

## Attachment 4 – Preliminary Opinion of Probable Costs (UDLA)

<b>Roebourne Option 1 - Preliminary Opinion Of Probable Costs (Landscape Construction Works)</b> <b>Option1 Redeveloped Recreation Precinct With A Pool Complex</b> <b>Stage 1 (1 To 3 Years)</b>					14th October 2013
No.	Description	Qty	Unit	Rate	Total
<b>1.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
1.01	Site Project Management and Mobilisation/Demobilisation (includes existing pool)	1	Allow	\$400,000.00	\$400,000.00
1.02	Site preliminaries, including insurance and OHS requirements	13,860	m2	\$3.00	\$41,580.00
1.03	Fencing and Works/Traffic Control	1	Allow	\$50,000.00	\$50,000.00
1.04	Minor Fine Trimming and bulk earthworks	6,900	m2	\$8.50	\$58,650.00
1.05	Demolition (includes existing pool, amenities, plant equipment and plant room)	1	Allow	\$600,000.00	\$600,000.00
	<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				<b>\$1,150,230.00</b>
<b>2.00</b>	<b><u>SERVICES</u></b>				
2.01	Connection of potable water and to drinking fountain	1	item	\$40,000.00	\$40,000.00
2.02	Connection of power	1	item	\$60,000.00	\$60,000.00
	<b>TOTAL - SERVICES</b>				<b>\$100,000.00</b>
<b>3.00</b>	<b><u>IRRIGATION</u></b>				
3.01	Headwork's for potable water connection and water fees	1	item	\$40,000.00	\$40,000.00
3.02	Mainline and laterals including to buffer area planting	1	Allow	\$30,000.00	\$30,000.00
3.03	Ongoing drip irrigation to all garden plants and buffer area plants	3,275	m2	\$5.00	\$16,375.00
3.04	Ongoing drip irrigation to all tree planting	1,540	per tree	\$25.00	\$38,500.00
3.05	Ongoing pop up sprinklers to lawn areas	1,340	m2	\$18.00	\$24,120.00
	<b>TOTAL - IRRIGATION</b>				<b>\$148,995.00</b>
<b>4.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				
4.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	\$1,000.00	\$104,000.00
	<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>				<b>\$104,000.00</b>
	<b>TOTAL PRELIMINARIES</b>				<b>\$1,503,225.00</b>
<b>5.00</b>	<b><u>HARD LANDSCAPE</u></b>				
	<b>Central Activity Area (Total Area = 5,100m2)</b>				
5.01	Supply and install dual use footpath/bike track 3m wide = approx 283m in length	850	m2	\$160.00	\$136,000.00
5.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	1100	lin m	\$60.00	\$66,000.00
5.03	Supply and install 75mm depth stabilised feature gravel	490	m2	\$60.00	\$29,400.00
5.04	Supply and install in situ concrete to break out skate areas	90	m2	\$160.00	\$14,400.00
5.05	Supply and install/construct skateable items (low walls, grinding bars, various skate-able items (ramps, wedges, tree domes etc)	1	Allow	\$150,000.00	\$150,000.00
5.06	Supply & place (1/3 'bury in') Pilbara Boulders	30	tonne	\$300.00	\$9,000.00
5.07	Supply and install 1m depth coarse washed sand yarning circles	100	m2	\$80.00	\$8,000.00
					<b>\$412,800.00</b>
	<b>Pool Facilities (Area = 1600 m2)</b>				
5.08	Supply and install concrete/paving to pool area (within fenced pool area)	620	m2	\$200.00	\$124,000.00
5.09	Supply & place (1/3 'bury in') Pilbara Boulders	20	tonne	\$300.00	\$6,000.00
5.10	Supply and construct swimming pool and associated plant room, equipment etc (Swimming Pool = 350 - 400m2) Plant room to be located underground to minimise vandalism	1	Allow	\$6,000,000.00	\$6,000,000.00
5.11	Supply and install fencing around the pool facility	285	lm	\$200.00	\$57,000.00
					<b>\$6,187,000.00</b>
	<b>TOTAL - HARD LANDSCAPE</b>				<b>\$6,599,800.00</b>
<b>6.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				
	<b>North West Coastal Highway Buffer (approx. 18m wide and 290m length (extends beyond precinct block))</b>				
6.01	Supply and plant local revegetation buffer mix plants (average 1 per 2m2)	2,440	tubestock	\$8.00	\$19,520.00
6.02	Supply and install organic mulch to plants	2,440	m2	\$15.00	\$36,600.00
6.03	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	1,220	24-100 Lt bag	\$125.00	\$152,500.00
					<b>\$208,620.00</b>
	<b>Central Activity Area (Total Area = 5,100 m2)</b>				
6.04	Import and spread organic bush mulch to planting areas (75mm depth)	1,255	m2	\$30.00	\$37,650.00
6.05	Import and spread organic topsoil to planting areas (75mm depth)	1,255	m2	\$30.00	\$37,650.00
6.06	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	310	24-100 Lt bag	\$125.00	\$38,750.00
6.07	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	835	300mm pot	\$40.00	\$33,400.00
					<b>\$147,450.00</b>
	<b>Pool Area (Area = 1600 m2)</b>				
6.08	Import and spread organic bush mulch to planting areas (75mm depth)	40	m2	\$30.00	\$1,200.00
6.09	Import and spread organic topsoil to planting areas (75mm depth)	1,400	m2	\$30.00	\$42,000.00
6.10	Supply and plant lawn	1,340	m2	\$20.00	\$26,800.00
6.11	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	10	24-100 Lt bag	\$125.00	\$1,250.00
					<b>\$71,250.00</b>
	<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				<b>\$427,320.00</b>
<b>7.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
	<b>Central Activity Area</b>				
7.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	18	items	\$9,000.00	\$162,000.00
7.02	Supply, delivery and installation of bike racks	2	items	\$1,000.00	\$2,000.00
7.03	Supply, delivery and installation of litter bin enclosure	3	items	\$4,000.00	\$12,000.00
7.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	\$8,000.00	\$8,000.00
7.05	Supply and install large concrete outdoor picnic/bbq table	2	items	\$8,000.00	\$16,000.00
7.06	Supply and install concrete benches	8	items	\$4,000.00	\$32,000.00
7.07	Supply and install shade shelters	2	item	\$80,000.00	\$160,000.00

7.08	Supply and install CCTV (Allowance 2)	2	allowance	\$10,000.00	\$20,000.00
					<b>\$412,000.00</b>
<b>8.00</b>	<b>Pool Area (Area = 1600 m2)</b>				
8.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	7	items	\$9,000.00	\$63,000.00
8.02	Supply, delivery and installation of litter bin enclosure	2	items	\$4,000.00	\$8,000.00
8.03	Supply, delivery and install of Drinking Fountain	1	fountain	\$6,000.00	\$6,000.00
8.04	Supply and install table	3	items	\$5,000.00	\$15,000.00
8.05	Supply and install retractable shade over the pool area	1	Allow	\$200,000.00	\$200,000.00
8.06	Supply and install shade shelters	5	item	\$80,000.00	\$400,000.00
8.07	Supply and install BBQ	2	item	\$8,000.00	\$16,000.00
8.08	Supply and install playground equipment	1	Allow	\$40,000.00	\$40,000.00
					<b>\$748,000.00</b>
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$1,160,000.00</b>
<b>8.00</b>	<b>ARTWORKS/CULTURAL INTERPRETATION</b>				
8.01	Artwork/cultural interpretation	1	Allow	\$200,000.00	\$200,000.00
8.02	Supply and install project signage	1	Allow	\$25,000.00	\$25,000.00
<b>TOTAL - ARTWORKS</b>					<b>\$225,000.00</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$9,915,345.00</b>
<b>9.00</b>	<b>PROFESSIONAL FEES &amp; CONTINGENCIES</b>				
9.01	Consultant Fee (10%)	0.10	Allow	\$9,915,345.00	\$991,534.50
9.02	Consultant Fee contingency	0.05	Allow	\$991,534.50	\$49,576.73
9.03	Construction Contingency	0.05	Allow	\$9,915,345.00	\$495,767.25
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$1,536,878.48</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$11,452,223.48</b>

<b>OPTION 1. STAGE 2 (3 TO 6 YEARS)</b>					
No.	Description	Qty	Unit	Rate	Total
<b>10.00</b>	<b>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				
10.01	Site Project Management and Mobilisation/Demobilisation	5,000	m2	\$7.50	\$37,500.00
10.02	Site preliminaries, including insurance and OHS requirements	5,000	m2	\$3.00	\$15,000.00
10.03	Fencing and Works/Traffic Control	100	m2	\$100.00	\$10,000.00
10.04	Minor Fine Trimming and bulk earthworks (including fence demolition)	5,000	m2	\$15.00	\$75,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$137,500.00</b>
<b>11.00</b>	<b>IRRIGATION - EXTEND STAGE 1 IRRIGATION</b>				
11.01	Mainline and laterals	1	Allow	\$10,000.00	\$10,000.00
11.02	Ongoing drip irrigation to all garden plants	1,720	m2	\$5.00	\$8,600.00
11.03	Ongoing drip irrigation to all tree planting	430	per tree	\$25.00	\$10,750.00
11.04	Ongoing pop up sprinklers to lawn areas	295	m2	\$18.00	\$5,310.00
<b>TOTAL - IRRIGATION</b>					<b>\$34,660.00</b>
<b>12.00</b>	<b>SERVICES</b>				
12.01	Connection of potable water	1	item	\$40,000.00	\$40,000.00
12.02	Connection of power	1	item	\$75,000.00	\$75,000.00
<b>TOTAL - SERVICES</b>					<b>\$115,000.00</b>
<b>13.00</b>	<b>MAINTENANCE &amp; LIABILITY PERIOD</b>				
13.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	\$1,000.00	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$391,160.00</b>
<b>14.00</b>	<b>HARD LANDSCAPE</b>				
14.01	Supply and install dual use footpath/Bike track 3m wide = 215 mt in length	640	m2	\$160.00	\$102,400.00
14.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	600	lin m	\$60.00	\$36,000.00
14.03	Supply and install 75mm depth stabilised feature gravel	2,704	m2	\$60.00	\$162,240.00
14.04	Supply and install in situ concrete to breakout skate areas	105	m2	\$160.00	\$16,800.00
14.05	Construct multiuse wall (handball, boldering wall/skate circuit, backdrop, information board) - approximate dimension 12m length x 2m high. Possible construction material of concrete or besser	1	Allow	\$74,655.00	\$74,655.00
14.06	Supply and install/construct skateable items (low walls, grinding bars, skate-able items (ramps, wedge, tree domes etc)	1	Allow	\$150,000.00	\$150,000.00
14.07	Supply & place (1/3 'bury in') Pilbara Boulders In Main POS	8	tonne	\$300.00	\$2,400.00
14.08	Supply and install 1000mm depth coarse washed sand yarning circles	50	m2	\$80.00	\$4,000.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$548,495.00</b>
<b>15.00</b>	<b>SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				
15.01	Import and spread organic bush mulch to planting areas (75mm depth)	1,720	m2	\$30.00	\$51,600.00
15.02	Import and spread organic topsoil to planting areas (75mm depth)	2,015	m2	\$30.00	\$60,450.00
15.03	Supply and plant turf/lawn	295	m2	\$20.00	\$5,900.00
15.04	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	430	24-100 Lt bag	\$125.00	\$53,750.00
15.05	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,146	tubestock	\$8.00	\$9,168.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$180,868.00</b>
<b>16.00</b>	<b>NOMINATED FURNITURE ITEMS</b>				
16.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	22	items	\$9,000.00	\$198,000.00
16.02	Supply, delivery and installation of bike racks	2	items	\$1,000.00	\$2,000.00
16.03	Supply, delivery and installation of litter bin enclosure	2	items	\$4,000.00	\$8,000.00
16.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	\$8,000.00	\$8,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$216,000.00</b>

<b>17.00 ARTWORKS/CULTURAL INTERPRETATION</b>					
17.01	Artwork/cultural interpretation	1	Allow	\$150,000.00	\$150,000.00
17.02	Project Signage	1	Allow	\$25,000.00	\$25,000.00
<b>TOTAL - ARTWORK</b>					<b>\$175,000.00</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,511,523.00</b>
<b>18.00 PROFESSIONAL FEES &amp; CONTINGENCIES</b>					
18.01	Consultant Fee (10%)	0.10	Allow	\$1,511,523.00	\$151,152.30
18.02	Consultant Fee contingency	0.05	Allow	\$151,152.30	\$7,557.62
18.03	Construction Contingency	0.05	Allow	\$1,511,523.00	\$75,576.15
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$234,286.07</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,745,809.07</b>
<b>OPTION 1, STAGE 3 (6 TO 10 YEARS)</b>					
No.	Description	Qty	Unit	Rate	Total
<b>19.00 SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					
19.01	Site Project Management and Mobilisation/Demobilisation	1,500	m2	\$7.50	\$11,250.00
19.02	Site preliminaries, including insurance and OHS requirements	1,500	m2	\$3.00	\$4,500.00
19.03	Fencing and Works/Traffic Control	1,500	m2	\$100.00	\$150,000.00
19.04	Minor Fine Trimming after bulk earthworks	1,500	m2	\$8.50	\$12,750.00
19.05	Demolition (Community Hall)	1	Allow	\$400,000.00	\$400,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$578,500.00</b>
<b>20.00 SERVICES</b>					
20.01	Connection of potable water and drinking fountain	1	item	\$60,000.00	\$60,000.00
20.02	Connection of power	1	item	\$100,000.00	\$100,000.00
<b>TOTAL - SERVICES</b>					<b>\$160,000.00</b>
<b>21.00 IRRIGATION - EXTEND STAGE 2 IRRIGATION</b>					
21.01	Mainline and laterals	1	Allow	\$10,000.00	\$10,000.00
21.02	Ongoing drip irrigation to all garden plants	1,900	m2	\$5.00	\$9,500.00
21.03	Ongoing drip irrigation to all tree planting	715	per tree	\$25.00	\$17,875.00
<b>TOTAL - IRRIGATION</b>					<b>\$37,375.00</b>
<b>22.00 MAINTENANCE &amp; LIABILITY PERIOD</b>					
22.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	\$1,000.00	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$879,875.00</b>
<b>23.00 HARD LANDSCAPE</b>					
23.01	Supply & place (1/3 'bury in') Pilbara Boulders adjacent multiuse wall	15	tonne	\$300.00	\$4,500.00
23.02	Construct dual use footpath along south of oval and to Harding Street = 340mt in length	1,030	m2	\$160.00	\$164,800.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$169,300.00</b>
<b>24.00 SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					
24.01	Supply and plant 24-100 Lt bag trees to car park areas	715	24-100 Lt bag	\$125.00	\$89,375.00
24.02	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,900	tubestock	\$8.00	\$15,200.00
24.03	Import and spread organic bush mulch to planting areas (75mm depth)	2,860	m2	\$30.00	\$85,800.00
24.04	Import and spread organic topsoil to planting areas (75mm depth)	2,860	m2	\$30.00	\$85,800.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$276,175.00</b>
<b>25.00 NOMINATED FURNITURE ITEMS</b>					
25.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	30	items	\$9,000.00	\$270,000.00
25.02	E-learning/Wifi (No allowance for power outlet connection - mitigate charging equipment)	1	Allow	\$50,000.00	\$50,000.00
25.03	Digital Projector	1	Allow	\$50,000.00	\$50,000.00
25.04	Project signage	1	Allow	\$25,000.00	\$25,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$395,000.00</b>
<b>26.00 BUILDINGS</b>					
26.01	Community Hall and toilets (including mobilisation) (Allowance of building 600m2 - Further feasibility study to be conducted into m2 requirement and associated costing of building to be utilised as cyclone excavation shelter)	1	Allow	\$6,500,000.00	\$6,500,000.00
<b>TOTAL - BUILDINGS</b>					<b>\$6,500,000.00</b>
<b>TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS</b>					<b>\$8,220,350.00</b>
<b>27.00 PROFESSIONAL FEES &amp; CONTINGENCIES</b>					
27.01	Consultant Fee (10%)	0.10	Allow	\$8,220,350.00	\$822,035.00
27.02	Consultant Fee contingency	0.05	Allow	\$822,035.00	\$41,101.75
27.03	Construction Contingency	0.05	Allow	\$8,220,350.00	\$411,017.50
27.04	Inflation estimate	0.15	Allow	\$8,220,350.00	\$1,233,052.50
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$2,507,206.75</b>
<b>TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS</b>					<b>\$10,727,556.75</b>
<b>OPTION 1 REDEVELOPED RECREATION PRECINCT WITH A POOL COMPLEX TOTAL LANDSCAPE WORKS</b>					<b>\$23,925,589.29</b>

**Roebourne Option 2 - Preliminary Opinion Of Probable Costs (Landscape Construction Works)**  
**Option 2 Redeveloped Recreation Precinct With A Splash Pad**

14th October 2013

No.	Description	Qty	Unit	Rate	Total
<b>1.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
1.01	Site Project Management and Mobilisation/Demobilisation	13,860	m2	7	\$97,020.00
1.02	Site preliminaries, including insurance and OHS requirements	13,860	m2	3	\$41,580.00
1.03	Fencing and Works/Traffic Control	1	Allow	40000	\$40,000.00
1.04	Minor Fine Trimming and bulk earthworks	6,900	m2	8.5	\$58,650.00
1.05	Demolition (includes existing pool, plant equipment and plant room)	1	Allow	600000	\$600,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$837,250.00</b>
<b>2.00</b>	<b><u>SERVICES</u></b>				
2.01	Connection of potable water	1	item	40,000	\$40,000.00
2.02	Connection of power	1	item	65,000	\$65,000.00
<b>TOTAL - SERVICES</b>					<b>\$105,000.00</b>
<b>3.00</b>	<b><u>IRRIGATION</u></b>				
3.01	Headwork's for potable water connection and water fees	1	item	40,000	\$40,000.00
3.02	Mainline and laterals including to buffer area planting	1	Allow	30,000	\$30,000.00
3.03	Ongoing drip irrigation to all garden plants and buffer area plants	4,450	m2	5	\$22,250.00
3.04	Ongoing drip irrigation to all tree planting	1,975	per tree	25	\$49,375.00
3.05	Ongoing pop up sprinklers to lawn areas	365	m2	18	\$6,570.00
<b>TOTAL - IRRIGATION</b>					<b>\$148,195.00</b>
<b>4.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				
4.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$1,194,445.00</b>
<b>5.00</b>	<b><u>HARD LANDSCAPE</u></b>				
<b>Central Activity Area (Area = 6000 m2)</b>					
5.01	Supply and install concrete dual use footpath/Bike track 3m wide = 380mt in length	1150	m2	160	\$184,000.00
5.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	1100	lin m	60	\$66,000.00
5.03	Supply and install 75mm depth stabilised feature gravel	3,052	m2	60	\$183,120.00
5.04	Supply and install in situ concrete to skate areas	110	m2	160	\$17,600.00
5.05	Supply and install/construct skateable items (low walls, grinding bars, various skate-able items (ramps, wedges, tree domes etc)	1	Allowance	\$250,000.00	\$250,000.00
5.06	Supply & place (1/3 'bury in') Pilbara Boulders	30	tonne	300	\$9,000.00
5.07	Supply and install 1m depth coarse washed sand yarning circles	100	m2	80	\$8,000.00
					<b>\$717,720.00</b>
<b>Splash Pad Area (Area = 615m2)</b>					
5.08	Supply and install concrete/paving around splash pad (within splash pad fenced area)	300	m2	200	\$60,000.00
5.09	Supply and install flush concrete edging to specific junctions around sand/yarning circles	20	lin m	60	\$1,200.00
5.10	Supply & place (1/3 'bury in') Pilbara Boulders	20	tonne	300	\$6,000.00
5.11	Supply and construct splash pad play facility (Area = 240m2) Allowance includes plant room, equipment, security etc.	1	Allow	1000000	\$1,000,000.00
5.12	Supply and install fencing around the splash pad play facility	285	lm	100	\$28,500.00
5.13	Supply and upgrade toilet block	1	allowance	200000	\$200,000.00
					<b>\$1,295,700.00</b>
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$2,013,420.00</b>
<b>6.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				
<b>North West Coastal Highway Buffer (18m wide and 290m length - extends beyond Precinct)</b>					
6.01	Supply and plant local revegetation buffer mix (average 1 per 2m2)	2,440	tubestock	8	\$19,520.00
6.02	Supply and install organic mulch to plants	2,440	m2	15	\$36,600.00
6.03	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	1,220	24-100 Lt bag	125	\$152,500.00
					<b>\$208,620.00</b>
<b>Central Activity Area</b>					
6.04	Import and spread organic bush mulch to planting areas (75mm depth)	2,956	m2	30	\$88,680.00
6.05	Import and spread organic topsoil to planting areas (75mm depth)	3,330	m2	30	\$99,900.00
6.06	Supply and plant lawn	365	m2	20	\$7,300.00
6.07	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	740	24-100 Lt bag	125	\$92,500.00
6.08	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,970	300mm pot	40	\$78,800.00
					<b>\$367,180.00</b>
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$575,800.00</b>
<b>7.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
<b>Central Activity Area</b>					
7.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	25	items	9000	\$225,000.00
7.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
7.03	Supply, delivery and installation of litter bin enclosure	3	items	4,000	\$12,000.00
7.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
7.05	Supply and install large concrete outdoor picnic/bbq table	2	items	8000	\$16,000.00
7.06	Supply and install park benches	8	items	4000	\$32,000.00
7.07	Supply and install shade shelters	2	item	80000	\$160,000.00
7.08	Supply and install CCTV	2	allowance	10000	\$20,000.00
					<b>\$475,000.00</b>
<b>Splash Pad Area</b>					
8.01	Supply and install retractable shade	1	Allow	200,000	\$200,000.00
8.02	Supply and install shelters around the splash pad	2	Allow	60,000	\$120,000.00
					<b>\$320,000.00</b>
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$795,000.00</b>

8.00	<b>ARTWORKS/CULTURAL INTERPRETATION</b>				
8.01	Artwork / cultural interpretation	1	Allow	150,000	\$150,000.00
8.02	Supply and install project signage	1	Allow	25000	\$25,000.00
<b>TOTAL - ARTWORK</b>					<b>\$175,000.00</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$4,753,665.00</b>
9.00	<b>PROFESSIONAL FEES &amp; CONTINGENCIES</b>				
9.01	Consultant Fee (10%)	0.10	Allow	\$4,753,665.00	\$475,366.50
9.02	Consultant Fee contingency	0.05	Allow	\$475,366.50	\$23,768.33
9.03	Construction Contingency	0.05	Allow	\$4,753,665.00	\$237,683.25
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$736,818.08</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$5,490,483.08</b>
<b>OPTION 2, STAGE 2 (3 TO 6 YEARS)</b>					
No.	Description	Qty	Unit	Rate	Total
10.00	<b>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				
10.01	Site Project Management and Mobilisation/Demobilisation	5,000	m2	7.5	\$37,500.00
10.02	Site preliminaries, including insurance and OHS requirements	5,000	m2	3	\$15,000.00
10.03	Fencing and Works/Traffic Control	100	m2	100	\$10,000.00
10.04	Minor Fine Trimming and bulk earthworks (including fence demolition)	5,000	m2	15	\$75,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$137,500.00</b>
11.00	<b>IRRIGATION - EXTEND STAGE 1 IRRIGATION</b>				
11.01	Mainline and laterals	1	Allow	10,000	\$10,000.00
11.02	Ongoing drip irrigation to all garden plants	1,720	m2	5	\$8,600.00
11.03	Ongoing drip irrigation to all tree planting	430	per tree	25	\$10,750.00
11.04	Ongoing pop up sprinklers to lawn areas	295	m2	18	\$5,310.00
<b>TOTAL - IRRIGATION</b>					<b>\$34,660.00</b>
12.00	<b>SERVICES</b>				
12.01	Connection of potable water	1	item	40,000	\$40,000.00
12.02	Connection of power	1	item	75,000	\$75,000.00
<b>TOTAL - SERVICES</b>					<b>\$115,000.00</b>
13.00	<b>MAINTENANCE &amp; LIABILITY PERIOD</b>				
13.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$391,160.00</b>
14.00	<b>HARD LANDSCAPE</b>				
14.01	Supply and install dual use footpath/Bike track 3m wide = 215 mt in length	645	m2	160	\$103,200.00
14.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	600	lin m	60	\$36,000.00
14.03	Supply and install 75mm depth stabilised feature gravel	2,704	m2	60	\$162,240.00
14.04	Supply and install in situ concrete to skate areas	105	m2	160	\$16,800.00
14.05	Construct multiuse wall (handball, boldering wall/skate circuit, backdrop, information board) Approximate dimensions 12m length x 2m high. Constuction material concrete or besser block	1	Allow	74655	\$74,655.00
14.06	Supply and install/construct skateable items (low walls, grinding bars, skate-able items (ramps, wedge, tree domes etc)	1	Allow	150000	\$150,000.00
14.07	Supply & place (1/3 'bury in') Pilbara Boulders In Main POS	20	tonne	300	\$6,000.00
14.08	Supply and install 1000mm depth coarse washed sand yarning circles	50	m2	80	\$4,000.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$552,895.00</b>
15.00	<b>SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				
15.01	Import and spread organic bush mulch to planting areas (75mm depth)	1,720	m2	30	\$51,600.00
15.02	Import and spread organic topsoil to planting areas (75mm depth)	2,015	m2	30	\$60,450.00
15.03	Supply and plant turf/lawn	295	m2	20	\$5,900.00
15.04	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	500	24-100 Lt bag	125	\$62,500.00
15.05	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,146	tubestock	8	\$9,168.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$189,618.00</b>
16.00	<b>NOMINATED FURNITURE ITEMS</b>				
16.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	22	items	9000	\$198,000.00
16.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
16.03	Supply, delivery and installation of litter bin enclosure	2	items	4,000	\$8,000.00
16.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$216,000.00</b>
17.00	<b>ARTWORKS/CULTURAL INTERPRETATION</b>				
17.01	Artwork / cultural interpretation	1	Allow	150,000	\$150,000.00
17.02	Project signage	1	Allow	25,000	\$25,000.00
<b>TOTAL - ARTWORK</b>					<b>\$175,000.00</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,524,673.00</b>
18.00	<b>PROFESSIONAL FEES &amp; CONTINGENCIES</b>				
18.01	Consultant Fee (10%)	0.10	Allow	\$1,524,673.00	\$152,467.30
18.02	Consultant Fee contingency	0.05	Allow	\$152,467.30	\$7,623.37
18.03	Construction Contingency	0.05	Allow	\$1,524,673.00	\$76,233.65
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$236,324.32</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,760,997.32</b>

OPTION 2, STAGE 3 (6 TO 10 YEARS)					
No.	Description	Qty	Unit	Rate	Total
<b>19.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
19.01	Site Project Management and Mobilisation/Demobilisation	1,500	m2	7.5	\$11,250.00
19.02	Site preliminaries, including insurance and OHS requirements	1,500	m2	3	\$4,500.00
19.03	Fencing and Works/Traffic Control	1,500	m2	100	\$150,000.00
19.04	Minor Fine Trimming after bulk earthworks	1,500	m2	8.5	\$12,750.00
19.05	Demolition (Community Hall)	1	Allow	400000	\$400,000.00
	<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				<b>\$578,500.00</b>
<b>20.00</b>	<b><u>SERVICES</u></b>				
20.01	Connection of potable water and drinking fountain	1	item	60,000	\$60,000.00
20.02	Connection of power	1	item	100,000	\$100,000.00
	<b>TOTAL - SERVICES</b>				<b>\$160,000.00</b>
<b>21.00</b>	<b><u>IRRIGATION - EXTEND STAGE 2 IRRIGATION</u></b>				
21.01	Mainline and laterals	1	Allow	10,000	\$10,000.00
21.02	Ongoing drip irrigation to all garden plants	1,900	m2	5	\$9,500.00
21.03	Ongoing drip irrigation to all tree planting	715	per tree	25	\$17,875.00
	<b>TOTAL - IRRIGATION</b>				<b>\$37,375.00</b>
<b>22.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				
22.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
	<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>				<b>\$104,000.00</b>
	<b>TOTAL PRELIMINARIES</b>				<b>\$879,875.00</b>
<b>23.00</b>	<b><u>HARD LANDSCAPE</u></b>				
23.01	Supply & place (1/3 'bury in') Pilbara Boulders adjacent multiuse wall	15	tonne	300	\$4,500.00
23.02	Construct dual use footpath along south of oval and to Harding Street = 340 mt in length	1,030	m2	160	\$164,800.00
	<b>TOTAL - HARD LANDSCAPE</b>				<b>\$169,300.00</b>
<b>24.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				
24.01	Supply and plant 24-100 Lt bag trees to car park areas	715	24-100 Lt bag	125	\$89,375.00
24.02	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,900	tubestock	8	\$15,200.00
24.03	Import and spread organic bush mulch to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
24.04	Import and spread organic topsoil to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
	<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				<b>\$276,175.00</b>
<b>25.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
25.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	30	items	9000	\$270,000.00
25.02	E-learning/Wifi (No allowance for power outlet connection - mitigate charging equipment)	1	Allow	50000	\$50,000.00
25.03	Digital Projector	1	Allow	50000	\$50,000.00
25.04	Project signage	1	Allow	25000	\$25,000.00
	<b>TOTAL - NOMINATED FURNITURE ITEMS</b>				<b>\$395,000.00</b>
<b>26.00</b>	<b><u>BUILDINGS</u></b>				
26.01	Community Hall and toilets (including mobilisation) (Allowance of building 600m2 - Further feasibility study to be conducted into m2 requirement and associated costing of building to be utilised as cyclone excavation shelter)	1	Allow	6,500,000.0	\$6,500,000.00
	<b>TOTAL - BUILDINGS</b>				<b>\$6,500,000.00</b>
	<b>TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS</b>				<b>\$8,220,350.00</b>
<b>27.00</b>	<b><u>PROFESSIONAL FEES &amp; CONTINGENCIES</u></b>				
27.01	Consultant Fee (10%)	0.10	Allow	\$8,220,350.00	\$822,035.00
27.02	Consultant Fee contingency	0.05	Allow	\$822,035.00	\$41,101.75
27.03	Construction Contingency	0.05	Allow	\$8,220,350.00	\$411,017.50
27.04	Inflation estimate	0.15	Allow	\$8,220,350.00	\$1,233,052.50
	<b>TOTAL - CONTINGENCIES</b>				<b>\$2,507,206.75</b>
	<b>TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS</b>				<b>\$10,727,556.75</b>
	<b>OPTION 2 REDEVELOPED RECREATION PRECINCT WITH A SPLASH PAD TOTAL LANDSCAPE WORKS</b>				<b>\$17,979,037.14</b>



**Roebourne Option 3 - Preliminary Opinion Of Probable Costs (Landscape Construction Works)**  
**Option 3 Redeveloped Recreation Precinct With Meandering Skate Scape**

14th October 2013

No.	Description	Qty	Unit	Rate	Total
<b>1.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
1.01	Site Project Management and Mobilisation/Demobilisation	13,860	m2	7	\$97,020.00
1.02	Site preliminaries, including insurance and OHS requirements	13,860	m2	3	\$41,580.00
1.03	Fencing and Works/Traffic Control	1	Allow	30000	\$30,000.00
1.04	Minor Fine Trimming and bulk earthworks	6,900	m2	8.5	\$58,650.00
1.05	Demolition (includes existing pool, amenities, plant equipment and plant room)	1	Allow	600000	\$600,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$827,250.00</b>
<b>2.00</b>	<b><u>SERVICES</u></b>				
2.01	Connection of potable water and to drinking fountain	1	item	40,000	\$40,000.00
2.02	Connection of power	1	item	65,000	\$65,000.00
<b>TOTAL - SERVICES</b>					<b>\$105,000.00</b>
					<b>\$0.00</b>
<b>3.00</b>	<b><u>IRRIGATION</u></b>				
3.01	Headwork's for potable water connection and water fees (40mm)	1	item	40,000	\$40,000.00
3.02	Mainline and laterals including to buffer area planting	1	Allow	30,000	\$30,000.00
3.03	Ongoing drip irrigation to all garden plants and buffer area plants	4,440	m2	5	\$22,200.00
3.04	Ongoing drip irrigation to all tree planting	1,970	per tree	25	\$49,250.00
3.05	Ongoing pop up sprinklers to lawn areas	505	m2	18	\$9,090.00
<b>TOTAL - IRRIGATION</b>					<b>\$150,540.00</b>
<b>4.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				
4.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
					<b>\$0.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$1,186,790.00</b>
<b>5.00</b>	<b><u>HARD LANDSCAPE</u></b>				
					<b>\$0.00</b>
	<b>Central Activity Area (Area = 6,800 m2)</b>				
5.01	Supply and install dual use footpath/Bike track 3m wide = 385 mt in length	1150	m2	160	\$184,000.00
5.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	1100	lin m	60	\$66,000.00
5.03	Supply and install 75mm depth stabilised feature gravel	3,050	m2	60	\$183,000.00
5.04	Supply and install in situ concrete to skate areas	110	m2	160	\$17,600.00
5.05	Supply and install/construct skateable items	1	Allow	\$250,000.00	\$250,000.00
5.06	Supply & place (1/3 'bury in') Pilbara Boulders	30	tonne	300	\$9,000.00
5.07	Supply and install 1m depth coarse washed sand yarning circles	100	m2	80	\$8,000.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$717,600.00</b>
<b>6.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				
					<b>\$0.00</b>
	<b>North West Coastal Highway Buffer (approx. 18m wide and ? depth)</b>				
6.01	Supply and plant local revegetation buffer mix plants (average 1 per 2m2)	2,440	tubestock	8	\$19,520.00
6.02	Supply and install organic mulch to plants	2,440	m2	15	\$36,600.00
6.03	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	1,220	24-100 Lt bag	125	\$152,500.00
					<b>\$208,620.00</b>
	<b>Central Activity Area (Area / m2)</b>				
6.04	Import and spread organic bush mulch to planting areas (75mm depth)	3,020	m2	30	\$90,600.00
6.05	Import and spread organic topsoil to planting areas (75mm depth)	3,525	m2	30	\$105,750.00
6.06	Supply and plant lawn	505	m2	20	\$10,100.00
6.07	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	750	24-100 Lt bag	125	\$93,750.00
6.08	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	2,000	300mm pot	40	\$80,000.00
					<b>\$380,200.00</b>
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$588,820.00</b>
<b>7.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
7.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	25	items	9000	\$225,000.00
7.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
7.03	Supply, delivery and installation of litter bin enclosure	3	items	4,000	\$12,000.00
7.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
7.05	Supply and install large concrete outdoor picnic/bbq table	2	items	8000	\$16,000.00
7.06	Supply and install concrete benches	8	items	4000	\$32,000.00
7.07	Supply and install shade shelters	2	item	80000	\$160,000.00
7.08	Supply and install playground equipment/nature play	1	Allow	80000	\$80,000.00
7.09	Supply and install CCTV	2	Allow	10000	\$20,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$555,000.00</b>
<b>8.00</b>	<b><u>ARTWORKS/CULTURAL INTERPRETATION</u></b>				
8.01	Artwork/cultural interpretation	1	Allow	200000	\$200,000.00
8.02	Supply and install project signage	1	allow	25000	\$25,000.00
<b>TOTAL - ARTWORKS</b>					<b>\$225,000.00</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$3,273,210.00</b>
<b>9.00</b>	<b><u>PROFESSIONAL FEES &amp; CONTINGENCIES</u></b>				
9.01	Consultant Fee (10%)	0.10	Allow	\$3,273,210.00	\$327,321.00
9.02	Consultant Fee contingency	0.05	Allow	\$327,321.00	\$16,366.05
9.03	Construction Contingency	0.05	Allow	\$3,273,210.00	\$163,660.50
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$507,347.55</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$3,780,557.55</b>

**OPTION 3, STAGE 2 (3 TO 6 YEARS)**

No.	Description	Qty	Unit	Rate	Total
<b>10.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
10.01	Site Project Management and Mobilisation/Demobilisation	5,000	m2	7.5	\$37,500.00
10.02	Site preliminaries, including insurance and OHS requirements	5,000	m2	3	\$15,000.00
10.03	Fencing and Works/Traffic Control	100	m2	100	\$10,000.00
10.04	Minor Fine Trimming and bulk earthworks (including fence demolition)	5,000	m2	15	\$75,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$137,500.00</b>
<b>11.00</b>	<b><u>IRRIGATION - EXTEND STAGE 1 IRRIGATION</u></b>				
11.01	Mainline and laterals	1	Allow	10,000	\$10,000.00
11.02	Ongoing drip irrigation to all garden plants	1,720	m2	5	\$8,600.00
11.03	Ongoing drip irrigation to all tree planting	430	per tree	25	\$10,750.00
11.04	Ongoing pop up sprinklers to lawn areas	295	m2	18	\$5,310.00
<b>TOTAL - IRRIGATION</b>					<b>\$34,660.00</b>
<b>12.00</b>	<b><u>SERVICES</u></b>				
12.01	Connection of potable water and drinking fountain	1	item	40,000	\$40,000.00
12.02	Connection of power	1	item	75,000	\$75,000.00
<b>TOTAL - SERVICES</b>					<b>\$115,000.00</b>
<b>13.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				\$0.00
13.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$391,160.00</b>
<b>14.00</b>	<b><u>HARD LANDSCAPE</u></b>				\$0.00
14.01	Supply and install dual use footpath/Bike track 3m wide = 2 mt in length	640	m2	110	\$70,400.00
14.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	600	lin m	60	\$36,000.00
14.03	Supply and install 75mm depth stabilised feature gravel	2,704	m2	60	\$162,240.00
14.04	Supply and install in situ concrete to skate areas	105	m2	160	\$16,800.00
14.05	Construct multiuse wall (handball, boldering wall/skate circuit, backdrop, information board) Approximate dimension 12m x 2m high. Possible construction material concrete or besser block	1	Allow	74655	\$74,655.00
14.06	Supply and install/construct skateable items (low walls, grinding bars, various skate-able items (ramps, wedges, tree domes etc)	1	Allow	150000	\$150,000.00
14.07	Supply & place (1/3 'bury in') Pilbara Boulders In Main POS	20	tonne	300	\$6,000.00
14.08	Supply and install 1000mm depth coarse washed sand yarning circles	50	m2	80	\$4,000.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$520,095.00</b>
<b>15.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				\$0.00
15.01	Import and spread organic bush mulch to planting areas (75mm depth)	1,720	m2	30	\$51,600.00
15.02	Import and spread organic topsoil to planting areas (75mm depth)	2,015	m2	30	\$60,450.00
15.03	Supply and plant turf/lawn	295	m2	20	\$5,900.00
15.04	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	500	24-100 Lt bag	125	\$62,500.00
15.05	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,146	tubestock	8	\$9,168.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$189,618.00</b>
<b>16.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
16.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	22	items	9000	\$198,000.00
16.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
16.03	Supply, delivery and installation of litter bin enclosure	2	items	4,000	\$8,000.00
16.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$216,000.00</b>
<b>17.00</b>	<b><u>ARTWORKS/CULTURAL INTERPRETATION</u></b>				
17.01	Artwork/cultural interpretation	1	Allow	150000	\$150,000.00
17.02	Project signage	1	Allow	25000	\$25,000.00
<b>TOTAL - ARTWORKS</b>					<b>\$175,000.00</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,491,873.00</b>
<b>18.00</b>	<b><u>PROFESSIONAL FEES &amp; CONTINGENCIES</u></b>				
18.01	Consultant Fee (10%)	0.10	Allow	\$1,491,873.00	\$149,187.30
18.02	Consultant Fee contingency	0.05	Allow	\$149,187.30	\$7,459.37
18.03	Construction Contingency	0.05	Allow	\$1,491,873.00	\$74,593.65
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$231,240.32</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,723,113.32</b>

<b>OPTION 3, STAGE 3 (6 TO 10 YEARS)</b>					
No.	Description	Qty	Unit	Rate	Total
<b>19.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
19.01	Site Project Management and Mobilisation/Demobilisation	1,500	m2	7.5	\$11,250.00
19.02	Site preliminaries, including insurance and OHS requirements	1,500	m2	3	\$4,500.00
19.03	Fencing and Works/Traffic Control	100	m2	100	\$10,000.00
19.04	Minor Fine Trimming after bulk earthworks	1,500	m2	8.5	\$12,750.00
19.05	Demolition (Community Hall)	1	Allow	400000	\$400,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$438,500.00</b>
<b>20.00</b>	<b><u>SERVICES</u></b>				
20.01	Connection of potable water and drinking fountain	1	item	60,000	\$60,000.00
20.02	Connection of power	1	item	100,000	\$100,000.00
<b>TOTAL - SERVICES</b>					<b>\$160,000.00</b>
<b>21.00</b>	<b><u>IRRIGATION - EXTEND STAGE 2 IRRIGATION</u></b>				
21.01	Mainline and laterals	1	Allow	10,000	\$10,000.00



21.02	Ongoing drip irrigation to all garden plants	715	m2	5	\$3,575.00
21.03	Ongoing drip irrigation to all tree planting	1,900	per tree	25	\$47,500.00
<b>TOTAL - IRRIGATION</b>					<b>\$61,075.00</b>
<b>22.00 MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$0.00</b>
22.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$763,575.00</b>
<b>23.00 HARD LANDSCAPE</b>					<b>\$0.00</b>
23.01	Supply & place (1/3 'bury in') Pilbara Boulders adjacent multiuse wall	6	tonne	200	\$1,200.00
23.02	Construct dual use footpath along south of oval and to Harding Street = ? mt in length	1,030	m2	110	\$113,300.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$114,500.00</b>
<b>24.00 SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$0.00</b>
24.01	Supply and plant 24-100 Lt bag trees to car park areas	715	24-100 Lt bag	125	\$89,375.00
24.02	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,900	tubestock	8	\$15,200.00
24.03	Import and spread organic bush mulch to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
24.04	Import and spread organic topsoil to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$276,175.00</b>
<b>25.00 NOMINATED FURNITURE ITEMS</b>					<b>\$0.00</b>
25.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	30	items	9000	\$270,000.00
25.02	E-learning/Wifi (No allowance for power connection point)	1	Allow	50000	\$50,000.00
25.03	Digital Projector	1	Allow	50000	\$50,000.00
25.04	Project signage	1	allow	25000	\$25,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$395,000.00</b>
<b>26.00 BUILDINGS</b>					<b>\$0.00</b>
26.01	Community Hall and toilets (including mobilisation) (Allowance of building 600m2 - Further feasibility study to be conducted into m2 requirement and associated costing of building to be utilised as cyclone excavation shelter)	1	allow	6,500,000.0	\$6,500,000.00
<b>TOTAL - BUILDINGS</b>					<b>\$6,500,000.00</b>
<b>TOTAL STAGE 3 (6 - 10 YEARS) LANDSCAPE WORKS</b>					<b>\$8,049,250.00</b>
<b>27.00 PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$0.00</b>
27.01	Consultant Fee (10%)	0.10	Allow	\$8,049,250.00	\$804,925.00
27.02	Consultant Fee contingency	0.05	Allow	\$804,925.00	\$40,246.25
27.03	Construction Contingency	0.05	Allow	\$8,049,250.00	\$402,462.50
27.04	Inflation estimate	0.15	Allow	\$8,049,250.00	\$1,207,387.50
<b>TOTAL - CONTINGENCIES</b>					<b>\$2,455,021.25</b>
<b>TOTAL STAGE 3 (6 - 10 YEARS) LANDSCAPE WORKS</b>					<b>\$10,504,271.25</b>
<b>OPTION 3 REDEVELOPED RECREATION PRECINCT WITH MEANDERING SKATE SCAPE TOTAL LANDSCAPE WORKS</b>					<b>\$16,007,942.12</b>