

OLD SPACES NEW PLACES RUSHTON & MACKIE STREETS COST OPTIONS



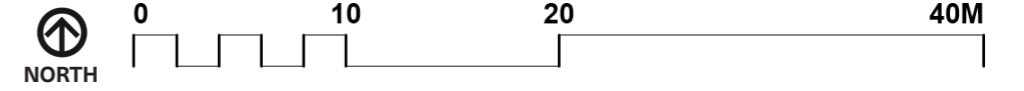
TOWN OF VICTORA PARK
OCTOBER 08 2021











To be read in conjunction with:

- WT Partnership (QS) Indicative Order of Cost Estimate (May 2021); and
- ASPECT Studios Opinion of Probable Cost (October 2021).

STATUS	FINAL
ISSUE	P2
DATE	04.10.2021
PREPARED BY	MT
APPROVED BY	MR

High Level Option (A)



CODE	ITEM	SELECTION/COST	ITEM COST	SUB TOTAL
1.0	DEMOLITION			106,800
2.0	EARTHWORKS			66,750
3.0	HARD LANDSCAPING			592,000
SURFACES				
	3.1 Road Paving	Interlocking Road Pavers (w/ pattern)	147,000	
	3.2 Verge Paving	Urban Stone (w/ pattern)	175,500	
	3.3 Kerbs	Insitu Concrete	19,500	
FURNITURE				
	3.4 Furniture	Concrete Seats with Timber inserts	120,000	
	3.5 Manual Bollards	Included	60,000	
MISCELLANEOUS				
	3.6 Stage & Canopy	Included	20,000	
	3.7 Corner Artworks	Included	30,000	
	3.8 Bins, Bike Racks & Drink Fountains	Included	20,000	
4.0	SOFT LANDSCAPING			91,200
	4.1 Softscape	Rain Gardens	45,000	
	4.2 Trees	500L Nursery Stock	46,200	
5.0	ELECTRICAL			550,450
	5.1 Feature Lighting	Catenary Lighting (including poles)	392,000	
6.0	STORMWATER			133,500
TOTAL				1,540,700
TOTAL incl. Prelims, Traffic Management & Contingency				\$2,000,000

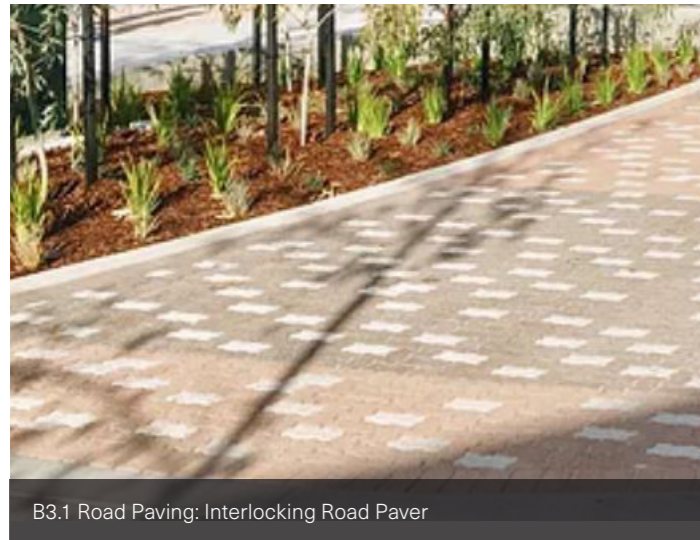
Key Summary of Changes Made:

- Concrete seating reduced from 120m (previously 164m).
- Cost of artwork reduced to \$10k ea.
- Cost of Catenary Lighting reduced to \$720/m (previously \$1400/m).
- Amount of catenary poles reduced to 8 (previously 10).
- Extent of Catenary Lighting reduced to 300m (previously 440m).
- Amount of new trees reduced to 33 (previously 36).
- Road surface changed to Interlocking pavers (previously cobble stone). Can be with or without pattern. Pattern can be applied for verge and road paving.
- New flush (raised) road surface - interlocking pavers (asphalt removed).
- Kerbing changed to insitu concrete (previously granite).
- Road Paving to match new verge paving - similar colour to create pedestrianised environment.

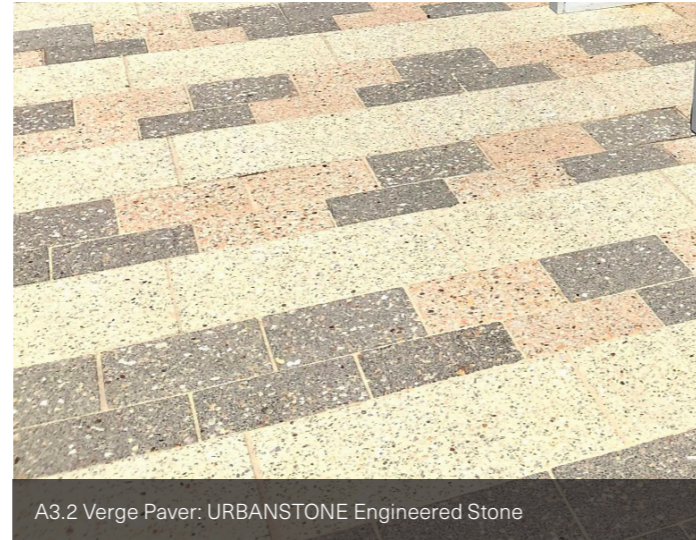


Note: The tables above provide a high level summary to highlight the differences between Options A, B & C. For detailed breakdown and the comprehensive list of items and associated costs, refer to WT Partnership IOCE Report (May 2021). The ASPECT Opinion of Probable Cost (October 2021) incorporates original rates from the QS with minor variations to meet the ToVP's new concepts and budgets. The OPC should not be read in lieu of the IOCE Report prepared by WT.

High Level Option (A)



B3.1 Road Paving: Interlocking Road Paver



A3.2 Verge Paver: URBANSTONE Engineered Stone



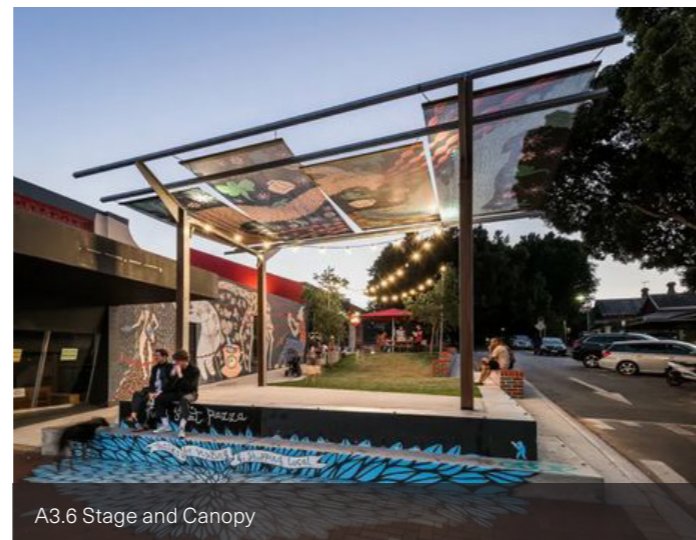
B3.3 Kerbs: Insitu Concrete (flush)



A3.4 Fixed Furniture: Concrete with Timber slats



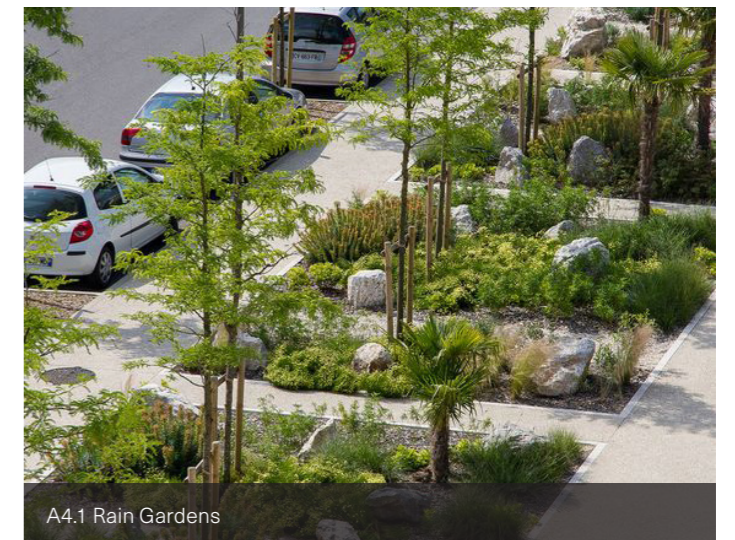
B3.5 Bollards: Manual Bollards



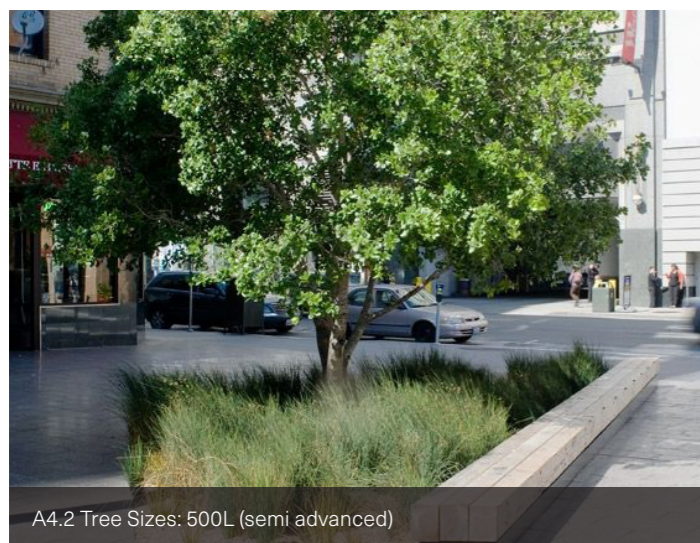
A3.6 Stage and Canopy



A3.7 Corner Artworks (x3)



A4.1 Rain Gardens

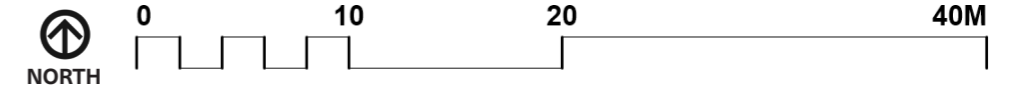


A4.2 Tree Sizes: 500L (semi advanced)



A5.1 Feature Lighting: Catenary Lighting (Including Poles)

Medium Level Option (B)



CODE	ITEM	SELECTION/COST	ITEM COST	SUB TOTAL
1.0	DEMOLITION			42,000
2.0	EARTHWORKS			26,250
3.0	HARD LANDSCAPING			332,000
SURFACES				
3.1	New Road Paving	Interlocking Road Pavers (w/ pattern)	147,000	
3.2	Existing Verge Paving	Red Brick Paving	N/A	
3.2	New Verge Paving	Red Brick Paving	53,000	
3.3	Kerbs	Insitu Concrete	19,500	
FURNITURE				
3.4	Furniture	Proprietary Furniture	25,000	
3.5	Manual Bollards	Included	37,500	
MISCELLANEOUS				
3.6	Stage & Canopy	Included	20,000	
3.7	Corner Artworks	Included	10,000	
3.8	Bins, Bike Racks & Drink Fountains	Included	20,000	
4.0	SOFT LANDSCAPING			64,800
4.1	Softscape	Rain Gardens	45,000	
4.2	Trees	200L Nursery Stock	19,800	
5.0	ELECTRICAL			246,000
5.1	Feature Lighting	Gobo (Projection Lighting)	125,000	
6.0	STORMWATER			52,500
TOTAL				763,550
TOTAL incl. Prelims, Traffic Management & Contingency				\$1,000,000



Key Summary of Changes Made:

- New verge and road paving to match existing red brick. New Road paving could be similar in colour with some variation (dark or lighter red).
- New flush (raised) road surface - interlocking pavers (asphalt removed) - can be with or without pattern. Pattern to be applied to road paving only.
- Concrete seats removed, proprietary furniture used.
- Amount of Bollards reduced.
- 1x Artwork included at \$10k ea.
- Catenary Lighting removed, Gobo lighting used (x5).
- Extent of earthworks and demolition reduced.
- Amount of new trees reduced to 33 (previously 36).
- Cost of 200L trees reduced to \$600ea (previously \$1000ea).
- Extent of electrical and stormwater service upgrades reduced.

Note: The tables above provide a high level summary to highlight the differences between Options A, B & C. For detailed breakdown and the comprehensive list of items and associated costs, refer to WT Partnership IOCE Report (May 2021). The ASPECT Opinion of Probable Cost (October 2021) incorporates original rates from the QS with minor variations to meet the ToVP's new concepts and budgets. The OPC should not be read in lieu of the IOCE Report prepared by WT.

Medium Level Option (B)



B3.1 Road Paving: Interlocking Road Paver



B3.2 Verge Paver: Red Brick Paving to match existing



B3.3 Kerbs: In-situ Concrete (flush)



B3.4 Furniture: Proprietary Fixed Furniture



B3.5 Bollards: Automated Pop Up Bollards



B3.6 Stage and Canopy



B3.7 Corner Artworks (x1)



B4.1 Rain Gardens



B4.2 Tree Sizes: 200L



B5.1 Feature Lighting: Gobo Projection Lighting

Lower Level Option (C)



CODE	ITEM	SELECTION/COST	ITEM COST	SUB TOTAL
1.0	DEMOLITION			25,000
2.0	EARTHWORKS			11,250
3.0	HARD LANDSCAPING			208,500
SURFACES				
3.1	Road Surface (existing asphalt)	StreetBond Painted Mural on Road	99,000	
3.2	Existing Verge Paving	Red Brick Paving	N/A	
3.2	New Verge Paving	Red Brick Paving	45,000	
3.3	Kerbs	Insitu Concrete	19,500	
FURNITURE				
3.4	Fixed Furniture	Proprietary Furniture	25,000	
3.5	Manual Bollards	Excluded	-	
MISCELLANEOUS				
3.6	Stage & Canopy	Excluded	-	
3.7	Corner Artworks	Excluded	-	
3.8	Bins, Bike Racks & Drink Fountains	Included	20,000	
4.0	SOFT LANDSCAPING			30,600
4.1	Softscape	Garden Beds	18,000	
4.2	Trees	100L Nursery Stock	12,600	
5.0	ELECTRICAL			52,500
5.1	Feature Lighting	Excluded	-	
6.0	STORMWATER			52,500
TOTAL				380,350
TOTAL incl. Prelims, Traffic Management & Contingency				\$500,000

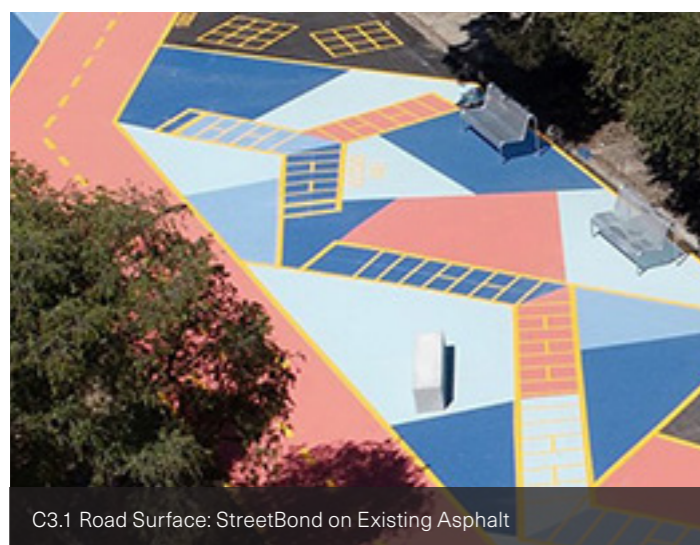


Key Summary of Changes Made:

- Raised Planter Edges removed, proprietary furniture used.
- Consolidated and reduced amount of softscape area.
- Rain gardens removed, garden beds used (cheaper alternative).
- Extent of earthworks and demolition reduced.
- Gobo feature lighting removed, lighting upgrades (MFPs) only.
- Manual bollards removed.
- Smaller tree stock used (100L).
- New verge paving to match existing red brick, existing road asphalt remains.
- Existing road surface level to remain - not flush.
- Painted mural on existing road surface.
- Extent of electrical and stormwater service upgrades reduced.

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Lower Level Option (C)



C3.1 Road Surface: StreetBond on Existing Asphalt



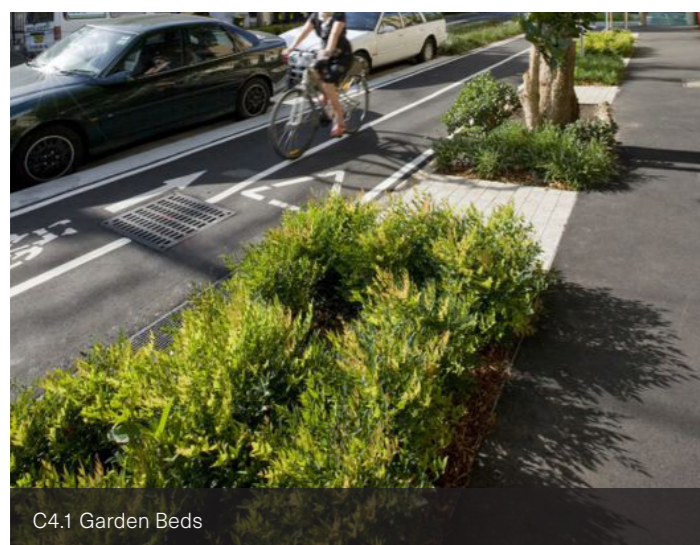
C3.2 Verge Paver: Red Brick Paving to match existing



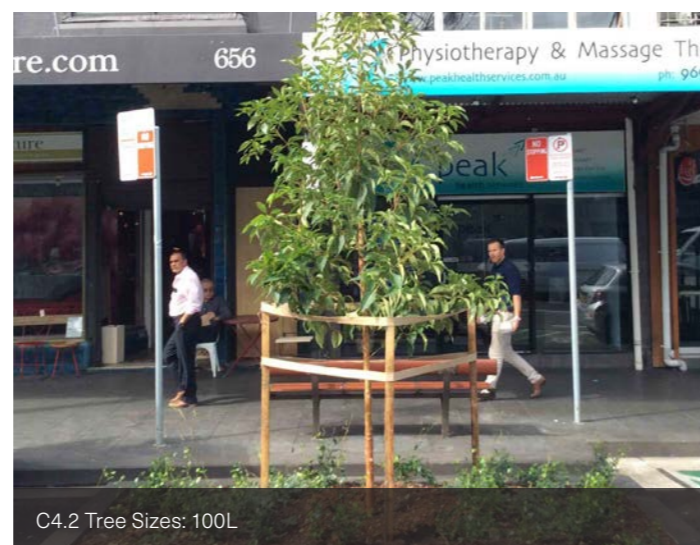
C3.3 Kerbs: Insitu Concrete (raised)



C3.4 Furniture: Proprietary Fixed Furniture



C4.1 Garden Beds



C4.2 Tree Sizes: 100L

ASPECT Studios

Level 9, 197 St Georges Terrace,
Perth, WA 6000
T: +61 0497 834 599
E: perth@aspect-studios.com