

mpm projects

**Rough Order of Cost Estimate**

**Khandallah Pool**

**16 October 2023**

P2634 - Kandallah Pool Est R2

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**Khandallah Pool**

**Rough Order of Cost Estimate - October 2023  
Clarifications & Exclusions**

**Clarifications**

Estimates are based on the following :

- HDT Development Options plans:
  - Existing site plan SK 2207/230927/01
  - Option 1 SK 2207/230927/02 rev C
  - Option 2 SK 2207/230927/03 rev C,
  - Sections SK 2207/230927/04,
  - Sections SK 2207/230927/05,
  - Sections SK 2207/230927/06,

Bespoke Concept plan dated 5th October 2021

Estimates assume a traditional procurement process

**Summary of Options**

OPTION	
Option 1 - New Pool Option	11,712,000
Option 2 - Landscape Option	4,545,000
Carpark Culvert	2,969,000

**Exclusions**

The following are excluded from these estimates:

- Site specific allowances for geotech issues
- Site specific allowances for removal of hazardous materials & site contamination
- Development Contributions & Infrastructure growth charges
- Land, Finance & Legal costs
- Escalation costs from October 2024
- GST

## Khandallah Pool

### Rough Order of Cost Estimate - October 2023

#### Option 1 - New Pool Option

##### Demolition

Demolition of buildings, pool & structures	1	Sum	160,000	160,000
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##### New Buildings

Reception & Office	48	m2	7,500	360,000
Plant Room	39	m2	4,000	156,000
Canopy roof	80	m2	1,800	144,000
Change rooms	32	m2	9,000	288,000
New public WCs	1	Sum	150,000	150,000
Bridge over stream	44	m2	10,000	440,000

##### New Pool

Form elevated platform comprising bulk fill & retaining walls	1	Sum	1,000,000	1,000,000
25m x 7.5m Pool	1	Sum	1,700,000	1,700,000
New concourse	1	Sum	375,000	375,000
New fencing	1	Sum	50,000	50,000

##### Hard Landscaping

Paved areas to Arrival area	200	m2	450	90,000
New concrete paving; 1:20 max gradient	275	m2	350	96,250

##### Civil Works

Form open culvert for stream	1	Sum	1,100,000	1,100,000
Temp stream diversions & environmental controls	1	Sum	300,000	300,000
Provisional Allowance for power upgrade				500,000

##### Sub Total

**6,910,000**

Design Development Contingency	5%	346,000
Escalation for 1 year to October 2024	10%	726,000
Professional Fees	20%	1,597,000
Consent fees	1.5%	120,000
Council managed internal costs	5%	485,000
Project Contingency	15%	1,528,000
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##### Total - Option 1

**\$11,712,000**

## Khandallah Pool

mpm projects

### Rough Order of Cost Estimate - October 2023

#### Option 2: Landscape Option

##### Demolition

Demolition of buildings, pool & structures	1	Sum	160,000	160,000
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##### New Buildings

New Pavilion	30	m2	5,000	150,000
New public WCs	1	Sum	150,000	150,000
Bridge over stream	44	m2	10,000	440,000

##### External Works

Earthworks to form platforms, fill pool & form new retaining wall	1	Sum	490,000	490,000
Precast retaining walls & steps to lawn areas	1	Sum	150,000	150,000
Paved areas to Arrival area	200	m2	450	90,000
Paved areas to Pavilion area	45	m2	450	20,250
Pathways - exposed aggregate finish	455	m2	350	159,250
Bollards	16	Nr	700	11,200
Concrete Steps	50	m2	950	47,500
Timber boardwalk	26	m2	850	22,100
Precast stream weir structures	50	m	1,500	75,000
Form stream bed with graded aggregate	250	m2	300	75,000
Allowance for boulders & rock armouring		Sum		100,000
Bench seating	3	Nr	4,000	12,000
BBQs	2	Nr	5,000	10,000
Allowance for drainage		Sum		85,000
Lawn Areas	700	m2	60	42,000
Planted areas	600	m2	150	90,000
Temp stream diversions & environmental controls	1	Sum	300,000	300,000

##### Sub Total

**2,680,000**

Design Development Contingency	5%	134,000
Escalation for 1 year to October 2024	10%	282,000
Professional Fees	20%	620,000
Consent fees	1.5%	47,000
Council managed internal costs	5%	189,000
Project Contingency	15%	593,000

##### Total - Option 2

**\$4,545,000**