

Moore Park Stadium

Location Summary

Final Business Case - Base Case P90 Estimate

GFA: Gross Floor Area Rates Current At September 2017

| | Nales Cullent At a | |
|---|--|---|
| Location | GFA m ² Cost/m ² | Total Cost |
| SC SAFETY, SECURITY & COMPLIANCE WORKS | | |
| SC1 SEISMIC COMPLIANCE | | |
| SC1A Seismic Structural Minimum Code Compliance | | 11,262,507 |
| SC1B Seismic Bracing of Existing Stadium Additions | | 320,261 |
| SC1C Seismic Non Structural Provisions | | 520,424 |
| SC1 - SEISMIC COMPLIANCE | | \$12,103,192 |
| SC2 STRUCTURAL COMPLIANCE | | |
| SC2A Corrosion Protection | | 11,806,950 |
| SC2B Concrete & Masonry Repairs | | 2,348,580 |
| SC2 - STRUCTURAL COMPLIANCE | | \$14,155,530 |
| SC3 FIRE SAFETY COMPLIANCE | | |
| SC3A Upgrade of Fire Protection | | 5,306,989 |
| SC3B Replace Combustible Materials - Seating | | 6,426,568 |
| SC3C Replace Combustible Materials - Other Items | | 533,768 |
| SC3 - FIRE SAFETY COMPLIANCE | | \$12,267,325 |
| SC4 ACCESS & EGRESS COMPLIANCE | | |
| SC4A Concourse Alterations | | 4,053,702 |
| SC4B External Circulation Alterations | | 763,288 |
| SC4 - ACCESS & EGRESS COMPLIANCE | | \$4,816,990 |
| SC5 BCA COMPLIANCE | | |
| SC5A Balustrading Upgrade to Code | | 5,804,728 |
| SC5B Toilet Number Provision | | Excl. |
| SC5C Replacement Non-Slip Flooring SC5 - BCA COMPLIANCE | | Included \$5,804,728 |
| | | φ <u></u> 0,004,720 |
| | | 4 04 4 4 50 |
| SC6A DDA Access & Seating Provision SC6B DDA Toilets Provision | | 1,014,159 Included |
| SCOB DDA TOILETS FTOVISION SC6 - DDA COMPLIANCE | | \$1,014,159 |
| SC7 SECURITY COMPLIANCE | | ψ1,014,100 |
| SC7A Physical Security Provision | | 2,508,710 |
| SC78 Electronic Security Provision | | 9,490,050 |
| SC7 - SECURITY COMPLIANCE | | \$11,998,760 |
| SC8 MISCELLANEOUS SAFETY & COMPLIANCE WORKS | | ÷:,;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;; |
| SC8A Replace Deteriorated Turf System | | 4,270,145 |
| SC8B Upgrade Services for Compliance | | 3,309,362 |
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|---|---|--------------------|---------|--|
| SC | 8C Roof Repairs | | | 160,130 |
| | SC8 - MISCELLANEOUS SAFETY & COMPLIANCE WORKS | | | \$7,739,637 |
| | SC - SAFETY, SECURITY & COMPLIANCE WORKS | | | \$69,900,321 |
| EW EN | ABLING WORKS | | | 864,704 |
| AR STA | ADIUM ALTERATIONS & RENOVATIONS WORKS | | | |
| L00 | BASEMENT | 9,240 | | Excl |
| L01 | LEVEL 1 | 9,995 | 1,879 | 18,779,009 |
| L02 | LEVEL 2 | 5,827 | 2,199 | 12,813,477 |
| L03 | LEVEL 3 | 4,553 | 2,173 | 9,893,360 |
| L04 | LEVEL 4 | 121 | 1,068 | 129,172 |
| L05 | ROOF | | | Excl |
| FA | FACADE | | | 10,675,362 |
| VT | VERTICAL TRANSPORTATION | | | 6,576,557 |
| SB | SEATING BOWL | | | 2,935,725 |
| FOP | SPORTS LIGHTING | | | 5,337,68 |
| CON | EXTERNAL CONCOURSE | | | 17,894,042 |
| LB | LOWER BOWL WORKS | | | |
| | AR - STADIUM ALTERATIONS & RENOVATIONS WORKS | 29,736 | \$2,860 | \$85,034,385 |
| DC STA | ADIUM DIRECT COSTS | | | |
| FFE | STADIUM FF&E | | | 4,910,667 |
| ICT | STADIUM ICT | | | 5,337,681 |
| ODC | OTHER STADIUM DIRECT COSTS | | | 6,405,217 |
| | | | | |
| | DC - STADIUM DIRECT COSTS | | | \$16,653,565 |
| | DC - STADIUM DIRECT COSTS ESTIMATED NET COST | 29,736 | \$5,799 | |
| MARGIN | | 29,736 | \$5,799 | |
| | ESTIMATED NET COST S & ADJUSTMENTS | 29,736 | \$5,799 | \$172,452,975 |
| Prelimina | ESTIMATED NET COST S & ADJUSTMENTS | 29,736 | \$5,799 | \$172,452,97 \$32,310,000 |
| Prelimina Overheac | ESTIMATED NET COST S & ADJUSTMENTS ries 20.0% | 29,736 | \$5,799 | \$172,452,97 \$32,310,000 \$9,700,000 |
| Prelimina Overheac Professio | ESTIMATED NET COST S & ADJUSTMENTS ries 20.0% ds & Margin 5.0% | 29,736 | \$5,799 | \$172,452,975 \$32,310,000 \$9,700,000 \$20,360,000 |
| Prelimina Overheac Professio Statutory | ESTIMATED NET COST S & ADJUSTMENTS ries 20.0% Is & Margin 5.0% nal Fees to Completion 10.0% | 29,736 | \$5,799 | \$32,310,000 \$9,700,000 \$20,360,000 \$3,367,025 |
| Prelimina Overheac Professio Statutory | ESTIMATED NET COST S & ADJUSTMENTS ries 20.0% Is & Margin 5.0% nal Fees to Completion 10.0% Authority Fees 1.5% ISTRUCTION COST | | | \$16,653,565 \$172,452,975 \$32,310,000 \$9,700,000 \$20,360,000 \$3,367,025 \$238,190,000 \$77,626,352 |



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| Location | | | GFA m ² | Cost/m² | Total Cost |
|--------------------------------------|----------------------|------|--------------------|----------|---------------|
| MARGINS & ADJUSTMENTS (contin | ued) | | | | |
| Escalation from June 2018 to January | 2019 | 2.9% | | | \$9,350,000 |
| GROSS CONSTRUCTION COST | | | 29,736 | \$11,303 | \$336,093,599 |
| State Development Costs | | 1.5% | | | \$5,000,000 |
| Rounding | | 0.0% | | | -\$93,599 |
| DEVELOPMENT COSTS | | | 29,736 | \$165 | \$4,906,401 |
| TOTAL PROJECT COST | | | 29,736 | \$11,468 | \$341,000,000 |
| | ESTIMATED TOTAL COST | | 29,736 | \$11,468 | \$341,000,000 |