.67</b>	<b>\$ 1,647.08</b>
GST	\$ 813,000.00	\$ 261.67	\$ 164.71
<b>ESTIMATED TOTAL COMMITMENT (Incl GST)</b>	<b>\$ 8,942,999.99</b>	<b>\$ 2,878.34</b>	<b>\$ 1,811.79</b>

## EXCLUSIONS

The following items are **specifically excluded** from this Concept Cost Plan:-

Work outside boundary to footpaths and roadwork's

Bowling greens, tennis courts, outdoor netball and basketball courts

General carparking and driveways

Landscaping, reticulation, trees and gardens other than around immediate precinct of the new building

Grey water treatment

Stormwater harvesting into tanks

Computer, printers etc

Holding and finance charges

Land costs

Public consultation

Legal costs

Escalation beyond July 2015

## DRAWINGS

**This Concept Costs Indication has been based on the following ACT Research centre drawings:-**

001	Schematic Design	Site Plan	1:500	29.6.2015
002	Schematic Design	Floor Plan	1:200	29.6.2015
003	Schematic Design	Upper Floor Plan	1:200	29.6.2015
004	Schematic Design	Elevations	1:200	29.6.2015
005	Schematic Design	Sections	1:200	29.6.2015
006	Schematic Design	Sections	1:200	29.6.2015

## NOTES

**This information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
<b>1.1</b>	<b>Bowls Bar Function Area</b>				
1.1.1	Bowls Bar - Item 1	m2	148.8	\$ 2,000.00	\$ 297,600.00
	<b>Sub-total Bowls Bar Function Area 1</b>	m2	148.8	\$ 2,000.00	\$ 297,600.00
<b>1.2</b>	<b>Bowls Bar</b>				
1.2.1	Bowls bar - Item 2	m2	57.2	\$ 2,500.00	\$ 143,000.00
1.2.2	Bowls Bar Coolroom - Item 3	m2	13.2	\$ 1,500.00	\$ 19,800.00
1.2.3	Kitchenette - Item 4	m2	3.6	\$ 2,000.00	\$ 7,200.00
1.2.4	Allowance for bar equipment - Included in Item 7.05	Item			\$ 7,000.00
	<b>Sub-total Bowls Bar</b>	m2	74	\$ 2,391.89	\$ 177,000.00
<b>1.3</b>	<b>Function Room</b>				
1.3.1	Function Room - Item 5	m2	220.8	\$ 2,000.00	\$ 441,600.00
	<b>Sub-total Function Room</b>	m2	220.8	\$ 2,000.00	\$ 441,600.00
<b>1.4</b>	<b>Kitchen Kiosk</b>				
1.4.1	Kitchen kiosk - Item 6	m2	72	\$ 3,200.00	\$ 230,400.00
1.4.2	Cool room - Item 7	m2	12	\$ 1,500.00	\$ 18,000.00
1.4.3	Dry store - Item 8	m2	12	\$ 1,500.00	\$ 18,000.00
1.4.4	Allowance for kitchen equipment - Included in Item 7.06	Item			\$ 10,000.00
	<b>Sub-total Kitchen Kiosk</b>	m2	96	\$ 2,879.17	\$ 276,400.00
<b>1.5</b>	<b>Main Entry and Memorabilia Room</b>				
1.5.1	Main Entry and Memorabilia Room - Item 9	m2	48	\$ 1,900.00	\$ 91,200.00
1.5.2	Managers/Football Club/Secretary office - Item 10	m2	24	\$ 2,000.00	\$ 48,000.00
	<b>Sub-total Main Entry and Memorabilia Room</b>	m2	72	\$ 1,933.33	\$ 139,200.00
<b>1.6</b>	<b>Cultural Hall</b>				

1.6.1	Cultural Hall - Item 11	m2	96	\$ 2,100.00	\$ 201,600.00
	<b>Sub-total Main Cultural Hall</b>	m2	96	\$ 2,100.00	\$ 201,600.00
<b>1.7</b>	<b>Lounge Area Crèche</b>				
1.7.1	Lounge Area Crèche - Item 12	m2	109.44	\$ 2,100.00	\$ 229,824.00
1.7.2	Fireplace - Item 42	Item			\$ 4,000.00
	<b>Sub-total Lounge Area Crèche</b>	m2	109.44	\$ 2,136.55	\$ 233,824.00
<b>1.8</b>	<b>Male and Female Toilets</b>				
1.8.1	Male toilets - Item 13	m2	14.4	\$ 3,100.00	\$ 44,640.00
1.8.2	Female Toilet - Item 14	m2	14.4	\$ 3,100.00	\$ 44,640.00
1.8.3	UAT - Item 15	m2	7.2	\$ 3,100.00	\$ 22,320.00
1.8.4	Passage	m2	3.6	\$ 1,600.00	\$ 5,760.00
	<b>Sub-total Male and Female toilets</b>	m2	39.6	\$ 2,963.64	\$ 117,360.00
<b>1.9</b>	<b>Storage</b>				
1.9.1	Cleaners Storage - Item 16	m2	5.76	\$ 1,600.00	\$ 9,216.00
1.9.2	Bar Dry Store - Item 19	Item	7.2	\$ 1,200.00	\$ 8,640.00
1.9.3	General storage - Item 20	m2	90	\$ 1,200.00	\$ 108,000.00
1.9.4	Passage	m2	7.5	\$ 1,600.00	\$ 12,000.00
1.9.5	Secure loading zone/ bin store - Item 41	m2	10.8	\$ 1,800.00	\$ 19,440.00
	<b>Sub-total Storage</b>	m2	121.26	\$ 1,297.18	\$ 157,296.00
<b>1.10</b>	<b>Bowls Manager</b>				
1.10.1	Bowls manager office - Item 17	m2	12	\$ 2,000.00	\$ 24,000.00
1.10.2	Bowls Store - Item 18	Item	18	\$ 1,200.00	\$ 21,600.00
	<b>Sub-total Bowls Manager</b>	m2	30	\$ 1,520.00	\$ 45,600.00
<b>1.11</b>	<b>Cultural Hall Garden</b>				
1.11.1	Cultural hall garden & outdoor area - Timber decking - Item 21	m2	66	\$ 500.00	\$ 33,000.00
	Cultural hall garden & outdoor area - Landscaping - Item 21	m2	19.2	\$ 50.00	\$ 960.00

	Cultural hall garden & outdoor area - Screening - Item 21	Item		\$	5,000.00
				\$	-
	<b>Sub-total Cultural Hall Garden</b>	m2	85.2	\$	457.28
				\$	38,960.00
<b>1.12</b>	<b>Changerooms and Toilets</b>				
1.12.1	Away/Female change rooms - Item 22	m2	61.2	\$	2,000.00
1.12.2	Away/Female/Public toilets - Item 23	Item	21.6	\$	3,200.00
1.12.3	Away/Male/Public toilets - Item 24	m2	21.6	\$	3,200.00
1.12.4	Away/Male change rooms - Item 25	m2	61.2	\$	2,000.00
	<b>Sub-total Changerooms and Toilets</b>	m2	165.6	\$	2,313.04
				\$	383,040.00
<b>1.13</b>	<b>Sports Hall</b>				
1.13.1	Sports hall - Lower level - Item 26	m2	1044.64	\$	1,500.00
1.13.2	Sports Hall - Upper level - Item 26	m2	445.44	\$	300.00
1.13.3	Lift - Item 46	Item			
1.13.4	Commentary box	m2	10	\$	1,100.00
1.13.5	Staircases	Item			
	<b>Sub-total Sports Hall</b>	m2	1500.08	\$	1,196.33
				\$	1,794,592.00
<b>1.14</b>	<b>Retractable Seating &amp; Storage</b>				
1.14.1	Retractable Seating & Storage - Item 27	m2	18	\$	500.00
1.14.3	Storeroom - Item 28	m2	12.4	\$	1,200.00
1.14.4	Storeroom - Item 29	m2	18	\$	1,200.00
1.14.5	Storeroom - Item 30	m2	12.4	\$	1,200.00
	<b>Sub-total Retractable Seating and Storage</b>	m2	60.8	\$	992.76
				\$	60,360.00
<b>1.15</b>	<b>Public Showers and Toilets</b>				
1.15.1	First Aid/Football managers office - Item 31	m2	12	\$	1,900.00
1.15.2	Female public showers & toilets - Item 33	m2	24	\$	3,200.00
1.15.3	Male public showers & toilets - Item 34	m2	24	\$	3,200.00
	<b>Sub-total Public Showers and Toilets</b>	m2	60	\$	2,940.00
				\$	176,400.00

<b>1.16</b>	<b>Gymnasium</b>					
1.16.1	Gymnasium - Item 35	m2	84	\$ 1,900.00	\$	159,600.00
1.16.2	UAT - Item 32	m2	12	\$ 3,200.00	\$	38,400.00
1.16.3	Allowance for gymnasium equipment - Included in Item 7.04	Item			\$	-
	<b>Sub-total Gymnasium</b>	m2	96	\$ 2,062.50	\$	198,000.00
<b>1.17</b>	<b>Netball/Tennis Clubroom</b>					
1.17.1	Netball/Tennis Clubroom - Item 36	m2	96	\$ 2,000.00	\$	192,000.00
1.17.2	Kitchenette - Item 44	Item			\$	7,500.00
1.17.3	Storeroom - Item 45	m2	8.64	\$ 1,200.00	\$	10,368.00
	<b>Sub-total Netball/tennis Clubroom</b>	m2	104.64	\$ 2,005.62	\$	209,868.00
<b>1.18</b>	<b>Netball Pavilion</b>					
1.18.1	Netball Pavilion - Item 37	m2	129	\$ -	\$	-
1.18.2	Storeroom - Item 38	m2	27	\$ -	\$	-
	<b>Sub-total Netball Pavilion</b>	m2	156	\$ -	\$	-
<b>1.19</b>	<b>BBQ/Playground</b>					
1.19.1	BBQ - Item 39	No	1	\$ -	\$	-
1.19.2	Children's playground - softfall only - Item 40	m2	36	\$ 110.00	\$	3,960.00
1.19.3	Grass and reticulation	m2	171	\$ 25.00	\$	4,275.00
1.19.4	Paving	m2	171	\$ 60.00	\$	10,260.00
	<b>Sub-total BBQ/Playground</b>		378		\$	18,495.00
<b>1.20</b>	<b>Covered BBQ's</b>					
1.20.1	BBQ	No	1	\$ -	\$	-
1.20.2	Covered Shelters - 2 No	m2	15	\$ 550.00	\$	8,250.00
1.20.3	Paving	m2	15	\$ 60.00	\$	900.00
	<b>Sub-total Covered BBQ's</b>				\$	9,150.00
<b>1.21</b>	<b>Verandah</b>					

1.21.1	Verandah foyer and ramps - Item 43	m2	1500	\$	550.00	\$	825,000.00
1.21.2	Perimeter steps - m155	Item				\$	38,750.00
	Ramp to function areas -m 14	Item				\$	21,000.00
<b>Sub-total Verandahs</b>		m2	1500	\$	589.83	\$	884,750.00

<b>Sub-Total for Building Works</b>		<b>m2</b>	<b>5114.22</b>	<b>\$</b>	<b>1146.03889</b>	<b>\$</b>	<b>5,861,095.00</b>
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## 2.0 External Works

2.01	Allowance to demolish existing Community Centre	Item				\$	30,000.00
2.02	Allowance to demolish existing Pavilion	Item				\$	15,000.00
2.03	Clear site	m2	5100	\$	2.50	\$	12,751.47
2.04	Filling under building to bring up to various levels	m3	1200		20	\$	24,000.00
2.05	Allowance for landscaping and reticulation - By Shire	Item					Excluded
2.06	Allowance for paving - Included in Item 1.18 above - By Shire	Item					Excluded
2.07	Allowance for children's playground equipment - Included in Item 1.18 above	Item				\$	-
2.08	Allowance for fencing to children's playground equipment	m	30		210	\$	-
2.09	Allowance for site furniture - bins seats, water fountain	Item				\$	5,000.00
2.10	Allowance for external signage	Item				\$	5,000.00

<b>Sub-total for External Works</b>						<b>\$</b>	<b>91,751.47</b>
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## 3.0 External Services

3.01	Allowance for stormwater drainage	Item				\$	30,000.00
3.02	Allowance for sewer services	Item				\$	35,000.00
3.03	Allowance for grease trap	Item				\$	13,500.00
3.04	Allowance for water services					\$	7,530.00
3.05	Allowance for fire service	Item				\$	15,000.00
3.06	Allowance for fire tanks and pumps	Item				\$	210,000.00
3.07	Allowance for bottled gas service (gas bullet and fencing)	Item				\$	15,000.00
3.08	Allowance for electrical services upgrade	Item				\$	40,000.00



3.09	Allowance for communications upgrade to building	Item	\$	10,000.00
3.10	Allowance for Water Corporations Headwork's charges	Item	\$	-

<b><i>Sub Total for External Services</i></b>			<b>\$</b>	<b>376,030.00</b>
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**4.0      Builder's Preliminaries**

4.01	Allowance for Builder's Preliminaries including site supervision, insurances, small plant and equipment, site amenities etc	Item	\$	632,887.65
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<b><i>Sub-total for Builder's Preliminaries</i></b>			<b>\$</b>	<b>632,887.65</b>
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<b>Total Construction Costs</b>			<b>\$</b>	<b>6,961,764.12</b>
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**5.0      CONTINGENCIES**

5.01	Allowance for ESD initiatives	Item	0%	\$ -
5.02	Allowance for Design Contingencies	Item	3%	\$ 208,852.92
5.03	Allowance for Contract Contingency	Item	3%	\$ 215,118.51

<b><i>Sub Total for Contingencies</i></b>			<b>\$</b>	<b>423,971.43</b>
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**6.0      AUTHORITIES FEES**

6.01	Development Application Fees	Item	\$	-
6.02	Building Permit	Item	\$	9,970.74
6.03	BCITF	Item	\$	14,771.47

<b><i>Sub Total for Authorities Fees</i></b>			<b>\$</b>	<b>24,742.21</b>
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**7.0      FURNITURE AND FITTINGS**

7.01	Loose furniture and fittings to Function and Bar Area	Item	\$	14,850.00
7.02	Loose and fittings to Cultural Centre	Item	\$	5,000.00
7.03	Loose furniture and fittings to clubrooms	Item	\$	10,000.00
7.04	Allowance for gymnasium equipment	Item	\$	45,000.00

7.05	Allowance for bar equipment	Item		\$	12,450.00
7.06	Allowance for kitchen equipment	Item		\$	30,000.00
<b><i>Sub Total for Furniture and Fittings</i></b>				<b>\$</b>	<b>117,300.00</b>
<b>8.0</b>	<b>PROFESSIONAL FEES</b>				
8.01	Allowance for professional fees	Item	5%	\$	376,388.89
8.02	Allowance for project management fees	Item	0.00%	\$	-
8.03	Allowance Shire of Pingelly internal recovery costs	Item	0%	\$	-
<b><i>Sub Total for Professional Fees</i></b>				<b>\$</b>	<b>376,388.89</b>
<b>9.0</b>	<b>PUBLIC ART</b>				
9.01	Allowance for Public Art (% of Construction Cost)	Item	0%	\$	-
<b><i>Sub Total for Public Art</i></b>				<b>\$</b>	<b>-</b>
<b>10.0</b>	<b>DISTRICT ALLOWANCE</b>				
10.01	District Allowance for Pingelly (excluding professional fees)	Item	3%	\$	225,833.33
<b><i>Sub Total for District Allowance</i></b>				<b>\$</b>	<b>225,833.33</b>
<b>11.0</b>	<b>ESCALATION</b>				
11.01	No allowance for escalation has been included	Item			Excluded
<b><i>Sub Total for Escalation</i></b>				<b>\$</b>	<b>-</b>
<b>TOTAL ESTIMATED COMMITMENT</b>				<b>\$</b>	<b>8,129,999.99</b>
	Goods & Services Tax		10%	\$	813,000.00
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>				<b>\$</b>	<b>813,000.00</b>