SWIFTS BOWLS CLUB RENEWAL PROJECT SUMMARY

In accordance with your request, RLB have completed two options for the renewal of the Swifts Bowls Club. Due to the conditions on site, we deemed it pertinent to provide one option for a complete refurbishment of the building and another for complete demolition of the site and rebuild of a like for like facility. Costs for the Refurbishment option is summarised in the table below, refer to the corresponding report for complete detail.

Cost Plan	Total Cost*	Nominal 20 Year WOL Cost*
Refurbishment of Club	$ 7,150,000	$7,445,510

*** - Refer to RLB Report L002 Swifts Bowls Club Renewal issued 12 July 2022 for detailed breakdown and methodology of costs**

All above figures are exclusive of GST.

INCLUSIONS	EXCLUSIONS
▪ Refurbishment has assumed stripping fitout to shell with additional provisions for the noted asbestos report provided by council ▪ Commercial kitchen to the ground floor, upper floor assumes a combined bar and servery space with access to the dumbwaiter ▪ Lifts have been excluded from the refurbishment due to the age and condition (existing to remain) ▪ Roof sheeting replacement has been included, with allowances for removal and refitting of the existing solar system ▪ Provision for the releveling of the car park to resolve pooling issue has been included ▪ Bowling green demolition and replacement with turfed space has been included ▪ New operable walls to the function space ▪ Allowance for Design Contingency 5% ▪ Allowance for Preliminaries of 12% for refurbishment and 15% for New Build ▪ Allowance for Builders Margin of 5% ▪ Allowance for Construction Contingency 5% ▪ Provisions for Asbestos removal $500k ▪ Allowance for Q-Leave levy of 0.575%	▪ ‘Betterment’ of the building, design, fabric, finishes and services ▪ Escalation beyond June 2022 ▪ Asbestos removal, not noted within asbestos report ▪ External Flood lighting to turfed areas ▪ Authority Fees and Charges ▪ Leasing and Marketing Costs ▪ Headworks and Infrastructure Charges ▪ Professional Fees ▪ Delays and disruption caused by the South East Queensland Flood Event Feb 2022 ▪ Delays and disruption caused by the COVID-19 ▪ Financing Costs ▪ All costs relating to the Building Industry Fairness (Security of Payment) Act 2017 ▪ Goods and Services Tax (GST)

Limitation

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