Estimated Development Cost (EDC)

HUNTER INDOOR SPORTS CENTRE

Project Title:	**Hunter Indoor Sports Centre**
Project Address:	**Turton & Monash Road, Broadmeadow NSW**
Client:	**NSW Department of Planning, Housing and Infrastructure c/- Basketball Assoc. of Newcastle Limited & The APP Group**
Date:	**19 September 2024**

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19 September 2024

NSW Department of Planning, Housing and Infrastructure
c/- Basketball Association of Newcastle Limited & The APP Group
Level 2 / 426 King Street
Newcastle, NSW 2300

Attention: Simone Larsen
Email: Simone.Larsen@app.com.au

Estimated Development Cost (EDC)
Hunter Indoor Sports Centre | Turton & Monash Road, Broadmeadow NSW

This document has been prepared for the consent authority, NSW Department of Planning, Housing and Infrastructure.

We enclosed the *Estimated Development Cost (EDC)* for the proposed Hunter Indoor Sports Centre located at Turton & Monash Road, Broadmeadow NSW 2292.

The purpose of this exercise is to provide an *Estimated Development Cost (EDC)* of the project costs for the proposed development application and is prepared in accordance with the definition of *Estimated Development Cost (EDC)* contained in the *Environmental Planning and Assessment Regulation 2021 (current 4 March 2024)*.

This report has been provided to the NSW Department of Planning, Housing and Infrastructure c/- Basketball Association of Newcastle Limited and The APP Group, and APLAS Group Pty Ltd accepts neither responsibility nor liability to any other party who might use or rely on the contents of this report, either in full or in part, without our prior knowledge and written consent. Further, no portion of this report (included without limitation any conclusions which may affect value, the identity of APLAS Group Pty Ltd or its Sub-Consultants, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of APLAS Group Pty Ltd.

Please refer to the following sections for full details and notes accompanying the estimate and Appendix for the Estimate breakdown.

Should you have any queries or wish to discuss anything further, please do not hesitate to contact me.

Most sincerely,

Aaron Satchell BConMgt(Hons1), AAIQS, MRICS
Quantity Surveyor | Director
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Executive Summary

This document has been prepared for the consent authority, NSW Department of Planning, Housing and Infrastructure.

We understand this report is required under the Secretary's Environmental Assessment Requirements (SEARs).

We enclosed the *Estimated Development Cost (EDC)* for the proposed Hunter Indoor Sports Centre located at Turton & Monash Road, Broadmeadow NSW 2292.

The purpose of this exercise is to provide an *Estimated Development Cost (EDC)* of the project costs for the proposed development application and is prepared in accordance with the definition of *Estimated Development Cost (EDC)* contained in the *Environmental Planning and Assessment Regulation 2021 (current 4 March 2024)*.

In this regulation, the *Estimated Development Cost (EDC)* has the following definition:

> *the **estimate development cost**, of a development, means the estimated cost of carrying out the development, including the following –*
>
> *a) the design and erection of a building and associated infrastructure,*
> *b) the carrying out of a work,*
> *c) the demolition of a building or work,*
> *d) fixed or mobile plant and equipment.*
>
> *The estimated development cost does not include the following –*
>
> *a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
> *b) costs relating to a part of the development that is the subject of a separate development consent or approval,*
> *c) land costs, including any costs of marketing and selling land,*
> *d) costs of the ongoing maintenance or use of the development,*
> *e) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

Based on this definition, we advise that the overall *Estimated Development Cost (EDC)* for this project is **$82,614,419 excluding GST** and is summarised in the following table.

We certify that the calculation is accurate and addresses all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement (EIS).

We note this estimate is prepared for the purpose of calculating the Estimated Development Cost (EDC) only and is *not* to be used for project budgeting, feasibility, financing or any other purpose.

ESTIMATED DEVELOPMENT COST (EDC) SUMMARY

PROJECT DESCRIPTION:	Hunter Indoors Sports Centre
PROJECT LOCATION:	Turton & Monash Road, Broadmeadow NSW
PROJECT STAGE:	Whole Project
DATE OF ASSESSMENT:	19/09/2024
PROPOSAL REF. NO.:	SSD-65595459 (SSDA)

ITEM	**COST excl. GST**
Demolition & Remediation	$1,250,456
Construction (Item A)	$64,377,520
Mitigation of Impact Items	Included *
Consultant Fees	$4,307,245
Authorities Fees (LSLL)	$182,938
Plant & Equipment (Item B)	$2,740,991
Furniture, Fittings & Equipment	$1,550,993
Contingency	$5,127,673
Escalation	$3,076,603
TOTAL EDC (excl. GST) – *for SSD / SSI*	**$82,614,419**
Goods & Services Tax (GST)	$8,261,442
TOTAL EDC (incl. GST) – *for NON-SSD / SSI*	**$90,875,861**

GROSS FLOOR AREA (AIQS)	**ITEM**
GFA m2 (AIQS)	17,822m2
Construction Cost Only $/m2 GFA (AIQS) – *Item A + Item B*	$3,766/m2

Indicative Jobs	**Number**	**Reference**
Construction Jobs	267	Landcom / NSW DoP / US ref. / UK ref.
Operational Jobs	120	GFA: 17,822m2 / 150m2 = 120 job – per Landcom, NSW DoP

A copy of the Detailed Calculation Schedule / Estimate Breakup is provided in Appendix 1.

Basis of Report

General Notes

This document has been prepared for the consent authority, NSW Department of Planning, Housing and Infrastructure.

We understand this report is required under the Secretary's Environmental Assessment Requirements (SEARs).

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs.
- The AIQS Practice Standard — Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant projects.

** Mitigation of Impact Items* – We note mitigation of impact items in relation to this project have been address as part of the building design and specification which have been incorporated into the overall estimate and form part of the Construction (Item A) costs.

Limitations

The following are the limitations in the preparation of the report:

- documentation not listed above forming part of the application and EIS, that could influence the accuracy of the calculation of the EDC.
- any inherent uncertainty in the estimation process that has not been able to be incorporated into the detailed calculation schedule.
- that the quantity surveyor has read and understood the scope of the project as defined by the EIS.

Statement of Qualifications

I, Aaron Satchell, Director of APLAS Quantity Surveyors, confirm this Estimated Development Cost (EDC) has been prepared by me as an Associate Member and Certified Quantity Surveyors of the Australian Institute of Quantity Surveyors (AIQS), Chartered Quantity Surveyor of the Royal Institute of Chartered Surveyors (RICS) and Certified Tax Practitioner in Quantity Surveying for the Tax Practitioners Board (TPB), holding a Degree in Construction Management (Building) with Honors 1 from the University of Newcastle.

Objectivity

The following are items that may impact the objectivity of the EDC calculation in this report:

- Nil identified.

Scope of the Calculation of the EDC

Definition of the EDC

The purpose of this exercise is to provide an *Estimated Development Cost (EDC)* of the project costs for the proposed development application and is prepared in accordance with the definition of *Estimated Development Cost (EDC)* contained in the *Environmental Planning and Assessment Regulation 2021 (current 4 March 2024)*.

In this regulation, the *Estimated Development Cost (EDC)* has the following definition:

> *the **estimate development cost**, of a development, means the estimated cost of carrying out the development, including the following –*
>
> *e) the design and erection of a building and associated infrastructure,*
> *f) the carrying out of a work,*
> *g) the demolition of a building or work,*
> *h) fixed or mobile plant and equipment.*
>
> *The estimated development cost does not include the following –*
>
> *f) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
> *g) costs relating to a part of the development that is the subject of a separate development consent or approval,*
> *h) land costs, including any costs of marketing and selling land,*
> *i) costs of the ongoing maintenance or use of the development,*
> *j) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

Scope of the Calculation

This report has been provided to the NSW State Planning Authority, care of the proponent – Basketball Association of Newcastle Limited, under the direction of their lead project consultant, The APP Group.

We enclosed the *Estimated Development Cost (EDC)* for the proposed Hunter Indoor Sports Centre located at Turton & Monash Road, Broadmeadow NSW 2292.

The associated planning reference identifier/number for the subject development proposal is identified in *Estimate Development Cost (EDC) Summary* table, within the Executive Summary of this report.

The proposed project works can be summarised as follows:

- Hunter Indoor Sports Centre will be delivered in 2 Stages with option for 1 additional sub-stage, including:
    a. Stage 1(A) including 6x Courts with main entry, circulation, amenities, part of mezzanine level base build areas with a GFA of approx. 5,975m2 (excl. L1). Stage 1A also includes carparking, vehicle access, perimeter vehicle access and service infrastructure provisions to service the site.

b. Stage 1(B) including 2x additional Courts to extend the general configuration and completion of the mezzanine level delivered in Stage 1A to access Gym, Multi-purpose Rooms and Admin with a GFA of approx. 5,134m2 (incl. L1). Stage 1B also includes an extension of the carparking to increase the capacity.

c. Stage 2 including 3x additional Courts forming the Show Court zone with retractable grandstand seating over the 2x adjacent courts for major games and events including circulation, amenities, extension of the mezzanine level to corporate areas, 1x additional Training Court plus High-Performance Training Area with associated circulation and amenities with a total GFA of approx. 6,714m2. Stage 2 also includes an extension of the carparking to increase the capacity.

The Estimate Development Cost (EDC) is based upon measured approximate quantities and built-up rates current at the date of this letter with escalation applied according to the intended commencement date of construction on site, as defined in the following sections of this report.

Construction Programme

The EDC has been developed based upon the following construction programme:

- Commencement end-2024 – Completion mid-2026

We note however, additional staging costs would apply should the staging be non-sequential i.e., there is extended delays between stages or re-tendering of separate stages. Once the staging and project procurement/delivery packages are confirmed we can update our staging allowances and overall budget accordingly.

Escalation

The Total Overall Cost includes for escalation up to the assumed construction mid-point. However, should there be delays to this anticipated Development Programme, escalation should be updated accordingly.

- Escalation beyond end-2025 is excluded.

Goods and Services Tax (GST)

The definition for EDC excludes GST. However, cost estimates for all applications should identify the EDC, the GST incurred as part of those costs, and the sum of the EDC plus GST.

This allows the consent authority to correctly calculate fees for certain applications where EDC and GST are used to determine the final fee. Further details are set out below on when GST is used for fee purposes.

Schedule of Documentation

The following documents have been referred to in preparation of our estimates:

- Hydraulic Existing Authorities Services Review prepared by McCallum PFCA dated 07/11/23.
- Site Survey Plans prepared by de Witt Consulting dated 10/11/23 including job ref. 14003 revision C.
- Superseded - Architectural Plans Revision A prepared by EJE Architecture dated 10/11/23 including: A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, A12, A13.
- Superseded - Architectural Plans Revision A updated by EJE Architecture dated 17/11/23 including updated A03, A04, A05, A06, A07, A08, A09, A10.
- Superseded - Architectural Plans Revision A updated by EJE Architecture dated 28/03/24 including updated A43-Rev.+, A44-Rev.+, A45-Rev.+, A46-Rev.+, A47-Rev.+, A48-Rev.+, A64-Rev.+, A65-Rev.+, A66-Rev.+, A72-Rev.+, A73-Rev.+, A74-Rev.+.
- Architectural Plans Revision B updated by EJE Architecture dated 16/08/24 including: Updated A01 - A92.
- Site Infrastructure Upgrade/Augmentation Mapping Plan prepared by EJE Architecture dated 13/11/23 including: A02 proposed site plan, Ausgrid annotated site plan, Turton Rd annotated image.
- Civil Modelling Quantities provided by Northrop dated 09/05/24 and 10/05/24.
- Structural Schematic Design plans provided by Northrop incl. SK01-1, SK04-1, SK05-1, SK-06-1, dated April 2024.
- Flow Rate Testing Report prepared by David Wade Plumbing dated 17/11/23.
- Environmental Impact Statement (EIS) prepared by URBIS dated 22 August 2024.
- Civil Engineering Plans Revision C prepared by Northrop dated 20/08/24 including: DA-C01.01, DA-C01.21, DA-C02.01, DA-C02.11, DA-C03.01, DA-C04.01, DA-C04.02, DA-C04.03, DA-C05.01, DA-C06.01, DA-C10.01.

Inclusions

The following inclusions are consistent with the NSW Government Planning Circular PS24-002 for Calculation of Estimated Development Cost namely the full scope of works including but not limited to the following:

- Demolition and remediation
- Construction or erection of a building and associated infrastructure
- Fixed and mobile plant and equipment
- Carrying out of works (i.e., mining or mineral extraction)
- Mitigation of Impact Items
- Furniture, Fittings and Equipment (FF&E) and Operating, Supplies and Equipment (OSE) as applicable
- Fitout costs (where they form part of the application)
- Authority's fees (Long Service Leave Levy)
- Consultant design and project management fees
- Contingency — 5% of Construction for Non-Government related application or P90 Risk Assessment for Government application
- Escalation — Forecast provisions to intended commencement date of construction on site.

Project Assumptions

We note the key assumptions for this concept as the following:

- Hunter Indoor Sports Centre will be delivered in 2 Stages with option for 1 additional sub-stage, including:
    a. Stage 1(A) including 6x Courts with main entry, circulation, amenities, part of mezzanine level base build areas with a GFA of approx. 5,975m2. Stage 1A also includes carparking, vehicle access, perimeter vehicle access and service infrastructure provisions to service the site.
    b. Stage 1(B) including 2x additional Courts to extend the general configuration and completion of the mezzanine level delivered in Stage 1A to access Gym, Multi-purpose Rooms and Admin with a GFA of approx. 5,134m2. Stage 1B also includes an extension of the carparking to increase the capacity.
    c. Stage 2 including 3x additional Courts forming the Show Court zone with retractable grandstand seating over the 2x adjacent courts for major games and events including circulation, amenities, extension of the mezzanine level to corporate areas, 1x additional Training Court plus High-Performance Training Area with associated circulation and amenities with a total GFA of approx. 6,714m2. Stage 2 also includes an extension of the carparking to increase the capacity.
- All excavated material will remain on site and be used as fill under the proposed building / capping to negate costs associated with treatment / removal of any contaminated spoil material. Ground slabs and piling to the building footprint have been structurally designed accordingly to accommodate this.
- No major road intersection upgrades works are required to the main vehicle entry into site.
- Non-displacement piling system(s) will be utilised to limit dealing spoil from piling works.
- Service infrastructure augmentation works will occur in Stage 1(1A) as necessary to enable the project to commence construction.
- Mines Subsidence – We understand the site is not located in a mines district and as such not mine grouting or mine subsidence design considerations or parameters are necessary for the proposed project. Costs associated with Mines Subsidence requirements are therefore excluded from our estimate accordingly.

Exclusions

The exclusions are to be consistent with the NSW Government Planning Circular for Calculation of estimated development cost namely:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing, holding and marketing
- Ongoing maintenance or use of the development
- GST, and
- Finance Costs.

Gross Floor Area (GFA)

The *Gross Floor Area* or GFA is measured in m2 and is calculated as the sum of the *"Fully Enclosed Covered Area"* and the *"Unenclosed Covered Area"* as defined;

Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls, but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like, which extend through the storey being computed.

Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandas, porches and porticos, attached open covered ways alongside buildings, under crofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the build, which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the walls or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser.

UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

Acknowledgement

This report has been provided to the NSW State Planning Authority c/- Basketball Association of Newcastle Limited and The APP Group, and APLAS Group Pty Ltd accepts neither responsibility nor liability to any other party who might use or rely on the contents of this report, either in full or in part, without our prior knowledge and written consent. Further, no portion of this report (included without limitation any conclusions which may affect value, the identity of APLAS Group Pty Ltd or its Sub-Consultants, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of APLAS Group Pty Ltd.

APPENDIX 1

Estimated Development Cost (EDC)

Detailed Calculation Schedule / Estimate Breakup

EDC - Summary

A604 - Estimated Development Cost (EDC) - Hunter Indoor Sports Centre **19/09/2024**

for **Basketball Association of Newcastle Limited c/- The APP Group**

Basketball Stadium Development

Description	Quantity	Unit	Rate	Total
DEMOLITION				**$140,017.78**
SITE PREPARATION & CIVIL WORKS				**$1,110,437.90**
BUILDINGS WORKS	**17,822**	**m2**	**$2,455.21**	**$43,756,787.88**
EXTERNAL WORKS, SERVICES & INFRASTRUCTURE				**$7,121,061.53**
STAGING ALLOWANCE				**$424,803.72**
DESIGN DEVELOPMENT CONTINGENCY				**$2,627,655.44**
PRELIMINARIES				**$9,932,537.56**
BUILDERS MARGIN				**$3,255,665.09**
FURNITURE, FIXTURES & EQUIPMENT (FF&E)				**$1,550,992.92**
INFORMATION & COMMUNICATION TECHNOLOGY (ICT) (Excluded)				
PROJECT CONTINGENCIES				**$5,127,672.52**
PROFESSIONAL, CONSULTING & DESIGN FEES				**$4,102,138.01**
CLIENT DIRECT COSTS				**$205,106.90**
AUTHORITY FEES & CHARGES				**$182,937.94**
LAND, LEGAL, SALES & LEASING FEES (Excluded)				
FINANCE COSTS (Excluded)				
OTHER ALLOWANCES (Excluded)				
ESCALATION				**$3,076,603.51**
			Subtotal	**$82,614,418.71**
			G.S.T [10%]	$8,261,441.87
			Total	**$90,875,860.58**

EDC - Trade Summary

A604 - Estimated Development Cost (EDC) - Hunter Indoor Sports Centre **19/09/2024**

for **Basketball Association of Newcastle Limited c/- The APP Group**

Basketball Stadium Development

Description	Quantity	Unit	Rate	Total
DEMOLITION				**$140,017.78**
Demolition & Alterations to Existing				**$140,017.78**
SITE PREPARATION & CIVIL WORKS				**$1,110,437.90**
General				**$20,000.00**
Site Remediation (Provisional Allowance)				**$346,507.00**
Ground Works & Excavation (Provisional Allowance)				**$743,930.90**
Spoil Disposal (Excluded)				
Site Retaining Walls (Excluded)				
BUILDINGS WORKS	**17,822**	**m2**	**$2,455.21**	**$43,756,787.88**
Foundation System				**$2,835,100.00**
Concrete Work				**$6,504,057.75**
Masonry				**$664,186.80**
Structural Steel				**$4,794,344.86**
Roofing & Metal Claddings				**$3,441,286.18**
Precast Concrete				**$88,503.48**
Metal Work				**$1,308,248.16**
Claddings				**$3,096,605.31**
Carpentry Works				**$43,200.00**
Glazed Windows & Doors				**$1,991,207.56**
Plasterboard Partitions, Suspended Ceilings & Doors				**$2,461,698.81**
Floor Finishes				**$3,017,285.59**

Description	Quantity	Unit	Rate	Total
Tiling & Waterproofing				**$380,947.89**
Rendering				**$9,553.46**
Painting				**$472,570.82**
Basketball Equipment & Fittings				**$3,960,210.05**
Joinery, Fitments & Fittings				**$1,486,741.96**
Hydraulic Services & Sanitary Fixtures				**$834,650.00**
Gas Services (Excluded)				
Electrical & Communication Services				**$2,291,191.98**
Vertical Transport				**$120,000.00**
Mechanical Services				**$2,513,829.71**
Fire Protection Services				**$1,098,460.87**
Builders Works in Connection with Services				**$342,906.63**
EXTERNAL WORKS, SERVICES & INFRASTRUCTURE				**$7,121,061.53**
External Sewer Services (Provisional Allowance)				**$567,384.82**
External Water Services (Provisional Allowance)				**$296,977.59**
External Fire Water Services (Provisional Allowance)				**$349,036.42**
External Stormwater Services (Provisional Allowance)				**$809,604.39**
External Gas Services (Excluded)				
External Electrical & Communication Services (Provisional Allowance)				**$1,193,410.62**
External Roads & Pavements				**$2,502,288.39**
Outbuildings & Covered Ways				**$248,738.86**
External Works & Landscaping				**$1,153,620.44**
STAGING ALLOWANCE				**$424,803.72**
Provisional Allowance for staging, temporary works and services between stages - TBC	1,699.21	m2	$250.00	$424,803.72
DESIGN DEVELOPMENT CONTINGENCY				**$2,627,655.44**
Design Development Contingency - DA Stage (5% of above)				$2,627,655.44
PRELIMINARIES				**$9,932,537.56**
Builder's Preliminaries (18%)				$9,932,537.56

Description	Quantity	Unit	Rate	Total
BUILDERS MARGIN				**$3,255,665.09**
Builder's Margin (5%)				$3,255,665.09
FURNITURE, FIXTURES & EQUIPMENT (FF&E)				**$1,550,992.92**
Allowance for loose FF&E to administration and public areas	7,619.21	m2	$150.00	$1,142,881.25
Allowance for loose FF&E to court areas	10,202.79	m2	$40.00	$408,111.67
INFORMATION & COMMUNICATION TECHNOLOGY (ICT) (Excluded)				
Allowance for specialised facility operational ICT (Excluded)	10,202.79	note		EXCL
PROJECT CONTINGENCIES				**$5,127,672.52**
Planning Contingency (2.5% of GCC)				$1,709,224.17
Construction Contingency (5% of GCC)				$3,418,448.35
Client Contingency (Excluded)				EXCL
PROFESSIONAL, CONSULTING & DESIGN FEES				**$4,102,138.01**
Professional, consulting & design fees (5% of GCC)				$3,418,448.35
Project Management Fees (1.0% of GCC)				$683,689.67
CLIENT DIRECT COSTS				**$205,106.90**
Provisional Allowance for Internal Client PM costs				$205,106.90
Allowance for decanting / recanting costs (i.e. relocation) (Excluded)		note		EXCL
Allowance for Specialist Operational Equipment & FF&E (Excluded)		note		EXCL
Other allowances / costs (Excluded)		note		EXCL
AUTHORITY FEES & CHARGES				**$182,937.94**
Authority / Approval Fees & Charges (Excluded)		note		EXCL
Long Service Levy	1	each	$182,937.94	$182,937.94
LAND, LEGAL, SALES & LEASING FEES (Excluded)				
Land, legal, sales and leasing fees (Excluded)				EXCL
FINANCE COSTS (Excluded)				
Finance Costs (Excluded)				EXCL
OTHER ALLOWANCES (Excluded)				
Other allowances / costs (Excluded)				EXCL
ESCALATION				**$3,076,603.51**
Escalation (up to construction mid point end-2025) (3.0% p.a. of GCC)				$3,076,603.51

Subtotal	**$82,614,418.71**
G.S.T [10%]	$8,261,441.87
Total	**$90,875,860.58**

EDC - Breakup

A604 - Estimated Development Cost (EDC) - Hunter Indoor Sports Centre **19/09/2024**

for **Basketball Association of Newcastle Limited c/- The APP Group**

Basketball Stadium Development

Description	Quantity	Unit	Rate	Total
DEMOLITION				**$140,017.78**
Demolition & Alterations to Existing				**$140,017.78**
Allowance for demolition of existing man made structure	148.87	m2	$150.00	$22,330.61
Allowance for demolition of existing pavements	361.07	m2	$25.00	$9,026.87
Allowance for demolition of rural style fencing to site, as required	277.35	m	$15.00	$4,160.30
Allowance for removal of shipping container	3	each	$750.00	$2,250.00
Allowance for removal of pole light and footing	9	each	$5,000.00	$45,000.00
Allowance for removal of tree	3	each	$750.00	$2,250.00
Provisional Allowance for relocation of existing power pole where conflicts with new access driveway	1	each	$25,000.00	$25,000.00
Allowance for removal of misc. vegetation and small trees	1	each	$10,000.00	$10,000.00
Allowance for removal of misc. man made structures	1	each	$20,000.00	$20,000.00
SITE PREPARATION & CIVIL WORKS				**$1,110,437.90**
General				**$20,000.00**
Allowance to locate and identify any existing services running through site	1	each	$10,000.00	$10,000.00
Note; Diversion of existing services (Excluded)				EXCL
Provisional Allowance for soil contamination testing	1	each	$10,000.00	$10,000.00
Site Remediation (Provisional Allowance)				**$346,507.00**
Provisional Allowance for potential spot site remediation works, decontamination, treatment of acid sulphate soils, etc.	34,650.6	m2	$10.00	$346,507.00
Mine grouting to site area, etc. (Excluded - site not in MSD)				EXCL
Allowance for the removal of asbestos or contaminated materials (Excluded)				EXCL

Description	Quantity	Unit	Rate	Total
Ground Works & Excavation (Provisional Allowance)				**$743,930.90**
Note: The following scope and quantities are based upon the modelling and advice from Northrop Engineers dated 09/05/2024				NOTED
Allowance to strip vegetation layer and topsoil & stockpile material for fill (volume incl. in cut quantities below)	34,650.6	m2	$1.50	$51,975.90
Bulk cut excavation work including load and cart material to stockpile / fill on site	12,794.1	m3	$15.00	$191,911.50
Bulk fill excavation work including load site won material & imported material, cart and placement to geotechnical requirements under supervision	15,358.2	m3	$15.00	$230,373.00
Allowance for importing clean fill to raise site levels in addition to site won spoil - purchased from quarry including transporting to site within 10km	2,564.1	m3	$75.00	$192,307.50
Allowance for additional imported clean fill to infill disturbed zone on West side of site, not capped by hardstand (purchased from quarry including transporting to site within 10km) incljuding fill excavation work including load material, cart and placement to geotechnical requirements under supervision	742.5	m3	$90.00	$66,825.00
Stockpiling surplus bulk excavated material on site between Stages 1A & 1B ready for reuse as fill	1,053.8	m3	$10.00	$10,538.00
Allowance for stabilisation of existing soil under building footprint	15,052.29	m2		INCL
On site soil classification / analysis during civil works (Excluded)				EXCL
Allowance for excavation in rock (Excluded)				EXCL
Dewatering during excavation (Excluded, shallow excavations only)				EXCL
Spoil Disposal (Excluded)				
Provisional Allowance for transporting of surplus excavated spoil (Excluded, remain on site as stockpile, as advised)		note		EXCL
Provisional Allowance for disposal fees for excavated spoil ($25/tonne) assumed Virgin/Excavated Natural Material (ENM/VENM) (Excluded, remain on site as stockpile, as advised)		note		EXCL
Allowance for removal of general solid waste (Excluded)				EXCL
Allowance for removal of contaminated soil (Excluded)				EXCL
Site Retaining Walls (Excluded)				

Description	Quantity	Unit	Rate	Total
Site retaining wall to boundaries or internal retaining wall to level changes, etc. (Excluded - existing levels maintained)		note		EXCL
BUILDINGS WORKS	**17,822**	**m2**	**$2,455.21**	**$43,756,787.88**
Foundation System				**$2,835,100.00**
Allowance for screw piles to perimeter strip footings surrounding court areas, 850mm DIA Single Helix to screw pile and 8m deep	150	each	$1,600.00	$240,000.00
Allowance for screw piles to perimeter strip footings surrounding the main court, 850mm DIA Single Helix to screw pile and 8m deep	58	each	$1,600.00	$92,800.00
Allowance for screw piles at 4m CTS to retaining walls (RW1), scope/depth TBC	80	each	$1,600.00	$128,000.00
Allowance for screw piles to ground slabs, located at beam junctions on a 4m grid, scope/length TBC	175	each	$0.00	$0.00
Allowance for screw piles to suspended ground slabs, located on a 5m grid, assumed scope TBC / length at 8m ave.	847	each	$1,600.00	$1,355,200.00
Allowance for piles to load bearing concrete walls 750mm DIA, CFA Piles 14m deep, 200kg/m3 reinforcement	44	each	$8,750.00	$385,000.00
Allowance for piles to columns supporting level 1 slabs, 2 x 750DIA CFA Piles 14m deep (per column), 120kg/m3 reinforcement	94	each	$6,700.00	$629,800.00
Allowance for piles to columns supporting roof only, 1 x 750DIA CFA Piles 9m deep (per column), 120kg/m3 reinforcement	1	each	$4,300.00	$4,300.00
Concrete Work				**$6,504,057.75**
Footings				**$958,175.49**
Allowance for detailed excavation of footings	888.2	m3	$150.00	$133,229.51
Provisional Allowance for reinforced concrete pad footing to main entry awning - 1.6 x 1.2 x 1.0mm pad	6	each	$2,880.00	$17,280.00
Allowance for reinforced pile cap to concrete columns 2750L x 1000W x 750D, 120kg/m3 reinforcement	137.5	m	$650.00	$89,375.00
Allowance for 750D x 1000W reinforced concrete pile cap under concrete walls, 120kg/m3 reinforcement	133.12	m	$650.00	$86,524.80
Allowance for 3,000L x 1,200W x 750D reinforced concrete pile cap assumed 40MPa concrete, 120kg/m3 reinforcement	265.71	m	$750.00	$199,285.74
Allowance for 1200 square x 750D reinforced concrete pile cap, assumed 40MPa concrete, 120kg/m3 reinforcement	43.34	m	$750.00	$32,505.38
Allowance for 750D x 600W reinforced concrete strip footing assumed 40MPa concrete, 100kg/m3 reinforcement	667.65	m	$380.00	$253,706.48

Description	Quantity	Unit	Rate	Total
Allowance for 350D x 900W reinforced footing to block work retaining wall, 100kg/m3 reinforcement	307.93	m	$475.00	$146,268.58
Ground Slab (Original) - N/A				
125mm thick slab on ground to court areas, assume 40MPa concrete, SL92 mesh on 4% CBR sub-grade	7,536.03	m2	$0.00	$0.00
150mm thick stiffened raft slab on ground to foyer and facility areas, assume 40MPa concrete, 2 x layers SL92 mesh in slab	3,561.78	m2	$0.00	$0.00
230mm thick slab on ground to 6m extent around 125 slab, assume 40MPa concrete, 130kg/m3 reinforcement on 4% CBR sub-grade	4,125.61	m2	$0.00	$0.00
E/O Allowance for raft slab beams 600D x 400W at 4m CTS, 60kg/m3 reinforcement in beams	1,469.32	m	$0.00	$0.00
Ground Slab (Suspended)				**$4,143,485.85**
230 thick slab will work as a suspended slab (assume 110kg/m3 reinforcement) - TBC by Engineers	15,396.49	m2	$225.00	$3,464,173.63
750 x 750 x 400mm reinforced concrete thickening over screw piles	847	each	$415.00	$351,507.12
E/O Allowance for set downs to wet areas	273.52	m	$30.00	$8,205.73
E/O Allowance for concrete slab dowel joins according to staging	310.55	m	$75.00	$23,291.59
E/O Allowance for slab perimeter edge beams 600D x 400W, 60kg/m3 reinforcement in beams	1,519.53	m	$195.00	$296,307.79
Upper Floors				**$928,184.46**
Level 1				**$928,184.46**
Suspended slabs to be post tensioned: - Allow 8kg/m2 PT and 70kg/m3 reo in bands - Allow 5kg/m2 PT and 50kg/m3 Reo in slabs		note		NOTED
Allowance for suspended post tensioned concrete floor - 40MPa 200mm thick slab with 50kg/m3 reinforcement and 5kg/m2 for PT	1,139.96	m2	$310.00	$353,390.42
Allowance for suspended post tensioned concrete floor - 40MPa 220mm thick slab with 50kg/m3 reinforcement and 5kg/m2 for PT	159.09	m2	$325.00	$51,703.37
Allowance for suspended post tensioned concrete floor - 40MPa 250mm thick slab with 50kg/m3 reinforcement and 5kg/m2 for PT	204.2	m2	$340.00	$69,427.22

Description	Quantity	Unit	Rate	Total
Allowance for suspended post tensioned concrete floor - 40MPa 270mm thick slab with 50kg/m3 reinforcement and 5kg/m2 for PT	187.42	m2	$350.00	$65,598.43
Allowance for suspended post tensioned concrete beams - 40MPa 400mm thick slab with 70kg/m3 reinforcement and 8kg/m2 for PT	437.16	m2	$530.00	$231,696.08
Allowance for suspended post tensioned concrete beams - 40MPa 300mm thick slab with 70kg/m3 reinforcement and 8kg/m2 for PT	273.56	m2	$435.00	$118,997.79
Allowance for suspended post tensioned concrete beams - 40MPa 350mm thick slab with 70kg/m3 reinforcement and 8kg/m2 for PT	13.07	m2	$475.00	$6,210.38
Allowance for suspended post tensioned concrete beams - 40MPa 500mm thick slab with 70kg/m3 reinforcement and 8kg/m2 for PT	38.06	m2	$610.00	$23,216.54
E/O Allowance for set downs to wet areas	45	m	$30.00	$1,349.88
E/O Allowance for concrete slab dowel joins according to staging	43.96	m	$150.00	$6,594.35
Plant Deck				
Provisional Allowance for Plant Deck suspended concrete slab (Excluded-assume structural steel framed - measured separately)		note		EXCL
Columns				**$172,593.24**
CTA - Square or Rectangular concrete columns supporting stage 1 lobby, either 400x400mm or 800x300mm with 220kg/m3 reinforcement	103.6	m	$655.00	$67,858.00
CTB - Circular columns supporting stage 1 lobby, 450mm diameter with 200kg/m3 reinforcement	82	m	$425.00	$34,850.00
CTB - Circular columns supporting stage 2 lobby, 600mm diameter with 200kg/m3 reinforcement	60.9	m	$570.00	$34,713.00
CTD - Rectangular columns supporting stage 2 lobby, 1000mm x 350mm with 200kg/m3 reinforcement	11.1	m	$845.00	$9,379.50
Provisional Allowance for additional structure and columns to support Plant Deck suspended concrete slab or steel framed (assumed, structural engineering details TBC)	171.95	m2	$150.00	$25,792.74
Concrete Walls (insitu)				**$225,010.19**
CW1 - Allowance for 300mm thick lift pit walls with 200kg/m3 reinforcement	94.45	m2	$610.00	$57,614.54

Description	Quantity	Unit	Rate	Total
CW1 - Allowance for 200mm thick load bearing core walls supporting Level 1 Lobby with 200kg/m3 reinforcement	331.48	m2	$505.00	$167,395.65
Stairs				**$76,608.51**
Allowance for reinforced concrete fire stairs complete including steel balustrade and handrails	8.05	m/r	$4,500.00	$36,240.44
Provisional Allowance for feature internal stairs to Lobby Stairs complete including steel balustrade and handrails	8.07	m/r	$5,000.00	$40,368.07
Other				
OSD Tanks - Refer to External Works		note		EXCL
Masonry				**$664,186.80**
Blockwork Wall				**$591,796.26**
Allowance for 190mm Core Filled blockwork to walls	2,973.31	m2	$145.00	$431,130.56
Reinforcement to Blockwork 190mm	2,973.31	m2	$20.00	$59,466.28
Core-filling to Blockwork 190mm, concrete and labour	2,973.31	m2	$30.00	$89,199.43
E/O core-filling pump	12	each	$1,000.00	$12,000.00
Blockwork Retaining Walls				**$72,390.54**
(RW1) 190 corefilled reinforced retaining wall, allow N16-400 each way in walls, 350 deep x 900 wide footing 100kg/m3 reo	270.98	m2	$145.00	$39,292.36
Reinforcement to Blockwork 190mm	270.98	m2	$20.00	$5,419.64
Core-filling to Blockwork 190mm, concrete and labour	270.98	m2	$30.00	$8,129.45
Waterproof tanking and core-flute lining behind retaining walls	270.98	m2	$50.00	$13,549.09
E/O core-filling pump	6	each	$1,000.00	$6,000.00
Structural Steel				**$4,794,344.86**
Columns				**$1,002,543.56**
H1 - 150 x 150 x 5 SHS	0.31	t	$8,000.00	$2,484.00
M1 - 310 UB 40.4	7.95	t	$8,000.00	$63,605.76
M2 - 310 UB 46.2	3.84	t	$8,000.00	$30,750.72
M3 - 460 UB 82	14.58	t	$8,000.00	$116,647.68
M4 - 530 UB 92.4	8.21	t	$8,000.00	$65,640.96
M5 - 310 UB 32.0	4.48	t		EXCL
SC1 - 610 UB 113	27.91	t	$8,000.00	$223,288.00
SC2 - 200 UC 52	7.02	t	$8,000.00	$56,125.44
SC3 - 100 x 100 x 6 SHS	4.94	t	$10,000.00	$49,413.00
SC4 - 89 x 89 x 5 SHS	0.78	t	$10,000.00	$7,824.40

Description	Quantity	Unit	Rate	Total
SC5 - 150 x 150 x 6 SHS	1.63	t	$10,000.00	$16,299.60
SC6 - 460 UB 74.6	16.41	t	$8,000.00	$131,296.00
SC7 - 610 UB 101	29.9	t	$8,000.00	$239,168.00
Roof				**$2,670,025.66**
RB1 - 150 x 150 x 5 SHS	4.02	t	$10,000.00	$40,167.46
RB2 - 200 x 100 x 6 RHS	3.75	t	$10,000.00	$37,456.42
RB4 - 460 UB 67.1	2.15	t	$8,000.00	$17,216.11
RB6 - 310 UB 40.4	0.16	t	$8,000.00	$1,257.92
RB7 - 310 UB 32	2.06	t	$8,000.00	$16,477.94
R1 - 610 UB 113 (3m HAUNCH AT SC1 AND SC2 LOCATIONS) - 40mm PRECAMBER AT MIDSPANS	107.51	t	$10,000.00	$1,075,077.15
R2 - 200 UB 22	1	t	$8,000.00	$7,993.69
R3 - 310 UB 32.0	6.89	t	$8,000.00	$55,110.77
R4 - 310 UB 40	0.09	t	$8,000.00	$722.13
R5 - 310 UB 40	9.89	t	$8,000.00	$79,102.76
R6 - 250 UB 25.7	0.94	t	$8,000.00	$7,522.58
R7 - 460 UB 67.1 (NO HAUNCH) -20mm PRECAMBER MIDSPAN	15.95	t	$8,000.00	$127,626.13
R8 - 360 UB 44.7	8.08	t	$8,000.00	$64,653.25
R9 - 410 UB 53.7	1.16	t	$8,000.00	$9,306.90
BB1 - 200 UC 46.2 (ALLOW 2 BEAMS PER ROOF MOUNTED HOOP SPANNING BETWEEN RAFTERS / TRUSS	10.31	t	$8,000.00	$82,445.00
S1 - 125 x 125 x 6 SHS	10.14	t	$10,000.00	$101,388.45
S2 - 100 x 100 x 5 SHS	1.49	t	$10,000.00	$14,877.17
S3 - 150 x 150 x 6 SHS	13.18	t	$10,000.00	$131,837.91
S4 - 125 x 125 x 5 SHS	2.5	t	$10,000.00	$24,982.56
RBR1 - 75 x 75 x 6 EA	10.92	t	$10,000.00	$109,201.61
RBR2 - 65 x 65 x 5 EA	2.34	t	$10,000.00	$23,421.21
WBR1 - 75 x 75 x 6 EA + STRUT below	4.67	t	$10,000.00	$46,709.38
WBR1 - 150 x 150 x 6 SHS STRUT	7.01	t	$10,000.00	$70,082.54
WBR2 - 150 x 150 x 5 SHS DIAGONAL STRUT	3.52	t	$10,000.00	$35,224.74
WBR4 - 75 x 75 x 6 EA + STRUT below	2.34	t	$10,000.00	$23,389.26
WBR4 - 200 x 200 x 6 SHS STRUT	3.17	t	$10,000.00	$31,652.64
RA1 - 90 x 90 x 8 EA	0.31	t	$10,000.00	$3,130.94
RT1 - 1.9m DEEP WELDED TRUSS - ALLOW 4 TONNE PER TRUSS	40.01	t	$10,000.00	$400,059.67
FT1 - FASCIA TRUSS	8.73	t		EXCL
FT2 - FASCIA TRUSS	0.74	t		EXCL
2/OR1 - 310 UB 32.0	0.7	t		EXCL

Description	Quantity	Unit	Rate	Total
AB1 (assume 250 PFC)	1.63	t	$10,000.00	$16,259.20
AR1 (assume 310 UB 32)	1.57	t	$10,000.00	$15,672.18
Awning Entry				**$70,216.08**
SC5 - 150 x 150 x 6 SHS	0.3	t	$10,000.00	$3,005.60
SC8 - 219 x 6.4 CHS (feature column v-shaped)	0.7	t	$10,000.00	$6,988.80
RB10 - 360 UB 50 (splice & precamber 20mm)	2.95	t	$10,000.00	$29,540.50
RB11 - 380 PFC (precamber 20mm)	1.43	t	$10,000.00	$14,305.93
RB12 - 350 PFC	1.64	t	$10,000.00	$16,375.25
Other				**$1,051,559.57**
Allowance for connections, detailing, fittings (10%)	0.1	%	$3,742,785.29	$374,278.53
AP1/2 - EZ200-15 @ 1200 CTS WITH 2 ROWS OF BRIDGING (INCREASE TO 19 GAUGE AT END SPANS)	212.69	m	$33.00	$7,018.72
P1 - EZ200-15 @ 1200 CTS WITH 2 ROWS OF BRIDGING (INCREASE TO 19 GAUGE AT END SPANS)	17,056.46	m	$33.00	$562,863.09
P2 - EZ200-24 @ 1200 CTS WITH 2 ROWS OF BRIDGING	1,268.8	m	$48.00	$60,902.45
P3 - EZ200-19 @ 600 CTS WITH 2 ROWS OF BRIDGING (SUPPORTING PLANT DECK)	1,192.23	m	$39.00	$46,496.78
Roofing & Metal Claddings				**$3,441,286.18**
Wall Cladding				**$1,571,897.55**
External Wall - Lightweight sheet metal cladding (e.g. Colorbond Lysaght Dominion) including horizontal girts and fixings - installed	7,780.62	m2	$170.00	$1,322,705.08
Feature extruded facade - Lightweight sheet metal cladding to feature wall cladding/framing - including purlins, horizontal girts and fixings - installed	958.43	m2	$260.00	$249,192.47
Roof Cladding				**$1,790,186.09**
Roof cladding, complete system to main entry awning & alfresco roof	294.39	m2	$170.00	$50,046.32
Trimdeck roof sheeting with 55mm reflective glasswool insulation blanket & safety mesh	15,475.48	m2	$90.00	$1,392,793.49
Barge / edge capping detail	2,180.64	m	$75.00	$163,547.91
Allowance for apron flashing into adjacent wall	397.22	m		INCL
E/O Allowance for sky light strips above courts - based upon 3D model - Polycarb Trimdeck only	1,057.76	m2		INCL
Allowance for box gutter	11.01	m	$300.00	$3,302.82

Description	Quantity	Unit	Rate	Total
Eave gutter, Colorbond Monument	672.95	m	$125.00	$84,118.13
Downpipe including fixing/brackets	15,475.48	m2	$5.00	$77,377.42
Allowance for penetration flashing roof ventilation/air circulation fans (Fan covered in Mechanical Services)	38	each	$500.00	$19,000.00
Allowance for either solar/skylight/roof ventilation	1,882.19	m2		INCL
Allowance for roof hatch/access point	2	each		INCL
Miscellaneous				**$79,202.55**
Allowance for roof safety system	15,840.51	m2	$5.00	$79,202.55
Precast Concrete				**$88,503.48**
Walls / Slabs				**$3,639.04**
Allowance for 190mm reinforced pre cast concrete lid for lift shaft	10.4	m2	$350.00	$3,639.04
Allowance for 190mm reinforced pre cast concrete wall for lift shaft & stairwells (Included in Concrete Trade - insitu concrete walls)		note		INCL
Other				**$84,864.45**
Allowance for pre-cast concrete wall to form Court 1 seating / stand	123.43	m2	$330.00	$40,733.14
Allowance for pre-cast concrete floors to form Court 1 seating / stand	109.49	m2	$330.00	$36,131.30
Allowance for pre-cast concrete steps to Court 1 seating / stand	16	each	$500.00	$8,000.00
Metal Work				**$1,308,248.16**
Grandstand Seating				**$51,176.14**
Allowance for seats to Court 1 seating / stand including metal frame, fixings and seat	200	each	$250.00	$50,000.00
Allowance for metal anti-slip treads to concrete bleaches	23.52	m	$50.00	$1,176.14
Balustrades				**$112,907.73**
Allowance for balustrade to mezzanines & stairs	87.86	m	$750.00	$65,892.69
Allowance for balustrade to external ramp/stair areas	94.03	m	$500.00	$47,015.05
Plant Deck				**$515,711.43**
Provisional Allowance for roof top access ladders and walkways	215.19	m	$1,000.00	$215,188.17
Provisional Allowance for roof top Plant Deck including platform structure and perimeter screens, complete	300.52	m2	$1,000.00	$300,523.26
Facade Features				**$502,602.16**

Description	Quantity	Unit	Rate	Total
Allowance for metal ventilation shutters to exterior walls	457.91	m2	$750.00	$343,432.05
Allowance for fixed window covering/hood to foyer windows	170.66	m2	$750.00	$127,996.70
Shroud framing and cladding complete, 3,000mm wide	13.85	m	$2,250.00	$31,173.41
Other				**$125,850.69**
Operable sliding wall/separator	65.76	m2	$1,500.00	$98,636.58
Roller Doors, complete (manual operated)	44.43	m2	$500.00	$22,214.11
Allowance for bike racking to internal store	1	each	$5,000.00	$5,000.00
Claddings				**$3,096,605.31**
External Cladding				**$189,549.75**
Eave/soffit cladding (Prefinished CFC product or equiv.) including battens and fixings - installed	388.67	m2	$300.00	$116,602.02
Extruded screen facade feature / cladding to show court (assume perforated or feature texture cladding)	90.51	m2		EXCL
Lightweight external wall cladding to foyer glazed facade areas (Internal & External)	208.42	m2	$350.00	$72,947.73
Internal Cladding				**$2,907,055.56**
Allowance for sheet metal lining, eg. Panelrib Colorbond above CFC to internal face of external walls	5,248.95	m2	$120.00	$629,873.96
Compressed fibre cement (CFC) internal lining to internal face of show court walls, including insulation	3,342.82	m2	$320.00	$1,069,703.08
Compressed fibre cement (CFC) internal lining to internal face of other court walls, including insulation	4,093.15	m2	$295.00	$1,207,478.51
Carpentry Works				**$43,200.00**
Allowance for various carpentry works	6	each	$7,200.00	$43,200.00
Glazed Windows & Doors				**$1,991,207.56**
Aluminium Framed Glazed Windows				**$1,179,976.54**
Allowance for commercial grade clear anodised aluminium with, single glazed fixed windows, with grey tint - full height (curtain wall system)	889.32	m2	$1,000.00	$889,316.04
Allowance for commercial grade clear anodised aluminium with, single glazed fixed windows, with grey tint - varying heights	387.55	m2	$750.00	$290,660.50
Internal Aluminium Glazed Partitions				**$482,836.02**

Description	Quantity	Unit	Rate	Total
Allowance for powdercoated aluminium glazed partitions with clear laminated double glazing, including frame/wall structure	478.81	m2	$750.00	$359,105.53
Allowance for impact resistant glazed partitions with clear laminated double glazing, including frame/wall structure	137.48	m2	$900.00	$123,730.49
External Aluminium Framed Glazed Doors				**$99,300.00**
Double hinged door and frame with clear anodised finish, complete with standard door hardware, with 10.38mm clear laminated glass with single vision strips (Approx. 1850x2700mm)	5	each	$4,950.00	$24,750.00
External facade double hinged door and frame with clear anodised finish, complete (2400x3600mm approx)	9	each	$4,950.00	$44,550.00
Allowance for double automatic sliding doors including motor to entries	3	each	$10,000.00	$30,000.00
Internal Aluminium Framed Glazed Doors				**$229,095.00**
Single hinged door and frame with clear anodised finish, complete with standard door hardware, with 10.38mm clear laminated glass with single vision strips (Approx. 850x2400mm)	9	each	$1,530.00	$13,770.00
Double hinged door and frame with clear anodised finish, complete with standard door hardware, with 10.38mm clear laminated glass with single vision strips (Approx. 1850x2700mm)	29	each	$7,425.00	$215,325.00
Plasterboard Partitions, Suspended Ceilings & Doors				**$2,461,698.81**
Plasterboard Partitions				**$724,634.88**
13mm plasterboard wall lining, insulation, metal stud framing, block work (measured elsewhere), metal stud framing, insulation, 13mm plasterboard wall lining (allowance for 1 side of block wall only - assuming some plain face block to BOH areas)	2,253.32	m2	$130.00	$292,931.83
13mm plasterboard wall lining, insulation, metal stud framing, concrete wall, metal stud framing, insulation, 13mm plasterboard wall lining	320.12	m2	$260.00	$83,231.68
13mm plasterboard wall lining, insulation, metal stud framing, structural frame & external cladding (measured elsewhere)	846.96	m2	$150.00	$127,043.40
13mm plasterboard wall lining, insulation, metal stud framing, 13mm plasterboard wall lining	590.84	m2	$165.00	$97,488.92
13mm moisture resistant plasterboard wall lining, insulation, metal stud framing, 13mm moisture resistant plasterboard wall lining	119.04	m2	$165.00	$19,640.95

Description	Quantity	Unit	Rate	Total
E/O allowance for fire rated walls to DB	744.99	m2	$140.00	$104,298.10
Suspended Ceilings				**$1,336,134.61**
Allowance for soffit framing to receive cladding - details TBC	752.65	m2	$75.00	$56,448.57
Allowance for plasterboard ceiling on suspended ceiling system, complete	7,709.06	m2	$85.00	$655,269.73
Allowance for suspended acoustic ceiling lining to show court	2,775.18	m2	$225.00	$624,416.31
Insulation				**$221,832.76**
Thermal insulation to precast walls (Measured elsewhere)				INCL
Acoustic insulation to internal walls (Measured elsewhere)				INCL
Batt insulation to external wall of Court areas (between metal/FC wall claddings) - Additional if required	7,780.62	m2	$15.00	$116,709.27
Batt insulation to ceilings voids	7,008.23	m2	$15.00	$105,123.49
Doors & Door Frames				**$135,875.00**
Double leaf solid core timber door anodised aluminium door frame, including standard stainless steel satin finish door hardware & door stops, complete (internal/external) service doors	5	each	$1,500.00	$7,500.00
Double leaf solid core timber door anodised aluminium door frame, including standard stainless steel satin finish door hardware & door stops, complete (internal/external) entrance doors	18	each	$1,800.00	$32,400.00
Single leaf solid core timber door anodised aluminium door frame, including standard stainless steel satin finish door hardware & door stops, complete (internal/external)	47	each	$750.00	$35,250.00
Store room double folding doors anodised aluminium door frame, including standard stainless steel satin finish door hardware & door stops, complete (internal/external)	30	each	$1,500.00	$45,000.00
Fire stair doors anodised aluminium door frame, including standard stainless steel satin finish door hardware & door stops, complete (internal/external)	4	each	$1,000.00	$4,000.00
Single exterior service doors anodised aluminium door frame, including standard stainless steel satin finish door hardware & door stops, complete (internal/external)	2	each	$1,250.00	$2,500.00
Cafe folding door anodised aluminium door frame, including standard stainless steel satin finish door hardware & door stops, complete (internal/external)	1	each	$1,000.00	$1,000.00
Allowance for door closers to required doors	47	each	$175.00	$8,225.00

Description	Quantity	Unit	Rate	Total
Aluminium Skirting				**$43,221.56**
100mm clear anodised aluminium skirting with rubber insert	17,288.63	m2	$2.50	$43,221.56
Floor Finishes				**$3,017,285.59**
Provisional allowance for (1st/2nd Grade) gloss finished American Maple basketball court flooring laid over concrete slab, complete	2,659.16	m2	$230.00	$611,606.20
Provisional allowance for (3rd Grade) gloss finished American Maple basketball court flooring laid over concrete slab, complete	7,565.84	m2	$215.00	$1,626,656.02
Foyer flooring (presumed to be polished concrete or large tile) including stairs	2,267.11	m2	$150.00	$340,065.89
Feature finish to main non-fire stairs from lobbies to upper floor	66.11	m2	$100.00	$6,610.67
Concrete floor sealer to plant and maintenance areas	256.26	m2	$50.00	$12,812.77
Commercial grade vinyl to general areas & lockers, (PC Allowance $60/m2 supply/install)	214.16	m2	$110.00	$23,557.38
Epoxy flooring to Beverage / Food areas	193.49	m2	$250.00	$48,371.77
Commercial grade carpet tiles to cooperate and multi-use spaces (PC Allowance $55/m2 supply/install)	1,641.77	m2	$65.00	$106,714.81
Allowance for rubber floor finish to gymnasium (assume acoustic, foam backed 3mm)	1,362.39	m2	$150.00	$204,358.64
Allowance for ground surface finish to alfresco areas	130.16	m2	$200.00	$26,031.41
Allowance for PVC tactile indicators	21	each	$500.00	$10,500.00
Tiling & Waterproofing				**$380,947.89**
Floor tiling including material and labour (PC Allowance $50/m2 for tile supply)	793.43	m2	$157.00	$124,568.32
Wall tiles to all Amenities 150mm skirting to general wet areas including material and labour (PC Allowance $50/m2 for tile supply)	47.31	m2	$157.00	$7,427.18
Wall tiles to all Amenities 2,100mm high to shower recess's including material and labour (PC Allowance $50/m2 for tile supply)	951.39	m2	$157.00	$149,368.55
400mm splashbacks to kitchenettes	19.12	m2	$157.00	$3,001.50
Screed to create falls to Wet Areas	793.43	m2	$50.00	$39,671.44
Waterproofing membrane to Wet Area floors	793.43	m2	$50.00	$39,671.44
Waterproofing membrane to Wet Area walls (150mm up walls & 2100mm up walls to shower areas)	344.79	m2	$50.00	$17,239.46
Rendering				**$9,553.46**
Allowance for render to block walls - external	119.42	m2	$80.00	$9,553.46
Painting				**$472,570.82**

Description	Quantity	Unit	Rate	Total
Painting to plasterboard ceiling linings	7,008.23	m2	$20.00	$140,164.65
Painting to plasterboard wall linings	6,739.64	m2	$15.00	$101,094.53
Painting to internal / external double doors	23	each	$100.00	$2,300.00
Painting to internal / external single doors	47	each	$50.00	$2,350.00
Painting to internal CFC sheeting	7,435.97	m2	$30.00	$223,079.09
Painting to block work walls, external	119.42	m2	$30.00	$3,582.55
Painting to ceiling of court areas (Courts 1-8) (Excluded)		note		EXCL
Painting to eaves/soffits (Excluded)		note		EXCL
Painting to external CFC and Metal Cladding - Pre-finished (Excluded)		note		EXCL
Basketball Equipment & Fittings				**$3,960,210.05**
Line marking to basketball courts	12	each	$5,000.00	$60,000.00
E/O Allowance for additional line marking to show court	1	each	$5,000.00	$5,000.00
Allowance for BBSTR Stadia Roof Mounted Basketball hoop system	24	each	$30,000.00	$720,000.00
E/O Allowance for higher specification to Show Court	2	each	$20,000.00	$40,000.00
Allowance for curtain netting to divide courts - 7000mm high retractable system	1,740.84	m2	$250.00	$435,210.05
Allowance for score boards & game clocks	12	each	$25,000.00	$300,000.00
Allowance for pendulum score board & game clock to main court	1	each	$150,000.00	$150,000.00
Allowance for telescopic gym seating wall attached – 23 tiers with a total of 1,242 seats	2	each	$1,125,000.00	$2,250,000.00
Allowance for temporary court side seating	4	each		EXCL
Allowance for temporary scorers tables & chairs	4	each		EXCL
Joinery, Fitments & Fittings				**$1,486,741.96**
Allowance for general joinery to gymnasium and high performance spaces	1,272.98	m2	$100.00	$127,298.44
Allowance for general joinery to meeting rooms & corporate areas	1,201.95	m2	$150.00	$180,292.23
Allowance for general joinery and appliances to Cafe incl. coolrooms, complete	1	each	$250,000.00	$250,000.00
Allowance for joinery and appliances to Merch/Bar	1	each	$125,000.00	$125,000.00
Allowance for joinery and appliances to Corp./Function Bars/Kitchenette	1	each	$100,000.00	$100,000.00
Allowance for joinery and appliances to smaller kitchenettes/bars	2	each	$20,000.00	$40,000.00
Allowance for general joinery to retail areas	239.98	m2		EXCL
Allowance for fitments to parent rooms	1	each	$1,500.00	$1,500.00
Allowance for fitments to accessible toilets	13	each	$1,500.00	$19,500.00
Allowance Ambulant grab rail (600mm)	13	each	$350.00	$4,550.00

Description	Quantity	Unit	Rate	Total
Allowance Ambulant grab rail (140 degree)	13	each	$250.00	$3,250.00
Allowance for toilet partitions	94	each	$1,200.00	$112,800.00
Allowance for clothes hook	94	each	$75.00	$7,050.00
Allowance for Mirrors above basins	83	each	$300.00	$24,900.00
Allowance for Toilet roll holder	78	each	$250.00	$19,500.00
Fitout of fixed joinery to vanity to Toilets & WC's including benchtops	54.88	m	$750.00	$41,159.58
Statutory signage	60	each	$500.00	$30,000.00
Whitegoods or appliances including boiling/chilled units	6	each	$10,000.00	$60,000.00
Lockers, benches or seating to amenities	80.36	m	$2,000.00	$160,722.19
Window furnishings	333.6	m2	$200.00	$66,719.51
Signage/Company branding/signage to the building	3	each	$25,000.00	$75,000.00
Allowance for joinery in cleaning room, storages, & miscellaneous rooms	25	each	$1,500.00	$37,500.00
Loose furniture, workstations, reception desks (Excluded)				EXCL
Loose furniture and equipment (Excluded)				EXCL
Hydraulic Services & Sanitary Fixtures				**$834,650.00**
Kitchen (s/s) and tapware (PC $750) including typical water supply and drainage pipework	7	each	$2,750.00	$19,250.00
Mounted hand basin (PC $500) including typical water supply and drainage pipework	83	each	$2,500.00	$207,500.00
Shower incl. tapware (PC $500) including typical water supply and drainage pipework	41	each	$2,500.00	$102,500.00
WC suite, cistern and tapware (PC $750) including typical water supply and drainage pipework	65	each	$3,250.00	$211,250.00
Urinal suite and tapware (PC $750) including typical water supply and drainage pipework, plus privacy screen partitions	23	each	$3,250.00	$74,750.00
Ambulant WC suite, cistern and tapware (PC $900) including typical water supply and drainage pipework	13	each	$3,700.00	$48,100.00
Floor waste gully including drainage pipework	73	each	$650.00	$47,450.00
Cleaners sink (PC $500) including typical water supply and drainage pipework	5	each	$2,500.00	$12,500.00
External hose tap including typical water supply and drainage pipework	9	each	$650.00	$5,850.00
Thermostatic mixing valve (TMV)	12	each	$750.00	$9,000.00
Allowance for hot water unit	10	each	$5,000.00	$50,000.00
Stainless steel tundish in wall for BWU & A/C waste	10	each	$750.00	$7,500.00
Allowance for connection to existing sewer and water	6	each	$1,500.00	$9,000.00
Provisional Allowance for grease arrestor	2	each	$15,000.00	$30,000.00
Rainwater tanks (Excluded)				EXCL

Description	Quantity	Unit	Rate	Total
Gas Services (Excluded)				
Gas reticulation and metering (excluded)				EXCL
Electrical & Communication Services				**$2,291,191.98**
Allowance for electrical services including lighting, data/comms and power distribution (back court areas)	8,366.17	m2	$75.00	$627,462.38
Allowance for electrical services including lighting, data/comms and power distribution (show court areas)	2,659.16	m2	$125.00	$332,394.67
Allowance for electrical services including lighting, data/comms and power distribution (other areas)	6,347.49	m2	$150.00	$952,123.68
Allowance for electrical services including lighting to industrial shed and UCA areas and building surrounds	684.23	m2	$50.00	$34,211.26
Provisional Allowance for Solar PV system, panels & battery storage - details TBC	6	each	$25,000.00	$150,000.00
Allowance for large ceiling fan above courts - unsure if needed	13	each	$15,000.00	$195,000.00
Allowance for distribution boards and sub mains with power supply/circuits to building/air con systems		note		INCL
Allowance for Security system		note		INCL
Vertical Transport				**$120,000.00**
Provisional Allowance for New Passenger Lift Carriage, complete	1	each	$120,000.00	$120,000.00
Mechanical Services				**$2,513,829.71**
Allowance for mechanical air-conditioning and ventilation system (back court areas)	8,366.17	m2		EXCL
Allowance for mechanical air-conditioning and ventilation system (show court areas)	2,659.16	m2	$200.00	$531,831.48
Allowance for mechanical air-conditioning and ventilation system (other areas)	6,347.49	m2	$200.00	$1,269,498.23
E/O for mechanical ventilation to bathrooms, lockers, first aid and doping rooms	33	each	$2,500.00	$82,500.00
Allowance for mechanically operated roof ventilation/air circulation fans to court areas	42	each	$15,000.00	$630,000.00
Fire Protection Services				**$1,098,460.87**
Dry fire services (Included in Electrical Services)				INCL
Allowance for fire hose reel including reticulation	15	each	$2,500.00	$37,500.00
Allowance for Fire extinguishers, blankets, etc.	30	each	$500.00	$15,000.00
Allowance for fire sprinklers throughout as per regulations of 'Large Isolated Building'	17,432.68	m2	$60.00	$1,045,960.87
Builders Works in Connection with Services				**$342,906.63**

Description	Quantity	Unit	Rate	Total
Builders Works in Connection with Services (5%)	0.05	each	$6,858,132.57	$342,906.63
EXTERNAL WORKS, SERVICES & INFRASTRUCTURE				**$7,121,061.53**
External Sewer Services (Provisional Allowance)				**$567,384.82**
Site 375mm dia. sewer drainage pipe laid in trench including bedding, granular cover - External	205.98	m	$375.00	$77,242.73
Trenching excavation including backfilling, complete - External	2,471.77	m3	$125.00	$308,970.91
Allowance for new Sewer Man Hole including connection to new and existing sewer mains	3	each	$15,000.00	$45,000.00
Allowance to connect new main to existing sewer main man hole - External	2	each	$10,000.00	$20,000.00
Allowance for minor amendments to other sewer main running parallel to Monash Road including ventilation stackwork, etc. - not identified as requiring a diversion - TBC	1	each		EXCL
Allowance to terminate and remove existing sewer main made redundant	129.4	m	$750.00	$97,049.03
Site 100S sewer drainage including trenching - Internal	45.61	m	$200.00	$9,122.15
Allowance to connect new building to existing sewer main - Internal	1	each	$10,000.00	$10,000.00
External Water Services (Provisional Allowance)				**$296,977.59**
Site 150mm water supply reticulation pipe laid in trench including bedding, granular cover - External	260	m	$215.00	$55,900.00
Trenching excavation including backfilling, complete - External	390	m3	$125.00	$48,750.00
Allowance for making good to roads, footpaths, kerbs/gutters, etc. impacted by trenching - Scope TBC - External	260	m	$250.00	$65,000.00
Allowance for isolation valve - External	5	each	$500.00	$2,500.00
Water meter & dual check valve - External	5	each	$2,000.00	$10,000.00
Allowance to connect new main to existing water main - External	2	each	$10,000.00	$20,000.00
Site 50mm water supply reticulation including trenching - Internal	118.62	m	$125.00	$14,827.59
Allowance for connection to existing water main (assume within 5m of site) - Internal	1	each	$5,000.00	$5,000.00
Provisional Allowance for on site detention tank 150KL for Stage 1A roof run off	2	each	$15,000.00	$30,000.00
Provisional Allowance for on site detention tank 80KL for Stage 1B roof run off	1	each	$15,000.00	$15,000.00
Provisional Allowance for on site detention tank 150KL for Stage 2 roof run off	2	each	$15,000.00	$30,000.00

Description	Quantity	Unit	Rate	Total
Note - Above Water Storage Tank including concrete pad & pump, complete (assume metal / poly tank, above ground, N.E. 12.5kL) - Assumed above		note		INCL
External Fire Water Services (Provisional Allowance)				**$349,036.42**
Site 100FH fire hydrant water supply reticulation including trenching	588.15	m	$250.00	$147,036.42
Dual pillar hydrants	9	each	$3,000.00	$27,000.00
Hose reels (included in Building Works)		note		INCL
Dual fire pump, assume N.E. 10L/s (incl. Pump House)	1	each	$50,000.00	$50,000.00
Fire hydrant booster assembly and small/large bore suction	1	each	$15,000.00	$15,000.00
Allowance for Fire Hydrant Water Storage Tank including concrete pad & pump, complete (assume poly tank, above ground, N.E. 40kL)	4	each	$25,000.00	$100,000.00
Allowance to connect new building to existing water main	1	each	$10,000.00	$10,000.00
External Stormwater Services (Provisional Allowance)				**$809,604.39**
1,200 x 600mm concrete box culvert stormwater drainage pipe laid in trench including bedding, granular cover - External	174.05	m	$1,800.00	$313,282.23
Trenching excavation including backfilling, complete - External	652.67	m3	$125.00	$81,583.92
Allowance to connect new main to existing main - External	4	each	$10,000.00	$40,000.00
Allowance to terminate and remove existing 600H x 1200W culvert made redundant	127.72	m	$500.00	$63,861.11
Stormwater drainage pipe laid in trench including bedding, granular cover and spoil back-filling - N.E. 375 dia. - Internal	781.26	m	$300.00	$234,377.13
Allowance for stormwater inlet/junction pit - Internal	31	each	$1,500.00	$46,500.00
Allowance for headwalls	3	each	$10,000.00	$30,000.00
Provisional Allowance for down-stream drainage upgrades (Excluded)		note		EXCL
External Gas Services (Excluded)				
Allowance for lead-in works for town gas supply infrastructure including metering and excavation works (Excluded)		note		EXCL
Allowance for new gas main junction connection to Main (Excluded)				EXCL
External Electrical & Communication Services (Provisional Allowance)				**$1,193,410.62**
Provisional Allowance for Communication site lead-in and reticulation to each building - External	1	each	$40,000.00	$40,000.00

Description	Quantity	Unit	Rate	Total
Provisional Allowance for Substation incl. design / ASP Electrical Infrastructure augmentation works - External	1	each	$300,000.00	$300,000.00
Provisional Allowance for HV lead-in from East-side of Turton Road including under-bore of road - External	1	each	$150,000.00	$150,000.00
Lighting to carpark and common entry walkway areas - Internal	11,094.04	m2	$15.00	$166,410.62
Allowance for MSB to Stage 1A	1	each	$75,000.00	$75,000.00
Provisional Allowance for LV site reticulation from Sub to new building (excl. DBs included in Building Works) - Internal	1	each	$65,000.00	$65,000.00
Provisional Allowance for 7kW 32A Type 2 EV Car Charging System - eg. Schneider Evlink Pro AC	13	each	$25,000.00	$325,000.00
Provisional Allowance for Conduits and Electrical Pits to enable future expansion of EV Charging System	24	each	$3,000.00	$72,000.00
External Roads & Pavements				**$2,502,288.39**
Allowance for concrete ground slab for water tanks	401.28	m2	$250.00	$100,320.43
Allowance for gravel/bitumen surface finish to maintenance/service driveway areas	2,245.09	m2	$100.00	$224,508.65
E/O for raised / suspended landing to external vehicle accessway	500.77	m2	$350.00	$175,267.99
Allowance for external raised paths with ramps or stairs attached to building	159.12	m2	$500.00	$79,560.59
Allowance for raised paving footpath areas incl. Forecourt (Provisional Allowance)	2,568.53	m2	$200.00	$513,706.06
Allowance for public road intersection works (assume minimal works required off Turton Road)	4	each	$25,000.00	$100,000.00
Allowance for new kerb and gutters to Public Road and make good to median strip	1	each		INCL
Allowance for public footpaths to Public Road median strips	705.16	m2	$125.00	$88,144.50
Allowance for Activity Area & Outdoor Half-Courts including line-marking, features, etc.	819.8	m2	$200.00	$163,960.57
Allowance for footbridge over Stormwater Channel upgrade works off Monash Road (Excluded - existing to remain)	1	each		EXCL
Carpark surface sealed only - (sealer course, 150mm DGB20 base, 310mm DGS40 subbase, prepare existing sub-grade)	6,999.76	m2	$115.00	$804,972.71
Reinforced concrete edge kerb, 120x120mm, formed into pavement	2,442.63	m	$75.00	$183,197.49
Allowance for linemarking to car parks	6,999.76	m2	$2.50	$17,499.41
Wheel stops	341	each	$150.00	$51,150.00
Outbuildings & Covered Ways				**$248,738.86**
Covered Walkway Awning				**$248,738.86**

Description	Quantity	Unit	Rate	Total
Subtructure				**$25,344.00**
Provisional Allowance for reinforced concrete pad footing to awning - 1.6 x 1.2 x 0.4mm pad	22	each	$1,152.00	$25,344.00
Structural Steel				**$67,253.14**
Column - 150 x 100 x 6 RHS	1.84	t	$10,000.00	$18,403.00
Rafter - 150 x 100 x 6 RHS	2.28	t	$10,000.00	$22,832.30
Allowance for connections, detailing, fittings (10%)	0.1	%	$41,235.30	$4,123.53
Purlins - EZ150-15 @ 900 CTS WITH 2 ROWS OF BRIDGING	729.81	m	$30.00	$21,894.31
Roofing				**$67,887.70**
Allowance for roof cladding and drainage system, flashing, capping, complete	452.58	m2	$150.00	$67,887.70
Cladding				**$76,939.40**
Allowance for soffit cladding system, purlins, fixing, finish, complete	452.58	m2	$170.00	$76,939.40
Other				**$11,314.62**
Allowance for lighting to awning area	452.58	m2	$25.00	$11,314.62
External Works & Landscaping				**$1,153,620.44**
Allowance for misc. external fitments and fittings i.e. protection barriers, directional signage, etc.	6,999.76	m2	$15.00	$104,996.44
Allowance for Bollards incl. footing	71	each	$1,250.00	$88,750.00
Allowance for Other, misc., play equipment, features, hoops to outdoor half-courts, etc.	1	each	$100,000.00	$100,000.00
Allowance for 2.1m high chainwire boundary fence	831.13	m	$200.00	$166,226.46
Allowance for double entry swing gate	3	each	$5,000.00	$15,000.00
Allowance for pedestrian gates	4	each	$2,500.00	$10,000.00
Provisional Allowance for general landscaping to residual site area	3,487.88	m2	$50.00	$174,393.80
Provisional Allowance for general landscaping to zone	3,409.1	m2	$100.00	$340,909.55
Provisional Allowance for precast concrete benchseat to outdoor areas	126.43	m	$750.00	$94,821.45
Allowance for irrigation system	3,409.1	m2	$2.50	$8,522.74
Provisional Allowance for pylon sign including footing and power supply	1	each	$50,000.00	$50,000.00
Allowance for boom gates and associated works to vehicle entry (Exclude)		note		EXCL
STAGING ALLOWANCE				**$424,803.72**
Provisional Allowance for staging, temporary works and services between stages - TBC	1,699.21	m2	$250.00	$424,803.72

Description	Quantity	Unit	Rate	Total
DESIGN DEVELOPMENT CONTINGENCY				**$2,627,655.44**
Design Development Contingency - DA Stage (5% of above)				$2,627,655.44
PRELIMINARIES				**$9,932,537.56**
Builder's Preliminaries (18%)				$9,932,537.56
BUILDERS MARGIN				**$3,255,665.09**
Builder's Margin (5%)				$3,255,665.09
FURNITURE, FIXTURES & EQUIPMENT (FF&E)				**$1,550,992.92**
Allowance for loose FF&E to administration and public areas	7,619.21	m2	$150.00	$1,142,881.25
Allowance for loose FF&E to court areas	10,202.79	m2	$40.00	$408,111.67
INFORMATION & COMMUNICATION TECHNOLOGY (ICT) (Excluded)				
Allowance for specialised facility operational ICT (Excluded)	10,202.79	note		EXCL
PROJECT CONTINGENCIES				**$5,127,672.52**
Planning Contingency (2.5% of GCC)				$1,709,224.17
Construction Contingency (5% of GCC)				$3,418,448.35
Client Contingency (Excluded)				EXCL
PROFESSIONAL, CONSULTING & DESIGN FEES				**$4,102,138.01**
Professional, consulting & design fees (5% of GCC)				$3,418,448.35
Project Management Fees (1.0% of GCC)				$683,689.67
CLIENT DIRECT COSTS				**$205,106.90**
Provisional Allowance for Internal Client PM costs				$205,106.90
Allowance for decanting / recanting costs (i.e. relocation) (Excluded)		note		EXCL
Allowance for Specialist Operational Equipment & FF&E (Excluded)		note		EXCL
Other allowances / costs (Excluded)		note		EXCL
AUTHORITY FEES & CHARGES				**$182,937.94**
Authority / Approval Fees & Charges (Excluded)		note		EXCL
Long Service Levy	1	each	$182,937.94	$182,937.94
LAND, LEGAL, SALES & LEASING FEES (Excluded)				
Land, legal, sales and leasing fees (Excluded)				EXCL
FINANCE COSTS (Excluded)				
Finance Costs (Excluded)				EXCL
OTHER ALLOWANCES (Excluded)				

Description	Quantity	Unit	Rate	Total
Other allowances / costs (Excluded)				EXCL
ESCALATION				**$3,076,603.51**
Escalation (up to construction mid point end-2025) (3.0% p.a. of GCC)				$3,076,603.51

Subtotal	**$82,614,418.71**
G.S.T [10%]	$8,261,441.87
Total	**$90,875,860.58**

aplas
QUANTITY SURVEYORS

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