

Port Lincoln Foreshore Redevelopment

Concept Estimate

25th January 2021



CHRIS SALE
consulting

PROJECT GROUP CONTACTS

Project: Port Lincoln Foreshore Redevelopment
Client: Wax Design
Architect: Wax Design
Structural Engineer: N/A
Civil Engineer: N/A
Services Engineer: N/A
Cost Manager: Chris Sale Consulting

Project Information					
Job Number:	212811	Revision Number:	0	Issue Date:	25th January 2021
Checked By:	Brian Stephens	Controlled Doc	No	Author:	Terence Chok
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report. This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.

1.0 SCOPE OF PROJECT

The scope of this project includes foreshore redevelopment at Port Lincoln

This project is based on the following areas:

New Plaza : 1,001m²

Foreshore Carpark: 1,381m²

Playspace: 897m²

Walkway and Viewing Deck: 203m²

Toilet: 67m²

Beach Access and Boardwalk: 258m²

Sport & Activity Zone: 499m²

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency
- Builders Preliminaries and Margin
- Statutory Authority Charges including CITB Levy
- Construction Contingency
- Professional Fees
- Locality Allowance

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- Contaminated soil removal and remediation
- Rock excavation
- Overtime
- Construction management procurement
- Staging
- Escalation
- GST
- Cut and fill

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Briefing on 19.01.21
- Architectural drawings by Wax Design received 20.01.2021

5.0 COSTING & MARKET CONDITIONS

This estimate is based upon a traditional lump sum contract.

Our estimate excludes escalation on the basis that works will be tendered in the short term. Should the tender programme extend beyond this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,



Brian Stephens
Senior Cost Manager

Concept Estimate

Project:	Port Lincoln Foreshore Redevelopment	Estimate:	Concept Estimate
Project No:	212811	Date:	25th January 2021
GFA:	6,045 m2		

Code	Description	Quantity	Unit	Rate	Total
	Port Lincoln Foreshore Redevelopment				
NP	New Plaza	930	m2	450	418,690
FC	Foreshore Carpark	1,381	m2	233	321,655
SM	Shared Space & Market	897	m2	290	259,795
PL	Playspace	1,796	m2	385	690,665
WV	Walkway & Viewing Deck	217	m2	2,359	511,900
TO	Toilet	67	m2	4,478	300,000
BB	Beach Access & Boardwalk	258	m2	2,286	589,889
LA	Landscape		Item		Incl.
SA	Sport & Activity Zone	499	m2	556	277,215
JU	Jetty Upgrade		Item		900,000
PR	Parnkalla Repair		Item		350,000
	Sub-Total Building Works	6,045	m2	764	4,619,808
BC	Building On-Costs		Item		1,356,000
	Total Building Works	6,045	m2	989	5,975,808
PC	Project On-Costs		Item		1,308,192
	Total Project Cost (Excl. GST)	6,045	m2	1,205	7,284,000

Concept Estimate

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New Plaza

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	930	m2	40	37,550
XP	Site Preparation	930	m2	21	19,650
XR	Roads, Footpaths & Paved Areas	930	m2	252	234,820
XN	Boundary Walls, Fencing & Gates	930	m2	11	10,000
XL	Landscaping & Improvements	930	m2	23	21,670
XF	External Fitments	930	m2	5	5,000
XK	External Stormwater Drainage	930	m2	0	Excl.
XE	External Electrical Services	930	m2	91	85,000
BW	Builders Work in Connection	930	m2	5.38	5,000

New Plaza \$ 418,690

Concept Estimate

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Foreshore Carpark

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	1,381	m2	31	42,345
XP	Site Preparation	1,381	m2	15	20,335
XR	Roads, Footpaths & Paved Areas	1,381	m2	80	110,550
XN	Boundary Walls, Fencing & Gates	1,381	m2	27	37,500
XB	Outbuildings & Covered Ways	1,381	m2	7	10,000
XL	Landscaping & Improvements	1,381	m2	25	34,775
XF	External Fitments	1,381	m2	7	10,000
XK	External Stormwater Drainage	1,381	m2	17	24,150
XE	External Electrical Services	1,381	m2	22	30,000
BW	Builders Work in Connection	1,381	m2	1.45	2,000

Foreshore Carpark **\$ 321,655**

Concept Estimate

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GFA:	6,045 m2		

Shared Space & Market

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	897	m2	39	34,895
XP	Site Preparation	897	m2	19	16,985
XR	Roads, Footpaths & Paved Areas	897	m2	127	113,655
XP	Landscaping & Improvements	897	m2	29	26,060
XF	External Fitments	897	m2	6	5,000
XK	External Stormwater Drainage	897	m2	35	31,200
XE	External Electrical Services	897	m2	33	30,000
BW	Builders Work in Connection	897	m2	2.23	2,000

Shared Space & Market **\$ 259,795**

Concept Estimate

Project:	Port Lincoln Foreshore Redevelopment	Estimate:	Concept Estimate
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Playspace

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	1,796	m2	23	40,920
XP	Site Preparation	1,796	m2	19	33,980
XR	Roads, Footpaths & Paved Areas	1,796	m2	101	182,000
XN	Boundary Walls, Fencing & Gates	1,796	m2	9	16,250
XB	Outbuildings & Covered Ways	1,796	m2	33	60,000
XL	Landscaping & Improvements	1,796	m2	39	70,015
XF	External Fitments	1,796	m2	117	209,500
XK	External Stormwater Drainage	1,796	m2	8	15,000
XW	External Water Supply	1,796	m2	11	20,000
XE	External Electrical Services	1,796	m2	22	40,000
BW	Builders Work in Connection	1,796	m2	1.67	3,000

Playspace \$ 690,665

Concept Estimate

Project:	Port Lincoln Foreshore Redevelopment	Estimate:	Concept Estimate
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GFA:	6,045 m2		

Walkway & Viewing Deck

Code	Description	Quantity	Unit	Rate	Total
XR	Roads, Footpaths & Paved Areas	217	m2	2,285	495,900
XE	External Electrical Services	217	m2	69	15,000
BW	Builders Work in Connection	217	m2	5	1,000

Walkway & Viewing Deck \$ 511,900

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Toilet

Code	Description	Quantity	Unit	Rate	Total
TO	Toilet		Item		300,000
Toilet					\$ 300,000

Concept Estimate

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Beach Access & Boardwalk

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	258	m2	39	10,000
XP	Site Preparation	258	m2	19	4,790
XR	Roads, Footpaths & Paved Areas	258	m2	2,124	548,099
XE	External Electrical Services	258	m2	97	25,000
BW	Builders Work in Connection	258	m2	8	2,000
Beach Access & Boardwalk					\$ 589,889

Concept Estimate

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GFA:	6,045 m2		

Sport & Activity Zone

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	499	m2	47	23,275
XP	Site Preparation	499	m2	20	9,995
XR	Roads, Footpaths & Paved Areas	499	m2	281	140,460
XN	Boundary Walls, Fencing & Gates	499	m2	35	17,500
XB	Outbuildings & Covered Ways	499	m2	20	10,000
XL	Landscaping & Improvements	499	m2	32	15,985
XF	External Fitments	499	m2	56	28,000
XE	External Electrical Services	499	m2	40	20,000
XE	External Electric Light & Power	499	m2	20	10,000
BW	Builders Work in Connection	499	m2	4.01	2,000

Sport & Activity Zone **\$ 277,215**

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Jetty Upgrade

Code	Description	Quantity	Unit	Rate	Total
JU	Jetty Upgrade		Item		900,000
Jetty Upgrade					\$ 900,000

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Parnkalla Repair

Code	Description	Quantity	Unit	Rate	Total
PR	Parnkalla Repair		Item		350,000
Parnkalla Repair					\$ 350,000

Concept Estimate

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Building On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (7.5%)		Item		346,000
PR	Builder's Preliminaries and Margin (10%)		Item		517,000
LL	Locality Loading (9%)		Item		493,000

Building On-Costs **\$ 1,356,000**

Concept Estimate

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GFA:	6,045 m2		

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CT	Construction Contingency (10%)		Item		598,000
PF	Professional Fees & Statutory Authority Charges		Item		695,192
AR	Artwork & Signage		Item		15,000
ES	Escalation		Item		Excl.
Project On-Costs					\$ 1,308,192

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

New Plaza

Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
1	Demolish existing surfaces including pavements, landscaping, etc.	930	m2	35.00	32,550
2	Allowance for sundry demolition including fixtures, signs, etc.		Item		5,000
Sub-Total Demolition					37,550

XP Site Preparation					
3	Clear and strip site	930	m2	5.00	4,650
4	Allowance for bulk and detailed excavation/fill to achieve design levels		Item		15,000
5	No allowance for rock excavation		Note		Excl.
6	No allowance for contaminated soil removal / remediation		Note		Excl.
Sub-Total Site Preparation					19,650

XR Roads, Footpaths & Paved Areas					
Roadway					
7	Raised wombat crossing consisting of trafficable brick unit paving, ramped sections, etc.	70	m2	225.00	15,750
8	Allowance for linemarking and traffic signage		Item		2,500
Brick Pavement					
9	Brick unit pavement on and including prepared sub base (standard)	416	m2	110.00	45,760
10	Brick unit pavement on and including prepared sub base (feature to pedestrian walkway)	211	m2	145.00	30,595
Tiered Seating					
11	Tiered seating extending from ground to top of Viewing Deck consisting of: - footings - structural steel framing - timber decking and edging	69	m2	2,000.00	138,000
Edging					
12	Edging between garden beds and turf (assumed steel)	11	m	65.00	715

Concept Estimate

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New Plaza

Code	Description	Quantity	Unit	Rate	Total
	General				
13	Allowance for work at interface with existing jetty and paving		Item		1,500
14	No allowance for work to existing pathway along beach front		Note		Excl.

Sub-Total Roads, Footpaths & Paved Areas 234,820

XN Boundary Walls, Fencing & Gates

Seating Walls					
15	In situ concrete seating walls including footing	8	m	1,250.00	10,000

Sub-Total Boundary Walls, Fencing & Gates 10,000

XL Landscaping & Improvements

Garden Bed					
16	Garden bed including mulch and cultivated natural soil	62	m ²	30.00	1,860
17	Plantings to garden beds (assumed 4x140mm pots per 1m ²)	248	No	12.50	3,100
Turf					
18	Instant roll out turf including cultivated natural soil	124	m ²	20.00	2,480
Trees					
19	100L tree including staking and tying	5	No	350.00	1,750
20	Strata cell to new trees within unit paving including excavation and backfill	5	No	1,500.00	7,500
Irrigation					
21	Sub-surface dripper irrigation to garden beds	62	m ²	15.00	930
22	Pop up sprinkler irrigation to new turf areas	124	m ²	12.50	1,550
23	Allowance for connection into existing irrigation system including controller, timer, etc.		Item		2,500

Sub-Total Landscaping & Improvements 21,670

XF External Fitments

Outdoor Fitments					

Concept Estimate

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New Plaza

Code	Description	Quantity	Unit	Rate	Total
24	No allowance to relocate existing Tuna Poler (not required, retained on site)		Note		Excl.
	General				
25	Allowance for sundry fitments (e.g. bins, sign, etc.)		Item		5,000

Sub-Total External Fitments 5,000

XK External Stormwater Drainage

26	No allowance for stormwater drainage (assumed run off from pavements to adjacent permeable surfaces or stormwater systems)		Note		Excl.
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Sub-Total External Stormwater Drainage Excl.

XE External Electrical Services

27	Allowance for new lighting to pathways including connection to existing infrastructure		Item		30,000
28	Allowance for lighting to new wombat crossing including connection to existing street lighting infrastructure		Item		20,000
29	Allowance for feature lighting to tiered seating including controllers, etc.		Item		25,000
30	Allowance for event power including outdoor GPO's, speakers, etc.		Item		10,000
31	No allowance for SAPN augmentation, etc.		Note		Excl.
32	No allowance for smart technology including wi-fi, USB, charging, etc.		Note		Excl.
33	No allowance for CCTV, etc.		Note		Excl.

Sub-Total External Electrical Services 85,000

BW Builders Work in Connection

34	Allowance for builder's work in connection with services		Item		5,000
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Sub-Total Builders Work in Connection 5,000

New Plaza 418,690

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Foreshore Carpark

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
35	Demolish existing surfaces including pavements, landscaping, etc.	1,067	m2	35.00	37,345
36	Allowance for sundry demolition including fixtures, signs, etc.		Item		5,000
Sub-Total Demolition					42,345

XP	Site Preparation				
37	Clear and strip site	1,067	m2	5.00	5,335
38	Allowance for bulk and detailed excavation/fill to achieve design levels		Item		15,000
39	No allowance for rock excavation		Note		Excl.
40	No allowance for contaminated soil removal / remediation		Note		Excl.
Sub-Total Site Preparation					20,335

XR	Roads, Footpaths & Paved Areas				
	Carpark				
41	Bitumen carpark on and including prepared sub base	483	m2	80.00	38,640
42	Concrete kerb and gutter	157	m	85.00	13,345
43	Concrete pram ramp including tactile indicator	2	No	1,500.00	3,000
44	Concrete wheelstop	17	No	150.00	2,550
45	Fixed bollard including footing	5	No	950.00	4,750
46	Allowance for line marking and symbols		Item		1,500
47	Allowance for work at interface with existing roadway		Item		2,500
	Concrete Pavements				
48	Exposed aggregate concrete pavement on and including prepared sub base	202	m2	120.00	24,240
	Brick Pavement				
49	Brick unit pavement on and including prepared sub base	28	m2	110.00	3,080
	Steps				

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
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Foreshore Carpark

Code	Description	Quantity	Unit	Rate	Total
50	450mm high concrete step in 2 risers including sub-base preparation	27	m	500.00	13,500
51	No allowance for tactile indicators to top and bottom of steps (assumed not required)		Note		Excl.
	Edging				
52	Edging between garden beds and turf (assumed steel)	53	m	65.00	3,445
	General				
53	No allowance for work to existing pathway along beach front		Note		Excl.

Sub-Total Roads, Footpaths & Paved Areas 110,550

XN Boundary Walls, Fencing & Gates

Seating Walls					
54	In situ concrete seating walls including footing	30	m	1,250.00	37,500
	Retaining Walls				
55	No allowance for retaining walls between beach front pathway and new garden beds		Note		Excl.

Sub-Total Boundary Walls, Fencing & Gates 37,500

XB Outbuildings & Covered Ways

56	4m x 4m shelter (assumed Landmark or similar)	1	No	10,000.00	10,000
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Sub-Total Outbuildings & Covered Ways 10,000

XL Landscaping & Improvements

Garden Bed					
57	Garden bed including mulch and cultivated natural soil	279	m ²	30.00	8,370
58	Plantings to garden beds (assumed 4x140mm pots per 1m ²)	1,116	No	12.50	13,950
59	No allowance for WSUD/rain gardens to carpark		Note		Excl.
	Existing Turf				

Concept Estimate

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Project No: 212811	Date: 25th January 2021

Foreshore Carpark

Code	Description	Quantity	Unit	Rate	Total
60	Top dress and remediate existing turf with mixture of sandy loam, fertiliser and seed	314	m2	5.00	1,570
	Trees				
61	100L tree including staking and tying	4	No	350.00	1,400
	Irrigation				
62	Sub-surface dripper irrigation to garden beds	279	m2	15.00	4,185
63	Irrigation loop to new trees	4	No	75.00	300
64	Allowance for connection into existing irrigation system including controller, timer, etc.		Item		2,500
65	Allowance to make good existing irrigation system within lawn where altered due to new works		Item		2,500

Sub-Total Landscaping & Improvements **34,775**

XF External Fitments

Outdoor Furniture					
66	Picnic setting	1	No	5,000.00	5,000
General					
67	Allowance for sundry fitments (e.g. bins, sign, etc.)		Item		5,000

Sub-Total External Fitments **10,000**

XK External Stormwater Drainage

68	Allowance for stormwater drainage to carpark including connection to existing infrastructure	483	m2	50.00	24,150
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Sub-Total External Stormwater Drainage **24,150**

XE External Electrical Services

69	Allowance for new lighting to carpark including connection to existing infrastructure		Item		30,000
70	No allowance for power and lighting to shelter		Note		Excl.
71	No allowance for SAPN augmentation, etc.		Note		Excl.
72	No allowance for CCTV, etc.		Note		Excl.

Concept Estimate

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Foreshore Carpark

Code	Description	Quantity	Unit	Rate	Total
Sub-Total External Electrical Services					30,000
BW	Builders Work in Connection				
73	Allowance for builder's work in connection with services		Item		2,000
Sub-Total Builders Work in Connection					2,000
Foreshore Carpark					321,655

Concept Estimate

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Shared Space & Market

Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
74	Demolish existing surfaces including pavements, landscaping, etc.	897	m2	35.00	31,395
75	Allowance for sundry demolition including fixtures, signs, etc.		Item		3,500
Sub-Total Demolition					34,895

XP Site Preparation					
76	Clear and strip site	897	m2	5.00	4,485
77	Allowance for bulk and detailed excavation/fill to achieve design levels		Item		12,500
78	No allowance for rock excavation		Note		Excl.
79	No allowance for contaminated soil removal / remediation		Note		Excl.
Sub-Total Site Preparation					16,985

XR Roads, Footpaths & Paved Areas					
Carpark					
80	Trafficable unit pavers (standard) on and including prepared sub base	624	m2	110.00	68,640
81	Concrete kerb and gutter	147	m	85.00	12,495
82	Concrete pram ramp including tactile indicator	2	No	1,500.00	3,000
83	Concrete wheelstop	14	No	150.00	2,100
84	Fixed bollard including footing	22	No	950.00	20,900
85	Allowance for line marking and symbols		Item		1,500
86	Allowance for work at interface with existing roadway		Item		2,500
Concrete Pavements					
87	Exposed aggregate concrete pavement on and including prepared sub base	21	m2	120.00	2,520
Sub-Total Roads, Footpaths & Paved Areas					113,655

XP Landscaping & Improvements					
Garden Bed					
88	Garden bed including mulch and cultivated natural soil	248	m2	30.00	7,440
89	Plantings to garden beds (assumed 4x140mm pots per 1m2)	992	No	12.50	12,400

Concept Estimate

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Shared Space & Market

Code	Description	Quantity	Unit	Rate	Total
90	No allowance for WSUD/rain gardens to carpark		Note		Excl.
	Trees				
91	No allowance for new trees		Note		Excl.
	Irrigation				
92	Sub-surface dripper irrigation to garden beds	248	m2	15.00	3,720
93	Allowance for connection into existing irrigation system including controller, timer, etc.		Item		2,500

Sub-Total Landscaping & Improvements 26,060

XF External Fitments

94	Allowance for sundries fitments (e.g. bins, sign, etc.)		Item		5,000
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Sub-Total External Fitments 5,000

XK External Stormwater Drainage

95	Allowance for stormwater drainage to carpark including connection to existing infrastructure	624	m2	50.00	31,200
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Sub-Total External Stormwater Drainage 31,200

XE External Electrical Services

96	Allowance for new lighting to carpark including connection to existing infrastructure		Item		30,000
97	No allowance for SAPN augmentation, etc.		Note		Excl.
98	No allowance for CCTV, etc.		Note		Excl.

Sub-Total External Electrical Services 30,000

BW Builders Work in Connection

99	Allowance for builder's work in connection with services		Item		2,000
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Sub-Total Builders Work in Connection 2,000

Shared Space & Market 259,795

Concept Estimate

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Playspace

Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
100	Demolish existing surfaces including pavements, landscaping, etc.	1,796	m2	20.00	35,920
101	Allowance for sundry demolition including fixtures, signs, etc.		Item		5,000
Sub-Total Demolition					40,920

XP Site Preparation					
102	Clear and strip site	1,796	m2	5.00	8,980
103	Allowance for bulk and detailed excavation/fill to achieve design levels		Item		25,000
104	No allowance for rock excavation		Note		Excl.
105	No allowance for contaminated soil removal / remediation		Note		Excl.
Sub-Total Site Preparation					33,980

XR Roads, Footpaths & Paved Areas					
Concrete Pavements					
106	Exposed aggregate concrete pavement on and including prepared sub base	361	m2	120.00	43,320
Brick Pavement					
107	Brick unit pavement on and including prepared sub base	43	m2	110.00	4,730
Compacted Sand					
108	Compacted sand on and including prepared sub grade	28	m2	35.00	980
Rubber Sofffall					
109	Rubber sofffall on and including prepared sub base	109	m2	180.00	19,620
Mulch Sofffall					
110	Mulch sofffall on and including prepared sub base	339	m2	25.00	8,475
Sand Pit					

Concept Estimate

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Playspace

Code	Description	Quantity	Unit	Rate	Total
111	Sand pit including excavation, liner, etc.	25	m2	250.00	6,250
	Water Play Zone				
112	Custom insitu concrete formed up 'rock' step slabs including formwork, textured finish, etc.	25	m2	3,500.00	87,500
	Edging				
113	Edging between garden beds and turf (assumed steel)	125	m	65.00	8,125
	General				
114	Allowance for work at interface with existing pathway		Item		3,000
115	No allowance for work to existing pathway along beach front		Note		Excl.

Sub-Total Roads, Footpaths & Paved Areas 182,000

XN Boundary Walls, Fencing & Gates

Seating Walls					
116	Insitu concrete seating walls including footing	13	m	1,250.00	16,250

Sub-Total Boundary Walls, Fencing & Gates 16,250

XB Outbuildings & Covered Ways

117	Custom 10m x 3.5m curved shelter	2	No	30,000.00	60,000
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Sub-Total Outbuildings & Covered Ways 60,000

XL Landscaping & Improvements

Garden Bed					
118	Garden bed including mulch and cultivated natural soil	459	m2	30.00	13,770
119	Plantings to garden beds (assumed 4x140mm pots per 1m2)	1,834	No	12.50	22,925
	Turf				
120	Instant roll out turf including cultivated natural soil	88	m2	25.00	2,200
121	Top dress and remediate existing turf with mixture of sandy loam, fertiliser and seed	332	m2	5.00	1,660

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Playspace

Code	Description	Quantity	Unit	Rate	Total
	Trees				
122	100L tree including staking and tying	15	No	350.00	5,250
	Irrigation				
123	Sub-surface dripper irrigation to garden beds	459	m2	15.00	6,885
124	Pop up sprinkler irrigation to new turf areas	88	m2	12.50	1,100
125	Irrigation loop to new trees	15	No	75.00	1,125
126	Allowance for connection into existing irrigation system including controller, timer, etc.		Item		2,500
127	Allowance to make good existing irrigation system within lawn where altered due to new works		Item		2,500
	Nature Play				
128	Rock edge set on mortar base	13	m	450.00	5,850
129	Timber sleeper set on mortar base	17	No	250.00	4,250

Sub-Total Landscaping & Improvements 70,015

XF External Fitments

	Outdoor Furniture				
130	Picnic setting	4	No	5,000.00	20,000
131	Allowance to relocate existing Makybe Diva statue including new footing		Item		5,000
	Play Equipment				
132	In-ground trampoline	2	No	10,000.00	20,000
133	In-ground trampoline (disabled access)	1	No	19,000.00	19,000
134	Multi swing	1	No	17,500.00	17,500
135	Carousel	1	No	20,000.00	20,000
136	Large bedway slide	1	No	25,000.00	25,000
137	Spring & bounce	2	No	3,500.00	7,000
138	Rope climbing pod	1	No	30,000.00	30,000

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Playspace

Code	Description	Quantity	Unit	Rate	Total
139	Water play equipment	1	No	20,000.00	20,000
140	Tunnel nets to Walkway	2	No	8,000.00	16,000
	General				
141	Allowance for sundry fitments (e.g. bins, sign, etc.)		Item		10,000
Sub-Total External Fitments					209,500

XK External Stormwater Drainage

142	Allowance for stormwater drainage to waterplay and mulch soffit areas including soakage pits, etc.		Item		15,000
Sub-Total External Stormwater Drainage					15,000

XW External Water Supply

143	Allowance for water supply to water play zone including connections		Item		10,000
144	Allowance for misters to rope climb pods		Item		10,000
Sub-Total External Water Supply					20,000

XE External Electrical Services

145	Electric BBQ (disable accessible) including all associated connections	2	No	12,500.00	25,000
146	Allowance for new lighting to pathways including connection to existing infrastructure (minimal)		Item		15,000
147	No allowance for power and lighting to shelter		Note		Excl.
148	No allowance for SAPN augmentation, etc.		Note		Excl.
149	No allowance for smart technology including wi-fi, USB, charging, etc.		Note		Excl.
150	No allowance for CCTV, etc.		Note		Excl.
Sub-Total External Electrical Services					40,000

BW Builders Work in Connection

151	Allowance for builder's work in connection with services		Item		3,000
Sub-Total Builders Work in Connection					3,000

Playspace 690,665

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Walkway & Viewing Deck

Code	Description	Quantity	Unit	Rate	Total
XR	Roads, Footpaths & Paved Areas				
152	Walkway consisting of: - footings - structural steel framing - FRP decking - balustrade	127	m2	2,300.00	292,100
153	Steel framed stair (leading down to playspace area) with FRP decking up to Walkway including handrails, etc.	8	m2	4,500.00	36,000
154	Viewing Deck constructed over existing Toilet consisting of: - footings - structural steel framing - bondek and FRP decking - balustrade - drainage system	68	m2	2,100.00	142,800
155	Allowance for tied seating pods to Viewing Deck		Item		25,000
156	No allowance for work to Toilet block (assumed captured elsewhere, see Toilet)		Note		Incl.

Sub-Total Roads, Footpaths & Paved Areas **495,900**

XE	External Electrical Services				
157	Allowance for feature lighting to Viewing Deck and Walkway including controllers, etc.		Item		15,000

Sub-Total External Electrical Services **15,000**

BW	Builders Work in Connection				
158	Allowance for builder's work in connection with services		Item		1,000

Sub-Total Builders Work in Connection **1,000**

Walkway & Viewing Deck **511,900**

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Toilet

Code	Description	Quantity	Unit	Rate	Total
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TO Toilet		Quantity	Unit	Rate	Total
159	PC Sum allowance for toilet upgrade as advised by Wax		Item		300,000

Sub-Total Toilet 300,000

Toilet 300,000

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Beach Access & Boardwalk

Code	Description	Quantity	Unit	Rate	Total
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DE Demolition

160	Allowance for sundry demolition		Item		10,000
Sub-Total Demolition					10,000

XP Site Preparation

161	Clear and strip site	258	m2	5.00	1,290
162	Allowance for bulk and detailed excavation/fill to achieve design levels		Item		3,500
163	No allowance for rock excavation		Note		Excl.
164	No allowance for contaminated soil removal / remediation		Note		Excl.
Sub-Total Site Preparation					4,790

XR Roads, Footpaths & Paved Areas

165	Timber beach access boardwalk and ramps consisting of: - footings - structural steel framing - timber decking and ramp - balustrade	258	m2	1,950.00	503,099
166	Allowance for raised timber deck 'pods' fixed to boardwalk		Item		25,000
167	Allowance for modifications/tying into existing jetty structure		Item		20,000
Sub-Total Roads, Footpaths & Paved Areas					548,099

XE External Electrical Services

168	Allowance for feature lighting to Beach Access and Boardwalk		Item		25,000
Sub-Total External Electrical Services					25,000

BW Builders Work in Connection

169	Allowance for builder's work in connection with services		Item		2,000
Sub-Total Builders Work in Connection					2,000

Beach Access & Boardwalk **589,889**

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Sport & Activity Zone

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
170	Demolish existing surfaces including pavements, landscaping, etc.	499	m2	25.00	12,475
171	Remove existing tree including grubbing of roots	1	No	800.00	800
172	Allowance to demolish existing play equipment		Item		5,000
173	Allowance for sundry demolition including fixtures, signs, etc.		Item		5,000

Sub-Total Demolition 23,275

XP	Site Preparation				
174	Clear and strip site	499	m2	5.00	2,495
175	Allowance for bulk and detailed excavation/fill to achieve design levels		Item		7,500
176	No allowance for rock excavation		Note		Excl.
177	No allowance for contaminated soil removal / remediation		Note		Excl.

Sub-Total Site Preparation 9,995

XR	Roads, Footpaths & Paved Areas				
	Concrete Pavements				
178	Exposed aggregate concrete pavement on and including prepared sub base	21	m2	120.00	2,520
	Multi-Sport Court				
179	Asphalt pavement on and including prepared sub base	251	m2	75.00	18,825
180	Feature paint finish including sports linemarking	251	m2	35.00	8,785
	Skate Park				
181	PC Sum allowance for skate park consist of: - Preliminaries - Civil works - Concrete skate park - Fabricated steel skate items	152	m2	700.00	106,400
	Edging				
182	Edging between garden beds and turf (assumed steel)	22	m	65.00	1,430

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Sport & Activity Zone

Code	Description	Quantity	Unit	Rate	Total
	General				
183	Allowance for work at interface with existing pathways		Item		2,500
184	No allowance for work to existing pathway along beach front and road edge		Note		Excl.

Sub-Total Roads, Footpaths & Paved Areas 140,460

XN Boundary Walls, Fencing & Gates

	Seating Walls				
185	In situ concrete seating walls including footing	6	m	1,250.00	7,500
	Climbing Walls				
186	6m x 2.1m high bouldering wall including footings, climbing lugs, etc.	1	No	10,000.00	10,000

Sub-Total Boundary Walls, Fencing & Gates 17,500

XB Outbuildings & Covered Ways

187	4m x 4m shelter (assumed Landmark or similar)	1	No	10,000.00	10,000
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Sub-Total Outbuildings & Covered Ways 10,000

XL Landscaping & Improvements

	Garden Bed				
188	Garden bed including mulch and cultivated natural soil	73	m2	30.00	2,190
189	Plantings to garden beds (assumed 4x140mm pots per 1m2)	292	No	12.50	3,650
	Turf				
190	Top dress and remediate existing turf with mixture of sandy loam, fertiliser and seed	236	m2	5.00	1,180
	Trees				
191	100L tree including staking and tying	1	No	350.00	350
	Irrigation				

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Sport & Activity Zone

Code	Description	Quantity	Unit	Rate	Total
192	Sub-surface dripper irrigation to garden beds	236	m2	15.00	3,540
193	Irrigation loop to new trees	1	No	75.00	75
194	Allowance for connection into existing irrigation system including controller, timer, etc.		Item		2,500
195	Allowance to make good existing irrigation system within lawn where altered due to new works		Item		2,500

Sub-Total Landscaping & Improvements 15,985

XF External Fitments

Outdoor Furniture					
196	Picnic setting	1	No	5,000.00	5,000
Play / Sport Equipment					
197	Fuss-ball table	1	No	11,000.00	11,000
198	Basketball ring	1	No	4,000.00	4,000
199	Netball ring	1	No	3,000.00	3,000
General					
200	Allowance for sundry fitments (e.g. bins, sign, etc.)		Item		5,000
201	No allowance for stage platform		Note		Excl.

Sub-Total External Fitments 28,000

XE External Electrical Services

202	Allowance for stormwater drainage connections to skate park including connection to existing infrastructure		Item		20,000
203	No allowance for stormwater drainage to small ball court (assumed run off from pavements to adjacent permeable surfaces or stormwater systems)		Note		Excl.

Sub-Total External Electrical Services 20,000

XE External Electric Light & Power

204	Allowance for new lighting to sport and activity zone including connection to existing infrastructure		Item		10,000
205	No allowance for power and lighting to shelter		Note		Excl.
206	No allowance for SAPN augmentation, etc.		Note		Excl.

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Sport & Activity Zone

Code	Description	Quantity	Unit	Rate	Total
207	No allowance for smart technology including wi-fi, USB, charging, etc.		Note		Excl.
208	No allowance for CCTV, etc.		Note		Excl.

Sub-Total External Electric Light & Power 10,000

BW Builders Work in Connection

209	Allowance for builder's work in connection with services		Item		2,000
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Sub-Total Builders Work in Connection 2,000

Sport & Activity Zone 277,215

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Jetty Upgrade

Code	Description	Quantity	Unit	Rate	Total
JU	Jetty Upgrade				
210	PC Sum allowance for jetty upgrade as advised by Wax		Item		900,000
Sub-Total Jetty Upgrade					900,000
Jetty Upgrade					900,000

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Parnkalla Repair

Code	Description	Quantity	Unit	Rate	Total
PR	Parnkalla Repair				
211	PC Sum allowance for parnkalla repair as advised by Wax		Item		350,000
Sub-Total Parnkalla Repair					350,000
Parnkalla Repair					350,000

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Building On-Costs

Code	Description	Quantity	Unit	Rate	Total
DD	Design Development Contingency (7.5%)				
212	Allowance for design development contingency (7.5%)		Item		346,000
Sub-Total Design Development Contingency (7.5%)					346,000
PR	Builder's Preliminaries and Margin (10%)				
213	Allowance for builder's preliminaries and margin (10%)		Item		497,000
214	Allowance for traffic management		Item		20,000
Sub-Total Builder's Preliminaries and Margin (10%)					517,000
LL	Locality Loading (9%)				
215	Allowance for locality loading (9% as advised by Wax)		Item		493,000
Sub-Total Locality Loading (9%)					493,000
Building On-Costs					1,356,000

Concept Estimate

Project: Port Lincoln Foreshore Redevelopment	Estimate: Concept Estimate
Project No: 212811	Date: 25th January 2021

Project On-Costs

Code	Description	Quantity	Unit	Rate	Total
CT Construction Contingency (10%)					
216	Allowance for construction contingency (10%)		Item		598,000
Sub-Total Construction Contingency (10%)					598,000

PF Professional Fees & Statutory Authority Charges					
217	Allowance for professional fees (10%)		Item		658,000
218	Allowance for statutory charges including CITB Levy (0.5%)		Item		37,000
219	Rounding		Item		192
Sub-Total Professional Fees & Statutory Authority Charges					695,192

AR Artwork & Signage					
Artwork					
220	No allowance for artwork				
Signage					
221	Allowance for wayfinding signage		Item		15,000
Sub-Total Artwork & Signage					15,000

ES Escalation					
222	No allowance for escalation		Note		Excl.
Sub-Total Escalation					Excl.
Project On-Costs					1,308,192

