

Motocross Facility Geelong

OPTION 1 Order of Cost - September 2016

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Our Reference: 17606-2

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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 **September 2016**. 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.

Limitation of Estimate

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should **not** be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

Items Specifically Included

This estimate specifically includes the following:

- . Allowance for design development contingency
- . Allowance for construction contingency
- . Assumption that site services are available at site boundary

Items Specifically Excluded

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

- Items specifically noted as excluded in the estimate details
- Traffic signals at sliplanes etc. at facility entry
- Main site access road [assume existing]
- Competition & Regional Track lighting [lighting to roadways only]
- Stand-by power generator
- Powered sites to campground
- Murals and works of art
- Loose, soft and hard furnishings
- Competition track timing systems
- Contaminated ground Removal and Reinstatement
- Rock excavation
- Staging / Phasing costs
- Work outside site boundaries
- Professional Fees
- Statutory Authorities charges, contributions
- Land costs, holding costs and finance charges
- Legal fees

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Project Details

Description

- Goods and Services Taxation

Documents

The following documents have been used in preparing this estimate:

- Email received from Tredwell Management dated 5th September 2016 including;
 - Site Requirements extracted from Geelong G21 Motocross Land Suitability Assessment Final Draft Report
 - Motocross Facility information
 - MTX cost estimate

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Location Summary

Rates Current At September 2016

Location	Total Cost
A OPTION 1; EXISTING ACCESS ROAD AND SERVICES	
A2 SITE INFRASTRUCTURE	735,000.00
A3 TRACKS	
A3A Motorcross competition track	1,772,750.00
A3B Junior track	448,250.00
A3C Recreational track	437,250.00
A3D Trails	188,000.00
	<i>A3 - TRACKS</i> <u>\$2,846,250.00</u>
A4 HELIPAD	150,000.00
A5 CLUB ROOM	2,846,500.00
A6 CARPARKING & ACCESS ROADS	990,000.00
A7 CAMPGROUND	1,285,000.00
	<i>A - OPTION 1; EXISTING ACCESS ROAD AND SERVICES</i> <u>\$8,852,750.00</u>
	ESTIMATED NET COST <u>\$8,852,750.00</u>
MARGINS & ADJUSTMENTS	
Design Development Contingency [5%]	5.0 % \$443,000.00
Construction Contingency [5%]	5.0 % \$465,000.00
Consultant Fees	Excl.
Statutory Fees & Charges	Excl.
Escalation	Excl.
NO ALLOWANCE for GST	Excl.
	ESTIMATED TOTAL COST <u>\$9,760,750.00</u>

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A2 SITE INFRASTRUCTURE

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
BW Builders Work in Connection With Specialist Services				
81 Allowance for builders work associated with engineering services [plinths, screens etc.]	Item			10,000.00
Builders Work in Connection With Specialist Services				\$10,000.00
XK External Stormwater Drainage				
62 Excavate for dam; stockpile excavated material on site for reuse [1ML capacity]	m ³	1,000	25.00	25,000.00
64 NO ALLOWANCE for dam liner - assume not required	Item			Excl.
External Stormwater Drainage				\$25,000.00
XD External Sewer Drainage				
37 Allowance for sewer connection including reticulation to club room site [connection at site boundary]	Item			100,000.00
External Sewer Drainage				\$100,000.00
XW External Water Supply				
35 Allowance for water connection including reticulation to club room site [connection at site boundary]	Item			100,000.00
External Water Supply				\$100,000.00
XG External Gas				
36 NO ALLOWANCE for gas connection [assume bottled gas to clubrooms]	Item			Excl.
External Gas				Excl.
XF External Fire Protection				
34 Allowance for fire hydrant / booster and associated water connection / tanks	Item			200,000.00
External Fire Protection				\$200,000.00
XE External Electric Light and Power				
33 Allowance for electrical supply including reticulation to club room site [assume connection at site boundary]	Note			250,000.00
External Electric Light and Power				\$250,000.00
XC External Communications				
38 Allowance for communication infrastructure [assume connection at site boundary]	Item			50,000.00
External Communications				\$50,000.00
SITE INFRASTRUCTURE				\$735,000.00

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A3 TRACKS

A3A Motorcross competition track

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XP Site Preparation				
1 Clear topsoil, shrubs to site; assume to 70% of total site area nominated at competition tracks & riders paddocks [note; 30% retained as natural vegetation]	m ²	220,000	0.75	165,000.00
4 Earthworks to create contours to suit track and stormwater management	m ²	20,000	10.00	200,000.00
2 150mm Imported fill to track surface [assume 2km track x 10mW]	m ²	20,000	14.00	280,000.00
Site Preparation				\$645,000.00
XR Roads, Footpaths and Paved Areas				
16 Imported rubble base [competiton track paddock]	m ²	10,000	14.00	140,000.00
3 Create berms/jumps [not exceeding 3mH - site won material]	Item			100,000.00
48 Washdown bay including concrete base, canopy, water points, drainage etc.[assume common use to all tracks]	m ²	100	850.00	85,000.00
Roads, Footpaths and Paved Areas				\$325,000.00
XN Boundary Walls, Fencing and Gates				
18 Chain wire fencing to paddocks/parc ferme area	m	450	65.00	29,250.00
Boundary Walls, Fencing and Gates				\$29,250.00
XL Landscaping and Improvements				
41 Earthworks to form tiered spectator hill including grass/stablising surface [no fixed seating - to suit up to 300 spectators]	Item			100,000.00
6 Allowance for track markers	Item			10,000.00
19 Allowance for gates, wheel stops, bollards etc. [paddocks/parc ferme]	Item			10,000.00
8 Allowance for start gates	Item			25,000.00
32 Allowance for landscaping - limited / re-vegetation	Item			50,000.00
40 Temporary grandstand [assume steel frame, aluminium seat benches suitable for demounting]	No	1,000	500.00	500,000.00
Landscaping and Improvements				\$695,000.00
XK External Stormwater Drainage				
5 Allowance for sundry swales, pits etc. [tracks & paddocks]	Item			35,000.00
49 Extra over allowance for stormceptor [washdown bay]	Item			25,000.00
60 Water tank to washdown	No	1	3,500.00	3,500.00
External Stormwater Drainage				\$63,500.00
XW External Water Supply				
39 Water points around track	Item			15,000.00
External Water Supply				\$15,000.00

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A3 TRACKS

A3A Motorcross competition track (continued)

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XE External Electric Light and Power				
7 NO ALLOWANCE for track / paddock lighting	Item			Excl.
<i>External Electric Light and Power</i>				<i>Excl.</i>
MOTORCROSS COMPETITION TRACK				\$1,772,750.00

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A3 TRACKS

A3B Junior track

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XP Site Preparation				
1 Clear topsoil, shrubs to site; assume to 70% of total site area nominated at competition tracks & riders paddocks [note; 30% retained as natural vegetation]	m ²	80,000	0.75	60,000.00
4 Earthworks to create contours to suit track and stormwater management	m ²	3,500	10.00	35,000.00
10 Imported fill to track surface [assume 500m track x 7mW]	m ²	3,500	14.00	49,000.00
Site Preparation				\$144,000.00
XR Roads, Footpaths and Paved Areas				
16 Imported rubble base [competiton track paddock]	m ²	10,000	14.00	140,000.00
3 Create berms/jumps [not exceeding 3mH - site won material]	Item			25,000.00
Roads, Footpaths and Paved Areas				\$165,000.00
XN Boundary Walls, Fencing and Gates				
18 Chain wire fencing to paddocks/parc ferme area	m	450	65.00	29,250.00
Boundary Walls, Fencing and Gates				\$29,250.00
XL Landscaping and Improvements				
41 Earthworks to form tiered spectator hill including grass/stablising surface [no fixed seating - to suit up to 300 spectators]	Item			25,000.00
6 Allowance for track markers	Item			5,000.00
19 Allowance for gates, wheel stops, bollards etc. [paddocks/parc ferme]	Item			10,000.00
8 Allowance for start gates	Item			15,000.00
32 Allowance for landscaping - limited / re-vegetation	Item			25,000.00
Landscaping and Improvements				\$80,000.00
XK External Stormwater Drainage				
5 Allowance for sundry swales, pits etc. [tracks & paddocks]	Item			20,000.00
External Stormwater Drainage				\$20,000.00
XW External Water Supply				
39 Water points around track	Item			10,000.00
External Water Supply				\$10,000.00
XE External Electric Light and Power				
7 NO ALLOWANCE for track / paddock lighting	Item			Excl.
External Electric Light and Power				Excl.
JUNIOR TRACK				\$448,250.00

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A3 TRACKS

A3C Recreational track

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XP Site Preparation				
1 Clear topsoil, shrubs to site; assume to 70% of total site area nominated at competition tracks & riders paddocks [note; 30% retained as natural vegetation]	m ²	7,000	0.75	5,250.00
11 Clear topsoil, shrubs to site; limited to track extent [assume 30km of track x 7mW]	m ²	20,000	0.80	16,000.00
12 Earthworks to create contours to suit track and stormwater management [assume working with existing site contours]	m ²	20,000	8.00	160,000.00
13 Fill to track surface [assume 2km x 10mW - won material from site stockpile]	m ²	20,000	8.00	160,000.00
Site Preparation				\$341,250.00
XR Roads, Footpaths and Paved Areas				
17 NO ALLOWANCE for rubble base [recreation track paddock]	m ²	10,000		Excl.
14 Create berms/jumps [not exceeding 3mH - won material from site]	Item			25,000.00
Roads, Footpaths and Paved Areas				\$25,000.00
XN Boundary Walls, Fencing and Gates				
18 Chain wire fencing to paddocks/parc ferme area	m	400	65.00	26,000.00
Boundary Walls, Fencing and Gates				\$26,000.00
XL Landscaping and Improvements				
6 Allowance for track markers	Item			5,000.00
19 Allowance for gates, wheel stops, bollards etc. [paddocks/parc ferme]	Item			10,000.00
8 Allowance for start gates	Item			Excl.
32 Allowance for landscaping - limited / re-vegetation	Item			25,000.00
Landscaping and Improvements				\$40,000.00
XK External Stormwater Drainage				
5 Allowance for sundry swales, pits etc. [tracks & paddocks]	Item			5,000.00
External Stormwater Drainage				\$5,000.00
XW External Water Supply				
39 Water points around track	Item			Excl.
External Water Supply				Excl.
XE External Electric Light and Power				
7 NO ALLOWANCE for track / paddock lighting	Item			Excl.
External Electric Light and Power				Excl.
RECREATIONAL TRACK				\$437,250.00

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A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A3 TRACKS

A3D Trails

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XP Site Preparation				
11 Clear topsoil, shrubs to site; limited to track extent [assume 30km of track x 7mW]	m ²	210,000	0.80	168,000.00
75 NO ALLOWANCE to form contours and provide track surface to trails - existing site contours	Item			Incl.
Site Preparation				\$168,000.00
XR Roads, Footpaths and Paved Areas				
15 NO ALLOWANCE for creation of berms/jumps [natural terrain]	Item			Excl.
76 NO ALLOWANCE for paddock to trails	Item			Excl.
Roads, Footpaths and Paved Areas				Excl.
XL Landscaping and Improvements				
6 Allowance for track markers	Item			5,000.00
19 Allowance for gates, wheel stops, bollards etc. [paddocks/parc ferme]	Item			Excl.
8 Allowance for start gates	Item			Excl.
32 Allowance for landscaping - limited / re-vegetation	Item			15,000.00
Landscaping and Improvements				\$20,000.00
XK External Stormwater Drainage				
5 Allowance for sundry swales, pits etc. [tracks & paddocks]	Item			Excl.
External Stormwater Drainage				Excl.
XW External Water Supply				
39 Water points around track	Item			Excl.
External Water Supply				Excl.
XE External Electric Light and Power				
7 NO ALLOWANCE for track / paddock lighting	Item			Excl.
External Electric Light and Power				Excl.
TRAILS				\$188,000.00

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A4 HELIPAD

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
SE Special Equipment				
63 Allowance for heli-pad [emergency access]; assume site clearing, rubble base, fencing, markers, area lighting etc.	Item			150,000.00
			Special Equipment	\$150,000.00
			HELIPAD	\$150,000.00

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A5 CLUB ROOM

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XP Site Preparation				
66 Clear topsoil, shrubs to site; for built form	m ²	1,000	2.50	2,500.00
67 Grade over site to create level plateau [built form]	m ²	1,000	5.00	5,000.00
Site Preparation				\$7,500.00
XB Outbuildings and Covered Ways				
42 Club room including change room, toilets, canteen/kitchen, bar and office/administration area	m ²	1,000	2,500.00	2,500,000.00
43 Extra over allowance for catering/cooking equipment and exhaust hood	Item			50,000.00
61 Canopy to clubroom	m ²	200	650.00	130,000.00
74 Connection to site infrastructure [electrical, water supply, sewer, communications, gas]	Item			Incl.
69 Extra over allowance for bar equipment	Item			50,000.00
44 Allowance for grease arrestor	Item			25,000.00
45 Maintenance / storage shed	m ²	60	400.00	24,000.00
Outbuildings and Covered Ways				\$2,779,000.00
XL Landscaping and Improvements				
65 Allowance for bollards, benches etc.	Item			25,000.00
32 Allowance for landscaping - limited / re-vegetation	Item			10,000.00
Landscaping and Improvements				\$35,000.00
XK External Stormwater Drainage				
59 Water tanks to club room	Item			10,000.00
External Stormwater Drainage				\$10,000.00
XE External Electric Light and Power				
79 Allowance for area lighting	Item			15,000.00
External Electric Light and Power				\$15,000.00
FE Furniture, Fittings & Equipment				
68 NO ALLOWANCE for loose fittings & equipment	Item			Excl.
Furniture, Fittings & Equipment				Excl.
CLUB ROOM				\$2,846,500.00

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A OPTION 1; EXISTING ACCESS ROAD AND SERVICES**A6 CARPARKING & ACCESS ROADS**

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XP Site Preparation				
20 Clear topsoil, shrubs to site; for carparking [parking to suit 1000 cars]	m ²	40,000	1.00	40,000.00
21 Grade over site to create level plateau; assume level site [carparking]	m ²	40,000	0.75	30,000.00
Site Preparation				\$70,000.00
XR Roads, Footpaths and Paved Areas				
22 Compacted rubble base; imported material [carparking - not sealed]	m ²	40,000	14.00	560,000.00
23 NO ALLOWANCE for kerbs, gutters etc. [to carpark]	Item			Excl.
46 NO ALLOWANCE for access road including base preparation, asphalt, linemarking and stormwater; use existing site access road	Item			Excl.
80 Allowance for secondary access roads [to campground, clubrooms/carparking]	Item			150,000.00
25 Allowance for wheel stops / bollards etc	Item			35,000.00
28 NO ALLOWANCE for creation of cross over at entry; existing	Item			Excl.
29 NO ALLOWANCE for creation of slip lanes etc. at facility entry; existing	Item			Excl.
30 NO ALLOWANCE for traffic signals - assume not required	Item			Excl.
Roads, Footpaths and Paved Areas				\$745,000.00
XL Landscaping and Improvements				
26 Allowance for entry signage	Item			15,000.00
27 Allowance for wayfinding signage	Item			25,000.00
32 Allowance for landscaping - limited / re-vegetation	Item			35,000.00
Landscaping and Improvements				\$75,000.00
XK External Stormwater Drainage				
24 Allowance for stormwater management including sundry swales, pits etc. [carparking]	Item			100,000.00
47 NO ALLOWANCE for stormceptor [sealed surfaces]; existing	Item			Excl.
External Stormwater Drainage				\$100,000.00
XE External Electric Light and Power				
31 NO ALLOWANCE for roadway lighting; existing	Item			Excl.
77 NO ALLOWANCE for carpark lighting	Item			Excl.
External Electric Light and Power				Excl.
CARPARKING & ACCESS ROADS				\$990,000.00

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Location Elements Item

A OPTION 1; EXISTING ACCESS ROAD AND SERVICES

A7 CAMPGROUND

Rates Current At September 2016

Description	Unit	Qty	Rate	Total
XP Site Preparation				
72 Clear topsoil, shrubs to site; total site area nominated [campground]	m ²	20,000	1.50	30,000.00
73 NO ALLOWANCE for alteration of site levels; assume level site [camp ground]	m ²	20,000		Excl.
78 Allowance for localised site levelling as required	Item			50,000.00
Site Preparation				\$80,000.00
XR Roads, Footpaths and Paved Areas				
54 Allow to form tracks to campsites [minor grading & rubble base]	Item			100,000.00
56 NO ALLOWANCE for hardstanding to campsites	Item			Excl.
71 Allowance for sleepers etc. to identify camping areas	Item			50,000.00
Roads, Footpaths and Paved Areas				\$150,000.00
XB Outbuildings and Covered Ways				
50 Campground toilet / shower block [30m2] including septic tank and rain water tank	No	4	100,000.00	400,000.00
53 Allowance for sundry shelters [picnic, bin shelters etc.]	No	5	25,000.00	125,000.00
70 Allowance for medium shelter [50m2] with cooking preparation facilities [stainless steel benching - excl BBQ] including rain water tank	No	4	95,000.00	380,000.00
Outbuildings and Covered Ways				\$905,000.00
XL Landscaping and Improvements				
32 Allowance for landscaping - limited / re-vegetation	Item			50,000.00
Landscaping and Improvements				\$50,000.00
XK External Stormwater Drainage				
58 Water tanks to campground toilet/shower block/shelters [included with shelter allowances]	No	12		Incl.
External Stormwater Drainage				Incl.
XW External Water Supply				
57 Water points to campground [included with shelter allowances]	Item			Incl.
External Water Supply				Incl.
XE External Electric Light and Power				
51 NO ALLOWANCE for powered sites etc.	Item			Excl.
55 Allowance for general site lighting	Item			100,000.00
External Electric Light and Power				\$100,000.00
CAMPGROUND				\$1,285,000.00