

Concept Design Estimate

For

Khandallah Pool

Date of report: 9/05/25



RAWLINSONS

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Document Control

Document Reference WWCC096

Project	Khandallah Pool
Client	Wellington City Council

Revision	Date	Details	Author	QA
0	9/05/25	Concept Design Estimate	PMR	PH
1				
2				

Disclaimer

This report has been prepared by Rawlinsons for the Wellington City Council.

We will not accept responsibility to any other party other than to the Wellington City Council, to whom our report is addressed unless specifically stated to the contrary by us in writing. We will accept no responsibility for any reliance that may be placed on our report should it be used for any purpose other than that for which it is prepared. This report must be read in its entirety. Individual sections of this report could be misleading if considered in isolation from each other.

This report has been prepared with care and diligence. The statements and opinions expressed in this report have been made in good faith and on the basis that all relevant information for the purposes of preparing this report is true and accurate in all material aspects and not misleading by reason of omission or otherwise.

We reserve the right to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report but was not drawn to our attention during its preparation, subsequently comes to light.

1. Scope of Report

The purpose of this report is to provide a concept estimate for options to refurbish Khandallah pool.

2. Introduction

The below estimates have been completed using a variety of documents provided to Rawlinsons. The estimates make assumptions and allowances where necessary due to lack of design. Because of this lack of design, we have allowed for a higher rate of contingency to allow for design development and any cost uplift due to our assumptions at this stage.

3. Construction Cost Estimate

3.1 Executive Summary

These estimates are based on measured and assumed quantities, rates at current value 2025 and a competitive tender. For the pool plant, ramp and diving board we have used pricing provided by Beca.

Metal Pool - as per Beca Design	Project (\$)
Element Subtotal	3,189,025
Preliminaries	637,805
Margins	191,342
Contingency	1,330,015
Professional Fees and other development cost	1,731,676
Escalation	353,000
Scope Risk	67,138
Estimate Total	7,500,000

Both of the below options are based on a sketch provided to Rawlinsons. The toddler pool design is as per Beca's design.

In-situ Concrete Walls to Existing Pool	Project (\$)
Element Subtotal	2,877,730
Preliminaries	575,546
Margins	172,664
Contingency	1,200,186
Professional Fees and other development cost	1,562,639
Escalation	318,000
Scope Risk	793,235
Estimate Total	7,500,000

Precast Concrete Walls to Existing Pool	Project (\$)
Element Subtotal	2,899,110
Preliminaries	579,822
Margins	173,947
Contingency	1,209,103
Professional Fees and other development cost	1,574,249
Escalation	321,000
Scope Risk	742,770
Estimate Total	7,500,000

3.2 Estimate Assumptions

This estimate makes the following assumptions:

- a) Wall to existing pool options use the existing pool floor
- b) Toddler pool will be in ground
- c) Buildings have been priced as per option 2 layout
- d) See estimate for specific assumptions

3.3 Estimate Inclusions

The estimate includes allowances for the following:

- a) Demolition of existing buildings
- b) Site preparation
- c) Stream relocation
- d) Pool works – Main and Toddler pool
- e) Building works – Plant room, Amenities/Changing rooms and Staffroom
- f) Preliminaries and General 20%
- g) Margin 5%
- h) Design Development Contingency 10%
- i) Estimating Contingency 10%
- j) Construction Contingency 10%
- k) Professional Fees 20%
- l) Client Contingency 5%
- m) Consents 2.5%
- n) Insurance 2.5%
- o) Escalation to January 2027
- p) Scope Risk

3.4 Estimate Exclusions

This estimate makes no allowance for the following:

- a) Landscaping outside of making good
- b) Electrical Upgrade to site
- c) Heating to the Main pool
- d) Pool Covers
- e) GST
- f) Temporary accommodation and relocation costs
- g) Escalation, cost fluctuations and currency fluctuations
- h) Out of hours works
- i) Information Technology, hardware etc.
- j) Fixtures, fittings and equipment other than those stated
- k) Blinds/window treatments
- l) Supply of towel dispensers, bins, whiteboards etc.
- m) Whiteware (fridges, sanitisers etc.)
- n) Off-site storage
- o) Asbestos removal
- p) No allowances have been included for potential costs associated with new Government Legislation/initiatives, disrupted supply chains, procurement complications or labour inefficiencies in relation to the COVID-19 or similar Pandemics

4. Basis of Estimate

4.1 Design and pricing documentation

This estimate is based on the following documentation:

- a) Figure 2 - Northern alignment of open channel SW drain.pdf
- b) Khandallah Pool Sketches 08 Apr 2025.pdf
- c) 4294564 BWK DRAFT 8 May 2025.pdf

5. Appendices

Appendix A) Estimate Details & Elemental Summary

Project: Khandallah Pool - Metal Pool	Details: May 2025
Building: Concept Design	

Item	Description	Quantity	Unit	Rate	Total
1	Existing Building Demolition				54,010
2	Stream Relocation				233,225
3	Pools				1,784,860
	<u>Buildings - Likely to be 1 structure</u>				
4	Plant Room				292,930
5	Amenities/Changing rooms				749,000
6	Allowance for Staff room and Ticket Office				75,000
	Element Subtotal				3,189,025
	Preliminaries, Margins, Contingencies				2,159,161
7	Preliminaries	20.00	%		637,805
8	Margins	5.00	%		191,342
9	Construction Contingencies	33.10	%		1,330,015
	Construction Total				5,348,186
	Other Costs				1,731,676
10	Professional Fees	20.00	%		1,069,637
11	Client Contingency	5.00	%		320,891
12	Consents	2.50	%		168,468
13	Insurance	2.50	%		172,680
	Project Total				7,079,862
	Escalation (to Jan 2027)	4.99	%		353,000
14	Scope Risk				67,138
	Estimate Total				7,500,000

Project: Khandallah Pool - Metal Pool

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
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Existing Building Demolition

1	Male Changing Facilities/Sun deck/Plant and Staff	107	m ²	270.00	28,890
2	Female Changing & Office	61	m ²	320.00	19,520
3	Verandah	25	m ²	48.00	1,200
4	Deck	81	m ²	54.32	4,400

54,010**Stream Relocation**

	<u>Stream Relocation</u>				
1	Deck slab over stormwater channel	21	m ²	1,210.00	25,410
2	Allowance to form intake	1	item	10,000.00	10,000
3	Temporary stream management and changeover	1	item	40,000.00	40,000
4	Excavation	264	m ³	75.00	19,800
5	EO for making good to bank slope	1	sum	4,000.00	4,000
6	Riprap - Rock Lining to bottom	77	m ²	100.00	7,700
7	1.5m Timber retaining wall	48	m	915.00	43,920
8	1.8m Timber retaining wall	44	m	1,155.00	50,820
9	Allowance for Fish passage system (Rope or similar)	1	item	3,000.00	3,000
	<u>Making good to existing stream</u>				
10	Allowance to fill existing stream	27	m	725.00	19,575
11	Allowance for paving to 75% of existing stream	30	m ²	300.00	9,000

233,225**Pools**

	<u>Enabling</u>				
1	Remove Existing pool ladders and balustrades	1	sum	2,200.00	2,200
	<u>Main Pool</u>				
2	Slab to base of main pool - 200 thick 2 layers mesh	364	m ²	250.00	91,000
3	Thickening to above	82	m	355.00	29,110
4	Infill to existing main pool - pea-metal	193	m ³	185.00	35,705
5	Supply and Install 25x10m pool	1	sum	650,000.00	650,000
6	Ramp to pool	1	sum	80,000.00	80,000
7	Pool pipework	38	m	395.00	15,010
8	Dive platform	1	sum	30,000.00	30,000
	<u>Toddlers Pool</u>				
9	Paving demolition for toddlers pool - incl excavation to bottom of toddler pool level	19	m ²	115.00	2,185

Project: Khandallah Pool - Metal Pool

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
Pools					
<i>(Continued)</i>					
10	Pool wall demolition	22	m	105.00	2,310
11	Allowance to break up hardstand for slab	86	m ²	75.00	6,450
12	Slab to base of toddlers pool - 200 thick 2 layers mesh	104	m ²	250.00	26,000
13	Thickening to above	42	m	355.00	14,910
14	Infill to existing toddlers pool - pea-metal	2	m ³	185.00	370
15	Supply and Install toddlers pool	1	sum	100,000.00	100,000
16	Pool pipework	8	m	395.00	3,160
17	Allowance to flatten concourse paving to toddler pool	26	m ²	325.00	8,450
<u>Plant</u>					
18	Balance tank and equipment	1	sum	100,000.00	100,000
19	Filtration and circulation - Main Pool	1	sum	200,000.00	200,000
20	Automatic treatment controller and dosing pump - Main Pool	1	sum	20,000.00	20,000
21	Filtration and circulation - Toddlers	1	sum	80,000.00	80,000
22	Automatic treatment controller and dosing pump - Toddlers	1	sum	20,000.00	20,000
23	Chlorine Chemical Tank	1	sum	20,000.00	20,000
24	Reuse existing electrical supply - no main upgrade	1	sum	100,000.00	100,000
25	Sump pump for pool pit	1	sum	5,000.00	5,000
26	Heat pump for small pool	1	sum	25,000.00	25,000
<u>Making Good</u>					
27	New concrete paving to concourse	160	m ²	300.00	48,000
28	Pool bench and drainage	1	sum	20,000.00	20,000
29	Allowance for new balustrades etc to pool	1	sum	50,000.00	50,000

1,784,860**Plant Room**

<u>Building</u>					
1	Plant room - Beca cost	77	m ²	3,270.00	251,790
2	EO - Allowance for ground improvement/raising ground level	77	m ²	250.00	19,250
3	Pump well excavation - 3.4m deep	9	m ²	210.00	1,890
4	Pump well concrete lining	1	sum	20,000.00	20,000

292,930**Amenities/Changing rooms**

1	Changing room	8	no	72,000.00	576,000
2	Changing room with toilet	2	no	80,000.00	160,000
3	Extra Over for end walls	1	sum	8,000.00	8,000

Project: Khandallah Pool - Metal Pool

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
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Amenities/Changing rooms*(Continued)*

4	Extra Over for Accessible bathroom	1	sum	5,000.00	5,000
	Total				744,000

749,000**Allowance for Staff room and Ticket Office**

1	Staff room and Ticket Office	20	m ²	3,750.00	75,000
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75,000**EL25 Preliminaries**

1	Preliminaries	20	%		637,805
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637,805**EL26 Margins**

1	Contractors Margin	5	%		191,342
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191,342**EL27 Construction Contingencies**

1	Design Development Contingency	10	%		401,817
2	Estimating Contingency	10	%		441,999
3	Construction Contingency	10	%		486,199

1,330,015**Professional Fees**

1	Professional Fees	20	%	5,348,186.27	1,069,637
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1,069,637**Client Contingency**

1	Client Contingency	5	%	6,417,823.53	320,891
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320,891**Consents**

1	Consents	2.5	%	6,738,714.71	168,468
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168,468**Insurance**

1	Insurance	2.5	%	6,907,182.58	172,680
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172,680**Escalation (to Jan 2027)**

1	Allowance for:				
2	Pre-contract Escalation 2Q25 - 1Q27	3.61	%		256,000

Project: Khandallah Pool - Metal Pool	Details: May 2025
Building: Concept Design	

Item	Description	Quantity	Unit	Rate	Total
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Escalation (to Jan 2027)

(Continued)

3	Post-contract Escalation 1Q27 - 3Q27	1.31	%		97,000
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353,000

Scope Risk

1	Scope Risk	1	sum	67,137.87	67,138
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67,138

Estimate Total					7,500,000
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Project: Khandallah Pool - In-situ Concrete Walls	Details: May 2025
Building: Concept Design	

Item	Description	Quantity	Unit	Rate	Total
1	Existing Building Demolition				54,010
2	Stream Relocation				233,225
3	In-situ concrete walls to main pool				1,181,430
4	Toddlers Pool - As per Beca Design				292,135
	<u>Buildings - Likely to be 1 structure</u>				
5	Plant Room				292,930
6	Amenities/Changing rooms				749,000
7	Allowance for Staff room				75,000
	Element Subtotal				2,877,730
	Preliminaries, Margins, Contingencies				1,948,396
8	Preliminaries	20.00	%		575,546
9	Margins	5.00	%		172,664
10	Construction Contingencies	33.10	%		1,200,186
	Construction Total				4,826,126
	Other Costs				1,562,639
11	Professional Fees	20.00	%		965,225
12	Client Contingency	5.00	%		289,568
13	Consents	2.50	%		152,023
14	Insurance	2.50	%		155,824
	Project Total				6,388,765
	Escalation (to Jan 2027)	4.98	%		318,000
15	Scope Risk				793,235
	Estimate Total				7,500,000

Project: Khandallah Pool - In-situ Concrete Walls

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
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Existing Building Demolition

1	As per Metal Pool Option	1	sum	54,010	54,010
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54,010**Stream Relocation**

1	As per Metal Pool Option	1	sum	233,225	233,225
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233,225**In-situ concrete walls to main pool**

	<u>Enabling</u>				
1	Prep to pool floor and wall surface - scabbling + cleaning	70	m	30.00	2,100
2	Remove Existing pool ladders and balustrades	1	sum	2,200.00	2,200
	<u>Concrete</u>				
3	200 Thick cast insitu concrete wall 30Mpa Concrete & 220kg/m ³ allowance for reinforcing steel	91	m ²	970.00	88,270
4	EO dowels in above	70	m	200.00	14,000
5	Waterproof Paint finish	91	m ²	70.00	6,370
6	Pea metal infill to sides	173	m ³	185.00	32,005
7	Cast in situ - pool edge with channel and grating	144	m ²	565.00	81,360
8	Cast in situ - Step to level of concourse	85	m	215.00	18,275
9	Waterproof Paint finish	178	m ²	70.00	12,460
10	PVC Liner (ex Natare)	1	sum	250,000.00	250,000
11	Ramp to pool	1	sum	80,000.00	80,000
12	Dive platform	1	sum	30,000.00	30,000
	<u>Pool works</u>				
13	Pool pipework from pump room	38	m	395.00	15,010
14	New concrete paving to concourse	23	m ²	300.00	6,900
15	New pipework to pool perimeter	150	m	50.00	7,500
16	Allowance for jets through concrete wall	1	sum	2,200.00	2,200
17	Waterproof paint to bottom of pool	254	m ²	70.00	17,780
	<u>New Plant</u>				
18	Balance tank and equipment	1	sum	100,000.00	100,000
19	Filtration and circulation - Main Pool	1	sum	200,000.00	200,000
20	Automatic treatment controller and dosing pump - Main Pool	1	sum	20,000.00	20,000
21	Chlorine Chemical Tank	1	sum	20,000.00	20,000
22	Reuse existing electrical supply - no main upgrade	1	sum	100,000.00	100,000
23	Sump pump for pool pit	1	sum	5,000.00	5,000

Project: Khandallah Pool - In-situ Concrete Walls

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
In-situ concrete walls to main pool					<i>(Continued)</i>
	<u>Making Good</u>				
24	Pool bench and drainage	1	sum	20,000.00	20,000
25	Allowance for new balustrades etc to pool	1	sum	50,000.00	50,000
					1,181,430

Toddlers Pool - As per Beca Design

	<u>Toddlers Pool</u>				
1	Paving demolition for toddlers pool - incl excavation to bottom of toddler pool level	19	m ²	115.00	2,185
2	Pool wall demolition	22	m	105.00	2,310
3	Allowance to break up hardstand for slab	86	m ²	75.00	6,450
4	Slab to base of toddlers pool - 200 thick 2 layers mesh	104	m ²	250.00	26,000
5	Thickening to above	42	m	355.00	14,910
6	Infill to existing toddlers pool - pea-metal	2	m ³	185.00	370
7	Supply and Install toddlers pool	1	sum	100,000.00	100,000
8	Pool pipework	8	m	395.00	3,160
9	New concrete paving to concourse	11	m ²	300.00	3,300
10	Allowance to flatten concourse paving to toddler pool	26	m ²	325.00	8,450
	<u>Plant</u>				
11	Filtration and circulation - Toddlers	1	sum	80,000.00	80,000
12	Automatic treatment controller and dosing pump - Toddlers	1	sum	20,000.00	20,000
13	Heat pump for small pool	1	sum	25,000.00	25,000
					292,135

Plant Room

1	As per Metal Pool Option	1	sum	292,930	292,930
					292,930

Amenities/Changing rooms

1	As per Metal Pool Option	1	sum	749,000	749,000
					749,000

Allowance for Staff room

1	As per Metal Pool Option	1	sum	75,000	75,000
					75,000

EL25 Preliminaries

1	Preliminaries	20	%		575,546
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Project: Khandallah Pool - In-situ Concrete Walls

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
EL25	Preliminaries				<i>(Continued)</i>
					575,546
EL26	Margins				
1	Contractors Margin	5	%		172,664
					172,664
EL27	Construction Contingencies				
1	Design Development Contingency	10	%		362,594
2	Estimating Contingency	10	%		398,853
3	Construction Contingency	10	%		438,739
					1,200,186
	Professional Fees				
1	Professional Fees	20	%	4,826,125.88	965,225
					965,225
	Client Contingency				
1	Client Contingency	5	%	5,791,351.06	289,568
					289,568
	Consents				
1	Consents	2.5	%	6,080,918.62	152,023
					152,023
	Insurance				
1	Insurance	2.5	%	6,232,941.59	155,824
					155,824
	Escalation (to Jan 2027)				
1	Allowance for:				
2	Pre-contract Escalation 2Q25 - 1Q27	3.61	%		231,000
3	Post-contract Escalation 1Q27 - 3Q27	1.31	%		87,000
					318,000
	Scope Risk				
1	Scope Risk	1	sum	793,234.89	793,235
					793,235
	Estimate Total				7,500,000

Project: Khandallah Pool - Precast Concrete Walls	Details: May 2025
Building: Concept Design	

Item	Description	Quantity	Unit	Rate	Total
1	Existing Building Demolition				54,010
2	Stream Relocation				233,225
3	Precast concrete walls to pool				1,202,810
4	Toddlers Pool - As per Beca Design				292,135
	<u>Buildings - Likely to be 1 structure</u>				
5	Plant Room				292,930
6	Amenities/Changing rooms				749,000
7	Allowance for Staff room				75,000
	Element Subtotal				2,899,110
	Preliminaries, Margins, Contingencies				1,962,871
8	Preliminaries	20.00	%		579,822
9	Margins	5.00	%		173,947
10	Construction Contingencies	33.10	%		1,209,103
	Construction Total				4,861,981
	Other Costs				1,574,249
11	Professional Fees	20.00	%		972,396
12	Client Contingency	5.00	%		291,719
13	Consents	2.50	%		153,152
14	Insurance	2.50	%		156,981
	Project Total				6,436,230
	Escalation (to Jan 2027)	4.99	%		321,000
15	Scope Risk				742,770
	Estimate Total				7,500,000

Project: Khandallah Pool - Precast Concrete Walls

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
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Existing Building Demolition

1	As per Metal Pool Option	1	sum	54,010	54,010
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54,010

Stream Relocation

1	As per Metal Pool Option	1	sum	233,225	233,225
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233,225

Precast concrete walls to pool

	<u>Enabling</u>				
1	Prep to pool floor and wall surface - scabbling + cleaning	70	m	30.00	2,100
2	Remove Existing pool ladders and balustrades	1	sum	2,200.00	2,200
	<u>Precast</u>				
3	Precast wall	91	m ²	1,150.00	104,650
4	EO for Shop Drawings	1	sum	5,000.00	5,000
5	EO dowels in above	70	m	200.00	14,000
6	Waterproof Paint finish	91	m ²	70.00	6,370
7	Pea metal infill to sides	173	m ³	185.00	32,005
8	Cast in situ - pool edge with channel and grating	144	m ²	565.00	81,360
9	Cast in situ - Step to level of concourse	85	m	215.00	18,275
10	Waterproof Paint finish	178	m ²	70.00	12,460
11	PVC Liner (ex Natare)	1	sum	250,000.00	250,000
12	Ramp to pool	1	sum	80,000.00	80,000
13	Dive platform	1	sum	30,000.00	30,000
	<u>Pool works</u>				
14	Pool pipework from pump room	38	m	395.00	15,010
15	New concrete paving to concourse	23	m ²	300.00	6,900
16	New pipework to pool perimeter	150	m	50.00	7,500
17	Allowance for jets through concrete wall	1	sum	2,200.00	2,200
18	Waterproof paint to bottom of pool	254	m ²	70.00	17,780
	<u>New Plant</u>				
19	Balance tank and equipment	1	sum	100,000.00	100,000
20	Filtration and circulation - Main Pool	1	sum	200,000.00	200,000
21	Automatic treatment controller and dosing pump - Main Pool	1	sum	20,000.00	20,000
22	Chlorine Chemical Tank	1	sum	20,000.00	20,000
23	Reuse existing electrical supply - no main upgrade	1	sum	100,000.00	100,000

Project: Khandallah Pool - Precast Concrete Walls

Details: May 2025

Building: Concept Design

Item	Description	Quantity	Unit	Rate	Total
Precast concrete walls to pool					<i>(Continued)</i>
24	Sump pump for pool pit <u>Making Good</u>	1	sum	5,000.00	5,000
25	Pool bench and drainage	1	sum	20,000.00	20,000
26	Allowance for new balustrades etc to pool	1	sum	50,000.00	50,000
					1,202,810

Toddlers Pool - As per Beca Design

	<u>Toddlers Pool</u>				
1	Paving demolition for toddlers pool - incl excavation to bottom of toddler pool level	19	m ²	115.00	2,185
2	Pool wall demolition	22	m	105.00	2,310
3	Allowance to break up hardstand for slab	86	m ²	75.00	6,450
4	Slab to base of toddlers pool - 200 thick 2 layers mesh	104	m ²	250.00	26,000
5	Thickening to above	42	m	355.00	14,910
6	Infill to existing toddlers pool - pea-metal	2	m ³	185.00	370
7	Supply and Install toddlers pool	1	sum	100,000.00	100,000
8	Pool pipework	8	m	395.00	3,160
9	New concrete paving to concourse	11	m ²	300.00	3,300
10	Allowance to flatten concourse paving to toddler pool	26	m ²	325.00	8,450
	<u>Plant</u>				
11	Filtration and circulation - Toddlers	1	sum	80,000.00	80,000
12	Automatic treatment controller and dosing pump - Toddlers	1	sum	20,000.00	20,000
13	Heat pump for small pool	1	sum	25,000.00	25,000
					292,135

Plant Room

1	As per Metal Pool Option	1	sum	292,930	292,930
					292,930

Amenities/Changing rooms

1	As per Metal Pool Option	1	sum	749,000	749,000
					749,000

Allowance for Staff room

1	As per Metal Pool Option	1	sum	75,000	75,000
					75,000

Project: Khandallah Pool - Precast Concrete Walls
Building: Concept Design

Details: May 2025

Item	Description	Quantity	Unit	Rate	Total
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EL25 Preliminaries

1	Preliminaries	20	%		579,822
					579,822

EL26 Margins

1	Contractors Margin	5	%		173,947
					173,947

EL27 Construction Contingencies

1	Design Development Contingency	10	%		365,288
2	Estimating Contingency	10	%		401,817
3	Construction Contingency	10	%		441,998
					1,209,103

Professional Fees

1	Professional Fees	20	%	4,861,981.42	972,396
					972,396

Client Contingency

1	Client Contingency	5	%	5,834,377.71	291,719
					291,719

Consents

1	Consents	2.5	%	6,126,096.60	153,152
					153,152

Insurance

1	Insurance	2.5	%	6,279,249.02	156,981
					156,981

Escalation (to Jan 2027)

1	Allowance for:				
2	Pre-contract Escalation 2Q25 - 1Q27	3.61	%		233,000
3	Post-contract Escalation 1Q27 - 3Q27	1.31	%		88,000
					321,000

Scope Risk

1	Scope Risk	1	sum	742,769.77	742,770
					742,770

Estimate Total

7,500,000