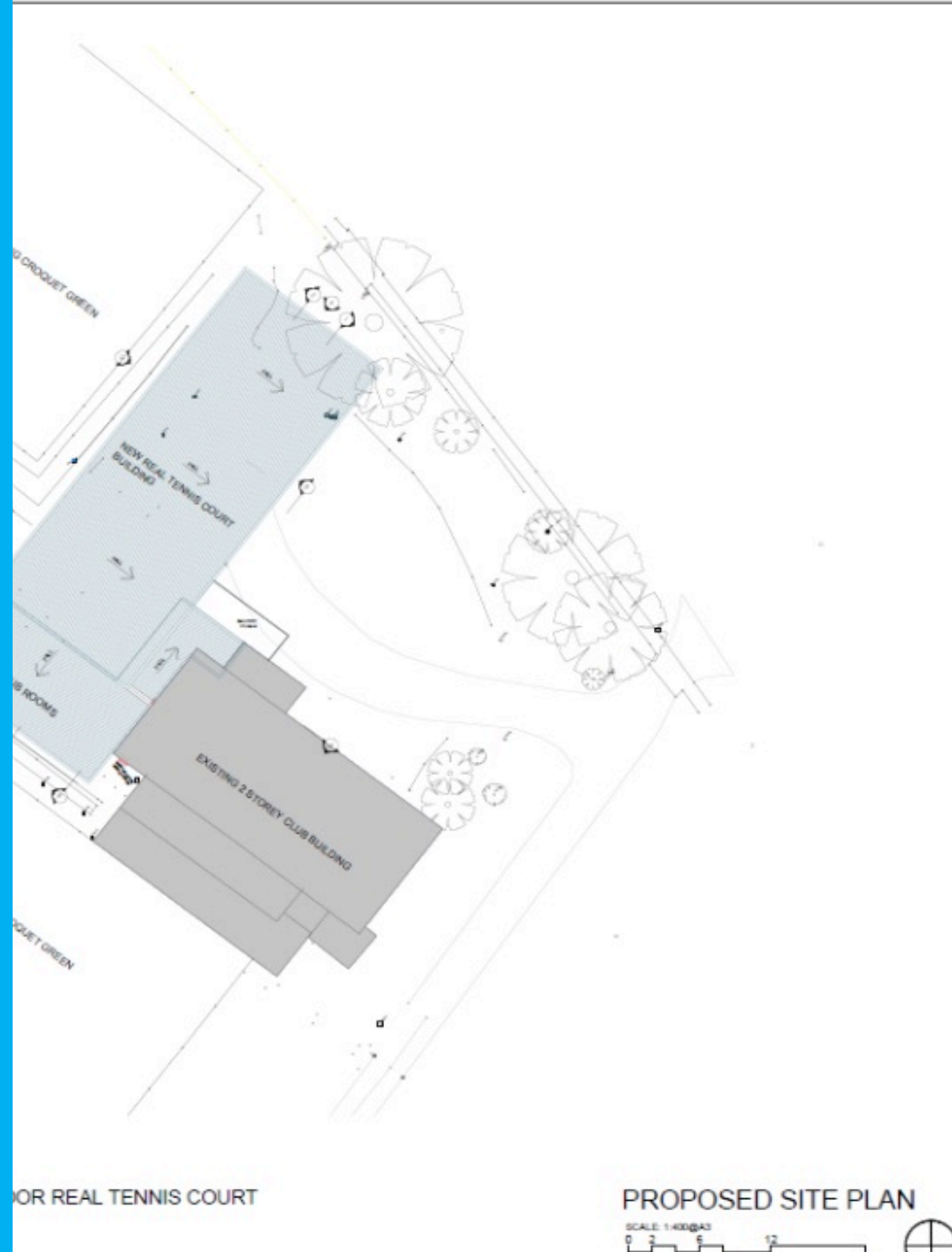


Real Tennis Court and Club Rooms

Cost Estimates

September 2019



Detailed cost estimates

Key points

- Detailed cost estimates have been prepared by two different quantity surveyors
- The 2 independent estimates have been compared against one another by a builder and an Adjusted Cost Plan has been developed with an estimated total cost of \$2.7 million (excluding GST)
- GST is expected to be recoverable, based on tax advice

\$2.7 million
Estimated
construction
cost

From: Martin Carey [mailto:mcarey@globalprojectsnsw.com.au]
Sent: Thursday, 30 May 2019 7:11 AM
To: Michael Fitzgerald <mfitzgerald@taliscivil.com.au>
Subject: Sydney Real Tennis Club - Indicative Order of Costs

Hi Michael;

I have attached a summary of costs for your review before we meet later today.

Regards

martin carey.

unit 16, 8 avenue of americas
newington nsw 2127

mobile: 0409 248 342

direct phone: (02) 9714 5992

phone: (02) 9714 5999

fax: (02) 9648 6555

mcarey@globalprojectsnsw.com.au

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Executive
summary

Reinvigoration and
community
engagement

Infrastructure funding

Lifecycle costs

Appendices

THE SYDNEY REAL TENNIS CLUB
 NEW COURT & MEMBERS FACILITY
 60 - 74 THE CRESCENT, CHELTENHAM
 INDICATIVE ORDER OF COSTS
 30th MAY 2019

No.	Description	Coutts Cost Consulting	Apex Building Systems	Adjusted Cost Plan	Comments
1.00	Works to Existing Building:				
1.01	Demolition	5,660.00	5,660.00	5,660.00	
1.02	Substructure	20,400.00	20,400.00	20,400.00	
1.03	Superstructure	18,360.00	18,360.00	18,360.00	
1.04	Finishes	37,855.00	37,855.00	37,855.00	
1.05	Fittings	4,000.00	4,000.00	4,000.00	
1.06	Services:				
	• Hydraulic Services	3,150.00	3,150.00	3,150.00	
	• Mechanical Services	Excluded	Excluded	Excluded	
	• Fire Services	1,995.00	1,995.00	1,995.00	
	• Electrical Services	7,980.00	7,980.00	7,980.00	
2.00	New Building:				
2.01	Demolition	14,535.00	14,535.00	14,535.00	
2.02	Substructure				
2.02.01	Excavation Works	55,250.00	55,250.00	55,250.00	
2.02.02	Footings & Slabs on Grade	132,200.00	99,950.00	99,950.00	
2.02.02.01	Additional costs in creating and achieving a super flat floor with minimal joints	50,000.00	50,000.00	50,000.00	
2.02.03	Extra over ramps and steps at changes in level	5,000.00	5,000.00	5,000.00	
2.02.04	Extra over for forming ball channel and ball basket pit	3,000.00	3,000.00	3,000.00	
2.02.05	Extra over for Lift Pit	10,000.00	10,000.00	10,000.00	
2.02.06	Underpinning of existing retaining walls	17,000.00	17,000.00	17,000.00	
2.03	Superstructure:				
2.03.01	Columns in support to Level One floor	9,600.00	9,600.00	9,600.00	
2.03.02	Column supports to roof areas	22,050.00	22,050.00	22,050.00	
2.03.03	Timber posts to penthouse roof	3,000.00	3,000.00	3,000.00	
2.04	Upper Floor insitu concrete upper floor	88,110.00	41,920.00	88,110.00	Apex's costs for the Mezzanine is on the basis of steel joists and sheet timber flooring
2.05	Internal concrete stairs	6,000.00	6,000.00	6,000.00	
2.06	Balustrading to ditto	4,550.00	4,550.00	4,550.00	
2.07	External concrete stairs	11,500.00	11,500.00	11,500.00	
2.08	Balustrading to ditto	4,550.00	4,550.00	4,550.00	
2.09	Roof:				
2.09.01	Sandwich Panel Roof	116,800.00		115,000.00	Supply costs based on quotation from ARC Panel (27th August 2018)
2.09.01.01	Installation of ditto			40,000.00	
2.09.01.02	Standard colourbond roof cladding	0.00	71,420.00		Need to identify if costs from Apex are inclusive of roof plumbing works - gutters and downpipes
2.09.02	Structural steel roof framing	167,900.00	127,870.00	167,900.00	Apex's structural steel roof framing costs based on the installation of a conventional metal deck roofing installation
2.09.03	Cappings & flashings	6,300.00	6,300.00	6,400.00	
2.09.04	Roof Plumbing -gutters and downpipes	9,430.00	9,430.00	9,430.00	
2.09.05	Plywood penthouse roof linings	17,670.00	17,670.00	17,670.00	
2.10	External Walls & Windows:				
2.10.01	Precast Walls	179,080.00	183,940.00	183,940.00	
2.10.02	Extra over precast wall panels for a brick veneer cladding finish	18,150.00	18,150.00	18,150.00	
2.10.03	200 PFC channel to precast concrete wall panels	20,680.00	20,680.00	20,680.00	

No.	Description	Coutts Cost Consulting	Apex Building Systems	Adjusted Cost Plan	Comments
2.10.04	150 PFC channel to precast concrete wall panels	14,520.00	14,520.00	14,520.00	
2.11	Cavity brick walls, rendered and painted	10,660.00	10,660.00	10,660.00	
2.12	Masonry retaining walls, rendered and painted	21,165.00	21,165.00	21,165.00	
2.13	Aluminium Windows	78,650.00	78,650.00	78,650.00	
2.14	Aluminium Windows - High Level	60,500.00	60,500.00	60,500.00	
2.15	Glazed balustrading to terrace & verandah	13,650.00	13,650.00	13,650.00	
2.16	External Doors:				
2.16.01	Entry glazed entry doors	2,500.00	2,500.00	2,500.00	
2.16.02	Single glazed sliding door (non automated)	1,500.00	1,500.00	1,500.00	
2.16.03	Sliding glass doors to terrace	8,000.00	8,000.00	8,000.00	
2.16.04	Roller door to maintenance store	1,500.00	1,500.00	1,500.00	
2.17	Internal Walls:				
2.17.01	Precast walls, to courtside, including painting	78,440.00	78,440.00	78,440.00	
2.17.02	Masonry walls, with render & paint	19,440.00	19,440.00	19,440.00	
2.17.03	Masonry walls, with render & paint, one side to the Lift Shaft	10,865.00	10,865.00	10,865.00	
2.17.04	Glazed shopfront to the Pro's Workshop	4,050.00	4,050.00	4,050.00	
2.17.05	Single glazed windows - Lounge to Dedan	3,600.00	3,600.00	3,600.00	
2.17.06	12mm toughened glass frameless panels - viewing area onto court	43,200.00	43,200.00	43,200.00	
2.17.07	Balustrade/handrail to ramp (entry to lounge)	1,750.00	1,750.00	1,750.00	
2.18	Internal Doors:				
2.18.01	Single core doors, complete	6,300.00	6,300.00	6,300.00	
2.18.02	Glazed sliding door to Pro's workshop	3,500.00	3,500.00	3,500.00	
2.19	Finishes:				
2.19.01	Wall tiling - accessible toilet	2,640.00	2,640.00	2,640.00	
2.19.02	Render & paint, existing brickwork	6,450.00	6,450.00	6,450.00	
2.19.03	Sealer on concrete floor surfaces - Dedan and Side Gallery	2,560.00	2,560.00	2,560.00	
2.19.04	Polished concrete/hardener applied to the court surface	19,460.00	19,460.00	19,460.00	
2.19.05	Court line marking	1,500.00	1,500.00	1,500.00	
2.19.06	Sheet vinyl flooring	37,840.00	37,840.00	37,840.00	
2.19.07	Ditto; Bar & Bar Store area	2,760.00	2,760.00	2,760.00	
2.19.08	Wet area floor tiling	1,440.00	1,440.00	1,440.00	
2.19.09	Tiling to external terraces	27,840.00	27,840.00	27,840.00	
2.19.10	Vinyl skirting	3,075.00	3,075.00	3,075.00	
2.19.11	Raised floor to the Dedan area	6,500.00	6,500.00	6,500.00	
2.19.12	Stair finishes	1,800.00	1,800.00	1,800.00	
2.19.13	External stair tiled surfaces	3,450.00	3,450.00	3,450.00	
2.20	Ceiling Finishes	19,840.00	19,840.00	19,840.00	
2.21	Joinery	20,400.00	20,400.00	20,400.00	
2.22	Miscellaneous Fittings	3,505.00	3,505.00	3,505.00	
2.23	Appliances & Equipment	3,000.00	3,000.00	3,000.00	
2.24	Signage	4,000.00	4,000.00	4,000.00	
2.25	Building Services:				
2.25.01	Hydraulic Services	19,450.00	19,450.00	19,450.00	
2.25.02	Mechanical Services (Ventilation only)	8,200.00	8,200.00	8,200.00	
2.25.03	Fire Services (dry fire only)	12,300.00	12,300.00	12,300.00	
2.25.04	Electrical Services	70,600.00	70,600.00	70,600.00	

No.	Description	Coutts Cost Consulting	Apex Building Systems	Adjusted Cost Plan	Comments
2.25.05	Passenger Lift	100,000.00	100,000.00	100,000.00	
2.25.06	External Services	47,500.00	47,500.00	75,000.00	External Services costs tabled by Coutts considered low and not a true reflection on the anticipated Scope of Works
2.25.07	Essential Services - Hydrants and Hose Reels	75,000.00	75,000.00	75,000.00	No allowances for a Hydrant & Hose Reel Service contained in Cost Estimate prepared by Coutts Cost Consulting
2.25.08	Onsite Kiosk Pad Mounted Substation	0.00	0.00	0.00	Potential need for a Substation flagged and to be investigated further (Potential Cost of \$125,000.00 to \$150,000.00)
2.27	External Works:				
2.28	Hardscape	21,300.00	21,300.00	21,300.00	
2.29	Landscaping	16,000.00	16,000.00	16,000.00	
2.30	Builders Preliminaries	285,000.00			
2.30.01	Site Setout		6,750.00	6,750.00	
2.30.02	Site Accommodation - Foreman, Toilet & Lunch Shed		10,800.00	10,800.00	
2.30.03	Site Accommodation - Establishment & Removal from Site		4,500.00	4,500.00	
2.30.04	Site Fencing		7,275.00	7,000.00	
2.30.05	Gates in fence		10,800.00	10,800.00	
2.30.06	Scaffolding - Fixed		4,500.00	4,500.00	
2.30.07	Scaffolding - Mobiles		20,000.00	20,000.00	
2.30.08	Roof Protection Rails		5,000.00	5,000.00	
2.30.09	Crane Hire		10,000.00	10,000.00	
2.30.10	Rubbish Bins (assuming 2 per week x 12 weeks)		18,000.00	18,000.00	
2.30.11	Final Building Clean		5,000.00	5,000.00	
2.30.12	Insurances - Contract Works		25,000.00	25,000.00	
2.30.13	Insurances - Public Liability		Included Above	Included Above	
2.30.14	Mobile Phones		1,800.00	1,800.00	
2.30.15	Temporary Power		7,500.00	7,500.00	
2.30.16	Temporary Water		2,500.00	2,500.00	
2.30.17	Services Usage during construction		2,500.00	2,500.00	
2.30.18	Site Manager (Assuming 16 weeks)		64,000.00	64,000.00	
2.30.19	Site Labour (assuming 10 weeks)		25,000.00	25,000.00	
2.31	Builders Margin	95,000.00	0.00	0.00	Assuming Structure by Apex and Fitout managed by The Sydney Real Tennis Club
2.32	Contingency Sum				
2.32.01	Design Contingency Sum	115,000.00	115,000.00	115,000.00	Design Contingency Sum maintained
2.32.02	Contract Contingency Sum	115,000.00	115,000.00	115,000.00	Contract Contingency Sum maintained
3.00	Consultant Costs:				
3.01	Development Application:				
3.01.01	Architect	0.00	0.00	0.00	Are any costs to be considered for the preparation of the Architectural documentation by Sav?
3.01.02	Accessibility Consultant	2,500.00	2,500.00	2,500.00	Plug figure
3.01.03	BCA Assessment & Report	3,000.00	3,000.00	3,000.00	Plug figure
3.01.04	Hydraulic Services - Stormwater Concept	1,800.00	1,800.00	1,800.00	
3.01.05	Acoustic Consultant	4,000.00	4,000.00	4,000.00	
3.01.06	Heritage Consultant	2,500.00	2,500.00	2,500.00	Plug figure
3.01.07	Remediation Action Plan	7,500.00	7,500.00	7,500.00	Plug figure
3.01.08	Traffic Consultant	5,400.00	5,400.00	5,400.00	
3.01.09	Landscape Architect	2,000.00	2,000.00	2,000.00	Plug figure
3.01.10	Town Planner	4,000.00	4,000.00	4,000.00	
3.01.11	Arborist	1,500.00	1,500.00	1,500.00	Plug figure
3.01.10	Miscellaneous	0.00	0.00	0.00	
3.02	Construction Phase				
3.02.01	Surveyor	6,500.00	6,500.00	6,500.00	
3.02.02	Architect	0.00	0.00	0.00	Are any costs to be considered for the preparation of the Architectural documentation by Sav?

No.	Description	Coutts Cost Consulting	Apex Building Systems	Adjusted Cost Plan	Comments
3.02.03	Structural Engineer	35,000.00	37,875.00	35,000.00	
3.02.04	Civil Engineer	6,500.00	6,500.00	6,500.00	Costs included on the basis the Scope of Works will also include the construction of a new carpark
3.02.05	Geotechnical Consultant	6,500.00	6,500.00	6,500.00	
3.02.06	Hydraulic Engineer	6,000.00	6,000.00	6,000.00	
3.02.07	Electrical Engineer	5,000.00	5,000.00	5,000.00	Assuming a Design Brief only is required
3.02.08	Section J Report	3,000.00	3,000.00	3,000.00	
3.02.09	Principal Certifying Authority	6,500.00	6,500.00	6,500.00	
3.02.10	Long Service Leave Levy	9,625.00	9,625.00	9,625.00	Basis - \$2,500,000.00 + GST @ 0.35%
4.00	Local Council & Statutory Fees:				
4.01	Development Application Fees	6,000.00	6,000.00	6,000.00	
4.02	Section 94 Contributions	25,000.00	25,000.00	25,000.00	Basis - \$2,500,000.00 @ 1.0%
4.03	Security Damage Deposit Bonds	3,500.00	3,500.00	3,500.00	
TOTAL BUILDING COSTS \$		2,757,280.00	2,452,090.00	2,646,340.00	Costs are exclusive of GST

Exclusions:

- 1.00 Dealing with Asbestos and Contaminated Ground
- 2.00 Pad Mounted Kiosk Substation
- 3.00 Carparking Works
- 4.00 Goods & Services Tax

Elemental Summary

26/10/2018

Schematic Design Cost Plan

for

Sydney Real Tennis Club, Cheltenham - Oct 2018 - Job No.19037

Description	Quantity	Unit	Rate	Markup	Total
Area Schedule					\$0.00
FECA (new build)					\$821.00
UCA (new build)					\$42.00
GFA					-\$863.00
Works To Existing Building					\$99,400.00
Demolition					\$5,660.00
Substructure					\$20,400.00
Superstructure					\$18,360.00
Finishes					\$37,855.00
Fittings					\$4,000.00
Services					\$13,125.00
Demolition					\$14,535.00
Demolition Works					\$14,535.00
Substructure					\$222,450.00
Substructure Works					\$222,450.00
Superstructure					\$1,069,160.00
Columns					\$34,650.00
Upper Floors					\$88,110.00
Stairs					\$26,600.00
Roof					\$318,100.00

Description	Quantity	Unit	Rate	Markup	Total
External Walls & Windows					\$417,055.00
External Doors					\$13,500.00
Internal Walls & Screens					\$161,345.00
Internal Doors					\$9,800.00
Finishes					\$137,155.00
Wall Finishes					\$9,090.00
Floor Finishes					\$108,225.00
Ceiling Finishes					\$19,840.00
Fittings					\$30,905.00
Joinery					\$20,400.00
Misc Fittings					\$3,505.00
Appliances & Equipment					\$3,000.00
Signage					\$4,000.00
Services					\$210,550.00
Hydraulic					\$19,450.00
Mechanical					\$8,200.00
Fire					\$12,300.00
Electrical					\$70,600.00
Lift Services					\$100,000.00
External Services					\$47,500.00
External Services Works					\$47,500.00
External Works					\$37,300.00
Hardscape					\$21,300.00
Landscaping					\$16,000.00
Preliminaries					\$380,000.00
Preliminaries					\$380,000.00
Contingency					\$230,000.00
Contingency					\$230,000.00

Notes & Exclusions

Description	Quantity	Unit	Rate	Markup	Total
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Notes & Exclusions

				Subtotal	\$2,478,955.00
				Adjustment	\$0.00
				Post adjustment	\$2,478,955.00
				G.S.T [10%]	\$247,895.50
				Total	\$2,726,850.50

Elemental Breakup

25/10/2018

Schematic Design Cost Plan

for

Sydney Real Tennis Club, Cheltenham - Oct 2018 - Job No.19037

Description	Quantity	Unit	Rate	Markup	Total
Area Schedule					\$0.00
FECA (new build)					\$821.00
Ground Floor	661	m2	\$1.00		\$661.00
Level 1	160	m2	\$1.00		\$160.00
UCA (new build)					\$42.00
Ground Floor	0	m2	\$1.00		\$0.00
Level 1	42	m2	\$1.00		\$42.00
GFA	863	m2	-\$1.00		-\$863.00
Works To Existing Building					\$99,400.00
Demolition					\$5,660.00
Clear out existing undercroft space	136	m2	\$10.00		\$1,360.00
Form single door opening in masonry wall	2	no	\$1,000.00		\$2,000.00
Remove windows / form door way opening in masonry wall for connection between existing club stairwell & new entry	2	no	\$1,000.00		\$2,000.00
Remove existing roller door	1	no	\$100.00		\$100.00
Remove shower enclosures	4	no	\$50.00		\$200.00
Substructure					\$20,400.00
Excavation in other than rock	0	m3	\$90.00		\$0.00
Slab on ground including 1:14 ramp	136	m2	\$150.00		\$20,400.00
Superstructure					\$18,360.00
Internal Walls & Screens					\$12,960.00
Masonry walls with render & paint finish to both faces	48	m2	\$270.00		\$12,960.00
Internal Doors					\$5,400.00

Description	Quantity	Unit	Rate	Markup	Total
Single solid core doors, including frame, hardware & paint finish	2	no	\$900.00		\$1,800.00
Double solid core doors, including frame, hardware & paint finish	2	no	\$1,800.00		\$3,600.00
Finishes					\$37,855.00
Wall Finishes					\$11,175.00
Allowance for render & paint finish to existing brickwork	149	m2	\$75.00		\$11,175.00
Floor Finishes					\$16,040.00
Vinyl sheet flooring	133	m2	\$110.00		\$14,630.00
Vinyl skirting	94	m	\$15.00		\$1,410.00
Ceiling Finishes					\$10,640.00
Set plasterboard ceiling to underside of existing timber floor joists, & paint finish	133	m2	\$80.00		\$10,640.00
Fittings					\$4,000.00
New shower enclosures	4	no	\$1,000.00		\$4,000.00
Services					\$13,125.00
Hydraulic					\$3,150.00
Replace trough urinal with 2no waterless urinals	1	item	\$3,150.00		\$3,150.00
Mechanical					\$0.00
Works to new hall & multipurpose rooms - Excluded	133	m2	\$0.00		\$0.00
Fire					\$1,995.00
Allowance for detection & EWIS to new hall & multipurpose rooms	133	m2	\$15.00		\$1,995.00
Electrical					\$7,980.00
New / replacement power & lighting to new hall & multipurpose rooms	133	m2	\$60.00		\$7,980.00
Demolition					\$14,535.00
Demolish existing single storey timber building	46	m2	\$80.00		\$3,680.00
Break up existing bitumen driveway	140	m2	\$40.00		\$5,600.00
Break up existing concrete slab	20	m2	\$40.00		\$800.00
Break up existing concrete slab & redundant stair	15	m2	\$60.00		\$900.00
Removal of vegetation / general site clearance	711	m2	\$5.00		\$3,555.00
Substructure					\$222,450.00
Excavation in other than rock - Cut	235	m3	\$25.00		\$5,875.00
Excavation in other than rock - Fill	670	m3	\$25.00		\$16,750.00

Description	Quantity	Unit	Rate	Markup	Total
Extra Over for imported fill	435	m3	\$75.00		\$32,625.00
Footings & slab on ground	661	m2	\$200.00		\$132,200.00
Extra Over for ramps & steps to change in levels	1	item	\$5,000.00		\$5,000.00
Extra Over for forming ball channel & ball basket pit	1	item	\$3,000.00		\$3,000.00
Extra Over for lift pit	1	item	\$10,000.00		\$10,000.00
Allowance for underpinning of existing retaining wall / new footing works for new retaining wall works adjacent to existing	17	m	\$1,000.00		\$17,000.00
Superstructure					\$1,069,160.00
Columns					\$34,650.00
Allowance for column support to L1 floors	24	m	\$400.00		\$9,600.00
Allowance for column support to roof areas	63	m	\$350.00		\$22,050.00
Allowance for timber support posts to penthouse roof, including paint finish	10	m	\$300.00		\$3,000.00
Upper Floors					\$88,110.00
In situ concrete upper floor	267	m2	\$330.00		\$88,110.00
Stairs					\$26,600.00
Internal concrete stair flights & landings	12	m2	\$500.00		\$6,000.00
Metal balustrade	13	m	\$350.00		\$4,550.00
External concrete stair flights & landings	23	m2	\$500.00		\$11,500.00
Metal balustrade	13	m	\$350.00		\$4,550.00
Roof					\$318,100.00
Sandwich panel roof (Arcpanel), including steel support framing (allowed 30kg/m2)	730	m2	\$390.00		\$284,700.00
Cappings & flashings	126	m	\$50.00		\$6,300.00
Eaves gutters	61	m	\$100.00		\$6,100.00
Downpipes	37	m	\$90.00		\$3,330.00
Plywood internal roof to penthouse, including timber support framing & paint finish to surface	114	m2	\$155.00		\$17,670.00
External Walls & Windows					\$417,055.00
Precast concrete wall panels, say 150 thick, with paint finish externally & hardener applied finish "Ashford formula" internally	484	m2	\$370.00		\$179,080.00
Extra Over allowance for brick veneer cladding / tiles to approx 15% of external face area	121	m2	\$150.00		\$18,150.00
200 PFC capping to precast panels, including paint finish	94	m	\$220.00		\$20,680.00
150 PFC fixed to internal face of precast panels, including finish	66	m	\$220.00		\$14,520.00

Description	Quantity	Unit	Rate	Markup	Total
Masonry cavity walls with render & paint finish to both faces	26	m2	\$410.00		\$10,660.00
Masonry retaining walls with render & paint finish to one face. Built against existing wall	51	m2	\$415.00		\$21,165.00
Aluminium framed glazed walls	143	m2	\$550.00		\$78,650.00
Aluminium framed high level windows / translucent panels	121	m2	\$500.00		\$60,500.00
Aluminium framed glazed balustrade to terrace & verandah	21	m	\$650.00		\$13,650.00
External Doors					\$13,500.00
1800x2100 main entry glazed double doors	1	no	\$2,500.00		\$2,500.00
900x2100 rear entry glazed single sliding doors. No allowance for auto operators	1	no	\$1,500.00		\$1,500.00
2400x2100 terrace / verandah glazed single sliding double doors	2	no	\$4,000.00		\$8,000.00
1400x2100 metal roller door to maintenance store	1	no	\$1,500.00		\$1,500.00
Internal Walls & Screens					\$161,345.00
Precast concrete wall panels, say 150 thick, with paint finish to one face and hardener applied finish "Ashford formula" to courtside	212	m2	\$370.00		\$78,440.00
Masonry walls with render & paint finish to both faces	72	m2	\$270.00		\$19,440.00
Masonry walls with render & paint finish to one face, to lift shaft	53	m2	\$205.00		\$10,865.00
Aluminium framed glazed wall to pro's workshop	9	m2	\$450.00		\$4,050.00
Aluminium framed single glazed window (Lounge to Dedan)	8	m2	\$450.00		\$3,600.00
12mm toughened glass frameless panels (lounge to court). Taken floor to soffit	54	m2	\$800.00		\$43,200.00
Balustrade / handrail to ramp (entry to lounge)	5	m	\$350.00		\$1,750.00
Internal Doors					\$9,800.00
Single solid core doors, including frame, hardware & paint finish	7	no	\$900.00		\$6,300.00
2400x2100 glazed single sliding double doors (pro's workshop)	1	no	\$3,500.00		\$3,500.00
Finishes					\$137,155.00
Wall Finishes					\$9,090.00
Ceramic wall tiling to accessible WC (taken full height to 2400mm)	22	m2	\$120.00		\$2,640.00
Allowance for render & paint finish to existing brickwork	86	m2	\$75.00		\$6,450.00
Floor Finishes					\$108,225.00

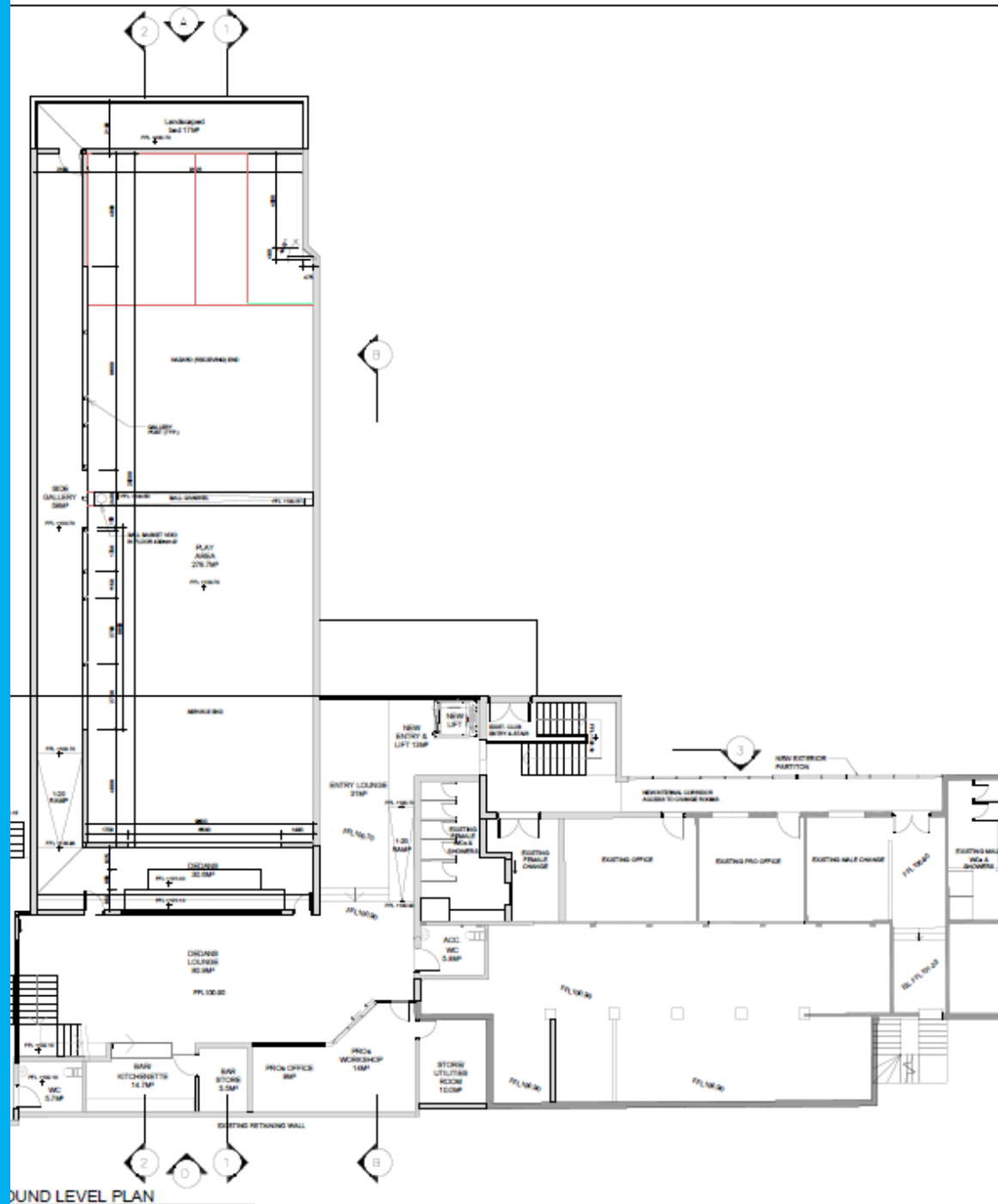
Description	Quantity	Unit	Rate	Markup	Total
Sealer to concrete (stores, Dedan & side gallery)	128	m2	\$20.00		\$2,560.00
Polished concrete / hardener applied finish "Ashford formula" to court	278	m2	\$70.00		\$19,460.00
Court line marking (including wall markers)	1	item	\$1,500.00		\$1,500.00
Vinyl sheet flooring	344	m2	\$110.00		\$37,840.00
Vinyl sheet flooring, non slip, to bar & bar store	23	m2	\$120.00		\$2,760.00
Ceramic tile flooring to wet area, including waterproofing & screed	6	m2	\$240.00		\$1,440.00
Ceramic tile flooring to external terrace / verandah, including waterproofing & screed	116	m2	\$240.00		\$27,840.00
Vinyl skirting	205	m	\$15.00		\$3,075.00
Raised timber tiered flooring in Dedan	13	m2	\$500.00		\$6,500.00
Finish to concrete stair treads, risers & landings	12	m2	\$150.00		\$1,800.00
Tiled finish to external concrete stair treads, risers & landings	23	m2	\$150.00		\$3,450.00
Ceiling Finishes					\$19,840.00
Paint finish to exposed concrete slab soffit	237	m2	\$15.00		\$3,555.00
Paint finish to exposed timber soffit	111	m2	\$15.00		\$1,665.00
Moisture resistant set plasterboard ceiling, including suspension system & paint finish	6	m2	\$90.00		\$540.00
Paint finish to court roof soffit (face of sandwich panel roof)	393	m2	\$20.00		\$7,860.00
Paint finish to roof soffit of level 1 areas (face of sandwich panel roof)	160	m2	\$20.00		\$3,200.00
Paint finish to external roof soffit (face of sandwich panel roof)	151	m2	\$20.00		\$3,020.00
Fittings					\$30,905.00
Joinery					\$20,400.00
Pro office counter	6	m	\$1,000.00		\$6,000.00
Pro office bench / cupboards	3	m	\$800.00		\$2,400.00
Bar counter	4	m	\$1,500.00		\$6,000.00
Bar glass shelving	1	item	\$1,500.00		\$1,500.00
Kitchenette benchtop, including underbench & over bench cupboards, & splashback	3	m	\$1,500.00		\$4,500.00
Misc Fittings					\$3,505.00
Toilet paper dispenser	1	no	\$125.00		\$125.00
Soap dispenser	1	no	\$125.00		\$125.00
Paper towel dispenser	1	no	\$125.00		\$125.00
Coar hook	1	no	\$30.00		\$30.00
Grab rail set	1	no	\$750.00		\$750.00
Mirror	1	no	\$150.00		\$150.00

Description	Quantity	Unit	Rate	Markup	Total
Court net	1	item	\$500.00		\$500.00
Netting to gallery & dandan openings	34	m2	\$50.00		\$1,700.00
Appliances & Equipment					\$3,000.00
Oven to kitchenette - Excluded	1	no	\$0.00		\$0.00
Cooktop to kitchenette - Excluded	1	no	\$0.00		\$0.00
Dishwasher to kitchenette - Excluded	1	no	\$0.00		\$0.00
Microwave to kitchenette - Excluded	1	no	\$0.00		\$0.00
Refrigerator to kitchenette - Excluded	1	no	\$0.00		\$0.00
Glass fronted bar fridge	1	no	\$3,000.00		\$3,000.00
Beer taps, lines, refrigeration, post mix, etc to bar - Excluded	1	no	\$0.00		\$0.00
Point of Sale equipment to bar - Excluded	1	no	\$0.00		\$0.00
Signage					\$4,000.00
Allowance for statutory & direction signage	1	item	\$2,000.00		\$2,000.00
Allowance for building name signage	1	item	\$2,000.00		\$2,000.00
Services					\$210,550.00
Hydraulic					\$19,450.00
Accessible WC	1	no	\$3,000.00		\$3,000.00
Accessible basin	1	no	\$1,800.00		\$1,800.00
Floor waste	1	no	\$750.00		\$750.00
Double sink to bar / kitchenette	1	no	\$2,500.00		\$2,500.00
New hot water plant	1	item	\$3,000.00		\$3,000.00
Inground stormwater services	1	item	\$8,400.00		\$8,400.00
Mechanical					\$8,200.00
Allowance for ventilation & extraction	820	m2	\$10.00		\$8,200.00
Fire					\$12,300.00
Allowance for detection & EWIS	820	m2	\$15.00		\$12,300.00
Electrical					\$70,600.00
Allowance for power, lighting, comms, & security	820	m2	\$80.00		\$65,600.00
Allowance for external lighting	1	item	\$5,000.00		\$5,000.00
Lift Services					\$100,000.00
Lifts serving 2 levels	1	no	\$100,000.00		\$100,000.00
External Services					\$47,500.00
Allowance for sewer connection to existing	1	item	\$5,000.00		\$5,000.00
Allowance for stormwater connection to existing	1	item	\$5,000.00		\$5,000.00
Allowance for OSD tank - Excluded	0	item	\$0.00		\$0.00
Allowance for gas connection - Excluded	0	item	\$0.00		\$0.00

Description	Quantity	Unit	Rate	Markup	Total
Allowance for water connection to existing	1	item	\$2,500.00		\$2,500.00
Allowance for electrical connection / submain works	1	item	\$5,000.00		\$5,000.00
Allowance for alterations / relocation of existing electrical overhead supply cables to existing building	1	item	\$10,000.00		\$10,000.00
Allowance for relocation of existing mobile phone towers & equipment	1	item	\$20,000.00		\$20,000.00
External Works					\$37,300.00
Hardscape					\$21,300.00
New entry paving	5	m2	\$250.00		\$1,250.00
New / make good to perimeter paths	87	m2	\$150.00		\$13,050.00
Allowance to patch existing bitumen driveway finish where disturbed	1	item	\$1,000.00		\$1,000.00
Infill fence to redundant driveway	6	m	\$250.00		\$1,500.00
Allowance for make good paving outside site boundary, to redundant driveway entry	1	item	\$2,000.00		\$2,000.00
Allowance for external lighting	1	item	\$2,500.00		\$2,500.00
Landscaping					\$16,000.00
Allowance for planting / making good landscape areas disturbed	160	m2	\$100.00		\$16,000.00
Preliminaries					\$380,000.00
General preliminaries	15	%	\$19,000.00		\$285,000.00
Builders margin	5	%	\$19,000.00		\$95,000.00
Contingency					\$230,000.00
Design Development Contingency	5	%	\$23,000.00		\$115,000.00
Contract Contingency	5	%	\$23,000.00		\$115,000.00
Notes & Exclusions					
Based on architectural schematic design layouts CRC-A10, A11 & A40, dated 19/8/18		note			
Pricing at Oct 2018 levels. Escalation beyond Oct 2018 - EXCLUDED		note			
Removal of hazardous or contaminated materials - EXCLUDED		note			
Removal of General Solid Waste - EXCLUDED		note			
Excavation in non rippable rock - EXCLUDED		note			
Professional Fees - EXCLUDED		note			
Authority Fees & Charges - EXCLUDED		note			
Loose FF&E - EXCLUDED		note			

Subtotal	\$2,478,955.00
Adjustment	\$0.00
Post adjustment	\$2,478,955.00
G.S.T [10%]	\$247,895.50
Total	\$2,726,850.50

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GROUND LEVEL PLAN

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PROPOSED NEW INDOOR REAL TENNIS COURT
AND CLUB ROOMS