



Tax agent
03649009

15 February 2016

Chief Architect
Department of Infrastructure
Northern Territory Government
GPO Box 61
PALMERSTON NT 0831

Attention: Mr. Robert Foote

Dear Sir,

Re: Proposed Refurbishment to Existing Richardson Park

Further to your instructions please find attached our 'Order of Cost' Estimate for the above project summarised below.

<u>Description</u>	<u>\$</u>	
End Construction Cost:		
- Refurbish Existing Building	\$1,925,000.00	
- Upgrade Playing Field	\$740,000.00	
- External Works	\$725,000.00	
- Lighting Towers	\$1,110,000.00	\$4,500,000.00
Consultant's Fees and Charges		\$360,000.00
Project Management Fees and Charges		\$113,000.00
NCCP and WASSEP Fees		\$20,000.00
<u>Sub-total</u>		<u>\$4,993,000.00</u>
GST		\$499,300.00
Furniture, Fittings & Equipment		Excl.
Project Contingency		\$275,000.00
NT Build Levy		\$5,800.00
<u>Total End Construction Cost Including GST</u>		<u>\$5,773,100.00</u>

The estimate assumes commencement in July 2016 and a construction period of six (6) months with the work being undertaken by a suitable size builder on a tradition delivery method after a competitive tender process.

This estimate has been based on a visual inspection of the property and needs to be taken as being indicative of the costs as no full investigation has been carried out of the condition of the existing buildings, services and grounds nor has there been any details prepared on how to achieve restoration of the facility to allow it to be put back into service.

We trust this is in accordance with your requirements and should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,
QS Services

Charles H. Wright
AAIQS ICECA

PROPOSED REFURBISHMENT TO
EXISTING RICHARDSON PARKPrepared by : **QS Services**
Quantity Surveyors & Cost Consultants

'ORDER OF COST' ESTIMATE

Ref.	Description	Unit	Qty	Rate	Sub-total	Total
<u>REFURBISHMENT TO EXISTING BUILDING</u>						
<u>Ground Floor</u>						
<u>Change Room and Amenities (North Wing)</u>						
<u>Demolition and Preparation</u>						
a	Remove existing wall finishing	m2	238	20.00	4,760.00	
b	Ditto existing shower/toilet partition	no	12	150.00	1,800.00	
c	Ditto existing door and frame	no	6	120.00	720.00	
d	Ditto existing shower incl. cap off existing plumbing	no	8	180.00	1,440.00	
e	Ditto existing WC suite	no	4	250.00	1,000.00	
f	Ditto existing hand basin	no	4	220.00	880.00	
g	Pressure clean and repair existing concrete slab	m2	225	20.00	4,500.00	
h	Pressure clean external wall and windows	m2	124	20.00	2,480.00	
<u>New Floor Finishes</u>						
a	Provide new topping screeding (to Changing Room)	m2	96	50.00	4,800.00	
b	Epoxy paint with P5 (R12) slip resistance to floor (to toilet and Shower area)	m2	54	35.00	1,890.00	
c	Waterproof layer to floor	m2	54	35.00	1,890.00	
<u>New Wall Finishes</u>						
a	Wall tile to Shower area, (up to 2.1m high)	m2	32	110.00	3,520.00	
b	Waterproof layer to wall	m2	32	35.00	1,120.00	
<u>Door</u>						
a	Single timber door with metal frame to suite existing door opening including all hardware	no	6	1,350.00	8,100.00	
<u>Painting</u>						
a	Prepare existing surface to receive new paint	m2	381	5.00	1,905.00	
b	Paint to internal wall (to change room, toilet, shower, store and corridor)	m2	381	16.00	6,096.00	
c	Ditto to door and frame	no	6	150.00	900.00	
<u>Fitting</u>						
a	Shower cubicle including shower seat and curtain rod	no	8	3,500.00	28,000.00	
b	Toilet cubicle including toilet paper holder	no	4	3,050.00	12,200.00	
c	Mirror	no	2	350.00	700.00	
d	Bench with coat hook to changing room	m	40	350.00	14,000.00	
<u>Hydraulic Services</u>						
a	Rod all sewer lines	item	1	1,000.00	1,000.00	
b	Inspect, repairs, replace water pipes and taps	item	1	5,000.00	5,000.00	
c	WC suite	no	4	2,500.00	10,000.00	
d	Handbasin	no	4	2,000.00	8,000.00	
e	Shower hose and soap holder	no	8	1,500.00	12,000.00	
<u>Electrical Services</u>						
	Install new DB	item	1	1,500.00	1,500.00	
a	Allow for modification existing services to suit new (to change room, toilet, shower, store and corridor) including rewiring and new lights and GPO's	m2	225	100.00	22,500.00	
<u>Mechanical Services</u>						
a	Allow to replace existing services to suit new (to change room, toilet and shower)	m2	150	150.00	22,500.00	185,201.00
<u>Change Room and Amenities (South Wing)</u>						
a	Identical to North Wing	item	1	185,201.00	185,201.00	185,201.00

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'ORDER OF COST' ESTIMATE

Ref.	Description	Unit	Qty	Rate	Sub-total	Total
<u>Central Block (Ground Floor)</u>						
<u>Demolition and Preparation</u>						
a	Remove existing internal blockwall	m2	113	35.00	3,955.00	
b	Remove existing internal steel frame wall	m2	108	30.00	3,240.00	
c	EO glazed wall	m2	41	30.00	1,230.00	
d	EO glazed single door	no	1	100.00	100.00	
e	EO glazed double door	no	2	150.00	300.00	
f	EO timber single door	no	9	60.00	540.00	
g	Remove existing wall finishing	m2	299	20.00	5,980.00	
h	Ditto existing WC suite	no	5	250.00	1,250.00	
j	Ditto existing hand basin	no	5	220.00	1,100.00	
k	Ditto existing kitchen sink	no	2	350.00	700.00	
l	Ditto existing kitchen facilities	item	1	5,000.00	5,000.00	
m	Pressure clean and repair existing concrete slab	m2	448	20.00	8,960.00	
n	Pressure clean external wall and windows	m2	197	20.00	3,940.00	
<u>New blockwall</u>						
a	Internal blockwall including all corefill and rebar	m2	33	130.00	4,290.00	
<u>New Floor Finishes</u>						
a	Provide new topping screeding	m2	327	50.00	16,350.00	
b	Epoxy paint with P5 (R12) slip resistance to floor (to new toilet)	m2	54	35.00	1,890.00	
c	Non-slip floor tile to kitchen (epoxy grout)	m2	67	140.00	9,380.00	
d	Waterproof layer to floor	m2	121	35.00	4,235.00	
<u>New Wall Finishes</u>						
a	Wall tile to kitchen and toilet splashback	m2	9	120.00	1,080.00	
b	Waterproof layer to wall	m2	9	35.00	315.00	
<u>Door</u>						
a	Single timber door with metal frame including all hardware	no	2	1,350.00	2,700.00	
<u>Painting</u>						
a	Prepare existing surface to receive new paint	m2	577	5.00	2,885.00	
b	Paint to internal wall	m2	577	16.00	9,232.00	
c	Paint to existing door	no	8	160.00	1,280.00	
<u>Fitting</u>						
a	Toilet cubicle including toilet paper holder	no	8	3,050.00	24,400.00	
b	Mirror	no	8	350.00	2,800.00	
c	Allow for low level kitchen fitout	item	1	50,000.00	50,000.00	
<u>Hydraulic Services</u>						
a	Rod all sewer lines	item	1	1,000.00	1,000.00	
b	Inspect, repairs, replace water pipes and taps	item	1	5,000.00	5,000.00	
c	Clean out grease trap	item	1	3,000.00	3,000.00	
d	WC suite	no	8	2,500.00	20,000.00	
e	Handbasin	no	8	2,000.00	16,000.00	
f	Kitchen sink	no	2	2,500.00	5,000.00	
<u>Electrical Services</u>						
a	Allow for modification existing services to suit new	m2	448	100.00	44,800.00	
<u>Mechanical Services</u>						
a	Allow for modification existing services to suit new	m2	448	150.00	67,200.00	329,132.00

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'ORDER OF COST' ESTIMATE

Ref.	Description	Unit	Qty	Rate	Sub-total	Total
First Floor						
<u>Central Block (1st Floor)</u>						
<u>Demolition and Preparation</u>						
a	Remove existing shower incl. cap off existing plumbing	no	1	180.00	180.00	
b	Ditto existing WC suite	no	4	250.00	1,000.00	
c	Ditto existing hand basin	no	4	220.00	880.00	
d	Ditto existing kitchen sink	no	2	350.00	700.00	
e	Ditto existing bar facilities	item	1	5,000.00	5,000.00	
f	Remove existing floor finish	m2	450	30.00	13,500.00	
g	Ditto existing ceiling lining and suspended system	m2	450	18.00	8,100.00	
h	Pressure clean external wall and windows	m2	235	20.00	4,700.00	
<u>New Ceiling Lining</u>						
a	New plasterboard ceiling lining on and including suspended system	m2	450	45.00	20,250.00	
<u>New Floor Finishes</u>						
a	Epoxy paint with P5 (R12) slip resistance to floor (to toilet)	m2	39	35.00	1,365.00	
b	Non-slip floor tile to bar	m2	50	140.00	7,000.00	
c	Waterproof layer to floor	m2	50	35.00	1,750.00	
d	New vinyl flooring	m2	348	100.00	34,800.00	
e	EO for ramp	m2	12	20.00	240.00	
f	EO for steps	m2	6	25.00	150.00	
<u>New Wall Finishes</u>						
a	Wall tile to bar and toilet splashback	m2	8	120.00	960.00	
b	Waterproof layer to wall	m2	8	35.00	280.00	
<u>Painting</u>						
a	Prepare existing surface to receive new paint	m2	428	5.00	2,140.00	
b	Paint to internal wall	m2	428	16.00	6,848.00	
c	Paint to existing door and frame	no	4	160.00	640.00	
<u>Fitting</u>						
a	Mirror	no	4	350.00	1,400.00	
b	Allow for bar facilities	item	1	25,000.00	25,000.00	
<u>Hydraulic Services</u>						
a	Rod all sewer lines	item	1	1,000.00	1,000.00	
b	Inspect, repairs, replace water pipes and taps	item	1	5,000.00	5,000.00	
c	WC suite	no	4	2,500.00	10,000.00	
d	Handbasin	no	4	2,000.00	8,000.00	
e	Kitchen sink	no	2	2,500.00	5,000.00	
f	Shower hose and soap holder	no	1	1,500.00	1,500.00	
<u>Electrical Services</u>						
a	Allow for modification existing services to suit new	m2	438	100.00	43,800.00	
<u>Mechanical Services</u>						
a	Allow for modification existing services to suit new	m2	438	300.00	131,400.00	342,583.00
<u>Grandstand and General</u>						
a	Pressure clean to concrete slab to upstairs spaces for spectators	m2	336	20.00	6,720.00	
b	Allow for asbestos removal	item	1	30,000.00	30,000.00	
c	Allow for repair roof water leakage	m2	644	25.00	16,100.00	
d	Replace damaged seat (allow 10% of total)	no	150	250.00	37,500.00	

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Ref.	Description	Unit	Qty	Rate	Sub-total	Total
e	Prepare and paint to existing balustrade / handrail	m	182	35.00	6,370.00	
f	Ditto other steel structure	item	1	3,000.00	3,000.00	99,690.00
Generally						
a	Before any work commences allow to set traps and catch vermin and fumigate all enclosed areas	item	1	3,000.00	3,000.00	
b	Allow to clean out all rubbish	item	1	2,000.00	2,000.00	
c	Allow to remove paint, signwriting etc from glazed surfaces to be retained and clean externally and internally	item	1	5,000.00	5,000.00	
d	Allow to waterblast all structural steel to awnings and main roof	item	1	7,000.00	7,000.00	
e	Investigate in-ground services and repair/replace as necessary	item	1	10,000.00	10,000.00	
f	Allow to upgrade incoming electrical supply	item	1	15,000.00	15,000.00	
g	Allow to comply with current BCA requirements as and where necessary, ie tactiles, disable access, accessible toilets,	item	1	150,000.00	150,000.00	
h	Allow to comply with current wirings rules	item	1	50,000.00	50,000.00	
j	Allow to comply with current plumbing regulations	item	1	50,000.00	50,000.00	292,000.00

**TOTAL FOR REFURBISHMENT TO EXISTING
GRANDSTAND BUILDING**

1,433,807.00

OVAL FIELDTreatment to Paying Surface

a	Slash grass	m2	9,750	0.10	975.00	
b	Scarify oval to a depth of 450mm and remove any/all irrigation lines	m2	9,750	0.50	4,875.00	
c	Condition soil with additives and add topsoil then scarify and mix	m2	9,750	6.00	58,500.00	
d	Lightly compact surface of oval	m2	9,750	2.00	19,500.00	
e	Grade surface of oval for free draining	m2	9,750	2.00	19,500.00	
f	Form small OUD to outer edge of oval	m	410	10.00	4,100.00	
g	Install turf	m2	9,750	28.00	273,000.00	
h	Allow to establish turf	wks	13	500.00	6,500.00	
j	Allow for maintenance of turfed area until handover	wks	4	200.00	800.00	387,750.00

Irrigation

a	Allow to install automatic irrigation system to playing field	m2	9,750	15.00	146,250.00	146,250.00
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Line Marking

a	Line marking	m	1,075	4.00	4,300.00	4,300.00
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Fencing

a	Make good perimeter fence to edge of playing field ie. Replace bent rails, pots and damaged chainmesh	m	410	20.00	8,200.00	8,200.00
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'ORDER OF COST' ESTIMATE

Ref.	Description	Unit	Qty	Rate	Sub-total	Total
	<u>Goal Post</u>					
a	Install goal posts	no	2	2,500.00	5,000.00	5,000.00
TOTAL FOR OVAL FIELD						551,500.00
EXTERNAL WORKS						
	<u>Site Clearing</u>					
a	Allow to collect and remove all rubbish scattered over the whole site	item	1	3,000.00	3,000.00	
b	EO for any ACM or contaminated items	item	1	20,000.00	20,000.00	
c	Allow to remove paint from paving	item	1	1,000.00	1,000.00	24,000.00
	<u>Demolition</u>					
a	Allow to demolish all redundant buildings and structures and remove spoil to tip and pay all fees	m2	150	200.00	30,000.00	
b	Grub up old light tower foundations/make safe	no	4	1,500.00	6,000.00	
c	Fill over site where buildings and structures removed	m2	150	50.00	7,500.00	43,500.00
	<u>Landscape</u>					
a	Remove all palms and other vegetation adjacent to the buildings	m2	280	20.00	5,600.00	
b	Grub up and remove roots and prepare are for new landscaping	m2	280	30.00	8,400.00	
c	Landscape adjacent to building	m2	280	60.00	16,800.00	
d	Allow to mow existing mound and formalise again as lawn	m2	2,290	5.00	11,450.00	
e	Ditto to perimeter of oval	m2	1,080	5.00	5,400.00	
f	Allow to install automatic irrigation system to playing field	m2	3,370	15.00	50,550.00	
g	Allow to establish lawn again	wks	13	200.00	2,600.00	
h	Allow for maintenance of turfed area until handover	wks	4	100.00	400.00	101,200.00
	<u>Scoreboard</u>					
a	Make good existing scoreboard	item	1	2,000.00	2,000.00	2,000.00
	<u>Paving</u>					
a	Remove and relay existing block paving to remove trip hazards as required 25%	m2	60	60.00	3,600.00	
b	Additional paving where removed	m2	48	120.00	5,760.00	9,360.00
	<u>Fence</u>					
a	Allow for repair existing chain mesh boundary fence (Allow 15% of existing)	m	75	45.00	3,375.00	
b	Allow for replace damaged fence to match existing (Allow 10% of total)	m	50	110.00	5,500.00	
c	Allow to repair/replace existing entry fencing	m	150	50.00	7,500.00	16,375.00
	<u>Carpark</u>					
a	Allow to make good existing gravel carpark and entry road by scarifying 200mm and recompacting	m2	6,800	8.00	54,400.00	

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'ORDER OF COST' ESTIMATE

Ref.	Description	Unit	Qty	Rate	Sub-total	Total
b	Select fill in filling depressions and voids	m3	680	40.00	27,200.00	
c	150mm gravel pavement	m2	6,800	15.00	102,000.00	
d	Allow for spray and double seal	m2	6,800	18.00	122,400.00	
e	New kerbing to carpark	m	447	60.00	26,820.00	332,820.00
<u>Services</u>						
a	Disconnect and make safe power to items to be demolished and reconnect after works completed	item	1	5,000.00	5,000.00	
b	Ditto, data and communications	item	1	1,200.00	1,200.00	
c	Ditto, water	item	1	2,000.00	2,000.00	
d	Ditto, sewer	item	1	2,000.00	2,000.00	10,200.00
TOTAL FOR EXTERNAL WORKS						539,455.00
<u>FIELD LIGHT</u>						
<u>Environmental</u>						
a	Environment Management Plan	item	1	500.00	500.00	
b	Implementation of environmental plan	item	1	1,500.00	1,500.00	
c	Initial site survey	item	1	1,000.00	1,000.00	
d	Survey & set out	item	1	2,500.00	2,500.00	5,500.00
<u>Groundworks</u>						
a	Prepare area for bored piers	m2	36	5.00	180.00	
b	Excavate bored piers for lighting masts	m3	16	80.00	1,280.00	
c	Ditto switchboard pad	m3	2	40.00	80.00	
d	Disposal of excavate material	m3	23	15.00	345.00	
e	50mm thick compacted sand bed	m2	7	6.00	42.00	
f	DPM	m2	8	5.00	40.00	
g	Make good area around light masts	m2	36	10.00	360.00	2,327.00
<u>Concrete</u>						
<u>Concrete</u>						
a	N32 Concrete to bored piers	m3	16	300.00	4,800.00	
b	Concrete pad to Main Switchboard	m3	2	300.00	600.00	
c	Formwork to top of bored piers	m2	5	30.00	150.00	
d	Ditto to edge of pad n.e. 250mm high	m	16	30.00	480.00	
<u>Reinforcement</u>						
a	Galvanised SL82 mesh to pad footing	m2	7	18.00	126.00	
b	N28 bar	t	1	2,600.00	3,042.00	
c	N10 Ligs	t	0	2,600.00	286.00	
<u>Finishes</u>						
a	Surface finishes to bored piers	no	4	20.00	80.00	
b	Ditto to pad slab	m2	7	20.00	140.00	
<u>Sundries</u>						
a	Take delivery and install rag bolts	no	4	150.00	600.00	10,304.00
<u>Electrical Services</u>						
a	Allow to upgrade existing transformer (PWC)	item	1	40,000.00	40,000.00	
b	Upgrade aerial service conductor (PWC)	m	170	160.00	27,200.00	
c	Supply & install 30.0m High tapered 16 sided including FJ60B telescopic lowering system with all electrical controls, etc	no	4	40,320.00	161,280.00	
d	Rag cages to suit	no	4	4,810.00	19,240.00	

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Ref.	Description	Unit	Qty	Rate	Sub-total	Total
e	Spare controller	no	1	1,850.00	1,850.00	
f	Freight Cages	item	1	16,240.00	16,240.00	
g	Freight Poles - 2 Trailers	no	2	8,960.00	17,920.00	
h	Installation of oval lights complete	no	4	90,000.00	360,000.00	
j	Allow earthing to light towers	no	4	200.00	800.00	
k	MSB and Metering board	item	1	12,000.00	12,000.00	
l	EO for 'user pay facility'	item	1	1,500.00	1,500.00	
m	DN100 HD uPVC conduits in ground including 120mm2 supply cabling	m	25	300.00	7,500.00	
n	DN80 HD uPVC conduits in ground including 16mm2 supply cabling	m	454	210.00	95,340.00	
p	DN80 HD uPVC spare conduit including draw wire	m	479	60.00	28,740.00	
q	DN50 HD uPVC conduits in ground including cabling	m	35	160.00	5,600.00	
r	Allow to test and commission installation including aiming lights and commissioning lux level reading	item	1	8,000.00	8,000.00	
s	BWIC	item	1	4,017.00	4,017.00	807,227.00
	<u>Fences</u>					
a	2.40m high chain mesh fence to switchboard enclosure	m	8	120.00	960.00	
b	EO for 1.60m wide double gates	no	1	750.00	750.00	1,710.00
TOTAL FOR FIELD LIGHT						827,068.00

SUMMARY

	Total Net Cost					3,351,830.00
a	Preliminaries				10.00%	335,183.00
	Sub-Total					3,687,013.00
b	Builder's Overhead & Margin				8.00%	294,962.00
	Sub-Total					3,981,975.00
c	Contingency / Risk				10.00%	398,198.00
	Sub-Total					4,380,173.00
d	Escalation - To Commencement July 2016					54,753.00
e	Escalation - During construction 6 months				2.74%	65,074.00
Total Estimated Cost - Excluding GST						4,500,000.00