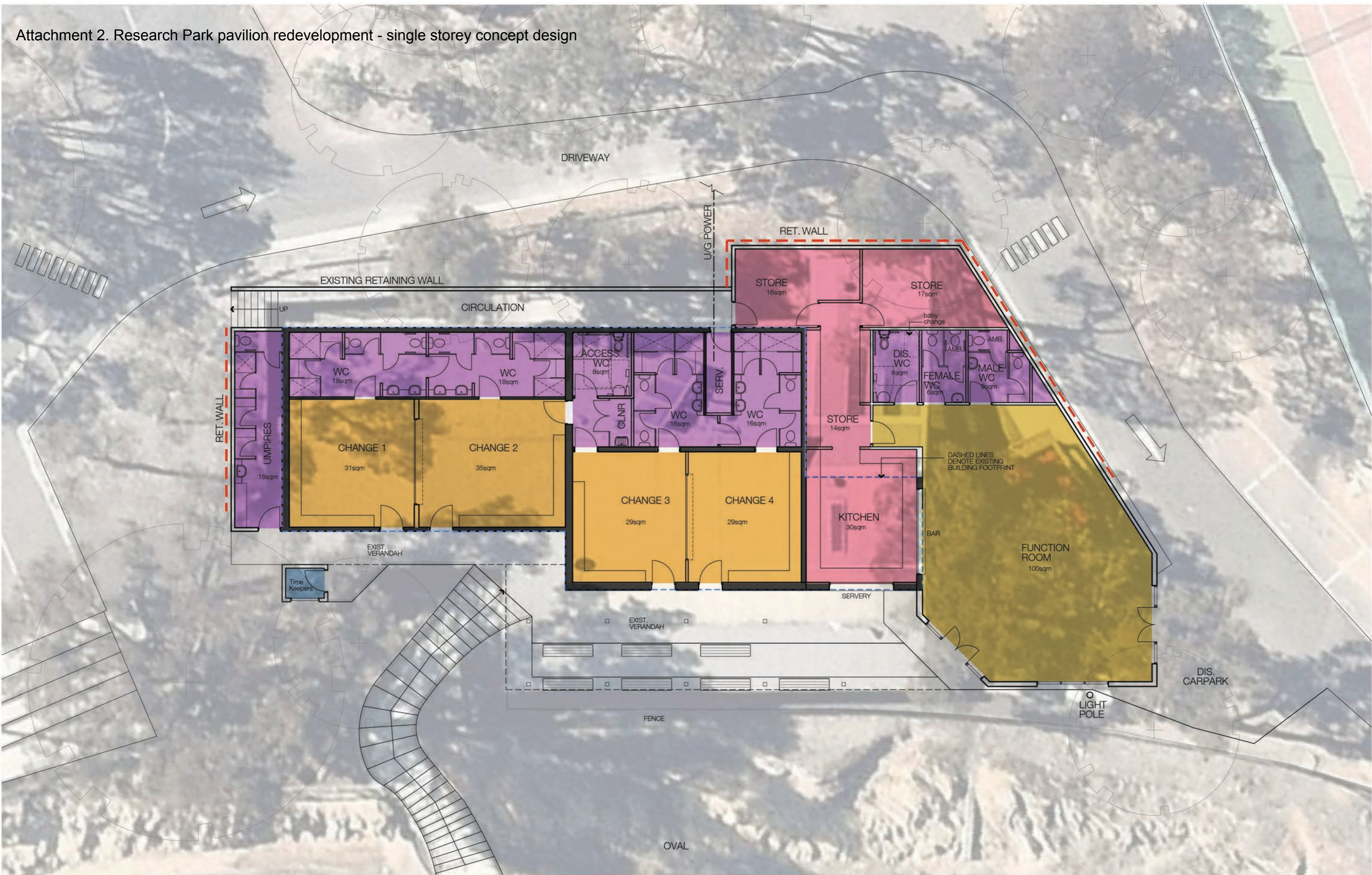


Attachment 1. Research Park pavilion redevelopment- options assessment against AFL Victoria and Cricket Australia facility guidelines

Option	Scope	AFL facility guideline <i>'Local' facility</i>	Cricket Australia facility guideline <i>'Club' facility</i>
One	4 change rooms	Exceeds (2 required)	Exceeds (2 required)
	Umpire room	Meets	Meets
	Accessible facilities	Meets	Meets
	100m2 social room	Meets	Meets
	Kitchen//bar/canteen	Meets	Meets
Two	4 change rooms	Exceeds (2 required)	Exceeds (2 required)
	Umpire room	Meets	Meets
	Accessible facilities	Meets	Meets
	140m2 social room	Exceeds (100m2)	Meets (100-150m2)
	Kitchen	Meets	Meets
	Separate bar	Exceeds	Exceeds
	Separate canteen (ground floor)	Exceeds	Exceeds
	Committee room	Exceeds	Exceeds
	2 offices	Exceeds (1 required)	1 optional

Attachment 2. Research Park pavilion redevelopment - single storey concept design





plancost

Research Park

Pavilion

Single Storey Option

Cost Plan 1 Rev E

Sketch Design

12 April 2017



12 April 2017

Introduction

The Cost Plan is based on Sketch Design documents from Clarke Hopkins Clarke.

Cost Estimates

The current anticipated total cost is \$1,348,000.

Refer to the attached Cost Plan 1 Rev E for details.

Note

The Cost Plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost.

The cost of various components of the Cost Plan could vary significantly depending on the final design, materials selection and quality of the proposed building works.

We recommend that a detailed Cost Plan be prepared at Schematic Design stage to verify the anticipated total cost.

Inclusions

The Cost Plan includes allowances for the following:

- Building works
- External works
- Demolition
- Landscaping
- Design contingencies
- Contract contingencies
- ESD options
- Consultants' fees
- Supply authority charges
- Cost escalation up to completion of construction May, 2018
- Site services infrastructure upgrades
- External services

Exclusions

The Cost Plan excludes the following:

- Rock excavation
- Asbestos removal
- Site decontamination
- Rainwater harvesting
- Furniture, furnishings and equipment
- Cost escalation after May, 2018
- GST
- Staging
- Locality allowance



12 April 2017

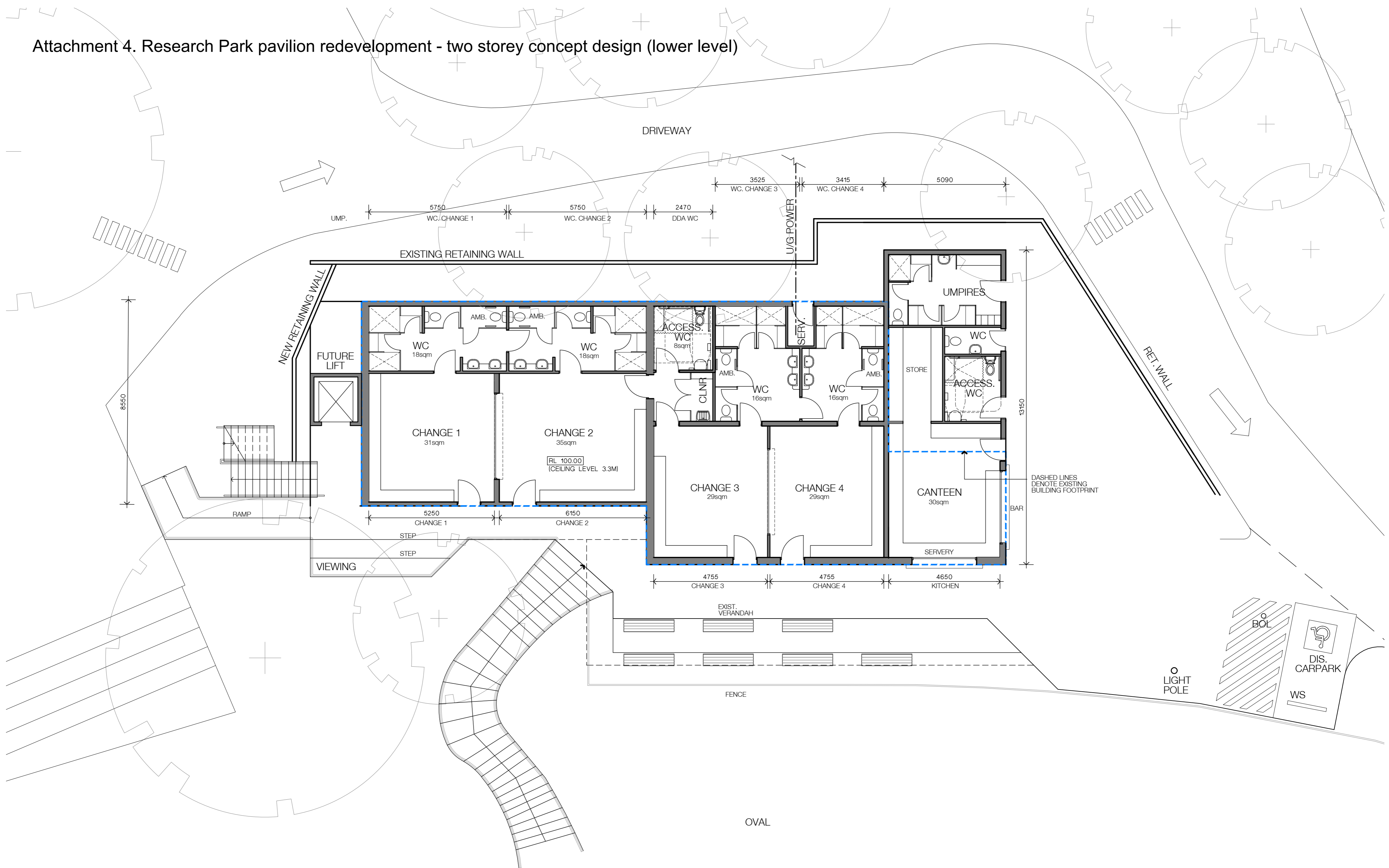
COST COMPONENT	Quantity	Rate	Total
Internal Areas			
Refurbishment of Existing Building	220 m ²		
New extensions	198 m ²		
	418 m²		
Estimated Cost Breakdown			
Slab on ground including footings	207 m ²	250	51,750
Dowel connection to existing slab	28 m	90	2,520
Columns	Item		8,000
Steel framed roof and metal deck roofing	218 m ²	280	61,040
Brick veneer (or similar) external walls including stud wall (ave. 3.2m high assumed)	168 m ²	240	40,320
Additional cost for retaining walls	Item		11,500
External double glazed windows and doors	24 m ²	700	16,800
External roller doors	5 m ²	500	2,500
External solid core doors	6 No	1,000	6,000
Stud internal walls including acoustic insulation	185 m ²	70	12,950
Internal doors	15 No	900	13,500
Internal bi-fold doors	30 m ²	600	18,000
Laminate partitions including doors	23 No	1,150	26,450
Internal wall finishes to stud walls	538 m ²	90	48,420
Paint existing walls	Excluded		-
Carpet	100 m ²	80	8,000
Vinyl flooring	191 m ²	95	18,145
Entry mats	2 No	600	1,200
Levelling screed	153 m ²	60	9,180
FC cladding/plasterboard/villaboard and paint ceiling finish	198 m ²	110	21,780
Patch and paint existing ceilings	220 m ²	30	6,600
Joinery	Item		46,000
Kitchen equipment	By others		-
Sanitary fittings	Item		52,000
HWS, plumbing and reticulation	Item		71,500
Mechanical services	Item		25,500
Electrical, communications and fire protection	Item		62,000
Minor demolition/alterations and make good	Item		35,000
Builder's preliminaries, margin and overheads	12.50%		84,600



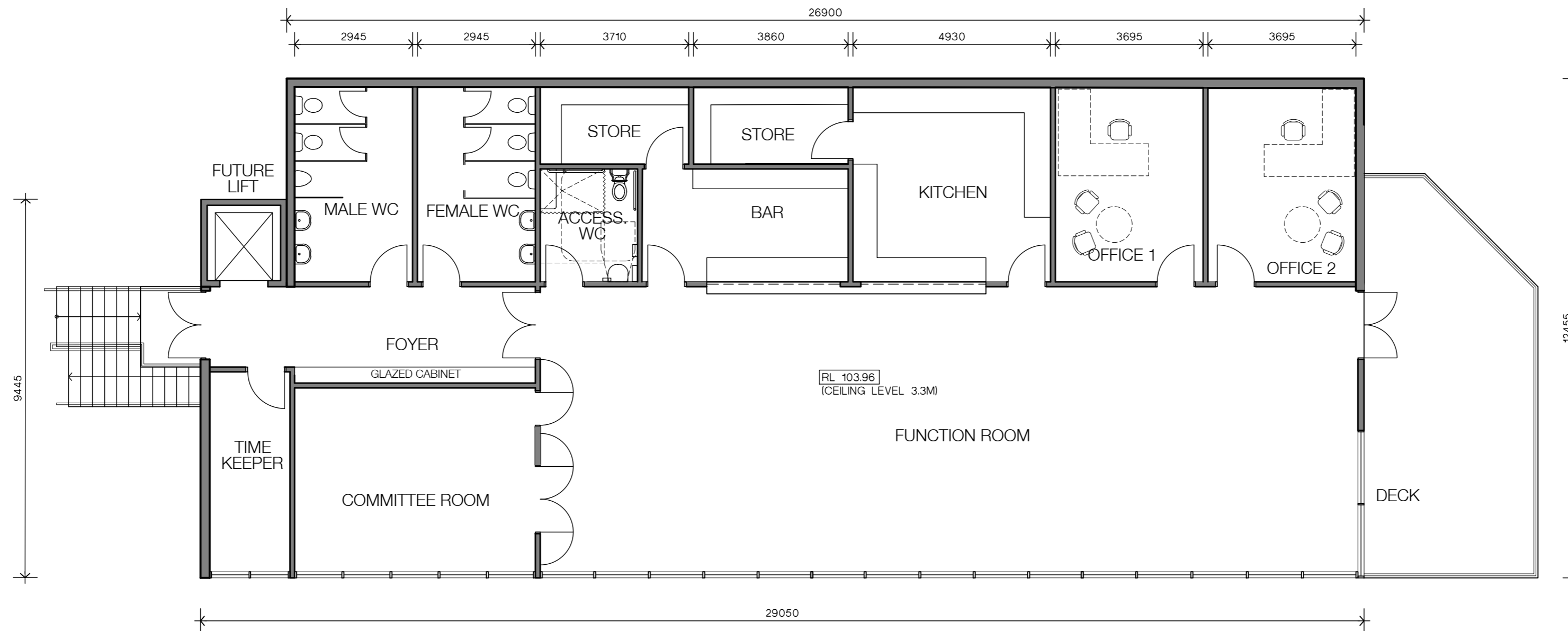
12 April 2017

COST COMPONENT						Quantity	Rate	Total
TOTAL BUILDING COST (TBC)						418 m²	1823/m²	762,000
External demolition, site clearance, tree removal, disposal costs and make good to existing paving						Item		23,500
Bulk excavation						28 m ³	60	1,680
New concrete stairs including handrail						4 m ²	800	3,200
External time keepers box						Existing		-
New disabled car park						Item		4,000
Paving and bench seating						Existing		-
Fencing						Excluded		-
Landscaping						Provisional		5,000
Rainwater tanks						Excluded		-
External services including stormwater, water, sewer, power, and gas (Provisional allowance)						4.00%		31,000
Site services infrastructure upgrades						2.00%		16,000
Builder's preliminaries, margin and overheads on external works and services						12.50%		11,000
NET CONSTRUCTION COST (NCC) (Aug, 2016)						418 m²	2053/m²	858,000
Allowance for ESD initiatives						10.00%		86,000
Design Contingency						10.00%		86,000
Contract Contingency						10.00%		86,000
TOTAL CONSTRUCTION COST (TCC) (Aug, 2016)						418 m²	2670/m²	1,116,000
Consultants' fees						10.00%		112,000
Project management fees						4.50%		50,000
Disbursements								excluded
Furniture and furnishings								excluded
Supply authority and headworks charges						1.00%		11,000
TOTAL PROJECT COST (TPC) (Aug, 2016)						418 m²	3084/m²	1,289,000
Cost Escalation								
Up To	Date	Months	% / year	Weighting	Total %			
Tender	Aug, 17	12	3.00%	1.0	3.00%			39,000
Completion	May, 18	9	3.00%	0.7	1.58%			20,000
Goods and Services Tax								excluded
TOTAL END COST (TEC) (May, 2018)						418 m²	3225/m²	1,348,000

Attachment 4. Research Park pavilion redevelopment - two storey concept design (lower level)



Attachment 5. Research Park pavilion redevelopment - two storey concept design (upper level)





plancost

Research Park

Pavilion

2 Storey Option

Cost Plan 2 Rev A

Sketch Design

12 April 2017

12 April 2017



Introduction

The Cost Plan is based on Sketch Design documents from Clarke Hopkins Clarke.

Cost Estimates

The current anticipated total cost is \$2,789,000.

Refer to the attached Cost Plan 2 Rev A for details.

Note

The Cost Plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost.

The cost of various components of the Cost Plan could vary significantly depending on the final design, materials selection and quality of the proposed building works.

We recommend that a detailed Cost Plan be prepared at Schematic Design stage to verify the anticipated total cost.

Inclusions

The Cost Plan includes allowances for the following:

- Building works
- External works
- Demolition
- Landscaping
- Design contingencies
- Contract contingencies
- ESD options
- Consultants' fees
- Supply authority charges
- Cost escalation up to completion of construction March, 2019
- External services

Exclusions

The Cost Plan excludes the following:

- Rock excavation
- Asbestos removal
- Site decontamination
- Rainwater harvesting
- Furniture, furnishings and equipment
- Cost escalation after March, 2019
- GST
- Staging
- Site services infrastructure upgrades
- Locality allowance



12 April 2017

COST COMPONENT	Quantity	Rate	Total
Internal Areas			
Refurbishment of Existing Building	219 m ²		
New Ground Floor Extensions	41 m ²		
New First Floor	336 m ²		
New First Floor External Covered Deck	40 m ²		
	636 m²		
Estimated Cost Breakdown			
Slab on ground including footings	45 m ²	250	11,250
Dowel connection to existing slab	12 m	90	1,080
Columns and structural modifications	Provisional		57,500
Timber framed upper floor including structural beams	393 m ²	320	125,760
Fire protection to upper floor	393 m ²	150	58,950
Waterproofing and drainage to upper deck	40 m ²	150	6,000
Glass balustrade to upper deck	17 m	800	13,600
Concrete stairs including balustrades and landings	6 m ²	1,200	7,200
Timber stairs including balustrades and landings	13 m ²	1,000	13,000
Timber truss roof and metal deck roofing	445 m ²	255	113,475
Brick veneer (or similar) ground floor external walls including stud wall (ave. 3.6m high assumed)	58 m ²	240	13,920
Stud first floor external walls with FC sheet cladding (or similar) (ave. 3.6m high assumed)	195 m ²	260	50,700
External double glazed windows and doors (ave. 3.0m high assumed)	108 m ²	700	75,600
Servery and bar roller doors	Existing		-
External solid core doors	9 No	1,000	9,000
Stud internal walls including acoustic insulation	460 m ²	70	32,200
Internal doors	20 No	900	18,000
Internal double doors	2 No	1,600	3,200
Internal change room roller doors	18 m ²	600	10,800
Laminate partitions including doors	25 No	1,150	28,750
Laminate urinal partition	1 No	500	500
Internal wall finishes to stud walls	1173 m ²	90	105,570
Patch and paint existing walls	Item		11,500
Carpet	222 m ²	80	17,760
Vinyl flooring	374 m ²	95	35,530
Tiling to upper deck	40 m ²	150	6,000
Entry mats	2 No	600	1,200
Levelling screed to shower areas only	40 m ²	60	2,400



12 April 2017

COST COMPONENT	Quantity	Rate	Total
FC cladding/plasterboard/villaboard and paint ceiling/soffit finish to new areas only	636 m ²	110	69,960
Joinery	Item		53,000
New stainless steel kitchen benches (half to be retained in existing canteen)	Item		44,000
Kitchen equipment	By others		-
Sanitary fittings	Item		73,000
HWS, plumbing and reticulation	Item		85,500
New split system air conditioners	6 No	5,000	30,000
Ventilation	Item		36,000
New rangehood to new kitchen and modifications to existing rangehood to canteen	Item		12,500
Electrical, communications and fire protection	Item		120,000
Lift including base and shaft	Item		80,000
Demolition, alterations, concrete cutting and make good	Item		75,000
Builder's preliminaries, margin and overheads	10.00%		150,900
TOTAL BUILDING COST (TBC)	636 m²	2611/m²	1,660,400
External demolition, site clearance, tree removal, disposal costs and make good to existing paving	Item		12,500
Bulk excavation	30 m ³	60	1,800
New retaining walls	52 m ²	500	26,000
New ramp and viewing platform including handrails	Item		20,500
New disabled car park	Item		5,000
Paving and bench seating	Existing		-
Fencing	Excluded		-
Landscaping	Provisional		5,000
Rainwater tanks	Excluded		-
External stormwater and sewer services modifications	Provisional		25,000
Other external services modifications including water, power, and gas			excluded
Site services infrastructure upgrades			excluded
Builder's preliminaries, margin and overheads on external works and services	10.00%		10,000
NET CONSTRUCTION COST (NCC) (Apr, 2017)	636 m²	2778/m²	1,767,000



12 April 2017

COST COMPONENT						Quantity	Rate	Total
Allowance for ESD initiatives						10.00%		177,000
Extra costs associated with staging work								excluded
Design Contingency						10.00%		177,000
Contract Contingency						10.00%		177,000
TOTAL CONSTRUCTION COST (TCC) (Apr, 2017)						636 m²	3613/m²	2,298,000
Consultants' fees						10.00%		230,000
Project management fees						4.50%		103,000
Disbursements								excluded
Furniture and furnishings								excluded
Supply authority and headworks charges						1.00%		23,000
TOTAL PROJECT COST (TPC) (Apr, 2017)						636 m²	4173/m²	2,654,000
Cost Escalation								
Up To	Date	Months	% / year	Weighting	Total %			
Tender	Jun, 18	14	3.00%	1.0	3.50%			93,000
Completion	Mar, 19	9	3.00%	0.7	1.58%			42,000
Goods and Services Tax								excluded
TOTAL END COST (TEC) (Mar, 2019)						636 m²	4385/m²	2,789,000