



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 1 - Marlborough Street Reserve - Soccer Fields**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 1 - Marlborough Street Reserve - Soccer Fields</b>				
	Soccer Fields (130x65m) - Synthetic turf <i>Including the following:</i> - Synthetic playing surface, including sub-base - Run off area - Goals & perimeter fencing (1.2m h) - Line marking - Interchange shelters	NO			1,921,000
	Training lights (per field) - (Conduits only)	NO	1	120,000	120,000
	150 Lux light poles (say 6 no.)	NO	6	40,000	240,000
	<b>Site Works</b>				
	Site preparation & clean up (By others)	ITEM			-
	- Trimming of subgrade	M2	23,000	5	115,000
	Roads, footpaths and paved areas	ITEM			110,000
	- Asphalt Carpark (Not required)	NOTE			-
	- Pedestrian gravel footpath (approx. 3m wide)	M2	1,900	80	152,000
	Boundary walls, fences and gates	ITEM			110,000
	Outbuildings and covered ways	ITEM			70,000
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,000	65	260,000
	- Lawn, incl. topsoil & grass	M2	8,800	8	70,400
	<b>External Services</b>				
	External stormwater drainage	ITEM			90,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			60,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			60,000
	External communications - Assume nil	ITEM			-

**SUB-TOTAL** \$ **3,378,400**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 109,798
AUTHORITY FEES	1.00 %	\$ 33,784
TRAFFIC MANAGEMENT	2.00 %	\$ 67,568
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 16,892
SURVEY/DESIGN	5.00 %	\$ 168,920
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 304,056
SITE ESTABLISHMENT	2.50 %	\$ 84,460
CONTINGENCY	15.00 %	\$ 506,760
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **4,670,638**

(Fixed Price Contract - August 2018)



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 2 - Marlborough Street Reserve - Pavilion (Municipal size)**

DATE 8/08/2018  
 GFA 557  
 REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
<b>Item 2 - Marlborough Street Reserve - Pavilion</b>					
	Change rooms (FECA)	M2	62	2,700	167,400
	Showers & toilets (FECA)	M2	36	2,900	104,400
	Referees room (FECA)	M2	20	2,900	58,000
	Public toilets (FECA)	M2	35	2,900	101,500
	Kitchen & kiosk (FECA)	M2	25	3,200	80,000
	- E/O for kitchen equipment	ITEM			130,000
	Storage (FECA)	M2	20	2,100	42,000
	Office (FECA)	M2	15	2,500	37,500
	Utility / cleaners room (FECA)	M2	5	2,300	11,500
	Community space (FECA)	M2	120	2,500	300,000
	Drinks servery (FECA)	M2	10	3,200	32,000
	Corridor & circulation (FECA)	M2	70	2,200	153,120
	External covered viewing area (UCA)	M2	139	750	104,250
<b>Site Works</b>					
	Site preparation & clean up	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			13,000
	Boundary walls, fences and gates	ITEM			7,000
	Outbuildings and covered ways	ITEM			7,000
	Landscaping and Improvements	ITEM			26,000
<b>External Services</b>					
	External stormwater drainage, incl infrastructure	ITEM			130,000
	External sewer drainage, incl infrastructure	ITEM			40,000
	External water supply, incl infrastructure	ITEM			20,000
	External gas reticulation, incl infrastructure	ITEM			20,000
	External fire protection, incl infrastructure	ITEM			30,000
	External light & power, incl infrastructure	ITEM			120,000
	External communications, incl infrastructure	ITEM			30,000

<b>SUB-TOTAL</b>					<b>\$ 1,804,670</b>
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
COUNCIL FEES	3.25 %				\$ 58,652
AUTHORITY FEES	1.00 %				\$ 18,047
TRAFFIC MANAGEMENT	2.00 %				\$ 36,093
ENVIRONMENTAL MANAGEMENT	0.50 %				\$ 9,023
SURVEY/DESIGN	5.00 %				\$ 90,234
SUPERVISION & PROJECT MANAGEMENT	9.00 %				\$ 162,420
SITE ESTABLISHMENT	2.50 %				\$ 45,117
CONTINGENCY	15.00 %				\$ 270,701
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 2,494,956**

(Fixed Price Contract - August 2018)



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 3 - Virginia Park - Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 3 - Virginia Park - Open Space Upgrade</b>				
	<b>Site Works</b>				
	Site preparation & clean up				
	- General site prep & clean up	ITEM			50,000
	- Trimming of subgrade	M2	4,300	5	21,500
	- Fill the level change area	M3	640	60	38,400
	Roads, footpaths and paved areas				
	- Pedestrian gravel footpath (approx. 2m wide)	M2	300	80	24,000
	- Make good existing footpath and adjacent	ITEM			10,000
	Boundary walls, fences and gates	ITEM			-
	- Assume nil				
	Outbuildings and covered ways	ITEM			-
	- Assume nil				
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,300	65	279,500
	<b>External Services</b>				
	External stormwater drainage	ITEM			20,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			10,000
	- Irrigation system	M2	4,300	15	64,500
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			20,000
	External communications - Assume nil	ITEM			-

<b>SUB-TOTAL</b>					<b>\$ 537,900</b>
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
COUNCIL FEES	3.25 %				\$ 17,482
AUTHORITY FEES	1.00 %				\$ 5,379
TRAFFIC MANAGEMENT	2.00 %				\$ 10,758
ENVIRONMENTAL MANAGEMENT	0.50 %				\$ 2,690
SURVEY/DESIGN	5.00 %				\$ 26,895
SUPERVISION & PROJECT MANAGEMENT	9.00 %				\$ 48,411
SITE ESTABLISHMENT	2.50 %				\$ 13,448
CONTINGENCY	15.00 %				\$ 80,685
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** **\$ 743,647**

(Fixed Price Contract - August 2018)



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 5 - Community Facility**

DATE 8/08/2018  
 GFA 1,200  
 REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 5 - Community Facility</b>				
	MCH Areas <i>- refer over for detail</i>	ITEM			390,000
	Innovation Hub <i>- refer over for detail</i>	ITEM			675,000
	Kindergarten <i>- refer over for detail</i>	ITEM			667,400
	Ancillary Areas <i>- refer over for detail</i>	ITEM			921,000
	<u>Extra over for service facility within commercial building</u>				
	- Suspended slab (Say all suspended)	M2	1,200	250	300,000
	- Lift including lift shaft & equipment - service 3 levels	ITEM			160,000
	- Staircase - service 3 levels	ITEM			30,000
	<b>Site Works</b>				
	Site preparation & clean up	ITEM			117,000
	Roads, footpaths and paved areas	ITEM			29,000
	- Basement carpark (Assume 10 no. carpark) - TBC	M2	300	1,200	360,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways	ITEM			15,000
	Landscaping and Improvements	ITEM			88,000
	<b>External Services</b>				
	External stormwater drainage	ITEM			99,000
	External sewer drainage	ITEM			66,000
	External water supply	ITEM			33,000
	External gas reticulation	ITEM			25,000
	External fire protection	ITEM			25,000
	External light & power	ITEM			99,000
	External communications	ITEM			16,000

<b>SUB-TOTAL</b>					<b>\$ 4,130,400</b>
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
COUNCIL FEES	3.25 %				\$ 134,238
AUTHORITY FEES	1.00 %				\$ 41,304
TRAFFIC MANAGEMENT	2.00 %				\$ 82,608
ENVIRONMENTAL MANAGEMENT	0.50 %				\$ 20,652
SURVEY/DESIGN	5.00 %				\$ 206,520
SUPERVISION & PROJECT MANAGEMENT	9.00 %				\$ 371,736
SITE ESTABLISHMENT	2.50 %				\$ 103,260
CONTINGENCY	15.00 %				\$ 619,560
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** **\$ 5,710,278**  
 (Fixed Price Contract - August 2018)



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 5 - Community Facility**

DATE 8/08/2018  
 GFA 1,200  
 REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 5 - Community Facility</b>				
	<b>MCH Areas</b>				
	MCH reception / front desk (FECA)	M2	30	2,600	78,000
	MCH consulting rooms (in 3 no.) (FECA)	M2	120	2,600	312,000
	<b>Sub-Total</b>				<b>390,000</b>
	<b>Innovation Hub</b>				
	Multi-purpose space (FECA)	M2	250	2,700	675,000
	<b>Sub-Total</b>				<b>675,000</b>
	<b>Kindergarten</b>				
	Kindergarten children's rooms (in 33 places) (FECA)	M2	108	2,800	302,400
	Children's toilet (DDA compliant) (FECA)	M2	30	3,100	93,000
	Adult toilet (DDA compliant) (FECA)	M2	20	3,100	62,000
	Staff room (FECA)	M2	20	2,700	54,000
	Outdoor play space & playground (UCA)	M2	240	650	156,000
	<b>Sub-Total</b>				<b>667,400</b>
	<b>Ancillary Areas</b>				
	Public Amenities (FECA)	M2	60	3,100	186,000
	Administration office (FECA)	M2	30	2,600	78,000
	Reception office (FECA)	M2	20	2,600	52,000
	Kitchenettes (say in 2 no.) (FECA)	M2	16	2,800	44,800
	Foyer (FECA)	M2	10	2,400	24,000
	First aid room (FECA)	M2	6	2,700	16,200
	Corridor & Circulation (FECA)	M2	220	2,300	506,000
	Canopy & Veranda (UCA)	M2	20	700	14,000
	<b>Sub-Total</b>				<b>921,000</b>



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 6 - Central Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 6 - Central Open Space Upgrade</b>				
	<b>Site Works</b>				
	Site preparation & clean up - Refer over for detail	ITEM			110,000
	Roads, footpaths and paved areas - Refer over for detail	ITEM			817,900
	Boundary walls, fences and gates - Refer over for detail	ITEM			124,000
	Outbuildings and covered ways - Refer over for detail	ITEM			430,000
	Landscaping and Improvements - Refer over for detail	ITEM			134,600
	<b>External Services</b>				
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			14,000
	External water supply - Irrigation system	ITEM M2	3,600	15	82,000 54,000
	External gas reticulation - Asssume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			160,000
	External communications - Assume nil	ITEM			-

<b>SUB-TOTAL</b>					<b>\$ 2,086,500</b>
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
COUNCIL FEES	3.25 %				\$ 67,811
AUTHORITY FEES	1.00 %				\$ 20,865
TRAFFIC MANAGEMENT	2.00 %				\$ 41,730
ENVIRONMENTAL MANAGEMENT	0.50 %				\$ 10,433
SURVEY/DESIGN	5.00 %				\$ 104,325
SUPERVISION & PROJECT MANAGEMENT	9.00 %				\$ 187,785
SITE ESTABLISHMENT	2.50 %				\$ 52,163
CONTINGENCY	15.00 %				\$ 312,975
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
<b>ANTICIPATED TOTAL PROJECT COST (Excluding GST)</b>					<b>\$ 2,884,586</b>

(Fixed Price Contract - August 2018)



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**Community Infrastructure Design & Costings**  
**Item 6 - Central Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 6 - Central Open Space Upgrade</b>				
	<b>Site preparation &amp; clean up</b>				
	- General site prep & clean up	ITEM			60,000
	- Trimming of subgrade	M2	10,000	5.00	50,000
	<b>Sub-Total</b>				<b>110,000</b>
	<b>Roads, footpaths and paved areas</b>				
	- Concrete paving	M2	5,970	120	716,400
	- Allowance to form steps	M2	70	450	31,500
	- General roads, footpaths & paved areas	ITEM			70,000
	<b>Sub-Total</b>				<b>817,900</b>
	<b>Boundary walls, fences and gates</b>				
	- Blockwork retaining wall	M	300	220	66,000
	- Timber retaining wall	M	120	150	18,000
	- General boundary walls, fences & gates	ITEM			40,000
	<b>Sub-Total</b>				<b>124,000</b>
	<b>Outbuildings and covered ways</b>				
	- Play space equipment	ITEM			200,000
	- Public toilet	ITEM			150,000
	- General outbuildings & covered ways	ITEM			80,000
	<b>Sub-Total</b>				<b>430,000</b>
	<b>Landscaping and Improvements</b>				
	- Garden bed, incl. tree & shrubs	M2	1,800	65	117,000
	- Lawn incl topsoil & grass	M2	2,200	8	17,600
	<b>Sub-Total</b>				<b>134,600</b>