

Ref: 19242 - Claremont Yacht Club - Development Application Stage Cost Plan 24.9.24

24 September 2024

Michael Cutler - General Manager
Claremont Yacht Club Inc.
4 Victoria Avenue, Claremont WA 6010
PO Box 11, Claremont WA 6910

Via email (tmetcalf@ariaprojects.com)

Attention Tony Metcalf

Claremont Yacht Club – Development Application Stage Cost Plan – Reduced Scope Cost Reduction

Please find attached the development application stage cost plan for this project. Please note specific inclusions, exclusions and basis as noted in the attached. Note the attached includes indicative budgets for reduced scope items as per scope received 17.9.24.

Thank you for the opportunity to assist in the successful completion of this project.

Yours faithfully
Construction Cost Management Australia Pty Ltd



Shaun Cugley
Director

Claremont Yacht Club

Development Application Stage - Cost Plan 2 – Including Reduced Scope Cost Reductions

24th of September 2024

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Introduction

This cost plan has been prepared to identify the anticipated construction costs for the proposed alterations and additions to the existing Claremont Yacht Club located at 4 Victoria Avenue, Claremont, Perth, W.A.

Summary

Cost Plan 1 based on information provided is summarized as follows:

Building Works	\$ 5,041,000
Escalation to July 2025	\$ 252,000
Contingency Provision	\$ 537,000
 Total Building Works	 \$ 5,830,000
Professional Fees allowance	Excluded
 GST	 \$ 583,000
 Total Including GST	 \$ 6,413,000

The above excludes the following on the basis that separate provision exists within overall feasibility allowances:

- Professional fees
- Loose Furniture.
- Advertising, finance, legal, land costs and similar.
- Extensive service relocations or extensions beyond site boundary.
- Costs associated with increases in construction costs beyond July 2025
- Increases in project scope beyond information provided.
- Works other than specifically noted.

Refer to appendix 1 for full details of cost allowances.

Summary – Cost Reduced Scope

The following construction cost reductions have been identified with associated estimated cost reductions as noted:

Building Works as per current plans	\$ 5,041,000
Delete	
Bayview room extension	na – not included in above
Bayview room ceiling	(\$ 48,000)
Bayroom replacement of ceiling mounted lighting and electrical services	(\$ 118,000)
Mechanical services (air-conditioning) to existing ballroom	(\$ 205,000)
North entrance to remain as currently exists	(\$ 105,000)
Cool-room	(\$ 10,000)
Upper Kitchen amendments	(\$ 10,000)
North Façade re-cladding and verandah roofing	(\$ 42,000)
Loose furnishings	na – not included in the above
Upper floor members bar refurbishing	na – not included in the above
Builders Overheads and Profit on above	(\$ 80,000)
Sub-Total Cost Reductions	(\$ 618,000)
Escalation to July 2025	\$ 221,000
Contingency Provision	\$ 464,000
Total Building Works	\$ 5,108,000
Professional Fees allowance	Excluded
GST	\$ 510,000
Total Including GST	\$ 5,618,000

Basis

This cost plan has been prepared by measuring approximate quantities from information provided and making allowances for assumed requirements based on recent similar projects for items currently not indicated on documents provided. Reasonable construction rates have been applied to items based on recent similar projects to provide an overall construction cost indication for this project. Due to the preliminary nature of documentation items and associated costs as contained in this report will require verification and potential updating based on developing and final documentation.

Budgets are based on the assumption the project will be competitively tendered to suitable contractors. Budgets are based on current costs as of August 2024 with an escalation allowance included based on an assumed commencement date of July 2025. Changes in construction costs post August 2024 are predicted however the quantum of the change is dependent on future events and cannot be predicted with accuracy at this stage. Budgets as contained in this report will require updating as a minimum every three months to reflect changes in construction costs and potential design deviation from current allowances.

The attached is not a bill of quantities and is not to be used for ordering or programming purposes. The attached cost plan has been prepared for and is limited to identifying the expected total construction cost for the project, assist in negotiation with tenderers and to identify areas of potential cost reductions.

Due to the concept stage of information assumptions and allowances as contained in preliminary budgets are subject to and require verification from relevant consultants and detailed design development. Budgets contained in this report require updating pending developing design to ensure assumptions and allowances contained in the concept stage budgets are consistent with the developing design and existing building required works.

Qualifications

This report has been prepared for exclusive use our immediate client to provide anticipated budgets for the construction of the proposed project and is not to be relied upon by any third party or for public offerings for any reason without authorization from Construction Cost Management Australia Pty Ltd.

Appendix 1
Cost Plan Comparison Analysis

Description	Cost Plan 1 Total	Cost Plan 2 Total	Movement	Comment
PRELIMINARIES	\$410,750	\$515,000	\$104,250	Increased assumed duration due to revised extent of building works
SUBSTRUCTURE	\$54,154	\$134,433	\$80,279	Location of lift to south elevation with associated piled footing and ground water complexities
COLUMNS	\$85,500	\$83,665	-\$1,835	minimal variance
UPPER FLOORS	\$96,285	\$89,130	-\$7,155	minimal variance
STAIRCASES	\$59,500	\$154,500	\$95,000	Enhanced detailing for feature stair to south lobby entry ground floor to first floor
ROOF	\$310,333	\$394,849	\$84,516	Escalated market rates
EXTERNAL WALLS INTERNAL WALLS AND WINDOWS	\$989,316	\$1,284,112	\$219,067	Revised design detailing. Aluminium joinery specification enhancement
EXTERNAL DOORS	\$35,000	\$90,500	\$55,500	Airlock to soground floor south entry lobby associaeted with lift and stair access
INTERNAL DOORS	\$22,100	\$46,000	\$23,900	Enhanced detailing to lobby doors internally
FLOOR FINISHES	\$104,084	\$176,284	\$72,200	Enhanced detailing to lobby floor
CEILING FINISHES	\$87,569	\$208,293	\$120,724	Enhanced detailing to lobby dceilings. Inclusion of new ceiling to exsting ballroom
FITMENTS	\$165,000	\$170,000	\$85,000	Inclusion of feature lounge seatng to ground floor lobby
SPECIAL EQUIPMENT	\$25,000	\$25,000	\$0	no change in allowances
AIR CONDITIONING	\$72,500	\$323,000	\$267,500	Inclsuon of new airconditioningto 1st floor existing ballroom
FIRE PROTECTION	\$15,000	\$15,000	\$0	no change in allowances
ELECTRIC LIGHT & POWER	\$55,000	\$193,310	\$138,310	Inclusion of new lighting associated with new ceiings to existing first floor ballroom
TRANSPORTATION SYSTEMS	\$95,000	\$200,000	\$105,000	Enhanced lift design and detailing
SITE PREPARATION	\$141,200	\$191,200	\$50,000	Increased demaolition associated with replacement of ceilings to existing ballroom, location of lift to south elevation
ROADS, FOOTPATHS & PAVED AREAS	\$48,471	\$48,471	\$0	no change in allowances
LANDSCAPING & IMPROVEMENTS	\$30,000	\$30,000	\$0	no change in allowances
EXTERNAL STORMWATER DRAINAGE	\$10,000	\$10,000	\$0	no change in allowances
BUILDERS OVERHEADS AND PROFIT	\$436,764	\$657,412	\$215,182	Increase based on trade cost increase
ESCALATION PROVISION	\$169,972	\$252,008	\$79,941	Increase based on capital cost increase
CONTINGENCY PROVISION	\$351,502	\$537,833	\$182,625	Increase based on capital cost increase
TOTAL	\$3,870,000	\$5,830,000	\$1,970,004	

Appendix 2

Development Application Stage Cost Plan

Elemental Summary

Project: 19242	Details: Cost Plan 2
Building: Claremont Yacht Club	

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	PRELIMINARIES	8.84%					515,000		515,000
	SUBSTRUCTURE	2.31%					134,433		134,433
	COLUMNS	1.44%					83,665		83,665
	UPPER FLOORS	1.53%					89,130		89,130
	STAIRCASES	2.66%					154,500		154,500
	ROOF	6.78%					394,849		394,849
	EXTERNAL WALLS INTERNAL WALLS AND WINDOWS	22.03%					1,284,113		1,284,113
	EXTERNAL DOORS	1.56%					90,500		90,500
	INTERNAL DOORS	0.79%					46,000		46,000
	FLOOR FINISHES	3.03%					176,284		176,284
	CEILING FINISHES	3.58%					208,293		208,293
	FITMENTS	2.92%					170,000		170,000
	SPECIAL EQUIPMENT	0.43%					25,000		25,000
	AIR CONDITIONING	5.55%					323,000		323,000
	FIRE PROTECTION	0.26%					15,000		15,000
	ELECTRIC LIGHT & POWER	3.32%					193,310		193,310
	TRANSPORTATION SYSTEMS	3.44%					200,000		200,000
	SITE PREPARATION	3.28%					191,200		191,200
	ROADS, FOOTPATHS & PAVED AREAS	0.84%					48,471		48,471
	LANDSCAPING & IMPROVEMENTS	0.52%					30,000		30,000
	EXTERNAL STORMWATER DRAINAGE	0.18%					10,000		10,000
	BUILDERS OVERHEADS AND PROFIT	11.28%					657,412		657,412
	ESCALATION PROVISION	4.33%					252,008		252,008
	CONTINGENCY PROVISION	9.23%					537,833		537,833
		100.00%							5,830,000

Trade Detail

Project: 19242	Details: Cost Plan 2
Building: Claremont Yacht Club	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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PRELIMINARIES

	Permits and fees (BCTIF, Building permit)	1	Item	10,000	10,000		10,000
	Insurances / bonds	1	Item	45,000	45,000		45,000
	Signage, hoarding, temporary fencing	1	Item	25,000	25,000		25,000
	Site supervision, project management and administration	1	Item	293,000	293,000		293,000
	Survey and setting out	1	Item	10,000	10,000		10,000
	Site establishment, site offices, amenities	1	Item	5,000	5,000		5,000
	Site office furniture, fittings, stationary and running costs	1	Item	2,000	2,000		2,000
	Scaffolding	1	Item	50,000	50,000		50,000
	Craneage	1	Item	25,000	25,000		25,000
	General plant and equipment	1	Item	15,000	15,000		15,000
	Temporary services	1	Item	5,000	5,000		5,000
	Rubbish bins, site cleaning, internal and external	1	Item	20,000	20,000		20,000
	Consumables, small plant and tool hire	1	Item	10,000	10,000		10,000

PRELIMINARIES

515,000

515,000

SUBSTRUCTURE

	100 thick slab on ground including concrete, reinforcement, waterproof membrane and finish	50	m2	150	7,484		7,484
	100 thick slab on ground including concrete, reinforcement, waterproof membrane and finish as ramp slab to northern entry	34	m2	200	6,844		6,844
	300 thick raft to lift base including detailed excavation, concrete, reinforcement	9	m2	230	1,969		1,969
	600 wide strip footing including detailed excavation, concrete and reinforcement	42	m	168	7,120		7,120
	1000 wide strip footing including detailed excavation, concrete and reinforcement	18	m	280	4,967		4,967
	1500 x 1500 x 400D Pad Footings including detailed excavation, concrete, and reinforcement	10	no	855	8,550		8,550
	Piles including mobilization and demobilization of piling rig – to lift pad and south elevation select footings – advised requirement	1	Item	67,500	67,500		67,500
	Localized dewatering associated with footing excavation	1	Item	30,000.00	30,000		30,000

SUBSTRUCTURE

134,433

134,433

COLUMNS

	Structural steel columns including supply, fabrication, finish, loose and attached connections and erection	1	Item	83,664.90	83,665		83,665
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COLUMNS

83,665

83,665

UPPER FLOORS

	180 thick suspended concrete slab as verandah extension to south elevation including formwork, concrete, beams and structure and reinforcement.	158	m2	500.00	79,130		79,130
	Connection between new and existing suspended concrete slab to verandah extension south elevation	1	Item	10,000.00	10,000		10,000

Trade Detail

Project: 19242	Details: Cost Plan 2
Building: Claremont Yacht Club	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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UPPER FLOORS

(Continued)

UPPER FLOORS

89,130

89,130

STAIRCASES

	Feature 'The Alexandra' Stairs connection South Elevation lobby to first floor bar including structure, brass handrails, finishes and similar	1	Item	125,000.00	125,000		125,000
	Bar stairs East Elevation ground floor to first floor verandah including structure, handrails, finishes and similar	1	Item	25,000.00	25,000		25,000
	Steps lower ground to entry lobby north elevation including structure, handrails, finishes and similar	1	Item	4,500.00	4,500		4,500

STAIRCASES

154,500

154,500

ROOF

	Metal deck roof cladding fixed to existing roof framing to existing upper level areas	771	m2	185.00	142,607		142,607
	Roof over new terrace to south elevation extension including framing, lining and rainwater disposal goods	113	m2	425.00	48,178		48,178
	Roof over north elevated entry including framing, lining and rainwater disposal goods	31	m2	425.00	13,179		13,179
	Roof over new gallery to north elevation including framing, lining and rainwater disposal goods	55	m2	425.00	23,205		23,205
	Pergola above verandah extension including framing and infill louvers	65	m2	1,650.00	107,679		107,679
	Roof safety systems	1	Item	25,000.00	25,000		25,000
	Roof interface between new and existing structures and detailing	1	Item	35,000.00	35,000		35,000

ROOF

394,849

394,849

EXTERNAL WALLS INTERNAL WALLS AND WINDOWS

	Curved on plan Alucabond clad entry wall to North Elevation including structural framing	40	m2	1,950.00	77,314		77,314
	Curved on plan Alucabond clad walls to lobby and stair enclosure south elevation including structure	68	m2	1,950.00	132,795		132,795
	Curved on plan Alucabond clad walls to lobby and stair enclosure east elevation including structure	69	m2	1,950.00	135,258		135,258
	New aluminum framed glazing including fixed and sliding glazing windows and doors internally and externally	242	m2	1,400.00	338,800		338,800
	External wall including structure and finishes to North Elevation new Cool Room enclosure	57	m2	750.00	42,420		42,420
	Brickwork screen wall east elevation including structure	70	m2	750.00	52,466		52,466
	900 wide x 3200 long fixed blade louver screening to new glazing east elevation	4	No	3,675.00	14,700		14,700
	1200 wide x 3000 long vertical louver blades north elevation to new glazing to terrace	4	No	6,840.00	27,360		27,360
	Glass Balustrades to ground floor level north elevation under new verandah extension and to new first floor verandah	33	m2	2,850.00	92,768		92,768
	Lightweight stud framed wall clad externally with painted fiber cement sheeting and lined internally with painted plasterboard	55	m2	380.00	20,753		20,753

Trade Detail

Project: 19242	Details: Cost Plan 2
Building: Claremont Yacht Club	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL WALLS INTERNAL WALLS AND WINDOWS

(Continued)

	Feature finishes to existing east elevation	1	Item	50,000.00	50,000		50,000
	Refinish existing painted surfaces to existing external areas	1	Item	130,400.00	130,400		130,400
	Balustrade to north entry ramp level 1	11	m	2,500.00	28,550		28,550
	INTERNAL WALLS						
	Internal wall including finishes and structure to inside face of new gallery north election	81	m2	250.00	20,130		20,130
	Infill walls internally ground floor	1	Item	20,000.00	20,000		20,000
	Infill walls internally first floor	1	Item	20,000.00	20,000		20,000
	Refinish existing painted surfaces to existing internal walls	1	Item	30,400.00	30,400		30,400
	Internal feature finishes	1	Item	50,000.00	50,000		50,000

EXTERNAL WALLS INTERNAL WALLS AND WINDOWS

1,284,113

1,284,113

EXTERNAL DOORS

	Automatic glass sliding doors and glass sidelight to lobby ground floor south elevation airlock and north elevation entry including structure	3	No	20,000.00	60,000		60,000
	Oversize double leaf door and glazed sidelights to entry first floor north elevation to new bar	1	No	15,000.00	15,000		15,000
	Glazed sliding doors including frame and sidelights upper floor North elevation	1	No	10,500.00	10,500		10,500
	Double leaf doors to gallery existing verandah including frame, hardware and finish	1	No	5,000.00	5,000		5,000

EXTERNAL DOORS

90,500

90,500

INTERNAL DOORS

	Single leaf door including frame and hardware to Boardroom ground floor	1	No	6,500.00	6,500		6,500
	Sliding door to boardroom	1	No	3,500.00	3,500		3,500
	Double leaf door to Deepdene lobby	1	No	8,500.00	8,500		8,500
	Single leaf door including frame and hardware to existing kitchen	1	No	2,500.00	2,500		2,500
	Double leaf door including frame and hardware to store room upper level floor north elevation	1	No	3,500.00	3,500		3,500
	Double leaf doors to gallery existing Boardroom including frame, hardware and finish	1	No	8,500.00	8,500		8,500
	Single leaf doors to landing level 1	2	No	6,500.00	13,000		13,000

INTERNAL DOORS

46,000

46,000

FLOOR FINISHES

	Floor finishes to verandah terrace	158	m2	300.00	47,478		47,478
	Floor finishes to lobby and gallery first floor	55	m2	300.00	16,551		16,551
	Refinish to existing timber floor finishes to existing clubhouse and bar	594	m2	50.00	29,693		29,693
	Floor finishes to new entry GF	30	m2	850.00	25,398		25,398
	Deepdene lobby floor finishes	16	m2	1,500.00	24,630		24,630
	Boardroom foyer floor finishes	7	m2	300.00	2,064		2,064

Trade Detail

Project: 19242	Details: Cost Plan 2
Building: Claremont Yacht Club	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FLOOR FINISHES (Continued)

	First floor lift lobby finishes south entry	18	m2	850.00	15,470		15,470
	Mats and mat wells, skirting trims and similar	1	Item	15,000.00	15,000		15,000

FLOOR FINISHES **176,284** **176,284**

CEILING FINISHES

	Ceiling finishes to extended verandah areas	158	m2	185.00	29,278		29,278
	Ceiling finishes to Gallery	55	m2	185.00	10,206		10,206
	Ceiling to existing ballroom	263	m2	185.00	48,638		48,638
	Access panels, cornices, trims and similar	1	Item	10,000.00	10,000		10,000
	Refinish existing ceiling areas	1	Item	30,400.00	30,400		30,400
	Boardroom foyer floor ceiling finishes	7	m2	1,500.00	10,320		10,320
	Deepdene lobby ceiling finishes	16	m2	1,500.00	24,630		24,630
	Ceiling finishes to lobby entry GF	30	m2	1,500.00	44,820		44,820

CEILING FINISHES **208,293** **208,293**

FITMENTS

	Trophy cabinet joinery to fireplace wall unit first floor	1	Item	50,000.00	50,000		50,000
	Signage	1	Item	70,000.00	70,000		70,000
	Curved seating to lucknow lounge	1	Item	50,000.00	50,000		50,000

FITMENTS **170,000** **170,000**

SPECIAL EQUIPMENT

	Fireplace to lounge	1	Item	25,000.00	25,000		25,000
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SPECIAL EQUIPMENT **25,000** **25,000**

AIR CONDITIONING

	Airconditioning upgrades comprising :						0
	Ballroom	1	Item	205,000.00	205,000		205,000
	Lower entry level	1	Item	15,000.00	15,000		15,000
	Upper entry level	1	Item	18,000.00	18,000		18,000
	New funtion room	1	Item	45,000.00	45,000		45,000
	Ceiling Fans to upper floor verandah	1	Item	10,000.00	10,000		10,000
	Cool room to upper elev south elevation	1	Item	30,000.00	30,000		30,000

AIR CONDITIONING **323,000** **323,000**

FIRE PROTECTION

	Extension to existing fire protection services to refurbished areas	1	Item	15,000.00	15,000		15,000
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FIRE PROTECTION **15,000** **15,000**

ELECTRIC LIGHT & POWER

	Extension to existing electrical services to refurbish areas	1	Item	35,000.00	35,000		35,000
	External feature lighting	1	Item	20,000.00	20,000		20,000
	Light fittings to lobbies	1	Item	20,000.00	20,000		20,000

Trade Detail

Project: 19242	Details: Cost Plan 2
Building: Claremont Yacht Club	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ELECTRIC LIGHT & POWER *(Continued)*

	Lighting to new ceilings to existing ballroom	263	m2	450.00	118,310		118,310
ELECTRIC LIGHT & POWER					193,310		193,310

TRANSPORTATION SYSTEMS

	Two stop lift including associated builders works and feature finishes (glass lift)	1	No	200,000.00	200,000		200,000
TRANSPORTATION SYSTEMS					200,000		200,000

SITE PREPARATION

	Demolition works in preparation for new construction	1	item	91,200.00	91,200		91,200
	General making good	1	Item	100,000.00	100,000		100,000
SITE PREPARATION					191,200		191,200

ROADS, FOOTPATHS & PAVED AREAS

	Reconfigured bitumen car parking to south elevation	150	m2	85.00	12,717		12,717
	Concrete footpath to power ground south elevation	66	m2	65.00	4,289		4,289
	Paving to lower ground under new alfresco area south elevation	32	m2	105.00	3,359		3,359
	Raised timber decking under verandah lower ground south elevation including footings, bearers, decking boards and finish	58	m2	485.00	28,106		28,106
ROADS, FOOTPATHS & PAVED AREAS					48,471		48,471

LANDSCAPING & IMPROVEMENTS

	Soft landscaping to upper floor roof garden including waterproofing, soil, reticulation and plants	1	Item	10,000.00	10,000		10,000
	Landscaping to refreshed north elevation entry	1	Item	20,000.00	20,000		20,000
LANDSCAPING & IMPROVEMENTS					30,000		30,000

EXTERNAL STORMWATER DRAINAGE

	Modifications to existing external storm water services to accommodate extended and refurbished areas	1	Item	10,000.00	10,000		10,000
EXTERNAL STORMWATER DRAINAGE					10,000		10,000

BUILDERS OVERHEADS AND PROFIT

	Builders overheads and profit (15%)	1	Item	657,412.05	657,412		657,412
BUILDERS OVERHEADS AND PROFIT					657,412		657,412

ESCALATION PROVISION

	Escalation provision based on construction commencement 2nd qtr 2025 (5%)	1	Item	252,007.95	252,008		252,008
ESCALATION PROVISION					252,008		252,008

CONTINGENCY PROVISION

	Design Development Contingency (5%)	1	Item	264,608.35	264,608		264,608
	Construction Contingency (5%)	1	Item	273,224.75	273,225		273,225
CONTINGENCY PROVISION					537,833		537,833