

**CITY OF MARION
GENERAL COUNCIL MEETING
28 NOVEMBER 2017**

CONFIDENTIAL REPORT

Originating Officer: James O'Hanlon, Unit Manager Sport & Recreation
Manager: Carol Hampton, Manager City Property
General Manager: Abby Dickson, General Manager City Development
Subject: Morphettville Park Sports and Community Club
Redevelopment
Report Reference: GC281117F06

If the Council so determines, this matter may be considered in confidence under Section 90(3)(b) of the *Local Government Act 1999* on the grounds that the report contains information relating to the Morphettville Park Sports and Community Club Redevelopment.



Adrian Skull
Chief Executive Officer

RECOMMENDATION:

1. That pursuant to Section 90(2) and 90(3)(b) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Abby Dickson, Tony Lines, Vinnie Mifsud, Kate McKenzie, Ray Barnwell, Donna Griffiths, Carol Hampton, James O'Hanlon, Donna Griffiths and Victoria Moritz, be excluded from the meeting as the Council receives and considers information relating to Edwardstown Oval redevelopment, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to the Morphettville Park Sports and Community Club Redevelopment and disclosure of the information could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council.

REPORT OBJECTIVE

The purpose of this report is to provide Council with an update on the concept plans, estimated costings and proposed consultation framework relating to a potential redevelopment of the Morphettsville Park Sports and Community Club.

The report seeks Council endorsement of Option 3 outlined in this report, and seeks authorisation to undertake detailed design and community consultation to further inform the project scope and budget.

EXECUTIVE SUMMARY

The Morphettsville Park Sports and Community Club (MPSCC) located on Denham Avenue, Morphettsville Park have experienced exponential growth in recent years. In particular, the AFL football and more specifically the implementation of female football programmes, have driven this growth. This has placed extreme pressure on the existing MPSCC facilities where some parts of the facility date back to the original 1950's structure.

With Council support (GC131216R12), the club applied for and was successful in obtaining \$[REDACTED] in funding from the Office for Recreation and Sport (ORS) through the Female Facilities Funding programme to provide female facilities at the Club whilst upgrading associated amenities which fall within the ORS funding guidelines.

Limiting the project to the upgrade of change room facilities and associated areas such as umpire, first aid and training rooms, would result in a major discrepancy in the overall provision of facilities at the MPSCC. It is recommended that a concept plan should be investigated for the entire facility to ensure a holistic approach is undertaken for the provision of facilities at the site in line with Council's draft community facilities framework which identifies MPSCC as a key district level facility within the Council area.

The issues and risks associated with all options are provided in this report.

The MPSCC has also received \$[REDACTED] funding from the AFL to contribute to the female facilities project. In addition, Council can consider the allocation of available funding from the phone tower lease towards any upgrade to the facilities.

Due to the restricted footprint which the clubrooms currently occupy and the larger space required to meet AFL compliant change rooms, it is recommended that Council investigate the partial closure of the adjacent Quinn Street to accommodate the expanded project (Appendix 3).

A further option is being explored to undertake expansion works on Denham Avenue to allow for an increase of the oval footprint which currently is not to AFL standard and poses risks in regards to safety with the boundary lines being in close proximity to lighting poles, fences and coaches boxes. This is currently being investigated, however does not impact upon the proposal contained within this report.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|--|------------------|
| 1. Notes the report pertaining to the redevelopment of the Morphettsville Park Sports and Community Club. | 28 November 2017 |
| 2. Notes the recommendations from the Infrastructure and Strategy committee to endorse option 3 in this report. | 28 November 2017 |
| 3. Approves the undertaking detailed design for the redevelopment of the Morphettsville Park Sports and Community Club based on Option 3 outlined in this report. | 28 November 2017 |
| 4. Approves the undertaking of a community consultation process and further cost analysis pertaining to Option 3 as outlined in this report. | 28 November 2017 |
| 5. Endorses the allocation of up to \$[REDACTED] from Council's Asset Sustainability Reserve Community Facilities Partnership Program to fund detailed design and community consultation expenses. | 28 November 2017 |
| 6. Acknowledges a contribution of \$[REDACTED] from the Morphettsville Park Sports and Community Club towards the project and that a component of these funds will be used to undertake detailed design and community consultation. | 28 November 2017 |
| 7. Acknowledges a contribution of up to \$[REDACTED] from the South Australian National Football League towards the project. | 28 November 2017 |
| 8. Notes a further report will be provided to Council at the conclusion of the community consultation and detailed design process. This report will include more detailed designs and costings including whole of life costs. Funding options will also be provided. | 8 May 2018 |
| 9. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Committee orders that this report, Morphettsville Park Sports and Community Club Redevelopment, its appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2017. | December 2017 |

DISCUSSION

The City of Marion Business Plan 2016-19 contains the following goal:

“Communities that are safe and inclusive, embracing active living and healthy lifestyles”.

This goal is being achieved through the delivery of quality sport and recreation facilities across the City. The availability of partnership funding of \$[REDACTED] to contribute to the development of the MPSCC provides an opportunity for Council to consider redeveloping the facility to address the poor condition of the building, meet the current and future needs of the various sporting clubs and opportunities to increase use by the local community.

The 2015 Building Condition Audit indicated that the facility was in average condition with some aspects being in a poor condition. Over the next 10 years it is estimated that \$[REDACTED] would be required to be spent on renewal, repair and maintenance, the main expenditure would be for electrical, fire services, ceiling and air conditioning. In addition, a rear wall has a major crack, which requires attention and may require underpinning.

In 2016, MPSCC successfully applied for \$[REDACTED] funding for female change rooms. A deed has been executed between the MPSCC and the ORS, which outlines the requirements, with the funds to be expended by February 2019.

Between February 2016 and September 2016, meetings have occurred with the MPSCC working group to progress various concepts with final plans endorsed by the working group.

The current clubroom and associated facilities occupy a confined area located on the north east corner of Kellett Reserve. The existing clubrooms are currently restricted on all sides from any expansion as detailed below and in Appendix 3:

North - Denham Avenue	East - Oval Boundary
South - Telstra Tower	West - Quinn Street

The current change room facilities consist of two restricted change rooms. The objective of the Female Facilities Funding is to provide four change rooms to provide adequate multiple facilities to enable back to back games of different genders to be undertaken through the provision of multi-functional change rooms. The proposed change rooms would meet AFL's current change room guidelines for shared facilities as published in 2015.

To achieve this objective the footprint for the change facilities needs to nearly double. This would impact on and severely restrict other services provided by the MPSCC by impeding on its bar, dining and storage facilities.

A number of issues need to be considered when determining the options for future development on this site:

- \$[REDACTED] available for the provision of female change rooms and umpire, first aid and training rooms
- the footprint of the site limits development opportunities
- the building does not currently meet the needs of clubs
- the building is in an average condition and it is anticipated that \$[REDACTED] will be required to maintain the building over the next 10 years

The Infrastructure and Strategy Committee on 7 November (ISC071117R8.1) was provided with an update on the Morphetville Park Sports and Community Club female

change room upgrade options and associated concept plan, as well as the potential partial road closure to facilitate building works and recommended the following:

1. *Notes the report and options for the redevelopment of the Morphetville Park Sports and Community Club*
2. *Recommends to Council Option 3 (Build new change rooms and associated amenities and refurbish existing clubrooms with expansion of building footprint undertaken through the partial closure of Quinn St).*
3. *Recommends that Council consider designs for incursion onto the public road (Denham Ave) with appropriate traffic calming devices) to reduce the speed on the traffic along this road.*

A number of options have been provided for consideration below:

1. ***Build new change rooms and associated amenities on existing clubroom footprint***

This option can be achieved within the \$█████ (\$█████ ORS and \$█████ AFL).

This would result in an ad hoc addition to the building and lack integration with the existing building.

This option would have a significant impact on the remaining components of the building e.g. dining room, bar and storage facilities and would not address the current limited capacity to meet the needs of the current users.

2. ***Build new change rooms and associated amenities utilizing additional space through the partial closure of Quinn St.***

This option can be achieved within the \$█████ (\$█████ ORS and \$█████ AFL).

As with option 1, this option would result in an ad hoc addition to the building facing the same integration issues as per option 1 however, impact on existing facilities would be minimal although it would not address the unsuitability of current facilities for current or future operations.

It should be noted that the partial closure of Quinn St may not be supported by local residents.

3. ***Build new change rooms and associated amenities and refurbish existing clubrooms with expansion of building footprint undertaken through the partial closure of Quinn St (Appendix 2).***

This option will address all objectives for the MPSCC site for the long term, providing quality facilities to accommodate existing and future needs whilst also providing facilities that can be utilised by the greater community, which in turn provides additional income streams and assists in the club's sustainability whilst meeting Council objectives regarding the increased utilisation of council facilities.

Council would be required to contribute funding to the project. Concept drawings have estimated the total cost to be in the order of \$█████ with whole of life costs to be determined. **A detailed design will be required in order to determine a more accurate estimate of the upfront construction costs and associated whole of life costs.** Council contribution would be the difference between the existing \$█████ funding and allocation of available funding from the telephone tower, in the order of \$█████ million. This could be considered to be funded from the Asset Sustainability Reserve - Community Facilities Partnership Program.

It should be noted that the partial closure of Quinn St may not be supported by local residents.

4. *Do nothing and MPSCC return funds to the Office for Recreation and Sport due to works unable to be carried out.*

There is a reputational risk with ORS and AFL and would not reflect well on MPSCC or Council.

Based on the analysis of the four options, Option 3 is the preferred option.

Community Engagement

A community engagement process will be undertaken in relation to the proposed redevelopment including the potential road closure.

A community consultation plan will be developed to establish a clear communication strategy and ensure the proposed redevelopment considers the needs of the local community and key stakeholders. The consultation methods utilised will include but not be limited to:

- Community drop in session which will include mail out invitation to surrounding residents
- Survey available on Making Marion website
- Social Media – Facebook engagement
- Letterbox drop
- Concept plans on site with links to survey.

The consultation will seek resident's views on the partial road closure to inform Council's decision on whether it wishes to progress with this option.

Partial Road Closure of Quinn Street

A resolution of Council will be required should Council resolve to commence the road closure process under the Roads (Opening & Closing) Act 1991 (the Act), to close the portion of Quinn Street marked in red on the attached plan (Appendix 1). The closed road will be merged with the land in Certificate of Title Volume 5888 Folio 45, for the MPSCC.

The following table illustrates Council's approval process in accordance with the requirements of the Act.

Council Report 1	Council authorises the commencement of the Roads (Opening & Closing) Act 1991 process to close the section of Quinn Street as shown in red on Attachment 3, which requires: <ul style="list-style-type: none"> • Preparation of a preliminary plan • Preparation of a statement of affected parties and • Undertaking of public consultation
Council Report 2	Council considers the outcomes of the public consultation and authorises the preparation of the document to be submitted to the Surveyor General under the Act to formally close the road (Road Process Order)

The MPSCC is classified as Community Land under the Local Government Act 1999 and is contained in Community Land Management Plan 6 – Principal sporting or recreational facilities.

Upon closure of portion of Quinn Street, the closed road will be classified as Community Land under the Local Government Act 1999 and will be included in Community Land Management Plan 6 – Principal sporting or recreational facilities.

The costs associated with the road closure including all fees, charges and construction costs are costed in the order of \$ [REDACTED]

A further report regarding the partial closure of Quinn Street will be provided to Council after Community Consultation is undertaken.

Risk Management

If the closure of Quinn St is not supported the previously outlined restrictions on expanding on the existing buildings footprint will require an intrusion into the existing clubroom facilities, which in turn will severely impede on the club's ability to generate income through bar sales, food delivery and ability to hold club functions in the severely restricted space.

The area which these services currently occupy will have to be relocated at an additional expense to accommodate the new change rooms or omitted completely with the restricted clubroom area having a negative impact on MPSCC operations for the immediate, short and long term, severely compromising its ability to remain financially sustainable.

Other factors in this scenario to take into consideration would include the MPSCC's potential reluctance to sacrifice the required clubroom space to accommodate the new change rooms with the potential of no works being undertaken and funds being returned to the ORS.

This would have long-term ramifications for the MPSCC with the unlikelihood of further ORS grants being allocated to the club in the foreseeable future.

Due Diligence and Financial Analysis

Funding of up to \$ [REDACTED] is required to undertake detailed design and community consultation. It is recommended that these funds be sourced from Council's Asset Sustainability Reserve – Community Facilities Partnership Program (CFPP). It should be noted that the estimated costs of \$ [REDACTED] outlined in cost estimate in appendix 2 includes professional fees of \$ [REDACTED] for detailed design. It is recommended Council also allocate an amount of up to \$ [REDACTED] to fund the community consultation.

At the conclusion of the detailed design process Council will be provided with further detailed costings in April 2018 which include whole of life costs.

The report will also include a project risks assessment, analysis of the funding options available and Council's capacity to fund the project. This will enable Council to exercise its due diligence in regards to the project.

It should be noted that Council currently receives annual revenue of \$ [REDACTED] + cpi from the Telstra Communications Facility on Kellett Reserve. Of this income, \$ [REDACTED] per annum is being utilised as the Club's contribution (\$ [REDACTED] towards the cost of the lights at Morphettville. The remaining annual income is quarantined in the CFPP

reserve for use regarding further developments at MPSCC. Currently \$ [REDACTED] has been quarantined in the CFPP for MPSCC facility development.

Next Steps

Upon Council endorsement of the recommendations in this report the next steps in the project will be:

- **January – February 2018** - undertake the community consultation process on the redevelopment of the MPSCC clubrooms.
- **March 2018** – detailed design finalised incorporating community and stakeholder feedback
- **March 2018** – updated costings undertaking from a quantity surveyor
- **May 2018** – Council receives a further report which provides the outcomes of the community consultation; detailed design; further detailed costings including whole of life costs and a high level project delivery plan, risk assessment and funding options .

Resources (Capacity) Impact

The project will be delivered by the City Activation Department to final delivery, following Council's procurement, capital works and contractor engagement procedures.

As the project will likely be staged, the City Activation Department will work closely with the City Property Department who will liaise with the club to ensure communication, schedules, relocation and any impact to club operations are clearly communicated with associated contingencies in place.

CONCLUSION

The report seeks Council endorsement of option 3 outlined in this report and authorisation to undertake detailed design and community consultation to further inform the scope and budget required to progress the project.

APPENDICES

- | | |
|------------|----------------------|
| Appendix 1 | Concept Plans |
| Appendix 2 | QS Report |
| Appendix 3 | Quinn Street Closure |

Morphettville Sports & Community Club
Denham Ave Morphettville, SA 5043 Australia

Order of Cost Estimate

October 2017

Prepared For: City of Marion
935 Marion Road
MITCHELL PARK SA 5043
Tel : +61 8 8375 6600
Email : council@marion.sa.gov.au
www.marion.sa.gov.au

Prepared By: Rider Levett Bucknall
Level 1, 8 Leigh Street
ADELAIDE SA 5000
Tel : +61 8 8100 1200
Fax : +61 8 8100 1200
Email : adelaide@au.rlb.com
www.rlb.com

Our Reference: 18529-1

Morphettville Sports & Community Club

Order of Cost Estimate

Project Details

Description

Basis of Estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at **OCTOBER 2017**. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

Scope of Works / Assumptions

In preparing this estimate we, in conjunction with the project team, have assumed the following scope of works;

- Internal demolition
- Building extension
- Internal fitout

Items Specifically Included

This estimate specifically includes the following:

Contingencies & Escalation

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

Items Specifically Excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Risk Exclusions

- Relocation and upgrade of existing services
- Contaminated ground Removal and Reinstatement
- Asbestos and Hazardous Materials Removal
- Rock excavation
- De-watering
- Staging / Phasing costs
- Escalation in costs if construction is delayed beyond the proposed **mid 2018** construction period

Other Project Cost Exclusions

- Land costs

Morphettville Sports & Community Club

Order of Cost Estimate

Project Details

Description	
<ul style="list-style-type: none">•Legal fees•Goods and Services Taxation•Escalation	
Documents	
The following documents have been used in preparing this estimate:	
	Date Received
<u>ARCHITECTURAL Documents prepared by <i>Environ Arc</i></u>	
•SK04 - Demolition	04/10/17
•SK07 - Site Plan	04/10/17

Morphettville Sports & Community Club

Order of Cost Estimate

Elements Summary

 Gross Floor Area: 820 m²
 Rates Current At October 2017

Description		%	Cost/m ²	Total Cost
AR	Alterations and Renovations	2.0 %	\$	\$
XP	Site Preparation	0.2 %	\$	\$
SB	Substructure	4.3 %	\$	\$
UF	Upper Floors	2.8 %	\$	\$
SC	Staircases	0.7 %	\$	\$
RF	Roof	4.5 %	\$	\$
EW	External Walls	2.7 %	\$	\$
WW	Windows	1.2 %	\$	\$
ED	External Doors	0.6 %	\$	\$
NW	Internal Walls	4.7 %	\$	\$
NS	Internal Screens and Borrowed Lights	3.1 %	\$	\$
ND	Internal Doors	1.3 %	\$	\$
WF	Wall Finishes	1.2 %	\$	\$
FF	Floor Finishes	3.4 %	\$	\$
CF	Ceiling Finishes	3.5 %	\$	\$
FT	Fitments	9.6 %	\$	\$
SE	Special Equipment			Excl.
PD	Sanitary Plumbing	9.6 %	\$	\$
AC	Air Conditioning	11.5 %	\$	\$
FP	Fire Protection	0.7 %	\$	\$
LP	Electric Light and Power	5.9 %	\$	\$
CM	Communications	0.7 %	\$	\$
XR	Roads, Footpaths and Paved Areas	0.9 %	\$	\$
XN	Boundary Walls, Fencing and Gates	0.3 %	\$	\$
XB	Outbuildings and Covered Ways	0.3 %	\$	\$
XL	Landscaping and Improvements	0.1 %	\$	\$
PR	Preliminaries	5.3 %	\$	\$
MA	Builders Margin	2.4 %	\$	\$
FE	Furniture, Fittings & Equipment			Excl.
CT	Contingency	8.6 %	\$	\$
ES	Escalation			Excl.
PF	Professional Fees	7.4 %	\$	\$
ST	Statutory Charges	0.5 %	\$	\$
GT	Goods & Services Taxation			Excl.
ESTIMATED TOTAL COST			\$	\$

Morphettville Sports & Community Club**Order of Cost Estimate**

Location Elements Item

MSC MORPHETVILLE SPORTS & COMMUNITY CLUB

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
AR Alterations and Renovations				
7 Saw cut existing solid brick wall to allow demolition	m	27		
5 Demolish existing bar including removal of debris from site	m	25		
1 Demolish existing solid brick wall including make good of opening and removal of debris from site	m ²	77		
2 Demolish existing internal partition including removal of debris from site	m ²	194		
3 Demolish existing floor finish including removal of debris from site	m ²	418		
4 Demolish existing ceiling including removal of debris from site	m ²	418		
8 Demolish existing door including removal of debris from site	No	14		
10 Demolish existing roof structure including removal of debris from site (northern entry)	m ²	6		
12 Demolish existing pavements including removal of debris from site	m ²	490		
13 Remove and retain on site existing modular pavers	m ²	85		
6 Demolish existing Canteen building including substructure, capping/terminating redundant services and removal of debris from site	Item			
14 Allowance to demolish existing small trees and shrubs to allow for demolition	Item			
9 Allowance to cap/terminate redundant services	Item			
11 Allowance to relocate existing plant & equipment	Item			
15 Allowance for sundry demolition works	Item			
Alterations and Renovations				\$
XP Site Preparation				
16 Allowance for minor site preparation to new building works	m ²	573		
Site Preparation				\$
SB Substructure				
18 150mm Thick reinforced concrete slab including base-course, excavation, formwork, damp proof membrane, finishing, set-downs, etc.	m ²	406		
21 Pad footing to proposed deck - pending structural engineers input	No	10		
19 Allowance to tie into existing slab (35m approx.)	Item			
Substructure				\$
UF Upper Floors				
84 Steel framed deck including columns, framing, bracing, paint finish, floor finish, etc.	m ²	147		
Upper Floors				\$
SC Staircases				
85 Steel framed staircase including treads, landings, balustrades, paint finish, etc. (2 No.)	M/R	6		
Staircases				\$
RF Roof				
22 Zincalume clad roof including framing, flashings, cappings, insulation and roof plumbing etc. complete (Skillion roof)	m ²	406		

Morphettville Sports & Community Club**Order of Cost Estimate**

Location Elements Item

MSC MORPHETVILLE SPORTS & COMMUNITY CLUB (continued)

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
23 Allowance to tie into existing roof (35m approx.)	Item			
Roof				
EW External Walls				
24 External wall comprising Colorbond cladding, stud framing, insulation and plasterboard lining to internal face with paint finish	m ²	229		
17 Allowance for supplementary structural framing where opening formed	Item			
25 Paint finish to existing external walls including surface preparation	Item			
External Walls				
WW Windows				
26 Aluminum framed window including flashings	m ²	36		
28 Allowance to paint existing window frames	Item			
27 No allowance to replace existing windows	Note			Excl.
Windows				
ED External Doors				
29 Pair of aluminium framed glazed door including frame and hardware	No	1		
30 Single solid core door including frame, hardware and paint finish both sides	No	6		
External Doors				
NW Internal Walls				
31 Internal partition comprising stud framing, insulation, impact resistant plasterboard and paint finish both sides	m ²	421		
32 Operable wall between room including supporting rail, guidance track and hardware	m	7		
33 Bi-folding wall including supporting rail, guidance track and hardware	m	18		
Internal Walls				
NS Internal Screens and Borrowed Lights				
51 Laminate toilet partition	No	17		
52 Laminate shower partition including bench seat	No	18		
Internal Screens and Borrowed Lights				
ND Internal Doors				
34 Single solid core door including frame, hardware and paint finish both sides	No	20		
35 Pair of kitchen dual-swing doors including frame, hardware and paint finish both sides	No	1		
Internal Doors				
WF Wall Finishes				
36 Ceramic wall tiling	m ²	54		
37 Allowance for splashbacks to bar/kitchen areas	Item			
38 Allowance for protective wall linings to changerooms	Item			
39 Allowance for protective wall linings to gym	Item			

Morphettville Sports & Community Club**Order of Cost Estimate**

Location Elements Item

MSC MORPHETVILLE SPORTS & COMMUNITY CLUB (continued)

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
91 Paint finish to existing internal walls including surface preparation	Item			
Wall Finishes				\$
FF Floor Finishes				
40 Carpet including underlay	m ²	439		
41 Vinyl flooring	m ²	343		
81 Sealed concrete to service yard	m ²	40		
42 Timber skirting	m	305		
43 Flat vinyl skirting	m	178		
Floor Finishes				\$
CF Ceiling Finishes				
44 Flush plasterboard ceiling including framing, insulation and paint finish (no coffering or bulkheads)	m ²	782		
Ceiling Finishes				\$
FT Fitments				
86 Steel framed cable balustrade	m	90		
61 Manual blackout blinds	m	37		
45 Storage racking	m	21		
46 Laminate kitchen benchtop including storage cupboards beneath	m	24		
48 Laminate kitchen open storage	m	7		
47 PC Sum allowance for new bar	m	12		
49 Timber bench seating to changerooms	m	92		
53 Laminate wall joinery unit to office meeting	m	5		
54 Laminate vanity unit	m	11		
50 Locker - manual locking	No	33		
55 Toilet roll holder	No	18		
56 Soap dispenser	No	10		
57 Paper towel dispenser	No	10		
58 Hand dryer	No	9		
59 Allowance for whiteboards/pinboards	Item			
60 Allowance for built-in stage	Item			
62 Allowance for sundry fitments (bag hooks, etc.)	Item			
63 Allowance for statutory and wayfinding signage	Item			
Fitments				\$
SE Special Equipment				
64 No allowance for equipment to new kitchen, bar and canteen	Note			Excl.
65 No allowance for AV/PA systems	Note			Excl.
66 No allowance for gym equipment	Note			Excl.
Special Equipment				Excl.
PD Sanitary Plumbing				
67 Ceramic toilet suite including water and waste connections	No	18		
74 Ceramic wall mounted urinal including water and waste connections	No	2		

Morphettville Sports & Community Club**Order of Cost Estimate**

Location Elements Item

MSC MORPHETVILLE SPORTS & COMMUNITY CLUB (continued)

Rates Current At October 2017

Description	Unit	Qty	Rate	Total
68 Ceramic vanity mounted hand basin including water and waste connections	No	8		
69 Ceramic wall mounted hand basin including water and waste connections	No	8		
70 Stainless steel shower head and tapware including water and waste connections	No	18		
71 Stainless steel double sink and rinse tap including water and waste connections (kitchen, bar & canteen)	No	3		
92 Allowance for sundry sanitary fittings (canteen, kitchen, bar)	Item			
72 Allowance for floor traps (10 No.)	Item			
73 No allowance for new grease arrestor (assumed existing)	Note			Excl.
Sanitary Plumbing				
AC Air Conditioning				
75 Allowance for mechanical services	m ²	820		
Air Conditioning				
FP Fire Protection				
76 Allowance for fire protection (hand-held extinguishers, blankets, etc.)	m ²	820		
Fire Protection				
LP Electric Light and Power				
77 Allowance for electrical services	m ²	820		
Electric Light and Power				
CM Communications				
78 Allowance for limited communications	m ²	820		
Communications				
XR Roads, Footpaths and Paved Areas				
79 Relay existing unit paving including sand bedding	m ²	85		
80 Unit paving including sand bedding	m ²	99		
Roads, Footpaths and Paved Areas				
XN Boundary Walls, Fencing and Gates				
82 Proprietary louvre fencing to service yard (2100mm high)	m	11		
83 Pair of louvre doors to service yard including frame and hardware	No	1		
89 Pine railing including bearers, footings, etc.	m	18		
Boundary Walls, Fencing and Gates				
XB Outbuildings and Covered Ways				
88 Steel framed canopy including cladding, roof plumbing, paint finish, etc.	m ²	20		
Outbuildings and Covered Ways				
XL Landscaping and Improvements				
90 Allowance for minimal landscaping (limited planting, irrigation, grounds coverings)	Item			
Landscaping and Improvements				

Morphettville Sports & Community Club**Order of Cost Estimate**

Location Elements Item

MSC MORPHETVILLE SPORTS & COMMUNITY CLUB (continued)

Rates Current At October 2017

Description		Unit	Qty	Rate	Total
PR	Preliminaries				
94	Builders Preliminaries and Supervision	Item			
	Preliminaries			\$	
MA	Builders Margin				
95	Builders Margin	Item			
	Builders Margin			\$	
FE	Furniture, Fittings & Equipment				
87	No allowance for loose furniture and equipment	Note			Excl.
	Furniture, Fittings & Equipment				Excl.
CT	Contingency				
96	Design Development Contingency	Item			
97	Construction Contingency	Item			
	Contingency			\$	
ES	Escalation				
99	No allowance for Escalation	Item			Excl.
	Escalation				Excl.
PF	Professional Fees				
98	Professional Fees	Item			
	Professional Fees			\$	
ST	Statutory Charges				
100	Statutory Fees and Charges	Item			
	Statutory Charges			\$	
GT	Goods & Services Taxation				
101	No allowance for Goods & Services Taxation	Item			Excl.
	Goods & Services Taxation				Excl.
	MORPHETVILLE SPORTS & COMMUNITY CLUB			\$	



Proposed Road Closure Area
Quinn Street Morphettville

Scale 1:665.6
Map Width 162.9 m
Created by rates
Wednesday, 25 October 2017



Disclaimer
While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

About this Document
This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Marion. This information is provided for private use only.