

## **Motocross Facility Geelong**

**OPTION 2 Order of Cost - September 2016**

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## Motocross Facility Geelong

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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
- . Connection to main services within a reasonable distance from site [RISK item]

##### ***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 facility entry
- 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
- Goods and Services Taxation

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### Project Details

#### Description

##### **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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**Motocross Facility Geelong**  
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Location Summary

Rates Current At September 2016

| Location                                                | Total Cost                                                                       |
|---------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES</b> |                                                                                  |
| A2 SITE INFRASTRUCTURE                                  | 885,000.00                                                                       |
| 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                                                                       |
|                                                         | <b>A3 - TRACKS</b> <u>\$2,846,250.00</u>                                         |
| A4 HELIPAD                                              | 150,000.00                                                                       |
| A5 CLUB ROOM                                            | 2,846,500.00                                                                     |
| A6 CARPARKING & ACCESS ROADS                            | 2,625,000.00                                                                     |
| A7 CAMPGROUND                                           | 1,285,000.00                                                                     |
|                                                         | <b>A - OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES</b> <u>\$10,637,750.00</u> |
|                                                         | <b>ESTIMATED NET COST</b> <u>\$10,637,750.00</u>                                 |
| <b>MARGINS &amp; ADJUSTMENTS</b>                        |                                                                                  |
| Design Development Contingency [5%]                     | 5.0 % \$532,000.00                                                               |
| Construction Contingency [5%]                           | 5.0 % \$558,000.00                                                               |
| Consultant Fees                                         | Excl.                                                                            |
| Statutory Fees & Charges                                | Excl.                                                                            |
| Escalation                                              | Excl.                                                                            |
| NO ALLOWANCE for GST                                    | Excl.                                                                            |
|                                                         | <b>ESTIMATED TOTAL COST</b> <u>\$11,727,750.00</u>                               |

**Motocross Facility Geelong**

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Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A2 SITE INFRASTRUCTURE

Rates Current At September 2016

| Description                                                                                 | Unit           | Qty   | Rate  | Total               |
|---------------------------------------------------------------------------------------------|----------------|-------|-------|---------------------|
| <b>BW Builders Work in Connection With Specialist Services</b>                              |                |       |       |                     |
| 80 Allowance for builders work associated with engineering services [plinths, screens etc.] | Item           |       |       | 10,000.00           |
| <b>Builders Work in Connection With Specialist Services</b>                                 |                |       |       | <b>\$10,000.00</b>  |
| <b>XK External Stormwater Drainage</b>                                                      |                |       |       |                     |
| 62 Excavate for dam; stockpile excavated material on site for reuse [1ML capacity]          | m <sup>3</sup> | 1,000 | 25.00 | 25,000.00           |
| 64 NO ALLOWANCE for dam liner - assume not required                                         | Item           |       |       | Excl.               |
| <b>External Stormwater Drainage</b>                                                         |                |       |       | <b>\$25,000.00</b>  |
| <b>XD External Sewer Drainage</b>                                                           |                |       |       |                     |
| 37 Allowance for sewer connection including reticulation to club room site                  | Item           |       |       | 150,000.00          |
| <b>External Sewer Drainage</b>                                                              |                |       |       | <b>\$150,000.00</b> |
| <b>XW External Water Supply</b>                                                             |                |       |       |                     |
| 35 Allowance for water connection including reticulation to club room site                  | Item           |       |       | 150,000.00          |
| <b>External Water Supply</b>                                                                |                |       |       | <b>\$150,000.00</b> |
| <b>XG External Gas</b>                                                                      |                |       |       |                     |
| 36 NO ALLOWANCE for gas connection [assume bottled gas to clubrooms]                        | Item           |       |       | Excl.               |
| <b>External Gas</b>                                                                         |                |       |       | <b>Excl.</b>        |
| <b>XF External Fire Protection</b>                                                          |                |       |       |                     |
| 34 Allowance for fire hydrant / booster and associated water connection / tanks             | Item           |       |       | 200,000.00          |
| <b>External Fire Protection</b>                                                             |                |       |       | <b>\$200,000.00</b> |
| <b>XE External Electric Light and Power</b>                                                 |                |       |       |                     |
| 33 Allowance for electrical supply including reticulation to club room site                 | Note           |       |       | 300,000.00          |
| <b>External Electric Light and Power</b>                                                    |                |       |       | <b>\$300,000.00</b> |
| <b>XC External Communications</b>                                                           |                |       |       |                     |
| 38 Allowance for communication infrastructure                                               | Item           |       |       | 50,000.00           |
| <b>External Communications</b>                                                              |                |       |       | <b>\$50,000.00</b>  |
| <b>SITE INFRASTRUCTURE</b>                                                                  |                |       |       | <b>\$885,000.00</b> |

# Motocross Facility Geelong

## OPTION 2 Order of Cost - September 2016

Location Elements Item

### A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES

#### A3 TRACKS

A3A Motorcross competition track

Rates Current At September 2016

| Description                                                                                                                                                    | Unit           | Qty     | Rate     | Total               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------|----------|---------------------|
| <b>XP Site Preparation</b>                                                                                                                                     |                |         |          |                     |
| 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 <sup>2</sup> | 220,000 | 0.75     | 165,000.00          |
| 4 Earthworks to create contours to suit track and stormwater management                                                                                        | m <sup>2</sup> | 20,000  | 10.00    | 200,000.00          |
| 2 150mm Imported fill to track surface [assume 2km track x 10mW]                                                                                               | m <sup>2</sup> | 20,000  | 14.00    | 280,000.00          |
| <b>Site Preparation</b>                                                                                                                                        |                |         |          | <b>\$645,000.00</b> |
| <b>XR Roads, Footpaths and Paved Areas</b>                                                                                                                     |                |         |          |                     |
| 16 Imported rubble base [competiton track paddock]                                                                                                             | m <sup>2</sup> | 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 <sup>2</sup> | 100     | 850.00   | 85,000.00           |
| <b>Roads, Footpaths and Paved Areas</b>                                                                                                                        |                |         |          | <b>\$325,000.00</b> |
| <b>XN Boundary Walls, Fencing and Gates</b>                                                                                                                    |                |         |          |                     |
| 18 Chain wire fencing to paddocks/parc ferme area                                                                                                              | m              | 450     | 65.00    | 29,250.00           |
| <b>Boundary Walls, Fencing and Gates</b>                                                                                                                       |                |         |          | <b>\$29,250.00</b>  |
| <b>XL Landscaping and Improvements</b>                                                                                                                         |                |         |          |                     |
| 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          |
| <b>Landscaping and Improvements</b>                                                                                                                            |                |         |          | <b>\$695,000.00</b> |
| <b>XK External Stormwater Drainage</b>                                                                                                                         |                |         |          |                     |
| 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            |
| <b>External Stormwater Drainage</b>                                                                                                                            |                |         |          | <b>\$63,500.00</b>  |
| <b>XW External Water Supply</b>                                                                                                                                |                |         |          |                     |
| 39 Water points around track                                                                                                                                   | Item           |         |          | 15,000.00           |
| <b>External Water Supply</b>                                                                                                                                   |                |         |          | <b>\$15,000.00</b>  |

**Motocross Facility Geelong**

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Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A3 TRACKS

A3A Motorcross competition track (continued)

Rates Current At September 2016

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

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**Motocross Facility Geelong**

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Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A3 TRACKS

A3B Junior track

Rates Current At September 2016

| Description                                                                                                                                                    | Unit           | Qty    | Rate  | Total               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|-------|---------------------|
| <b>XP Site Preparation</b>                                                                                                                                     |                |        |       |                     |
| 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 <sup>2</sup> | 80,000 | 0.75  | 60,000.00           |
| 4 Earthworks to create contours to suit track and stormwater management                                                                                        | m <sup>2</sup> | 3,500  | 10.00 | 35,000.00           |
| 10 Imported fill to track surface [assume 500m track x 7mW]                                                                                                    | m <sup>2</sup> | 3,500  | 14.00 | 49,000.00           |
| <b>Site Preparation</b>                                                                                                                                        |                |        |       | <b>\$144,000.00</b> |
| <b>XR Roads, Footpaths and Paved Areas</b>                                                                                                                     |                |        |       |                     |
| 16 Imported rubble base [competition track paddock]                                                                                                            | m <sup>2</sup> | 10,000 | 14.00 | 140,000.00          |
| 3 Create berms/jumps [not exceeding 3mH - site won material]                                                                                                   | Item           |        |       | 25,000.00           |
| <b>Roads, Footpaths and Paved Areas</b>                                                                                                                        |                |        |       | <b>\$165,000.00</b> |
| <b>XN Boundary Walls, Fencing and Gates</b>                                                                                                                    |                |        |       |                     |
| 18 Chain wire fencing to paddocks/parc ferme area                                                                                                              | m              | 450    | 65.00 | 29,250.00           |
| <b>Boundary Walls, Fencing and Gates</b>                                                                                                                       |                |        |       | <b>\$29,250.00</b>  |
| <b>XL Landscaping and Improvements</b>                                                                                                                         |                |        |       |                     |
| 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           |
| <b>Landscaping and Improvements</b>                                                                                                                            |                |        |       | <b>\$80,000.00</b>  |
| <b>XK External Stormwater Drainage</b>                                                                                                                         |                |        |       |                     |
| 5 Allowance for sundry swales, pits etc. [tracks & paddocks]                                                                                                   | Item           |        |       | 20,000.00           |
| <b>External Stormwater Drainage</b>                                                                                                                            |                |        |       | <b>\$20,000.00</b>  |
| <b>XW External Water Supply</b>                                                                                                                                |                |        |       |                     |
| 39 Water points around track                                                                                                                                   | Item           |        |       | 10,000.00           |
| <b>External Water Supply</b>                                                                                                                                   |                |        |       | <b>\$10,000.00</b>  |
| <b>XE External Electric Light and Power</b>                                                                                                                    |                |        |       |                     |
| 7 NO ALLOWANCE for track / paddock lighting                                                                                                                    | Item           |        |       | Excl.               |
| <b>External Electric Light and Power</b>                                                                                                                       |                |        |       | <b>Excl.</b>        |
| <b>JUNIOR TRACK</b>                                                                                                                                            |                |        |       | <b>\$448,250.00</b> |



**Motocross Facility Geelong**

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Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A3 TRACKS

A3C Recreational track

Rates Current At September 2016

| Description                                                                                                                                                    | Unit           | Qty    | Rate  | Total               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|-------|---------------------|
| <b>XP Site Preparation</b>                                                                                                                                     |                |        |       |                     |
| 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 <sup>2</sup> | 7,000  | 0.75  | 5,250.00            |
| 11 Clear topsoil, shrubs to site; limited to track extent [assume 30km of track x 7mW]                                                                         | m <sup>2</sup> | 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 <sup>2</sup> | 20,000 | 8.00  | 160,000.00          |
| 13 Fill to track surface [assume 2km x 10mW - won material from site stockpile]                                                                                | m <sup>2</sup> | 20,000 | 8.00  | 160,000.00          |
| <b>Site Preparation</b>                                                                                                                                        |                |        |       | <b>\$341,250.00</b> |
| <b>XR Roads, Footpaths and Paved Areas</b>                                                                                                                     |                |        |       |                     |
| 17 NO ALLOWANCE for rubble base [recreation track paddock]                                                                                                     | m <sup>2</sup> | 10,000 |       | Excl.               |
| 14 Create berms/jumps [not exceeding 3mH - won material from site]                                                                                             | Item           |        |       | 25,000.00           |
| <b>Roads, Footpaths and Paved Areas</b>                                                                                                                        |                |        |       | <b>\$25,000.00</b>  |
| <b>XN Boundary Walls, Fencing and Gates</b>                                                                                                                    |                |        |       |                     |
| 18 Chain wire fencing to paddocks/parc ferme area                                                                                                              | m              | 400    | 65.00 | 26,000.00           |
| <b>Boundary Walls, Fencing and Gates</b>                                                                                                                       |                |        |       | <b>\$26,000.00</b>  |
| <b>XL Landscaping and Improvements</b>                                                                                                                         |                |        |       |                     |
| 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           |
| <b>Landscaping and Improvements</b>                                                                                                                            |                |        |       | <b>\$40,000.00</b>  |
| <b>XK External Stormwater Drainage</b>                                                                                                                         |                |        |       |                     |
| 5 Allowance for sundry swales, pits etc. [tracks & paddocks]                                                                                                   | Item           |        |       | 5,000.00            |
| <b>External Stormwater Drainage</b>                                                                                                                            |                |        |       | <b>\$5,000.00</b>   |
| <b>XW External Water Supply</b>                                                                                                                                |                |        |       |                     |
| 39 Water points around track                                                                                                                                   | Item           |        |       | Excl.               |
| <b>External Water Supply</b>                                                                                                                                   |                |        |       | <b>Excl.</b>        |
| <b>XE External Electric Light and Power</b>                                                                                                                    |                |        |       |                     |
| 7 NO ALLOWANCE for track / paddock lighting                                                                                                                    | Item           |        |       | Excl.               |
| <b>External Electric Light and Power</b>                                                                                                                       |                |        |       | <b>Excl.</b>        |
| <b>RECREATIONAL TRACK</b>                                                                                                                                      |                |        |       | <b>\$437,250.00</b> |

**Motocross Facility Geelong**

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Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A3 TRACKS

A3D Trails

Rates Current At September 2016

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

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Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A4 HELIPAD

Rates Current At September 2016

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

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Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A5 CLUB ROOM

Rates Current At September 2016

| Description                                                                                      | Unit           | Qty   | Rate     | Total                 |
|--------------------------------------------------------------------------------------------------|----------------|-------|----------|-----------------------|
| <b>XP Site Preparation</b>                                                                       |                |       |          |                       |
| 66 Clear topsoil, shrubs to site; for built form                                                 | m <sup>2</sup> | 1,000 | 2.50     | 2,500.00              |
| 67 Grade over site to create level plateau [built form]                                          | m <sup>2</sup> | 1,000 | 5.00     | 5,000.00              |
| <b>Site Preparation</b>                                                                          |                |       |          | <b>\$7,500.00</b>     |
| <b>XB Outbuildings and Covered Ways</b>                                                          |                |       |          |                       |
| 42 Club room including change room, toilets, canteen/kitchen, bar and office/administration area | m <sup>2</sup> | 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 <sup>2</sup> | 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 <sup>2</sup> | 60    | 400.00   | 24,000.00             |
| <b>Outbuildings and Covered Ways</b>                                                             |                |       |          | <b>\$2,779,000.00</b> |
| <b>XL Landscaping and Improvements</b>                                                           |                |       |          |                       |
| 65 Allowance for bollards, benches etc.                                                          | Item           |       |          | 25,000.00             |
| 32 Allowance for landscaping - limited / re-vegetation                                           | Item           |       |          | 10,000.00             |
| <b>Landscaping and Improvements</b>                                                              |                |       |          | <b>\$35,000.00</b>    |
| <b>XK External Stormwater Drainage</b>                                                           |                |       |          |                       |
| 59 Water tanks to club room                                                                      | Item           |       |          | 10,000.00             |
| <b>External Stormwater Drainage</b>                                                              |                |       |          | <b>\$10,000.00</b>    |
| <b>XE External Electric Light and Power</b>                                                      |                |       |          |                       |
| 79 Allowance for area lighting                                                                   | Item           |       |          | 15,000.00             |
| <b>External Electric Light and Power</b>                                                         |                |       |          | <b>\$15,000.00</b>    |
| <b>FE Furniture, Fittings &amp; Equipment</b>                                                    |                |       |          |                       |
| 68 NO ALLOWANCE for loose fittings & equipment                                                   | Item           |       |          | Excl.                 |
| <b>Furniture, Fittings &amp; Equipment</b>                                                       |                |       |          | <b>Excl.</b>          |
| <b>CLUB ROOM</b>                                                                                 |                |       |          | <b>\$2,846,500.00</b> |

**Motocross Facility Geelong**

**OPTION 2 Order of Cost - September 2016**

Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

**A6 CARPARKING & ACCESS ROADS**

Rates Current At September 2016

| Description                                                                             | Unit           | Qty    | Rate  | Total                 |
|-----------------------------------------------------------------------------------------|----------------|--------|-------|-----------------------|
| <b>XP Site Preparation</b>                                                              |                |        |       |                       |
| 20 Clear topsoil, shrubs to site; for carparking / roadways [parking to suit 1000 cars] | m <sup>2</sup> | 60,000 | 1.00  | 60,000.00             |
| 21 Grade over site to create level plateau; assume level site [carparking / roadways]   | m <sup>2</sup> | 60,000 | 0.75  | 45,000.00             |
| <b>Site Preparation</b>                                                                 |                |        |       | <b>\$105,000.00</b>   |
| <b>XR Roads, Footpaths and Paved Areas</b>                                              |                |        |       |                       |
| 22 Compacted rubble base; imported material [carparking - not sealed]                   | m <sup>2</sup> | 40,000 | 14.00 | 560,000.00            |
| 23 NO ALLOWANCE for kerbs, gutters etc. [to carpark]                                    | Item           |        |       | Excl.                 |
| 46 Access road including base preparation, asphalt, linemarking and stormwater .        | m <sup>2</sup> | 20,000 | 65.00 | 1,300,000.00          |
| 25 Allowance for wheel stops / bollards etc                                             | Item           |        |       | 35,000.00             |
| 28 Allowance for creation of cross over at entry                                        | Item           |        |       | 10,000.00             |
| 29 Allowance for creation of slip lanes etc. at facility entry                          | Item           |        |       | 150,000.00            |
| 30 NO ALLOWANCE for traffic signals - assume not required                               | Item           |        |       | Excl.                 |
| <b>Roads, Footpaths and Paved Areas</b>                                                 |                |        |       | <b>\$2,055,000.00</b> |
| <b>XL Landscaping and Improvements</b>                                                  |                |        |       |                       |
| 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           |        |       | 50,000.00             |
| <b>Landscaping and Improvements</b>                                                     |                |        |       | <b>\$90,000.00</b>    |
| <b>XK External Stormwater Drainage</b>                                                  |                |        |       |                       |
| 24 Allowance for stormwater management including sundry swales, pits etc. [carparking]  | Item           |        |       | 100,000.00            |
| 47 Extra over allowance for stormceptor [sealed surfaces]                               | Item           |        |       | 25,000.00             |
| <b>External Stormwater Drainage</b>                                                     |                |        |       | <b>\$125,000.00</b>   |
| <b>XE External Electric Light and Power</b>                                             |                |        |       |                       |
| 31 Allowance for roadway lighting                                                       | Item           |        |       | 250,000.00            |
| 77 NO ALLOWANCE for carpark lighting                                                    | Item           |        |       | Excl.                 |
| <b>External Electric Light and Power</b>                                                |                |        |       | <b>\$250,000.00</b>   |
| <b>CARPARKING &amp; ACCESS ROADS</b>                                                    |                |        |       | <b>\$2,625,000.00</b> |

**Motocross Facility Geelong**

OPTION 2 Order of Cost - September 2016

Location Elements Item

**A OPTION 2; NO EXISTING ACCESS ROAD AND SERVICES**

A7 CAMPGROUND

Rates Current At September 2016

| Description                                                                                                                                | Unit           | Qty    | Rate       | Total                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|------------|-----------------------|
| <b>XP Site Preparation</b>                                                                                                                 |                |        |            |                       |
| 72 Clear topsoil, shrubs to site; total site area nominated [campground]                                                                   | m <sup>2</sup> | 20,000 | 1.50       | 30,000.00             |
| 73 NO ALLOWANCE for alteration of site levels; assume level site [camp ground]                                                             | m <sup>2</sup> | 20,000 |            | Excl.                 |
| 78 Allowance for localised site levelling as required                                                                                      | Item           |        |            | 50,000.00             |
| <b>Site Preparation</b>                                                                                                                    |                |        |            | <b>\$80,000.00</b>    |
| <b>XR Roads, Footpaths and Paved Areas</b>                                                                                                 |                |        |            |                       |
| 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             |
| <b>Roads, Footpaths and Paved Areas</b>                                                                                                    |                |        |            | <b>\$150,000.00</b>   |
| <b>XB Outbuildings and Covered Ways</b>                                                                                                    |                |        |            |                       |
| 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            |
| <b>Outbuildings and Covered Ways</b>                                                                                                       |                |        |            | <b>\$905,000.00</b>   |
| <b>XL Landscaping and Improvements</b>                                                                                                     |                |        |            |                       |
| 32 Allowance for landscaping - limited / re-vegetation                                                                                     | Item           |        |            | 50,000.00             |
| <b>Landscaping and Improvements</b>                                                                                                        |                |        |            | <b>\$50,000.00</b>    |
| <b>XK External Stormwater Drainage</b>                                                                                                     |                |        |            |                       |
| 58 Water tanks to campground toilet/shower block/shelters [included with shelter allowances]                                               | No             | 12     |            | Incl.                 |
| <b>External Stormwater Drainage</b>                                                                                                        |                |        |            | <b>Incl.</b>          |
| <b>XW External Water Supply</b>                                                                                                            |                |        |            |                       |
| 57 Water points to campground [included with shelter allowances]                                                                           | Item           |        |            | Incl.                 |
| <b>External Water Supply</b>                                                                                                               |                |        |            | <b>Incl.</b>          |
| <b>XE External Electric Light and Power</b>                                                                                                |                |        |            |                       |
| 51 NO ALLOWANCE for powered sites etc.                                                                                                     | Item           |        |            | Excl.                 |
| 55 Allowance for general site lighting                                                                                                     | Item           |        |            | 100,000.00            |
| <b>External Electric Light and Power</b>                                                                                                   |                |        |            | <b>\$100,000.00</b>   |
| <b>CAMPGROUND</b>                                                                                                                          |                |        |            | <b>\$1,285,000.00</b> |