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20 October 2016

Sydney Cricket & Sports Ground Trust
Level 2, Sheridan Building
Moore Park Road
Moore Park NSW 2021

Attention: Ms Deborah Kelly

Dear Madam

**SAFETY, SECURITY AND COMPLIANCE ESTIMATE REPORT
ALLIANZ STADIUM, MOORE PARK, SYDNEY**

Please find attached our Order of Cost Estimate Report for the Safety and Compliance works at the existing Allianz Stadium located at Moore Park, Sydney, NSW.

Should you have any queries or require any further information or comment, please do not hesitate to contact us.

Yours faithfully

Oliver Nichols
Associate

Att. Indicative Budget Estimate Report October 2016



ISO 9001
FS 548756

**SAFETY, SECURITY
AND COMPLIANCE**

**ALLIANZ STADIUM,
MOORE PARK,
SYDNEY NSW**

**ORDER OF COST ESTIMATE
REPORT
OCTOBER 2016**

Prepared for: Sydney Cricket & Sports Ground Trust
Level 2, Sheridan Building
Moore Park Road
MOORE PARK NSW 2021

Attention: Ms Deborah Kelly

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RLB | Rider Levett Bucknall

20 October 2016
 Order of Cost Estimate Report
 Safety, Security & Compliance, Allianz Stadium, Sydney

REPORTS ISSUED

Report	Date	Title Description	Released By
1	20.10.2016	Order of Cost Estimate Report	Oliver Nichols

Rider Levett Bucknall QA	Prepared by:	Reviewed by:	Released by:
Name:	Oliver Nichols	Mark Sims	Oliver Nichols
Signature:			

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Appendix A – Order of Cost Estimate

20 October 2016
 Order of Cost Estimate Report
 Safety, Security & Compliance, Allianz Stadium, Sydney

1.0 Executive Summary

1.1 Introduction

This report provides indicative order of cost estimate for the proposed Safety, Security and Compliance scope of works for Allianz Stadium located at Moore Park, Sydney NSW.

1.2 Cost Summary

The costs can be summarised as follows:

Allianz Stadium Safety, Security & Compliance Works	
Security	\$16,602,454
BCA, Fire & Egress	\$35,580,350
Structure – Non-Seismic	\$17,718,165
Structure – Seismic	\$15,934,532
DDA	\$8,480,733
Field of Play	\$5,908,518
Subtotal	\$100,224,752
Project Contingency	\$30,075,000
Escalation to December 2017	\$5,900,248
Estimated Total Cost excluding GST	
	\$136,200,000

The full detailed Order of Cost Estimate is included in Appendix A.

1.3 Statement of Reliance

This report is prepared for the reliance for the party/parties for whom it is prepared. Rider Levett Bucknall accepts neither responsibility nor liability to any third party who might use or rely upon this report, or any portion of this report, without our prior written consent and approval.

2.0 Basis of Report

2.1 Purpose and Status of Report

This cost report has been prepared to provide an order of cost of the Safety, Security and Compliance works proposed for the existing Allianz Stadium located in Moore Park, Sydney.

The estimate is based upon preliminary information only and the costs should be treated as indicative and considered in the context of the current information available.

As the project progresses, the developing scope of works and associated design information should be reviewed against the allowances made with this report.

2.2 Basis of Procurement

The costs assume that a competitive tender will be obtained.

2.3 Programme

No analysis of programme requirements has been undertaken by RLB at this stage.

2.4 Forecast Escalation

RLB has included an allowance for forecast escalation up to December 2017.

2.5 Information Used

The costs in this report are based upon a combination of rates applied to indicatively measured elemental quantities and provisional allowances subject to developed scope of works and further investigations.

Rates are current as at October 2016.

The estimate is based on the following consultant reports and documentation:

- Architectural sketch drawings prepared by Populous dated 18 October 2016
 - SK.03.044 Rev A Level 01 – DDA Seats
 - SK.03.045 Rev A Level 01 NW & SW - DDA Seats
 - SK.03.046 Rev A Level 02 West – DDA Seats
 - SK.03.047 Rev A Level 02 East – DDA Seats
 - SK.03.048 Rev A Section J
 - SK.03.049 Rev A Level 00 – New Ambulant and DDA Toilets
 - SK.03.050 Rev A Level 01 – New Ambulant and DDA Toilets
 - SK.03.051 Rev A Level 02 – New Ambulant and DDA Toilets
 - SK.03.052 Rev A Level 03 – New Ambulant and DDA Toilets
- Structural Reports prepared by Arup:
 - Summary Assessment of Existing Structural Condition dated 11 October 2016.
 - Assessment of Existing Seismic Performance dated 8 August 2016.
- Egress Reports prepared by Arup:
 - Egress Assessment Desktop Review Stage 1 Works dated 9 October 2016.
- Fire Safety Reports prepared by Arup:
 - Allianz Stadium Concept Fire Upgrade letter dated 27 September 2016.
- BCA Reports prepared by Blackett Maguire & Goldsmith

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- Compliance Audit High Level Summary letter dated 22 August 2016.
- Building Code of Australia Site Audit Report dated 16 October 2016.
- Security Reports prepared by Intelligent Risks:
 - Physical Security Review & High Level Security Design Plan dated 4 October 2016.
- DDA Access Report prepared by iAccess Consultants
 - Allianz Stadium Access Audit dated 2 October 2016.

2.6 Principal Assumptions

The estimate is based upon preliminary documentation only and includes allowances for the purposes of forming an indicative order of cost. A number of assumptions have been made within the estimate based upon the consultant documentation detailed above. We refer to Appendix A and our Order of Cost Estimate for further details.

We note the following specific assumptions in preparing this report:

- The estimate includes for 75no. Walk through Metal Detectors. Based on an assumed flow rate of 320 to 350 patrons per hour per lane then during a peak period the total potential flow rate would be in the order of 24,000 to 26,250 patrons per hour.
- The estimate includes for an upgrade of the CCTV system with an allowance for 400no. cameras.
- No allowance has been made for blast prevention works.
- Allowance is included for 2no. Generators including associated UPS and back power. We recommend that further advice is obtained to understand the scope and required capacity for the critical and essential services.
- An allowance is included to upgrade the current water main infrastructure due to the inadequate water pressure available for the retro fit sprinkler system and new hydrant ring main.
- Works are assumed to be undertaken during normal working hours and no allowance has been made for out of hours working or additional security provisions during construction.
- Due to the stage of the development and information available we have adopted a Contingency at a rate of 30%.

2.7 Exclusions

In compiling this Order of Cost Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Site investigations and test bores
- Removal of asbestos and other hazardous materials
- Site decontamination
- Artworks
- Out-of-hours working
- Finance costs and interest charges
- Goods and Services Tax
- Land and legal costs
- Prototypes
- Work outside site boundaries
- Latent conditions
- Escalation beyond 2017
- Lost Revenue
- Compensation

Appendix A

Order of Cost Estimate

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Summary

GFA: Gross Floor Area
Rates Current At October 2016

Location	GFA m ²	Cost/m ²	Total Cost
A SECURITY			
A1 ELECTRONIC SECURITY			13,131,197
A2 PHYSICAL SECURITY			3,471,257
A - SECURITY			\$16,602,454
B BCA, FIRE & EGRESS			
B1 FIRE SAFETY			19,056,810
B2 EGRESS			4,494,166
B3 BACKUP POWER			3,905,162
B4 CODE COMPLIANCE			8,124,212
B - BCA, FIRE & EGRESS			\$35,580,350
C STRUCTURE - NON-SEISMIC			
C1 CORROSION PROTECTION			14,837,760
C2 CONCRETE & MASONRY REPAIRS			2,880,405
C - STRUCTURE - NON-SEISMIC			\$17,718,165
D STRUCTURE - SEISMIC			
D1 SEISMIC STRUCTURAL MINIMUM CODE COMPLIANCE			14,771,287
D2 SEISMIC BRACING OF EXISTING STADIUM ADDITIONS			443,142
D3 SEISMIC NON STRUCTURAL PROVISIONS			720,103
D - STRUCTURE - SEISMIC			\$15,934,532
E DDA			
E1 EXTERNAL STADIUM ACCESSIBILITY			806,885
E2 STADIUM ACCESSIBLE ENTRY			258,501
E3 INTERNAL STADIUM ACCESSIBILITY			6,572,855
E4 DDA SEATING			
E4A L1 Lower Tier East & West Stand			333,243
E4B L1 Lower Tier North Stand			32,500
E4C L2 West Stand			245,945
E4D L2 East Stand			230,804
E4 - DDA SEATING			\$842,492
E - DDA			\$8,480,733

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

GFA: Gross Floor Area
Rates Current At October 2016

Location Summary

Location	GFA m ²	Cost/m ²	Total Cost
F FIELD OF PLAY			5,908,518
		ESTIMATED NET COST	\$100,224,752
MARGINS & ADJUSTMENTS			
Project Contingency		30.0 %	\$30,075,000
Escalation on Construction to Dec 2017		4.5 %	\$5,900,248
GROSS CONSTRUCTION COSTS			\$136,200,000
DEVELOPMENT COSTS			
Stadia Direct Development Cost			Excl.
Consequential Works			Excl.
Lost Revenue			Excl.
Compensation			Excl.
DEVELOPMENT COSTS TOTAL			\$0
TOTAL PROJECT			\$136,200,000
		ESTIMATED TOTAL COST	\$136,200,000

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

A SECURITY

A1 ELECTRONIC SECURITY

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
LP ELECTRIC LIGHT AND POWER				
343 Electronic Access Control System (EACS) to provide real-time alarms, integrated with CCTV system, capable of temporary 'lockdown', enabling of 'anti-passback', and retainments of a log of individual access control transactions and door events.	Note			Incl.
344 EACS to Vehicle access point (to activate boom barriers) - assume 2no.	No	2.0	3,000	6,000
345 EACS to Team facilities, change room and coaches area - assume 5no.	No	5.0	3,000	15,000
346 EACS (dual factor) to critical plant infrastructure, data rooms and engineering services - assume 5no.	No	5.0	4,000	20,000
347 EACS (dual factor) to event and security control rooms - assume 2no.	No	2.0	4,000	8,000
348 EACS to on-site NSW Police facilities - assume 4no.	No	4.0	3,000	12,000
349 EACS (dual factor) to high value storage areas - assume 10no.	No	10.0	4,000	40,000
350 EACS (dual factor) to cash counting and safe room/s - assume 6no.	No	6.0	4,000	24,000
351 EACS to doping control - assume 4no.	No	4.0	3,000	12,000
352 EACS to administration buildings (including all external doors on tenanted buildings forming part of the Allianz Stadium perimeter) - assume 30no.	No	30.0	3,000	90,000
353 EACS to lifts designated for use by players and officials, VIPs and premium patrons - assume 20no.	No	20.0	3,000	60,000
354 EACS to bars, restaurants, suites and function rooms (which are to be secured to minimise theft and the need for de-stocking between events) - assume 15no.	No	15.0	3,000	45,000
400 Allowance to upgrade CCTV cameras - assume 400no.	No	400.0	7,500	3,000,000
401 Allowance to relocate Security Control Room and integrate CCTV, access control and alarm systems across Zone 1 area	Item			1,500,000
402 Allowance for backup UPS for critical security systems (msd under Backup Power section)	Item			Incl.
403 Allowance to upgrade the alarm system	Item			300,000
ELECTRIC LIGHT AND POWER				\$5,132,000
SS SPECIAL SERVICES				
295 Walk through metal detectors	No	75.0	25,000	1,875,000
296 Construction of zero-grade surface for PSA (saw cut, break out existing slab, pour new slab - assume 240mm thick)	m ²	750.0	1,000	750,000
297 Ground based electrical supply for screening equipment	Item			Incl.
299 Bag Explosive Detection System (EDS)	No	5.0	100,000	500,000
380 Temporary barriers, queuing system, tents & tables to assist security processes	Item			50,000
SPECIAL SERVICES				\$3,175,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			207,675
BUILDERS WORK IN CONNECTION WITH SERVICES				\$207,675

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

A SECURITY

A1 ELECTRONIC SECURITY (continued)

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
XB OUTBUILDINGS AND COVERED WAYS				
405 Provision for storage facility for security equipment	m ²	250.0	1,500	375,000
OUTBUILDINGS AND COVERED WAYS				\$375,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			1,777,935
410 Allowance for Staging & Sequencing (5%)	Item			533,379
PRELIMINARIES				\$2,311,314
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			560,049
BUILDERS MARGIN & OVERHEAD				\$560,049
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			1,176,102
413 Allowance for Statutory Authority Fees (1.5%)	Item			194,057
FEES				\$1,370,159
ELECTRONIC SECURITY				\$13,131,197

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

A SECURITY

A2 PHYSICAL SECURITY

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
XR ROADS, FOOTPATHS AND PAVED AREAS				
304 Rising wedge hostile vehicle mitigation (HVM) barrier to the Vehicle Check Point capable of being rapidly activated by the VCP	No	1.0	40,000	40,000
372 Replacement of all existing bollards with impact-rated bollards (including use of hydraulic/ removable bollards to facilitate vehicle movement where required) - assume 40no.	No	40.0	2,000	80,000
397 Allowance for redesign and roadworks to vehicle check point at Gate 1	Item			50,000
ROADS, FOOTPATHS AND PAVED AREAS				\$170,000
XN BOUNDARY WALLS, FENCING AND GATES				
292 Replacement of palisade fence: close aperture wire mesh, min 2.8m high	m	1,000.0	1,100	1,100,000
293 Replacement of Gate 1 vehicle gate with vehicle-rated design	No	1.0	20,000	20,000
309 Replacement of fencing to plant areas - assume 200m secure palisade fencing	m	200.0	1,100	220,000
312 Removal of potential climbing aids (trees, hand rails etc.) within 2 meters of the perimeter fence line on both the secure and non-secure sides	Item			25,000
368 CPTED-based hardscaping to the plaza area at Gate A and Gate B - allowance for aesthetic signage as vehicle intrusion barrier	Item			750,000
369 Allowance for pedestrian gates integrated with the fence line to be upgraded to identical specification - assume 15 no.	No	15.0	3,000	45,000
370 Replacement of gate between Allianz Stadium and Fox Studios with vehicle-rated design	No	1.0	20,000	20,000
371 Perimeter fence to be repositioned in order to create space to implement permanent screening infrastructure	Note			Incl.
BOUNDARY WALLS, FENCING AND GATES				\$2,180,000
YY SPECIAL PROVISIONS				
404 Allowance for blast resilience to Northern Stand - Excluded	Note			Excl.
SPECIAL PROVISIONS				Excl.
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			470,000
410 Allowance for Staging & Sequencing (5%)	Item			141,000
PRELIMINARIES				\$611,000
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			148,051
BUILDERS MARGIN & OVERHEAD				\$148,051
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			310,906
413 Allowance for Statutory Authority Fees (1.5%)	Item			51,300
FEES				\$362,206
PHYSICAL SECURITY				\$3,471,257

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

B BCA, FIRE & EGRESS

B1 FIRE SAFETY

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
ST SEATING				
119 Allowance to replace seating bowl metalwork to suit new seats	No	43,000	15	645,000
120 Allowance to replace fixed seating with non combustible seats	No	43,000	100	4,300,000
121 Extra over for flip-up seats in clearway restriction areas	Note			Incl.
151 Allowance to replace safety rails & barriers to seating bowl	m ²	43,000	20	860,000
SEATING				\$5,805,000
MS MECHANICAL SERVICES				
433 Allowance to relocate gas pipe in GA concourse area to BOH zone and associated make good	Item			30,000
MECHANICAL SERVICES				\$30,000
FP FIRE PROTECTION				
123 New external fire hydrant ring main including booster value assembly	m	650	1,500	975,000
124 Allowance for new hydrant and hose reel points	No	50	5,000	250,000
125 Allowance to retro fit sprinklers to all BOH and enclosed corporate areas	m ²	12,500	90	1,125,000
383 Provision to upgrade water main infrastructure	Item			500,000
385 Allowance to install fire detection, warning and alarm system to all areas	m ²	35,000	50	1,750,000
431 Allowance for fire and smoke seals to services penetrations through fire rated / smoke proofed elements - subject to further investigation	Item			100,000
432 Allowance for provision of smoke barriers / active smoke relief devices - subject to further investigations	Item			120,000
FIRE PROTECTION				\$4,820,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			121,250
BUILDERS WORK IN CONNECTION WITH SERVICES				\$121,250
AR ALTERATIONS AND RENOVATIONS				
158 Allowance to make good finishes to BOH Areas following retrofitting of sprinklers (assume 60% of Area)	m ²	7,500	50	375,000
160 Allowance to make good finishes to Corporate Areas following retrofitting of sprinklers (assume 40% of Area)	m ²	5,000	250	1,250,000
ALTERATIONS AND RENOVATIONS				\$1,625,000
YY SPECIAL PROVISIONS				
277 Provisional allowance to replace combustible materials - subject to further investigations	Item			500,000
SPECIAL PROVISIONS				\$500,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			2,580,250
410 Allowance for Staging & Sequencing (5%)	Item			774,073
PRELIMINARIES				\$3,354,323

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

B BCA, FIRE & EGRESS

B1 FIRE SAFETY (continued)

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			812,777
BUILDERS MARGIN & OVERHEAD				\$812,777
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			1,706,834
413 Allowance for Statutory Authority Fees (1.5%)	Item			281,626
FEES				\$1,988,460
FIRE SAFETY				\$19,056,810

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

B BCA, FIRE & EGRESS

B2 EGRESS

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
FT FITMENTS				
264 Allowance Install way-finding signage to all concourse areas, including DDA signage requirements	m ²	10,000	75	750,000
FITMENTS				\$750,000
LP ELECTRIC LIGHT AND POWER				
261 Upgrade emergency and exit lighting to all concourse areas	m ²	10,000	70	700,000
ELECTRIC LIGHT AND POWER				\$700,000
CM COMMUNICATIONS				
146 Allow new base building Public Address to suit new layout	m ²	40,000	25	1,000,000
COMMUNICATIONS				\$1,000,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			42,500
BUILDERS WORK IN CONNECTION WITH SERVICES				\$42,500
AR ALTERATIONS AND RENOVATIONS				
406 Remove South East Suite Access stair	Item			25,000
407 Allow for patch and make good to structure following removal of South East stair	Item			15,000
408 Allow new cantilever stair to South East Suites	Item			200,000
425 Provisional allowance for the removal of local obstructions to exit paths including replacing doors frames with non-standard frame and relocating down pipes etc - subject to confirmation of detailed scope of works	Item			100,000
426 Allowance for new Stair No.47 to West Stand	Item			150,000
ALTERATIONS AND RENOVATIONS				\$490,000
XR ROADS, FOOTPATHS AND PAVED AREAS				
424 Allowance to widen egress path to Walk of Honour	Item			25,000
ROADS, FOOTPATHS AND PAVED AREAS				\$25,000
XN BOUNDARY WALLS, FENCING AND GATES				
423 Allowance to remove existing heritage gates on Paddington Lane and replace with wider gate to widen egress path	Item			35,000
BOUNDARY WALLS, FENCING AND GATES				\$35,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			608,500
410 Allowance for Staging & Sequencing (5%)	Item			182,550
PRELIMINARIES				\$791,050
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			191,677
BUILDERS MARGIN & OVERHEAD				\$191,677
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			402,522

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

B BCA, FIRE & EGRESS

B2 EGRESS (continued)

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
413 Allowance for Statutory Authority Fees (1.5%)	Item			66,417
			FEES	\$468,939
			EGRESS	\$4,494,166

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

B BCA, FIRE & EGRESS

B3 BACKUP POWER

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
LP ELECTRIC LIGHT AND POWER				
389 Allowance for Diesel Generator for backup power to service essential services. Including UPS/battery power for Allianz Stadium and the Security Control Room	No	2	500,000	1,000,000
390 Extra over for associated fuel tanks	No	2	300,000	600,000
393 Upgrade distribution boards with residual current devices protection to All Stands	Item			250,000
394 Install power factor correction Stadium Wide	Item			500,000
ELECTRIC LIGHT AND POWER				\$2,350,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			58,750
391 Allowance for associated builders work	Item			235,000
BUILDERS WORK IN CONNECTION WITH SERVICES				\$293,750
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			528,750
410 Allowance for Staging & Sequencing (5%)	Item			158,625
PRELIMINARIES				\$687,375
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			166,557
BUILDERS MARGIN & OVERHEAD				\$166,557
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			349,768
413 Allowance for Statutory Authority Fees (1.5%)	Item			57,712
FEES				\$407,480
BACKUP POWER				\$3,905,162

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

B BCA, FIRE & EGRESS

B4 CODE COMPLIANCE

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
FF FLOOR FINISHES				
244 Allow to replace non compliant flooring with non-slip flooring	m ²	5,000	200	1,000,000
FLOOR FINISHES				\$1,000,000
FT FITMENTS				
387 Allow for replacement of steel balustrades and stairwell handrails	m	4,000	750	3,000,000
388 Allowance for replacement of glazed balustrades	m	500	3,000	1,500,000
FITMENTS				\$4,500,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			1,100,000
410 Allowance for Staging & Sequencing (5%)	Item			330,000
PRELIMINARIES				\$1,430,000
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			346,500
BUILDERS MARGIN & OVERHEAD				\$346,500
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			727,650
413 Allowance for Statutory Authority Fees (1.5%)	Item			120,062
FEES				\$847,712
CODE COMPLIANCE				\$8,124,212

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

C STRUCTURE - NON-SEISMIC

C1 CORROSION PROTECTION

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
CL COLUMNS				
373 Allowance for touch up repairs to steel raker beam paint system	m	1,250	200	250,000
COLUMNS				\$250,000
RF ROOF				
359 Allowance to strip clean and re-paint primary roof steelwork	Item			1,000,000
360 Allowance to replace soffit panels and supporting purlins including scaffold access system	m ²	10,000	500	5,000,000
361 Provisional allowance to replace/recoat other roof elements near end of life (subject to further investigations)	Item			750,000
362 Allowance to install a compliant access system	Item			500,000
363 Allowance to replace windbreaks and associated metalwork	Item			750,000
374 Allowance for replacing downpipes and downpipe brackets	m	1,000	250	250,000
379 Investigations and treatment of leaks to the NE and NW corporate boxes to North Stand	Item			500,000
ROOF				\$8,750,000
FT FITMENTS				
259 Allowance for replacing corroded advertising board structures	Item			150,000
375 Allowance to replace seat bracketry	No	43,000	15	645,000
376 Provisional allowance to replace or repair ancillary metalwork items (subject to further investigations)	Item			250,000
FITMENTS				\$1,045,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			2,009,000
410 Allowance for Staging & Sequencing (5%)	Item			602,698
PRELIMINARIES				\$2,611,698
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			632,833
BUILDERS MARGIN & OVERHEAD				\$632,833
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			1,328,952
413 Allowance for Statutory Authority Fees (1.5%)	Item			219,277
FEES				\$1,548,229
CORROSION PROTECTION				\$14,837,760

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

C STRUCTURE - NON-SEISMIC

C2 CONCRETE & MASONRY REPAIRS

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
EW EXTERNAL WALLS				
156 Provisional allowance for facade concrete survey and localised repairs (subject to further investigations)	m ²	1,500	500	750,000
157 Allowance for rectification of cracking to exit gates in NW corner of the Stadium	Item			500,000
377 Provisional allowance for repair/replacement of cracked masonry	m ²	2,000	350	700,000
EXTERNAL WALLS				\$1,950,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			390,000
410 Allowance for Staging & Sequencing (5%)	Item			117,000
PRELIMINARIES				\$507,000
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			122,851
BUILDERS MARGIN & OVERHEAD				\$122,851
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			257,986
413 Allowance for Statutory Authority Fees (1.5%)	Item			42,568
FEES				\$300,554
CONCRETE & MASONRY REPAIRS				\$2,880,405

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

D STRUCTURE - SEISMIC

D1 SEISMIC STRUCTURAL MINIMUM CODE COMPLIANCE

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
XP SITE PREPARATION				
173 Allowance for access for basement demolition and new monolithic slab works	m ²	8,000	50	400,000
174 Saw cut and break out existing ground slab including dispose off site (assume 200mm thick)	m ²	8,000	250	2,000,000
175 Allowance for temporary propping to seating plates and suspended slabs during demolition and installation of new monolithic slab works	m ²	8,000	50	400,000
SITE PREPARATION				\$2,800,000
SB SUBSTRUCTURE				
172 Pour new 240mm thick monolithic ground slab, restrictive conditions (Assume N32, 130kg/m ³ reo)	m ²	8,000	450	3,600,000
177 Allowance to make good areas after installation of new monolithic slab works (assume mainly BOH zones)	m ²	8,000	300	2,400,000
SUBSTRUCTURE				\$6,000,000
AR ALTERATIONS AND RENOVATIONS				
427 Allowance for stitching the existing joints, assuming 300mm wide 12mm thick steel plate	m	600	500	300,000
428 Allowance for for anchors to stitching plates, assuming M16 anchors at 600ctrs	No	1,000	50	50,000
429 Allowance for strengthen openings to East & West Stands	Item			600,000
430 Allowance for make good areas after stitching and strengthening works	Item			250,000
ALTERATIONS AND RENOVATIONS				\$1,200,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			2,000,000
410 Allowance for Staging & Sequencing (5%)	Item			599,998
PRELIMINARIES				\$2,599,998
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			629,998
BUILDERS MARGIN & OVERHEAD				\$629,998
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			1,322,998
413 Allowance for Statutory Authority Fees (1.5%)	Item			218,293
FEES				\$1,541,291
SEISMIC STRUCTURAL MINIMUM CODE COMPLIANCE				\$14,771,287

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

D STRUCTURE - SEISMIC

D2 SEISMIC BRACING OF EXISTING STADIUM ADDITIONS

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
CL COLUMNS				
235 Allowance for steel rod and strut bracing to Northern Stand including access and connections	t	7.50	20,000	150,000
236 Allowance for steel rod and strut bracing to Southern Stand including access and connections	t	7.50	20,000	150,000
				COLUMNS
				\$300,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			60,000
410 Allowance for Staging & Sequencing (5%)	Item			18,001
				PRELIMINARIES
				\$78,001
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			18,901
				BUILDERS MARGIN & OVERHEAD
				\$18,901
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			39,691
413 Allowance for Statutory Authority Fees (1.5%)	Item			6,549
				FEES
				\$46,240
				SEISMIC BRACING OF EXISTING STADIUM ADDITIONS
				\$443,142

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

D STRUCTURE - SEISMIC

D3 SEISMIC NON STRUCTURAL PROVISIONS

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
CL COLUMNS				
237 Allowance for ancillary steelwork to tie down non structural components including access and connections	t	7.50	15,000	112,500
				COLUMNS
				\$112,500
NW INTERNAL WALLS				
238 Allowance for stiffening to masonry walls including access and connections	t	25.00	15,000	375,000
				INTERNAL WALLS
				\$375,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			97,500
410 Allowance for Staging & Sequencing (5%)	Item			29,251
				PRELIMINARIES
				\$126,751
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			30,713
				BUILDERS MARGIN & OVERHEAD
				\$30,713
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			64,497
413 Allowance for Statutory Authority Fees (1.5%)	Item			10,642
				FEES
				\$75,139
				SEISMIC NON STRUCTURAL PROVISIONS
				\$720,103

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E1 EXTERNAL STADIUM ACCESSIBILITY

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			6,250
BUILDERS WORK IN CONNECTION WITH SERVICES				\$6,250
XR ROADS, FOOTPATHS AND PAVED AREAS				
280 Provision of path from future light rail stop to stadium precinct (assumed by others)	Note			Excl.
281 Allowance for minor repairs to existing pavement surfaces to address trip hazards in pathway surfaces (assume limited to 500m2)	m ²	500	150	75,000
284 Allowance to relocate drainage gullies and grates to external concourse (subject to further investigations)	Note			Excl.
287 Replace external stair handrails for compliance (msd under BCA section)	Note			Incl.
288 Install non slip nosings to external stairs	m	1,500	80	120,000
289 Install tactile indicators to top and bottom of external stairs	m	150	200	30,000
ROADS, FOOTPATHS AND PAVED AREAS				\$225,000
XB OUTBUILDINGS AND COVERED WAYS				
285 Provision for secure and covered area for external scooter parking	Item			10,000
OUTBUILDINGS AND COVERED WAYS				\$10,000
XL LANDSCAPING AND IMPROVEMENTS				
282 Allowance to relocate street furniture to ensure min 1800mm clear width to external concourse	Item			25,000
283 Allowance to upgrade and improve wayfinding signage to external concourse	Item			25,000
286 Provision for secure and covered area for cycle racks	Item			5,000
LANDSCAPING AND IMPROVEMENTS				\$55,000
XE EXTERNAL ELECTRIC LIGHT AND POWER				
290 Upgrade external lighting	Item			250,000
EXTERNAL ELECTRIC LIGHT AND POWER				\$250,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			109,250
410 Allowance for Staging & Sequencing (5%)	Item			32,776
PRELIMINARIES				\$142,026
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			34,414
BUILDERS MARGIN & OVERHEAD				\$34,414
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			72,270
413 Allowance for Statutory Authority Fees (1.5%)	Item			11,925
FEES				\$84,195
EXTERNAL STADIUM ACCESSIBILITY				\$806,885

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E2 STADIUM ACCESSIBLE ENTRY

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
AR ALTERATIONS AND RENOVATIONS				
291 Alterations to existing box office to accommodate accessible access including setdown counters, wide aisle, hearing augmentation system, compliant lighting and applicable wayfinding signage	No	2	50,000	100,000
294 Allowance to upgrade for new accessible entry turnstiles	No	5	15,000	75,000
ALTERATIONS AND RENOVATIONS				\$175,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			35,000
410 Allowance for Staging & Sequencing (5%)	Item			10,501
PRELIMINARIES				\$45,501
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			11,026
BUILDERS MARGIN & OVERHEAD				\$11,026
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			23,153
413 Allowance for Statutory Authority Fees (1.5%)	Item			3,821
FEES				\$26,974
STADIUM ACCESSIBLE ENTRY				\$258,501

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E3 INTERNAL STADIUM ACCESSIBILITY

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
LP ELECTRIC LIGHT AND POWER				
414 Allowance to upgrade all base build lighting levels (excludes emergency lighting - msd under BCA section)	m ²	40,000	60	2,400,000
ELECTRIC LIGHT AND POWER				\$2,400,000
TS TRANSPORTATION SYSTEMS				
316 Upgrade of existing lift cars to incorporate Braille Tactile buttons	No	4	25,000	100,000
317 Extra over allowance for upgrade of lift panels per landing to incorporate Braille Tactiles	No	16	2,500	40,000
355 Allowance to accommodate larger compliant lifts - Excluded	Note			Excl.
TRANSPORTATION SYSTEMS				\$140,000
SS SPECIAL SERVICES				
358 Provision of hearing augmentation system including loop amplifiers, cabling etc	Item			250,000
SPECIAL SERVICES				\$250,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			69,750
BUILDERS WORK IN CONNECTION WITH SERVICES				\$69,750
AR ALTERATIONS AND RENOVATIONS				
319 Alterations to accommodate accessible access to North and South Stand Suites (assumed part of the Stadium Refurb - Excluded)	Note			Excl.
320 Allowance to replace existing stair handrails and balustrading (msd under BCA section)	Note			Incl.
321 Allowance to replace vinyl TGSI's to top and bottom of staircases	m	500	200	100,000
328 Allowance for upgrade of wayfinding signage to Stadium concourse levels (msd under BCA section)	Note			Incl.
329 Allowance for alterations to existing WC facilities to accommodate ambulant facilities	No	34	10,000	340,000
356 Allowance for alternations to provide additional DDA toilets - assume 10no.	No	17	50,000	850,000
357 Allowance for alterations to existing F&B concessions for accessible access including assistance lanes, lower counters and check-outs (msd per concession) - assume 10no.	No	10	30,000	300,000
ALTERATIONS AND RENOVATIONS				\$1,590,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			889,950
410 Allowance for Staging & Sequencing (5%)	Item			266,985
PRELIMINARIES				\$1,156,935
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			280,334
BUILDERS MARGIN & OVERHEAD				\$280,334
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			588,701

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E3 INTERNAL STADIUM ACCESSIBILITY (continued)

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
413 Allowance for Statutory Authority Fees (1.5%)	Item			97,135
	<i>FEES</i>			\$685,836
	<i>INTERNAL STADIUM ACCESSIBILITY</i>			\$6,572,855

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E4 DDA SEATING

E4A L1 Lower Tier East & West Stand

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
ST SEATING				
322 Remove seating back 3 rows of Lower Tier Bay 16 & 17 including associated protection	m ²	75	500	37,500
323 Remove seating back 3 rows of Lower Tier Bay 32 & 33 including associated protection	m ²	75	500	37,500
324 Allow make good and new infill slab to accommodate DDA seating and connect to existing structure	m ²	150	800	120,000
325 Allowance for fitments associated with DDA seating including balustrade	No	16	250	4,000
327 Allowance for additional wayfinding signage to additional DDA seating	Item			5,000
415 Allowance for modular platforms for accessible platforms	m ²	40	500	20,000
416 Allowance for companion seat	No	16	100	1,600
	SEATING			\$225,600
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			45,120
410 Allowance for Staging & Sequencing (5%)	Item			13,537
	PRELIMINARIES			\$58,657
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			14,213
	BUILDERS MARGIN & OVERHEAD			\$14,213
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			29,848
413 Allowance for Statutory Authority Fees (1.5%)	Item			4,925
	FEES			\$34,773
	L1 LOWER TIER EAST & WEST STAND			\$333,243

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E4 DDA SEATING

E4B L1 Lower Tier North Stand

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
ST SEATING				
417 Remove existing companion seating and make good existing platform	m ²	60	250	15,000
418 Allowance for fitments associated with DDA seating including balustrade	No	28	250	7,000
419 Allowance for companion seat - not required - use existing seating	Note			Excl.
SEATING				\$22,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			4,400
410 Allowance for Staging & Sequencing (5%)	Item			1,321
PRELIMINARIES				\$5,721
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			1,387
BUILDERS MARGIN & OVERHEAD				\$1,387
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			2,911
413 Allowance for Statutory Authority Fees (1.5%)	Item			481
FEES				\$3,392
L1 LOWER TIER NORTH STAND				\$32,500

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E4 DDA SEATING

E4C L2 West Stand

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
ST SEATING				
417 Remove existing companion seating and make good existing platform	m ²	45	250	11,250
418 Allowance for fitments associated with DDA seating including balustrade	No	26	250	6,500
421 Remove existing fixed glazed facade and replace with new double glazed doors	No	13	7,500	97,500
SEATING				\$115,250
MS MECHANICAL SERVICES				
422 Provisional allowance for alterations to mechanical services for Section J compliance - subject to further review and investigation	Item			50,000
MECHANICAL SERVICES				\$50,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			1,250
BUILDERS WORK IN CONNECTION WITH SERVICES				\$1,250
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			33,300
410 Allowance for Staging & Sequencing (5%)	Item			9,991
PRELIMINARIES				\$43,291
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			10,490
BUILDERS MARGIN & OVERHEAD				\$10,490
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			22,029
413 Allowance for Statutory Authority Fees (1.5%)	Item			3,635
FEES				\$25,664
L2 WEST STAND				\$245,945

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

E DDA

E4 DDA SEATING

E4D L2 East Stand

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
ST SEATING				
417 Remove existing companion seating and make good existing platform	m ²	40	250	10,000
418 Allowance for fitments associated with DDA seating including balustrade	No	20	250	5,000
420 Allowance for companion seat - not required - use existing loose seating	Note			Excl.
421 Remove existing fixed glazed facade and replace with new double glazed doors	No	12	7,500	90,000
			SEATING	\$105,000
MS MECHANICAL SERVICES				
422 Provisional allowance for alterations to mechanical services for Section J compliance - subject to further review and investigation	Item			50,000
			MECHANICAL SERVICES	\$50,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
147 Allowance for BWIC	Item			1,250
			BUILDERS WORK IN CONNECTION WITH SERVICES	\$1,250
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			31,250
410 Allowance for Staging & Sequencing (5%)	Item			9,376
			PRELIMINARIES	\$40,626
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			9,844
			BUILDERS MARGIN & OVERHEAD	\$9,844
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			20,673
413 Allowance for Statutory Authority Fees (1.5%)	Item			3,411
			FEES	\$24,084
			L2 EAST STAND	\$230,804

SCGT Masterplan

Zone 1: Allianz Safety, Security & Compliance

Location Element/Category/Sub-Category Item

F FIELD OF PLAY

Rates Current At October 2016

Description	Unit	Qty	Rate	Total
XP SITE PREPARATION				
117 Allowance to strip existing turf and prepare ground to receive new pitch	m ²	12,000	50	600,000
SITE PREPARATION				\$600,000
XL LANDSCAPING AND IMPROVEMENTS				
114 Allowance for replaceable turf sports pitch system including irrigation, soil and turf	m ²	10,000	250	2,500,000
115 Allowance for synthetic pitch surround, laid on prepared surface	m ²	2,000	150	300,000
116 Allowance to upgrade subsoil drainage system to pitch and surround. Including new subsoil drainage system, a gravel drainage layer and high drainage rate rootzone	m ²	12,000	50	600,000
LANDSCAPING AND IMPROVEMENTS				\$3,400,000
PR PRELIMINARIES				
409 Allowance for Preliminaries (20%)	Item			800,000
410 Allowance for Staging & Sequencing (5%)	Item			240,000
PRELIMINARIES				\$1,040,000
MA BUILDERS MARGIN & OVERHEAD				
411 Allowance for Overheads & Margin (5%)	Item			252,000
BUILDERS MARGIN & OVERHEAD				\$252,000
FE FEES				
412 Allowance for Professional Fees to Completion (10%)	Item			529,200
413 Allowance for Statutory Authority Fees (1.5%)	Item			87,318
FEES				\$616,518
FIELD OF PLAY				\$5,908,518

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