

# WALKERVILLE OVAL CONCEPT ESTIMATE



## LOCATION SUMMARY

GFA: Gross Floor Area  
Rates Current At August 2021

Ref	Location	GFA m <sup>2</sup>	GFA \$/m <sup>2</sup>	Total Cost \$
<b>A</b>	<b>Sports Clubs</b>			
A1	Sports Club	1,514	3,080	4,663,370.30
	<b>Sports Clubs</b>	<b>1,514</b>	<b>3,080</b>	<b>4,663,370.30</b>
<b>B</b>	<b>Bowls Clubs</b>			
B1	Bowls Club	889	3,009	2,675,234.20
B2	Bowls Rink	1,981	2,206	4,369,647.32
	<b>Bowls Clubs</b>	<b>2,870</b>	<b>2,455</b>	<b>7,044,881.52</b>
<b>C</b>	<b>Common Works</b>			
C1	Common Building Areas	213	5,421	1,154,612.63
C2	External Works & Infrastructure			1,445,533.58
C3	Undercroft Carpark	2,432	1,123	2,731,601.97
	<b>Common Works</b>	<b>2,645</b>	<b>2,016</b>	<b>5,331,748.18</b>
	<b>ESTIMATED TOTAL COST</b>	<b>7,029</b>	<b>2,424</b>	<b>17,040,000.00</b>

### Below The Line Items (incl. On-Costs)

Eastern Oval Works	565,000.00
Fully Enclose Bowls Rink	1,415,000.00
Additional Cost for Basement Carpark	1,265,000.00
Football Netting	55,000.00

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## CONCEPT ESTIMATE



### LOCATION PACKAGES ITEM

#### A Sports Clubs

GFA: 1,514 m<sup>2</sup> Cost/m<sup>2</sup>: 3,080  
Rates Current At August 2021

A1 Sports Club

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>FA Functional Area</b>					
1	Sports Club Change Rooms - Amenities	m <sup>2</sup>	84	3,200.00	268,800.00
2	Sports Club Change Rooms - Change Room	m <sup>2</sup>	220	2,600.00	572,000.00
3	Sports Club Change Rooms - Doctors	m <sup>2</sup>	10	2,600.00	26,000.00
4	Sports Club Change Rooms - Massage	m <sup>2</sup>	30	2,600.00	78,000.00
5	Sports Club Change Rooms - Umpire Facilities	m <sup>2</sup>	25	2,800.00	70,000.00
6	Sports Club Change Rooms - Match Official	m <sup>2</sup>	10	2,800.00	28,000.00
7	Sports Club Change Rooms - Office	m <sup>2</sup>	15	2,600.00	39,000.00
8	Sports Club Change Rooms - Timekeeping	m <sup>2</sup>	15	2,600.00	39,000.00
9	Sports Club Change Rooms - Canteen / Kiosk	m <sup>2</sup>	20	2,650.00	53,000.00
11	Sports Club Change Rooms - Storage	m <sup>2</sup>	20	2,300.00	46,000.00
12	Sports Club Change Rooms - Public Amenities	m <sup>2</sup>	35	3,200.00	112,000.00
13	Sports Club Change Rooms - First Aid	m <sup>2</sup>	15	2,600.00	39,000.00
14	Sports Club Change Rooms - Function Space (200 person)	m <sup>2</sup>	230	2,650.00	609,500.00
15	Sports Club Change Rooms - Kitchen	m <sup>2</sup>	45	2,650.00	119,250.00
16	Sports Club Change Rooms - Bar	m <sup>2</sup>	30	2,650.00	79,500.00
17	Sports Club Change Rooms - Store	m <sup>2</sup>	30	2,300.00	69,000.00
18	Sports Club Change Rooms - Function Store	m <sup>2</sup>	16	2,300.00	36,800.00
19	Sports Club Change Rooms - Amenity	m <sup>2</sup>	50	3,200.00	160,000.00
20	Sports Club Change Rooms - Circulation (25%)	m <sup>2</sup>	225	2,500.00	562,500.00
55	Allowance for roof overhang to building including soffit lining	m <sup>2</sup>	389	650.00	252,850.00
60	Allowance for kitchen equipment - Sports Club	Item			70,000.00
62	Allowance for bar fridges, dishwashers etc. - Sports Club	Item			30,000.00
<b>Functional Area</b>				<b>2,219/m<sup>2</sup></b>	<b>3,360,200.00</b>
<b>OC On-Costs</b>					
50	Preliminaries and supervision	Item			370,000.00
51	Margin and overheads	Item			149,000.00
52	Design development contingency	Item			194,000.00
77	Construction contingency	Item			204,000.00
78	Professional fees	Item			386,170.30
<b>On-Costs</b>				<b>861/m<sup>2</sup></b>	<b>1,303,170.30</b>
<b>SPORTS CLUB</b>				<b>3,080/m<sup>2</sup></b>	<b>4,663,370.30</b>

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### LOCATION PACKAGES ITEM

#### B Bowls Clubs

B1 Bowls Club

GFA: 889 m<sup>2</sup> Cost/m<sup>2</sup>: 3,009  
Rates Current At August 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>FA Functional Area</b>					
21	Bowling Club - Administration	m <sup>2</sup>	25	2,500.00	62,500.00
22	Bowling Club - Amenities	m <sup>2</sup>	40	3,200.00	128,000.00
23	Bowling Club - Change Facilities	m <sup>2</sup>	80	2,500.00	200,000.00
24	Bowling Club - Function Room (200 person)	m <sup>2</sup>	230	2,500.00	575,000.00
25	Bowling Club - Kitchen	m <sup>2</sup>	45	2,500.00	112,500.00
26	Bowling Club - Bar	m <sup>2</sup>	30	2,500.00	75,000.00
27	Bowling Club - Store	m <sup>2</sup>	30	2,300.00	69,000.00
28	Bowling Club - Function Store	m <sup>2</sup>	16	2,300.00	36,800.00
29	Bowling Club - Amenity	m <sup>2</sup>	50	3,200.00	160,000.00
30	Bowling Club - Circulation (25%)	m <sup>2</sup>	110	2,500.00	275,000.00
55	Allowance for roof overhang to building including soffit lining	m <sup>2</sup>	206	650.00	133,900.00
61	Allowance for kitchen equipment - Bowls Club	Item			70,000.00
63	Allowance for bar fridges, dishwashers etc. - Bowls Club	Item			30,000.00
<b>Functional Area</b>				<b>2,168/m<sup>2</sup></b>	<b>1,927,700.00</b>
<b>OC On-Costs</b>					
50	Preliminaries and supervision	Item			212,000.00
51	Margin and overheads	Item			86,000.00
52	Design development contingency	Item			111,000.00
77	Construction contingency	Item			117,000.00
78	Professional fees	Item			221,534.20
<b>On-Costs</b>				<b>841/m<sup>2</sup></b>	<b>747,534.20</b>
<b>BOWLS CLUB</b>				<b>3,009/m<sup>2</sup></b>	<b>2,675,234.20</b>

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### LOCATION PACKAGES ITEM

#### B Bowls Clubs

B2 Bowls Rink

GFA: 1,981 m<sup>2</sup> Cost/m<sup>2</sup>: 2,206  
Rates Current At August 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>FA</b>	<b>Functional Area</b>				
37	Suspended bowls rink including concrete slab, columns, roof etc.	m <sup>2</sup>	1,968	1,600.00	3,148,800.00
38	No allowance to enclose bowls rink - 8m high average (wall cost only - assumed not a conditioned space)	m <sup>2</sup>	1,073		Excl.
	<b>Functional Area</b>			<b>1,590/m<sup>2</sup></b>	<b>3,148,800.00</b>
<b>OC</b>	<b>On-Costs</b>				
50	Preliminaries and supervision	Item			346,000.00
51	Margin and overheads	Item			140,000.00
52	Design development contingency	Item			182,000.00
77	Construction contingency	Item			191,000.00
78	Professional fees	Item			361,847.32
	<b>On-Costs</b>			<b>616/m<sup>2</sup></b>	<b>1,220,847.32</b>
	<b>BOWLS RINK</b>			<b>2,206/m<sup>2</sup></b>	<b>4,369,647.32</b>

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### LOCATION PACKAGES ITEM

#### C Common Works

C1 Common Building Areas

GFA: 213 m<sup>2</sup> Cost/m<sup>2</sup>: 5,421  
Rates Current At August 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>FA Functional Area</b>					
31	Common - Lift	m <sup>2</sup>	20	2,500.00	50,000.00
32	Common - Stair, Lift and foyer - Ground	m <sup>2</sup>	55	3,000.00	165,000.00
33	Common - Stair, Lift and foyer - First	m <sup>2</sup>	55	3,000.00	165,000.00
34	Common - Second Egress Stair - Ground	m <sup>2</sup>	20	2,500.00	50,000.00
35	Common - Second Egress Stair - First	m <sup>2</sup>	20	2,500.00	50,000.00
36	Common - Circulation (25%)	m <sup>2</sup>	43	2,500.00	107,500.00
65	Viewing deck including structure & balustrade	m <sup>2</sup>	326	750.00	244,500.00
<b>Functional Area</b>				<b>3,906/m<sup>2</sup></b>	<b>832,000.00</b>
<b>OC On-Costs</b>					
50	Preliminaries and supervision	Item			92,000.00
51	Margin and overheads	Item			37,000.00
52	Design development contingency	Item			48,000.00
77	Construction contingency	Item			50,000.00
78	Professional fees	Item			95,612.63
<b>On-Costs</b>				<b>1,515/m<sup>2</sup></b>	<b>322,612.63</b>
<b>COMMON BUILDING AREAS</b>				<b>5,421/m<sup>2</sup></b>	<b>1,154,612.63</b>

# WALKERVILLE OVAL

## CONCEPT ESTIMATE



### LOCATION PACKAGES ITEM

#### C Common Works

C2 External Works &amp; Infrastructure

Rates Current At August 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>FA Functional Area</b>					
43	Allowance for carparking equipment - boom gates, ticket machines etc.	Item			100,000.00
<b>Functional Area</b>					<b>100,000.00</b>
<b>IN Infrastructure</b>					
40	Allowance for SAPN works - assumed augmentation only (no transformer)	Item			100,000.00
56	Allowance for SA Water infrastructure works including fees	Item			50,000.00
57	Allowance for NBN / fibre connection	Item			15,000.00
58	Allowance for fire infrastructure - details / water flow tests TBA	Item			80,000.00
59	Allowance for grease arrestor	Item			20,000.00
<b>Infrastructure</b>					<b>265,000.00</b>
<b>EW External Works</b>					
41	No allowance for works to memorial gardens	Note			Excl.
42	No allowance for new playground - separately funded	Item			Excl.
45	Take down existing significant tree including grubbing of roots	No	9	1,500.00	13,500.00
46	Allowance to clear site including sundry earthworks	m <sup>2</sup>	4,965	20.00	99,300.00
47	Demolish existing football club and dispose of debris off site	m <sup>2</sup>	522	95.00	49,590.00
48	Break up and remove existing carparking and dispose off site	m <sup>2</sup>	1,025	25.00	25,625.00
49	Demolish existing building adjacent Warwick street and dispose of debris off site	m <sup>2</sup>	122	95.00	11,590.00
64	Behind goal football netting (\$40,000 addition if required)	Item			Excl.
66	PC Sum allowance for upgrade to existing shelters - scope TBA	Item			50,000.00
67	Allowance for wayfinding & external signage	Item			70,000.00
68	Demolish existing bowling club	m <sup>2</sup>	655	95.00	62,225.00
70	Allowance for sundry demolition	Item			20,000.00
71	PC Sum allowance for new landscaping including paved areas - details / scope TBA	Item			200,000.00
72	PC Sum allowance for public art / sculptures	Item			50,000.00
75	Allowance for stormwater infrastructure - details TBA	Item			25,000.00
<b>External Works</b>					<b>676,830.00</b>
<b>OC On-Costs</b>					
50	Preliminaries and supervision	Item			115,000.00
51	Margin and overheads	Item			46,000.00
52	Design development contingency	Item			60,000.00
77	Construction contingency	Item			63,000.00

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## CONCEPT ESTIMATE



### LOCATION PACKAGES ITEM

#### C Common Works

C2 External Works & Infrastructure (continued)

Rates Current At August 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
78	Professional fees	Item			119,703.58
	<b>On-Costs</b>				<b>403,703.58</b>
	<b>EXTERNAL WORKS &amp; INFRASTRUCTURE</b>				<b>1,445,533.58</b>

RELEASED

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### LOCATION PACKAGES ITEM

#### C Common Works

C3 Undercroft Carpark

GFA: 2,432 m<sup>2</sup> Cost/m<sup>2</sup>: 1,123  
Rates Current At August 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>FA</b>	<b>Functional Area</b>				
39	Undercroft carpark including excavation, retention systems etc.	m <sup>2</sup>	2,812	700.00	1,968,400.00
	<b>Functional Area</b>			<b>809/m<sup>2</sup></b>	<b>1,968,400.00</b>
<b>OC</b>	<b>On-Costs</b>				
50	Preliminaries and supervision	Item			217,000.00
51	Margin and overheads	Item			87,000.00
52	Design development contingency	Item			114,000.00
77	Construction contingency	Item			119,000.00
78	Professional fees	Item			226,201.97
	<b>On-Costs</b>			<b>314/m<sup>2</sup></b>	<b>763,201.97</b>
	<b>UNDERCROFT CARPARK</b>			<b>1,123/m<sup>2</sup></b>	<b>2,731,601.97</b>

RELEASED