

# ATTACHMENT BOOKLET 6

9.4 MONA VALE SLSC RENEWAL FEASIBILITY STUDY AND BUSINESS CASE

**ORDINARY COUNCIL MEETING**

**TUESDAY 17 APRIL 2018**

## TABLE OF CONTENTS

---

Item No	Subject
9.4	<b>MONA VALE SURF LIFE SAVING CLUB FEASIBILITY AND BUSINESS CASE</b>
	Attachment :       Mona Vale SLSC Renewal Feasibility Study and Business Case ..... 2

---



## **Mona Vale Surf Life Saving Club Renewal**

### **Feasibility Study and Business Case**

March 2018

## Table of Contents

<b>1. Background of Proposed Project</b> .....	<b>3</b>
<b>2. Purpose of Project</b> .....	<b>3</b>
<b>3. The Site</b> .....	<b>4</b>
<b>4. Memorandum of Understanding (MOU)</b> .....	<b>4</b>
<b>5. Public Consultation Process</b> .....	<b>4</b>
5.1. Concept Design.....	5
5.2. Internal stakeholders .....	9
5.3. External stakeholders .....	9
<b>6. Financial Implications</b> .....	<b>10</b>
6.1. Quantity Surveyor (QS) Cost Plan.....	10
6.2. Rental Assessment .....	12
<b>7. Project Funding</b> .....	<b>13</b>
<b>8. Timeframe</b> .....	<b>15</b>
<b>9. Recommendation</b> .....	<b>15</b>
<b>10. Appendices</b> .....	<b>16</b>
10.1. Appendix 1 – Memorandum of Understanding.....	16
10.2. Appendix 2 – QS Cost Estimate .....	21



## Mona Vale Surf Life Saving Club Renewal

### Feasibility Study and Project Business Case

## 1. Background of Proposed Project

The former Pittwater Council identified the Mona Vale Surf Life Saving Club building as a priority for major capital improvements and resolved on 21 December 2015 to provide in principle support for the rebuild of Mona Vale Surf Life Saving Club and to undertake preliminary investigations, a detailed business case for the project including scope, costings and timeframes and be brought back to Council for consideration.

The existing surf club building is in need of constant repairs due to its age and condition. A new larger building is proposed to address the needs of the Mona Vale Surf Life Saving Club and the local community, and to develop commercial activities.

The project includes for the demolition and rebuild of a new surf club building. The new building is proposed to be constructed on the existing surf club building site and the total floor area is approximately twice the existing facility. The building will cater for the surf club's current and future needs, the professional and volunteer lifeguards and the community in general.

A portion of the new building will be leased to the Mona Vale Surf Life Saving Club with additional spaces for a cafe and a restaurant to be leased to external operators. The income generated from these commercial activities will assist in funding the project.

Council has appointed Warren & Mahoney Architects as the lead design consultant for the project. The architect was involved in Stage 1 of the community engagement process with the Working Group to define the design principles for the concept design.

## 2. Purpose of Project

The purpose of the project is for Northern Beaches Council to develop, design and build a new surf club building at Mona Vale Beach to replace the existing facility. The new building is to provide a fit for purpose facility that suits the needs of the surf club and the community, addresses current storage issues, improves accessibility and public safety, and to develop commercial opportunities that generates revenue for council.

### 3. The Site

The subject site is at 1 Surfview Road, Mona Vale Lot 104 DP 1066371 and is zoned RE1 Public Recreation. The other existing users of the building include council professional lifeguards, a commercial cafe operator (Bronze Cafe) and various other community groups. Public amenities are also available at the southern end of the building.

Council owns the adjoining reserve known as Apex Park and the carpark.



### 4. Memorandum of Understanding (MOU)

An MOU between the Northern Beaches Council and the Mona Vale Surf Life Saving Club Inc detailing the parties' respective required outcomes, commitments and obligations regarding the funding, development and subsequent management and operation of the facility was agreed and signed on 3<sup>rd</sup> November 2017. For reference, a copy of the MOU is attached in the Appendix 1.

### 5. Public Consultation Process

Council is committed to conducting community engagement that seeks to involve a broad cross section of the community in the decision making process. There will be a three stage community engagement process for this project.

- Stage 1: Preliminary comments and working group

- Stage 2: Public exhibition
- Stage 3: Development application

Stage 1 of the community consultation process was completed in November 2017. The community engagement included two public drop-ins on site in June 2017 to provide members of the community at large with the opportunity to discuss the project with council staff and provide further comments. A facility for the community to submit comments about the project was also available until 25 June 2017 on council website under the “Have Your Say” page.

During that time, community members were also encouraged to register their interest to be part of a Working Group to assist with the development of the concept design for the new building. The Working Group comprised ten members including representatives from the MVSLSC, key user/hirer, local resident group, board rider group, cafe operator, local business and SLS Sydney Northern Beaches.

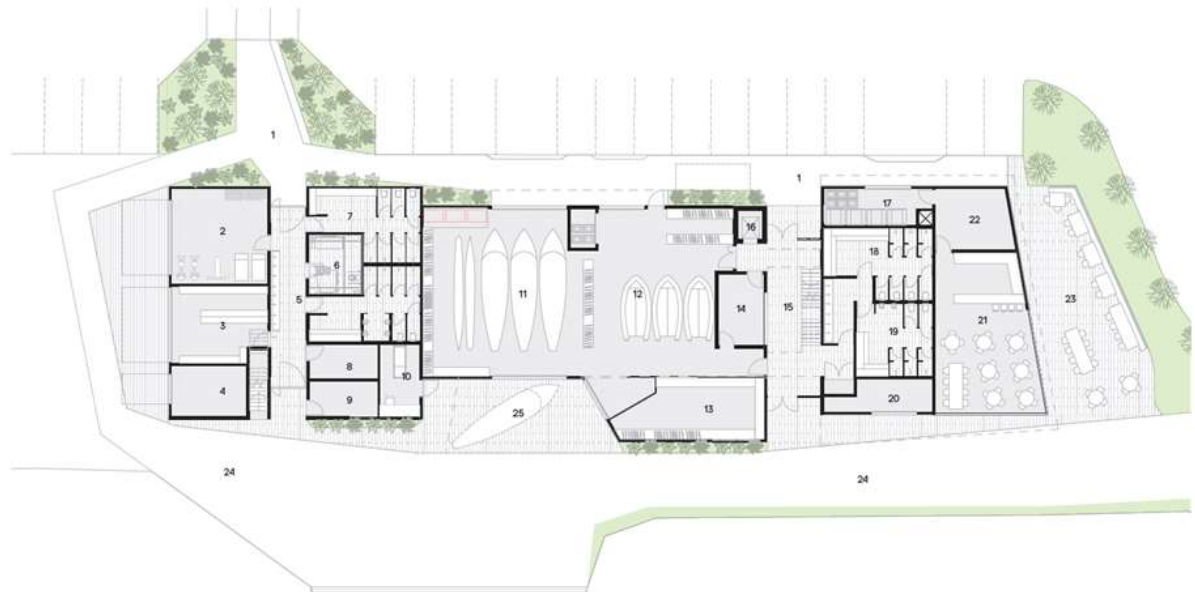
Monthly working group meetings were organised both at council offices and on site in conjunction with the lead design consultant, Warren & Mahoney Architects. The concept design was developed over the course of these meetings and a preferred concept design option was agreed by the group in November 2017 for the architect to proceed further with the concept development.

Stage 2 of the community engagement process will commence following Council approval to proceed with the project. This stage involves the public exhibition of the approved concept plans, providing a further opportunity for the community to make additional comments on the proposal.

Stage 3 of the community engagement process is undertaken as part of the the development application process.

### **5.1. Concept Design**

The concept design plans were agreed by the Working Group in November 2017 and the architect has further developed the details in consultation with the club and council. The quantity surveyor (QS) has prepared cost estimates for the project based on the agreed concept design for a building with a total floor area of 1,580m<sup>2</sup>.



ROOM LEGEND

- |                           |                              |                        |                            |                           |
|---------------------------|------------------------------|------------------------|----------------------------|---------------------------|
| 01 - Forecourt/Entry      | 06 - Public Accessible WC    | 11 - Life Saving Store | 16 - Lift                  | 21 - Cafe                 |
| 02 - Gym                  | 07 - Public Female Amenities | 12 - Surf Sports Store | 17 - Bin Store             | 22 - Cafe Kitchen         |
| 03 - Nippers shop/store   | 08 - Public Male Amenities   | 13 - Lifeguard Store   | 18 - SLSC Female Amenities | 23 - Cafe Deck            |
| 04 - Nippers Canteen      | 09 - First Aid               | 14 - Office/Admin      | 19 - SLSC Male Amenities   | 24 - Pedestrian Promenade |
| 05 - Outdoor Amenity Wash | 10 - Shower/Storage          | 15 - Locker            | 20 - Short Change Store    | 25 - Wash Down Bay        |

Ground Floor Plan

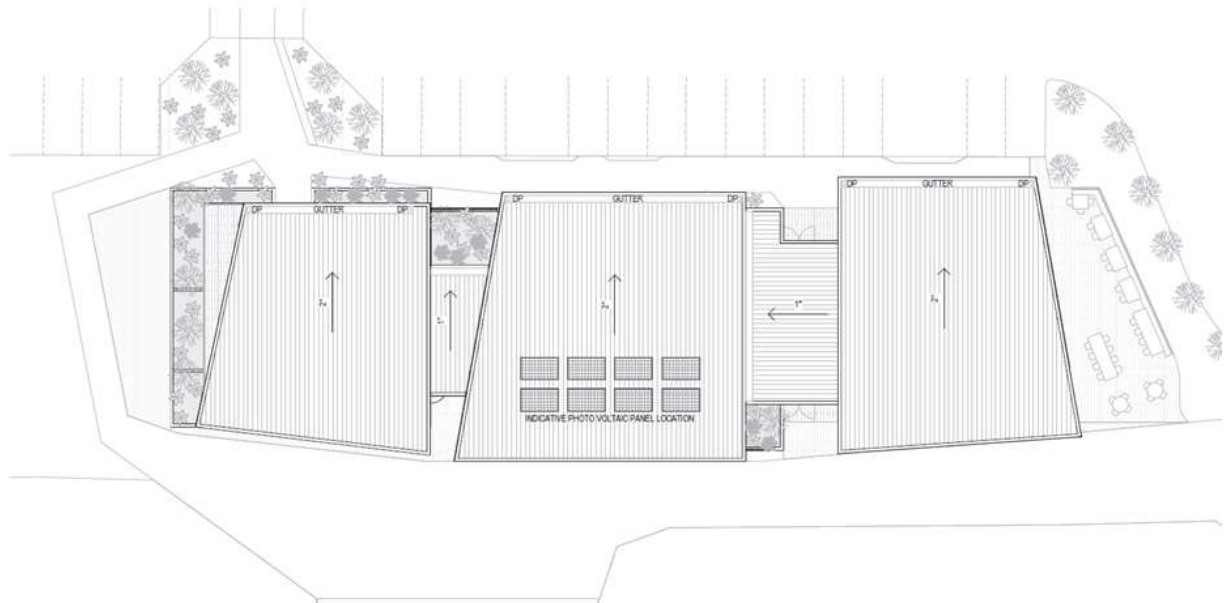


ROOM LEGEND

- |                           |                        |                       |                         |
|---------------------------|------------------------|-----------------------|-------------------------|
| 01 - Members Balcony      | 06 - Caretaker         | 11 - Function Balcony | 16 - Restaurant Kitchen |
| 02 - Members Bar/Kitchen  | 07 - Storage           | 12 - Lift             | 17 - Restaurant Bar     |
| 03 - Members Meeting Room | 08 - Male Amenities    | 13 - Circulation      | 18 - Restaurant         |
| 04 - Observation Room     | 09 - Female Amenities  | 14 - Store            | 19 - Restaurant Balcony |
| 05 - Members Lounge       | 10 - Function/Training | 15 - Accessible WC    |                         |

First Floor Plan





<b>ROOM LEGEND</b>	01 - Indicative Photo Voltac Panel Location	06 - Public Accessible WC
-	02 - Gym	07 - Public Female Amenities
	03 - Nippers shop/store	08 - Public Male Amenities
	04 - Nippers Canteen	09 - First Aid
	05 - Public Amenities Wash	10 - Lifeguard/Patrol

Roof Plan



Surf Club Entry



View from Carpark



View to Cafe and Restaurant



View from Beach

## 5.2. Internal stakeholders

- Ben Taylor – General Manager, Environment & Infrastructure
- Campbell Pfeiffer – Executive Manager, Property
- Steven Lawler – Executive Manager, Parks & Recreations
- Todd Dickinson – Executive Manager, Natural Environment & Climate Change

## 5.3. External stakeholders

- Mona Vale Surf Life Saving Club
- Surf Life Saving Sydney Northern Beaches
- Mona Vale Boardriders
- Bronze cafe
- Resident groups
- Local businesses
- User/Hirer groups
- Visitors

## 6. Financial Implications

Northern Beaches Council engaged Altus Group (QS) to provide cost estimates for the various design stages of the new Mona Vale Surf Life Saving Club building to ensure that the project remain on budget throughout the planning and construction phases.

The project budget is expected to be in the order of \$6m including design and construction contingencies, authority fees, consultancy fees and a construction cost escalation allowance for a potential construction commencement in mid 2019.

The cost estimates for the project will be provided for each stage as follows:

- Concept Design
- Development Application
- Design Development
- Tender

### 6.1. Quantity Surveyor (QS) Cost Plan

The consultant quantity surveyor has prepared a cost estimate based on the concept design agreed by the community working group.

The total project cost is in the order of \$6.35M excluding GST and is summarised as follows.

Construction cost estimate	5,700,000	
Consultants fees	400,000	
Staff costs	250,000	(incl. 15,000 for 2017/18)
<b>TOTAL</b>	<b>6,350,000</b>	

Below is a summary of costs and for reference, a copy of the detailed estimate is attached in the Appendix 2.

Items	Cost Plan 2 - Rev.03			
	Quantity	Unit	Rate	Subtotal
<b>NOTES</b>	<b>GFA</b>			
DEMOLITION & SITE PREPARATION	1,580	m2	51.66	81,623
SUBSTRUCTURE	1,580	m2	326.53	515,917
COLUMNS	1,580	m2	7.85	12,400
UPPER FLOORS	1,580	m2	118.46	187,163
STAIRCASE	1,580	m2	19.24	30,400
ROOF	1,580	m2	148.17	234,114
EXTERNAL WALLS / WINDOWS	1,580	m2	396.76	626,880
EXTERNAL DOORS	1,580	m2	45.22	71,445
INTERNAL WALLS / SCREENS	1,580	m2	172.48	272,520
INTERNAL DOORS	1,580	m2	20.00	31,600
WALL FINISHES	1,580	m2	60.65	95,820
FLOOR FINISHES	1,580	m2	90.15	142,440
CEILING FINISHES	1,580	m2	96.05	151,758
FITMENTS	1,580	m2	231.24	365,355
HYDRAULIC SERVICES	1,580	m2	160.38	253,402
ELECTRICAL SERVICES	1,580	m2	197.43	311,947
MECHANICAL SERVICES	1,580	m2	97.38	153,862
FIRE SERVICES	1,580	m2	34.57	54,626
TRANSPORTATION	1,580	m2	77.53	122,500
EXTERNAL SERVICES	1,580	m2	17.72	28,000
EXTERNAL WORKS	1,580	m2	149.24	235,792
<b>SUBTOTAL</b>	<b>1,580</b>	<b>m2</b>	<b>2,518.71</b>	<b>3,979,564</b>
PRELIMINARIES, OVERHEADS & PROFIT (20%)	1,580	m2	503.74	795,913
<b>SUBTOTAL INCL. PRELIMS, O/H &amp; PROFIT</b>	<b>1,580</b>	<b>m2</b>	<b>3,022.45</b>	<b>4,775,476</b>
DESIGN CONTINGENCY (7.5%)	1,580	m2	226.68	358,161
CONSTRUCTION CONTINGENCY (5%)	1,580	m2	151.12	238,774
ESCALATION TO JUNE 2019 (3%)	1,580	m2	102.01	161,172
LOCAL AUTHORITY FEES & CHARGES (2%)	1,580	m2	70.05	110,672
<b>TOTAL CONSTRUCTION ESTIMATE</b>	<b>1,580</b>	<b>m2</b>	<b>3,572.31</b>	<b>5,644,255</b>
CONSULTANTS FEES (13%)	1,580	m2	253.16	400,000
<b>CONSTRUCTION TOTAL EXCL GST</b>	<b>1,580</b>	<b>m2</b>	<b>3,825.48</b>	<b>6,044,255</b>

## 6.2. Rental Assessment

The concept design includes commercial opportunities to generate revenue for Council through the lease of a cafe tenancy on the ground floor and a restaurant tenancy on the first floor.

The internal area of the cafe is approximately 72m<sup>2</sup> and the restaurant is 186m<sup>2</sup>. Outdoor seating is also available for the cafe on the external deck with a further 94m<sup>2</sup> and another 33m<sup>2</sup> on the balcony outside the restaurant.

A preliminary rental assessment was undertaken for these tenancies to obtain a market estimate based on the proposed leased areas. The tenancies are proposed to be provided as a cold shell with council being responsible for installing the required services to the tenancy and the tenant to carry out and complete the fitout works. These works include all wall, floor and ceiling finishes, commercial kitchen, lighting, plumbing, mechanical ventilation, all equipment, loose furniture and all certification as required.

A market assessment has been made and the projected income from these two tenancies per annum are in the order of:

- Cafe: \$ 70,000
- Restaurant: \$110,000

The typical lease terms for these types of tenancies are between 10 and 20 years to allow the tenant to amortise the fitout costs and turn a profit from their operation.

It is noted that the current cafe tenancy in the existing building is a sub-lease by the Mona Vale Surf Life Saving Club to Bronze Cafe which expires in May 2021.

## 7. Project Funding

The project funding currently confirmed as at March 2018 is in the order of \$3.5m as shown in the table below.

The funds that are committed to date include the engagement of the design consultants and quantity surveyor for the concept design stage and staff costs for the 2017/2018 financial year.

Subject to Council approval for the project to proceed, the consultants will then be engaged for the remaining stages of the project including development application, detail design and tender documentation, and construction. The total forecast expenditure this financial year is approximately \$173,000 with the remaining funds expended in FY2018/19 and 2019/20.

### Confirmed Funding:

Funding Source	Amount	Committed to date	Expenditure to Date	Forecast Expenditure FY17/18
Council CapEx 2017/18	360,000	88,000	74,000	173,000
Council CapEx 2018/19	400,000	-	-	-
Council CapEx 2019/20 (State Govt. Grant)	1,000,000			
Council CapEx 2020/21 (State Govt. Grant)	400,000			
Council Active Play Program	554,500	-	-	-
MV SLSC Contribution	500,000	-	-	-
Balance from former Pittwater Council SRV Program (total \$1M)	240,000			
<b>Funds Confirmed</b>	<b>\$3,454,500</b>	<b>\$88,000</b>	<b>\$74,000</b>	<b>\$173,000</b>

The capital funds allocated by Council to date were Special Rate Variation (SRV) funds allocated by the former Pittwater Council.

### Remaining To Be Funded:

The proposed funding approach to meet the project budget gap of approximately \$2.9m is shown in the table below.

Proposed Funding	Amount
Working capital funded by depreciation	1,000,000

Working capital to be paid back from future earnings (lease payments)	1,000,000
Other Grants etc	900,000
<b>Funds Unconfirmed</b>	<b>\$2,900,000</b>

While a reasonable proportion of this project is new and improved services to the community, there is a proportion of the project that is renewing the existing building facilities that are in place (public toilets, club rooms etc). As such an allowance amount of \$1m is allocated from working capital and funded by depreciation in line with Council's approach to renewal of buildings utilising depreciation funding.

The additional amount of \$1m of working capital is allocated against the future earnings from revenue generated by the two commercial tenancies that are estimated to provide a total income of \$124,000 per annum to Council. It is assumed that Council will receive a minimum of 20% of the rental from the cafe tenancy, based on the current agreement. On that basis, it is expected that this capital will be reimbursed over a period of ten (10) years on a net present value approach.

There is an additional gap that needs funding that both Council and Mona Vale SLSC representatives have agreed to work together to try to fund. One of these is to approach Surf Life Saving New South Wales (SLSNSW) for a contribution. In the past SLSNSW provided financial support for the construction of the Birubi Surf Life Saving Club building that was constructed in 2013/14 and council and the club will be seeking similar support for this project.

Subject to an approved DA, the club will seek to raise further funding through fund raising events and grant applications with the aim to potentially reduce the level of council's loan commitment.



## 8. Timeframe

The current timeline for the project is as follows:

Council approval	- April 2018
Public Exhibition	- May 2018
Development Application Lodgement	- July 2018
DA Assessment	- October 2018
Tender	- November to January 2019
Contract Award	- February 2019
Construction	- April 2019

## 9. Recommendation

Given that the project has been progressed positively to a stage that means that it is likely to be fully funded by appropriate sources, it is recommended that Council:

- having considered the information and evidence contained in the Business Case, approve the progression of the project to provide a new surf club building at Mona Vale Beach
- approve for the concept plans to be placed on Public Exhibition and to proceed with the next stages of the project
- approve Council officers allocating the noted funding sources within this feasibility study to the delivery of this project

## 10. Appendices

### 10.1. Appendix 1 – Memorandum of Understanding

**THIS MEMORANDUM OF UNDERSTANDING (MOU)**

is made on the *3rd* day of *November* 2017

**BETWEEN**

Northern Beaches Council (ABN 57 284 295 198) of PO Box 882 MONA VALE NSW 1660

and

Mona Vale Surf Life Saving Club Inc. (ABN 55 385 251 630) of PO Box 16 MONA VALE  
NSW 1660

---

**1. BACKGROUND**

Northern Beaches Council (Council) and Mona Vale Surf Life Saving Club Inc. (The Club) would like to work together to fund, design and construct a new (or refurbish existing) multi-purpose surf life-saving building, amenities and storage facility (The Facility) on the Council owned site at 1 Surfview Road, Mona Vale NSW.

**2. BUSINESS CASE & COUNCIL APPROVAL**

On the 21 December 2015, Council Resolved:

1. *That Council provide in principle support for the rebuild of Mona Vale Surf Club.*
2. *That following preliminary investigations, a detailed business case for the project, including scope, costings and timeframes, be brought back to Council for consideration.*

**3. PURPOSE**

The purpose of this Memorandum of Understanding (MOU) is to reflect the parties' respective required outcomes, commitments and obligations regarding the funding, development and subsequent management and operation of The Facility.

**4. COUNCIL'S COMMITMENT**

Council agrees to:

- Consult The Club and other interested parties regarding spatial and functional requirements for The Facility noting that The Club is the key stakeholder in the project and its needs and requirements are paramount.
- Council will confirm the project brief and develop a detailed business case for the project, including scope, costings and timeframes, for The Facility and collaborate with The Club and to confirm the project brief;
- Retain the services of an architect to design The Facility to meet innovative, environmentally sustainable design standards, within budget;
- Consult The Club and other interested parties prior to finalisation of the architectural plans; and
- Manage the construction of The Facility, subject to the elected Council's (or the Administrator's) approval to progress the works.
- Work with the Club to ensure that financially the Club is no worse off as a result of this project.

## 5. BUILDING SCOPE OF WORKS

Council is planning to construct a new Surf Club building (or refurbish the existing building) to a specification to be agreed between the parties (Council and The Club), ensuring Council and The Club premises sufficiently meet The Club's current and foreseeable needs.

Council will complete a 'brief' for inclusions in the Scope of Works listing requirements for The Club, the Professional Lifeguards, Council, proposed commercial operator/s and any community/public areas (e.g. public amenities, storage). This will be followed by a feasibility study and business case.

## 6. FUNDING

It is proposed that a detailed business case be undertaken to determine accurate scope, costs and timeframe for the project, comprising The Facility and surrounding public spaces.

The envisaged cost of the project will be approximately \$5.5m and it may be funded by some or all of the following;

- Council funds: \$1.16m ex GST
- The Club's fitout funds: \$500,000 ex GST
- Grants from various government and related bodies: up to \$3.0m
- Council borrowings against commercial operation revenues (e.g. Restaurant) generated within the new Facility: dependant on the size of grants received.

Council has committed the following funds to the project (subject to ongoing approval by the elected Council):

- 2016/17 - \$160,000 ex GST for preliminary project costs
- 2017/18 - \$200,000 ex GST
- 2019/20 - \$400,000 ex GST
- 2020/21 - \$400,000 ex GST

The Club has committed \$500,000 ex GST in cash to the project, such funds to be attributed to construction and fitout costs to those areas of the building which will comprise The Club's leased areas of the new Facility. It is intended that any fitout within the leased areas that is beyond base building configuration for the new Facility shall be identified within the Lease as being tenant fixtures and fittings. The Club will receive the depreciation benefits therefore and assume repair and maintenance responsibilities.

Other funding requirements are as follows:

- Once costs and project timelines are determined, it is proposed that Council and The Club review its future funding commitments.
- Council and The Club will bear their own costs in relation to this MOU and any other contracts, leases or any other agreements contemplated by it.
- The project is GST free given Council's control of payments and its GST free status
- Any construction cost overruns are to be covered by Council.

## 7. OWNERSHIP OF THE FACILITY & LEASES

Council will own The Facility, and will enter into a twenty (20) year lease with The Club over The Facility (subject to approval by the Council and The Club) for its core operations (meaning all or any of The Club's current activities in its present clubhouse), prior to entering into a construction contract.

The commencing date of the Lease will be the date upon which handover occurs. Both parties agree to progress the agreement to lease upon execution of this Memorandum of Understanding. Council will negotiate with The Club for the appropriate use and access to The Facility by other community groups.

Other areas in the building will be the subject of leases as appropriate between Council and third parties, of which the revenue requirements will be incorporated within the feasibility study and business case.

The parties acknowledge there is a sub-lease between The Club and Bronze Café over the existing building, terminating on 11 May 2021. The parties acknowledge that building works may cause the whole or part of the Facility to be vacated for part or whole of the rebuild (or refurbishment). It is further acknowledged that the Club will continue to have the right to sublease the existing or future tenants of the Kiosk within The Facility with the lease structure being no less beneficial to the Club, financially and generally, than the existing lease structure. It is expected that any new Facility will provide at a minimum the same size, functional spaces and facilities that exist within the existing Facility. It is expected that the council will not unreasonably withhold its permission for the Club to execute future subleases of the Kiosk areas within the new Facility in the future.

#### **8. TEMPORARY FACILITY DURING CONSTRUCTION**

During the construction period The Club and professional Lifeguards will need to continue to operate. Alternative adequately secure "premises" in the nature of a compound such as demountable/s and storage areas (shipping containers) will be provided in specific locations (determined by Council) including:

- Toilet facilities
- First aid and Communications facilities
- Operational lifesaving equipment and storage of equipment to be reused in the building.

The Club in consultation with Council will endeavour to source appropriate premises. The costs will be treated as project costs.

#### **9. PROJECT MANAGEMENT**

Council uses the Prince2 project management methodology, and The Club will be included as a Senior User and Customer on the steering committee within this framework.

#### **10. COMMUNITY ENGAGEMENT**

A Community Engagement Plan will be formalised as part of the project. The Club will conduct consultation for its own members.

#### **11. TENDERS AND SERVICE PROVIDERS**

As per standard construction contracts, Council will not have full control over sub-contractors appointed by the major Contractor.

When Tenders and Services are called by Council for significant design items or construction works greater than \$30,000 (GST inclusive), Council will notify The Club so that Club members and sponsors will be given the opportunity to participate in the process.

Any funds spent by Council must follow Council's Procurement Policy.

**12. TERMINATION**

Without binding the Parties it is their expectation and commitment that neither may terminate this MOU until one month after the successful approval of the Development Application ("DA") for the rebuild of the Facility by the appropriate statutory authorities. By the time this MOU ceases it is expected that both parties have agreed terms of a legally binding Agreement for Lease to commence construction of the new Facility.

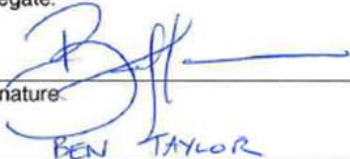
**13. CONFIDENTIALITY**

The parties, their employees, members, or agents agree that all information and negotiations regarding any tender process in relation to the matters contemplated by this MOU are to be kept confidential unless otherwise agreed by the parties.

**14. THIS MOU IS NOT LEGALLY BINDING**

**Signed by** Northern Beaches Council  
(ABN 57 284 295 198) by its authorised  
delegate:

Signature



Print Name

BEN TAYLOR

**WITNESS**

Signature



Print Name

Rachel Lucia

**Signed by** Mona Vale Surf Life Saving  
Club Inc. (ABN 55 385 251 630) by its  
authorised delegate:

Signature



Print Name

BRUCE MUNRO  
PRESIDENT

**WITNESS**

Signature



Print Name

DAVID MACKENZIE SINCLAIR

## 10.2. Appendix 2 – QS Cost Estimate



**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1	NOTES				0
2	<b>BUILDING WORKS</b>				
3	DEMOLITION & SITE PREPARATION	1,580	m2	51.66	81,623
4	SUBSTRUCTURE	1,580	m2	326.53	515,917
5	COLUMNS	1,580	m2	7.85	12,400
6	UPPER FLOORS	1,580	m2	118.46	187,163
7	STAIRCASE	1,580	m2	19.24	30,400
8	ROOF	1,580	m2	148.17	234,114
9	EXTERNAL WALLS / WINDOWS	1,580	m2	396.76	626,880
10	EXTERNAL DOORS	1,580	m2	45.22	71,445
11	INTERNAL WALLS / SCREENS	1,580	m2	172.48	272,520
12	INTERNAL DOORS	1,580	m2	20.00	31,600
13	WALL FINISHES	1,580	m2	60.65	95,820
14	FLOOR FINISHES	1,580	m2	90.15	142,440
15	CEILING FINISHES	1,580	m2	96.05	151,758
16	FITMENTS	1,580	m2	231.24	365,355
17	HYDRAULIC SERVICES	1,580	m2	160.38	253,402
18	ELECTRICAL SERVICES	1,580	m2	197.43	311,947
19	MECHANICAL SERVICES	1,580	m2	97.38	153,862
20	FIRE SERVICES	1,580	m2	34.57	54,626
21	TRANSPORTATION	1,580	m2	77.53	122,500
22	<b>EXTERNAL WORKS</b>				
23	EXTERNAL SERVICES	1,580	m2	17.72	28,000
24	EXTERNAL WORKS	1,580	m2	149.24	235,792
25	<b>SUBTOTAL</b>	<b>1,580</b>	<b>m2</b>	<b>2,518.71</b>	<b><u>3,979,564</u></b>
26	PRELIMINARIES, OVERHEADS & PROFIT (20%)	1,580	m2	503.74	795,913
27	<b>SUBTOTAL INCL. PRELIMS, OVERHEADS &amp; PROFIT</b>	<b>1,580</b>	<b>m2</b>	<b>3,022.45</b>	<b><u>4,775,476</u></b>
28	DESIGN CONTINGENCY (7.5%)	1,580	m2	226.68	358,161
29	CONSTRUCTION CONTINGENCY (5%)	1,580	m2	151.12	238,774
30	ESCALATION TO JUNE 2019 (3%)	1,580	m2	102.01	161,172
31	LOCAL AUTHORITY FEES & CHARGES (2%)	1,580	m2	70.05	110,672
32	<b>TOTAL CONSTRUCTION ESTIMATE INCLUDING CONTINGENCIES</b>	<b>1,580</b>	<b>m2</b>	<b>3,572.31</b>	<b><u>5,644,255</u></b>





**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
33	CONSULTANTS FEES (PC SUM)	1,580	m2	253.16	400,000
34	CONSTRUCTION TOTAL EXCL GST	1,580	m2	3,825.48	<u>6,044,255</u>
35	<u>OPTIONS. 2 - DUMB WAITER</u>				
36	INTERNAL WALLS / FITMENTS				47,925



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1	<b>NOTES</b>				
1.1	<b><u>Basis of Estimate</u></b>				
1.2	This cost plan is based on email provided by Andrew Walsh - Warren and Mahoney receive date 21.12.2017 comprising of below documentation :				
1.3	Mona Vale SLSC Architectural Drgs. SK001, by Warren and Mahoney Architects receive dated 21.12.2017				
1.4	Mona Vale SLSC Architectural Drgs. GF Finishes Clarifications to Cost Planner, by Warren and Mahoney Architects receive dated 22.02.2018				
1.5	Mona Vale SLSC Concept Design Report Issue A, by Warren and Mahoney Architects dated 11.12.2017				
1.6	Mona Vale SLSC 3D Views Drawings, by Warren and Mahoney Architects receive dated 21.12.2017				
1.7	Mona Vale SLSC Landscape Concept Drawings Issue C, by Arcada Landscape Architects dated December 2017				
1.8	Mona Vale SLSC Structural Concept Design, by TTW Consulting Engineers dated 24 November 2017				
1.9	Mona Vale SLSC Hydraulic Services Drgs. SK001 & 002 Rev.1, by Northrop dated 30.11.17				
1.10	Mona Vale SLSC Electrical Services Drgs. ESK01 Rev.1, by Northrop dated 30.11.17				
1.11	Mona Vale SLSC Mechanical Services Drgs. MSK01 Rev.2, by Northrop dated 08.12.17				
1.12	Mona Vale SLSC reference images and mark-ups drawings, by Warren and Mahoney Architects receive dated 31.01.2018				
1.13	Mona Vale SLSC Queries Clarification email from Warren and Mahoney Architects receive dated 29.01.2018 regarding Architectural, Landscape, Structural and Services adjustment scope of works that need to incorporate in the revised cost plan.				
1.14	Mona Vale SLSC - WM Review and Comments email from Warren and Mahoney Architects receive dated 22.02.2018 regarding Architectural, Landscape & Structural scope of works that need to incorporate in the revised cost plan.				
1.15	Mona Vale SLSC - WM Review and Comments email from Northern Beaches Council receive dated 23.02.2018 regarding Architectural fit out & loose furniture scope of works that need to incorporate in the revised cost plan.				
1.16	<b><u>Assumptions</u></b>				



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1.17	Allow for bored piers approx. 2.50m deep - assumed 1.50m spacing under all ground level walls, 600mm diameter				
1.18	Allow for raft slab for substructure				
1.19	Allow for a 265mm thick precast hollowcore floor panel for upper floor				
1.20	Allow a proprietary timber framed truss with min. 3 degree slope metal roofing for roof				
1.21	Allow for precast concrete internal wall to inhabitant area not required render and painting, to habitable area will have stud plasterboard wall and painting finish				
1.22	Allow for robust ground level walls allowed to support the level 1 slabs and transfer structures				
1.23	Allow 65mm brick paving on 100mm thick slab to outdoor paving				
1.24	Assume fire sprinkler sytem not required				
1.25	Assume all timber construction is complied with fire resistance requirements				
1.26	Allow PV cell sytem with 24 panels (7,680 W), conventional grid connected solar system, assume that no battery storage will be installed as advised by engineer				
1.27	Assume 200mm thick Precast Concrete Panels as Feature external finish (either ribbed or plank-form), with standard smooth internal finish, no paint to either side				
1.28	Allow for Cold Shell to kitchen fit out				
1.29	Fitout to the Cafe and Restaurant is excluded as it is deemed to be the responsibility of the tenant.				
1.30	No allowance for made to carry out dune reinstatement and planting				
1.31	Allow for timber plywood to internal faces of L1 "Portal & column" and allow timber feature walls finish to L1 Function room				
1.32	Allow for timber feature ceiling to L1 Function room and Lobby				
1.33	No allowance has been made for insulation to precast concrete external walls				
1.34	No allowance has been made within the demolition cost to save any of the existing building components or equipment contained therein.				



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1.35	Allow lockers to club changes room (approx. 20 no), no allowance for lockers to Public Changes				
1.36	Allow grey water recycling - Rain water tank above ground; allow 10kL capacity, usage for toilet flushing / irrigation only - no allowance for shower usage				
1.37	<u>Exclusions</u>				
1.38	Escalation beyond June 2019				
1.39	External Works other than allowed				
1.40	Traffic signals are excluded				
1.41	Works to existing carpark are excluded				
1.42	On site detention tank				
1.43	Work outside site boundary				
1.44	Lockers to Public Changes				
1.45	Gym, Physiotherapy equipment				
1.46	External Building Signage over and above \$12,500 allowance in fitments				
1.47	Statutory Signage over and above \$3,500 allowance in fitments				
1.48	External pole lighting				
1.49	Internal lighting specialist				
1.50	Audio Visual, TV, Computers, Digital Equipment				
1.51	CCTV, alarm and security system, etc				
1.52	Irrigation to landscaping				
1.53	Excludes G.S.T				
				NOTES TOTAL (Excl GST)	0
3	<b>DEMOLITION &amp; SITE PREPARATION</b>				
3.1	<b>DEMOLITION</b>				
3.2	<u>Demolition of existing building and footings, leaving site ready for construction of new building</u>		Note		
3.3	<u>Labour</u>				
3.4	Demolition Supervisor	48	hrs	70.00	3,360
3.5	Demolition Labour	96	hrs	58.00	5,568
3.6	Disconnect electrical services	8	hrs	85.00	680
3.7	Disconnect hydraulic services	8	hrs	85.00	680
3.8	<b>Subtotal</b>				10,288



**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
3.9	<u>Material</u>				
3.10	Allowance to provide protection material to areas surrounding demo site	1	item	750.00	750
3.11	<b>Subtotal</b>				750
3.12	<u>Plant</u>				
3.13	20T Excavator	48	hrs	170.00	8,160
3.14	12T Excavator	48	hrs	125.00	6,000
3.15	Breakers, buckets, grapples etc	48	hrs	25.00	1,200
3.16	Bobcats	6	days	445.00	2,670
3.17	Tippers x 2	96	hrs	160.00	15,360
3.18	Miscellaneous equipment, PPE etc	6	days	375.00	2,250
3.19	<b>Subtotal</b>				35,640
3.20	<u>Disposal</u>				
3.21	Disposal of uncontaminated waste - general mixed waste	17	t	255.00	4,335
3.22	Disposal of contaminated waste - removal asbestos material	1	item	10,000.00	10,000
3.23	<b>Subtotal</b>				10,000
3.24	<u>Floatage</u>				
3.25	20T Excavator	2	way	680.00	1,360
3.26	12T Excavator	2	way	500.00	1,000
3.27	Bobcats	2	way	300.00	600
3.28	<b>Subtotal</b>				2,960
3.29	<b>SITE PREPARATION</b>				
3.30	<u>Cut and fill</u>				
3.31	Nominal allowance for minor cut and fill and prepare site to the levels of new building; approx. +/- 150mm	1,765	m2	10.00	17,650
3.32	<b>Subtotal</b>				17,650
	<b>DEMOLITION &amp; SITE PREPARATION TOTAL (Excl GST)</b>				<b>81,623</b>
<b>4</b>	<b>SUBSTRUCTURE</b>				
4.1	For the purpose of preliminary cost estimate, we have allow bored piers and strip footing option based on TTW Structural Concept Design Report item 5.2 page 7 dated 24 November 2017.		Note		
4.2	<u>Piles</u>				



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
4.3	Site Establishment / Demobilisation of a piling rig	1	item	5,000.00	5,000
4.4	Allowance for bored piers approx. 2.50m deep - assumed 1.50m spacing under all ground level walls, 600mm diameter	482	m	320.00	154,240
4.5	Allowance to cut and trim head of pile	193	no	150.00	28,950
4.6	<u>Strip Footings</u>				
4.7	Allowance for strip footing 600 x 600mm deep including excavation, formwork, reinforcement and concrete	290	m	350.00	101,500
4.8	<u>Raft Slab</u>				
4.9	Allowance for substructure, including slab on ground and any beams that may be required	737	m2	290.00	213,727
4.10	<u>Lift Pit</u>				
4.11	Allowance for lift pit	1	Item	12,500.00	12,500
		<b>SUBSTRUCTURE TOTAL (Excl GST)</b>			<b>515,917</b>
5	<b>COLUMNS</b>				
5.1	For the purpose of preliminary cost estimate, we have allow 450mm dia round column based on TTW Structural Concept Design Report item 5.4.4 page 11 dated 24 November 2017.		Note		
5.2	<u>Structural Columns</u>				
5.3	Robust ground level walls allowed to support the level 1 slabs and transfer structures		Note		
5.4	450mm dia reinforced concrete column :[1 no]	4	m	750.00	3,000
5.5	350mm x 350mm reinforced concrete column :[2 no]	7	m	800.00	5,600
5.6	350mm x 950mm reinforced concrete column :[1 no]	4	m	950.00	3,800
		<b>COLUMNS TOTAL (Excl GST)</b>			<b>12,400</b>
6	<b>UPPER FLOORS</b>				
6.1	For the purpose of preliminary cost estimate, we have allow Precast Hollowcore Floor Panels based on TTW Structural Concept Design Report item 5.4.1 page 8 dated 24 November 2017.		Note		
6.2	<u>Suspended Slab</u>				
6.3	Allow for a 265mm thick precast hollowcore floor panel including 60mm structural screed and top reinforcement throughout	775	m2	230.00	178,250
6.4	<u>Beams</u>				



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
6.5	Allowance for use trimmer beams if penetration greater than 600mm - allow approx. 5% of suspended slab cost	1	item	8,912.50	8,913
<b>UPPER FLOORS TOTAL (Excl GST)</b>					<b>187,163</b>
7	<b>STAIRCASE</b>				
7.1	<u>Reinforced Concrete Stairs</u>				
7.2	Allow for cantilever steel staircase, tread 1.25m wide, with intermediate landing and timber clad finish - main stairs :[1 no]	4	m/rise	4,000.00	16,000
7.3	Allow for concrete staircase, tread 1.2m wide, with intermediate landing and carpet finish :[1 no]	4	m/rise	2,500.00	10,000
7.4	Allow for timber handrails to both sides of the internal feature stairs	4	m/rise	400.00	1,600
7.5	Allow for S/S handrails to both sides of the external stairs	4	m/rise	700.00	2,800
<b>STAIRCASE TOTAL (Excl GST)</b>					<b>30,400</b>
8	<b>ROOF</b>				
8.1	Structural drawings have not been issued for the redesigns of the roof to Mona Vale Surf Club		Note		
8.2	Allow for structural timber framing including all necessary accessories etc (Based on TTW's Design feed back dated 02.02.2018)		Note		
8.3	<u>Roof Structure</u>				
8.4	Allow for timber roof construction including Pryda trusses system, beams, purlins, and roofing battens (roof area measured)	825	m2	95.00	78,371
8.5	Allow for column to support roof structure	825	m2	20.00	16,500
8.6	Allow for ties, bolts and fixings etc.(5%)	1	item	4,743.54	4,744
8.7	<u>Roofing &amp; Waterproofing</u>				
8.8	Metal deck roof sheeting fixed to roof framing (taken elsewhere) with sarking & insulation	825	m2	70.00	57,750
8.9	Allowance for flashings and cappings	825	m2	10.00	8,250
8.10	<u>Roof Slab / Balcony Paving</u>				
8.11	Allow for 300mm suspended roof slab incl. edge thickening to roof slab / balcony paving area	75	m2	350.00	26,250
8.12	Outdoor paving to roof slab / balcony paving area (PC supply \$65/m2)	75	m2	125.00	9,375
8.13	Allowance for roof slab drainage	75	m2	35.00	2,625



**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
8.14	Waterproof membrane to roof slab area	75	m2	50.00	3,750
8.15	<u>Roof Drainage</u>				
8.16	Allow for roof drainage, including all gutters, downpipes etc to main roof	825	m2	20.00	16,500
8.17	<u>Fall arrest System</u>				
8.18	Allow for a fall arrest system	1	item	10,000	10,000
				<b>ROOF TOTAL (Excl GST)</b>	<b>234,114</b>
<b>9</b>	<b>EXTERNAL WALLS / WINDOWS</b>				
9.1	<b>EXTERNAL WALLS</b>				
9.2	<u>Light Weight Cladding</u>				
9.3	Light weight external cladding incl. framing with plasterboard stud wall lining incl. insulation internally to Level 1	414	m2	320.00	132,480
9.4	<u>Precast Concrete Walls</u>				
9.5	200mm thick Precast Concrete Panels with feature external finish (ribbed or plank form) and standard smooth internal finish to Ground Floor and Level 1 blade wall	288	m2	350.00	100,800
9.6	Precast concrete blades to facade of plant room incl. full height steel mesh behind	39	m2	850.00	33,150
9.7	<u>Timber Batten</u>				
9.8	Proprietary composite timber batten system	264	m2	350.00	92,400
9.9	<u>Feature Wall Finish</u>				
9.10	Allowance for feature walls finish as advise by WAM dated 29.01.2018		Note		
9.11	Timber plywood to internal faces of L1 portal, column and blade wall	33	m2	100.00	3,300
9.12	<b>WINDOWS &amp; BALUSTRADE</b>				
9.13	<u>Windows</u>				
9.14	Fixed glazed window incl. frame	139	m2	500.00	69,500
9.15	"Capral flush glazing" with glazed sliding door incl. frame and hardware	45	m2	850.00	38,250
9.16	Flush glazed curtain wall incl. frame	66	m2	975.00	64,350
9.17	Folded glazing window / stacking doors incl. frame and hardware	43	m2	1,150.00	49,450
9.18	<u>Glazed Balustrade</u>				





Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
9.19	1200mm high glazed balustrade to Balcony	72	m	600.00	43,200
<b>EXTERNAL WALLS / WINDOWS TOTAL (Excl GST)</b>					<b>626,880</b>
<b>10</b>	<b>EXTERNAL DOORS</b>				
10.1	<u>Glazed Door</u>				
10.2	Single leaf glazed door incl. frame and hardware	3	no	1,800.00	5,400
10.3	<u>Timber Door</u>				
10.4	Single leaf solid core door incl. frame and hardware	4	no	1,200.00	4,800
10.5	Single leaf timber slat door incl. frame and hardware	2	no	2,500.00	5,000
10.6	<u>Overhead Doors</u>				
10.7	Metal roller doors wth mechanical opening :[5 no]	57	m2	505.00	28,785
10.8	Panel lift doors wth mechanical opening :[3 no]	36	m2	485.00	17,460
10.9	Extra over for structure to support overhead doors	1	item	10,000.00	10,000
<b>EXTERNAL DOORS TOTAL (Excl GST)</b>					<b>71,445</b>
<b>11</b>	<b>INTERNAL WALLS / SCREENS</b>				
11.1	For the purpose of preliminary cost estimate, we have allow precast concrete internal wall based on TTW Structural Concept Design Report item 5.3 page 8 dated 24 November 2017.		Note		
11.2	<u>Precast Concrete Walls</u>				
11.3	200mm thk Precast Concrete Panels with standard smooth internal finish both sides	187	m2	250.00	46,750
11.4	<u>Masonry Walls</u>				
11.5	140mm core filled and reinforced block walls	291	m2	200.00	58,200
11.6	<u>Stud Walls</u>				
11.7	150 timber stud wall with plasterboard both sides including insulation	281	m2	150.00	42,150
11.8	Plasterboard wall lining to masonry wall	284	m2	30.00	8,520
11.9	<u>Internal Screens</u>				
11.10	Fixed glazed internal screens / window incl. frame	32	m2	750.00	24,000
11.11	<u>Lift Shaft Walls</u>				
11.12	300mm thick RC Lift Shaft walls	57	m2	440.00	25,080
11.13	<u>Stair Walls</u>				
11.14	200mm thick RC Stair walls (feature exposed concrete wall)	54	m2	380.00	20,520



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
11.15	<u>Garbage Chute Walls</u>				
11.16	140mm core filled and reinforced block walls	12	m2	200.00	2,400
11.17	<u>Chain Link Fence</u>				
11.18	2.40m height chain link fence to lifeguard store, plant enclosure & bin	25	m	140.00	3,500
11.19	Extra over above for single leaf sliding gate	1	no	1,200.00	1,200
11.20	<u>Operable Wall</u>				
11.21	Full height operable wall, manually operated incl. track & hardware	21	m2	1,200.00	25,200
11.22	Extra over for structure to support operable wall	1	item	3,000.00	3,000
11.23	<u>Glazed Balustrade</u>				
11.24	1200mm high glazed balustrade to stairs / void	20	m	600.00	12,000
<b>INTERNAL WALLS / SCREENS TOTAL (Excl GST)</b>					<b>272,520</b>
<b>12</b>	<b>INTERNAL DOORS</b>				
12.1	<u>Solid Core Door</u>				
12.2	Single leaf solid core door incl. frame and hardware	20	no.	1,100.00	22,000
12.3	Double leaf solid core door incl. frame and hardware	3	no.	1,800.00	5,400
12.4	Extra over for accessibility door including automatic release button	1	item	4,200.00	4,200
<b>INTERNAL DOORS TOTAL (Excl GST)</b>					<b>31,600</b>
<b>13</b>	<b>WALL FINISHES</b>				
13.1	<u>Feature Wall Finish</u>				
13.2	Allowance for feature walls finish as advise by WAM dated 29.01.2018		Note		
13.3	Timber plywood to L1 function room wall; allow for Designer Ply Hoop Pine - AC Grade 12mm thick decorative plywood to match timber ceiling	50	m2	110.00	5,500
13.4	<u>Painting</u>				
13.5	Paint finish to plasterboard walls	1,829	m2	15.00	27,435
13.6	<u>Wall Tiling</u>				
13.7	Tiling to wet areas	427	m2	130.00	55,510
13.8	Splashback to kitchen areas	20	m	200.00	4,000
13.9	Waterproofing to wet areas	75	m2	45.00	3,375
<b>WALL FINISHES TOTAL (Excl GST)</b>					<b>95,820</b>



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
14	<b>FLOOR FINISHES</b>				
14.1	For the purpose of preliminary cost estimate, we have allow Opt. 1 - Cold Shell to kitchen fit out		Note		
14.2	<u>Concrete Finish</u>				
14.3	Concrete sealer finish	378	m2	25.00	9,450
14.4	<u>Carpet</u>				
14.5	Carpet floor tiles	189	m2	85.00	16,065
14.6	<u>Tile</u>				
14.7	Ceramic floor tiles	246	m2	120.00	29,520
14.8	Extra over for non-slip finish to wet areas	178	m2	40.00	7,120
14.9	Waterproofing to wet areas	178	m2	45.00	8,010
14.10	<u>Vinyl</u>				
14.11	Vinyl floor finish	377	m2	90.00	33,930
14.12	<u>Paving</u>				
14.13	Outdoor paving to GF measured in external works		Note		
14.14	Outdoor paving to balcony & observation room Level 1 (PC supply \$65/m2)	213	m2	125.00	26,625
14.15	<u>Gym Floor</u>				
14.16	Acoustic floor layer (rubberised mat)	40	m2	160.00	6,400
14.17	Slip floor mats	1	Item	2,500.00	2,500
14.18	<u>Skirting</u>				
14.19	Allow for skirting of the above floor finish (only to light weight wall)	188	m	15.00	2,820
	<b>FLOOR FINISHES TOTAL (Excl GST)</b>				<b>142,440</b>
15	<b>CEILING FINISHES</b>				
15.1	For the purpose of preliminary cost estimate, we have allow Opt. 1 - Cold Shell to kitchen fit out		Note		
15.2	Assume off form concrete finish to store room, no allowance for painting concrete soffit		Note		
15.3	Paint finish to exposed slab to wet areas	177	m2	20.00	3,540
15.4	<u>Suspended Ceiling</u>				
15.5	Suspended plasterboard ceiling including suspension system and paint finish	815	m2	95.00	77,425



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
15.6	Extra over above for feature timber ceiling to L1 Lobby & Function Room; allow for Designer Ply Hoop Pine - AC Grade 12mm thick decorative plywood	193	m2	110.00	21,230
15.7	<u>Soffit Ceiling</u>				
15.8	FC ceiling soffit including suspension system, insulation and paint finish to external area	229	m2	115.00	26,335
15.9	Extra over above for feature timber ceiling to L1 external soffit; allow for Designer Ply Hoop Pine - AC Grade 12mm thick decorative plywood	147	m2	110.00	16,170
15.10	<u>Cornice</u>				
15.11	No allowance for cornice, assume squareset / shadowline for typical junction (incl. in ceiling finish)		Note		
15.12	<u>Bulk heads</u>				
15.13	Allow for bulk heads @ 5% of the above (scope to be defined)	1	item	7,058.01	7,058
<b>CEILING FINISHES TOTAL (Excl GST)</b>					<b>151,758</b>
<b>16</b>	<b>FITMENTS</b>				
16.1	For the purpose of preliminary cost estimate, we have allowance as below :		Note		
16.2	Opt. 1 - Cold Shell to kitchen fit out		Item		
16.3	No allowance for kitchen equipment / fitment to Kitchen Cafe at GF Bar and Restaurant Kitchen at Lvl 1		Item		
16.4	No allowance for Gym equipment / fitment to Gym		Item		
16.5	Fitout to the Cafe and Restaurant is excluded as it is deemed to be the responsibility of the tenant.		Item		
16.6	<u>General</u>				
16.7	Blinds to windows (allow to L1 western window only); no allowance to Avalon	65	m2	100.00	6,500
16.8	Garbage bins - 240L	10	no.	120.00	1,200
16.9	Garbage bins - 1,100L	4	no.	750.00	3,000
16.10	<b>Subtotal</b>				10,700
16.11	<u>Store Room</u>				
16.12	Equipment excluded		note		
16.13	Storage allowance (racks & hooks) to life saving & surf sport store	260	m2	50.00	13,000
16.14	<b>Subtotal</b>				13,000
16.15	<u>Office</u>				



**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
16.16	Workstation, allow 750mm depth x 5.0m length workstation bench for 3 people	1	item	3,500.00	3,500
16.17	Chair	3	no	450.00	1,350
16.18	Cabinet	3	no	350.00	1,050
16.19	Pinboards, book shelf approx. 1200mm wide, etc	1	item	2,000.00	2,000
16.20	<b>Subtotal</b>				7,900
16.21	<u>First Aid</u>				
16.22	Workstation	1	item	2,500.00	2,500
16.23	Chair	1	no	450.00	450
16.24	First Aid bed	1	no	1,500.00	1,500
16.25	Storage allowance	12	m2	100.00	1,200
16.26	<b>Subtotal</b>				5,650
16.27	<u>Canteen</u>				
16.28	Allowance for shelving	1	Item	2,000.00	2,000
16.29	Allow for fridge - Under bench	1	no.	500.00	500
16.30	Allow for 4900mm x 700mm wide joinery + sink + hole for fridge + Zip	1	Item	12,500.00	12,500
16.31	<b>Subtotal</b>				15,000
16.32	<u>Nippers Shop / Store</u>				
16.33	Excludes tills etc		note		
16.34	Storage allowance	30	m2	100.00	3,000
16.35	Bench top	6	m	450.00	2,700
16.36	<b>Subtotal</b>				5,700
16.37	<u>Club male / female change toilet</u>				
16.38	Lockers - assume 1450H x 500D x 400W	20	no.	655.00	13,100
16.39	Shower cubicles	6	no.	2,500.00	15,000
16.40	Toilet cubicles	6	no.	2,250.00	13,500
16.41	Soap dispensers	4	no.		Excl.
16.42	Toilet roll holders - install only	6	no.	50.00	300
16.43	Hand dryers	4	no.		Excl.
16.44	Paper towel dispensers	4	no.		Excl.
16.45	Change benches	4	no.	500.00	2,000
16.46	Vanity benches	10	m	1,250.00	12,500



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
16.47	Mirrors	10	m2		Excl.
16.48	<b>Subtotal</b>				56,400
16.49	<u>Public male and change toilets</u>				
16.50	Baby change station	2	no.	1,000.00	2,000
16.51	Lockers - assume not required	20	no.		Excl.
16.52	Shower cubicles	8	no.	2,500.00	20,000
16.53	Toilet cubicles	5	no.	2,250.00	11,250
16.54	Soap dispensers	4	no.		Excl.
16.55	Toilet roll holders - install only	5	no.	50.00	250
16.56	Hand dryers	4	no.		Excl.
16.57	Paper towel dispensers	4	no.		Excl.
16.58	Change benches	4	no.	500.00	2,000
16.59	Vanity benches	10	m	1,250.00	12,500
16.60	Mirrors	10	m2		Excl.
16.61	<b>Subtotal</b>				48,000
16.62	<u>Function / Restaurants male and female toilets at Level 1</u>				
16.63	Toilet cubicles	7	no.	2,250.00	15,750
16.64	Soap dispensers	6	no.	150.00	900
16.65	Toilet roll holders	7	no.	150.00	1,050
16.66	Hand dryers	4	no.	750.00	3,000
16.67	Paper towel dispensers	4	no.	500.00	2,000
16.68	Vanity benches	5	m	1,250.00	6,250
16.69	Mirrors	5	m2	275.00	1,375
16.70	Sanitary bins	7	no.	640.00	4,480
16.71	<b>Subtotal</b>				34,805
16.72	<u>Accessible Toilet</u>				
16.73	Shower cubical	1	no.	2,250.00	2,250
16.74	Grab rails incl non-slip gripping surface	10	m	350.00	3,500
16.75	Vanity benches	1	m	1,250.00	1,250
16.76	Soap dispensers	1	no.	150.00	150
16.77	Toilet roll holders	1	no.	150.00	150
16.78	Hand dryers	1	no.	750.00	750



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
16.79	Paper towel dispensers	1	no.	500.00	500
16.80	Waste cabinet	1	no.	350.00	350
16.81	Adult changing station and hoist - allowance as advised by Bernard Koon, Northern Beaches Council	1	item	25,000.00	25,000
16.82	<b>Subtotal</b>				33,900
16.83	<u>Function / Members Lounge / Bar &amp; Kitchen</u>				
16.84	<i>Commercial kitchen equipment, assume by tenant</i>		note		Excl.
16.85	Bar joinery and benchtop at Level 1 - medium standard	13	m	3,500.00	45,500
16.86	Allowance for bar shelving	1	Item	2,500.00	2,500
16.87	Allow for bar fridge - Under bench	1	no.	1,500.00	1,500
16.88	Allowance for beer dispensing equipment incl. services connection	1	item	8,500.00	8,500
16.89	Connections and fittings to bar incl in hydraulics		note		Incl.
16.90	Loose furniture allowance to function room at Level 1, approx. 164m2 area (scope of works TBA by WM)	1	item	25,000.00	25,000
16.91	Loose furniture allowance to member lounge room at Level 1, approx. 76m2 (scope of works TBA by WM)	1	item	15,000.00	15,000
16.92	<b>Subtotal</b>				98,000
16.93	<u>Observation Room</u>				
16.94	Storage allowance	9	m2	100.00	900
16.95	Workstation	1	item	5,000.00	5,000
16.96	<b>Subtotal</b>				5,900
16.97	<u>Caretakers Residence</u>				
16.98	Storage allowance	22	m2	50.00	1,100
16.99	Vanity benches	1	m	1,250.00	1,250
16.100	Kitchen	1	item	7,500.00	7,500
16.101	Fridge	1	no.	850.00	850
16.102	Cooktop	1	no.	1,000.00	1,000
16.103	Rangehood	1	no.	750.00	750
16.104	Oven	1	no.	950.00	950
16.105	Microwave	1	no.	150.00	150
16.106	Washing machine	1	no.	850.00	850
16.107	<b>Subtotal</b>				14,400



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
16.108	<u>Signage</u>				
16.109	External building signage	1	Item	12,500.00	12,500
16.110	Statutory signage	1	Item	3,500.00	3,500
16.111	<b>Subtotal</b>				16,000
				<b>FITMENTS TOTAL (Excl GST)</b>	<b>365,355</b>
<b>17</b>	<b>HYDRAULIC SERVICES</b>				
17.1	<u>General Building</u>				
17.2	Hydraulic services to base building incl hot and cold water supply to areas required	1,351	m2	40.00	54,040
17.3	Allowance for builders works in connection with services (5%)	1	item	2,702.00	2,702
17.4	<b>Subtotal</b>				56,742
17.5	<b>GROUND FLOOR</b>				
17.6	<u>Accessible Toilet</u>				
17.7	Connections to taps	3	no.	350.00	1,050
17.8	Toilet suite	1	no.	2,500.00	2,500
17.9	Vanity basins	1	no.	1,000.00	1,000
17.10	Shower	1	no.	1,500.00	1,500
17.11	Floor waste	1	no.	600.00	600
17.12	<b>Subtotal</b>				6,650
17.13	<u>Female Change (Club)</u>				
17.14	Toilet suite	4	no.	1,750.00	7,000
17.15	Shower	3	no.	1,500.00	4,500
17.16	Vanity basins	2	no.	1,000.00	2,000
17.17	Floor waste	3	no.	600.00	1,800
17.18	Connections to taps	9	no.	350.00	3,150
17.19	<b>Subtotal</b>				18,450
17.20	<u>Male Change(Club)</u>				
17.21	Toilet suite	2	no.	1,750.00	3,500
17.22	Urinal	2	no.	1,750.00	3,500
17.23	Shower	3	no.	1,500.00	4,500
17.24	Vanity basins	2	no.	1,000.00	2,000
17.25	Floor waste	3	no.	600.00	1,800





Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
17.26	Connections to taps	9	no.	350.00	3,150
17.27	<b>Subtotal</b>				14,950
17.28	<u>Public Female and Change Toilets</u>				
17.29	Toilet suite	3	no.	1,750.00	5,250
17.30	Shower	4	no.	1,500.00	6,000
17.31	Vanity basins	3	no.	1,000.00	3,000
17.32	Floor waste	3	no.	600.00	1,800
17.33	Connections to taps	10	no.	350.00	3,500
17.34	<b>Subtotal</b>				19,550
17.35	<u>Public Male and Change Toilets</u>				
17.36	Toilet suite	2	no.	1,750.00	3,500
17.37	Urinal	4	no.	1,750.00	7,000
17.38	Shower	4	no.	1,500.00	6,000
17.39	Vanity basins	3	no.	1,000.00	3,000
17.40	Floor waste	3	no.	600.00	1,800
17.41	Connections to taps	13	no.	350.00	4,550
17.42	<b>Subtotal</b>				25,850
17.43	<u>Patrol Room</u>				
17.44	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.45	Connections to taps	1	no.	350.00	350
17.46	<b>Subtotal</b>				1,550
17.47	<u>Lifeguards Room</u>				
17.48	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.49	Connections to taps	1	no.	350.00	350
17.50	<b>Subtotal</b>				1,550
17.51	<u>Gym</u>				
17.52	Drinking fountains, assume not required	2	no.		Excl.
17.53	<b>Subtotal</b>				0
17.54	<b>LEVEL 1</b>				
17.55	<u>Member's Lounge Bar &amp; Kitchen</u>				
17.56	Connections to taps	2	no.	350.00	700
17.57	Floor waste	1	no.	1,200.00	1,200



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
17.58	Stainless steel sink and mixer tap	1	no.	2,500.00	2,500
17.59	<b>Subtotal</b>				4,400
17.60	<u>Kitchen Commercial</u>				
17.61	Connections to taps	4	no.	350.00	1,400
17.62	Floor waste	1	no.	1,200.00	1,200
17.63	Grease arrestor (incl. in miscellaneous hydraulic services)		Note		Incl.
17.64	Commerical stainless steel sink and tap allowance		item		Excl.
17.65	<b>Subtotal</b>				2,600
17.66	<u>Lifeguards Room</u>				
17.67	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.68	Connections to taps	1	no.	350.00	350
17.69	<b>Subtotal</b>				1,550
17.70	<u>Female Toilet</u>				
17.71	Toilet suite	5	no.	1,750.00	8,750
17.72	Vanity basins	3	no.	1,000.00	3,000
17.73	Floor waste	3	no.	600.00	1,800
17.74	Connections to taps	8	no.	350.00	2,800
17.75	<b>Subtotal</b>				16,350
17.76	<u>Male Toilet</u>				
17.77	Toilet suite	2	no.	1,750.00	3,500
17.78	Urinal	5	no.	1,750.00	8,750
17.79	Vanity basins	3	no.	1,000.00	3,000
17.80	Floor waste	3	no.	600.00	1,800
17.81	Connections to taps	10	no.	350.00	3,500
17.82	<b>Subtotal</b>				17,050
17.83	<u>Caretakers Residence</u>				
17.84	Laundry tub and metal cabinet	1	no.	1,500.00	1,500
17.85	Toilet suite	1	no.	1,750.00	1,750
17.86	Vanity basins	1	no.	1,000.00	1,000
17.87	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.88	Connections to taps	5	no.	350.00	1,750
17.89	<b>Subtotal</b>				7,200



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
17.90	<u>Misc. Hydraulic Services</u>				
17.91	Provision of gas supply to tenancy including meter (Excluded)		Note		
17.92	Provision of On site detention tank (Excluded)		Note		
17.93	2,000 litre grease arrestor recessed below ground level; approx. 2.5m (W) x 1.5m (D) x 2.4m (L).	2	no.	10,000.00	20,000
17.94	Hot water system 265 litre; approx. 2.0m (L) x 1.0m (W) x Full Height	1	no.	7,500.00	7,500
17.95	Rain water tank above ground; allow 10kL capacity approx. 2.4m dia x 2.2m height, incl. pipeworks, pump and foundation base, usage for toilet flushing / irrigation only - no allowance for shower usage	1	no.	7,500.00	7,500
17.96	150mm wide linear grated threshold trench drains recessed into balcony slab at Level 1	53	m	320.00	16,960
17.97	<b>Subtotal</b>				51,960
				<b>HYDRAULIC SERVICES TOTAL (Excl GST)</b>	<b>253,402</b>
<b>18</b>	<b>ELECTRICAL SERVICES</b>				
18.1	<u>Electrical Services</u>				
18.2	Assume existing electrical services "Ausgrid Pillar" can be utilised, no allowance for new power supply / electrical connection, TBC by Ausgrid		Note		
18.3	Allow for electrical services to building area as per specifications and drawings	1,351	m2	185.00	249,935
18.4	Allow for electrical services to balcony / outdoor area as per specifications and drawings	229	m2	125.00	28,625
18.5	PV cell sytem, allow 24 panels (7,680 W), conventional grid connected solar system, assume that no battery storage will be installed	1	item	18,532.00	18,532
18.6	Mains and submains	1	item		Incl.
18.7	Switchgear	1	item		Incl.
18.8	Lighting - circuits	1	item		Incl.
18.9	Lighting - fittings	1	item		Incl.
18.10	Power	1	item		Incl.
18.11	Telephone	1	item		Incl.
18.12	General communications	1	item		Incl.
18.13	Allowance for builders works in connection with services (5%)	1	item	14,854.60	14,855
				<b>ELECTRICAL SERVICES TOTAL (Excl GST)</b>	<b>311,947</b>



**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
<b>19</b>	<b>MECHANICAL SERVICES</b>				
19.1	<u>Mechanical Services</u>				
19.2	Naturally ventilated to Gym and store room		Note		
19.3	Allow for mechanical ventilation system as per specifications and drawings	1,351	m2	35.00	47,285
19.4	Extra over above for air conditioning to GF Cafe and Level 01 (Members Lounge, Function, Bar, Restaurant, etc) as per specifications and drawings	527	m2	250.00	131,750
19.5	Omitting FCU to GF Cafe and Level 1 Restaurant (cold shell only)	1	item	-40,000.00	-40,000
19.6	Wall mounted A/C split system to GF Office and Lvl 1 Meeting & Caretaker Room	3	no	2,500.00	7,500
19.7	Allowance for builders works in connection with services (5%)	1	item	7,326.75	7,327
	<b>MECHANICAL SERVICES TOTAL (Excl GST)</b>				<b>153,862</b>
<b>20</b>	<b>FIRE SERVICES</b>				
20.1	<u>Fire Services</u>				
20.2	Allow for Automatic fire detection and alarm system	1,351	m2	25.00	33,775
20.3	EWIS (Emergency Warning Intercommunication System)	1	item		Incl.
20.4	FHR - Fire hose reel 36m long incl. cupboard	9	no	1,750.00	15,750
20.5	Allow for Portable fire extinguishers including fire blankets and associated signage	1	item	2,500.00	2,500
20.6	Allowance for builders works in connection with services (5%)	1	item	2,601.25	2,601
	<b>FIRE SERVICES TOTAL (Excl GST)</b>				<b>54,626</b>
<b>21</b>	<b>TRANSPORTATION</b>				
21.1	<u>Lift</u>				
21.2	Lift car supply and installation; Allow for 1 no. of lift serving 2 levels	1	item	115,000.00	115,000
21.3	Builders works in connection	1	item	7,500.00	7,500
	<b>TRANSPORTATION TOTAL (Excl GST)</b>				<b>122,500</b>
<b>23</b>	<b>EXTERNAL SERVICES</b>				
23.1	<u>Sewer</u>				
23.2	Connection to existing sewer	1	item	6,000.00	6,000
23.3	Connection within 30m of building	30	m	225.00	6,750



Client: Northern Beaches Council  
Project: Mona Vale SLSC Development  
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
23.4	<u>Stormwater</u>				
23.5	Allowance for connection to existing stormwater	1	item	5,000.00	5,000
23.6	Connection within 30m of building	30	m	175.00	5,250
23.7	<u>Electrical</u>				
23.8	New substation is excluded		Note		
23.9	Connection to existing electrical supply and reticulation to building	1	item	5,000.00	5,000
<b>EXTERNAL SERVICES TOTAL (Excl GST)</b>					<b>28,000</b>
24	<b>EXTERNAL WORKS</b>				
24.1	For the purpose of preliminary cost estimate, we have allow brick paving in lieu of brushed concrete slab to out door paved area		Note		
24.2	<u>Dune Reinstatement and Planting</u>				
24.3	Allowance made to carry out dune reinstatement and planting, assume not required		Note		
24.4	<u>Protection of Norfolk Pines</u>				
24.5	Allowance to protect Norfolk pines trees with hoarding and remove on completion (assume not required)		Note		
24.6	<u>Site Preparation</u>				
24.7	Allowance for minor cut and fill and prepare site to the finish levels incl. demolish existing as required	2,741	m2	5.00	13,705
24.8	<u>Footpaths &amp; pavings</u>				
24.9	Outdoor paving; allow 65mm brick paving on 100mm thick slab (PC supply \$45/m2)	107	m2	200.00	21,400
24.10	Reinforced concrete footpaths 100mm thick on a 100mm thick DGB to to external cafe area. Rate allows for a trowel finish	120	m2	105.00	12,600
24.11	Reinforced concrete footpaths 100mm thick on a 100mm thick DGB to pathway. Rate allows for a trowel finish	603	m2	105.00	63,315
24.12	Raised pedestrian crossing; approx. 2,500mm wide	38	m2	380.00	14,440
24.13	Stepper path	62	m		Excl.
24.14	Kerb & gutter	118	m	90.00	10,620
24.15	Allowance for pavement inlay	1	Item	5,000.00	5,000
24.16	<b>Subtotal</b>				127,375
24.17	<u>Wooden Bridge</u>				



**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
24.18	Allowance for woodeen bridge; approx. 4.0m long x 2.50m wide incl. balustrade / handrail	1	item		Excl.
24.19	<b>Subtotal</b>				0
24.20	<u>Decking</u>				
24.21	Timber decking to external canteen & gym area and beach threshold	108	m2	250.00	27,000
24.22	Allow for hardscape to sand transition	9	m2	270.00	2,430
24.23	<b>Subtotal</b>				29,430
24.24	<u>Landscaping</u>				
24.25	Vegetated buffer	9	m2	350.00	3,150
24.26	Verge planting - allow for 10 plants/m2, 300mm of topsoil and 75mm of mulching.	529	m2	75.00	39,672
24.27	Turfing incl. 175mm top soil to flexible open space	1,512	m2		Excl.
24.28	Bio Swale (assumed)	172	m2		Excl.
24.29	No allowance for new trees		Note		
24.30	<b>Subtotal</b>				42,822
24.31	<u>External Showers</u>				
24.32	Pavement to public shower	26	m2	160.00	4,160
24.33	Outdoor shower incl. post	1	no.	5,000.00	5,000
24.34	Connections to shower; allow 20m	20	m	120.00	2,400
24.35	Floor waste	2	no.	450.00	900
24.36	<b>Subtotal</b>				12,460
24.37	<u>Carpark Rectification</u>				
24.38	Allowance to carry out general repairs and rectification (allow to redo kerbs & gutters) following building works	1	item	10,000.00	10,000
24.39	<b>Subtotal</b>				10,000
	<b>EXTERNAL WORKS TOTAL (Excl GST)</b>				<b>235,792</b>
36	<b>INTERNAL WALLS / FITMENTS</b>				
36.1	<u>Option. 2 - Dumb Waiter</u>				
36.2	<u>Fitments</u>				
36.3	Dumb water sytems - servicing 2 level with 60 kg capacity, shaft walls measured elsewhere	1	item	30,000.00	30,000
36.4	<b>Subtotal Addition</b>				30,000
36.5	PRELIMINARIES, OVERHEADS & PROFIT (20%)				6,000



**Client:** Northern Beaches Council  
**Project:** Mona Vale SLSC Development  
**Report:** Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
36.6	<i>SUBTOTAL INCL. PRELIMS, OVERHEADS &amp; PROFIT</i>				36,000
36.7	DESIGN CONTINGENCY (10%)				3,600
36.8	CONSTRUCTION CONTINGENCY (5%)				1,980
36.9	LOCAL AUTHORITY FEES & CHARGES (2%)				832
36.10	<b>TOTAL CONSTRUCTION ESTIMATE INCLUDING CONTINGENCIES</b>				42,412
36.11	CONSULTANTS FEES (13%)				5,514
36.12	<b>CONSTRUCTION TOTAL EXCL GST</b>				<u>47,925</u>
	<b>INTERNAL WALLS / FITMENTS TOTAL (Excl GST)</b>				<u>47,925</u>