

WANAKA SPORTS FACILITY

**'DRY FACILITY' REVISED PRELIMINARY DESIGN ESTIMATE @
THREE PARKS**

FOR

**QUEENSTOWN LAKES DISTRICT
COUNCIL**

11 FEBRUARY 2015

QA Information

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Revision History





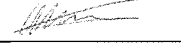
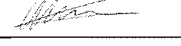

Revision	Revision Date	Document Title	Authorised QA Signatory		
			Name	Position	Signature
1	20-Jan-14	Masterplan Order of Cost Estimate	Chris Haines	Director	
2	26-Feb-14	Masterplan Order of Cost Estimate – Cost Options	Chris Haines	Director	
3	29-April-14	Revised Masterplan Order of Cost Estimate	Chris Haines	Director	
4	30-May-14	Revised Masterplan Order of Cost Estimate – Cost Options	Chris Haines	Director	
5	11-July-14	50% PD Cost Estimate	Chris Haines	Director	
6	4-August-14	Revised PD Estimate & Various Cost Options	Chris Haines	Director	
7	11-February-15	Revised PD Estimate	Chris Haines	Director	

Table of Contents

1.0 Executive Summary 3

2.0 Information Used..... 3

3.0 Procurement/Escalation 4

4.0 Clarifications & Assumptions 4

5.0 Exclusions..... 5

6.0 Cost Risk 6

Appendix A – Revised ‘Dry Facility’ Estimate

WANAKA SPORTS FACILITY

REVISED 'DRY FACILITY' PRELIMINARY DESIGN ESTIMATE @ THREE PARKS

1.0 Executive Summary

At the request of Resource Co-ordination Partnership Ltd (RCP), Rider Levett Bucknall have prepared this revised report for Queenstown Lakes District Council (QLDC) with updated costs for the construction of a new sports facility at Three Parks, Wanaka.

We note that costs are taken from Preliminary Design information, as such, costs need to be treated in this context.

Costs assume construction will commence no later than June 2015.

Scope of works captured in our estimate is as follows:-

- New sports hall consisting of 2no indoor courts, change facilities, administration, storage and front of house areas. Externally the facility captures an 'all weather' surface for netball, tennis, hockey, external WC's, car parking as well as hard and soft landscaping.

Construction Capital Expenditure Cost Options

Construction capital expenditure has been estimated as follows:-

- | | \$ |
|---|-----------------------------------|
| ▪ New Sports hall (2no courts) & External Works | \$13,885,000 GST exclusive |

Please refer to **Section 5** within this report which highlights specific project exclusions. Each exclusion needs to be reviewed with additional monies allocated to the overall budget should any items apply.

Our costs exclude building space for a new pool facility, Snow Sports NZ, future court expansion, future car parks and future fields as indicated on Warren & Mahoney and Baxter Design Group masterplan drawings. These spaces are annotated for master planning purposes and not considered as part of this capital expenditure budget.

Costs exclude all project costs incurred up to end of September 2014. Such costs need to be captured separately and added to the overall budget assessment.

This report is based on limited information, as such, a number of assumptions have been made. It is of paramount importance that these assumptions are tested and verified to ensure that the scope of works has been interpreted correctly.

All figures quoted within this report are GST exclusive.

2.0 Information Used

Information used in compiling this report include:-

- Warren & Mahoney Preliminary Design Report dated 8th December 2014.
- Warren & Mahoney updated floor plans dated 28th January 2015.
- Holmes Consulting Group latest preliminary design information sent via e-mail dated 30th January 2015.

- Holmes Consulting Group Civil Concept Report dated 5th December 2014.
- Cosgroves Concept Design Report for Mechanical, Electrical and Hydraulic Engineering Services dated December 2014.
- Cosgroves Concept Design Report for Fire Engineering & Fire Protection Services dated December 2014.
- Various meetings with Warren & Mahoney and RCP during period of January and February 2015.

3.0 Procurement/Escalation

Costs reflect a procurement strategy whereby QLDC maintain design control i.e. a traditional procurement approach.

Costs assume that the works will be competitively tendered.

This report includes construction cost escalation up to 2nd Quarter 2015. Should construction defer beyond this period then additional escalation is likely to apply.

4.0 Clarifications & Assumptions

The following is a list of clarifications and assumptions made in compiling this report:-

- Our report assumes that all services infrastructure supply will be provided at QLDC's site boundary by the developer and this supply will be at the appropriate sizing/capacity to accommodate the new sports facility.
- Road infrastructure is the responsibility of the developer, as such, no costs are captured in this report for this works.
- All works beyond QLDC site boundary is excluded from our costings including forming new site entry crossovers etc which we assume will fall under the developers responsibilities.
- Earthworks has commenced on site. Costs associated with this works are captured within our estimate.
- Costs reflect the inclusion of copper cabling for data use. Fibre optic cabling is excluded.
- The facility has a total gross area of 2,521m².
- In discussions with the Design Team and QLDC we understand a Building Management System (BMS) to control lighting/heating/general monitoring is not required.
- We have assumed the building is to have sprinkler protection.
- All options assume design requirements to IL3, not IL4.
- Included within our estimate is \$200,000 (Provisional Allowance) for all necessary sports equipment for the facility including netball equipment, basketball hoops, digital score boards, hall dividing curtains, outdoor equipment etc. This allowance has been verified by QLDC.
- Our report reflects a new transformer (300 KVA) to be located on site and will service the main switchboard. This assumption reflects Option 1 highlighted in Cosgroves Concept Design Report where the size of transformer is to accommodate Stage 1 works only. We understand from this report that this transformer is sized sufficiently to accommodate the dry facility and hockey pitch/car park lighting.
- Our report mirrors the proposed scope of works outlined in Cosgroves Concept Design Report.

- Court space reflects rubber flooring system - Rebound Ace or similar.
- Fixed seating (not retractable) to accommodate 250 people.
- We have assumed the building will have heating provision to reflect climatic conditions of local area.
- No mezzanine floors.
- We have assumed any locker provision is managed by way of lease agreement, as such, excluded from capital expenditure.
- Cost provision for 61x40m 'all weather' hockey/netball/tennis courts.
- We have assumed the size of the external toilet on the sports fields is to cater for 3no WC's only. We are advised this block does not need to cater for changing facilities.
- Car parking reflects an area to accommodate 128no spaces along with car/coach drop off zones. Costs reflect asphalt finish, not concrete.

5.0 Exclusions

The following are key exclusions from our costings, thus, separate allowances will need to be considered and/or captured elsewhere:-

- Goods and Service Tax.
- Finance/funding costs.
- QLDC internal costs.
- Any works to the existing community pool at Mount Aspiring College site.
- Land acquisition.
- Legal fees.
- Escalation beyond 2nd Quarter 2015.
- Design to IL 4 Requirements. Current design based on IL 3.
- All consultant fees and general QLDC expenditure related to the project up to end of September 2014.
- Operational expenditure.
- Road network to site.
- Services infrastructure supply beyond site boundary.
- Fibre optic cable to site.
- Works beyond QLDC site boundary generally.
- Ground contamination and disposal off site.
- Gas mains supply. Assumed any gas will be fed by way of bottles and/or 'on site' storage tank.
- Standby generator provision.

- Uninterrupted power supply systems (UPS).
- Building Management System (BMS).
- Booster pumps to incoming water/fire main.
- Photovoltaic (PV) technology.
- Pool facility works including car park expansion to accommodate pool patronage.
- Snow Sports NZ and future sports hall extension to accommodate additional 2no/3no indoor courts.
- Future playing fields and car parking as noted on Warren & Mahoney SK0030 Revision A.
- Specialist field turf, drainage, irrigation, line markings and equipment to recreational spaces.
- Playground structure(s)/equipment to front of Sports Hall.
- Parks/maintenance machinery e.g. commercial mowers etc.
- Fitness trail to perimeter of site.
- Boundary fencing. Assumed 'open plan' as per Queenstown Events Centre.
- External lighting to rugby fields/cricket oval.
- Furniture, fittings and equipment (FF&E).
- Locker costs. Assumed procured by way of lease agreement.
- Information technology e.g. computers, phones, printers and the like.
- Value management works including:-
 - i) CCTV provision.
 - ii) Acoustic plywood to roof.

6.0 Cost Risk

Key cost risks pertaining to the works at the time of writing this report can be summarised as follows:-

- Changing construction market/demand within the local area.
- Design changes made by QLDC and design team.
- Delays in project prolongation. Additional escalation costs could apply, pending extent of delay(s).
- Findings from geotechnical investigations. Contamination levels and soil integrity will remain a cost risk to the project until such time thorough investigations of ground conditions are established.

Appendix A – Revised 'Dry Facility' Estimate

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Total Cost Summary

GFA: Gross floor area

Rates current at February 2015

Zone	Level	GFA m ²	Cost/m ²	Total Cost
A BASIS OF ESTIMATE				
A1	WAM 100% PD documentation			
A2	WAM Specification Analysis			
A3	HCG PD Design Report			
A4	HCG Civils Concept Design			
A5	Cosgroves Concept Design Report			
A6	Cosgroves Concept Report (Fire)			
A7	BDG Developed Design Drawings			
B EARTHWORKS/INFRASTRUCTURE				
B1	Earthworks			790,000
B2	Infrastructure			480,000
				\$1,270,000
C SPORTS FACILITY				
C1	Substructure/Structure			
C2	- reception / amenities area	627	526	330,000
C3	- main sports hall	1,983	973	1,930,000
C4	Building Envelope			
C5	- reception / amenities area	627	861	540,000
C6	- main sports hall	1,983	439	870,000
C7	Internal Works/Finishes			
C8	- reception / amenities area	627	933	585,000
C9	- main sports hall	1,983	303	600,000
C10	Services Fit-Out			
C11	- reception / amenities area	627	1,100	690,000
C12	- main sports hall	1,983	303	600,000
C13	Preliminaries & General	2,610	284	740,000
C14	Main Contractor Margin @ 5%	2,610	128	335,000
C15	Reduced GFA/Windows to Reception	(90)		(115,000)
C16	GFA Adjustment	(13,049)		
		2,521	\$2,818	\$7,105,000
D EXTERNAL WORKS				
D1	Hockey Pitch			790,000
D2	WC Block (Prov Allowance)			70,000
D3	Hard Landscaping/Car Park			970,000
D4	Soft Landscaping			330,000
D5	Other-Lighting/Street Furniture			330,000
D6	Preliminaries & General			140,000
D7	Main Contractor Margin @ 5%			135,000
				\$2,765,000
E QLDC PROCURED WORKS				
E1	Sports Equipment			200,000
E2	Loose Furniture (FF&E)			Excl.
E3	IT Equipment			Excl.
E4	Parks/Maintenance Machinery			Excl.
				\$200,000
	Carried forward	2,521	\$4,498	\$11,340,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Total Cost Summary

GFA: Gross floor area

Rates current at February 2015

Zone	Level	GFA m ²	Cost/m ²	Total Cost
	Brought forward	2,521	\$4,498	\$11,340,000
F ESCALATION				
	F1 Up to 2nd Quarter 2015			100,000
				\$100,000
G PROFESSIONAL FEES				
	G1 Professional Fees			1,550,000
				\$1,550,000
H LOCAL AUTHORITY FEES/CHARGES				
	H1 Resource/Building Consents			55,000
	H2 Development Contributions			140,000
				\$195,000
I CONTINGENCIES				
	I1 Project Contingency			700,000
				\$700,000
J EXCLUSIONS				
	J1 * Finance/funding costs			
	J2 * QLDC internal costs			
	J3 * Legal fees			
	J4 * Design to IL4			
	J5 * Land acquisition costs			
	J6 * Prof Fees up to End of PD			
	J7 * Escalation beyond 2Qtr 2015			
	J8 * Operational expenditure			
	J9 * Fibre Optic cable to site			
	J10 * Road network to site			
	J11 * Ground contamination			
	J12 * Gas mains supply			
	J13 * Snowsports NZ hall & fit out			
	J14 * Pool/aquatic centre			
	J15 * Booster pumps			
	J16 * Future playing fields			
	J17 * Playground structure(s)			
	J18 * Boundary fencing			
	J19 * Information technology			
	J20 * FF&E			
	J21 * GST			
	Total Cost	2,521	\$5,508	\$13,885,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
B	EARTHWORKS/INFRASTRUCTURE				
B1	Earthworks				
SP	SITE PREPARATION				
	1 Earthworks - carried out by Central Machine Hire	Item		757,055	
	(Contract Sum)				
	2 Earthworks contingency	Item		32,945	
	Element SP total			790,000	
	B1 Earthworks Total			790,000	

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
B	EARTHWORKS/INFRASTRUCTURE				
B2	Infrastructure				
PB	SANITARY PLUMBING				
1	150 Upvc water main from site boundary to building	m	220.00	170.0	37,400
2	100 Upvc branches from building to main line	m	35.00	170.0	5,950
3	63 Upvc sub-main to external WC's	m	50.00	135.0	6,750
4	Extra over for hydrants	No	3.00	7,500.0	22,500
5	Extra value for sluice valve	No	1.00	7,500.0	7,500
6	Water supply connection @ boundary	Item			10,000
Element PB total					90,100
FS	FIRE SERVICES				
1	Extra value for fire main from site boundary to building	m	220.00		Incl.
2	Booster pumps	Item			Excl.
Element FS total					
EL	ELECTRICAL SERVICES				
1	300 KVA transformer including concrete pad and screening	Item			Excl.
2	Mains cable from site boundary to transformer - Provisional Quantity	m	125.00	675.0	84,375
3	Sub-mains cable from transformer to MSB (hall	m	20.00	450.0	9,000
4	Electrical connection at boundary	Item			Excl.
5	Landscape lighting - sub-mains from MSB	m	110.00	120.0	13,200
Element EL total					106,575
SS	SPECIAL SERVICES				
1	Data cable and reticulation (copper)	m	220.00	100.0	22,000
2	Fibre optic cable to site	Item			Excl.
3	Above ground LPG tank and reticulation to building (Provisional Allowance)	Item			Excl.
4	LPG housing/concrete pad (Provisional	Item			15,000
Element SS total					37,000
DG	DRAINAGE				
1	Soak pit - no details (Provisional Allowance)	Item			32,000
2	300 RCRRJ stormwater drainage from soak pit to site boundary	m	100.00	300.0	30,000
3	225 Upvc stormwater drainage from building to site boundary	m	240.00	150.0	36,000
4	100 Upvc drain coil to rainwater gardens	m	210.00	65.0	13,650
5	SW manholes - 1050 dia (Provisional Quantity)	No	3.00	4,000.0	12,000
6	Stormwater mud tanks - size to be confirmed	No	4.00	7,000.0	28,000
7	Extra value for bends (Provisional Quantity)	No	10.00	200.0	2,000
Carried forward					387,325

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
	Brought forward				387,325
B	EARTHWORKS/INFRASTRUCTURE Cont'd				
B2	Infrastructure Cont'd				
DG	DRAINAGE Cont'd				
8	150 Upvc sanitary drainage from building to site boundary	m	280.00	150.0	42,000
9	SS manholes - 1050 dia (Provisional Quantity)	No	4.00	4,000.0	16,000
10	Extra value for bends (Provisional Quantity)	No	10.00	200.0	2,000
11	Stormwater & sanitary drainage connections at boundary	No	2.00	5,000.0	10,000
	Element DG total				223,650
NA	NOT APPLICABLE				
1	Design development	Item			22,675
	Element NA total				22,675
	B2 Infrastructure Total				480,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C2	- reception / amenities area	GFA 627 m2	Cost/m2	\$526	
SP	SITE PREPARATION				
	1 Strip site 300 o/a	m2	627.00	7.0	4,389
	Element SP total			7/m2	4,389
SB	SUBSTRUCTURE				
	1 300 x 600 deep concrete strip footing (SF2)	m	94.00	377.0	35,438
	2 Pad foundations to entrance canopy footings	No	8.00	900.0	7,200
	3 750 x 750 pad footings - no details	No	2.00	1,500.0	3,000
	4 Slab thickenings to internal walls - no details	m	155.00	120.0	18,600
	5 125 thick slab on grade c/w mesh, dpc, sand blinding and 150 hardfill	m2	602.00	115.0	69,230
	Element SB total			213/m2	133,468
FR	FRAME				
	1 89x89 6 SHS columns	kg	464.00	7.5	3,480
	2 Canopy posts to entry - no details	No	8.00	750.0	6,000
	3 410UB53	kg	504.00	6.5	3,276
	4 310UB32	kg	384.00	6.5	2,496
	5 380 PFC	kg	1767.00	6.5	11,486
	6 200x100 6 RHS	kg	236.00	6.5	1,534
	7 Steel plates, holding down assembly and connections to the above	Item			5,000
	8 Surface finish to above/intumescent paint	Item			7,500
	Element FR total			65/m2	40,772
RF	ROOF				
	1 Roof frame to Accommodation Bar	m2	627.00	170.0	106,590
	2 350/15 purlins @ 400 c/c's	m	313.00	35.0	10,955
	3 200/12 purlins @ 400 c/c's	m	336.00	28.0	9,408
	Element RF total			202/m2	126,953
DD	DESIGN DEVELOPMENT				
	1 Design development contingency	Item			24,418
	Element DD total			39/m2	24,418
	C2 - reception / amenities area Total				330,000

C SPORTS FACILITY

C3 - main sports hall GFA 1,983 m2 Cost/m2 \$973

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
SP	SITE PREPARATION				
1	Strip site 300 o/a	m2	1983.00	7.0	13,881
	Element SP total			7/m2	13,881
SB	SUBSTRUCTURE				
1	300 x 400 deep concrete footing beam (FB1)	m	190.00	246.0	46,740
2	1500 x 400 deep concrete footing beam (FB2)	m	170.00	1,200.0	204,000
3	300 x 600 deep concrete strip footing (SF2)	m	41.00	377.0	15,457
4	2000 x 2000 x 400 deep concrete footing pad	No	10.00	2,065.0	20,650
5	125 thick slab on grade c/w mesh, dpc, sand blinding and 150 hardfill	m2	1984.00	115.0	228,160
	Element SB total			260/m2	515,007
FR	FRAME				
1	**** PORTAL FRAME ****				
2	Truss portal (5no) including connections	t	86.25	6,500.0	560,625
3	310UC118 column	t	4.96	6,500.0	32,240
4	310UC118 beam	t	8.97	6,500.0	58,305
5	**** COLUMNS ****				
6	310UC118 intermediate columns	t	8.15	6,500.0	52,975
7	100x6SHS post	t	0.28	7,500.0	2,100
8	**** LOWER ROOF FRAMING ****				
9	200UB25 in rafter	t	0.44	6,000.0	2,640
10	**** UPPER ROOF FRAMING ****				
11	410UB54 beam	t	2.35	6,000.0	14,100
12	300PFC beam	t	1.37	6,000.0	8,220
13	200x9 SHS beam	t	4.74	6,000.0	28,440
14	200x6 SHS beam	t	4.59	6,000.0	27,540
15	150x6SHS beam	t	1.08	6,000.0	6,480
16	**** BRACING ****				
17	200x6SHS in wall bracing	t	7.47	6,000.0	44,820
18	380PFC to perimeter of hall	t	12.11	6,000.0	72,660
19	150x12EA in roof bracing	t	11.33	6,000.0	67,980
20	*****SUNDRY ITEMS ****				
21	300/18 DHS steel girts supporting kingspan	m	2097.00	35.0	73,395
22	Intumescent paint to portal only	m2	1679.00	80.0	134,320
23	Allowance for plates, stiffeners and the like	t	5.09	7,500.0	38,175
24	Secondary steel to basketball hoops - no details	No	4.00	10,000.0	40,000
25	Steel trimming to high levels windows	Item			20,000
26	Steel trimming to high level vents (roof) - no	No	3.00	10,000.0	30,000
27	Secondary steel/bracing yet to be identified (Provisional Allowance)	Item			50,000
28	Allowance for frame supporting stadium seating	m2	137.00		Excl.
	Carried forward				1,893,903

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
	Brought forward				1,893,903
C	SPORTS FACILITY Cont'd				
C3	- main sports hall GFA 1,983 m2 Cost/m2 \$973				Cont'd
FR	FRAME Cont'd				
	29 Allowance for craneage and access	Item			Incl.
	Element FR total			688/m2	1,365,015
DD	DESIGN DEVELOPMENT				
	1 Design development contingency	Item			36,097
	Element DD total			18/m2	36,097
	C3 - main sports hall Total				1,930,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C5 - reception / amenities area GFA 627 m2 Cost/m2 \$861					
RF ROOF					
1	**** MEMBRANE ROOF ****				
2	Membrane warm roof system complete (rate excludes ceiling lining under)	m2	179.00	292.0	52,268
3	600 wide internal gutter	m	19.00	300.0	5,700
4	Finish to inside face of parapet	m2	50.00	150.0	7,500
5	Allowance for parapet capping	m	48.00	150.0	7,200
6	Proprietary skylight	No	2.00		Excl.
7	**** INSULATED PANELS ****				
8	60 thick Kingspan panels fixed to and including purlins	m2	416.00	165.0	68,640
9	Extra for valley flashing	m	27.00	75.0	2,025
10	Proprietary skylight	No	2.00		Excl.
11	**** SUNDRIES ****				
12	Allowance for rainwater disposal	Item			13,500
13	Entrance canopy structure, soffit and support	m2	49.00	750.0	36,750
14	Extra for aluminium sunshade louvres	m2	14.00	150.0	2,100
Element RF total				312/m2	195,683
EW EXTERNAL WALLS AND EXTERNAL FINISH					
1	Western Red Cedar vertical shiplap weatherboard on cavity, rab board, etc	m2	287.00	450.0	129,150
2	60x30 profiled vertical stained cedar batten screens fixed to steel angle	m	323.00	55.0	17,765
3	Steel angles to fix the above - no details	Item			10,000
4	Painted steel sheet including framing	m2	15.00	825.0	12,375
Element EW total				270/m2	169,290
WW WINDOWS AND EXTERNAL DOORS					
1	Commercial double glazed units	m2	141.00	900.0	126,900
2	Extra value for bi-fold / sliding doors	m2	19.00		Excl.
3	Entry doors; non automated	No	5.00	4,500.0	22,500
4	Pair of doors to external storage	No	1.00	2,750.0	2,750
5	Pair of doors to plant	No	1.00	3,500.0	3,500
Element WW total				248/m2	155,650
DD DESIGN DEVELOPMENT					
1	Design development contingency	Item			19,377
Element DD total				31/m2	19,377
C5 - reception / amenities area Total					540,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C6	- main sports hall GFA 1,983 m2 Cost/m2 \$439				
RF	ROOF				
1	60 thick Kingspan panels fixed to and including purlins	m2	1764.00	165.0	291,060
2	Ditto to sides of roof pop-up	m2	24.00	165.0	3,960
3	Aluminium ventilation louvres c/w insect screen to front of pop-up roof	m2	13.00		Incl.
4	Extra for ridge flashing	m	38.00	150.0	5,700
5	Extra for flashing around pop-up	m	44.00	110.0	4,840
6	Polycarbonate skylights	m2	170.00	350.0	59,500
7	600 wide internal gutter	m	47.00	300.0	14,100
8	**** SUNDRIES ****				
9	Allowance for rainwater disposal	Item			23,500
10	Allowance for roof access and restraint	Item			40,000
11	External ladder for roof access	Item			20,000
Element RF total				233/m2	462,660
EW	EXTERNAL WALLS AND EXTERNAL FINISH				
1	Kingspan 80 "EVOLUTION" wall panels (fixed to steel girts)	m2	329.00	240.0	78,960
2	Kingspan 60 "TRAPEZODIAL" wall panels	m2	1443.00	130.0	187,590
3	Steel fin shading device	m2	11.00	750.0	8,250
Element EW total				139/m2	274,800
WW	WINDOWS AND EXTERNAL DOORS				
1	Commercial double glazed units	m2	57.00	900.0	51,300
2	Aluminium ventilation louvres c/w insect screen	m2	25.00		Incl.
3	Extra value for bi-fold / sliding doors	m2	17.00	350.0	5,950
4	Pair of doors to internal storage	No	2.00	2,750.0	5,500
5	Pair of oversized door for maintenance vehicle	No	2.00	6,000.0	12,000
Element WW total				38/m2	74,750
IS	INCLUDED SUMS				
1	Building signage (Provisional Allowance)	Item			30,000
Element IS total				15/m2	30,000
DD	DESIGN DEVELOPMENT				
1	Design development contingency	Item			27,790
Element DD total				14/m2	27,790
C6 - main sports hall Total					870,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C8	- reception / amenities area GFA 627 m2 Cost/m2 \$933				
PN	INTERIOR WALLS				
1	Timber framed partition - 1 layer GIB both sides (acoustic report)	m2	194.00	229.0	44,426
2	Timber framed partition - 1 layer GIB both sides (not full height)	m2	164.00	229.0	37,556
3	Timber frame partition - 2 x 90 frame; 2 layers Fyreline both sides	m2	111.00	385.0	42,735
4	Timber frame partition - 2 layers GIB one side, 1 layer GIB other	m2	161.00	260.0	41,860
5	Proprietary wc and shower partitions	No	16.00	1,650.0	26,400
6	Internal glazed partition to lobby/foyer	m2	24.00	750.0	18,000
Element PN total				336/m2	210,977
DR	INTERNAL DOORS				
1	860x2200 high 40 thick solid core painted timber	No	10.00	1,750.0	17,500
2	Ditto; fire rated door	No	1.00	2,200.0	2,200
3	2/860x2400 fire rated door	No	2.00	3,500.0	7,000
4	Extra over glazed partition for pair of doors	No	2.00	1,000.0	2,000
Element DR total				46/m2	28,700
FF	FLOOR FINISHES				
1	500x500 carpet tiles, direct stick	m2	417.00	70.0	29,190
2	Tarket Optima vinyl flooring including coving	m2	116.00	120.0	13,920
3	Entrance matt well (including forming setdown)	m2	9.00	850.0	7,650
4	Paint finish to concrete slab	m2	56.00	30.0	1,680
Element FF total				84/m2	52,440
WF	WALL FINISHES				
1	13 thick Gib to inside face of external wall including paint finish	m2	58.00	65.0	3,770
2	Extra layer of Gib for acoustic	m2	159.00		Excl.
3	Extra for Resco Multicon wall lining	m2	243.00	110.0	26,730
4	Extra for Ceramic tiles on 10 thick compressed sheet incl. waterproofing	m2	37.00	215.0	7,955
5	Extra for Plywood lining to plant and storage areas	m2	338.00	20.0	6,760
6	60x10 painted timber skirting	m	179.00	50.0	8,950
7	Extra for fire rated partitions (allowance only)	Item			10,000
Element WF total				102/m2	64,165
CF	CEILING FINISHES				
1	13 thick plasterboard on metal batten system including painted finish [C01]	m2	354.00	90.0	31,860
2	13 thick water resistant plasterbd on metal battens incl paint finish [C02]	m2	51.00	95.0	4,845
Carried forward					392,987

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
	Brought forward				392,987
C	SPORTS FACILITY Cont'd				
C8	- reception / amenities area GFA 627 m2 Cost/m2 \$933 Cont'd				
CF	CEILING FINISHES Cont'd				
3	Feature ceiling to lobby and foyer [C04]	m2	95.00	125.0	11,875
4	Prefinished Villaboard ceiling lining [C06]	m2	109.00	130.0	14,170
5	Allowance for seismic restraint to ceilings	m2	609.00	25.0	15,225
6	Ceiling blanket between spaces - no details	Item			Excl.
	Element CF total			124/m2	77,975
FT	FITTINGS AND FIXTURES				
1	Reception counter (Provisional Allowance)	Item			20,000
2	Change facility vanity units (Provisional	No	2.00	5,000.0	10,000
3	Change facilities fixed furniture/benches (Provisional Allowance)	No	2.00	7,500.0	15,000
4	WC vanity units (Provisional Allowance)	No	2.00	5,000.0	10,000
5	Meeting room fixed furniture (Provisional Allowance)	Item			5,000
6	Kitchenette complete (Provisional Allowance)	No	2.00	5,000.0	10,000
7	Admin fixed furniture (Provisional Allowance)	Item			3,000
8	First Aid fixed furniture (Provisional Allowance)	Item			Excl.
9	ACC/ACC Change/Staff Change/Cleaners Cupboard fixed furniture (Prov Allow)	Item			Excl.
10	Toilet accessories including mirrors	Item			22,500
11	QLDC internal signage (Provisional Allowance)	Item			10,000
12	Miscellaneous furniture - no details	Item			10,000
13	Staff lockers	Item			Excl.
	Element FT total			184/m2	115,500
DD	DESIGN DEVELOPMENT				
1	Design development contingency	Item			35,243
	Element DD total			56/m2	35,243
	C8 - reception / amenities area Total				585,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C9	- main sports hall GFA 1,983 m2 Cost/m2 \$303				
DR	INTERNAL DOORS				
1	Single door to main switch room	No	1.00	1,800.0	1,800
2	Glazed double doors to court space; acoustic seals	No	4.00	4,500.0	18,000
3	Double doors to storage spaces; solid core	No	5.00	3,000.0	15,000
Element DR total				18/m2	34,800
FF	FLOOR FINISHES				
1	Rebound Ace specialist sports flooring (rate based on 6mm impact)	m2	1530.00	125.0	191,250
2	Selected paint finish to concrete	m2	136.00	15.0	2,040
Element FF total				97/m2	193,290
WF	WALL FINISHES				
1	Plywood lining 3m high fixed to and including framing	m2	525.00	245.0	128,625
2	Plywood lining (or similar) to internal storage spaces	m2	264.00	80.0	21,120
3	Novahush panels to 40% of wall area	m2	210.00	50.0	10,500
Element WF total				81/m2	160,245
CF	CEILING FINISHES				
1	Novahush panel absorbers suspended below purlins	m2	1983.00	50.0	99,150
2	Ceiling finish to internal stores	m2			Excl.
Element CF total				50/m2	99,150
FT	FITTINGS AND FIXTURES				
1	Tiered seating to sports hall (Provisional Allowance)	Item			90,000
Element FT total				45/m2	90,000
DD	DESIGN DEVELOPMENT				
1	Design development contingency	Item			22,515
Element DD total				11/m2	22,515
C9 - main sports hall Total					600,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C11	- reception / amenities area GFA 627 m2 Cost/m2 \$1,100				
PB	SANITARY PLUMBING				
1	SANITARY FIXTURE & TAPWARE				
2	WC c/w cistern	No	12.00	1,100.0	13,200
3	WC c/w cistern - accessible	No	1.00	1,200.0	1,200
4	Urinal c/w control	No	4.00	1,515.0	6,060
5	WHB c/w tapware	No	16.00	980.0	15,680
6	WHB c/w tapware - accessible/staff/sick bay	No	4.00	1,050.0	4,200
7	Shower complete with rose and mixer	No	8.00	1,600.0	12,800
8	Kitchen insert c/w tapware	No	1.00	825.0	825
9	Cleaners sink c/w tapware	No	1.00	1,150.0	1,150
10	Water boiler unit	No	1.00	3,250.0	3,250
11	Water fountain	No	1.00	2,200.0	2,200
12	Billi chiller/boiler unit	No	1.00		Excl.
13	COLD WATER SYSTEM				
14	20 dia PPR pipe	m	136.00	32.5	4,420
15	25 dia PPR pipe	m	14.00	36.5	511
16	32 dia PPR pipe	m	44.00	40.0	1,760
17	40 dia PPR pipe	m	11.00	46.5	512
18	50 dia MDPE pipe in ground	m	7.00	43.0	301
19	50 dia PPR pipe	m	10.00	56.5	565
20	MDPE fittings	Item			250
21	PPR fittings	Item			3,250
22	15 dia isolating valve	No	42.00	85.0	3,570
23	32 dia non return valve	No	3.00	125.0	375
24	50 dia isolating valve	No	2.00	150.0	300
25	50 dia pressure reducing valve	No	1.00	325.0	325
26	50 dia double backflow preventer	No	1.00	900.0	900
27	hose tap c/w vacuum breaker	No	2.00	155.0	310
28	Enclosure to PRZ valve	No	1.00	450.0	450
29	Drinking fountains - no details	No	2.00	5,000.0	10,000
30	HOT WATER SYSTEM				
31	Instantaneous gas module heater	No	1.00	8,500.0	8,500
32	Hot water cylinder, 180l	No	1.00	3,000.0	3,000
33	Reticulating pump c/w UV sanitizer	No	1.00	3,250.0	3,250
34	20 dia PPR c/w insulation	m	90.00	39.5	3,555
35	25 dia PPR c/w insulation	m	15.00	44.5	668
36	32 dia PPR c/w insulation	m	51.00	48.5	2,474
37	40 dia PPR c/w insulation	m	57.00	55.0	3,135
38	PPR fittings allowance	Item			3,250
39	15 dia isolating valve	No	15.00	85.0	1,275
40	32 dia isolating valve	No	3.00	150.0	450
41	25 dia iso regulating valve	No	2.00	215.0	430
Carried forward					118,351

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
Brought forward					118,351
C	SPORTS FACILITY Cont'd				
C11	- reception / amenities area	GFA 627 m2	Cost/m2 \$1,100	Cont'd	
PB	SANITARY PLUMBING Cont'd				
42	32 dia non return valve	No	2.00	125.0	250
43	32 dia tempering valve	No	1.00	415.0	415
44	Misc valve allowance	Item			1,250
45	LPG SYSTEM				
46	MDPE pipework and fittings	Item			3,000
47	Valves, regulators and meters	Item			3,500
48	Final connection	Item			500
49	SOIL, WASTE AND VENT SYSTEM				
50	40 dia uPVC pipe	m	32.00	35.0	1,120
51	50 dia uPVC pipe	m	33.00	37.5	1,238
52	65 dia uPVC pipe	m	68.00	42.0	2,856
53	100 dia uPVC pipe	m	49.00	50.0	2,450
54	uPVC fittings	Item			3,050
55	Floor waste gully	No	12.00	320.0	3,840
56	Rodding eye	No	6.00	95.0	570
57	Tundish c/w trap - copper	No	2.00	385.0	770
58	Terminal vents	No	6.00	120.0	720
59	SUB-CONTRACTOR P&G AND SUNDRIES				
60	Sub-contractor P&G	Item			4,000
Element PB total				236/m2	147,880
FS	FIRE SERVICES				
1	Automatic sprinkler system	m2	627.00	57.0	35,739
2	Smoke alarm system	m2	627.00	20.0	12,540
3	Fire control panel	m2	627.00	3.0	1,881
4	Manual call points	m2	627.00	3.5	2,195
5	Fire extinguishers	m2	627.00	1.5	941
6	Automatic booster pump	Item			Excl.
Element FS total				85/m2	53,296
HV	HEATING AND VENTILATION SERVICES				
1	PIPEWORK				
2	*** LOW TEMPERATURE HOT WATER SYSTEM				
3	Air water heat pump condensers, 25kW	No	2.00	8,000.0	16,000
4	Air water heat pump indoor unit, 50kW	No	1.00	17,500.0	17,500
5	Secondary pump HP-1	No	1.00	2,350.0	2,350
6	Buffer tank, 200l	No	1.00	3,250.0	3,250
7	Expansion vessel	No	1.00	1,150.0	1,150
8	Steel pipework reticulation c/w insulation	Item			15,250
9	Steel fittings c/w insulation	Item			3,000
10	Valves and the like	Item			3,500
Carried forward					263,176

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
Brought forward					263,176
C	SPORTS FACILITY Cont'd				
C11	- reception / amenities area GFA 627 m2 Cost/m2 \$1,100 Cont'd				
HV	HEATING AND VENTILATION SERVICES Cont'd				
11	Refrigeration installation	Item			2,500
12	Condensate drain	No	1.00	355.0	355
13	AIR CONDITIONING				
14	*** DX SPLIT SYSTEMS ***				
15	Cassette split unit AC-1 - 3.5kW	No	1.00	2,050.0	2,050
16	Cassette split unit AC-2-1 & AC-2-2	No	1.00	4,115.0	4,115
17	Cassette multi-split unit AC-3-1 & AC-3-2	No	1.00	4,700.0	4,700
18	Refrigeration installation AC-1 system	Item			1,430
19	Refrigeration installation AC-2-1 & AC-2-2 system	Item			2,550
20	Refrigeration installation AC-3-1 & AC-3-2 system	Item			2,800
21	Condensate drains	No	3.00	350.0	1,050
22	*** HEAT RECOVERY VENTILATION ***				
23	Heat recovery unit HRV-1	No	1.00	3,535.0	3,535
24	Heat recovery unit HRV-2	No	1.00	2,635.0	2,635
25	Heat recovery unit HRV-3	No	1.00	2,635.0	2,635
26	Heat recovery unit HRV-4	No	1.00	3,325.0	3,325
27	Heat recovery unit HRV-5	No	1.00	3,325.0	3,325
28	Supply/extract cowl RV1	No	4.00	590.0	2,360
29	Supply/extract cowl MRV1	No	4.00	275.0	1,100
30	Rectangular ductwork in straights - 25mm externally lined	m2	21.00	139.0	2,919
31	Rectangular ductwork in fittings - 25mm externally lined	m2	2.00	155.0	310
32	100 dia spiral ductwork - 25mm externally lined	m	14.00	52.0	728
33	150 dia spiral ductwork - 25mm externally lined	m	3.00	69.0	207
34	200 dia spiral ductwork - 25mm externally lined	m	28.00	75.0	2,100
35	250 dia spiral ductwork - 25mm externally lined	m	25.00	85.0	2,125
36	350 dia spiral ductwork - 25mm externally lined	m	15.00	125.0	1,875
37	150 dia bend,90 - 25mm externally lined	No	1.00	68.0	68
38	200 dia bend,90 - 25mm externally lined	No	1.00	79.8	80
39	250 dia bend,90 - 25mm externally lined	No	7.00	95.7	670
40	350 dia bend,90 - 25mm externally lined	No	3.00	95.9	288
41	200 dia reducer - 25mm externally lined	No	2.00	69.0	138
42	250 dia reducer - 25mm externally lined	No	3.00	81.0	243
43	350 dia reducer - 25mm externally lined	No	1.00	104.0	104
44	100 dia spigot,90 c/w damper	No	2.00	68.0	136
45	150 dia spigot,90 c/w damper	No	7.00	69.8	489
46	200 dia spigot,90 c/w damper	No	16.00	75.0	1,200
47	250 dia spigot,90 c/w damper	No	9.00	85.8	772
48	350 dia spigot,90 c/w damper	No	4.00	98.0	392
Carried forward					318,485

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
Brought forward					318,485
C	SPORTS FACILITY Cont'd				
C11	- reception / amenities area GFA 627 m2 Cost/m2 \$1,100 Cont'd				
HV	HEATING AND VENTILATION SERVICES Cont'd				
49	150 dia quad damper	No	2.00	44.0	88
50	200 dia quad damper	No	1.00	49.0	49
51	150 dia flexi - plain	No	6.00	77.0	462
52	100 dia flexi - insulated	No	2.00	65.0	130
53	150 dia flexi - insulated	No	5.00	88.0	440
54	200 dia flexi - insulated	No	12.00	95.0	1,140
55	250 dia flexi - insulated	No	6.00	99.0	594
56	350 dia flexi - insulated	No	3.00	118.0	354
57	Diffuser type TBA 150 x 150 c/w cushion head	No	1.00	200.0	200
58	Diffuser type TBA 225 x 225 c/w cushion head	No	8.00	220.0	1,760
59	Diffuser type TBA 300 x 300 c/w cushion head	No	2.00	277.0	554
60	Grille type TBA 150 x 150 c/w plain box	No	7.00	148.5	1,040
61	Grille type TBA 200 x 200 c/w plain box	No	2.00	162.8	326
62	Grille type TBA 600 x 600 c/w plain box	No	1.00	280.5	281
63	*** UNDERFLOOR HEATING ***				
64	Underfloor heating 200w/m2	m2	258.00	135.0	34,830
65	Radiant heater to First aid room	Item			1,150
66	VENTILATION				
67	*** TOILET EXTRACT SYSTEM ***				
68	Extract air fan EF4	No	1.00	2,325.0	2,325
69	Extract air fan EF-6	No	1.00	1,265.0	1,265
70	Rectangular ductwork in straights - plain	m2	12.00	112.2	1,346
71	Rectangular ductwork in fittings - plain	m2	2.00	125.5	251
72	150 dia spiral ductwork - plain	m	4.00	47.3	189
73	200 dia spiral ductwork - plain	m	3.00	52.8	158
74	150 dia spigot, 90 c/w damper	No	7.00	69.8	489
75	150 dia quad damper	No	2.00	44.0	88
76	300 x 200 x 200 unequal tee - plain	No	1.00	115.0	115
77	150 dia flexi - plain	No	9.00	77.0	693
78	Grille type TBA 150 x 150 c/w plain box	No	9.00	148.5	1,337
79	*** GENERAL EXTRACT SYSTEM ***				
80	Extract air fan EF-5	No	1.00	1,245.0	1,245
81	Rectangular ductwork in straights - plain	m2	2.00	112.2	224
82	Rectangular ductwork in fittings - plain	m2	1.00	125.5	126
83	150 dia spiral ductwork - plain	m	3.00	47.3	142
84	150 dia quad damper	No	2.00	44.0	88
85	150 dia flexi - plain	No	2.00	77.0	154
86	Grille type TBA 150 x 150 c/w plain boot	No	2.00	148.5	297
87	Door grille provision	Item			750
88	SUB-CONTRACTOR P&G AND SUNDRIES				
Carried forward					373,165

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
	Brought forward				373,165
C	SPORTS FACILITY Cont'd				
C11	- reception / amenities area GFA 627 m2 Cost/m2 \$1,100 Cont'd				
HV	HEATING AND VENTILATION SERVICES Cont'd				
89	Seismic restraints	Item			7,500
90	Electrical for mechanical	Item			19,500
91	Automatic controls and BMS	Item			11,550
92	Sub-contractor P&G and Commissioning	Item			26,750
	Element HV total			378/m2	237,289
EL	ELECTRICAL SERVICES				
1	ELECTRICAL SERVICES				
2	CABLE CONTAINMENT				
3	Cable tray allowance	Item			11,500
4	SUBMAIN CABLING				
5	Submain from MSB to DB2	Item			13,500
6	Submain from MSB to MCC	Item			8,500
7	DISTRIBUTION BOARDS				
8	Distribution board DB-2	Item			13,500
9	SMALL POWER INSTALLATION				
10	10A double switched outlet	No	24.00	115.0	2,760
11	10A double switched outlet - above bench	No	4.00	115.0	460
12	10A single switched outlet - appliance	No	8.00	105.0	840
13	10A cleaner outlet	No	4.00	110.0	440
14	10A permanent connection - hand dryer	No	11.00	185.0	2,035
15	10A permanent connection - building distribution frame	No	1.00	185.0	185
16	10A permanent connection - security panel	No	1.00	185.0	185
17	15A permanent connection - radiant heater	No	1.00	225.0	225
18	15A permanent connection - MATV	No	1.00	225.0	225
19	56A single phase switched outlet	No	1.00	525.0	525
20	LIGHTING INSTALLATION AND CONTROL				
21	Luminaire type A	No	2.00	415.0	830
22	Luminaire type C	No	44.00	360.0	15,840
23	Luminaire type D	No	6.00	435.0	2,610
24	Luminaire type F	m	12.00	585.0	7,020
25	Luminaire type G	No	3.00	420.0	1,260
26	Luminaire type H	No	30.00	305.0	9,150
27	Luminaire type J	No	9.00	355.0	3,195
28	Luminaire type K	m	9.00	400.0	3,600
29	Luminaire type L	No	2.00	435.0	870
30	Luminaire type M	No	20.00	400.0	8,000
31	Luminaire type P	No	2.00	220.0	440
32	Luminaire type R	No	4.00	285.0	1,140
	Carried forward				547,300

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
	Brought forward				547,300
C	SPORTS FACILITY Cont'd				
C11	- reception / amenities area GFA 627 m2 Cost/m2 \$1,100 Cont'd				
EL	ELECTRICAL SERVICES Cont'd				
33	Luminaire type S	No	3.00	415.0	1,245
34	Extra value for feature lighting to	Item			10,000
35	Carpark lighting - refer to Infrastructure Section	Item			Excl.
36	Emergency luminaire type E1	No	7.00	350.0	2,450
37	Emergency luminaire type E2	No	6.00	480.0	2,880
38	Emergency luminaire type E5	No	2.00	500.0	1,000
39	Lighting, off building envelope (Provisional Allowance)	Item			10,000
40	Single gang switch	No	21.00	65.0	1,365
41	Ultrasonic motion sensor	No	6.00	350.0	2,100
42	PIR sensor	No	3.00	300.0	900
43	Lighting control hardware (Security panel)	Item			2,250
44	Photocell and time control allowance	Item			2,500
45	Emergency lighting monitoring allowance	Item			1,850
46	EARTHING AND BONDING				
47	Earthing and bonding allowance	m2	627.00	4.5	2,822
48	SUB-CONTRACTOR P&G AND SUNDRIES				
49	Seismic restraints	Item			2,500
50	Electrical for hydraulics	Item			2,000
51	Sub-contractor P&G	Item			7,250
	Element EL total			258/m2	161,947
SS	SPECIAL SERVICES				
1	COMMUNICATION & DATA				
2	Cable Containment	Item			3,000
3	Telco building frame	No	1.00	4,500.0	4,500
4	Structured cabling allowance	Item			3,500
5	Dual data outlet	No	28.00	190.0	5,320
6	Wireless data outlet - provision	No	6.00	240.0	1,440
7	SECURITY SYSTEM				
8	Security system including access control	m2	627.00	30.0	18,810
9	PUBLIC ADDRESS SYSTEM				
10	Public address system	m2	627.00	10.0	6,270
11	MATV SYSTEM				
12	MATV System	Item			Excl.
13	UNINTERRUPTED POWER SYSTEM				
14	UPS system	Item			Excl.
15	PHOTOVOLTAIC CELL SYSTEM				
16	Photovoltaic cell system	Item			Excl.
	Element SS total			68/m2	42,840
	Carried forward				643,252

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
	Brought forward				643,252
C	SPORTS FACILITY Cont'd				
C11	- reception / amenities area GFA 627 m2 Cost/m2 \$1,100 Cont'd				
SU	SUNDRIES				
	1 Builders work in connection	Item			20,000
	Element SU total			32/m2	20,000
DD	DESIGN DEVELOPMENT				
	1 Design development allowance	Item			26,748
	Element DD total			43/m2	26,748
	C11 - reception / amenities area Total				690,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C12	- main sports hall GFA 1,983 m2 Cost/m2 \$303				
PB	SANITARY PLUMBING				
1	COLD WATER SYSTEM				
2	20 dia PPR pipe	m	110.00	32.5	3,575
3	PPR fittings	Item			715
4	15 dia isolating valve	No	2.00	85.0	170
5	hose tap c/w vacuum breaker	No	2.00	155.0	310
6	Overflow relief gully trap	No	1.00	750.0	750
7	Gully trap	No	1.00	550.0	550
8	Channel drain allowance	Item			7,500
Element PB total				7/m2	13,570
FS	FIRE SERVICES				
1	Automatic sprinkler system	m2	1983.00	58.0	115,014
2	Smoke alarm system	m2	1983.00	20.0	39,660
3	Fire control panel	m2	1983.00	3.0	5,949
4	Manual call points	m2	1983.00	3.5	6,941
5	Fire extinguishers	m2	1983.00	1.5	2,975
6	Automatic booster pump	Item			Excl.
Element FS total				86/m2	170,539
HV	HEATING AND VENTILATION SERVICES				
1	AIR CONDITIONING				
2	*** RADIANT HEATING SYSTEM ***				
3	Electric radiant heating	No	62.00	1,500.0	93,000
4	VENTILATION				
5	*** GENERAL EXTRACT SYSTEM ***				
6	Extract air fan EF-1 - EF-3	No	3.00	3,500.0	10,500
7	Plain discharge plenum	No	3.00	2,100.0	6,300
8	Acoustic intake plenum c/w mesh cage	No	3.00	2,800.0	8,400
9	Protective mesh cage	Item			Excl.
10	Outdoor air louver 2400x1200 c/w insect screen	No	3.00	2,385.0	7,155
11	Outdoor air louver TBA c/w filter and insect screen	Item			11,000
12	Relief grille to seating area	No	1.00	450.0	450
13	Miscellaneous ventilation	Item			3,000
14	SUB-CONTRACTOR P&G AND SUNDRIES				
15	Seismic restraints	Item			3,000
16	Electrical for mechanical and controls	Item			11,000
17	Sub-contractor P&G and Commissioning	Item			14,500
Element HV total				85/m2	168,305
EL	ELECTRICAL SERVICES				
1	CABLE CONTAINMENT				
2	Cable containment allowance	m2	1558.00	6.0	9,348
Carried forward					361,762

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
Brought forward					361,762
C	SPORTS FACILITY Cont'd				
C12	- main sports hall GFA 1,983 m2 Cost/m2 \$303 Cont'd				
EL	ELECTRICAL SERVICES Cont'd				
3	MAIN SWITCHBOARD				
4	Main switchboard c/w DB1 & check metering	Item			80,000
5	SUBMAIN CABLING				
6	Submain cabling	Item			Incl.
7	DISTRIBUTION BOARD				
8	Distribution board DB1	Item			Incl.
9	SMALL POWER INSTALLATION				
10	10A double switched outlet	No	8.00	115.0	920
11	15A permanent connection - radiant heater	No	62.00	255.0	15,810
12	Trade shows power provision	Item			12,500
13	IP rated external outlet provision	Item			1,450
14	LIGHTING INSTALLATION AND CONTROL				
15	Lighting installation to Hockey pitch	Item			Excl.
16	LED lighting to hall space - no details (Provisional Quantity)	No	50.00	650.0	32,500
17	Luminaire type H	No	8.00	305.0	2,440
18	Luminaire type TBA - plant	No	1.00	475.0	475
19	Emergency luminaire type E2	No	4.00	455.0	1,820
20	Emergency luminaire type E3	No	1.00	475.0	475
21	Emergency luminaire type E4	No	9.00	700.0	6,300
22	Local control switches	Item			700
23	Emergency lighting monitoring allowance	Item			2,000
24	EARTHING AND BONDING				
25	Earthing and bonding allowance	m2	1558.00	3.5	5,453
26	SUB-CONTRACTOR P&G AND SUNDRIES				
27	Seismic restraints	Item			1,250
28	Sub-contractor P&G	Item			7,250
Element EL total				91/m2	180,691
SS	SPECIAL SERVICES				
1	COMMUNICATION AND DATA				
2	Data outlet/distribution frame allowance	Item			6,500
3	SECURITY SYSTEM				
4	Security system including access control	m2	1983.00	5.0	9,915
5	PUBLIC ADDRESS SYSTEM				
6	Public address system	m2	1983.00	10.0	19,830
Element SS total				18/m2	36,245
SU	SUNDRIES				
1	Builders work in connection	Item			10,000
Element SU total				5/m2	10,000
Carried forward					579,350

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
	Brought forward				579,350
C	SPORTS FACILITY Cont'd				
C12	- main sports hall GFA 1,983 m2 Cost/m2 \$303 Cont'd				
DD	DESIGN DEVELOPMENT				
	1 Design development allowance	Item			20,650
	Element DD total		10/m2		20,650
	C12 - main sports hall Total				600,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C13	Preliminaries & General	GFA 2,610 m2	Cost/m2	\$284	
PG	PRELIMINARIES				
1	Fixed P&G Costs	Item			80,000
2	Time related P&G - management/accommodation/skip hire etc	Item			730,000
3	Adjustment for P&G affiliated to external works	Item			(140,000)
4	Craneage for steelwork erection and mobiles generally	Item			Incl.
5	Scaffold/protection	Item			70,000
	Element PG total			284/m2	740,000
	C13 Preliminaries & General Total				740,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C14	Main Contractor Margin @ 5% GFA 2,610 m2 Cost/m2 \$128				
	MG MARGINS				
	1 Margin @ 5%	Item			335,000
	Element MG total			128/m2	335,000
	C14 Main Contractor Margin @ 5% Total				335,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
C	SPORTS FACILITY				
C15	Reduced GFA/Windows to Reception	GFA -90 m2	Cost/m2	\$1,278	
IS	INCLUDED SUMS				
1	Reduced glazing - as per WAM e-mail dated	m2	50.00	(450.0)	(22,500)
2	Reduced GFA to Accommodation Bar	m2	90.00	(1,000.0)	(90,000)
3	Rounding	Item			(2,500)
	Element IS total			1,278/m2	(115,000)
	C15 Reduced GFA/Windows to Reception Total				(115,000)

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
D	EXTERNAL WORKS				
D1	Hockey Pitch				
EL	ELECTRICAL SERVICES				
1	External lighting - say 6no poles	Item			250,000
2	Sub-mains cable & ducting to transformer	m	150.00	165.0	24,750
	Element EL total				274,750
XW	EXTERNAL WORKS				
1	New hockey pitch; concrete base - size 61m x	Item			425,000
2	Concrete path to perimeter - no details (Provisional Allowance)	Item			Excl.
3	Perimeter fencing to court/hockey pitch - assume 2.5m high	m	240.00	175.0	42,000
	Element XW total				467,000
SU	SUNDRIES				
1	Hockey hoardings - no details (Provisional Allowance)	Item			20,000
2	Hockey goals/netball hoops/tennis posts and	Item			20,000
	Element SU total				40,000
NA	NOT APPLICABLE				
1	Rounding	Item			8,250
	Element NA total				8,250
	D1 Hockey Pitch Total				790,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
D	EXTERNAL WORKS				
D2	WC Block (Prov Allowance)				
IS	INCLUDED SUMS				
	1 WC block (Provisional Allowance)	Item		70,000	
	Element IS total			70,000	
	D2 WC Block (Prov Allowance) Total			70,000	

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
D	EXTERNAL WORKS				
D3	Hard Landscaping/Car Park				
XW	EXTERNAL WORKS				
1	Asphalt car park - quantum from BDG drawings	m2	5535.00	80.0	442,800
2	Form car park/bus bay adjacent hockey pitch	m2	225.00		Excl.
3	Kerb and channel - no details	m	65.00	90.0	5,850
4	Nib kerb - no details	m	950.00	90.0	85,500
5	Wheel stops - no details	No	128.00	120.0	15,360
6	Vehicle crossing to car park entry	Item			Excl.
7	Permeable paving to car park (Gobi blocks)	m2	1650.00		Excl.
8	Road access to external storage	m2	350.00	80.0	28,000
9	Kerbing for the above	m	140.00	90.0	12,600
10	Permeable paving - no details	m2	715.00	120.0	85,800
11	Paved boulevard - no details	m2	904.00	150.0	135,600
12	Paved area adjacent foyer (Provisional Allowance)	Item			Excl.
13	Concrete footpath - no details	m2	1098.00	110.0	120,780
14	Hoggin cycle path - no details	m2	53.00	95.0	5,035
Element XW total					937,325
NA	NOT APPLICABLE				
1	Design development	Item			32,675
Element NA total					32,675
D3 Hard Landscaping/Car Park Total					970,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
D	EXTERNAL WORKS				
D4	Soft Landscaping				
	XW EXTERNAL WORKS				
1	Grass fields - topsoil & seed (cost captured in Earthworks)	Item			Excl.
2	Earthworks to form wetland area/playground (Provisional Allowance)	m2	4725.00		Excl.
3	Form mounds from cut to waste material	m2	1640.00	20.0	32,800
4	General re-distribution of earth/levels	Item			20,000
5	Form pond - no details (Provisional Allowance)	Item			25,000
6	Playground surface - soft landscape material	m2	995.00		Excl.
7	Form rain gardens - no details	m2	730.00	75.0	54,750
8	Planted areas - no details	m2	1000.00	50.0	50,000
9	Trees (Provisional Quantity)	No	100.00	800.0	80,000
10	Additional imported topsoil and seed	Item			50,000
	Element XW total				312,550
NA	NOT APPLICABLE				
1	Design development	Item			17,450
	Element NA total				17,450
	D4 Soft Landscaping Total				330,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
D	EXTERNAL WORKS				
D5	Other-Lighting/Street Furniture				
EL	ELECTRICAL SERVICES				
1	Street lighting to car park (BDG - quantum)	No	16.00	5,000.0	80,000
2	Bollard lighting (Provisional Quantity)	No	6.00	1,500.0	9,000
3	EV for sub-mains cable, trench and backfill	m	500.00	95.0	47,500
Element EL total					136,500
SS	SPECIAL SERVICES				
1	CCTV provision to car park & hockey pitch (Provisional Allowance)	Item			Excl.
Element SS total					
XW	EXTERNAL WORKS				
1	Board form retaining walls (varying heights) - no detail	m	140.00	420.0	58,800
2	Concrete wall - 400mm high to playground	m	265.00		Excl.
3	Bench seating - no details	No	4.00	4,500.0	18,000
4	Rubbish bins - no details	No	5.00	1,500.0	7,500
5	Bike stands - no details (Provisional Allowance)	Item			10,000
6	External terrace to north western elevation of Sports Hall	Item			Excl.
7	External signage - no details (Provisional	Item			35,000
8	Playground structure	Item			Excl.
9	Irrigation - no details (Provisional Allowance)	Item			50,000
Element XW total					179,300
NA	NOT APPLICABLE				
1	Design development	Item			14,200
Element NA total					14,200
D5 Other-Lighting/Street Furniture Total					330,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
D	EXTERNAL WORKS				
D6	Preliminaries & General				
PG	PRELIMINARIES				
	1 Preliminary and general costs related to external works	Item			140,000
	Element PG total				140,000
	D6 Preliminaries & General Total				140,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
D	EXTERNAL WORKS				
D7	Main Contractor Margin @ 5%				
	MG MARGINS				
	1 Margin @ 5%			Item	135,000
	Element MG total				135,000
	D7 Main Contractor Margin @ 5% Total				135,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

	Item Description	Unit	Qty	Rate	\$
E	QLDC PROCURED WORKS				
E1	Sports Equipment				
FE	F.F. & E.				
	1 Sports equipment - basketball hoops/wall timers/dividing curtains etc	Item		200,000	
	Element FE total				200,000
	E1 Sports Equipment Total				200,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
F	ESCALATION				
F1	Up to 2nd Quarter 2015				
ES	ESCALATION TO CONTRACT COMPLETION				
	1 Escalation to 1st Quarter 2015	Item		100,000	
	Element ES total			100,000	
	F1 Up to 2nd Quarter 2015 Total				100,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
G	PROFESSIONAL FEES				
G1	Professional Fees				
DF	DESIGN FEES				
	1 Consultant fees up to end of September 2014	Item			Excl.
	2 Consultant fees from end of Preliminary Design to project completion	Item			1,550,000
	Element DF total				1,550,000
	G1 Professional Fees Total				1,550,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
H	LOCAL AUTHORITY FEES/CHARGES				
H1	Resource/Building Consents				
IS	INCLUDED SUMS				
	1 Resource/Building Consent	Item			55,000
	Element IS total				55,000
	H1 Resource/Building Consents Total				55,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
H	LOCAL AUTHORITY FEES/CHARGES				
H2	Development Contributions				
IS	INCLUDED SUMS				
	1 Development contributions - QLDC e-mail dated 25th July 2014	Item			140,000
	Element IS total				140,000
	H2 Development Contributions Total				140,000

QLDC WSF - REVISED PD ESTIMATE (FEB 2015)

Item Details

Rates current at February 2015

Item	Description	Unit	Qty	Rate	\$
I	CONTINGENCIES				
I1	Project Contingency				
CN	CONTINGENCIES				
	1 Project Contingency	Item		700,000	
	Element CN total			700,000	
	I1 Project Contingency Total				700,000
