

**APPENDIX L – STANDARD DESIGN AND COST ESTIMATE FOR
DISTRICT OPEN SPACE PAVILLION**



STANDARD DESIGN FOR COMMUNITY INFRASTRUCTURE

Cost Estimate

MAY 2020



5 May 2020

CITY OF GOSNELLS

Standard Designs - Community Infrastructure

Concept design cost estimate	OPTION 1	OPTION 2
Changerooms building	\$ 840,000.00	\$ 840,000.00
Active reserve pavilion	\$ 675,000.00	\$ 675,000.00
Covered areas	\$ 285,000.00	\$ 285,000.00
External works and services	\$ 600,000.00	\$ 600,000.00
Loading for staged construction (2 stages)		\$ 150,000.00
Construction Cost (excl GST)	\$ 2,400,000.00	\$ 2,550,000.00
Design and construction contingency - 10%	\$ 240,000.00	\$ 255,000.00
Construction Cost + Contingency (excl GST)	\$ 2,640,000.00	\$ 2,805,000.00
<u>Exclusions</u>		
Consultant fees		
City of Gosnells PM fees		
Loose furniture and equipment		
AV equipment		
Building licence and planning fees		
Cost escalation to tender (past 2020)		

Notes

- * This estimate is indicative only based on Hodge Collard Preston's concept drawing SK02 and is not based on a detailed design or engineering consultant input
- * Cost escalation of 2% p.a. (estimated) should be factored into budget forecasts beyond 2021

Options

1 Single project

2 Staged project - 2 stages

Specific estimate exclusions (in addition to items noted above)

- * Rock excavation, dewatering, removal of bad ground
- * Retaining walls, steps and ramps (estimate based on flat sandy site)
- * CCTV installation (cabling has been included)
- * Fire service connection to building
- * Boundary fencing and gates
- * Irrigation bore

Specific estimate inclusions

- * Car parking incl. civil drainage and lighting (45 bays + 2 disabled bays)
- * Solar PV system - \$25,000
- * Soft landscaping and inrrigation - \$30,000
- * WCWA headworks charges - \$30,000
- * ATCO gas headwork charges - \$5,000
- * Western Power charges - \$30,000
- * Telstra/NBN headworks charges - \$5,000

Project: 20034 - CoG Standard Designs

Details: Concept design cost estimate

Building: Community Infrastructure

Item	Description	Quantity	Unit	Rate	Total
OPTION 1					
<u>BUILDINGS</u>					
Changerooms Building					
1	FECA - 263m ²				
2	Changeroom area (x2)	85	m2	2,700.00	229,500
3	Toilet/shower (x2)	54	m2	4,500.00	243,000
4	Umpire	12	m2	4,000.00	48,000
5	UAT (x2)	15	m2	4,500.00	67,500
6	Kiosk	25	m2	3,600.00	90,000
7	Cleaner	6	m2	3,000.00	18,000
8	Store	48	m2	2,250.00	108,000
9	Circulation (incl. duct)	18	m2	2,000.00	36,000
					840,000
Active Reserve Pavilion					
10	FECA - 250m ²				
11	Hall	150	m2	2,400.00	360,000
12	Kitchen	25	m2	3,500.00	87,500
13	Foyer	16	m2	2,250.00	36,000
14	Toilets	21	m2	4,500.00	94,500
15	UAT	7	m2	5,000.00	35,000
16	Furniture store	14	m2	2,000.00	28,000
17	Plant / switchboard	9	m2	2,000.00	18,000
18	Circulation	8	m2	2,000.00	16,000
					675,000
Covered Areas					
19	Verandah and central covered area	570	m2	500.00	285,000
			Total		<u>1,800,000</u>
<u>EXTERNAL WORKS AND SERVICES</u>					
XP - Site Preparation					
20	Site preparation and earthworks (assumed flat sandy site)		item		20,000
21	Rock excavation, dewatering, removal of bad ground		note		excluded
22	Retaining walls		note		excluded
					20,000
XR - Roads, Footpaths & Paved Areas					
23	Car parking (incl. civil drainage) - 45 bays + 2 disabled bays	1,300	m2	100.00	130,000
24	Broom finished concrete paving (outside verandah areas)	200	m2	75.00	15,000
25	New crossovers	1	no	5,000.00	5,000
26	Form ramps and steps		note		excluded
					150,000
XN - Boundary Walls, Fencing & Gates					

Project: 20034 - CoG Standard Designs

Details: Concept design cost estimate

Building: Community Infrastructure

Item	Description	Quantity	Unit	Rate	Total
OPTION 1 (Continued)					
27	Boundary fencing and gates		note		excluded
28	Fencing and gates (between buildings)	2	no	10,000.00	20,000
					20,000
XB - Outbuildings & Covered Ways					
29	Bin enclosure		item		15,000
30	Grounds keeper shed		item		10,000
31	Shade structures - parking		note		excluded
					25,000
XL - Landscaping & Improvements					
32	Soft landscaping and irrigation (around building perimeter)		PS		30,000
33	Irrigation bore		note		excluded
34	Low walls, planters and fixed seating		note		excluded
					30,000
XH - External Hydraulic Services					
35	Stormwater drainage from roof area (soakwells)		item		40,000
36	External sewer, water and gas services - from boundary		item		50,000
37	Grease trap		item		15,000
38	External fire service - from boundary		item		excluded
39	WCWA headworks charges		PS		30,000
40	ATCO gas headwork charges		PS		5,000
					140,000
XE - External Electrical Services					
41	External electrical services connection to building - from boundary		item		50,000
42	Lighting to building exterior		item		10,000
43	Carpark lighting		item		30,000
44	Solar PV cells		PS		25,000
45	Western Power charges		PS		30,000
46	Telstra/NBN headworks charges		PS		5,000
					150,000
PR - Preliminaries					
47	Allowance for builders preliminaries costs (external works and services)		item		65,000
			Total		600,000
	TOTAL CONSTRUCTION COST (excl GST)				2,400,000
OPTION 1					2,400,000



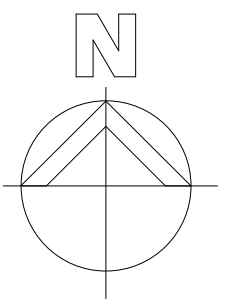
STANDARD DESIGN FOR COMMUNITY INFRASTRUCTURE

Drawings

MAY 2020



1 GROUND FLOOR PLAN
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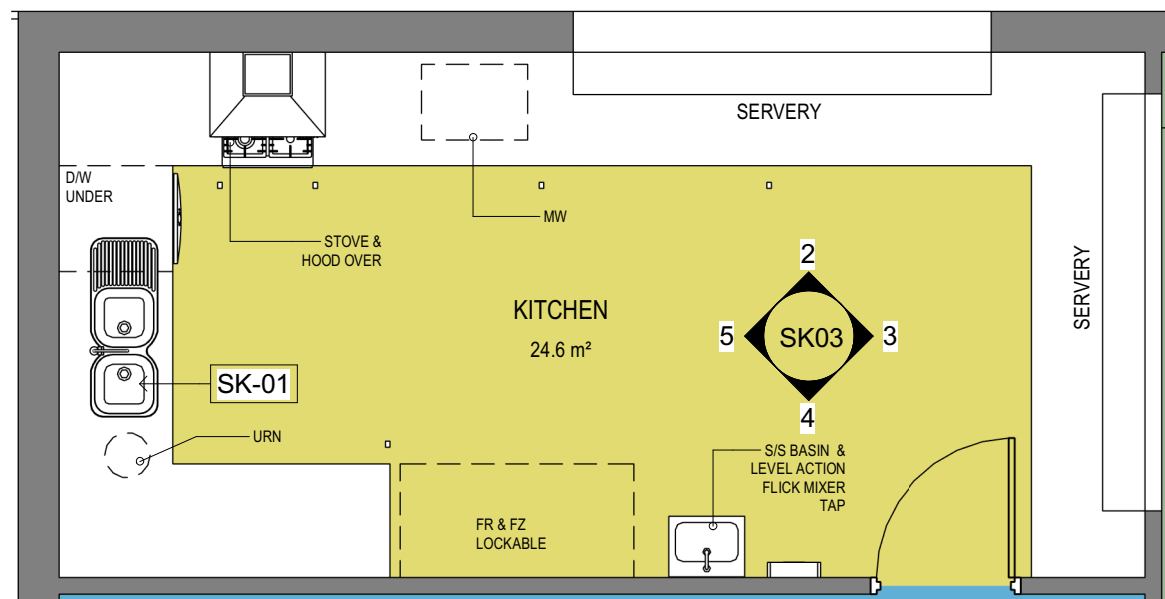


SK02

GOSNELLS ACTIVE RESERVE

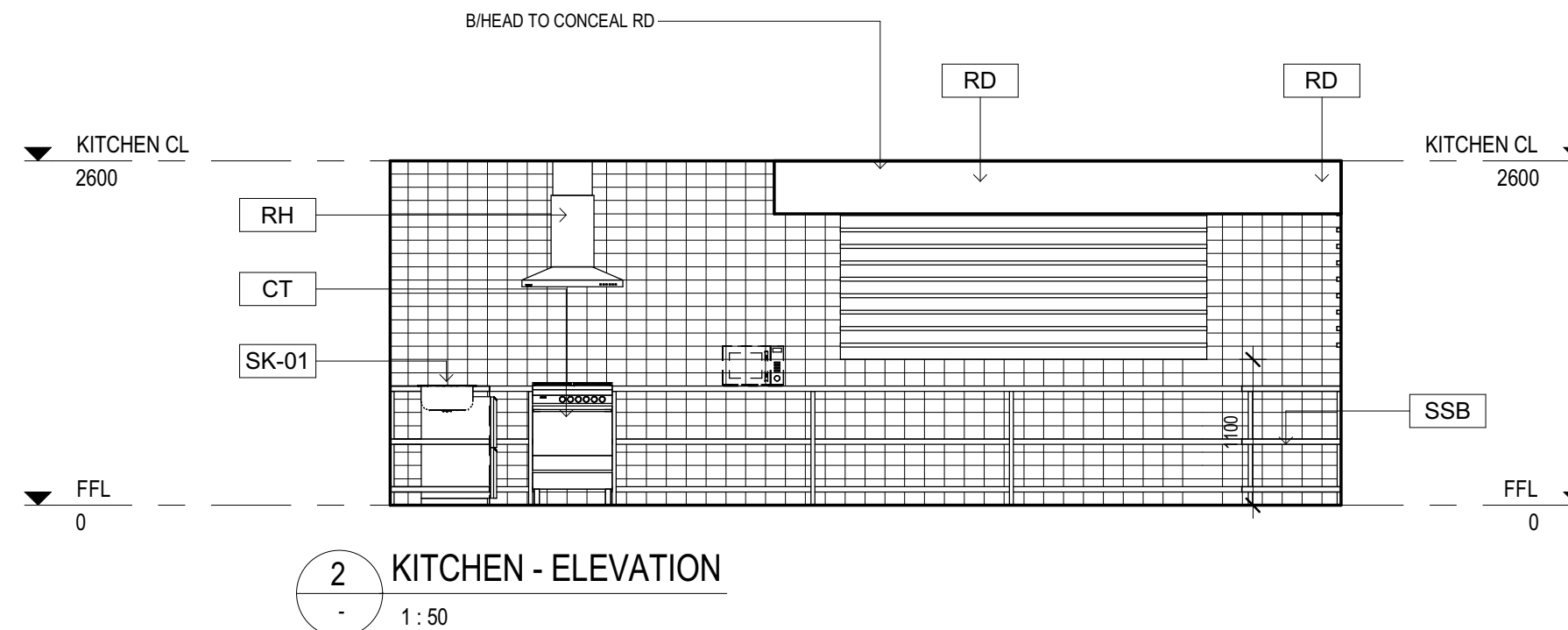
REVISION F PROJECT NO. 13.20 DATE 15.04.2020

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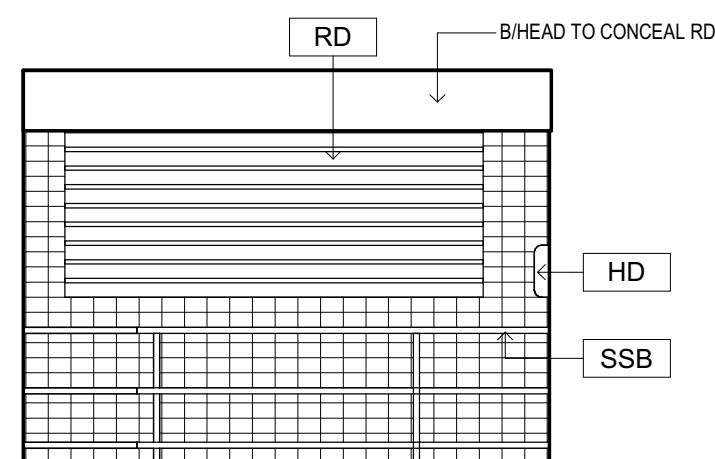


1 KITCHEN - FLOOR PLAN
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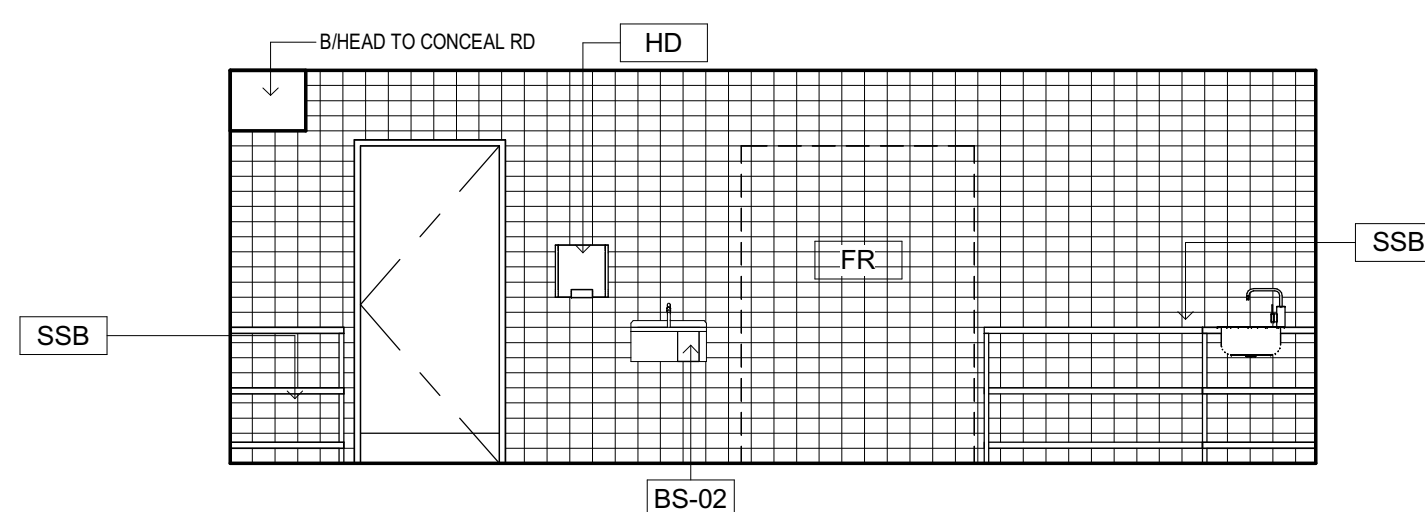
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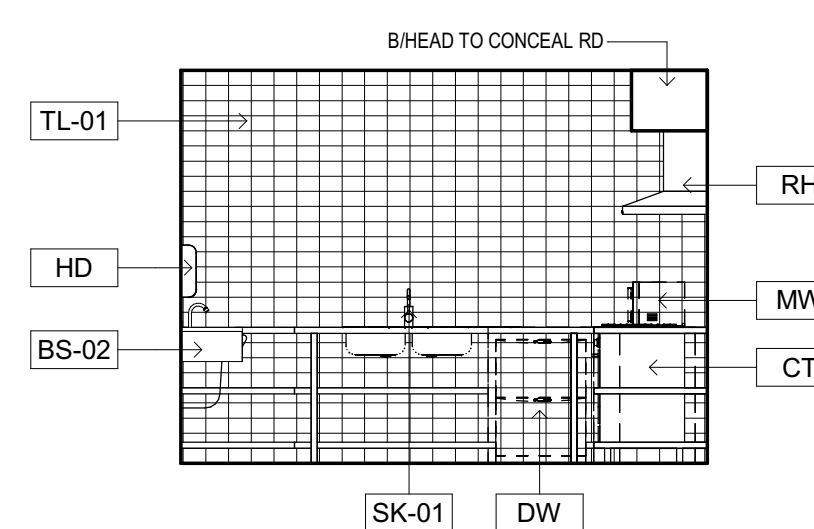
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3 KITCHEN - ELEVATION
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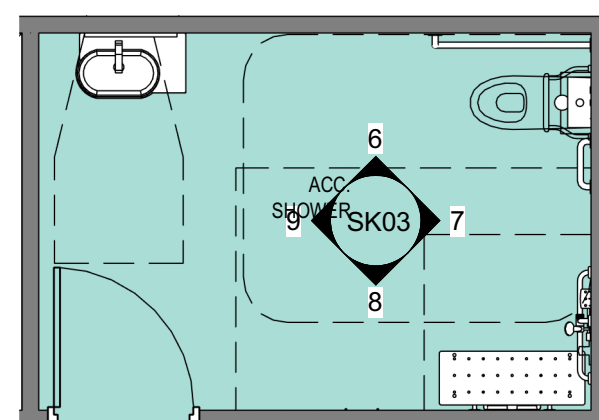


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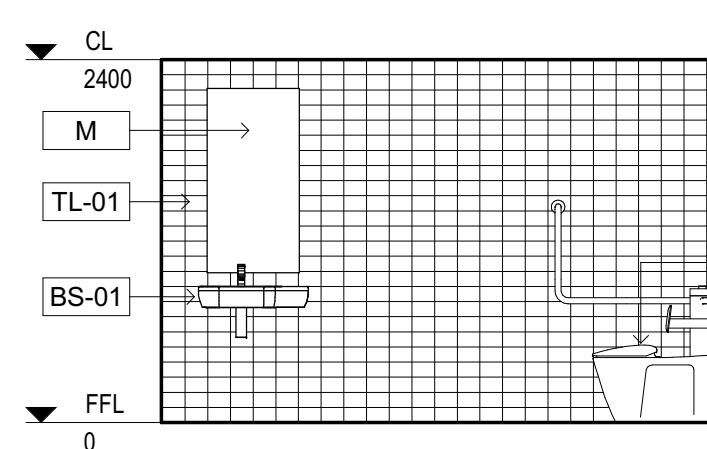


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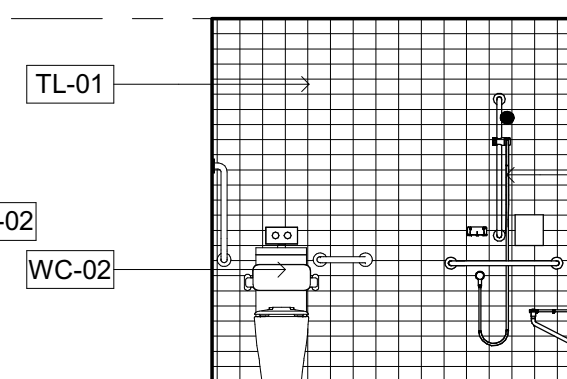
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Key Value	Keynote Text
B	BENCH SEAT
BCT	BABY CHANGE TABLE INSTALLED HORIZONTALLY
BS-01	BASIN 01
BS-02	BASIN 02 - KNEE OPERATED OR SIMILAR
CL	METAL CEILING COLORBOND FINISH COLOR TBC
CT	ELECTRIC COOKTOP & OVEN
DW	DISHWASHER (BY OTHERS)
FR	FRIDGE - BY OTHERS
HB1	
HD	HAND DRYER
M	MIRROR
MW	MICROWAVE (BY OTHERS)
PA	
PA-1	PARTITION - TOILET CUBICLE SYSTEM
PA-2	PARTITION - SHOWER CUBICLE SYSTEM
PB	SUSPENDED FLUSH JOINTED MR PLASTERBOARD CEILING
RD	ROLLER DOOR - KITCHEN SERVERY
RH	RANGE HOOD
SH	SHOWER TO AS1428.1-2009
SK-01	SINK 01
SK-02	
SSB	STAINLESS STEEL BENCHES, OPEN SHELVES UNDERNEATH - NO DOORS
TL-01	CERAMIC WALL TILE
TL-02	CERAMIC FLOOR TILE
UR	WALL HUNG URINAL
WC-02	UNIVERSALLY ACCESSIBLE WC ASSEMBLY TO AS1428.1-2009
WIN	SECURITY MESH NO GLASS WINDOW TO PROVIDE VENTILATION



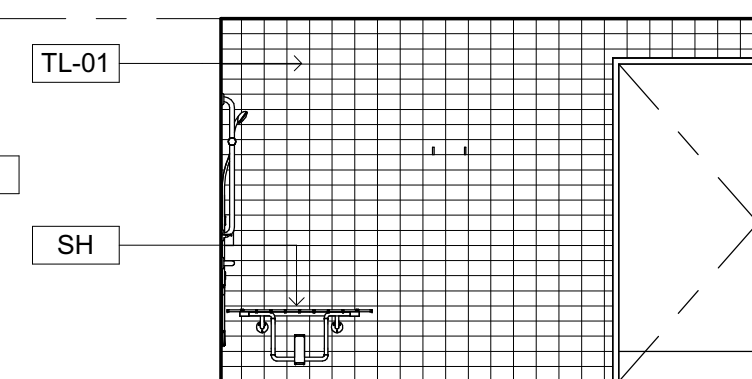
10 ACC SHOWER - FLOOR PLAN
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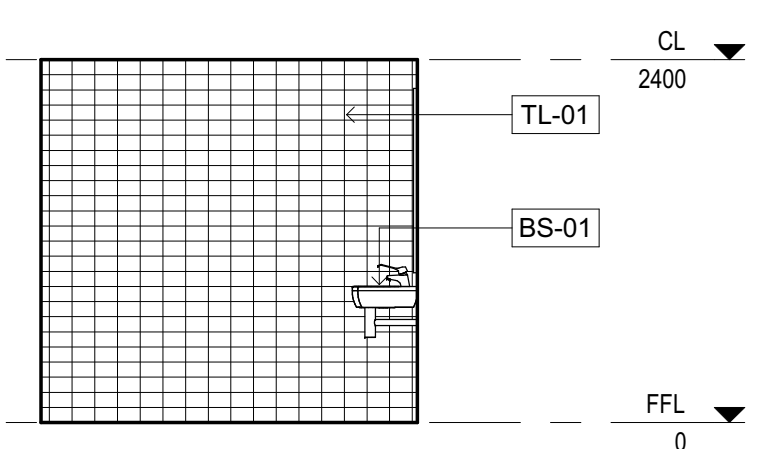
6 ACC. SHOWER - ELEVATION
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7 ACC. SHOWER - ELEVATION
1:50



8 ACC. SHOWER - ELEVATION
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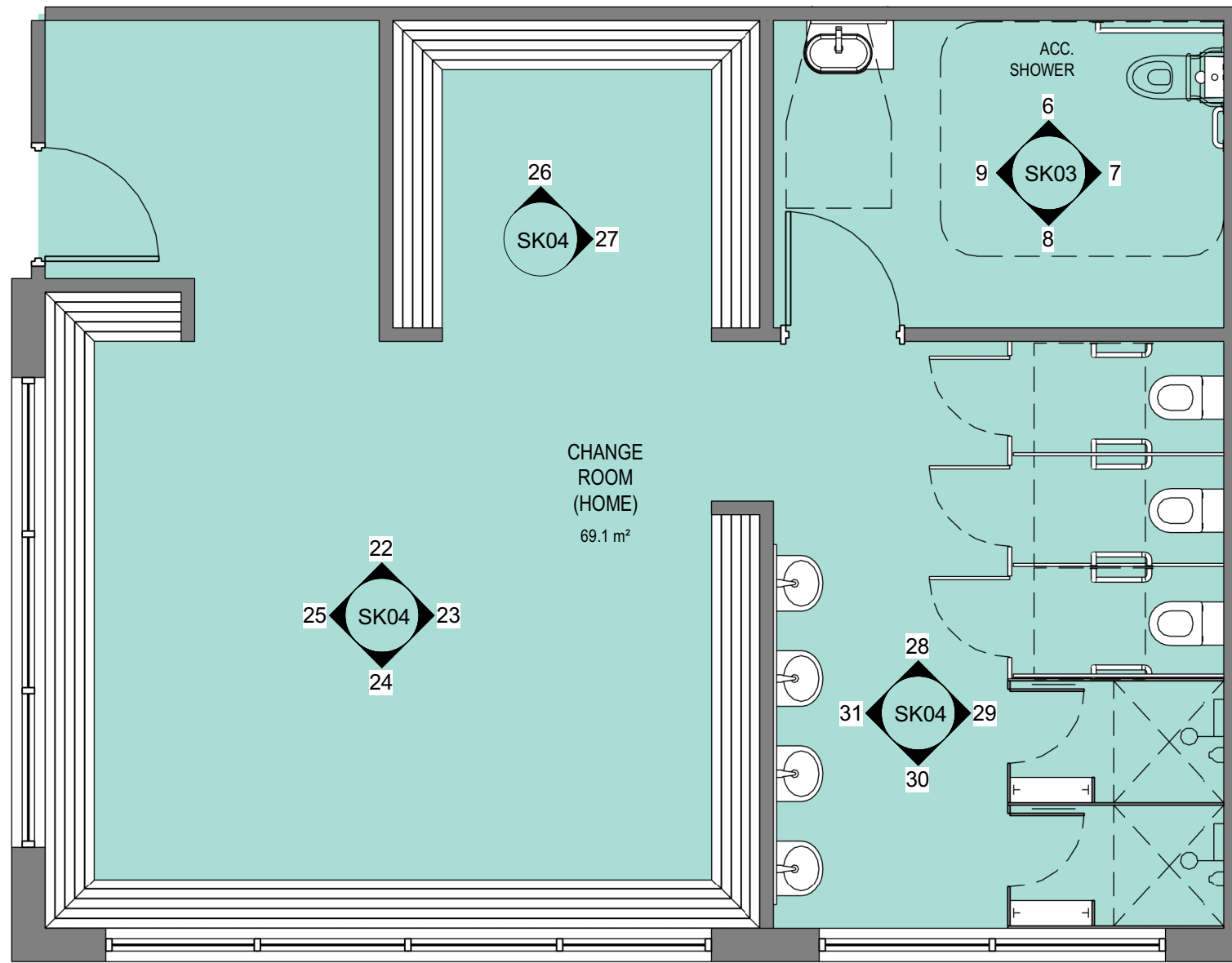
9 ACC. SHOWER - ELEVATION
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SK03

GOSNELLS ACTIVE RESERVE

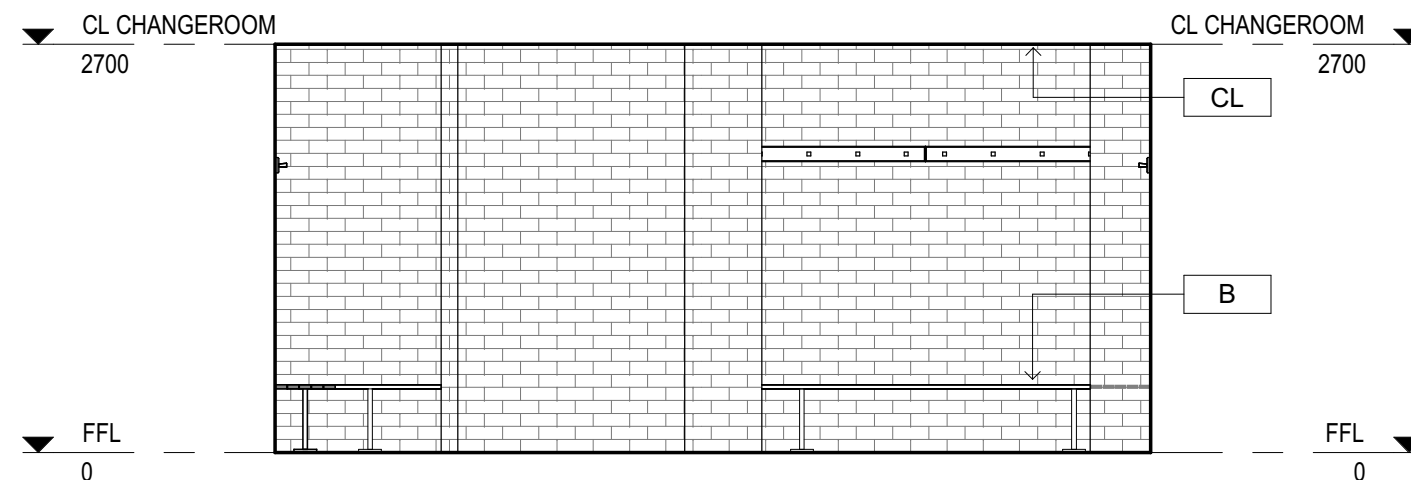
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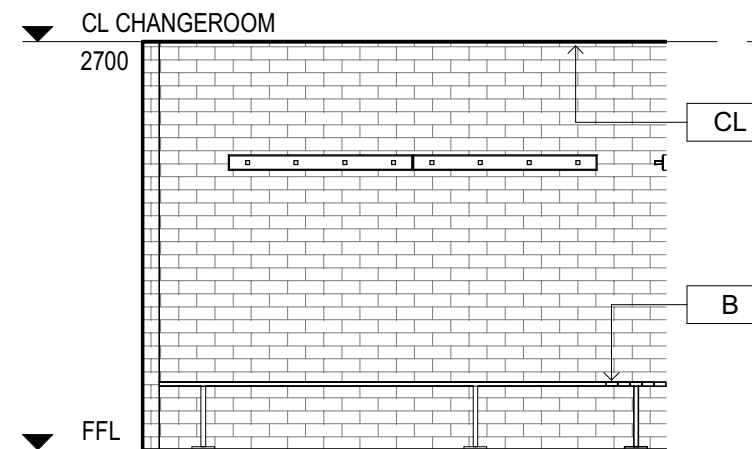


21 HOME CHANGEROM - FLOOR PLAN
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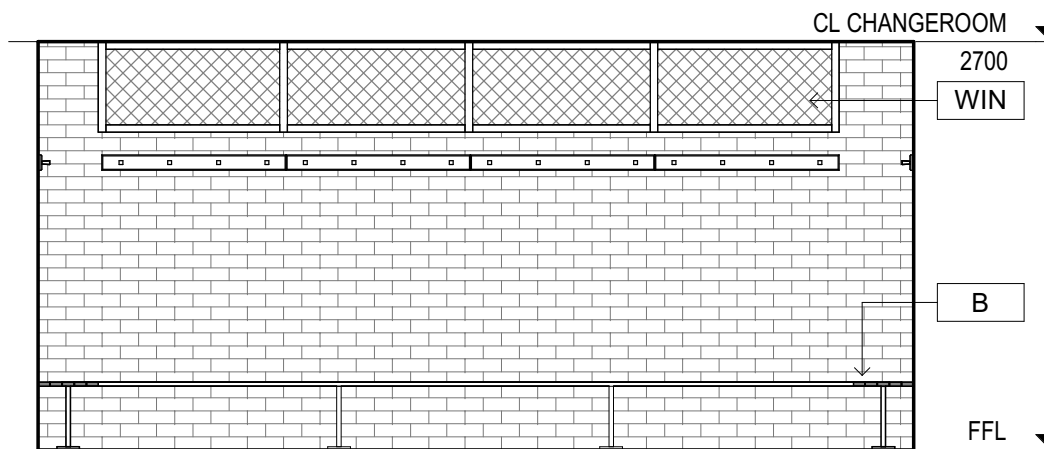
NOTE: AWAY CHANGEROOMS MIRRORED. REFER DESIGN & FUNCTIONALITY REQUIREMENTS SCHEDULE FOR DETAILS



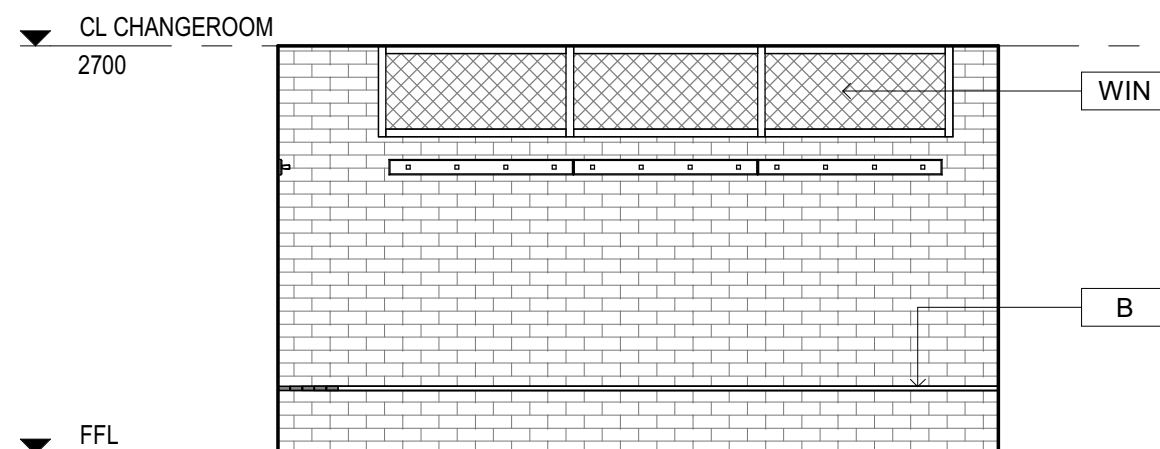
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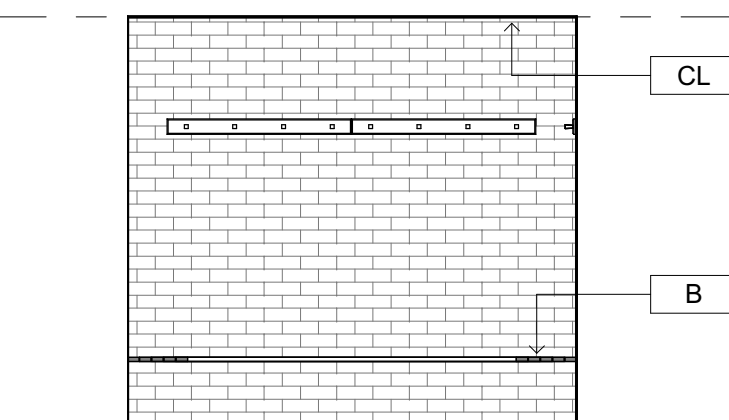
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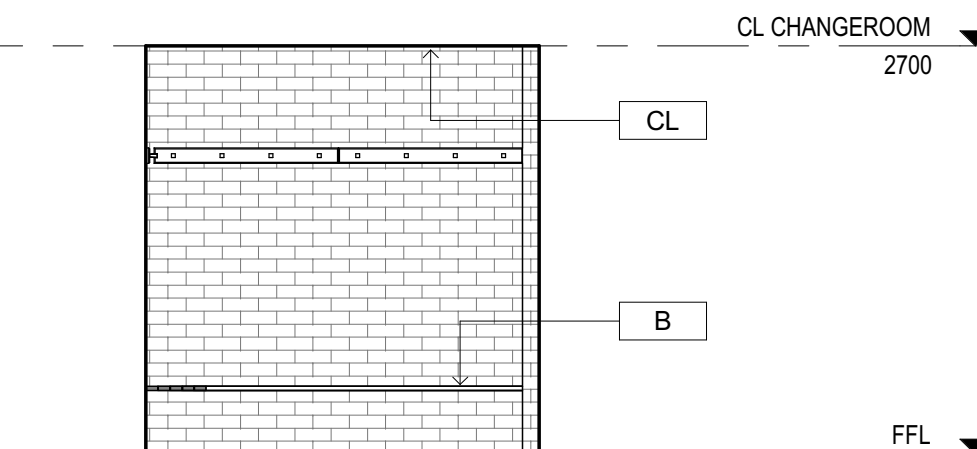
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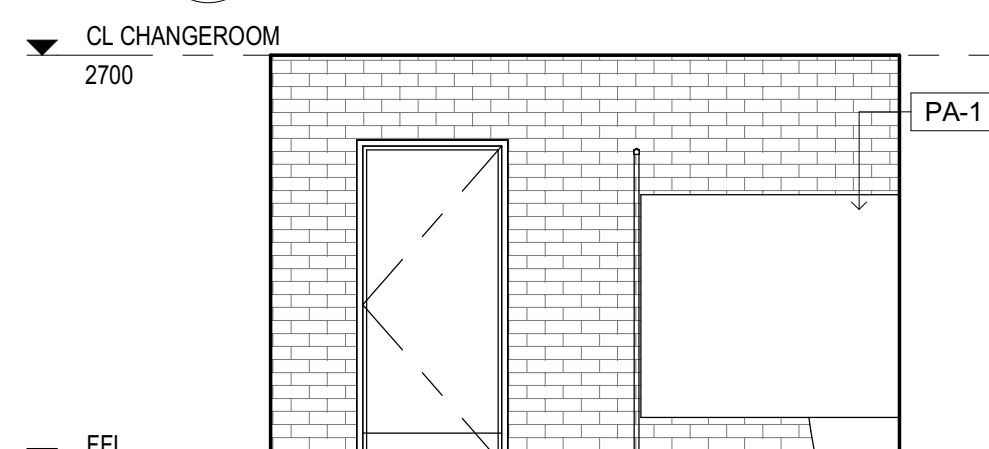
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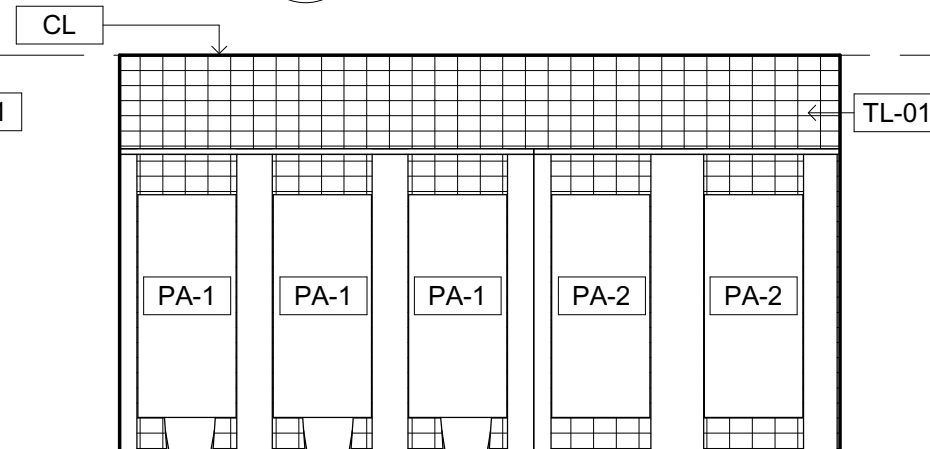
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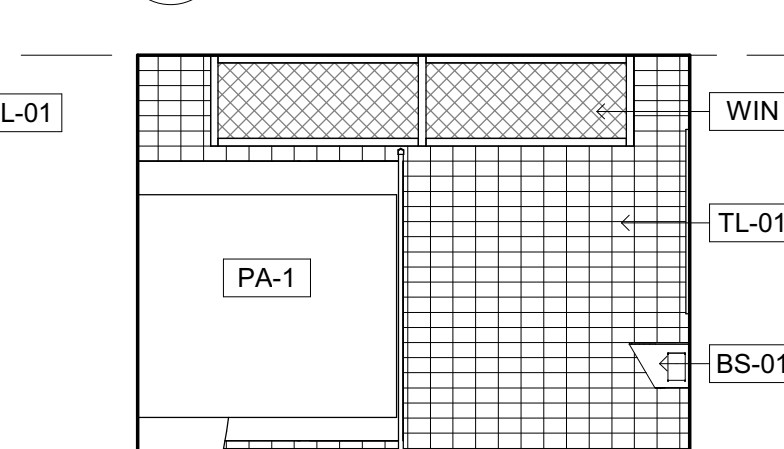
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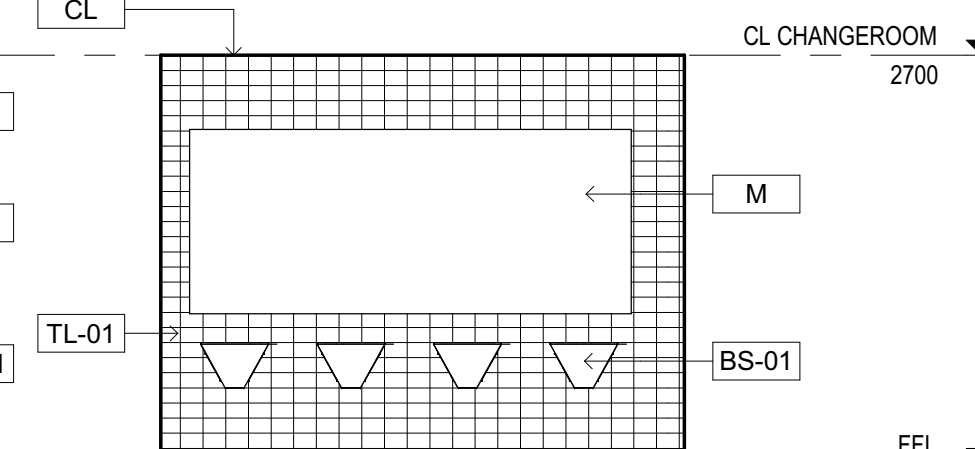
28 CR - ELEVATION
1:50



29 CR - ELEVATION
1:50



30 CR - ELEVATION
1:50



31 CR - ELEVATION
1:50

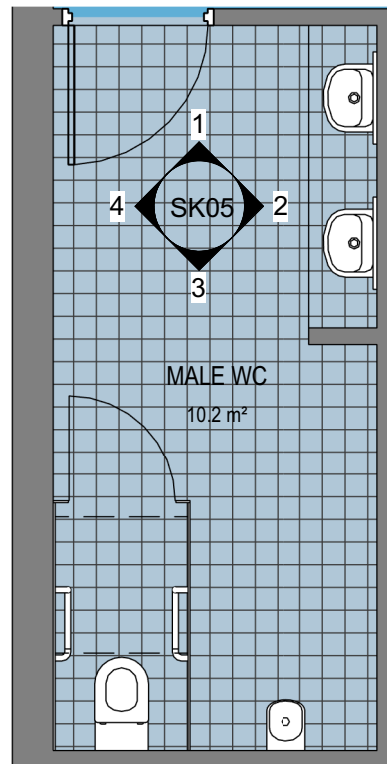
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SK04

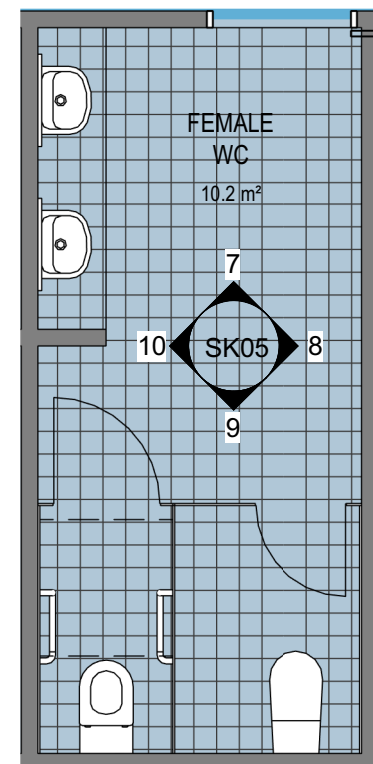
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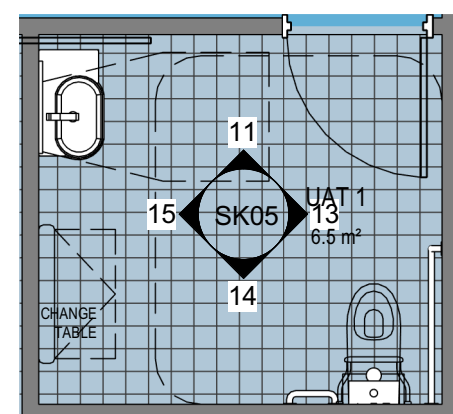
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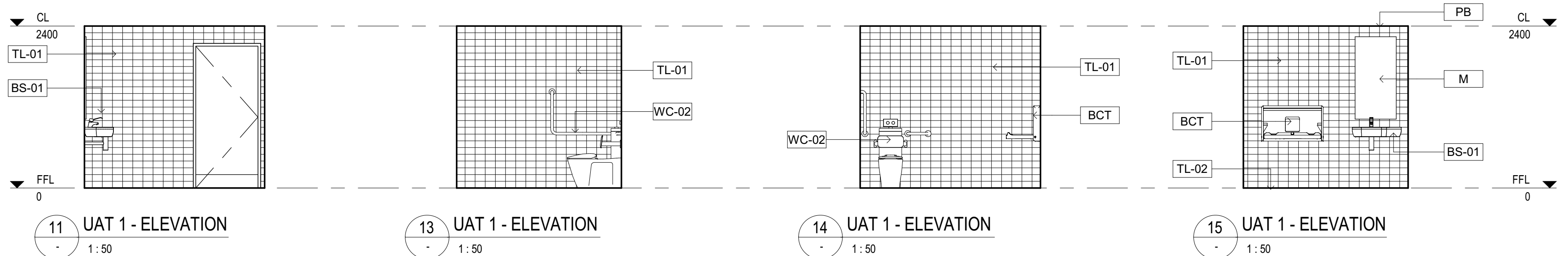
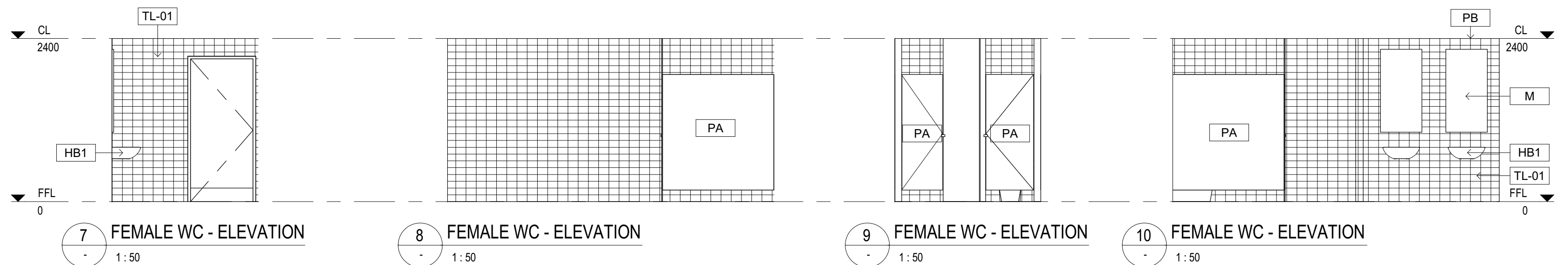
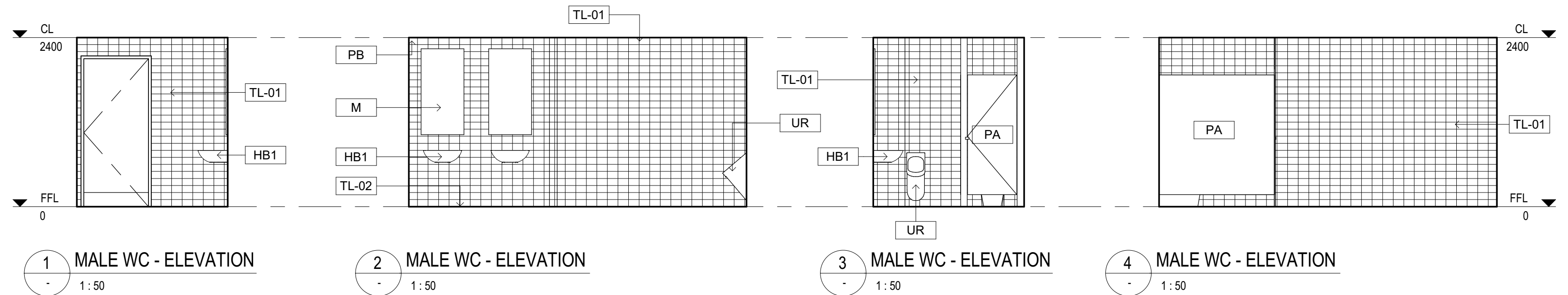
5 MALE WC - FLOOR PLAN
- 1:50



6 FEMALE WC - FLOOR PLAN
- 1:50



12 UAT 1 - FLOOR PLAN
- 1:50

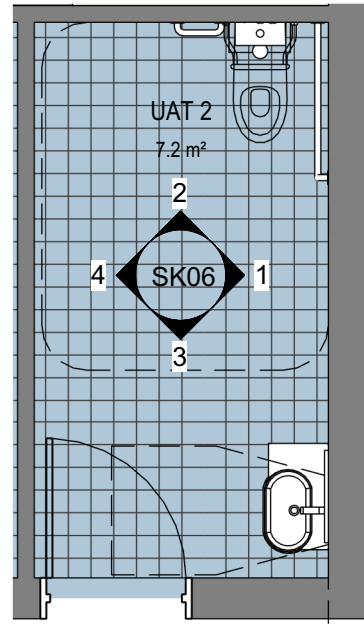


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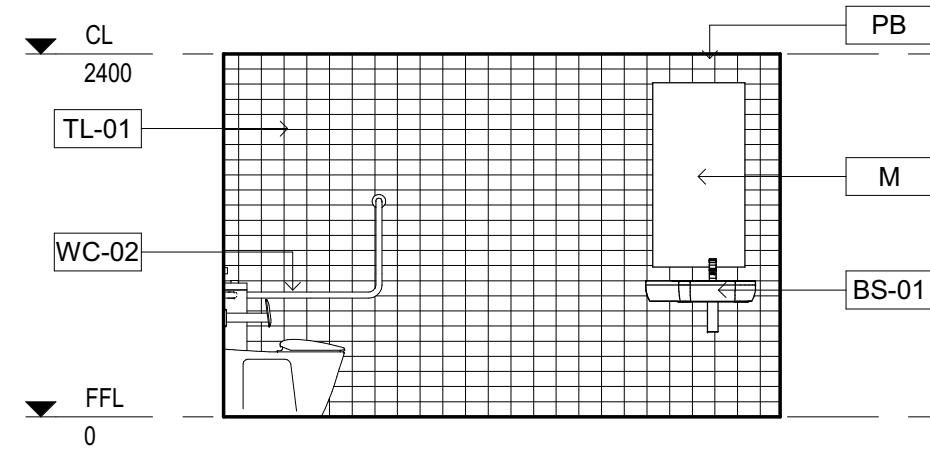
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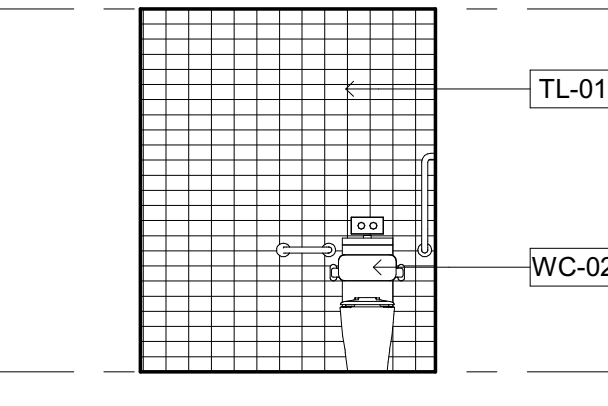
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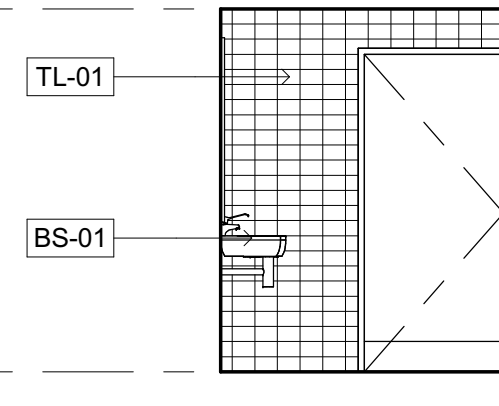
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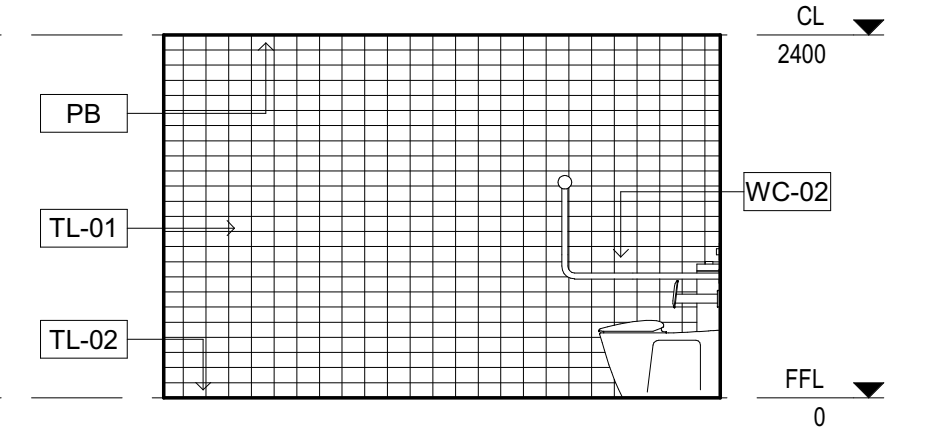
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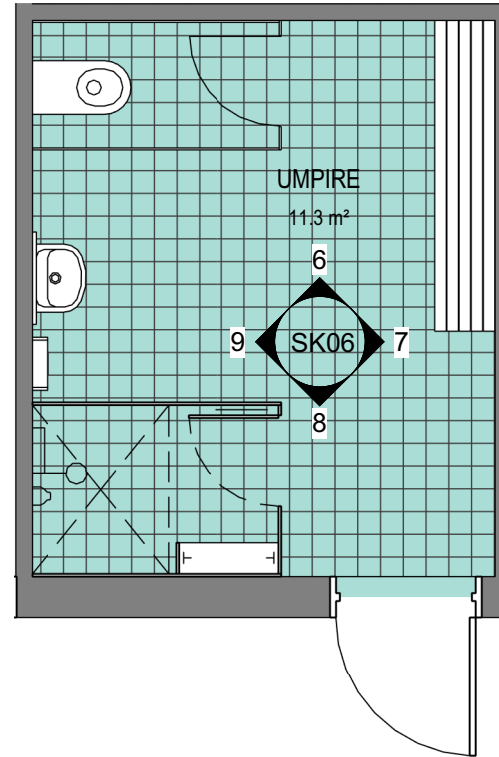
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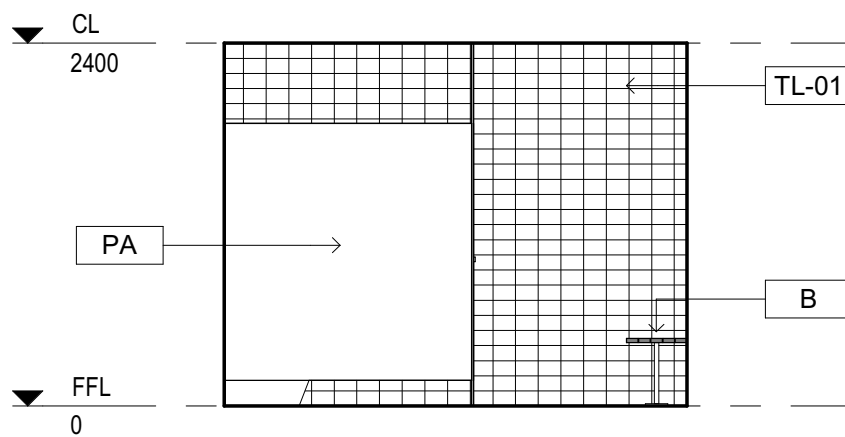
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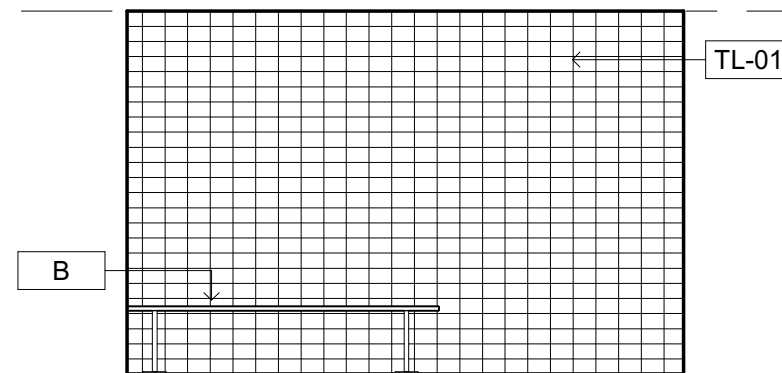
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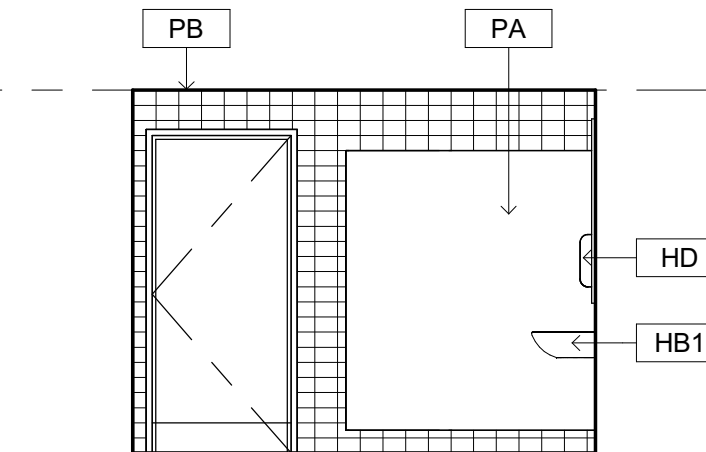
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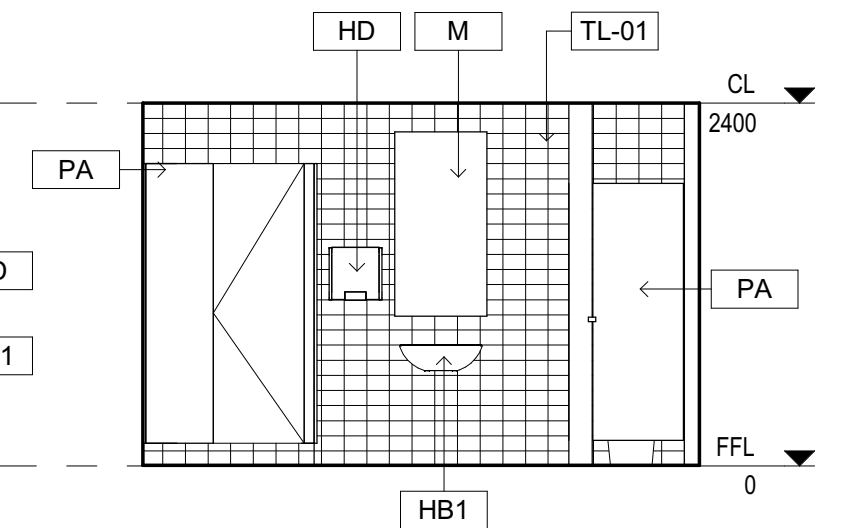
6 UMPIRE ROOM - ELEVATION
- 1 : 50



7 UMPIRE ROOM - ELEVATION
- 1 : 50



8 UMPIRE ROOM - ELEVATION
- 1 : 50



9 UMPIRE ROOM - ELEVATION
- 1 : 50

SK06

GOSNELLS ACTIVE RESERVE

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