Council

POOL – SOUNNESS PARK

MASTERPLAN – QS FIGURES

Meeting Date: 24 November 2026

Number of Pages: 7

owenconsulting
quantity surveyors + construction consultants

14 October 2026

SOUNNESS PARK MASTERPLAN

Concept design cost estimate	STAGE 1	STAGE 2	TOTAL
Buildings	$ 5,200,000.00	$ 13,300,000.00	$ 18,500,000.00
External works and services	$ 13,300,000.00	$ 700,000.00	$ 14,000,000.00
Regional loading (20%)	*$ 3,700,000.00*	*$ 2,800,000.00*	$ 6,500,000.00
Net Construction Cost (excl GST)	**$ 22,200,000.00**	**$ 16,800,000.00**	**$ 39,000,000.00**
Design contingency (10%)	$ 2,220,000.00	$ 1,680,000.00	$ 3,900,000.00
Construction contingency (5%)	$ 1,110,000.00	$ 840,000.00	$ 1,950,000.00
Total Construction Cost (excl GST)	**$ 25,530,000.00**	**$ 19,320,000.00**	**$ 44,850,000.00**
Consultant fees (10%)	$ 2,550,000.00	$ 1,930,000.00	$ 4,480,000.00
Client PM fees	excluded	excluded	excluded
Council fees and charges	excluded	excluded	excluded
Public art	$ 255,000.00	$ 195,000.00	$ 450,000.00
Loose furniture and equipment	$ 60,000.00	$ 160,000.00	$ 220,000.00
Net Project Cost (excl GST)	**$ 28,395,000.00**	**$ 21,605,000.00**	**$ 50,000,000.00**
Cost escalation (to 2029)	$ 3,855,000.00		$ 3,855,000.00
Cost escalation (to 2031)		$ 4,845,000.00	$ 4,845,000.00
Total Project Cost (excl GST)	**$ 32,250,000.00**	**$ 26,450,000.00**	**$ 58,700,000.00**

Notes

* This cost estimate is indicative only based on Gresley Abas's concept design dated 2.10.26, and is not based on a detailed design or consultant input

Specific estimate exclusions (in addition to items noted above)

* Retaining walls, steps and ramps (flat site)
* Rock excavation
* Fire pumps and tanks (pending flow test)
* Enclosed courts - retractable seating

Specific estimate inclusions (Mt Barker based value)

* Solar PV system - $120,000

Project: 26050 - Sounness Park **Details:** Concept design cost estimate
Building: Masterplan

Item	Description	Quantity	Unit	Rate	Total
	STAGE 1				
	BUILDINGS				
	Pool Amenities				
1	Male/female change	137	m2	5,000.00	685,000
2	Family rooms	43	m2	5,000.00	215,000
3	UAT	22	m2	6,000.00	132,000
4	First aid	20	m2	4,000.00	80,000
5	Plant	36	m2	3,000.00	108,000
6	Outdoor shower	28	m2	2,500.00	70,000
7	Covered entry area	35	m2	900.00	31,500
					1,321,500
	Kiosk and Lifeguard				
8	Cafe/kitchen (s/steel and equipment msd.sep)	78	m2	5,000.00	390,000
9	Cafe stores	12	m2	4,000.00	48,000
10	Lifeguard	39	m2	4,000.00	156,000
11	Circulation	8	m2	3,250.00	26,000
12	Cafe/kitchen fitout (s/steel and equipment)		item		150,000
					770,000
	North Building				
13	Swim club	80	m2	4,000.00	320,000
14	Swim school	55	m2	4,000.00	220,000
15	Plant room	202	m2	2,500.00	505,000
16	Garden	47	m2	2,500.00	117,500
17	Stores	231	m2	2,500.00	577,500
18	Heat pumps	120	m2	2,500.00	300,000
19	Electrical	25	m2	2,500.00	62,500
20	Unlabelled rooms	60	m2	2,500.00	150,000
21	Circulation	12	m2	2,500.00	30,000
22	Service compound (uncovered)	600	m2	250.00	150,000
					2,432,500
	Covered Areas				
23	Covered verandah - between cafe and pool amenities	234	m2	1,000.00	234,000
24	Covered verandah - between cafe and pool amenities (future entry foyer)	200	m2	1,000.00	200,000
25	Covered verandah - north building	242	m2	1,000.00	242,000
					676,000
			Total		**5,200,000**
	EXTERNAL WORKS AND SERVICES				
	Site Preparation				
26	Site preparation and earthworks (assumed flat sandy site)		item		250,000
27	Pool excavation		note		in pool cost

Project: 26050 - Sounness Park **Details:** Concept design cost estimate
Building: Masterplan

Item	Description	Quantity	Unit	Rate	Total
	STAGE 1 (Continued)				
28	Rock excavation and removal of bad ground		note		excluded
29	Retaining walls		note		excluded
					250,000
	Roads and Carparking				
30	Bitumen car parks and roadways (incl. civil drainage)	3,000	m2	180.00	540,000
31	New crossovers	2	no	15,000.00	30,000
32	Street embayments and boundary footpath		note		excluded
33	Carpark floodlighting		note		refer electrical
					570,000
	Boundary Walls, Fencing & Gates				
34	Site boundary walls, fencing and gates		note		excluded
35	Pool area fencing and gates	140	m	400.00	56,000
36	Pool area solid/screened walls	55	m	800.00	44,000
					100,000
	Outbuildings & Covered Ways				
37	External covered areas (canopies)	600	m2	900.00	540,000
38	Lane rope + blankets store		item		30,000
					570,000
	Swimming Pools				
39	Outdoor 50m swimming pool		item		6,000,000
40	Outdoor 50m swimming pool - swim wall		item		350,000
41	Learn to swim pool		item		750,000
42	Splash pool (incl equipment)		item		1,000,000
43	Pool heating - electric pump		item		350,000
44	Pool heating - solar		item		150,000
45	Pool blankets		item		150,000
					8,750,000
	Landscaping & Improvements				
46	Playground equipment		item		60,000
47	Soft landscaping		item		160,000
48	Irrigation bore		note		excluded
49	Hard landscaping (paving), fixed seating and planters		item		400,000
50	Bleachers seating		item		65,000
51	BBQ facilities		item		15,000
52	Signage		item		50,000
					750,000
	External Hydraulic Services				
53	Stormwater drainage - from building roof areas		item		100,000

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Building: Masterplan

Item	Description	Quantity	Unit	Rate	Total
	STAGE 1 (Continued)				
54	Stormwater drainage - external paved areas		item		60,000
55	External sewer and water services - from boundary		item		150,000
56	Fire service (+ hydrants) - from boundary		item		50,000
57	Fire pumps and tanks		note		excluded
58	Water Corp headworks charges		PS		100,000
					460,000
	XE - External Electrical Services				
59	External electrical services connection to building - from boundary (new SMSB)		item		200,000
60	External floodlighting - car parking		item		100,000
61	External floodlighting - pools/landscaped areas		item		100,000
62	Solar PV system		PS		100,000
63	Western Power headworks costs		PS		150,000
					650,000
	PR - Preliminaries				
64	Allowance for builders preliminaries costs (external works and services)		item		**1,200,000**
			Total		**13,300,000**
	TOTAL CONSTRUCTION COST (excl GST)				**18,500,000**
	STAGE 1				**18,500,000**

Project: 26050 - Sounness Park **Details:** Concept design cost estimate
Building: Masterplan

Item	Description	Quantity	Unit	Rate	Total
	STAGE 2				
	BUILDINGS				
	Main Building				
1	Enclosed courts (naturally ventilated)	1,600	m2	3,000.00	4,800,000
2	Gym	406	m2	4,000.00	1,624,000
3	Creche	47	m2	4,500.00	211,500
4	Male/female change	183	m2	5,500.00	1,006,500
5	Male/female toilets	50	m2	6,000.00	300,000
6	UAT	61	m2	6,000.00	366,000
7	Cleaner	13	m2	4,500.00	58,500
8	Stores	278	m2	3,000.00	834,000
9	Plant	92	m2	2,000.00	184,000
10	Circulation	335	m2	3,300.00	1,105,500
11	Enclosed courts - sports equipment		item		130,000
12	Enclosed courts - retractable seating		note		excluded
13	Gymnasium equipment		item		100,000
					10,720,000
	Admin and Multi-Function				
14	Modifications to existing stage 1 structures to suit new additions		item		40,000
15	Convert stage 1 covered area to entry foyer	200	m2	3,500.00	700,000
16	Meeting room	48	m2	4,500.00	216,000
17	Office	11	m2	4,500.00	49,500
18	AH1 + 2	42	m2	4,500.00	189,000
19	Multi-function fitness 1 + 2	130	m2	4,500.00	585,000
20	UAT	23	m2	6,000.00	138,000
21	Stores	29	m2	3,000.00	87,000
22	Airlock	20	m2	4,000.00	80,000
23	Circulation	35	m2	3,300.00	115,500
					2,200,000
	Covered Areas				
24	Pool area verandah		note		refer stage 1
25	Covered outdoor seating (east)	280	m2	1,000.00	280,000
26	Covered entry walkway (west)	100	m2	1,000.00	100,000
					380,000
			Total		**13,300,000**
	EXTERNAL WORKS AND SERVICES				
	Site Preparation				
27	Site preparation and earthworks (assumed flat sandy site)		item		100,000
28	Rock excavation, dewatering, removal of bad ground		note		excluded
29	Retaining walls		note		excluded

Project: 26050 - Sounness Park **Details:** Concept design cost estimate
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Item	Description	Quantity	Unit	Rate	Total
	STAGE 2 (Continued)				
					100,000
	Boundary Walls, Fencing & Gates				
30	Modify fencing and gates to outdoor pool area		item		10,000
31	Boundary fencing and gates		note		excluded
					10,000
	Landscaping & Improvements				
32	Soft landscaping around building		item		70,000
33	Hard landscaping (paving) and seating around building		item		100,000
34	Form ramps and steps		note		excluded
35	Bike parking facilities		item		30,000
					200,000
	External Hydraulic Services				
36	Stormwater drainage - from building roof		item		150,000
37	External sewer and water - from existing infrastructure		item		50,000
38	Fire service (hydrants/hose reels) - from existing infrastructure		item		50,000
39	Fire pumps and tanks		note		excluded
40	WCWA headworks charges		note		refer stage 1
					250,000
	External Electrical Services				
41	External electrical services connection to building - from existing infrastructure		item		50,000
42	Western Power transformer		note		refer stage 1
					50,000
	Preliminaries				
43	Allowance for builders preliminaries costs (external works and services)		item		**90,000**
			Total		**700,000**
	TOTAL CONSTRUCTION COST (excl GST)				**14,000,000**
	STAGE 2				**14,000,000**