

Morphettville Park Sports Club Redevelopment - Approval to Call Tenders for Construction

Originating Officer	Project Manager Strategic Projects - Carla Zub
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Abby Dickson
Report Reference	GC190312F04

Confidential**Confidential Motion**

That pursuant to Section 90(2) 3(b)(i) and (ii) 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, Vincent Mifsud, Kate McKenzie, Greg Salmon, Carla Zub, Craig Clarke and Victoria Moritz be excluded from the meeting as the Council receives and considers information relating to the report *Morphettville Park Sports Club Redevelopment - Approval to Call Tenders for Construction*, 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 relating to matters pertaining to commercial operations of a confidential nature, the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information and could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council.

REPORT OBJECTIVE

This report seeks Council's endorsement to undertake a tender call for a lead construction contractor to deliver the Morphettville Park Sports Club Redevelopment. The report also provides Council with a current cost estimate for delivery of the facility including associated site and construction costs.

EXECUTIVE SUMMARY

The Morphettville Park Sports Club (MPSC) Redevelopment is finalising the design development stage with the next step to call tenders for construction to deliver the project.

This report provides Council with the scope of the redevelopment and developed design for the Morphettville Park Sports Club redevelopment. A cost plan estimate for the facility and associated site and construction costs has been completed.

The developed design as prepared by Walter Brooke Architects is attached to this report (Appendix 1). The design includes a new facility with a function space catering for 200 people, four AFL compliant change rooms, umpires rooms, gym and first aid facilities together with new public amenities.

The Council approved project budget is \$ [REDACTED] million and the attached cost estimate has been provided by cost consultants Rider Levett Bucknall. The cost estimate includes contingency during construction phase of the project to address latent conditions (inclement weather or unknown site services).

The project timeframes has the Morphettville Park Sports Club Redevelopment complete and opened in March 2020 for the 2020 football season. To achieve this deadline, the procurement of the lead construction

contractor must commence on 3 April 2019 and be engaged by early June 2019. The construction timeframe is 10 months which includes an allowance for contingency should there be any delays throughout the build.

The report also seeks for Council to endorse the Chief Executive Officer to award the preferred contractor should the final preferred tender price be within the allocated \$ [REDACTED] million budget.

RECOMMENDATION

That Council:

- 1. Notes this report.**
- 2. Endorses the developed design for the Morphettville Park Sports Club Redevelopment attached as appendix 1 to this report.**
- 3. Approves the undertaking of call for tender for a lead construction contractor to deliver the Morphettville Park Sports Club redevelopment.**
- 4. Approves the Chief Executive Officer to execute and award the lead construction contractor to deliver the project, should the preferred tender price be within the approved budget of \$ [REDACTED] million.**
- 5. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report and appendices, Morphettville Park Sports Club - Approval to Call Tenders for Construction, having been considered in confidence under Section 90(2)3 (b)(i) and (ii) 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 2019.**

GENERAL ANALYSIS

BACKGROUND

At the General Council meeting of 26 August 2018 Council considered the scope of the Morphettville Redevelopment and it was resolved that Council:

- 1. Notes the community consultation feedback was received on the developed design.*
- 2. Resolves to allocate additional funds up to \$ [REDACTED] to cover the cost of the road closure and any required civil works, from 2017-18 budget audited savings.*
- 3. Approves to proceed to design documentation for Option 2 to deliver the expanded scope of works for the delivery of the Morphettville Park Sports Club redevelopment and the allocation of an additional funding of up to \$ [REDACTED] from Council's Asset Sustainability Reserve – Community Facilities Partnership program.*
- 4. Approves progressing the preferred option to detailed design and documentation, including preparation of tender documents to issue for call for tender.*

The MPSC will deliver quality clubrooms and community facilities to cater for site users and wider community for generations to come. The redevelopment is finalising the design documentation with construction of the new clubrooms to commence in June 2019. Development approval and building certification is currently being sought and will be received prior to construction commencement.

To achieve the opening of the new facility for the 2020 football season, the procurement of the lead contractor must commence on 3 April 2019 and be engaged by early June 2019. The construction timeframe

is 10 months which includes an allowance for contingency due to latent conditions (such as inclement weather or unknown site services).

In addition, the funding agreement with the Office Recreation, Sport and Racing has an end date of 30 April 2019. It is paramount that Council can demonstrate that it is committed to the project through the call of tenders in April 2019 to enable an extension to the Agreement to be sought.

The funding of \$3.473 million for the project comprises of \$[REDACTED] million from the City of Marion, \$[REDACTED] Office Recreation, Sport and Racing and \$[REDACTED] from SANFL.

This report seeks approval to proceed with select procurement of the lead construction contractor for delivery of the new clubroom facility.

SCOPE OF WORKS FOR DELIVERY

The full scope of the MPSC redevelopment comprises the following elements:

- Expansion of the clubrooms from 445sqm to 890sqm requiring the partial closure of Quinn Street
- Multi-purpose function space to cater for the needs of the community and the clubs that overlooks the main oval. Total seating capacity is 200 people
- Four new AFL compliant unisex change rooms connected to amenities rooms with toilets, showers and massage/first aid
- Public male/female/accessible toilets
- Kitchen facilities to meet the needs of clubs and the community
- Office and storage areas
- Two umpires room including toilet and showers
- Utility/cleaners' room
- Club gym space
- Cold store
- External verandah area linking to oval
- Permanent closure of the portion of Quinn Street between Regan Avenue and Denham Avenue.

The stakeholders have been engaged throughout the detailed design process and are supportive of the final design.

The SANFL has reviewed and endorsed the design as meeting the AFL preferred provision for a football facility.

PROCUREMENT APPROACH

Due to the timeframes for the project's delivery and Council's recent experience in calling tenders for major construction projects (i.e. Edwardstown Oval Redevelopment and The Cove Civic Centre), Council's Executive Leadership Team has approved select tender as the procurement approach for the MPSC redevelopment.

Past experience has shown that a select tender process creates 'competitive tension' within the tender pool as there is an improved chance of a lead construction contractor (builder) winning the project due to the lower number of tenderers. Builders will submit a competitive price to be successful helping to drive value for money.

The nominated builders for the select tender have demonstrated through previous experience with Council or similar projects with the State Government that they are appropriately skilled and experienced to successfully deliver project contracts with a value of the \$[REDACTED] or greater (refer to Appendix Two for Summary of Previous Construction Project Experience).

Outlined below is the list of builders, who are all prequalified with the Department of Planning, Transport and Infrastructure as General Builders under Tier 2 (which provides a higher level of assurance regarding the

contractors insurances, structure, management systems, ability/performance, experience and delivery of related works) to be asked to tender for the MPSC redevelopment:

- Kennett Pty Ltd
- Sarah Constructions Pty Ltd
- Badge Constructions (SA) Pty Ltd
- Pike Constructions Pty Ltd
- Schiavello (SA) Pty Ltd ; and
- Partek Industries Pty Ltd

The project's consultancy team, Walter Brooke & Associates and Rider Levett Bucknall, have provided input to the selection and are supportive of the proposed list of builders and their capacity to deliver the MPSC redevelopment.

As the total project value is \$ [REDACTED] million and is not considered to be a large scale or complex project. A select tender will target the builders that are able to deliver the new Morphettsville Park Sports Clubrooms within the specified timeframes.

PROJECT BUDGET

The design for MPSC redevelopment is a an efficient and effective design responding to the project scope and site constraints. The cost estimate shows the cost to construct this scope as \$ [REDACTED], including design and construction contingencies. Whilst the estimate is 4% above the current budget allocation for delivery of the project, it is within the threshold of +/- 5% of the project's budget. Given the scope, scale of the project, select tender process and short construction time frame, it is likely that favourable tenders will be received allowing the engagement of the builder.

The cost estimate identifies items that are below the line and currently out of scope of the works to be delivered (i.e. public toilet, block out blinds). This scope can proceed should tenders received be below budget resulting in available funds. Please note that the solar panels are being installed as part of the project but will be funded from Land and Property's budget line for capital works programs. The design will future proof the facility for the installation of a solar battery.

EXECUTION OF CONSTRUCTION CONTRACT

Following receipt and evaluation of the tender submissions, should the preferred lead construction contractor's price be within the \$ [REDACTED] million budget and deliver the intended scope of works, it is recommended that the Chief Executive Officer executes and awards the contract. This will effectively streamline the process and keep the project on schedule to be delivered in March 2020.

Should there be a significant variance to the budget or scope works for the MPSC redevelopment, a report will be brought back to Council for its consideration and approval prior to the award of contract.

CONCLUSION

The design development stage of the Morphettsville Park Sports Club redevelopment has been completed and the documentation is being finalised to call tenders for construction.

Timeline

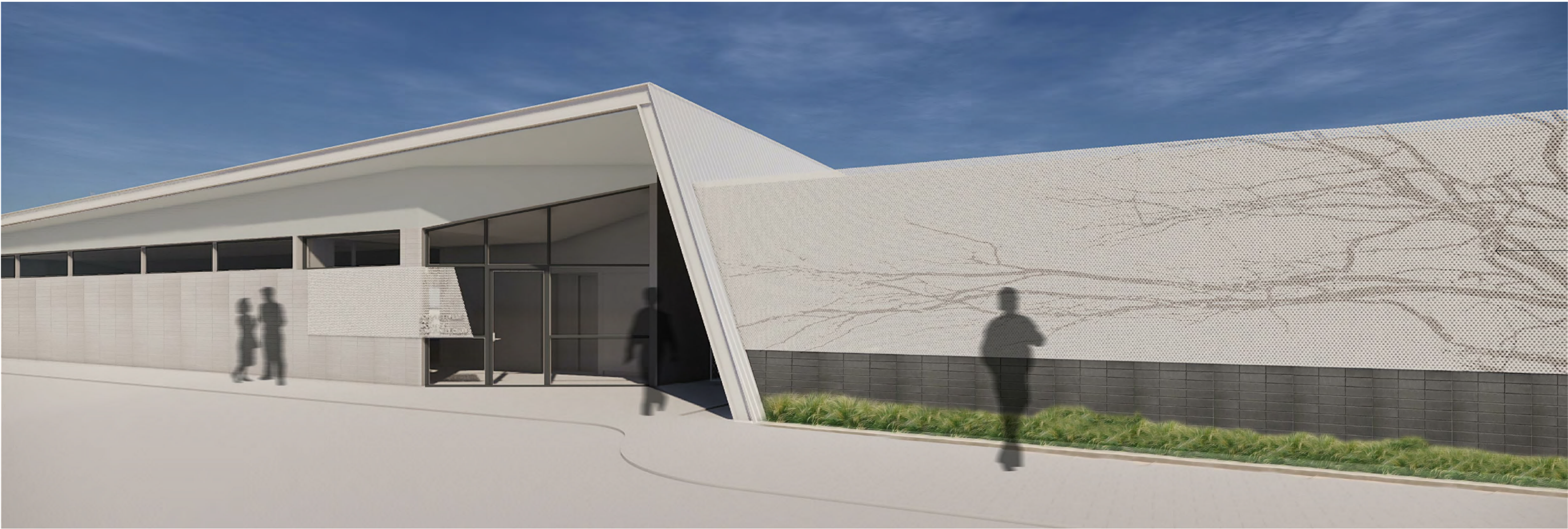
To deliver the new Clubrooms for the 2020 football season, the preferred lead construction contractor should be awarded the contract in June 2019.

Current Budget Allocation

The current budget allocation for the redevelopment of the clubroom is \$ [REDACTED] million

Attachment

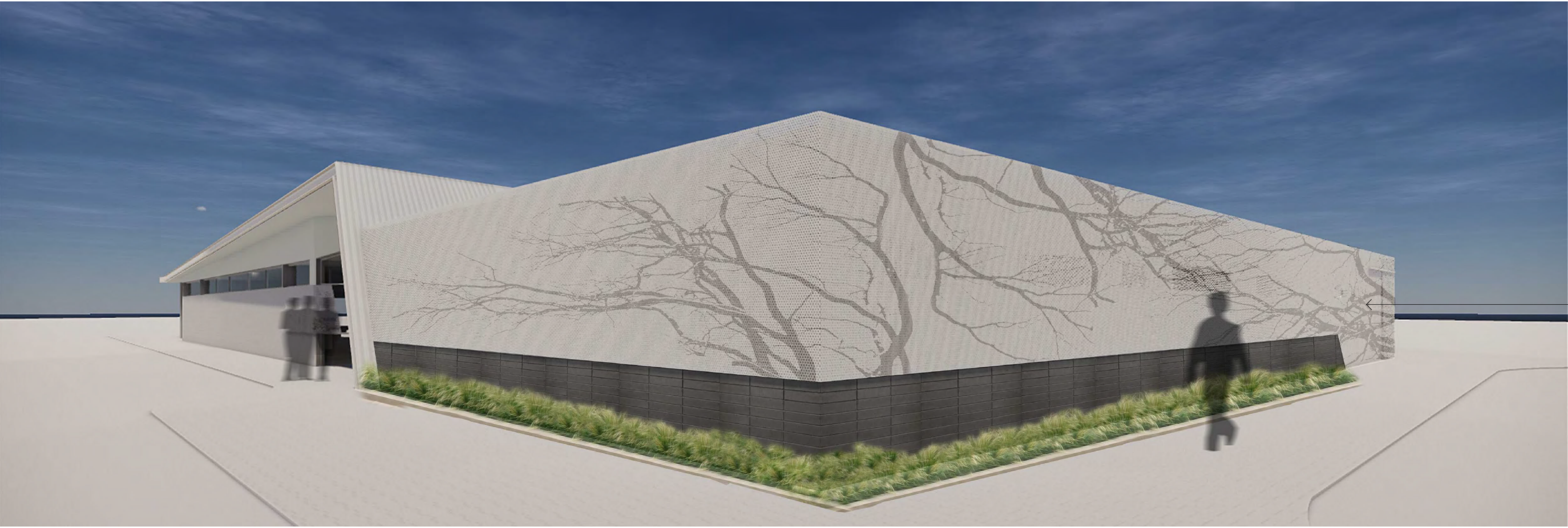
#	Attachment	Type
1	Morphettville Park Sports Club Redevelopment - Plans	PDF File
2	Appendix Two - Summary of Previous Construction Experience	PDF File
3	Appendix Three - MPSC RBL Cost Estimate	PDF File



DRAWING LIST DA	
Sheet Number	Sheet Name
DA-0-000	DRAWING LIST
DA-1-101	SITE PLAN
DA-1-201	DEMOLITION PLAN
DA-1-301	FLOOR PLAN
DA-1-401	ROOF PLAN
DA-2-101	ELEVATIONS
DA-3-101	SECTIONS

INDICATIVE PATTERN ACROSS ARCHITECTURAL SCREEN.
ARTWORK DESIGN TO BE DEVELOPED WITH ARTIST
THROUGH PUBLIC ART PROJECT.

MORPHETTVILLE PARK SPORTS + COMMUNITY CENTRE
DENHAM STREET ENTRY VIEW



INDICATIVE MATERIALS PALETTE

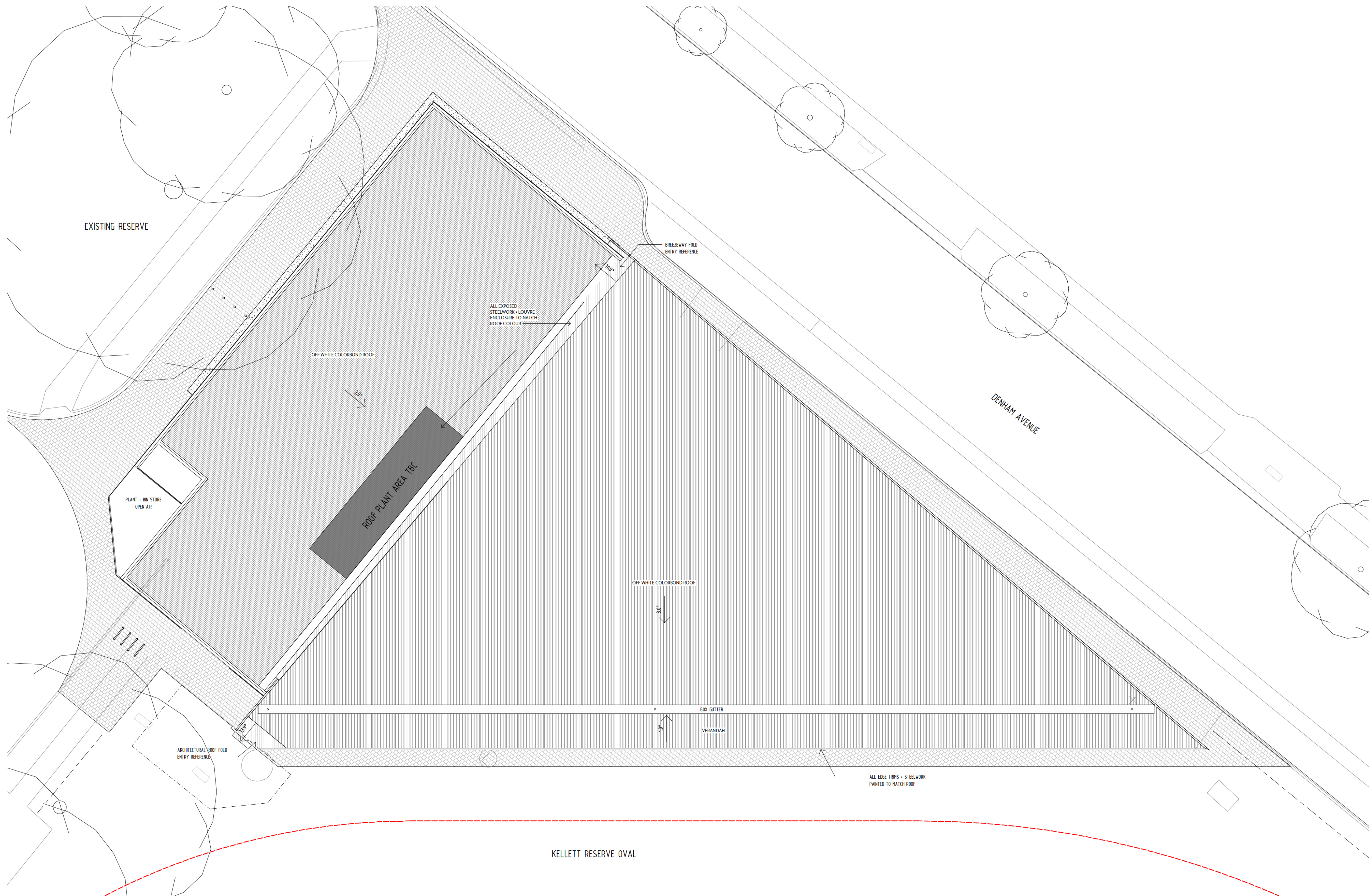
INDICATIVE PATTERN ACROSS ARCHITECTURAL SCREEN.
ARTWORK DESIGN TO BE DEVELOPED WITH ARTIST
THROUGH PUBLIC ART PROJECT.

MORPHETTVILLE PARK SPORTS + COMMUNITY CENTRE
DENHAM STREET APPROACH VIEW

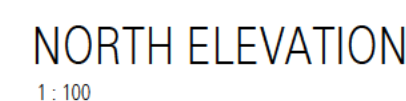


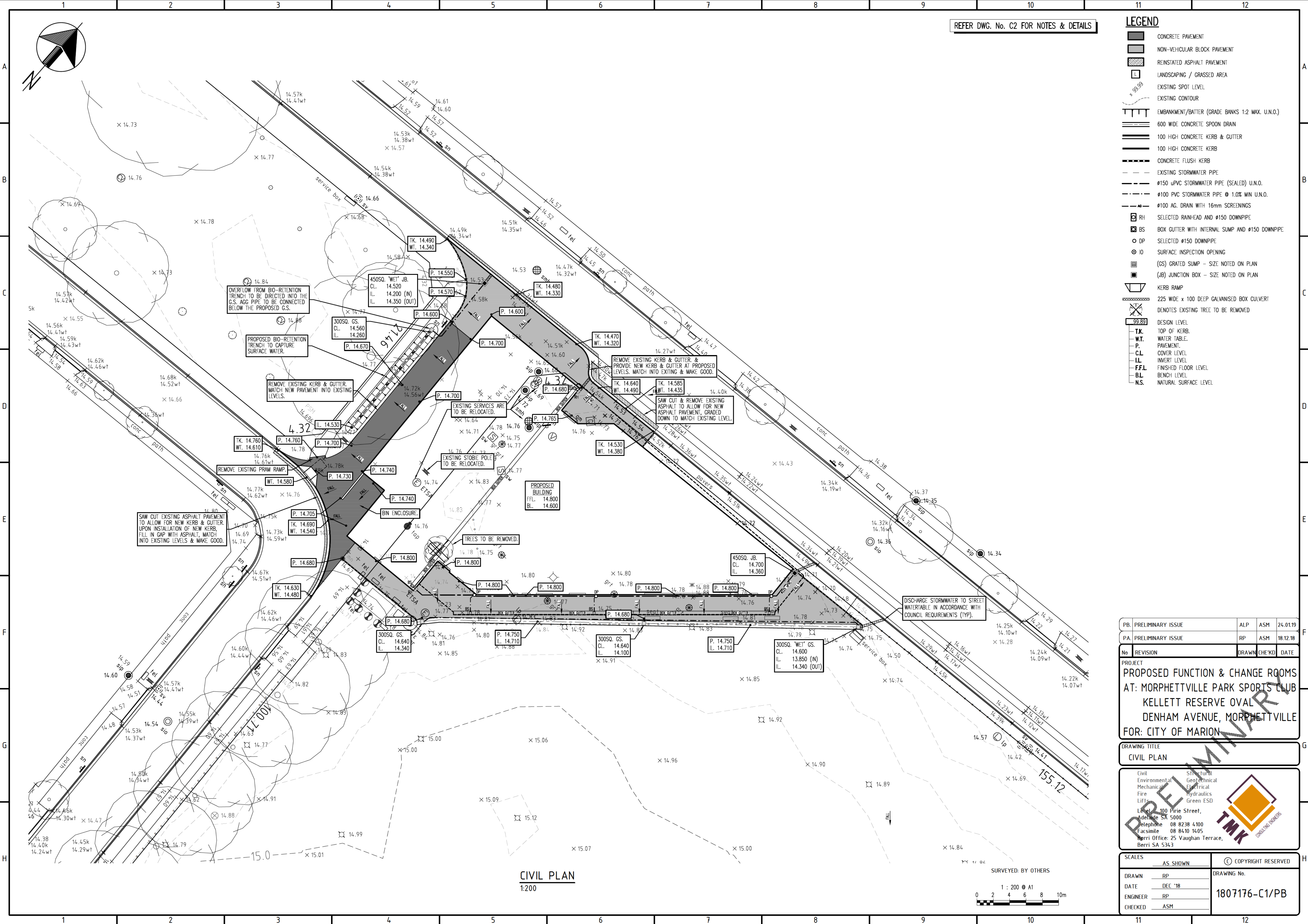






DA ROOF PLAN
 1:100





REFER DWG. No. C2 FOR NOTES & DETAILS

LEGEND

- CONCRETE PAVEMENT
- NON-VEHICULAR BLOCK PAVEMENT
- REINSTATED ASPHALT PAVEMENT
- LANDSCAPING / GRASSED AREA
- EXISTING SPOT LEVEL
- EXISTING CONTOUR
- EMBANKMENT/BATTER (GRADE BANKS 1:2 MAX. U.N.O.)
- 600 WIDE CONCRETE SPOON DRAIN
- 100 HIGH CONCRETE KERB & GUTTER
- 100 HIGH CONCRETE KERB
- CONCRETE FLUSH KERB
- EXISTING STORMWATER PIPE
- #150 uPVC STORMWATER PIPE (SEALED) U.N.O.
- #100 PVC STORMWATER PIPE @ 1.0% MIN U.N.O.
- #100 AG. DRAIN WITH 16mm SCREENINGS
- RH SELECTED RAINHEAD AND #150 DOWNPIPE
- BS BOX GUTTER WITH INTERNAL SUMP AND #150 DOWNPIPE
- IP SELECTED #150 DOWNPIPE
- IO SURFACE INSPECTION OPENING
- GS GRATED SUMP - SIZE NOTED ON PLAN
- JB JUNCTION BOX - SIZE NOTED ON PLAN
- KERB RAMP
- 225 WIDE x 100 DEEP GALVANISED BOX CULVERT
- DENOTES EXISTING TREE TO BE REMOVED
- 99.89 DESIGN LEVEL
- TK. TOP OF KERB
- WT. WATER TABLE
- P. PAVEMENT
- CL. COVER LEVEL
- IL. INVERT LEVEL
- F.F.L. FINISHED FLOOR LEVEL
- BL. BENCH LEVEL
- N.S. NATURAL SURFACE LEVEL

PB. PRELIMINARY ISSUE	ALP	ASM	24.01.19
PA. PRELIMINARY ISSUE	RP	ASM	18.12.18
No	REVISION	DRAWN/CHECKED	DATE

PROJECT
PROPOSED FUNCTION & CHANGE ROOMS
AT: MORPHETVILLE PARK SPORTS CLUB
KELLETT RESERVE OVAL
DENHAM AVENUE, MORPHETVILLE
FOR: CITY OF MARION

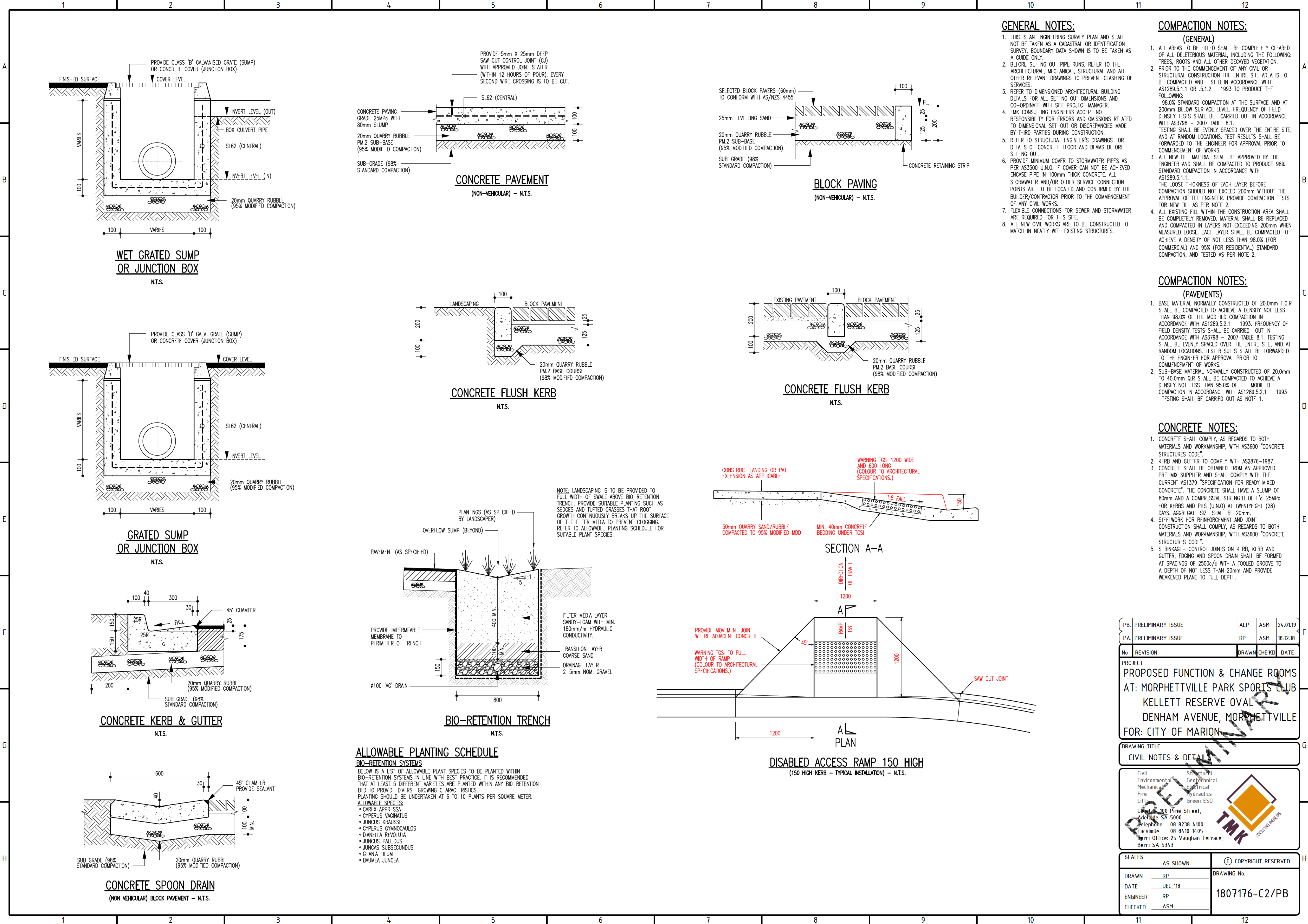
DRAWING TITLE
CIVIL PLAN

Civil
Environmental
Mechanical
Fire
Lifts

Structural
Geotechnical
Hydraulics
Green ESD

Level 100 Pirie Street,
Adelaide SA 5000
Telephone 08 8238 4100
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Berri SA 5343

SCALES	AS SHOWN	COPYRIGHT RESERVED
DRAWN	RP	DRAWING No.
DATE	DEC '18	1807176-C1/PB
ENGINEER	RP	
CHECKED	ASM	



Appendix Two – Summary of Previous Construction Project Experience

Construction Company	Previous Project Experience
Kennett Pty Ltd	<ul style="list-style-type: none"> - Edwardstown Oval Redevelopment - \$████ - City Playford Tennis Centre, Salisbury - \$████ - SACA Narnungga Sports Hub - \$████ - Seymour College Hall - \$████ - Beau's Pet Hotel - \$████
Sarah Constructions Pty Ltd	<ul style="list-style-type: none"> - Prospect Oval Redevelopment - \$████ - Campbelltown Memorial Oval – \$████ - St Mary's Gymnasium and Administration - \$████ - Kildare College Multipurpose Centre - \$████ - Lutheran Homes Community Centre - \$████
Badge Constructions (SA) Pty Ltd	<ul style="list-style-type: none"> - City of Marion Services Depot Redevelopment - \$████ - Sacred Heart College Memorial Oval - \$████ - Witton Centre Redevelopment - \$████ - SA Health GP Plus - \$████ - LeFevre Community Centre - \$████ - Xavier College Redevelopment New Gymnasium and Student Services Hub - \$████
Pike Constructions Pty Ltd	<ul style="list-style-type: none"> - Playford CBD Carpark - \$████ - Mercedes Benz Vans Showroom - \$████ - Austral Steel Eagle and Globe office building - \$████ - Bunnings Gawler - \$████
Partek Industries Pty Ltd	<ul style="list-style-type: none"> - West Beach Parks Resort Aquatic Facility - \$████ - Investigator College Senior Building - \$████ - Pultney Grammar School, Centre for Senior Learning - Rosewater Football Club - \$████ - Brighton Surf Life Saving Redevelopment - \$████ - Brighton Secondary School Performing Arts Centre - \$████
Schiavello (SA) Pty Ltd	<ul style="list-style-type: none"> - Adelaide Festival Centre Internal Works - \$████ - SA Health/ DPTI Veteran's Mental Health Precinct Glenside \$████ - Tenancy 13 MAB Tonsley - \$████ - Refurbishment of Lakes Hotel Resort - \$████

MORPHETTVILLE SA 5043

MARCH 2019

MORPHETTVILLE SPORTS & COMMUNITY CLUB

ORDER OF COST ESTIMATE

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 **March 2019**. 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;

- Temporary Facilities
- Morphettville Park Sports & Community Building
- Road Closure Works

Items Specifically Included

This estimate specifically includes the following:

Specialist Estimates

In preparing this report, we have incorporated the following specialise estimates provided by independent consultants:

Estimates provided by **TMK Consulting Engineers on 07/02/2019**

- Mechanical Services \$ [REDACTED]
- Electrical Services \$ [REDACTED]
- Fire Protection Services \$ [REDACTED]
- Hydraulic Services \$ [REDACTED]

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:

Project Scope Exclusions

- Stormwater storage tanks
- Work outside site boundaries

Scope Exclusions for works by others

Morphettville Sports & Community Club

Order of Cost Estimate

Project Details

Description

- Loose, soft and hard furnishings
- Beer and post mix equipment, fonts, post mixes, beer and soft drinks pythons/lines, temprites etc. (by Club)

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Removal and Reinstatement of any soft, wet and weak spots in subgrade
- Asbestos and Hazardous Materials Removal
- Rock excavation
- De-watering
- Staging / Phasing costs

Other Project Cost Exclusions

- Land costs
- Legal fees
- Goods and Services Taxation
- Escalation in costs from **March 2019** to future construction period.

Documents

The following documents have been used in preparing this estimate:

	Dated
<u>ARCHITECTURAL</u> Documents prepared by Walter Brooke	
• WD-1-102 - Site Plan - Sheet 1	23/01/19
• WD-1-301 - Ground Floor Plan - Overall	23/01/19
• WD-2-101 - External Elevations - Sheet 1	23/01/19
<u>CIVIL</u> Documents prepared by TMK Consulting Engineers	
• 1807176-C1/PB - Civil Plan	01/12/18
• 1807176-C2/PB - Civil Notes & Detail	01/12/18
<u>STRUCTURAL</u> Documents prepared by TMK Consulting Engineers	
• 1807176-S0/PA - Cover Sheet and Drawing List	01/01/19
• 1807176-S100 - General Notes	01/01/19
• 1807176-S101 - Footing Plan	01/01/19
• 1807176-S102 - Lower Roof Plan	01/01/19
• 1807176-S103 - Upper Roof Plan	01/01/19
• 1807176-S104 - Blockwork Marking Plan	01/01/19
• 1807176-S200 - Building Elevation	01/01/19

Morphettville Sports & Community Club
Order of Cost Estimate

Project Details

Description	
<div> <div> •1807176-S201 - Building Section </div> </div>	<div> 01/01/19 </div>

Morphettville Sports & Community Club

Order of Cost Estimate

Location Summary

GFA: Gross Floor Area
Rates Current At March 2019

Location		GFA m ²	Cost/m ²	Total Cost
TF	TEMPORARY FACILITIES			
MSCC	MORPHETTville PARK SPORTS & COMMUNITY CLUB			
DC	Demolition & Site Civil Works			
BW	Building Works	1,234		
EW	External Works			
SI	Site Infrastructure			
MSCC - MORPHETTville PARK SPORTS & COMMUNITY CLUB		1,234	\$	\$
RCW	ROAD CLOSURE WORKS			
ESTIMATED NET COST		1,234	\$	\$
MARGINS & ADJUSTMENTS				
Design Development Contingency		2.5 %		\$
Construction Contingency		5.0 %		\$
No allowance for Escalation				Excl.
Professional Fees		6.5 %		\$
Public Artist Engagement		0.3 %		\$
Statutory Fees and Charges		0.5 %		\$
No allowance for Goods & Services Taxation				Excl.
ESTIMATED PROJECT COST		1,234	\$	\$
Below the Line Items				
Roller blackout blinds (manual)		0.2 %		\$
Allowance for solar		0.8 %		\$
DDA compliant toilet including tiling, fitting, fixtures, sanitary ware, etc.		0.4 %		\$
ESTIMATED TOTAL COST		1,234	\$	\$

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

TF TEMPORARY FACILITIES

Rates Current At March 2019

Description	Unit	Qty	Rate	Total
TF Temporary Facilities				
131 Allowance for modular type temporary facilities serving the Football Club during the construction period including; 2 x changerooms, 1 x toilet/shower block and 1 x public toilet block, 1 x umpire room (assumes 3-month hire period)	Item			
132 No allowance for food or drink facilities during the construction period - assumed by others	Item			Excl.
Temporary Facilities				\$
BW Builders Work in Connection With Specialist Services				
128 Builder Works in Connection with Specialist Services	Item			
Builders Work in Connection With Specialist Services				\$
XD External Sewer Drainage				
120 Allowance for sewer connection to temporary facilities as per TMK estimate dated 29/01/2018	Item			
External Sewer Drainage				\$
XW External Water Supply				
121 Allowance for water connection to temporary facilities as per TMK estimate dated 29/01/2018	Item			
External Water Supply				\$
XE External Electric Light and Power				
115 Allowance for electrical services to temporary facilities as per TMK estimate dated 29/01/2018	Item			
External Electric Light and Power				\$
PR Preliminaries				
126 Builders Preliminaries and Supervision	Item			
Preliminaries				\$
MA Builders Margin				
127 Builders Margin	Item			
Builders Margin				\$
TEMPORARY FACILITIES				\$

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTville PARK SPORTS & COMMUNITY CLUB

DC Demolition & Site Civil Works

Rates Current At March 2019

Description	Unit	Qty	Rate	Total
AR Alterations and Renovations				
200 Demolish existing single storey Football Club building including disposal of debris from site	m ²	578		
203 Demolish existing pavements including disposal of debris from site	m ²	493		
204 Demolish existing trees including removal of debris from site	No	2		
201 Allowance for asbestos and hazardous material demolition and removal	Item			
202 Allowance for sundry demolition	Item			
Alterations and Renovations				
XP Site Preparation				
175 Allowance for minor earthworks to achieve design levels	m ²	1,234		
Site Preparation				
PR Preliminaries				
126 Builders Preliminaries and Supervision	Item			
Preliminaries				
MA Builders Margin				
127 Builders Margin	Item			
Builders Margin				
DEMOLITION & SITE CIVIL WORKS				

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTVILLE PARK SPORTS & COMMUNITY CLUB

BW Building Works

GFA: 1,234 m² Cost/m²: \$
Rates Current At March 2019

Description	Unit	Qty	Rate	Total
SB Substructure				
13 Allowance for termite treatment	m ²	1,234		
1 Reinforced concrete footing (350mm x 900mm) including excavation, reinforcement (6-N16 (3T, 3B)), concrete fill, etc. [E]	m	95		
2 Reinforced concrete footing (350mm x 900mm) including excavation, reinforcement (6-N20 (3T, 3B)), concrete fill, etc. [E1]	m	92		
3 Reinforced concrete footing (500mm x 600mm) including excavation, reinforcement (6-N16 (3T, 3B)), concrete fill, etc. [E2]	m	1		
4 Reinforced concrete footing (350mm x 700mm) including excavation, reinforcement (6-N16 (3T, 3B)), concrete fill, etc. [M]	m	200		
5 Reinforced concrete footing (350mm x 900mm) including excavation, reinforcement (6-N20 (3T, 3B)), concrete fill, etc. [M1]	m	250		
6 Reinforced concrete footing (350mm x 550mm) including excavation, reinforcement (5-N16 (2T, 3B)), concrete fill, etc. [M2]	m	75		
7 Reinforced concrete reamed bored pier (600mm dia x 5000mm) including reinforcement (6-N20 vert. bars) concrete fill, widened base, etc. [P1]	No	11		
9 100mm thick base course including trimming and compacting	m ²	1,058		
8 110mm thick reinforced concrete slab including reinforcement (SL92 top) and surface finish	m ²	1,058		
12 2-N16 x 2000mm long crack bars to concrete slab	No	3		
11 Form set-down to edge of slab	m	159		
10 Form set-down to wet areas (up to 50mm high)	m	84		
14 Allowance for sundry thickenings and set-downs	Item			
Substructure			\$ /m ²	\$
CL Columns				
17 Base plates to columns	No	37		
15 100 x 100 x 6.0SHS as column [C100]	t	0.70		
16 100 x 100 x 6.0SHS as column [C101]	t	0.06		
31 100 x 100 x 6.0SHS as column [C1]	t	1.08		
32 125 x 125 x 6.0SHS as column [C2]	t	0.17		
33 114.3 x 6.0CHS as column [C3]	t	0.06		
35 380 PFC as column [C4]	t	0.88		
18 Allowance for loose and attached connections	t	0.30		
19 Allowance for shop drawings	t	3.21		
20 Allowance for corrosion protection	t	3.21		
Columns			\$ /m ²	\$
RF Roof				
21 460UB67.1 as rafter [R100]	t	3.69		
22 360UB44.7 as rafter [R101]	t	1.08		
23 100 x 100 x 6.0SHS as strut [S100]	t	0.94		
24 150 x 100 x 6.0RHS as tie beam/strut [S101]	t	0.42		

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTville PARK SPORTS & COMMUNITY CLUB

BW Building Works (continued)

GFA: 1,234 m² Cost/m²: \$
Rates Current At March 2019

Description	Unit	Qty	Rate	Total
25 150PFC as tie beam [TB100]	t	0.86		
29 65 x 65 x 8EA as roof bracing [BR100]	t	0.85		
36 380PFC as roof beam/fascia beam [B1]	t	7.52		
37 65 x 65 x 6EA as roof bracing [BR1]	t	0.65		
38 310UB40.4 as carry beam [CB1]	t	0.29		
39 530UB82.0 + 250PFC as carry beam / lintel [CB2]	t	2.49		
40 250UB31.4 as carry beam [CB3]	t	0.72		
41 150 x 100 x 10RHS as outrigger [OR1]	t	0.56		
42 460UB67.1 as rafter [R1]	t	3.10		
43 360UB44.7 as rafter [R2]	t	2.78		
44 310UB32.0 as rafter [R3]	t	0.34		
45 100 x 100 x 6.0SHS as strut [S1]	t	0.98		
46 150 x 100 x 6.0RHS as tie beam/strut [S2]	t	0.77		
47 150PFC as tie beam [TB1]	t	0.64		
48 200 x 100 x 10.0RHS as tie beam [TB2]	t	0.77		
30 Z150.15 purlin @ 1200 cts. including 1-row bridging [P1]	m	1,166		
26 Allowance for loose and attached connections	t	2.94		
27 Allowance for shop drawings	t	32.29		
28 Allowance for corrosion protection	t	32.29		
55 Metal deck roof cladding including sisalation, gutters, cappings, flashing, etc. (Lower Roof Level)	m ²	418		
56 Colorbond box gutter including butter board, flashings, etc.	m	32		
57 Metal deck roof cladding including sisalation, gutters, cappings, flashing, etc. (Upper Roof Level)	m ²	790		
197 Rainwater head	No	2		
198 150mm dia. downpipe	No	3		
58 Allowance for plant platforms and walkways	Item			
59 No allowance for plant screens	Item			Excl.
60 Allowance for roof safety system (anchor points)	Item			
61 Allowance for penetrations through roof	Item			
Roof			\$ /m²	\$
EW External Walls				
49 150PFC as tie beam [WS1]	t	0.40		
50 100 x 100 x 6.0SHS as wall brace [WB1]	t	0.12		
51 200 x 100 x 6.0RHS as window head/lintel [WH1]	t	1.10		
52 Allowance for loose and attached connections	t	0.16		
53 Allowance for shop drawings	t	1.76		
54 Allowance for corrosion protection	t	1.76		
62 Architectural (honed finish) single leaf brick wall including ties, surface clean, etc.	m ²	601		

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTVILLE PARK SPORTS & COMMUNITY CLUB

BW Building Works (continued)

GFA: 1,234 m² Cost/m²: \$
Rates Current At March 2019

Description	Unit	Qty	Rate	Total
63 Perforated metal screen (with local artists pattern/design) including concealed fixings (target budget - design to cost)	m ²	125		
64 Aluminium framed glazed window suite	m ²	74		
External Walls			\$ /m ²	\$
ED External Doors				
68 Single solid core door (2400mm x 1100mm) including frame, hardware and paint finish	No	2		
69 Cat-and-kitten solid core door (2400mm x 1600mm) including frame, hardware and paint finish	No	1		
66 Single aluminium framed glazed door (2400mm x 1100mm) including frame and hardware	No	1		
209 Single aluminium framed glazed sliding door including frame and hardware (to function room)	No	2		
67 Chain link gate including frame and hardware	No	3		
70 Proprietary roller door (1300mm x 2000mm) including frame and hardware (manual operation)	No	2		
207 Proprietary roller door (2700mm x 2400mm) including frame and hardware (manual operation)	No	1		
External Doors			\$ /m ²	\$
NW Internal Walls				
71 Internal partition comprising; ·Steel stud framing ·Insulation ·1 x flush plasterboard lining one side ·2 x flush plasterboard lining one side ·Paint finish	m ²	323		
72 Internal partition comprising (internal face of external wall); ·Steel stud framing ·Insulation ·1 x flush plasterboard lining one side ·Paint finish	m ²	186		
208 Single leaf masonry wall (assumed 90mm thick) to changerooms including paint finish	m ²	346		
97 Insulated sandwich panel wall to coolroom	m ²	47		
206 Paint internal face of masonry wall	m ²	56		
75 Extra-over allowance for impact resistant plasterboard	Item			
76 Extra-over allowance for water resistant plasterboard	Item			
77 Allowance for acoustic as required	Item			
Internal Walls			\$ /m ²	\$
NS Internal Screens and Borrowed Lights				
74 Proprietary laminate toilet partition	No	20		
73 Proprietary laminate shower partition including bench seat	No	16		
Internal Screens and Borrowed Lights			\$ /m ²	\$

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTville PARK SPORTS & COMMUNITY CLUB

BW Building Works (continued)

GFA: 1,234 m² Cost/m²: \$
Rates Current At March 2019

Description	Unit	Qty	Rate	Total
ND Internal Doors				
78 Single solid core door (2100mm x 900mm) including frame, hardware and paint finish	No	15		
80 Cat-and-kitten solid core door (2100mm x 1600mm) including frame, hardware and paint finish	No	2		
79 Proprietary roller door (2700mm x 2400mm) including frame and hardware (manual operation)	No	3		
81 Pair of aluminium framed glazed doors (2100mm x 1800mm) including frame and hardware	No	1		
82 Single aluminium framed glazed door (2100mm x 1100mm) including frame and hardware	No	1		
83 Pair of solid core doors (2100mm x 1400mm) including frame, hardware and paint finish	No	1		
84 Single solid core dual swing door (2100mm x 900mm) with vision panel including frame, hardware and paint finish - to kitchen/servery	No	1		
86 Single solid core cavity sliding door (2100mm x 950mm) including frame, hardware and paint finish	No	2		
85 Single solid core cavity sliding door (2100mm x 1100mm) including frame, hardware and paint finish	No	1		
88 Pair of doors to services cupboard	No	2		
Internal Doors			\$ /m ²	\$
WF Wall Finishes				
112 Ceramic wall tiling to showers/basins	m ²	107		
113 Stainless steel splashback to kitchen/canteen/bar	m ²	26		
129 Timber veneer finish to foyer	m ²	33		Excl.
114 Allowance for feature/acoustic wall finishes	Item			Excl.
173 No allowance for mirrors to gym	Item			Excl.
Wall Finishes			\$ /m ²	\$
FF Floor Finishes				
89 Recycled rubber flooring to gym	m ²	38		
93 Concrete look floor tiling including waterproofing and leveling screed to entry and circulation space	m ²	59		
92 Ceramic floor tiling including waterproofing and leveling screed to changerooms	m ²	25		
95 Ceramic floor tiling including waterproofing and leveling screed to amenities/umpires room	m ²	43		
90 Vinyl floor finish including coved skirting to first aid	m ²	35		
96 Vinyl floor finish including coved skirting to kitchen/bar/BOH areas	m ²	129		
94 Carpet including underlay to function/meeting room	m ²	236		
91 Sealed concrete to changerooms, breezeway & stores	m ²	384		
99 Allowance for entry matting	Item			
Floor Finishes			\$ /m ²	\$

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTVILLE PARK SPORTS & COMMUNITY CLUB

BW Building Works (continued)

GFA: 1,234 m² Cost/m²: \$
Rates Current At March 2019

Description	Unit	Qty	Rate	Total
CF Ceiling Finishes				
100 Acoustic/thermal blanket to underside of roof structure including mesh fixing to changerooms	m ²	329		
101 Suspended T-bar ceiling including framing and ceiling tiles	m ²	205		
106 Suspended perforated ceiling including framing and paint finish to function space	m ²	267		
102 Suspended flush plasterboard ceiling including insulation and paint finish	m ²	77		
103 Insulated sandwich panel ceiling to coolroom	m ²	18		
105 CFC soffit lining on and including supplementary framing to eaves	m ²	273		
107 600mm high bulkhead above bar	m	7		
108 300mm high bulkhead to feature timber battens	m	20		
109 Allowance for ceiling access panels	Item			
110 Allowance for sundry acoustics as required	Item			
111 No allowance for feature ceiling finishes	Item			Excl.
Ceiling Finishes			\$ /m ²	\$
FT Fitments				
136 Provisional sum allowance for statutory and wayfinding signage	Item			
150 Toilet roll holder	No	21		
151 Soap dispenser	No	14		
152 Paper towel dispenser	No	10		
153 Mirror	No	20		
154 Hand dryer	No	5		Excl.
155 Set of DDA compliant grab rails	No	7		
156 Coat hook	No	1		
161 Privacy curtain divider and rail to first aid	m	5		
158 Baby change table	No	1		
142 Credenza joinery unit to meeting room	m	3		
145 Glazed display cabinets to foyer	m	6		Excl.
143 Steel framed sports memorabilia wall including adjustable shelving, glazed cabinets, etc.	m	18		
144 Stainless steel buffet unit including storage cupboard beneath	m	4		
146 Stainless steel kitchen servery unit including storage cupboard beneath	m	3		
149 Stainless steel benchtop with shelving beneath to kitchen	m	10		
147 Bar joinery unit including benchtop, storage cupboards beneath and overhead storage as required	m	9		
148 Canteen joinery unit including benchtop, storage cupboards beneath and overhead storage as required	m	6		
162 Full height enclosed storage cupboard to first aid	m	2		
159 Bench seat to umpire changerooms	m	4		
164 Bench seat to changerooms	m	55		

Morphettville Sports & Community Club

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Location Elements Item

MSCC MORPHETTVILLE PARK SPORTS & COMMUNITY CLUB

BW Building Works (continued)

GFA: 1,234 m² Cost/m²: \$
Rates Current At March 2019

Description	Unit	Qty	Rate	Total
167 Steel framed storage racking	m	4		
168 Window sill servery to canteen and bar	m	4		
160 Fitments to cleaners room	Item			
166 Allowance for whiteboards/pinboards	Item			
Fitments			\$ /m ²	\$
SE Special Equipment				
135 Allowance for PA system (incl. in TMK estimate)	Item			Incl.
138 Allowance for coolroom plant and equipment	Item			
137 Provisional sum allowance for commerical grade kitchen (incl. equipment, whitegoods, etc.)	Item			
139 Provisional sum allowance for bar (fridges, POS, etc.) - keg and post mix equipment excluded - assumed by others	Item			
141 No allowance for audio visual or active ICT equipment	Item			Excl.
163 No allowance for gym equipment	Item			Excl.
172 No allowance for pool table	Item			Excl.
Special Equipment			\$ /m ²	\$
PD Sanitary Plumbing				
125 Allowance for hydraulic services as per TMK estimate dated 29/01/2018	Item			
Sanitary Plumbing			\$ /m ²	\$
AC Air Conditioning				
118 Allowance for mechanical services as per TMK estimate dated 29/01/2018	Item			
Air Conditioning			\$ /m ²	\$
FP Fire Protection				
119 Allowance for fire protection services as per TMK estimate dated 29/01/2018	Item			
Fire Protection			\$ /m ²	\$
LP Electric Light and Power				
117 Allowance for electrical, communications and security services as per TMK estimate dated 29/01/2018	Item			
133 No allowance for 20kW solar sytem (included within TMK estimate)	Item			Excl.
130 Allowance for feature lighting	Item			
Electric Light and Power			\$ /m ²	\$
BW Builders Work in Connection With Specialist Services				
128 Builder Works in Connection with Specialist Services	Item			
Builders Work in Connection With Specialist Services			\$ /m ²	\$
XN Boundary Walls, Fencing and Gates				
165 Chain link fence and gate to external plant	m	4		
Boundary Walls, Fencing and Gates			\$ /m ²	\$

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTville PARK SPORTS & COMMUNITY CLUB

BW Building Works (continued)

GFA: 1,234 m² Cost/m²: \$
Rates Current At March 2019

Description	Unit	Qty	Rate	Total
PR Preliminaries				
126 Builders Preliminaries and Supervision	Item			
<i>Preliminaries</i>			\$ /m ²	\$
MA Builders Margin				
127 Builders Margin	Item			
<i>Builders Margin</i>			\$ /m ²	\$
FE Furniture, Fittings & Equipment				
134 No allowance for loose FFE	Item			Excl.
140 Proprietary recovery ice bath including access stairs (Pride on the line type or similar)	No	4		
<i>Furniture, Fittings & Equipment</i>			\$ /m ²	\$
BUILDING WORKS			\$ /m ²	\$

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTville PARK SPORTS & COMMUNITY CLUB

EW External Works

Rates Current At March 2019

Description	Unit	Qty	Rate	Total
BW Builders Work in Connection With Specialist Services				
128 Builder Works in Connection with Specialist Services	Item			
<i>Builders Work in Connection With Specialist Services</i>				\$
AR Alterations and Renovations				
182 Saw cut existing asphalt pavement	m	56		
183 Demolish existing kerb and gutter including disposal of debris from site	m	55		
187 Demolish existing pram ramp including disposal of debris from site	No	1		
<i>Alterations and Renovations</i>				\$
XP Site Preparation				
174 Strip topsoil and retain spoil of site for future reuse	m ²	442		
175 Allowance for minor earthworks to achieve design levels	m ²	442		
<i>Site Preparation</i>				\$
XR Roads, Footpaths and Paved Areas				
176 Trim and compact sub-grade	m ²	442		
177 Supply and place 100mm quarry rubble PM.2 sub-base including trimming and compacting	m ²	136		
178 Supply and place 125mm quarry rubble PM.2 sub-base including trimming and compacting	m ²	307		
179 Supply and place 25mm leveling sand	m ²	307		
180 100mm thick reinforced concrete slab including reinforcement (SL62 top) and surface finish	m ²	136		
181 Block pavers including pavelock or similar	m ²	307		
184 Concrete kerb and gutter	m	57		
189 Concrete flush kerb	m	34		
190 600mm wide concrete spoon drain	m	56		
185 Allowance to tie existing kerb and gutter into existing	Item			
186 Bitumen in-fill adjacent new kerb and gutter	m	57		
<i>Roads, Footpaths and Paved Areas</i>				\$
XL Landscaping and Improvements				
199 No allowance for sundry landscaping not documented	Item			Excl.
<i>Landscaping and Improvements</i>				Excl.
XK External Stormwater Drainage				
194 225mm wide x 100mm deep galvanised box culvert	m	10		
191 300SQ. grated sump including excavation, bedding and backfill	No	3		
193 300SQ. 'Wet' grated sump including excavation, bedding and backfill	No	1		
192 450SQ. 'Wet' junction box including excavation, bedding and backfill	No	2		
188 Bio-retention trench including batters, plants, ag drain, etc.	Item			
195 150mm dia. uPVC stormwater pipe including excavation, bedding and backfill	m	52		

Morphettville Sports & Community Club

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Location Elements Item

MSCC MORPHETTville PARK SPORTS & COMMUNITY CLUB

EW External Works (continued)

Rates Current At March 2019

Description		Unit	Qty	Rate	Total
196	225mm dia. uPVC stormwater pipe including excavation, bedding and backfill	m	5		
External Stormwater Drainage					\$
PR	Preliminaries				
126	Builders Preliminaries and Supervision	Item			
Preliminaries					\$
MA	Builders Margin				
127	Builders Margin	Item			
Builders Margin					\$
EXTERNAL WORKS					\$

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

MSCC MORPHETTville PARK SPORTS & COMMUNITY CLUB

SI Site Infrastructure

Rates Current At March 2019

Description	Unit	Qty	Rate	Total
BW Builders Work in Connection With Specialist Services				
128 Builder Works in Connection with Specialist Services	Item			
<i>Builders Work in Connection With Specialist Services</i>				
XD External Sewer Drainage				
122 Allowance for external sewer site infrastructure as per TMK estimate dated 29/01/2018	Item			
<i>External Sewer Drainage</i>				
XW External Water Supply				
123 Allowance for external water site infrastructure as per TMK estimate dated 29/01/2018	Item			
<i>External Water Supply</i>				
XG External Gas				
124 Allowance for external gas site infrastructure as per TMK estimate dated 29/01/2018	Item			
<i>External Gas</i>				
XE External Electric Light and Power				
116 Allowance for external electrical site infrastructure as per TMK estimate dated 29/01/2018	Item			
<i>External Electric Light and Power</i>				
PR Preliminaries				
126 Builders Preliminaries and Supervision	Item			
<i>Preliminaries</i>				
MA Builders Margin				
127 Builders Margin	Item			
<i>Builders Margin</i>				
SITE INFRASTRUCTURE				

Morphettville Sports & Community Club

Order of Cost Estimate

Location Elements Item

RCW ROAD CLOSURE WORKS

Rates Current At March 2019

Description	Unit	Qty	Rate	Total
XR Roads, Footpaths and Paved Areas				
205 Allowance for fees associated with road closure works (trade works measured in External Works)	Item			
<i>Roads, Footpaths and Paved Areas</i>			\$	
<i>ROAD CLOSURE WORKS</i>			\$	