



Item No: 6.1

Date: 13 April 2021

Attachment: A, B, C, D, E

Meeting: Walkerville Oval Redevelopment Committee

Title: Walkerville Oval Redevelopment – Project Architect RFQ Submissions and proposed Project Management Structure.

Responsible Manager: Chief Executive Officer, Kiki Cristol

Author: Manager Property, Contracts & Strategic Projects, Scott Reardon

Type of Report: **Decision Required**

Pursuant to Section 83(5) of the *Local Government Act 1999*, the Chief Executive Officer indicates that the matter contained in this report may, if the Walkerville Oval Redevelopment Committee so determines, be considered in confidence pursuant to Section 90(2) of the *Local Government Act 1999* on the basis that the information contained in the attached report is information of the nature specified in subsections 90(3)(k) of the Act being tenders for the provision of Architectural services for the Walkerville Oval redevelopment.

Recommendation (Public)

Pursuant to s90(3)(k)

Pursuant to section 90(2) of the *Local Government Act 1999* the Walkerville Oval Redevelopment Committee orders that all members of the public except Chief Executive Officer Kiki Cristol, Group Manager Planning, Environment & Regulatory Services Andreea Caddy, Manager Property, Contracts and Strategic Projects Scott Reardon, be excluded from attendance at the meeting for Agenda Item 6.1 Walkerville Oval Redevelopment – Project Architect RFQ Submissions and proposed Project Management Structure.

The Walkerville Oval Redevelopment Committee is satisfied that pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to this Agenda Item are tenders for the provision of Architectural services for the Walkerville Oval redevelopment.

The Walkerville Oval Redevelopment Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information to be disclosed and discussed has the potential to impact adversely on each of the tenderers as competitive commercial information will be disclosed

Recommendation (Confidential)

1. That the Walkerville Oval Redevelopment Committee proceed to either:

a. interview the following shortlisted architectural firm(s):

• _____

OR

b. appoint _____ to deliver design, construct and contract administration services for the Walkerville Oval redevelopment project;

2. That the appointed architectural firm assume end-to-end project management responsibilities for the developed design, construct and contract administration phases of the Walkerville Oval redevelopment project;
3. That Administration's Manager Property, Contracts & Strategic Projects be appointed as the Council project management representative for liaison, project oversight and reporting responsibilities for the duration of the Walkerville Oval redevelopment project.

Recommendation (Public)

Pursuant to s.91(7)

That having considered Agenda Item 6.1 Walkerville Oval Redevelopment – Project Architect RFQ Submissions and proposed Project Management Structure in confidence under section 90(2) and (3)(k) of the *Local Government Act 1999*, the Walkerville Oval Redevelopment Committee, pursuant to section 91(7) of that Act orders that the report, attachments and minutes relevant to this Agenda Item be retained in confidence for 12 months or until the Project has been finalised

and

That the Walkerville Oval Redevelopment Committee resolves to end its confidential deliberations pursuant to Section 90(2) of the *Local Government Act 1999* and re-admit the public.

Summary

The purpose of this report is to provide the Walkerville Oval Redevelopment Committee with:

- an overview of the Select RFQ process undertaken for Architecture and Project Management services for the Walkerville Oval redevelopment project;
- the submissions received from each of the targeted architectural firms during the Select RFQ process undertaken in January 2021; and
- the envisaged project management structure to oversee the day-to-day management and delivery of the Walkerville Oval redevelopment project.

Background

At their Ordinary Meeting of 18 January 2021 Council resolved:

CNC262/20-21

1. *That Council establish a Section 41 Committee, pursuant to the Local Government Act 1999 to oversee the Walkerville Oval – Sports & Community Hub Redevelopment project and that the Committee be named the Walkerville Oval Redevelopment Committee.*
2. *That Council adopts the Terms of Reference, appearing at Attachment A as amended to allow for two Deputy members, as the Committee's terms of reference.*
3. *That in line with the adopted Terms of Reference, Council appoint the Mayor, Deputy Mayor and two Councillors, being Cr Williams and Cr Bishop, to the Committee.*
4. *That in line with the adopted Terms of Reference, Council appoint Cr Coleman and Cr Wilkins as Deputy Members, to act as proxy as and when required.*

5. That in line with the adopted Terms of Reference (cl 5.4.2), Council defers the recruitment process for the appointment of up to two [optional] Specialist External Member(s) to the Committee as they see fit and make a recommendation for appointment to Council.

Key Issues for Consideration

Request for Quotes & Submissions

Due to the significant time constraints associated with grant funding deadlines, Administration determined that a Select RFQ process be undertaken to source preliminary indicative costings for the developed / detailed design, construct and contract administration phases of the Walkerville Oval redevelopment. As such, concurrent to the preliminary preparation of the grant funding application, in December 2020 and January 2021 three suitably qualified architectural firms were identified by Administration who had extensive experience in delivering similar scaled projects to the proposed Walkerville Oval redevelopment; these firms being:

- Walter Brooke;
- Brown Falconer; and
- Coshell Architecture.

Administration conducted and select RFQ process targeting these firms between Monday 11 January 2021 and 22 January 2021 (inclusive).

The scope of works requested as part of the RFQ (appearing as Attachment A to this report) required the:

“delivery of a documentation package that builds upon the draft concept designs attached to this RFQ, including (but not restricted to):

- 10.5.1 *complete professional services costs inclusive of project management and contract administration for the duration of the project.*
- 10.5.2 *a detailed timeline for the associated design and construction phases, inclusive of an indicative build time; and*
- 10.5.3 *a review of the concept design with reference to the anticipated functionality of the spaces within the precinct and the proposal's requirement to activate the Smith Street entrance.*

Each party were also advised that in accordance with Council's position, the total cost of the project was not to exceed \$8.0M (all inclusive), and therefore each Registrant was encouraged to consider alternate construction methodologies to deliver a build that is economically viable to ensure budget compliance.

At the close of the RFQ submissions were received from all three targeted firms. It should also be noted that during the RFQ, Administration received an unsolicited submission from the Buchan Group, a Victorian based firm.

While each respective submission appears as Attachments B, C, D and E to this report for the Committee's reference consideration and further discussion, the following table outlines a comparative analysis of each submission:

	Walter Brooke	Brown Falconer	Coshell	Buchan
Concept Review & Masterplan	Yes	Yes	NS	Yes
Concept Design Development	Yes	Yes	Yes	Yes
Development Application	Yes	Yes	Yes	NS
Construction Documentation	Yes	Yes	Yes	Yes

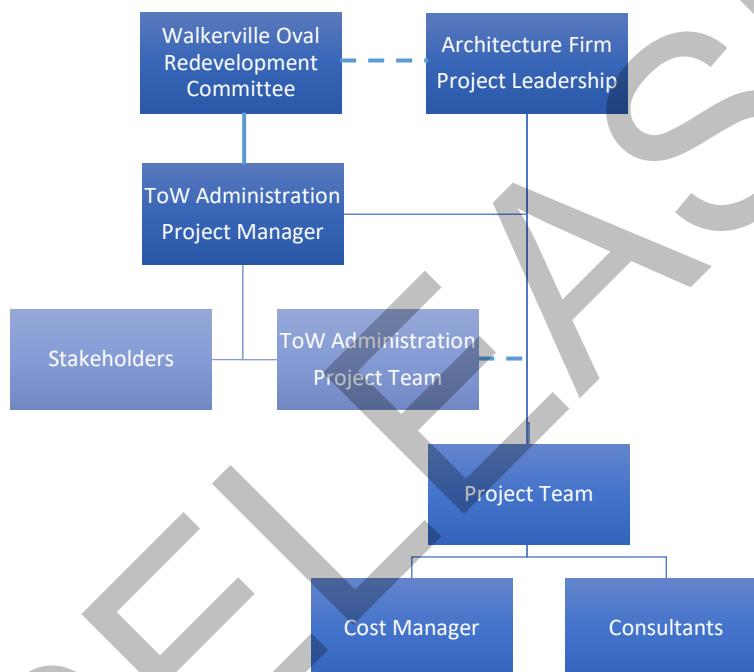
Tender Documentation	Yes	Yes	Yes	Yes
Contract Administration	Yes	Yes	Yes	FC
Post Construction	Yes	Yes	NS	FC

Total Cost (ex GST)	\$ 523,700.00	\$ 446,040.00	\$ 542,850.00	\$ 270,000.00
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***NS = Not Specified**
****FC = Further Charges**

Envisaged Project Management Structure

Each Registrant has provided a submission that delivers end-to-end project design, delivery and management, albeit some under different conditions. This combined with the Walkerville Oval Redevelopment Committee’s oversight and Administration additional project management resourcing, it is expected that the project will be delivered and managed efficiently and effectively. An indicative and envisaged project management structure is outlined as follows. For further discussion.



Alternatively and if the Committee determine to do so, an additional designated Project Management resource could be sourced and appointed. It should be noted though this option will incur additional project costs.

Options for Consideration

Option 1

1. That the Walkerville Oval Redevelopment Committee proceed to either:
 - a. interview the following shortlisted architectural firm(s):

OR • _____

- b. appoint _____ to deliver design, construct and contract administration services for the Walkerville Oval redevelopment project;

2. That the appointed architectural firm assume end-to-end project management responsibilities for the developed design, construct and contract administration phases of the Walkerville Oval redevelopment project;
3. That Administration's Manager Property, Contracts & Strategic Projects be appointed as the Council project management representative for liaison, project oversight and reporting responsibilities for the duration of the Walkerville Oval redevelopment project.

Option 2

1. That the Walkerville Oval Redevelopment Committee proceed to either:
 - a. interview the following shortlisted architectural firm(s):
 - _____
- OR**
- b. appoint _____ to deliver design, construct and contract administration services for the Walkerville Oval redevelopment project;
2. That the Walkerville Oval Redevelopment Committee direct Administration to undertake preliminary recruitment for a designated Project Manager to oversee the end-to-end management of the Walkerville Oval redevelopment project with an expected cost implication being up to approximately \$120,000 per year of appointment.

Financial Implications

On the basis that Council have determined that the total project costs are not to exceed \$8.0M, the primary identified financial implication associated with Option 1 relates to an overall diminished total amount [of approximately \$500,000] for the building construction (viz \$7.5M remaining for build).

Additionally, the further identified financial implication associated with Option 2 relate to a further reduction in total building construction costs of approximately \$240,000 (viz \$7.25M remaining for build).

It should also be noted that some additional costs will be incurred by Council dependent on each Registrant's proposed exclusions.

Attachments

Attachment A	RFQ - Walkerville Oval Redevelopment Design & Construct Documentation Package
Attachment B	Walter Brooke RFQ Submission
Attachment C	Brown Falconer RFQ Submission
Attachment D	Coshell Architecture RFQ Submission
Attachment E	Buchan Group RFQ Submission



Request for Quotes For

Walkerville Oval Redevelopment Design & Construct Documentation Package

DEP001.20/21

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Structure of this Request for Quotes

This Request for Quotes is comprised of three sections:

- Section A - Quote Conditions
- Section B – Specifications
- Section C – Form of Quote and Schedules

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Section A – Quote Conditions

1. Definitions

In this RFQ:

- 1.1 **Closing Date** means the time and date specified in clause 2.7, or such later time and date as may be notified in writing to Respondents by the Council.
- 1.2 **Council** means the Corporation of the Town of Walkerville.
- 1.3 **Form of Quote** means the form contained in Section C of this RFQ.
- 1.4 **Respondent** refers to any party who responds to this RFQ.
- 1.5 **RFQ** means this Request for Quotes.
- 1.6 **Quote** means a quote submitted by a Respondent pursuant to this RFQ.
- 1.7 **Schedules** means the schedules contained in Section C of this RFQ.
- 1.8 **Services** means the services sought to be purchased by the Council pursuant to this RFQ.
- 1.9 **Specifications** means the specifications specified in Section B of this RFQ.

2. Request for Quotes

- 2.1 The Council seeks Quotes from Respondents for the provision of the Services.
- 2.2 Prices quoted are to be in a lump sum basis.
- 2.3 All prices for the Services are to be fixed. Quoted prices must **include** GST and all applicable levies, duties, taxes and charges.
- 2.4 Any charge not stated in the Quote will not be payable by the Council.
- 2.5 The Respondent must submit:
 - 2.5.1 the original Form of Quote; and
 - 2.5.2 the completed Schedules.
- 2.6 Any Quote may be rejected if it does not conform with the requirements of the Specifications or this RFQ.
- 2.7 **Electronic Lodgement of Quotes**

- 2.7.1 Quotes must be lodged electronically via email to both sreardon@walkerville.sa.gov.au and walkerville@walkerville.sa.gov.au before the Closing Date **5:00 pm Friday 22 January 2021** and in accordance with the Quote lodgement procedure set out in this clause.
- 2.7.2 The relevant Council contact persons are as follows:
- 2.7.2.1 Scott Reardon, Business Analyst (Property & Contracts) via sreardon@walkerville.sa.gov.au; and
- 2.7.2.2 Andreea Caddy, Group Manager Planning, Environment & Regulatory Services via acaddy@walkerville.sa.gov.au.
- 2.7.3 Quotes lodged by any other means will not be considered.
- 2.7.4 Respondents warrant that they have taken all reasonable steps to ensure that their Quotes are free of viruses or any other matter which would cause harm to the Council's website or systems.
- 2.7.5 Respondents acknowledge that it is their sole responsibility to ensure that sufficient time has been allowed for Quote lodgement, including time that may be required for any problem analysis and resolution prior to the Closing Date.
- 2.7.6 If Respondents have any problem uploading their Quote, they must contact the Nominated Contact Person prior to the Closing Date. Any failure to do so will result in the Quote being a non-conforming Quote.
- 2.7.7 A Quote is deemed to have been lodged by the Respondent when the Quote has been received by Council's server.
- 2.8 This RFQ closes on the Closing Date.
- 2.9 Quotes received after the Closing Date will **NOT** be considered.
- 2.10 The Council will not accept any responsibility in the event that a Quote is not received by the Closing Date.
- 2.11 Respondents must not use this RFQ (including any attached technical and other written information supplied by the Council) for any purpose other than to prepare a Quote. This includes not copying this RFQ (including any attached technical and other written information supplied by the Council) and providing a copy to any third party not involved in the preparation of a Quote.

3. Acceptance of Quote

- 3.1 The Respondent agrees that the Quote remains open for a minimum period of 60 days after the Closing Date.

- 3.2 This RFQ, together with the Council's written acceptance of the Quote and the issue of an official Council purchase order, constitute the contract between the Council and the successful Respondent.

4. **No Legal Requirement**

The issue of this RFQ or any response to it does not commit, obligate or otherwise create a legal requirement on the Council to acquire the Services from a Respondent.

5. **Council's Rights**

The Council reserves the right to:

- 5.1 amend, vary, supplement or terminate this RFQ at any time;
- 5.2 accept or reject any Quote, including the lowest price Quote;
- 5.3 negotiate with any service provider on all or any part of the Services to be supplied pursuant to this RFQ;
- 5.4 postpone or abandon this RFQ;
- 5.5 add or remove any Respondent;
- 5.6 accept or reject any Quotes;
- 5.7 accept all or part of any Quote;
- 5.8 negotiate or not negotiate with one or more Respondents;
- 5.9 discontinue negotiations with any Respondent; and
- 5.10 include the Respondents' names in Council reports and make them public. This may include the order of Respondents on the basis of quoted price but without the specific amount quoted.

6. **Quote Evaluation**

In assessing Quotes, the Council will have regard to, but not necessarily be limited to, the following criteria (not listed in any order of priority):

- 6.1 completion of the Form of Quote;
- 6.2 compliance with the Specifications;
- 6.3 warranties and guarantees on the Services;

- 6.4 timeframe for the completion of the Services;
- 6.5 demonstrated experience in completing similar projects;
- 6.6 referees; and
- 6.7 insurance.

7. Respondent's Confidential Information

- 7.1 Subject to clauses 7.2 and 8.1, the Council will treat as confidential all Quotes submitted by Respondents in connection with this RFQ.
- 7.2 The Council will not be taken to have breached any obligation to keep information provided by Respondents confidential to the extent that the information:
 - 7.2.1 is disclosed by the Council to its advisers, officers, employees or subcontractors solely in order to conduct the RFQ process or to prepare and manage any resultant agreement;
 - 7.2.2 is disclosed to the Council's internal management personnel, solely to enable effective management or auditing of the RFQ process;
 - 7.2.3 is disclosed by the Council to the responsible Minister;
 - 7.2.4 is authorised or required by law to be disclosed; or
 - 7.2.5 is in the public domain otherwise than due to a breach of the relevant obligations of confidentiality.

8. Governing Law

- 8.1 This RFQ is governed by the law in South Australia.
- 8.2 The parties irrevocably submit to the exclusive jurisdiction of the courts in South Australia.

9. ICAC

Respondents acknowledge that if they enter into a contract with the Council they will be considered to be public officers for the purposes of the *Independent Commissioner Against Corruption Act, 2012 (SA) (ICAC Act)* and will be obliged to comply with the ICAC Act and the Directions and Guidelines issued pursuant to the ICAC Act.

Section B – Specifications

- 10.1 The Town of Walkerville (**Council**) intends to proceed with a project to redevelop the existing sports club buildings located at the Walkerville Oval.
- 10.2 The redevelopment seeks to create a sporting and community hub of new building assets that will promote greater access to, engagement with and use of the new community assets and Walkerville Oval.
- 10.3 At its meeting of 30 November 2020, Council resolved to proceed with a redevelopment project that will entail the:
- 10.3.1 demolition of the existing sports club building, grandstand and bowling club; and
 - 10.3.2 rebuild of new multi-level facilities (on the same footprint), both linked by an external arbor.
- 10.4 The draft concept plans and indicative costings as endorsed by Council on 30 November 2020 appear as Annexure A to this RFQ.
- 10.5 Council now seeks quotes from suitably qualified persons to deliver a documentation package that builds upon the draft concept designs attached to this RFQ, including (but not restricted to):
- 10.5.1 complete professional services costs inclusive of project management and contract administration for the duration of the project.
 - 10.5.2 a detailed timeline for the associated design and construction phases, inclusive of an indicative build time; and
 - 10.5.3 a review of the concept design with reference to the anticipated functionality of the spaces within the precinct and the proposal's requirement to activate the Smith Street entrance.
- 10.6 Council's deadline for the next phase of this project is 29 January 2021. Noting this, and the urgency of this matter, Council request that all quotes be submitted no later than 5:00 pm Friday 22 January 2021.
- 10.7 The total building costs for this project must not exceed \$8M (all inclusive). As such, Council requests that the Respondent consider alternate construction methodologies to deliver a build that is economically viable to ensure budget compliance.

Schedule C – Form of Quote & Schedules

Schedule 1 Form of Quote

I/We _____ (Respondent) on having read, understood and fully informed myself/ourselves/itself of the contents, requirements and obligations of this RFQ, hereby provide a Quote for the Services.

1. Name of Respondent	
State in full the name(s) of the Respondent(s) and trading names	
ABN	
2. Contact Person	
3. Registered Address	
4. Postal Address	
5. Telephone	
6. Fax	
7. Email	

8. Price Schedule

Description	Unit (if applicable)	Price (ex GST)	GST Component	Price (inc GST)

Schedule 2 Compliance with the Specifications

Please indicate if you intend to comply with the Specifications.

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Schedule 3 Insurance

Provide details of insurance currently held by you that would be extended to provide cover for the Services.

Insurance type	Policy no	Extent of cover		Expiry date	Name of insurer
		Per incident \$A	In aggregate \$A		
Public and products liability					
Professional indemnity (if applicable)					
Property and facilities					
Contents					
Vehicles plant & equipment					
Workers compensation					
Directors and officers (if applicable)					
Other					

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The undersigned undertakes that if selected as the successful Respondent, I/we/it will be bound by the conditions provided.

If the Respondent is a company, the Quote must be executed as follows:

<p>Executed by [Insert Company name] pursuant to section 127 of the <i>Corporations Act 2001</i></p>	
<p>..... Signature of Director</p> <p>..... Name of Director (print)</p>	<p>..... Signature of Director/Company Secretary <i>(Please delete as applicable)</i></p> <p>..... Name of Director/Company Secretary (print)</p>
<p>OR</p> <p>..... Signature of Sole Director and Sole Company Secretary</p> <p>..... Name of Sole Director and Sole Company Secretary (print)</p>	
<p>OR Signed for [Insert Representative's name] by an authorised representative in the presence of:</p>	
<p>..... Signature of witness</p> <p>..... Name of witness (print)</p>	<p>..... Signature of authorised representative</p> <p>..... Name of authorised representative (print)</p> <p>..... Position of authorised representative (print)</p>

ATTACHMENT A

If the Respondent is an individual, the Quote must be executed as follows:

Signed by [insert name] in the presence of:	
..... Signature of witness Respondent
..... Name of witness (print)	

If the Respondent is a partnership, the Quote must be executed as follows:

Partner 1:

Signed sealed and delivered by [insert name] in the presence of:	
..... Signature of witness Signature of partner
..... Name of witness (print)	
..... Address of witness (print)	

Partner 2:

Signed sealed and delivered by [insert name] in the presence of:	
..... Signature of witness Signature of partner
..... Name of witness (print)	
..... Address of witness (print)	

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

WALKERVILLE OVAL REDEVELOPMENT

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COMMERCIAL IN CONFIDENCE

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

PROJECT DETAILS

Basis of estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at **November 2020**. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

Items specifically included

This estimate specifically includes the following:

Contingencies & Escalation

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

Items specifically excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Stand-by power generator
- Murals and works of art
- Work outside site boundaries
- Sporting oval lights
- Outdoor furniture
- Playground
- New carpark
- New Netball court
- Lawnbowls green demolition

Scope Exclusions for works by others

- Vertical blinds, curtains and other window treatments
- Beer and post mix equipment, fonts, post mixes, beer and soft drinks pythons/lines, temprites etc.
- Bar equipment including dishwashers, glass washers, coffee machines, etc.

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Asbestos and Hazardous Materials Removal

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

PROJECT DETAILS

- Piled foundation systems
- Rock excavation
- Staging / Phasing costs
- Escalation in costs if construction is delayed beyond **Mid 2021**.

Other Project Cost Exclusions

- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Holding costs and finance charges

Documents

The following documents have been used in preparing this estimate:

Date Received

ARCHITECTURAL Documents prepared by **One Eighty Architecture**

- 20-53-Walkerville Concept Architecture Pack 11/11/20

WALKERVILLE OVAL REDEVELOPMENT

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION SUMMARY

Rates Current At November 2020

Ref	Location	FECA m ²	FECA \$/m ²	GFA m ²	GFA \$/m ²	Total Cost \$
A	DEMOLITION					99,625.00
B	BUILDING 1 (GRANDSTAND)					
B1	Ground Level	408	5,601	557	4,102	2,285,032.00
B2	Level 1	366	5,535	386	5,248	2,025,805.00
	BUILDING 1 (GRANDSTAND)	774	5,570	943	4,571	4,310,837.00
C	BUILDING 2					
C1	Ground Level	215	4,126	215	4,126	887,090.00
C2	Level 1	545	4,055	545	4,055	2,210,075.00
	BUILDING 2	760	4,075	760	4,075	3,097,165.00
SW	SURROUNDING WORKS					
SW1	General External Works					746,100.00
	SURROUNDING WORKS					746,100.00
	ESTIMATED NET COST	1,534	5,381	1,703	4,847	8,253,727.00
MARGINS & ADJUSTMENTS						
	Statutory Fees & Charges (0.5%)		0.5%			40,000.00
	Escalation beyond 2020					Excl.
	Goods & Services Taxation					Excl.
	ESTIMATED TOTAL COST	1,534	5,407	1,703	4,870	8,293,727.00

Legend

- FECA = Fully Enclosed Covered Area
- GFA = Gross Floor Area

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

A DEMOLITION

Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
AR Alterations and Renovations					
1	Demolish existing single storey bowling club complete including removal of debris from site (approx area)	m ²	590	65.00	38,350.00
2	Demolish existing Sports Club and Grandstand complete including removal of debris from site (approx area)	m ²	417	75.00	31,275.00
160	Allowance for sundry demolition including removal of debris from site	Item			5,000.00
126	No allowance to demolish existing lawn bowls green - assume not required	Item			Excl.
122	No allowance for Asbestos and Hazardous Materials removal	Note			Excl.
Alterations and Renovations					74,625.00
PR Preliminaries					
112	Contractors Preliminaries and Supervision (10%)	Item			7,000.00
Preliminaries					7,000.00
MA Builders Margin					
113	Contractors Margin and Overheads (4%)	Item			3,000.00
Builders Margin					3,000.00
CT Contingency					
114	Design Development Contingency (5%)	Item			4,000.00
115	Construction Contingency (5%)	Item			4,000.00
Contingency					8,000.00
PF Professional Fees					
133	Professional Fees (8%)	Item			7,000.00
Professional Fees					7,000.00
DEMOLITION					99,625.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB Substructure					
6	Reinforced concrete raft slab substructure including basecourse, excavation, concrete, reinforcement, surface finish etc.	m ²	516	300.00	154,800.00
148	Allowance for creating setdowns in slab to wet areas	m ²	289	5.00	1,445.00
152	Allowance for cast-in items, crack bars, sundry setdowns, etc	Item			5,000.00
183	Extra-over for pad footings	Item			7,500.00
7	No allowance for piled foundation - assumed raft slab	Note			Excl.
Substructure				303/m²	168,745.00
CL Columns					
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	557	55.00	30,635.00
Columns				55/m²	30,635.00
EW External Walls					
11	Precast concrete wall with stone etching	m ²	191	550.00	105,050.00
14	Segmented precast concrete retaining wall including footings	m ²	37	700.00	25,900.00
22	Full height aluminium framed double glazed wall	m ²	63	950.00	59,850.00
170	High level windows to amenities and change rooms	m ²	10	800.00	8,000.00
External Walls				357/m²	198,800.00
ED External Doors					
33	Single solid core door including frame, hardware and paint finish	No	3	1,350.00	4,050.00
52	Manual roller door to Change Rooms approx 3000mm high x 2600mm wide including framing	No	2	2,200.00	4,400.00
External Doors				15/m²	8,450.00
NW Internal Walls					
35	Precast wall approx 250mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	145	500.00	72,500.00
36	Precast wall approx 150mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	160	475.00	76,000.00
37	Internal single partition wall approx 150mm thick including insulation, plasterboard and paint finish to both sides	m ²	128	175.00	22,400.00
38	Internal double partition wall approx 250mm thick including insulation, plasterboard and paint finish to both sides	m ²	80	235.00	18,800.00
40	Insulated plasterboard lining to inside face of external wall including paint finish	m ²	228	65.00	14,820.00
51	Allowance for sundry boxing out of columns	Item			4,500.00
Internal Walls				375/m²	209,020.00
NS Internal Screens and Borrowed Lights					
74	Shower partition including door, frame and hardware complete	No	18	1,700.00	30,600.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
75	Toilet partition including door, frame and hardware complete	No	26	1,500.00	39,000.00
186	Allowance for sundry	m ²			
	Internal Screens and Borrowed Lights			125/m²	69,600.00
ND	Internal Doors				
53	Single solid core door including frame, hardware and paint finish generally	No	12	1,200.00	14,400.00
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
	Internal Doors			30/m²	16,900.00
WF	Wall Finishes				
65	Skirting tile to airlock and non-shower areas of change rooms	m	115	25.00	2,875.00
62	Ceramic wall tiling including grouting and waterproof membrane to Public Amenities (2700mm high)	m ²	105	155.00	16,275.00
64	Ceramic wall tiling including grouting and waterproof membrane to amenities, change rooms, umpires and kindy (2700mm high)	m ²	384	155.00	59,520.00
66	Allowance for sundry wall finishes including acoustic treatments	Item			7,000.00
	Wall Finishes			154/m²	85,670.00
FF	Floor Finishes				
56	Entry mats	No	1	450.00	450.00
57	Vinyl flooring including waterproofing to physio, umpires, bar area, cafe	m ²	59	115.00	6,785.00
59	Concrete sealer to breezeway behind Grandstand and store	m ²	75	15.00	1,125.00
60	Floor tiling including screed to falls and waterproofing to amenities, change rooms	m ²	271	165.00	44,715.00
187	No allowance for Concrete sealer to Grandstand	m ²	107		Excl.
	Floor Finishes			95/m²	53,075.00
CF	Ceiling Finishes				
67	Moisture resistant painted flush plasterboard ceiling including framing to change rooms, amenities and umpires	m ²	290	120.00	34,800.00
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	40	115.00	4,600.00
72	Painted flush plasterboard ceiling including suspension framing to area behind Grandstand	m ²	80	115.00	9,200.00
73	Painted soffit lining to underside of roof overhangs including framing to balcony and grandstand	m ²	149	145.00	21,605.00
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			8,000.00
	Ceiling Finishes			140/m²	78,205.00
FT	Fitments				
86	Mirror to amenities - assumed 1 per basin	No	21	225.00	4,725.00
77	Lockers to change rooms	No	104	450.00	46,800.00
76	Timber benches to change rooms - assumed	m	26	450.00	11,700.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
78	Laminated Vanity benchtop to amenities	m	12	700.00	8,400.00
87	Grab rail to ambulant amenities	Set	6	300.00	1,800.00
154	Toilet roll holder	No	26	85.00	2,210.00
155	Hand dryers including associated cabling	No	8	850.00	6,800.00
158	Recessed Paper towel dispenser	No	9	350.00	3,150.00
159	Paper towel bin	No	9	80.00	720.00
156	Soap dispensers	No	13	55.00	715.00
157	Metal soap holders	No	18	75.00	1,350.00
89	Allowance for sundry fittings and fitments	Item			8,000.00
90	Allowance for signage and graphics	Item			23,000.00
140	Allowance for AV equipment	Item			10,000.00
147	No allowance for blinds / curtains	Item			Excl.
Fitments				232/m²	129,370.00
PD	Sanitary Plumbing				
96	Allowance for sundry Hydraulic Services	m ²	557	15.00	8,355.00
83	Basin to amenities including associated connections	No	18	3,500.00	63,000.00
84	Wall mounted basin to umpires, access amenities and cleaners	No	3	3,500.00	10,500.00
97	Toilet suite including associated plumbing connections	No	26	3,500.00	91,000.00
98	Accessible toilet suite including associated plumbing connections	No	1	4,500.00	4,500.00
99	Shower suite including associated plumbing connections	No	18	3,500.00	63,000.00
151	Allowance for floor grates	No	21	1,250.00	26,250.00
100	Allowance for grease arrestor	Item			25,000.00
150	Allowance for tundishes	Item			2,500.00
Sanitary Plumbing				528/m²	294,105.00
WS	Water Supply				
102	Allowance to reinstate water supply from existing meter	Item			1,250.00
Water Supply				2/m²	1,250.00
GS	Gas Service				
103	Allowance to reinstate gas supply from existing meter	Item			1,250.00
Gas Service				2/m²	1,250.00
AC	Air Conditioning				
104	Allowance for Mechanical Services to ground floor	m ²	407	190.00	77,330.00
Air Conditioning				139/m²	77,330.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	557	25.00	13,925.00
Fire Protection				25/m²	13,925.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LP Electric Light and Power					
107	Allowance for Electrical Services to GL including Lighting, Power, Communications, Security, etc	m ²	407	120.00	48,840.00
109	No allowance for sporting oval lights	Item			Excl.
Electric Light and Power				88/m²	48,840.00
BW Builders Work in Connection With Specialist Services					
111	Builders work in Connection with Services (3%)	Item			16,000.00
Builders Work in Connection With Specialist Services				29/m²	16,000.00
AR Alterations and Renovations					
3	Allowance to protect existing large tree throughout construction works (3 No.)	Item			500.00
Alterations and Renovations				1/m²	500.00
XP Site Preparation					
4	Site preparation including stripping and stockpiling topsoil 100mm for future use	m ²	689	8.00	5,512.00
10	Allowance to cut & fill around football oval	Item			12,500.00
Site Preparation				32/m²	18,012.00
XK External Stormwater Drainage					
12	Allowance to reconfigure external stormwater drainage to suit new levels and building/pavements layout	Item			20,000.00
External Stormwater Drainage				36/m²	20,000.00
XD External Sewer Drainage					
129	SA water fees and charges including new main and connection	Item			25,000.00
External Sewer Drainage				45/m²	25,000.00
XF External Fire Protection					
130	Fire main ring and hydrants	Item			37,500.00
External Fire Protection				67/m²	37,500.00
XE External Electric Light and Power					
108	Allowance for Electrical Services to External Areas including Light and Power	m ²	149	150.00	22,350.00
131	SAPN augmentation charge	Item			50,000.00
External Electric Light and Power				130/m²	72,350.00
PR Preliminaries					
112	Contractors Preliminaries and Supervision (10%)	Item			168,000.00
Preliminaries				302/m²	168,000.00
MA Builders Margin					
113	Contractors Margin and Overheads (4%)	Item			74,000.00
Builders Margin				133/m²	74,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FE	Furniture, Fittings & Equipment				
191	Allowance for FF&E to ground level	Item			2,500.00
	Furniture, Fittings & Equipment			4/m²	2,500.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			96,000.00
115	Construction Contingency (5%)	Item			101,000.00
	Contingency			354/m²	197,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			169,000.00
	Professional Fees			303/m²	169,000.00
	GROUND LEVEL			4,102/m²	2,285,032.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CL Columns					
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	386	55.00	21,230.00
149	Stub columns for roof plant platform	m ²	40	100.00	4,000.00
Columns				65/m²	25,230.00
UF Upper Floors					
18	Suspended reinforced concrete slab including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	386	350.00	135,100.00
19	Cantilevered suspended reinforced concrete slab to Balcony including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	20	475.00	9,500.00
49	Extra over for formwork and reinforcement to grandstand tiered seating	m ²	103	300.00	30,900.00
45	Allowance for sundry setdowns, crack bars, starter bars etc.	Item			5,000.00
Upper Floors				468/m²	180,500.00
RF Roof					
23	Roof including Colorbond roof sheeting, insulation, roof plumbing and framing complete	m ²	387	350.00	135,450.00
24	Roof to Balcony including Colorbond roof sheeting, insulation, roof plumbing, framing and soffit lining complete	m ²	20	420.00	8,400.00
50	Cantilevered roof to Grandstand overhang including Colorbond roof sheeting, insulation, roof plumbing, framing and soffit lining complete	m ²	150	400.00	60,000.00
173	2.5m long cantilevered roof overhang to Northern wing of building - design TBC	m ²	82	250.00	20,500.00
25	Allowance for sundry roof penetrations, flashings, waterproofing etc	Item			5,000.00
26	Allowance for roof access hatches (no.2)	Item			3,500.00
27	Allowance for roof safety system - assumed anchor points only	Item			10,000.00
28	Allowance for plant platform (40m ²)	Item			15,000.00
Roof				668/m²	257,850.00
EW External Walls					
21	Glazed balustrade to Balcony	m	14	1,200.00	16,800.00
11	Precast concrete wall with stone etching	m ²	61	550.00	33,550.00
15	Segmented full height aluminium framed double glazed wall	m ²	37	1,100.00	40,700.00
22	Full height aluminium framed double glazed wall	m ²	155	950.00	147,250.00
External Walls				617/m²	238,300.00
ED External Doors					
31	Pair of aluminium framed glazed swing doors to Kindy, Bar, Office, Cafe, Gym, Function Area, etc	No	4	3,850.00	15,400.00
32	Pair of aluminium framed glazed doors to Balcony	No	1	3,850.00	3,850.00
External Doors				50/m²	19,250.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1 (continued)

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW Internal Walls					
43	Steel beam to support operable wall	m	10	450.00	4,500.00
41	Operable wall to Function Rooms approx 3m high	m ²	28	1,250.00	35,000.00
35	Precast wall approx 250mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	74	500.00	37,000.00
40	Insulated plasterboard lining to inside face of external wall including paint finish	m ²	61	65.00	3,965.00
51	Allowance for sundry boxing out of columns	Item			4,500.00
Internal Walls				220/m²	84,965.00
ND Internal Doors					
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
Internal Doors				6/m²	2,500.00
WF Wall Finishes					
63	Full height (2700mm) wall tiling to commercial kitchen	m ²	34	155.00	5,270.00
66	Allowance for sundry wall finishes including acoustic treatments	Item			7,000.00
Wall Finishes				32/m²	12,270.00
FF Floor Finishes					
56	Entry mats	No	4	450.00	1,800.00
55	Carpet tile to Office, Admin and Functions Areas	m ²	181	65.00	11,765.00
57	Vinyl flooring including waterproofing to physio, umpires, bar area, cafe	m ²	106	115.00	12,190.00
58	Rubber flooring to Gym	m ²	70	120.00	8,400.00
59	Concrete sealer to breezeway behind Grandstand and store	m ²	48	15.00	720.00
61	Floor tiling including screed to falls and waterproofing to balcony	m ²	19	175.00	3,325.00
Floor Finishes				99/m²	38,200.00
CF Ceiling Finishes					
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	165	115.00	18,975.00
69	Suspended acoustic ceiling panels including including suspension framing to function and office areas	m ²	177	185.00	32,745.00
73	Painted soffit lining to underside of roof overhangs including framing to balcony and grandstand	m ²	20	145.00	2,900.00
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			8,000.00
Ceiling Finishes				162/m²	62,620.00
FT Fitments					
138	Curved booth seating to Cafe approx 4500mm long	No	2	6,500.00	13,000.00
139	Fixed table to booth seating	No	2	1,000.00	2,000.00
178	Steel balustrade approximately 1200mm high to pedestrian ramp	m	44	500.00	22,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1 (continued)

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
80	Bar including stone top and open shelving underneath	m	9	2,500.00	22,500.00
81	Back bar including stone top and open shelving underneath	m	8	2,300.00	18,400.00
82	Cafe bench including stone top and open shelving underneath	m	8	2,000.00	16,000.00
89	Allowance for sundry fittings and fitments	Item			8,000.00
90	Allowance for signage and graphics	Item			23,000.00
140	Allowance for AV equipment	Item			40,000.00
147	No allowance for blinds / curtains	Item			Excl.
Fitments				427/m²	164,900.00
SE	Special Equipment				
91	Full height two door glass display fridge	No	2	5,500.00	11,000.00
92	Full height single door glass display fridge	No	2	4,500.00	9,000.00
93	Allowance for Cafe Equipment	Item			65,000.00
95	No allowance for bar equipment (assume free issue from supplier)	Item			Excl.
Special Equipment				220/m²	85,000.00
PD	Sanitary Plumbing				
192	Allowance for risers	Item			1,750.00
96	Allowance for sundry Hydraulic Services	m ²	386	15.00	5,790.00
85	Sink to Bar and Cafe including tapware and associated connections	No	3	4,000.00	12,000.00
151	Allowance for floor grates	No	5	1,250.00	6,250.00
Sanitary Plumbing				67/m²	25,790.00
AC	Air Conditioning				
105	Allowance for Mechanical Services to Level 1	m ²	366	380.00	139,080.00
Air Conditioning				360/m²	139,080.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	386	25.00	9,650.00
Fire Protection				25/m²	9,650.00
LP	Electric Light and Power				
195	Allowance for Electrical Services to L1 including Lighting, Power, Communications, Security, etc	m ²	366	200.00	73,200.00
Electric Light and Power				190/m²	73,200.00
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			8,000.00
Builders Work in Connection With Specialist Services				21/m²	8,000.00
XR	Roads, Footpaths and Paved Areas				
177	Suspended concrete pedestrian ramp including footings, columns, framing, etc - limited - extent TBC	m ²	24	850.00	20,400.00
Roads, Footpaths and Paved Areas				53/m²	20,400.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1 (continued)

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XE	External Electric Light and Power				
108	Allowance for Electrical Services to External Areas including Light and Power	m ²	20	150.00	3,000.00
	External Electric Light and Power			8/m²	3,000.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			149,000.00
	Preliminaries			386/m²	149,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			65,000.00
	Builders Margin			168/m²	65,000.00
FE	Furniture, Fittings & Equipment				
134	Rectangular 800mm wide x 2350mm long dining table (Seats 8)	No	4	1,000.00	4,000.00
164	Rectangular 1000mm wide x 2250mm long dining table (Seats 6)	No	6	1,000.00	6,000.00
136	Small round 900mm dia. Cafe table (seats 4)	No	6	500.00	3,000.00
135	Function Chairs	No	68	175.00	11,900.00
137	Cafe Chairs	No	24	300.00	7,200.00
185	Allowance for sundry FF&E not documented - assume limited	Item			5,000.00
	Furniture, Fittings & Equipment			96/m²	37,100.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			85,000.00
115	Construction Contingency (5%)	Item			89,000.00
	Contingency			451/m²	174,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			150,000.00
	Professional Fees			389/m²	150,000.00
	LEVEL 1			5,248/m²	2,025,805.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

SW SURROUNDING WORKS

SW1 General External Works

Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SC	Staircases				
146	Allowance for sundry staircases externally	Item			15,000.00
	Staircases				15,000.00
FT	Fitments				
141	No allowance for outdoor furniture	Item			Excl.
	Fitments				Excl.
SE	Special Equipment				
143	No allowance for new playground	Item			Excl.
	Special Equipment				Excl.
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			2,000.00
	Builders Work in Connection With Specialist Services				2,000.00
AR	Alterations and Renovations				
124	Allowance to saw cut and remove paving / bitumen surrounding existing buildings	Item			5,000.00
	Alterations and Renovations				5,000.00
XP	Site Preparation				
5	Allowance for bulk excavation to level existing mounds around grandstand area	Item			10,000.00
	Site Preparation				10,000.00
XR	Roads, Footpaths and Paved Areas				
174	Concrete terrace / steps to form central Amphitheatre area	m ²	89	1,200.00	106,800.00
125	Allowance to make good to footpath where damaged	Item			10,000.00
145	Allowance to make good to carpark where damaged	Item			15,000.00
144	No allowance for new carpark	Item			Excl.
	Roads, Footpaths and Paved Areas				131,800.00
XB	Outbuildings and Covered Ways				
142	Allowance for new coach boxes	No	2	6,500.00	13,000.00
176	Allowance for lightweight canopy built around significant trees including fins, framing, etc - limited - design TBC	m ²	366	400.00	146,400.00
	Outbuildings and Covered Ways				159,400.00
XL	Landscaping and Improvements				
121	Allowance for landscaping	Item			80,000.00
128	Allowance for making good grass adjacent construction zone	Item			15,000.00
179	PC Sum allowance for Public Art Space	Item			75,000.00
	Landscaping and Improvements				170,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

SW SURROUNDING WORKS

SW1 General External Works (continued)

Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XE	External Electric Light and Power				
108	Allowance for Electrical Services to External Areas including Light and Power	m ²	366	150.00	54,900.00
	External Electric Light and Power				54,900.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			55,000.00
	Preliminaries				55,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			24,000.00
	Builders Margin				24,000.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			31,000.00
115	Construction Contingency (5%)	Item			33,000.00
	Contingency				64,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			55,000.00
	Professional Fees				55,000.00
	GENERAL EXTERNAL WORKS				746,100.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB Substructure					
6	Reinforced concrete raft slab substructure including basecourse, excavation, concrete, reinforcement, surface finish etc.	m ²	216	300.00	64,800.00
148	Allowance for creating setdowns in slab to wet areas	m ²	23	5.00	115.00
152	Allowance for cast-in items, crack bars, sundry setdowns, etc	Item			2,500.00
183	Extra-over for pad footings	Item			7,500.00
7	No allowance for piled foundation - assumed raft slab	Note			Excl.
Substructure				348/m²	74,915.00
CL Columns					
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	215	55.00	11,825.00
Columns				55/m²	11,825.00
SC Staircases					
9	Feature concrete stair including concrete, reinforcement, formwork, surface finish, hand rails complete	M/R	3	4,500.00	13,500.00
Staircases				63/m²	13,500.00
EW External Walls					
15	Segmented full height aluminium framed double glazed wall	m ²	37	1,100.00	40,700.00
22	Full height aluminium framed double glazed wall	m ²	71	950.00	67,450.00
External Walls				503/m²	108,150.00
ED External Doors					
31	Pair of aluminium framed glazed swing doors to Kindy, Bar, Office, Cafe, Gym, Function Area, etc	No	4	3,850.00	15,400.00
External Doors				72/m²	15,400.00
NW Internal Walls					
36	Precast wall approx 150mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	50	475.00	23,750.00
48	Internal single partition wall approx 125mm thick including insulation, plasterboard and paint finish to both sides	m ²	78	165.00	12,870.00
51	Allowance for sundry boxing out of columns	Item			3,000.00
Internal Walls				184/m²	39,620.00
NS Internal Screens and Borrowed Lights					
75	Toilet partition including door, frame and hardware complete	No	3	1,500.00	4,500.00
153	Reduced height 'Pre-school' toilet partitions including door, frame and hardware complete	No	3	1,600.00	4,800.00
Internal Screens and Borrowed Lights				43/m²	9,300.00
ND Internal Doors					
53	Single solid core door including frame, hardware and paint finish generally	No	4	1,200.00	4,800.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level (continued)

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
	Internal Doors			34/m²	7,300.00
WF	Wall Finishes				
64	Ceramic wall tiling including grouting and waterproof membrane to amenities, change rooms, umpires and kindy (2700mm high)	m ²	68	155.00	10,540.00
66	Allowance for sundry wall finishes including acoustic treatments	Item			4,000.00
	Wall Finishes			68/m²	14,540.00
FF	Floor Finishes				
56	Entry mats	No	4	450.00	1,800.00
55	Carpet tile to Office, Admin and Functions Areas	m ²	186	65.00	12,090.00
60	Floor tiling including screed to falls and waterproofing to amenities, change rooms	m ²	23	165.00	3,795.00
	Floor Finishes			82/m²	17,685.00
CF	Ceiling Finishes				
67	Moisture resistant painted flush plasterboard ceiling including framing to change rooms, amenities and umpires	m ²	21	120.00	2,520.00
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	186	115.00	21,390.00
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			6,000.00
	Ceiling Finishes			139/m²	29,910.00
FT	Fitments				
86	Mirror to amenities - assumed 1 per basin	No	4	225.00	900.00
78	Laminated Vanity benchtop to amenities	m	3	700.00	2,100.00
87	Grab rail to ambulant amenities	Set	1	300.00	300.00
88	Grab rail to access amenities	Set	1	500.00	500.00
154	Toilet roll holder	No	4	85.00	340.00
158	Recessed Paper towel dispenser	No	2	350.00	700.00
159	Paper towel bin	No	2	80.00	160.00
156	Soap dispensers	No	3	55.00	165.00
89	Allowance for sundry fittings and fitments	Item			6,000.00
90	Allowance for signage and graphics	Item			11,000.00
140	Allowance for AV equipment	Item			10,000.00
147	No allowance for blinds / curtains	Item			Excl.
	Fitments			150/m²	32,165.00
PD	Sanitary Plumbing				
96	Allowance for sundry Hydraulic Services	m ²	215	15.00	3,225.00
83	Basin to amenities including associated connections	No	3	3,500.00	10,500.00
84	Wall mounted basin to umpires, access amenities and cleaners	No	1	3,500.00	3,500.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level (continued)

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
97	Toilet suite including associated plumbing connections	No	3	3,500.00	10,500.00
98	Accessible toilet suite including associated plumbing connections	No	1	4,500.00	4,500.00
151	Allowance for floor grates	No	7	1,250.00	8,750.00
150	Allowance for tundishes	Item			2,500.00
	Sanitary Plumbing			202/m²	43,475.00
WS	Water Supply				
102	Allowance to reinstate water supply from existing meter	Item			1,250.00
	Water Supply			6/m²	1,250.00
GS	Gas Service				
103	Allowance to reinstate gas supply from existing meter	Item			1,250.00
	Gas Service			6/m²	1,250.00
AC	Air Conditioning				
104	Allowance for Mechanical Services to ground floor	m ²	215	190.00	40,850.00
	Air Conditioning			190/m²	40,850.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	215	25.00	5,375.00
	Fire Protection			25/m²	5,375.00
LP	Electric Light and Power				
107	Allowance for Electrical Services to GL including Lighting, Power, Communications, Security, etc	m ²	215	120.00	25,800.00
109	No allowance for sporting oval lights	Item			Excl.
	Electric Light and Power			120/m²	25,800.00
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			6,000.00
	Builders Work in Connection With Specialist Services			28/m²	6,000.00
AR	Alterations and Renovations				
3	Allowance to protect existing large tree throughout construction works (3 No.)	Item			500.00
	Alterations and Renovations			2/m²	500.00
XP	Site Preparation				
4	Site preparation including stripping and stockpiling topsoil 100mm for future use	m ²	285	8.00	2,280.00
10	Allowance to cut & fill around football oval	Item			12,500.00
	Site Preparation			69/m²	14,780.00
XK	External Stormwater Drainage				
12	Allowance to reconfigure external stormwater drainage to suit new levels and building/pavements layout	Item			20,000.00
	External Stormwater Drainage			93/m²	20,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level (continued)

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XD	External Sewer Drainage				
129	SA water fees and charges including new main and connection	Item			25,000.00
	External Sewer Drainage			116/m²	25,000.00
XF	External Fire Protection				
130	Fire main ring and hydrants	Item			37,500.00
	External Fire Protection			174/m²	37,500.00
XE	External Electric Light and Power				
131	SAPN augmentation charge	Item			50,000.00
	External Electric Light and Power			233/m²	50,000.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			65,000.00
	Preliminaries			302/m²	65,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			29,000.00
	Builders Margin			135/m²	29,000.00
FE	Furniture, Fittings & Equipment				
191	Allowance for FF&E to ground level	Item			5,000.00
	Furniture, Fittings & Equipment			23/m²	5,000.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			37,000.00
115	Construction Contingency (5%)	Item			39,000.00
	Contingency			353/m²	76,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			66,000.00
	Professional Fees			307/m²	66,000.00
	GROUND LEVEL			4,126/m²	887,090.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1

GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB Substructure					
6	Reinforced concrete raft slab substructure including basecourse, excavation, concrete, reinforcement, surface finish etc.	m ²	248	300.00	74,400.00
Substructure				137/m²	74,400.00
CL Columns					
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	545	55.00	29,975.00
149	Stub columns for roof plant platform	m ²	40	100.00	4,000.00
Columns				62/m²	33,975.00
UF Upper Floors					
18	Suspended reinforced concrete slab including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	299	350.00	104,650.00
161	Allowance for creating setdowns in slab to wet areas	m ²	48	5.00	240.00
45	Allowance for sundry setdowns, crack bars, starter bars etc.	Item			5,000.00
Upper Floors				202/m²	109,890.00
RF Roof					
23	Roof including Colorbond roof sheeting, insulation, roof plumbing and framing complete	m ²	545	350.00	190,750.00
173	2.5m long cantilevered roof overhang to Northern wing of building - design TBC	m ²	81	250.00	20,250.00
25	Allowance for sundry roof penetrations, flashings, waterproofing etc	Item			5,000.00
26	Allowance for roof access hatches (no.2)	Item			3,500.00
27	Allowance for roof safety system - assumed anchor points only	Item			10,000.00
28	Allowance for plant platform (40m ²)	Item			15,000.00
Roof				449/m²	244,500.00
EW External Walls					
11	Precast concrete wall with stone etching	m ²	144	550.00	79,200.00
15	Segmented full height aluminium framed double glazed wall	m ²	63	1,100.00	69,300.00
22	Full height aluminium framed double glazed wall	m ²	41	950.00	38,950.00
External Walls				344/m²	187,450.00
ED External Doors					
29	Motorised roller door to Store 3 x 3m high including motor, frame, track and hardware	No	1	3,500.00	3,500.00
31	Pair of aluminium framed glazed swing doors to Kindy, Bar, Office, Cafe, Gym, Function Area, etc	No	2	3,850.00	7,700.00
External Doors				21/m²	11,200.00
NW Internal Walls					
43	Steel beam to support operable wall	m	8	450.00	3,600.00
171	Operable wall to Kindy approx 3m high	m ²	22	1,250.00	27,500.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1 (continued)

GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
47	Precast wall approx 225mm thick including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	65	525.00	34,125.00
36	Precast wall approx 150mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	50	475.00	23,750.00
39	Internal double partition wall approx 225mm thick including insulation, plasterboard and paint finish to both side	m ²	69	225.00	15,525.00
40	Insulated plasterboard lining to inside face of external wall including paint finish	m ²	144	65.00	9,360.00
51	Allowance for sundry boxing out of columns	Item			3,000.00
Internal Walls				214/m²	116,860.00
ND	Internal Doors				
53	Single solid core door including frame, hardware and paint finish generally	No	2	1,200.00	2,400.00
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
Internal Doors				9/m²	4,900.00
WF	Wall Finishes				
66	Allowance for sundry wall finishes including acoustic treatments	Item			7,000.00
Wall Finishes				13/m²	7,000.00
FF	Floor Finishes				
56	Entry mats	No	2	450.00	900.00
55	Carpet tile to Office, Admin and Functions Areas	m ²	429	65.00	27,885.00
57	Vinyl flooring including waterproofing to physio, umpires, bar area, cafe	m ²	21	115.00	2,415.00
59	Concrete sealer to breezeway behind Grandstand and store	m ²	74	15.00	1,110.00
189	Floor tiling to Amenities - measured in Special Provision	m ²	54		Incl.
Floor Finishes				59/m²	32,310.00
CF	Ceiling Finishes				
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	68	115.00	7,820.00
69	Suspended acoustic ceiling panels including including suspension framing to function and office areas	m ²	404	185.00	74,740.00
190	Ceiling lining to Amenities - Measure in Special Provision	m ²	54		Incl.
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			8,000.00
Ceiling Finishes				166/m²	90,560.00
FT	Fitments				
79	Fixed shelving to store - assumed	m	19	600.00	11,400.00
80	Bar including stone top and open shelving underneath	m	10	2,500.00	25,000.00
81	Back bar including stone top and open shelving underneath	m	8	2,300.00	18,400.00
89	Allowance for sundry fittings and fitments	Item			8,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1 (continued)

GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
90	Allowance for signage and graphics	Item			23,000.00
140	Allowance for AV equipment	Item			40,000.00
147	No allowance for blinds / curtains	Item			Excl.
	Fitments			231/m²	125,800.00
SE	Special Equipment				
91	Full height two door glass display fridge	No	1	5,500.00	5,500.00
92	Full height single door glass display fridge	No	1	4,500.00	4,500.00
94	Allowance for kitchen coolroom / fridges	Item			25,000.00
95	No allowance for bar equipment (assume free issue from supplier)	Item			Excl.
	Special Equipment			64/m²	35,000.00
PD	Sanitary Plumbing				
192	Allowance for risers	Item			1,750.00
96	Allowance for sundry Hydraulic Services	m ²	545	15.00	8,175.00
85	Sink to Bar and Cafe including tapware and associated connections	No	2	4,000.00	8,000.00
101	Cleaners basin including associated connections	No	1	4,000.00	4,000.00
193	Refer to "YY" to toilet fit-out costs on Level 1	Note			
	Sanitary Plumbing			40/m²	21,925.00
AC	Air Conditioning				
105	Allowance for Mechanical Services to Level 1	m ²	546	380.00	207,480.00
	Air Conditioning			381/m²	207,480.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	545	25.00	13,625.00
	Fire Protection			25/m²	13,625.00
LP	Electric Light and Power				
195	Allowance for Electrical Services to L1 including Lighting, Power, Communications, Security, etc	m ²	546	200.00	109,200.00
	Electric Light and Power			200/m²	109,200.00
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			11,000.00
	Builders Work in Connection With Specialist Services			20/m²	11,000.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			162,000.00
	Preliminaries			297/m²	162,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			71,000.00
	Builders Margin			130/m²	71,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1 (continued)

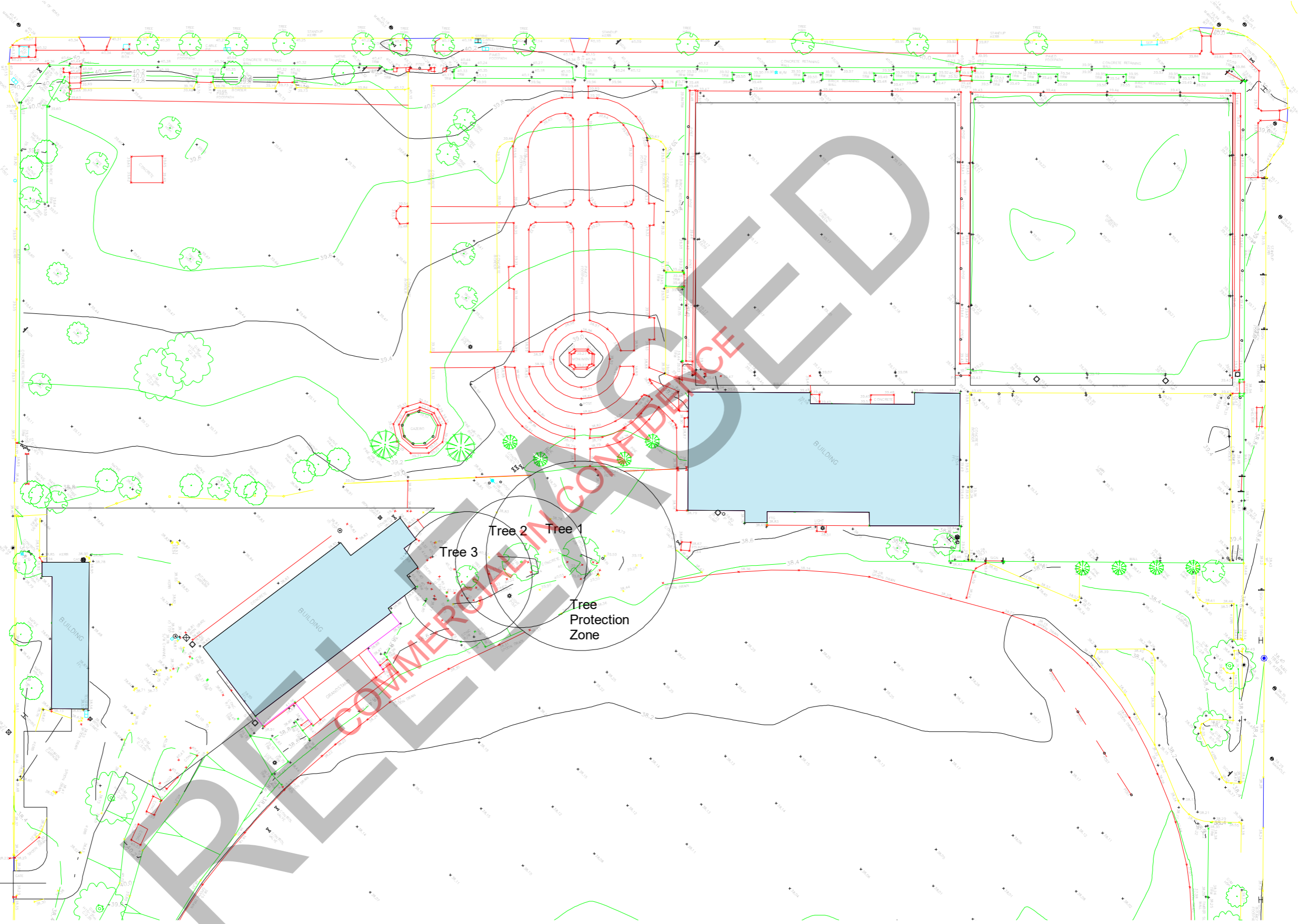
GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FE	Furniture, Fittings & Equipment				
168	Workstation 'L-shaped' desk including privacy screen	No	8	2,500.00	20,000.00
165	Rectangular 1200mm wide x 3650mm long Meeting Room Table (Seats 10)	No	1	4,500.00	4,500.00
167	Small round 1200mm dia. Meeting Room Table (Seats 5)	No	1	650.00	650.00
169	Task Chairs	No	8	650.00	5,200.00
166	Meeting Room chairs	No	15	750.00	11,250.00
185	Allowance for sundry FF&E not documented - assume limited	Item			10,000.00
	Furniture, Fittings & Equipment			95/m²	51,600.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			93,000.00
115	Construction Contingency (5%)	Item			97,000.00
	Contingency			349/m²	190,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			164,000.00
	Professional Fees			301/m²	164,000.00
YY	Special Provisions				
163	Allowance to fit out toilet including lightweight partitions, moisture resistant ceiling lining, full height wall tiles, floor tiles, sanitary ware, fixtures, fittings, joinery, etc	m ²	48	2,800.00	134,400.00
	Special Provisions			247/m²	134,400.00
	LEVEL 1			4,055/m²	2,210,075.00

ATTACHMENT A
**Walkerville
 Oval**

Sheet List

Sheet Name	No	Rev
Site Survey	A50	3
Site Levels	A51	3
Lower Level Plan	A52	3
Upper Level Plan	A53	3
Sections	A54	3
Sections	A55	3
Sections - Cut/Fill	A56	3
Sections - Cut/Fill	A57	3
Elevations	A58	3
Roof	A59	3



1 Site Survey

1 : 500



No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

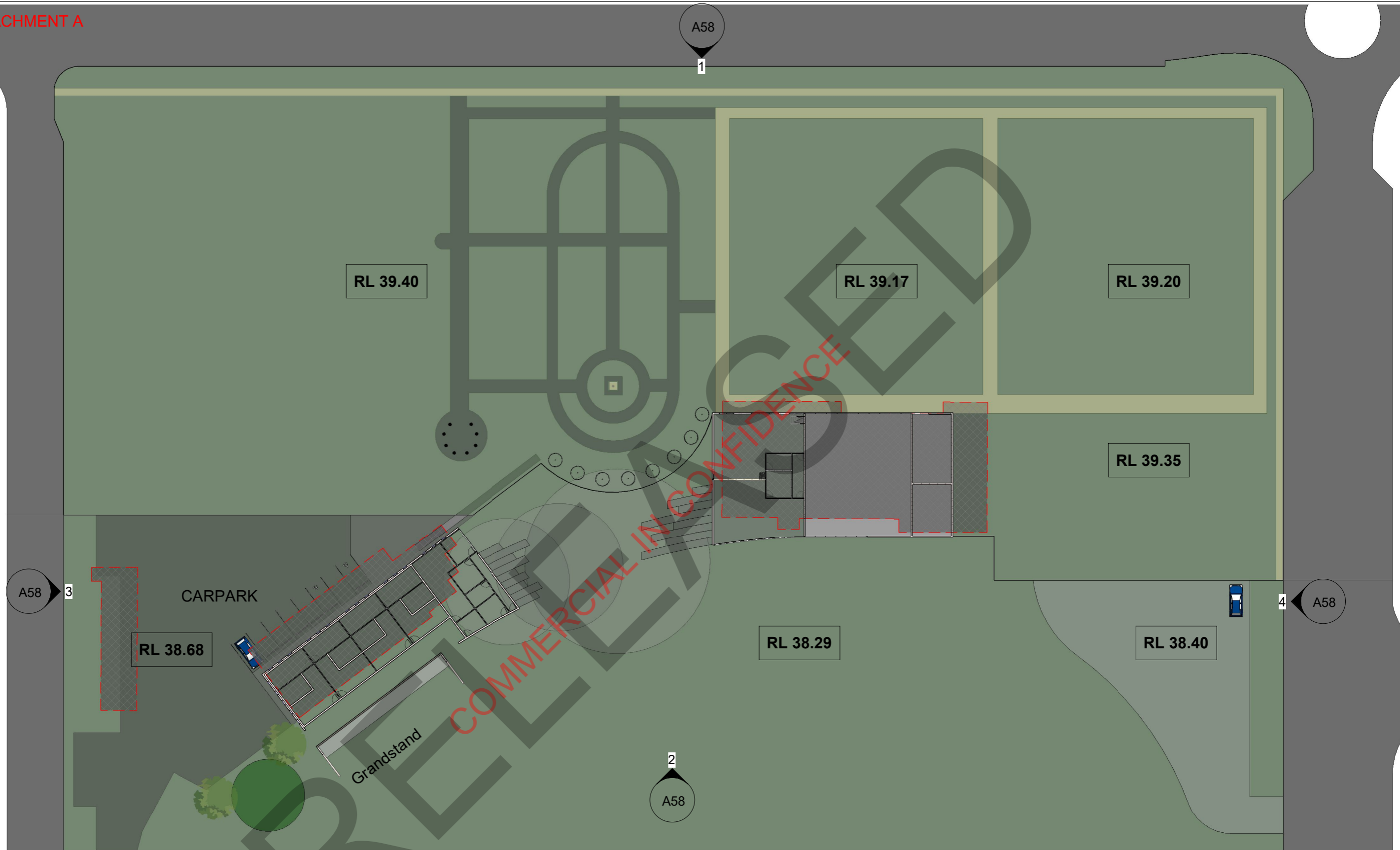
**Walkerville Oval
 New Facility
 Walkerville Council**

Site Survey

Project number	20-53
Date	Nov 2020
Drawn by	Author
Checked by	Checker

A50

Scale 1 : 500



1 Ground Floor
1 : 500

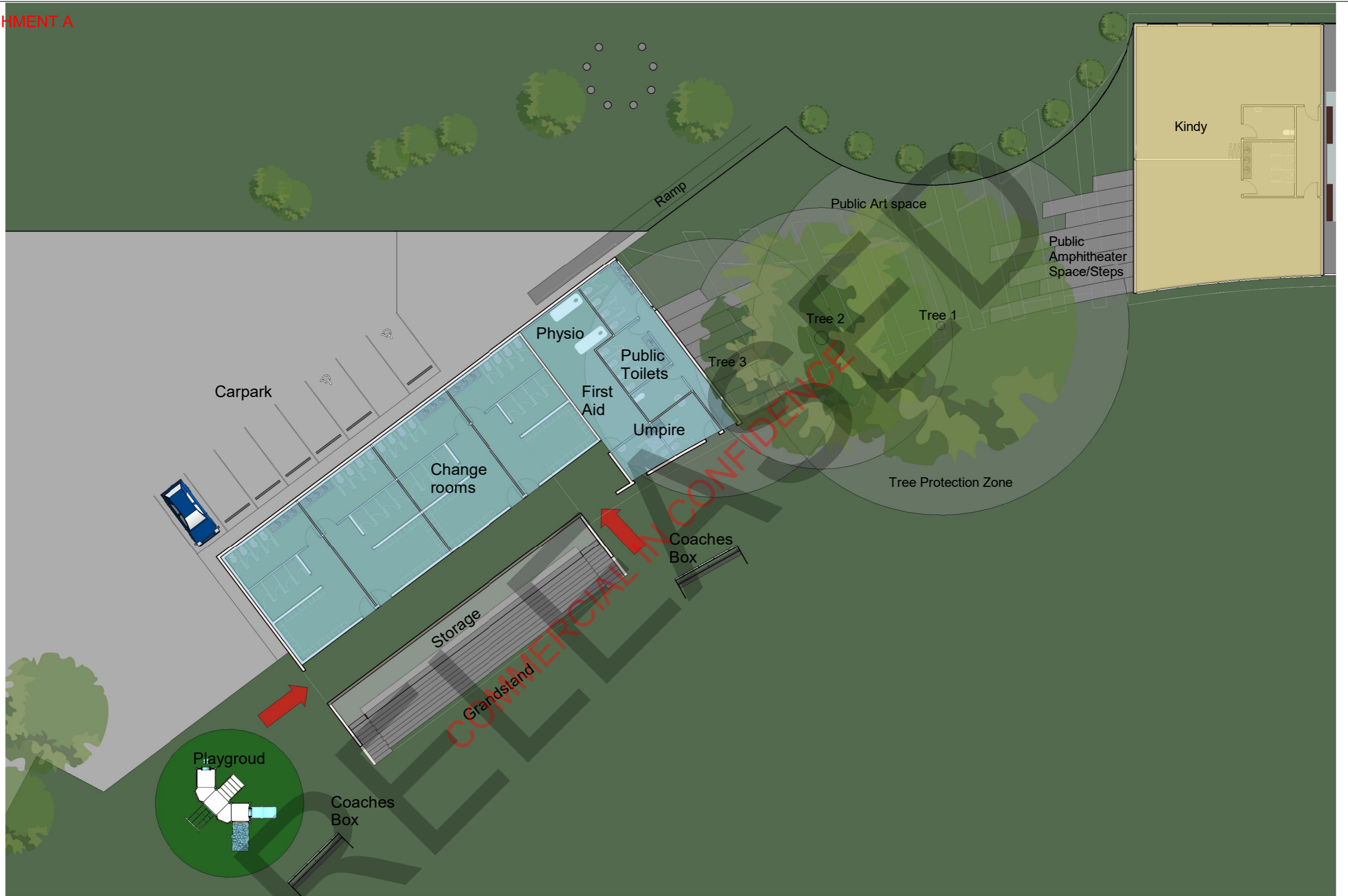


No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

Walkerville Oval
New Facility
Walkerville Council

Site Levels

Project number	20-53	A51
Date	Nov 2020	
Drawn by	Author	
Checked by	Checker	
Scale	1 : 500	



No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

Walkerville Oval
New Facility
Walkerville Council

Lower Level Plan

Project number	20-53
Date	Nov 2020
Drawn by	Author
Checked by	Checker

A52

Scale 1 : 250



No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

Walkerville Oval
New Facility
Walkerville Council

Upper Level Plan

Project number	20-53
Date	Nov 2020
Drawn by	Author
Checked by	Checker

A53

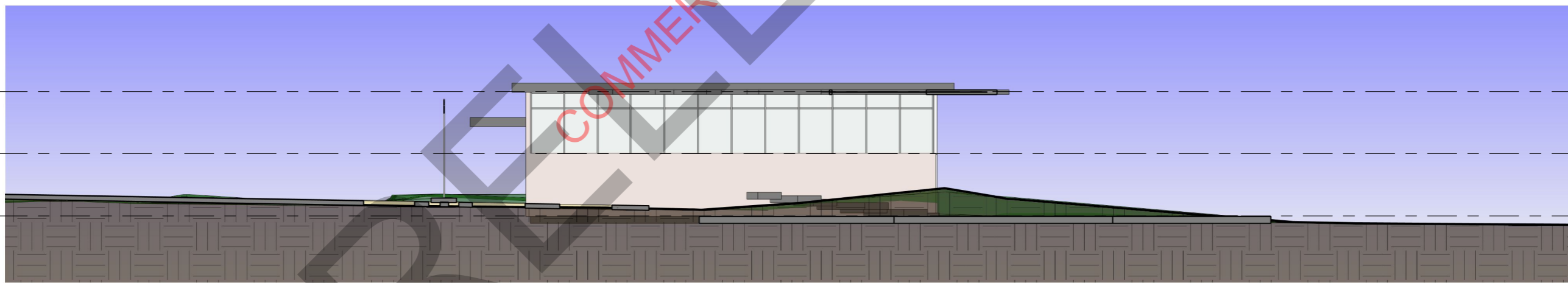
Scale 1 : 250



1 Section 1
1 : 200



2 Section 2
1 : 200



3 Section 3
1 : 200



No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

Walkerville Oval
New Facility
Walkerville Council

Sections

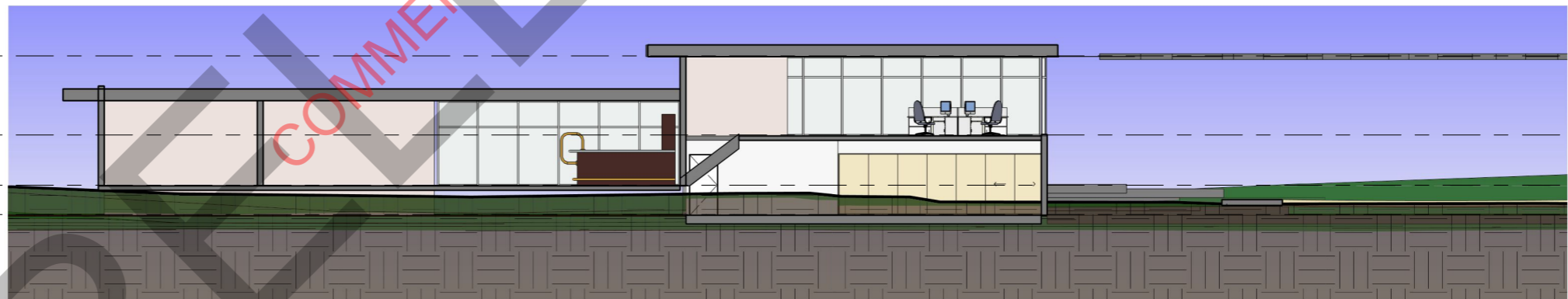
Project number	20-53	A54	
Date	Nov 2020		
Drawn by	Author		
Checked by	Checker	Scale	1 : 200



1 Section 4
1 : 200



2 Section 5
1 : 200



3 Section 6
1 : 200

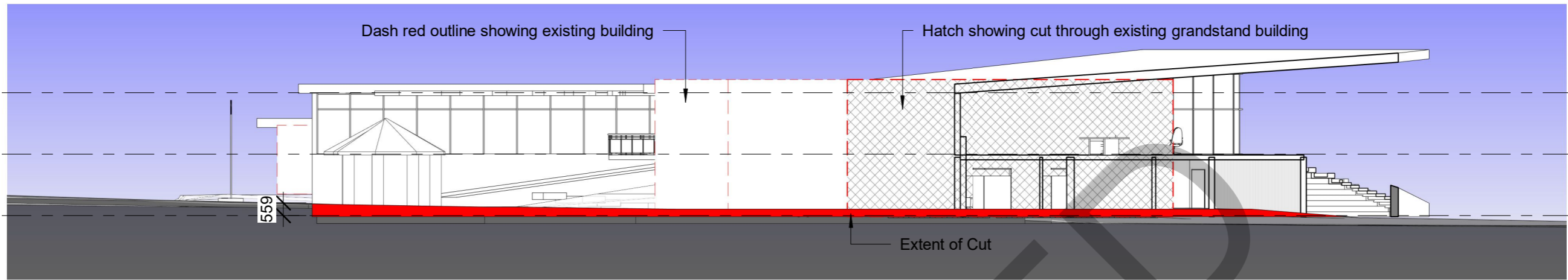


No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

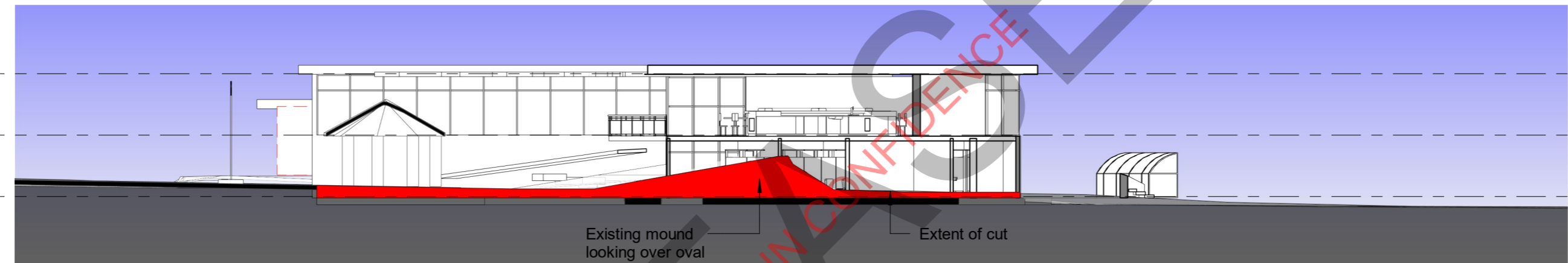
Walkerville Oval
New Facility
Walkerville Council

Sections

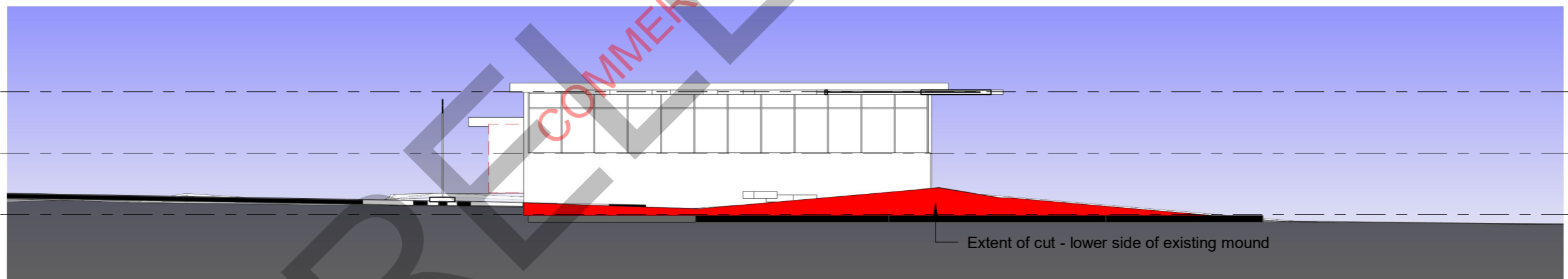
Project number	20-53	A55	
Date	Nov 2020		
Drawn by	Author		
Checked by	Checker	Scale	1 : 200



1 Section 1-Cut/Fill
1 : 200



2 Section 2-Cut/Fill
1 : 200



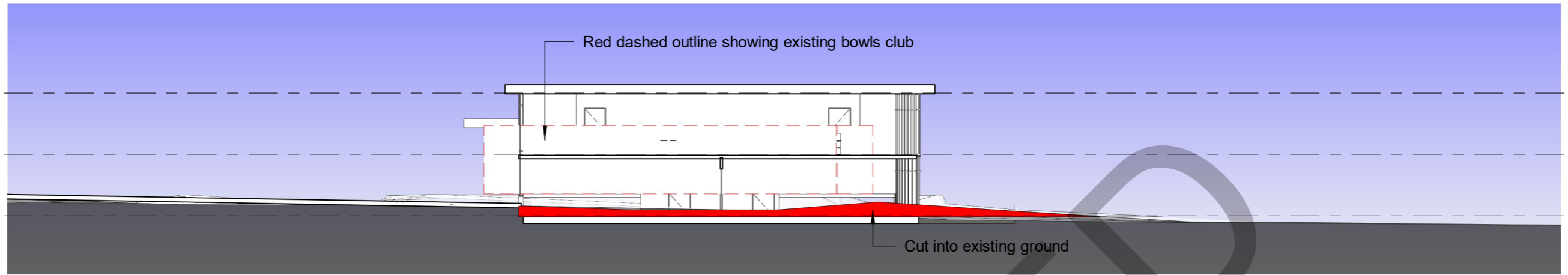
3 Section 3-Cut/Fill
1 : 200



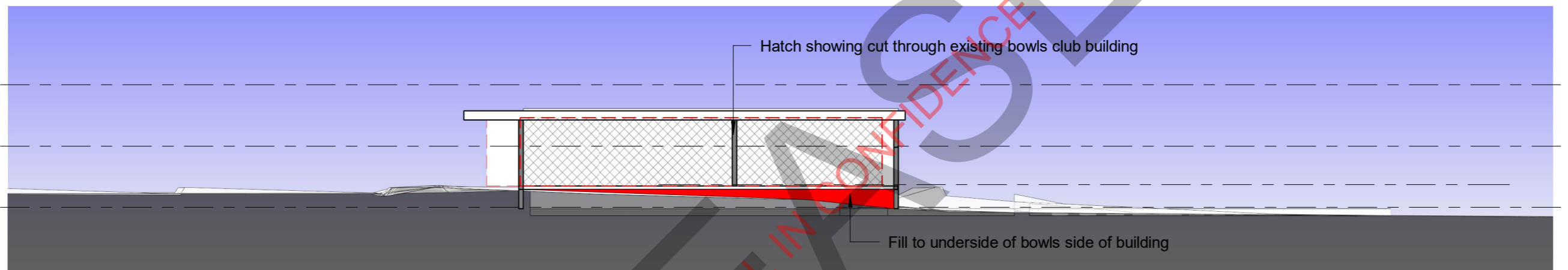
No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

Walkerville Oval
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Walkerville Council

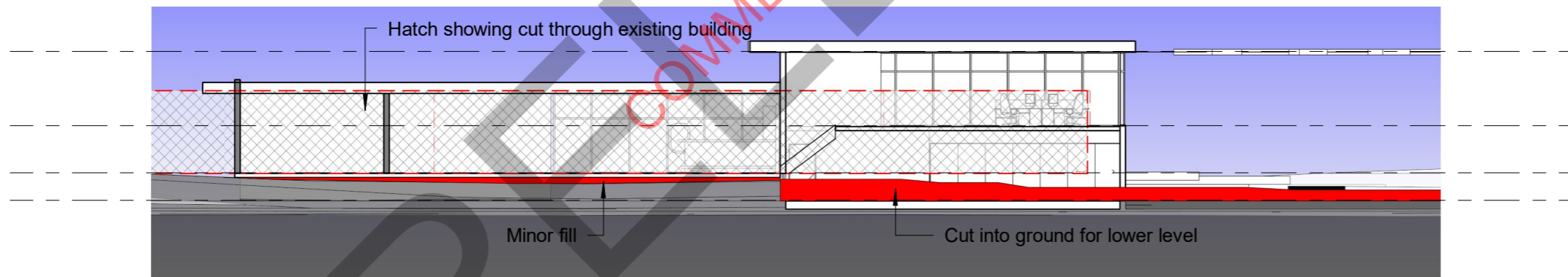
Sections - Cut/Fill		
Project number	20-53	A56
Date	Nov 2020	
Drawn by	Author	Scale
Checked by	Checker	
		1 : 200



1 Section 4-Cut/Fill
1 : 200



2 Section 5-Cut/Fill
1 : 200



3 Section 6-Cut/Fill
1 : 200

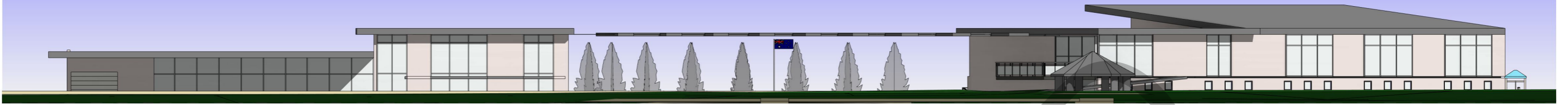


No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

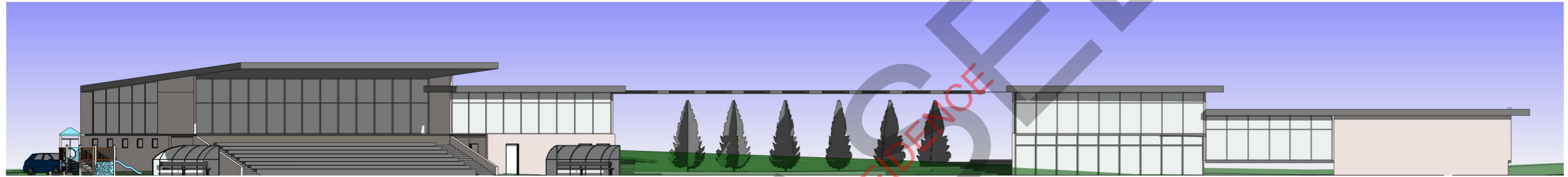
Walkerville Oval
New Facility
Walkerville Council

Sections - Cut/Fill

Project number	20-53	A57	
Date	Nov 2020		
Drawn by	Author		
Checked by	Checker	Scale	1 : 200



1 North (from Church Tce)
1 : 250



2 South (from Oval)
1 : 250



3 West (from Warwick St)
1 : 250



4 East (from Smith St)
1 : 250



No.	Description	Date
1	Preliminary Concepts 3D Views	29/10/2020
3	Preliminary	11/11/2020

Walkerville Oval
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Walkerville Council

Elevations

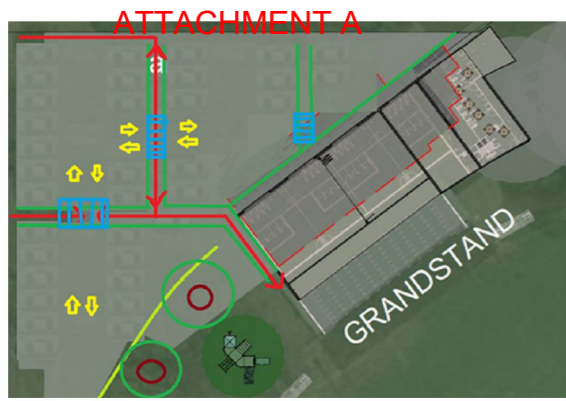
Project number	20-53	A58	
Date	Nov 2020		
Drawn by	Author		
Checked by	Checker	Scale	1 : 250



No.	Description	Date
3	Preliminary	11/11/2020

Walkerville Oval
 New Facility
 Walkerville Council

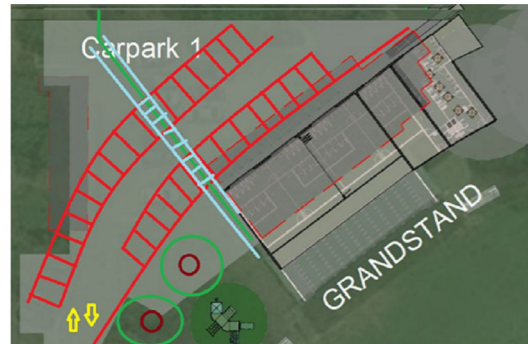
Roof		A59	
Project number	20-53		
Date	Nov 2020		
Drawn by	Author		
Checked by	Checker	Scale	1 : 250



Car Park 1

Option 1 - Potential 33 Car parks

Remove the existing building on the western side (to get anything substantial to work this is a necessity). Also 2x giant gum trees at the bottom of the bank would have to stay.
 Option 1 Can accommodate 33 parks but it's not the best layout and doesn't quite achieve pedestrian connectivity.



Option 2 - Potential 26 Car parks

Similar to the clubrooms at Alberton Oval that curve around the site on the corner. This links with paths to the school crossing point (who use the oval) on Warwick Street and the reserve to the north, which would also have a much better amenity to the site. This provides around 26 parks.

1 Site Plan Concept

1 : 1000



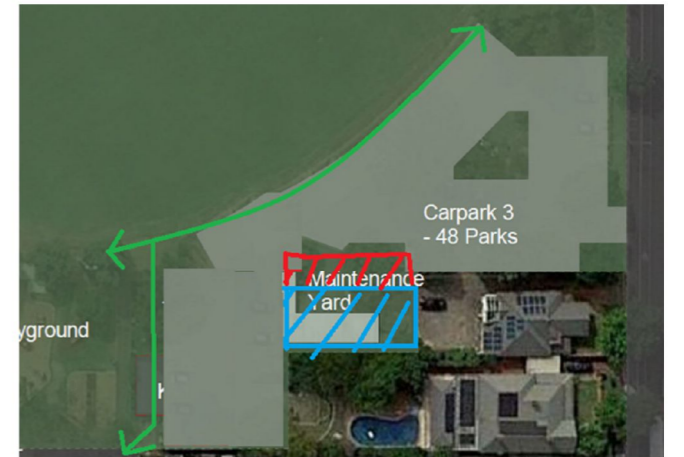
Car Park 2

Option 1 - 7 Car parks

The best we can proposed is the 7 parks there now. There may be 8 if they face the oval but we would need to check the reversing and turn paths.

Option 2 - 27 Car parks

If we don't create a new netball court, we have measured out about 20 parks would be available - two lots of 10 with an aisle in between. But we would have a difficult interface with Smith St as there is a bus stop there so you'd have to
 A. Relocate bus stop 15m south so access can be on the level on northern side
 B. Have a steep crossover coming in from the southern end of the bowls



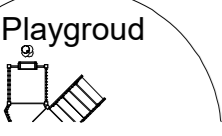
Car Park 3

Potential 76 Car parks

Retain existing maintenance shed that has been recently renewed. No changes to rest of carpark. Assume pre-kindy gets removed. If all trees are removed from the kindy site can achieve approximately 20 parks. Continue with the same alignment of parks fronting the oval - which adds another 8 parks allowing for space for maintenance vehicles from shed. Total would be 48 + 20 + 8 = 76

No.	Description	Date
5	Preliminary	23/11/2020

Site Car Parking Considerations		
Project number	20-53	A65
Date	Nov 2020	
Drawn by	Author	
Checked by	Checker	
Scale		1 : 1000



1 Level 1 Areas
1 : 250

Organisation

- Walkerville Softball Club
- Walkerville Sports Club
- Walkerville Junior Football Club
- Walkerville Bowling Club
- Walkerville Netball Club
- Walkerville Pre-kindy
- Walkerville Community

Requirements

- Oval Use, Storage of equipment, female amenities, social function
- Cricket training, softball, bocce, junior football, storage, social functions
- Oval Use, changerooms, barbecue,
- Green keeper, male and female amenities,
- Court, Female amenities, function room
- DECD requirements including toilets, staff, store, kitchen, etc
- Public Amenities, Community Space, Cafe

Option A - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Gymnasium	130m ²
Function	460m ²
Total New Building	925m²
Pre-kindy (existing)	100m ²

Option B - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Walkerville Pre-kindy	200m ²
Total New Building	535m²

Option A - Lvl 2

Function Room	200m ²
Commercial Kitchen	65m ²
Cafe	85m ²
Admin	200m ²
Function Space	590m ²
Amenities	110m ²
Storage	25m ²
Total New Building	1,275m²

Option B - Lvl 2

Function Room	200m ²
Community Space	65m ²
Cafe	85m ²
Admin	200m ²
Bar	235m ²
Amenities	50m ²
Storage	40m ²
Total New Building	875m²

Option A - Original
Total New Building 2,200m²

Option B - Revised
Total New Building 1,410m²

Areas

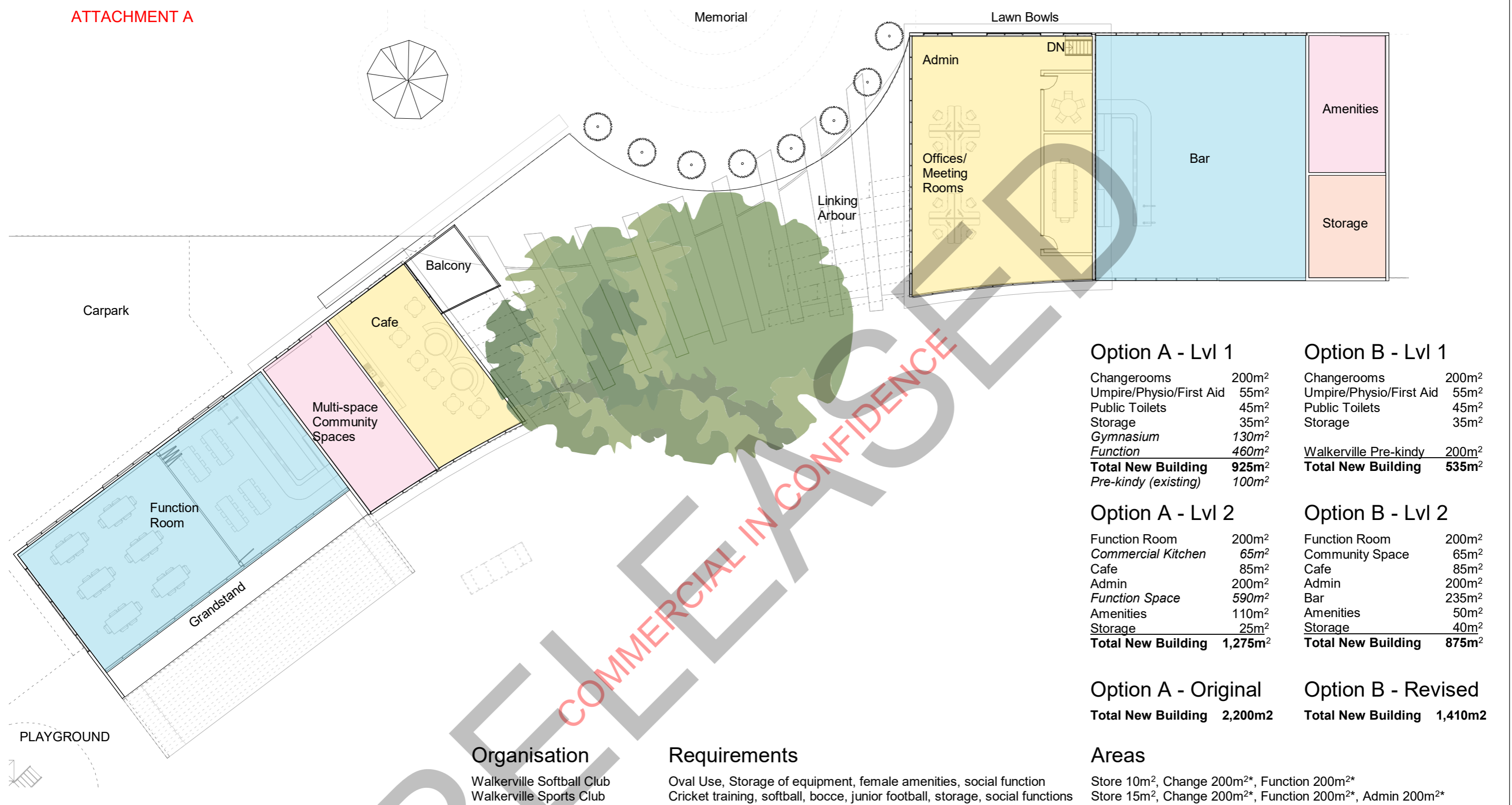
- Store 10m², Change 200m²*, Function 200m²*
 - Store 15m², Change 200m²*, Function 200m²*, Admin 200m²*
 - Store 10m², Change 200m²*, Function 200m²*
 - Store 30m², Amenities 50m²*, Bar 235m²*, Admin 200m²*
 - Store 10m², Amenities 50m²*, Bar 235m²*
 - Kindy 200m²
 - Community Space 65m², Cafe 85m², Amenities 45m²
- *shared area



No.	Description	Date
5	Preliminary	23/11/2020

Walkerville Oval
New Facility
Walkerville Council

Level 1 Areas			
Project number	20-53	A66	
Date	Nov 2020		
Drawn by	Author		
Checked by	Checker		
		Scale	As indicated



Option A - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Gymnasium	130m ²
Function	460m²
Total New Building	925m²
Pre-kindy (existing)	100m ²

Option B - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Walkerville Pre-kindy	200m²
Total New Building	535m²

Option A - Lvl 2

Function Room	200m ²
Commercial Kitchen	65m ²
Cafe	85m ²
Admin	200m ²
Function Space	590m²
Amenities	110m ²
Storage	25m ²
Total New Building	1,275m²

Option B - Lvl 2

Function Room	200m ²
Community Space	65m ²
Cafe	85m ²
Admin	200m ²
Bar	235m ²
Amenities	50m ²
Storage	40m ²
Total New Building	875m²

Option A - Original

Total New Building 2,200m²

Option B - Revised

Total New Building 1,410m²

Areas

Store 10m², Change 200m^{2*}, Function 200m^{2*}
 Store 15m², Change 200m^{2*}, Function 200m^{2*}, Admin 200m^{2*}
 Store 10m², Change 200m^{2*}, Function 200m^{2*}
 Store 30m², Amenities 50m^{2*}, Bar 235m^{2*}, Admin 200m^{2*}
 Store 10m², Amenities 50m^{2*}, Bar 235m^{2*}
 Kindy 200m²
 Community Space 65m², Cafe 85m², Amenities 45m²
 *shared area

1 Level 2-Areas

1 : 250

Organisation

Walkerville Softball Club
 Walkerville Sports Club
 Walkerville Junior Football Club
 Walkerville Bowling Club
 Walkerville Netball Club
 Walkerville Pre-kindy
 Walkerville Community

Requirements

Oval Use, Storage of equipment, female amenities, social function
 Cricket training, softball, bocce, junior football, storage, social functions
 Oval Use, changerooms, barbecue,
 Green keeper, male and female amenities,
 Court, Female amenities, function room
 DECD requirements including toilets, staff, store, kitchen, etc
 Public Amenities, Community Space, Cafe



No.	Description	Date
5	Preliminary	23/11/2020

Walkerville Oval
 New Facility
 Walkerville Council

Level 2 Areas

Project number	20-53	A67
Date	Nov 2020	
Drawn by	Author	
Checked by	Checker	
Scale		As indicated