

# SHIRE OF NANNUP

## RECREATION PRECINCT MASTERPLAN

### WORKSHOP NOTES/OUTCOMES

#### SHIRLEY HUBBLE ROOM

TUESDAY 1 MARCH 2011 COMMENCING AT 9AM

**PRESENT:** Councillors Dunnet, Camarri, Lorkiewicz, Pinkerton, Dean, Boulter, Gilbert and Mellema. CEO Jim Kelly, MCS Craig Waddell and MDS Geoff Benson.

#### **BACKGROUND:**

Council considered a report (Item 10.2) at the Council Meeting on 24 February and resolved as follows:

*That council hold a workshop on Tuesday 1 March 2011 to discuss the Recreation precinct Masterplan.*

#### **PROCESS FOR THE DAY:**

##### **1. Each councillor to address the following questions:**

- a) What do you expect to get out of today?
- b) What are your ideas, wants, needs?
- c) What further information would you like?

*Whilst some notes were taken of what each councillor said it is not necessary to record them here. The main outcome of this exercise was that it showed each councillor had a very good understanding of the issues and learnt what each individual's views were on certain aspects.*

##### **2. General discussion on all the view points and summary of the outcome from point 1.**

*The discussion centred around the three options for the development of the recreation precinct and these are:*

- 1. Existing Masterplan as discussed at Council Meeting 27 January 2011.*
- 2. Combine the Nannup Sports Club proposal with the existing Recreation Centre.*
- 3. New Recreation Centre complex (effectively Option 2 but NEW)*

The councillors discussed in detail what variations were needed to the Masterplan as presented to the January 2011 Council meeting. These variations were separately identified for each of the above three options.

These variations are as follows:

Variations to (new standalone building) Nannup Sports Club.

1. Remove change rooms from upper level and provide one set (male/female or home team/visitors) downstairs.
2. Provide toilets upstairs to meet required standards
3. Redesign bar and kitchen so that access to either one is not through the other.
4. Maximise viewing to the north west and south east.
5. Provide for one wall of 12 metres for darts.
6. Provide addition social/function area in space where change rooms currently are. This will possibly mean the 'future expansion' area will be provided now.

Variations to (existing) Recreation Centre.

1. Utilise the existing area other than the sports hall provide for:
  - New toilets and one set (male and female) showers (not team change rooms) to meet the required standards. Effectively the public and team toilets would be combined
  - Delete crèche
  - Kitchen servery area approximately 6 metres by 7 metres and this be located to be accessible to the sports hall and other social areas.
  - One office
  - Storage area at least equivalent to that shown on existing drawing.
  - Social area if possible
  - Small entry foyer
2. Sports Hall as shown on plan however costing (see later) for extension to be itemised in the overall costing.
3. Take account of the existing floor in the Sports Hall with permanent line marking and anchor points for basketball rings etc.

Additional variations for Option 3 – new (combined) Recreation Centre:

- It is envisaged that the unbuilt area on in the southwest (left hand) corner of the overall complex would be built on to accommodate the facilities required in the combined Recreation Centre.
- The above addition could include a tastefully designed entry at the south west corner into the 'new' complex
- This option would take account of the variations outlined above in Option One however duplication would not occur.

- *The main additional facilities would be a large social area and bar facilities.*
- *The kitchen would have to be larger to accommodate larger social functions.*

**3. Arrive at a consensus of where we are at and prepare draft of recommendations for the Council meeting 24 March.**

*The councillors agreed that prior to formally considering this whole subject at the March 2011 Council meeting they would like to have more information which mainly centred around some indicative costs for each options and some basic floor plans.*

*It was agreed that the CEO request the Architects to:*

- 1. Provide a cost to prepare the basic floor plans and do a costing of the 3 options*
- 2. Subject to the cost for the architects to do the work being acceptable to the CEO he authorise the work to proceed and be available for the Council meeting on March 24.*

The Workshop concluded at 12 noon.

**SHIRE OF NANNUP****Recreation Precinct Masterplan****Briefing notes for Architects arising out of Council Workshop 1 March 2011.**

The notes that follow have been developed by all Councillors using the Masterplan documents and plans produced by the Architects 20 December 2010.

**THE THREE OPTIONS****OPTION ONE**

**Existing Masterplan as discussed at Council Meeting 27 January 2011 SUBJECT to the variations detailed below.**

Variations to (new standalone building) Nannup Sports Club.

1. Remove change rooms from upper level and provide one set (male/female or home team/visitors) downstairs.
2. Provide toilets upstairs to meet required standards
3. Redesign bar and kitchen so that access to either one is not through the other.
4. Maximise viewing to the north west and south east.
5. Provide for one wall of 12 metres for darts.
6. Provide addition social/function area in space where change rooms currently are. This will possibly mean the 'future expansion' area will be provided now.

Variations to (existing) Recreation Centre.

1. Utilise the existing area other than the sports hall provide for:
  - New toilets and one set (male and female) showers (not team change rooms) to meet the required standards. Effectively the public and team toilets would be combined
  - Delete crèche
  - Kitchen servery area approximately 6 metres by 7 metres and this be located to be accessible to the sports hall and other social areas.
  - One office
  - Storage area at least equivalent to that shown on existing drawing.
  - Social area if possible
  - Small entry foyer
2. Sports Hall as shown on plan however costing (see later) for extension to be itemised in the overall costing.

1 of 2

3. Take account of the existing floor in the Sports Hall with permanent line marking and anchor points for basketball rings etc.

## **OPTION TWO**

**Combine the Nannup Sports Club proposal with the existing Recreation Centre with the following points to be taken into account:**

- It is envisaged that the unbuilt area on in the southwest (left hand) corner of the overall complex would be built on to accommodate the facilities required in the combined Recreation Centre.
- The above addition could include a tastefully designed entry at the south west corner into the 'new' complex
- This option would take account of the variations outlined above in Option One however duplication would not occur.
- The main additional facilities would be a large social area and bar facilities.
- The kitchen would have to be larger to accommodate larger social functions.

## **OPTION THREE**

**New Recreation Centre complex (effectively Option 2 but NEW)**

### **REQUIREMENT OF ARCHITECTS**

#### **Stage one**

The Architects to provide a costing to:

1. Prepare basic floor plans and supporting notes for each of the three options.
2. Provide indicative costing on each of the three options (noting that itemised costing be provided for options 1 and 2 for the sports hall extension and changes required to the floor)

#### **Stage two**

Subject to approval from the CEO the Architects proceed with work as costed in stage one.

## Nannup Recreation Precinct

MASTER PLAN BUDGET  
27 March 2011

Item	Unit	Quantity	Rate	Cost
<b>OPTION 1</b>				
<b>1.0 Building Works</b>				
<b>1.1 Existing Sports Hall</b>				
Demolish existing stage	Item			\$ 3,000
Demolish existing walls and prepare to receive new floor extension	Item			\$ 3,600
Support existing roof	Item			\$ 15,000
Extend existing sports to rear and one side	m2	244	\$ 1,500	\$ 366,000
Sand and seal existing floor	m2	540	\$ 45	\$ 24,300
Refurbish foyer and Club Office	m2	72	\$ 550	\$ 39,600
Refurbish existing community centre into new change rooms, kitchen and social space	m2	220	\$ 1,600	\$ 352,000
Kitchen equipment	Item			\$ 75,000
New furniture to social area	Item			\$ 20,000
Landscaping	Item			\$ 35,000
<b>Sub-total Existing Sports Hall</b>				<b>\$ 933,500</b>
<b>1.2 New Sports Club</b>				
Sports Club (FECA = 400m2), (Undercroft 105m2)	m2	400	\$ 3,000	\$ 1,200,000
External works comprising site preparation, retaining walls, pavings and landscaping	Item			\$ 217,800
External services comprising stormwater diversion, building stormwater disposal, sewer, water, gas and electrical services	Item			\$ 123,400
Furniture and equipment	Item			\$ 25,000
<b>Sub-total New Sports Club</b>				<b>\$ 1,566,200</b>
<b>1.3 Bowling Green</b>				
Bowling Green - 6 rink with lighting, shelters	Item			\$ 185,000
Lighting	Item			\$ 60,000
Shelters	No	12	\$ 1,500	\$ 18,000
Fencing around rink	m	170	\$ 75	\$ 12,750
Paving	m2	200	\$ 85	\$ 17,000
Tiered seating	Item			\$ 15,000
Landscaping	Item			\$ 6,000
<b>Sub-total Bowling Green</b>				<b>\$ 313,750</b>
<b>1.4 Hydrotherapy Centre</b>				
Hydrotherapy Centre - allowance only( 380m2)	Item			\$ 1,026,000
Paving	Item			\$ 2,000
Landscaping	Item			\$ 5,000
<b>Sub-total Hydrotherapy Pool</b>				<b>\$ 1,033,000</b>
<b>Total for Building Works</b>				<b>\$ 3,846,450</b>

Item		Unit	Quantity	Rate	Cost
<b>2.0</b>	<b>GENERAL LANDSCAPING AND IMPROVEMENTS</b>				
2.1	Access road	m	1,050	\$ 70	\$ 73,500
2.2	Carpark and access road (25 bays)	m2	650	\$ 70	\$ 45,500
2.3	Carpark and access road (20 bays)	m2	600	\$ 70	\$ 42,000
2.4	Access road to oval	m2	100	\$ 70	\$ 7,000
2.5	Pedestrian access paths	m	90	\$ 125	\$ 11,250
2.6	Paving to central court	m2	700	\$ 85	\$ 59,500
2.7	Landscaping to central roundabout and lead in traffic island	Item			\$ 20,000
2.8	Landscaping around central court	Item			\$ 85,000
2.9	Garden store 15m x 6m	No	1	\$ 30,000	\$ 30,000
2.10	Community Bus Shelter 15m x 6m	No	1	\$ 18,000	\$ 18,000
2.11	Allowance for external signage	Item			\$ 20,000
2.12	Culvert to existing stormwater swale	Item			\$ 50,000
2.13	Lighting to roadways, pathways and central court	Item			\$ 55,000
2.14	Outdoor furniture to central court	Item			\$ 25,000
<i>Sub-total for General Landscaping and Improvements</i>					<b>\$ 541,750</b>
<b>3.0</b>	<b>CONTINGENCIES</b>				
3.1	Allowance for design contingencies	Item	5.0%		\$ 219,410
3.2	Allowance for contract contingencies	Item	10%		\$ 460,761
<i>Sub-total for Contingencies</i>					<b>\$ 680,171</b>
<b>4.0</b>	<b>PROFESSIONAL FEES</b>				
4.1	Allowance for professional fees	Item	10%		\$ 506,837
4.2	Allowance for site visits and disbursements during construction	Item			\$ 50,000
<i>Sub-total for Professional Fees</i>					<b>\$ 556,837</b>
<b>5.0</b>	<b>ESCALATION</b>				
5.1	Allowance for escalation in costs to September 2011 has been included.(For budget purposes a rate of 5% per annum can be used once the dates of construction have been determined)				\$ 140,630
<i>Sub-total for Escalation</i>					<b>\$ 140,630</b>

Item	Unit	Quantity	Rate	Cost
<b>6.0 LOCATION ALLOWANCE</b>				
6.1 Location allowance for Nannup (Excludes Professional Fees). Calculated on building costs and external services only	Item	10%		\$ 506,837
<i>Sub-total for Location Allowance</i>				<u>\$ 506,837</u>
<b>TOTAL ESTIMATED COMMITMENT</b>				<b>\$ 6,272,675</b>
Goods & Services Tax (10%)				\$ 627,268
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>				<b>\$ 6,899,943</b>

<p><b>Exclusions</b></p> <p>Escalation beyond March 2011  Gymnasium equipment  Party hire equipment  Reticulation bore and reticulation  Upgrade of existing incoming services if determined to be insufficient to meet new demands  Holding and Finance charges  Land costs  Legal Costs  Computers, printers, facsimile machines etc.  Office stationary, etc.</p>
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<p><b>NOTES:</b></p> <p>Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment</p> <p>Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants</p>
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Item	Unit	Quantity	Rate	Cost
<b>OPTION 2</b>				
<b>1.0 Building Works</b>				
<b>1.1 Existing Sports Hall</b>				
Demolish existing stage	Item			\$ 3,000
Demolish existing walls and prepare to receive new floor extension	Item			\$ 3,600
Support existing roof	Item			\$ 15,000
Extend existing sports to rear and one side	m2	244	\$ 1,500	\$ 366,000
Sand and seal existing floor	m2	540	\$ 45	\$ 24,300
Refurbish foyer and Club Office	m2	72	\$ 550	\$ 39,600
Refurbish existing community centre into bar, kitchen and social space	m2	220	\$ 1,600	\$ 352,000
Kitchen equipment	Item			\$ 75,000
Bar equipment	Item			\$ 40,000
New circulation space	m2	40	\$ 1,800	\$ 72,000
New Gym	m2	25	\$ 2,200	\$ 55,000
New toilets and change rooms	m2	77	\$ 3,500	\$ 269,500
New furniture to social area	Item			\$ 25,000
Landscaping	Item			\$ 29,000
<b>Sub-total Existing Sports Hall</b>				<b>\$ 1,369,000</b>
<b>1.2 Bowling Green</b>				
Bowling Green - 6 rink with lighting, shelters	Item			\$ 185,000
Lighting	Item			\$ 60,000
Shelters	No	12	\$ 1,500	\$ 18,000
Fencing around rink	m	170	\$ 75	\$ 12,750
Paving	m2	200	\$ 85	\$ 17,000
Tiered seating	Item			\$ 15,000
Landscaping	Item			\$ 6,000
<b>Sub-total Bowling Green</b>				<b>\$ 313,750</b>
<b>1.3 Hydrotherapy Centre</b>				
Hydrotherapy Centre - allowance only( 380m2)	Item			\$ 1,026,000
Paving	Item			\$ 2,000
Landscaping	Item			\$ 5,000
<b>Sub-total Hydrotherapy Pool</b>				<b>\$ 1,033,000</b>
<b>Total for Building Works</b>				<b>\$ 2,715,750</b>

Item		Unit	Quantity	Rate	Cost
<b>2.0</b>	<b>GENERAL LANDSCAPING AND IMPROVEMENTS</b>				
2.1	Access road	m	1,050	\$ 70	\$ 73,500
2.2	Carpark and access road (25 bays)	m2	650	\$ 70	\$ 45,500
2.3	Carpark and access road (20 bays)	m2	600	\$ 70	\$ 42,000
2.4	Access road to oval	m2	100	\$ 70	\$ 7,000
2.5	Pedestrian access paths	m	90	\$ 125	\$ 11,250
2.6	Paving to central court	m2	700	\$ 85	\$ 59,500
2.7	Landscaping to central roundabout and lead in traffic island	Item			\$ 20,000
2.8	Landscaping around central court	Item			\$ 85,000
2.9	Garden store 15m x 6m	No	1	\$ 30,000	\$ 30,000
2.10	Community Bus Shelter 15m x 6m	No	1	\$ 18,000	\$ 18,000
2.11	Allowance for external signage	Item			\$ 20,000
2.12	Culvert to existing stormwater swale	Item			\$ 50,000
2.13	Lighting to roadways, pathways and central court	Item			\$ 55,000
2.14	Outdoor furniture to central court	Item			\$ 25,000
<i>Sub-total for General Landscaping and Improvements</i>					<b>\$ 541,750</b>
<b>3.0</b>	<b>CONTINGENCIES</b>				
3.1	Allowance for design contingencies	Item	5.0%		\$ 162,875
3.2	Allowance for contract contingencies	Item	10%		\$ 342,038
<i>Sub-total for Contingencies</i>					<b>\$ 504,913</b>
<b>4.0</b>	<b>PROFESSIONAL FEES</b>				
4.1	Allowance for professional fees	Item	10%		\$ 376,241
4.2	Allowance for site visits and disbursements during construction	Item			\$ 50,000
<i>Sub-total for Professional Fees</i>					<b>\$ 426,241</b>
<b>5.0</b>	<b>ESCALATION</b>				
5.1	Allowance for escalation in costs to September 2011 has been included. (For budget purposes a rate of 5% per annum can be used once the dates of construction have been determined)				\$ 104,716
<i>Sub-total for Escalation</i>					<b>\$ 104,716</b>

Item		Unit	Quantity	Rate	Cost
<b>6.0</b>	<b>LOCATION ALLOWANCE</b>				
6.1	Location allowance for Nannup (Excludes Professional Fees). Calculated on building costs and external services only	Item	10%		\$ 376,241
	<i>Sub-total for Location Allowance</i>				<u>\$ 376,241</u>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 4,669,611</b>
	Goods & Services Tax (10%)				\$ 466,961
<b>TOTAL ESTIMATED COMMITMENT (including GST)</b>					<b>\$ 5,136,572</b>

<p><b>Exclusions</b></p> <p>Escalation beyond March 2011  Gymnasium equipment  Party hire equipment  Reticulation bore and reticulation  Upgrade of existing incoming services if determined to be insufficient to meet new demands  Holding and Finance charges  Land costs  Legal Costs  Computers, printers, facsimile machines etc.  Office stationary, etc.</p>
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<p><b>NOTES:</b></p> <p>Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment</p> <p>Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants</p>
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Item	Unit	Quantity	Rate	Cost
<b>OPTION 3</b>				
<b>1.0 Building Works</b>				
<u>Existing Sports Hall</u>				
Demolish existing sports hall	Item			\$ 55,000
	<i>Sub-total Existing Sports Hall</i>			<u>\$ 55,000</u>
<u>New Recreation Centre</u>				
Sports hall	m2	768	\$ 1,500	\$ 1,152,000
Kitchen	m2	64	\$ 3,000	\$ 192,000
Bar	m2	28	\$ 2,700	\$ 75,600
Storage	m2	40	\$ 1,200	\$ 48,000
Gym	m2	25	\$ 2,200	\$ 55,000
Toilets and change rooms	m2	77	\$ 3,500	\$ 269,500
Club office	m2	12	\$ 2,200	\$ 26,400
New circulation space	m2	40	\$ 1,800	\$ 72,000
Verandah	m2	185	\$ 550	\$ 101,750
Bar equipment	Item			\$ 40,000
Coolroom and freezer	Item			\$ 35,000
Kitchen equipment	Item			\$ 75,000
New furniture to social area	Item			\$ 25,000
Landscaping	Item			\$ 29,000
	<i>Sub-total Existing Sports Hall</i>			<u>\$ 2,196,250</u>
<b>1.2 Bowling Green</b>				
Bowling Green - 6 rink with lighting, shelters	Item			\$ 185,000
Lighting	Item			\$ 60,000
Shelters	No	12	\$ 1,500	\$ 18,000
Fencing around rink	m	170	\$ 75	\$ 12,750
Paving	m2	200	\$ 85	\$ 17,000
Tiered seating	Item			\$ 15,000
Landscaping	Item			\$ 6,000
	<i>Sub-total Bowling Green</i>			<u>\$ 313,750</u>
<b>1.3 Hydrotherapy Centre</b>				
Hydrotherapy Centre - allowance only( 380m2)	Item			\$ 1,026,000
Paving	Item			\$ 2,000
Landscaping	Item			\$ 5,000
	<i>Sub-total Hydrotherapy Pool</i>			<u>\$ 1,033,000</u>
<b>Total for Building Works</b>				<b>\$ 3,598,000</b>

Item		Unit	Quantity	Rate	Cost
<b>2.0</b>	<b>GENERAL LANDSCAPING AND IMPROVEMENTS</b>				
2.1	Access road	m	1,050	\$ 70	\$ 73,500
2.2	Carpark and access road (25 bays)	m2	650	\$ 70	\$ 45,500
2.3	Carpark and access road (20 bays)	m2	600	\$ 70	\$ 42,000
2.4	Access road to oval	m2	100	\$ 70	\$ 7,000
2.5	Pedestrian access paths	m	90	\$ 125	\$ 11,250
2.6	Paving to central court	m2	700	\$ 85	\$ 59,500
2.7	Landscaping to central roundabout and lead in traffic island	Item			\$ 20,000
2.8	Landscaping around central court	Item			\$ 85,000
2.9	Garden store 15m x 6m	No	1	\$ 30,000	\$ 30,000
2.10	Community Bus Shelter 15m x 6m	No	1	\$ 18,000	\$ 18,000
2.11	Allowance for external signage	Item			\$ 20,000
2.12	Culvert to existing stormwater swale	Item			\$ 50,000
2.13	Lighting to roadways, pathways and central court	Item			\$ 55,000
2.14	Outdoor furniture to central court	Item			\$ 25,000
<b>Sub-total for General Landscaping and Improvements</b>					<b>\$ 541,750</b>
<b>3.0</b>	<b>CONTINGENCIES</b>				
3.1	Allowance for design contingencies	Item	5.0%		\$ 206,988
3.2	Allowance for contract contingencies	Item	10%		\$ 434,674
<b>Sub-total for Contingencies</b>					<b>\$ 641,661</b>
<b>4.0</b>	<b>PROFESSIONAL FEES</b>				
4.1	Allowance for professional fees	Item	10%		\$ 478,141
4.2	Allowance for site visits and disbursements during construction	Item			\$ 50,000
<b>Sub-total for Professional Fees</b>					<b>\$ 528,141</b>
<b>5.0</b>	<b>ESCALATION</b>				
5.1	Allowance for escalation in costs to September 2011 has been included.(For budget purposes a rate of 5% per annum can be used once the dates of construction have been determined)				\$ 132,739
<b>Sub-total for Escalation</b>					<b>\$ 132,739</b>

Item		Unit	Quantity	Rate	Cost
<b>6.0</b>	<b>LOCATION ALLOWANCE</b>				
6.1	Location allowance for Nannup (Excludes Professional Fees). Calculated on building costs and external services only	Item			
			10%		\$ 478,141
	<i>Sub-total for Location Allowance</i>				\$ 478,141
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 5,920,432</b>
	Goods & Services Tax (10%)				\$ 592,043
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 6,512,476</b>

**Exclusions**

Escalation beyond March 2011  
 Gymnasium equipment  
 Party hire equipment  
 Reticulation bore and reticulation  
 Upgrade of existing incoming services if determined to be insufficient to meet new demands  
 Holding and Finance charges  
 Land costs  
 Legal Costs  
 Computers, printers, facsimile machines etc.  
 Office stationary, etc.

**NOTES:**

Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment

Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants

## MASTERPLAN OPTION 1 – NANNUP SPORTS CLUB AND REFURBISH EXISTING RECREATION CENTRE

	Building Costs (\$)	Contingency Design (\$)	Contingency Contract (\$)	Prof. Fees Allow'n (\$)	Prof. Fees Site Visit (\$)	Escalation (\$)	Location Allow'n (\$)	TOTAL
Existing Rec Centre	933,500	46,675	98,017	107,819	10,636	29,916	107,819	1,334,382
New Sports Club	1,566,200	78,310	164,451	180,896	17,846	50,193	180,896	2,238,792
Bowling Green	313,750	15,688	32,944	36,238	3,575	10,055	36,238	448,488
Hydro. Pool	1,033,000	51,650	108,466	119,311	11,770	33,105	119,311	1,476,613
Landscaping	541,750	27,087	56,883	62,573	6,173	17,361	62,573	774,400
<b>TOTAL</b>	<b>3,846,450</b>	<b>210,410</b>	<b>460,761</b>	<b>506,837</b>	<b>50,000</b>	<b>140,630</b>	<b>506,837</b>	<b>6,272,675</b>

MASTERPLAN OPTION 2 – REFURBISH EXISTING RECREATION CENTRE

	Building Costs (\$)	Contingency Design (\$)	Contingency Contract (\$)	Prof. Fees Allow'n (\$)	Prof. Fees Site Visit (\$)	Escalation (\$)	Location Allow'n (\$)	TOTAL
Existing Rec Centre incl. Sports Centre	1,369,000	68,450	143,745	158,119	21,013	44,008	158,119	1,962,454
Bowling Green	313,750	15,688	32,944	36,238	4,815	10,086	36,238	449,759
Hydro. Pool	1,033,000	51,650	108,466	119,311	15,856	33,207	119,311	1,480,801
Landscaping	541,750	27,087	56,883	62,573	8,316	17,415	62,573	776,597
<b>TOTAL</b>	<b>3257,500</b>	<b>162,875</b>	<b>342,038</b>	<b>376,241</b>	<b>50,000</b>	<b>104,716</b>	<b>376,241</b>	<b>4,669,611</b>



**MASTERPLAN OPTION 3 – NEW RECREATION CENTRE**

	Building Costs (\$)	Contingency Design (\$)	Contingency Contract (\$)	Prof. Fees Allow'n (\$)	Prof. Fees Site Visit (\$)	Escalation (\$)	Location Allow'n (\$)	TOTAL
Existing Rec Centre incl Sports Centre	2,251,250	112,563	236,381	260,019	27,191	72,185	260,019	3,219,608
Bowling Green	313,750	15,688	32,944	36,238	3,780	10,060	36,238	448,698
Hydro. Pool	1,033,000	51,650	108,466	119,311	12,476	33,123	119,311	1,477,337
Landscaping	541,750	27,087	56,883	62,573	6,543	17,371	62,573	774,780
<b>TOTAL</b>	<b>4,139,750</b>	<b>206,988</b>	<b>434,674</b>	<b>478,141</b>	<b>50,000</b>	<b>132,739</b>	<b>478,141</b>	<b>5,920,433</b>