



23rd May 2024

**Strategic Infrastructure Coordination, Economic Development**



**CANBERRA STADIUM MASTERPLAN  
OPTION COSTING REPORT**

Please find attached our report and costings for the above project.

Please do not hesitate to contact us to discuss any aspect which requires clarification or amendment to the assumed scope of works on our part.

Yours sincerely



WT REF: PR-021579 - Canberra Stadium





# OPTION COSTING REPORT

## CANBERRA STADIUM MASTERPLAN

23rd May 2024

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## APPENDICES



# 1 QUALITY ASSURANCE

	INITIALS	DATE
PREPARED BY	WB / GM / JO	Oct 2023 - May 2024
REVIEWED BY	JO	23 May 2024
APPROVED BY	JO	23 May 2024

## 2 PROJECT DEFINITION

The ACT Government has requested WT prepare costings for a number of scenarios in relation to the Canberra Stadium masterplan project. The costings are as follows:

- Costings for a stadium based on 4 no scenarios plus allowances for potential risk items.

In developing the cost estimates using high level design information, it has been necessary to adopt several different cost estimating techniques according to the nature of the activity being estimated and the level of design information.

The techniques used have ranged from composite unit rates using local market rates to allowances for certain works based on design information and WT's knowledge of what may be required.

The cost plans are based on the following:

- Quantities ascertained from the design documentation where available.
- The application of composite benchmarked rates from other stadia projects.
- As the original costings were undertaken in Nov 2023, an overall review of the rates and prices has occurred as well a review of scope against stadia projects that WT Partnership has been / is invoked with.

Design fees have been included at 10% of the Construction total and are to include for the costs for consultants to take the design from the reference design through design development, tender activities and the provision of services during construction. The costs for design consultants to prepare documentation up to reference design are EXCLUDED.

Authority fees have been included at 2% of the Construction total.

Due to the high level nature of current available information / potential design creep and scope clarification, contingency has been allowed for at 30%.

All allowance of 5% has been included to cover Major Projects Canberra costs and a Project Authorised Person (PAP) during the life of the project.

Escalation has been included within the costings, taking the projected costs out to 2030.

For the Option A (GIO phased refurbishment scheme), we have assumed that the works can be carried out by a local Canberra contractor, therefore the outside factors relating to new stadia around Australia are not as relevant for this option.

- The allowances are as follows:
  - 2024 - 4.5%
  - 2025 - 4.0%
  - 2026 - 4.0%
  - 2027 - 4.0%
  - 2028 - 4.0%
  - 2029 - 4.0%
  - 2030 - 4.0%

For the schemes relating to the construction of new stadia (options B / C & D), they all allow for a delivery completion by 2030, (noting that the new Tasmania stadium and works in Brisbane for the 2032 Olympics are also planned for delivery within Australia at approximately the same time) therefore escalation allowed for 4.5% for 2024 and 4.5% thereafter.

▪ The allowances are as follows:

- 2024 - 4.5%
- 2025 - 4.5%
- 2026 - 4.5%
- 2027 - 4.5%
- 2028 - 4.5%
- 2029 - 4.5%
- 2030 - 4.5%

Economic volatility may impact these calculations and we would recommend that they are reviewed at each stage of design.

### 3 OPTION A COSTINGS

#### 3.1 GIO STADIUM PHASED REFURBISHMENT

The scope of works included in this option is as follows:

##### WORKS TO EXISTING STADIUM

- Allowance for phased refurbishment of existing GIO stadium - works include for cosmetic upgrade works only to circulation spaces / staff & administration / commercial kitchens / players & officials change rooms / support services / food & beverage spaces / amenities / VIP corporate spaces and seating space. Seating numbers remain the same with no further flexibility introduced beyond current capability. Roof coverage remains the same with it not being increased in either the low or high options. Allowance for new playing surface, LED lighting and feature lighting. Allowance for new video-board & associated support structure to two ends of stadium. These works constitute the LOW RANGE COSTS.
- Refurbishing the existing 50-year old stadium brings considerable risk and cost to bring the existing stadium up to current code compliance including DDA and ESD.
- HIGH RANGE COSTS have been calculated based on a higher specification for the works / finishes.

##### STAGING ALLOWANCE

- Allowance for works to occur over a 5 year period to be staged to maintain use of the stadium.

##### PRECINCT WORKS

- Allowance for 15,000m2 surrounding precinct hard and soft landscaping / street furniture / stormwater.

##### MULTISTORY CARPARK

- Allowance for an above ground multi story carpark of @ 108,000m2.

##### INTERSECTION UPGRADES

- Allowance for upgrades to exit / intersection (for example: Gungahlin Drive / Belconnen Way / Haydon Drive) - Includes traffic signals / temporary works / new roadways / kerbs / stormwater upgrades / night works / traffic management

##### OPERATIONAL COMMISSIONING

- An allowance for operational commissioning for the Stadium Management team that run in parallel with the existing stadium.

OPTION A	LOW RANGE \$ (EXCL GST)	HIGH RANGE \$ (EXCL GST)
Works to existing stadium	216,500,000	227,500,000
Staging allowance	32,500,000	34,000,000
Precinct works	7,500,000	7,500,000
Multistory carpark	91,000,000	91,000,000
Intersection upgrades	120,000,000	120,000,000
<b>Trade Total (Excluding GST)</b>	<b>467,500,000</b>	<b>480,000,000</b>
Preliminaries / Margin	107,500,000	110,000,000
<b>Construction Total (Exc GST)</b>	<b>575,000,000</b>	<b>590,000,000</b>
Design Fees - 10%	57,500,000	59,000,000

Authority Fees - 2%	11,500,000	12,000,000
Operational commissioning	500,000	500,000
Contingency - 30%	193,000,000	198,000,000
MPC & PAP - 5%	42,000,000	43,000,000
<b>Project Total Cost (Excluding GST &amp; Escalation)</b>	<b>879,500,000</b>	<b>902,500,000</b>
Escalation - 2023 - 2030	283,000,000	291,000,000
<b>Project Total Cost (Excluding GST)</b>	<b><u>1,162,500,000</u></b>	<b><u>1,193,500,000</u></b>

The following highlights the amount of contingency and escalation contained within the overall Option A low and high range costings:

Low range contingency: \$193,000,000

Low range escalation: \$283,000,000

**Low range total = \$476,000,000.**

High range contingency: \$198,000,000

High range escalation: \$291,000,000

**High range total = \$489,000,000.**

Specifically excluded from this estimate are the following items:

- Asbestos removal if found during demolition work
- Archaeological Dig / discovery of artifacts
- Soil contamination, removal of hazardous materials and site remediation
- Abnormal and unforeseen ground conditions (e.g. Rock Excavation, Piling etc)
- Works outside the site boundary
- ESD initiatives other than specially noted within the Estimate
- Adjoining owner issues
- Site access restrictions
- Infrastructure Services other than identified in Estimate
- Negotiated contracts / Construction Management
- Client project contingency
- Any non construction development cost except operational commissioning
- Delay and prolongation allowances
- Financing costs
- Land / legal and holding costs
- Marketing / leasing and pre-opening expenses
- GST
- Costs relating to leisure / entertainment facilities / Sport, Education & research facilities / hotel facilities / residential, commercial & retail spaces
- Works to surrounding roads except for those expressly included within the costings
- Environmental offsets
- Revenue, operating and running costs

- Land purchase costs
- Relocation / temporary accommodation costs
- Exchange rate risk allowance
- Asset acquisition & asset realisation
- Works to upgrade existing roof of the stadium (enlarge / expand)
- Works to provide a new roof structure to the existing stadium or modifications to the existing roof coverage
- Development costs / agency costs after Reference Design

## 4 OPTION B COSTINGS

### 4.1 KNOCK DOWN GIO STADIUM & REBUILD

The scope of works included in this option is as follows:

#### DEMOLISH EXISTING STADIUM

- Allowance to demolish existing GIO stadium

#### NEW STADIUM

- Allowance for a new stadium in Bruce with 30,000 seats and drip line roof only for LOW RANGE costings.
- Allowance for a new stadium in Bruce with 30,000 seats and retractable roof only for HIGH RANGE costings.
- HIGH RANGE COSTS have also been calculated based on a higher specification for the works / finishes.

#### PRECINCT WORKS

- Allowance for 42,000m<sup>2</sup> surrounding precinct hard and soft landscaping / street furniture / stormwater.
- Allowance for 10,000m<sup>2</sup> of roadways within the precinct for access to the stadium / carpark including lighting.

#### MULTISTORY CARPARK

- Allowance for an above ground multi story carpark of @ 108,000m<sup>2</sup>.

#### INTERSECTION UPGRADES

- Allowance for upgrades to exit / intersection (for example: Gungahlin Drive / Belconnen Way / Haydon Drive) - Includes traffic signals / temporary works / new roadways / kerbs / stormwater upgrades / night works / traffic management

#### INFRASTRUCTURE SERVICES UPGRADES

- Allowance for upgrade of major services to site - High Voltage / Stormwater / ICT / Water etc to service new stadium site.

#### OPERATIONAL COMMISSIONING

- An allowance for operational commissioning for the Stadium Management team that run in parallel with the existing stadium.

#### LATENT CONDITIONS

- Additional allowance for what may be found in the ground - Soil contamination, removal of hazardous materials and site remediation / abnormal and unforeseen ground conditions (e.g. Rock Excavation, Piling etc)

OPTION B	LOW RANGE \$ (EXCL GST)	HIGH RANGE \$ (EXCL GST)
Demolish existing stadium	6,000,000	6,000,000
New stadium	303,000,000	510,500,000
Precinct works	23,000,000	23,000,000
Multistory carpark	91,000,000	91,000,000
Intersection upgrades	120,000,000	120,000,000
Infrastructure services upgrades	25,000,000	25,000,000

<b>Trade Total (Excluding GST)</b>	<b>568,000,000</b>	<b>775,500,000</b>
Preliminaries / Margin	130,500,000	178,500,000
<b>Construction Total (Exc GST)</b>	<b>698,500,000</b>	<b>954,000,000</b>
Design Fees - 10%	70,000,000	95,500,000
Authority Fees - 2%	14,000,000	19,000,000
Operational Commissioning	500,000	500,000
Contingency - 30%	235,000,000	320,500,000
Latent conditions	50,000,000	50,000,000
MPC & PAP - 5%	53,500,000	72,000,000
<b>Project Total Cost (Excluding GST &amp; Escalation)</b>	<b>1,121,500,000</b>	<b>1,511,500,000</b>
Escalation - 2023 - 2030	404,000,000	544,500,000
<b>Project Total Cost (Excluding GST)</b>	<b><u>1,525,500,000</u></b>	<b><u>2,056,000,000</u></b>

The following highlights the amount of contingency and escalation contained within the overall Option B low and high range costings:

Low range contingency: \$235,000,000

Low range latent conditions: \$50,000,000

Low range escalation: \$404,000,000

**Low range total = \$689,000,000.**

High range contingency: \$320,500,000

High range latent conditions: \$50,000,000

High range escalation: \$544,500,000

**High range total = \$915,000,000.**

Specifically excluded from this estimate are the following items:

- Asbestos removal if found during demolition work
- Archaeological Dig / discovery of artifacts
- Works outside the site boundary
- ESD initiatives other than specially noted within the Estimate
- Adjoining owner issues
- Site access restrictions
- Infrastructure Services other than identified in Estimate
- Negotiated contracts / Construction Management
- Client project contingency
- Any non construction development cost except Operational commissioning
- Delay and prolongation allowances
- Financing costs
- Land / legal and holding costs
- Marketing / leasing and pre-opening expenses

- GST
- Costs relating to leisure / entertainment facilities / Sport, Education & research facilities / hotel facilities / residential, commercial & retail spaces
- Works to surrounding roads except for those expressly included within the costings
- Environmental offsets
- Revenue, operating and running costs
- Land purchase costs
- Relocation / temporary accommodation costs
- Exchange rate risk allowance
- Asset acquisition & asset realisation
- Works to provide a roof structure & covering and / or a retractable roof to the whole stadium for the LOW RANGE costings.
- Development costs / Agency costs after Reference design

## 5 OPTION C COSTINGS

### 5.1 NEW STADIUM (SITE AGNOSTIC)

The scope of works included in this option is as follows:

#### DEMOLISH FOR NEW STADIUM SITE

- Allowance for demolition works at a site to be determined

#### NEW STADIUM (SITE AGNOSTIC)

- Allowance for a new stadium (at a site to be determined) with 30,000 seats and drip line roof only for LOW RANGE costings.
- Allowance for a new stadium (at a site to be determined) with 30,000 seats and retractable roof only for HIGH RANGE costings.
- HIGH RANGE COSTS have also been calculated based on a higher specification for the works / finishes.

#### PRECINCT WORKS

- Allowance for 42,000m<sup>2</sup> surrounding precinct hard and soft landscaping / street furniture / stormwater.
- Allowance for 10,000m<sup>2</sup> of roadways within the precinct for access to the stadium / carpark including lighting.

#### MULTISTORY CARPARK

- Allowance for an above ground multi story carpark of @ 108,000m<sup>2</sup>.

#### INTERSECTION UPGRADES

- Allowance for minor upgrades to intersections (to be determined) - Includes traffic signals / temporary works / new roadways / kerbs / stormwater upgrades / night works / traffic management

#### INFRASTRUCTURE SERVICES UPGRADES

- Allowance for upgrade of major services to site - High Voltage / Stormwater / ICT / Water etc to service new stadium site.

#### OPERATIONAL COMMISSIONING

- An allowance for operational commissioning for the Stadium Management team that run in parallel with the existing stadium.

#### LATENT CONDITIONS

- Additional allowance for what may be found in the ground - Soil contamination, removal of hazardous materials and site remediation / abnormal and unforeseen ground conditions (e.g. Rock Excavation, Piling etc)

OPTION C	LOW RANGE \$ (EXCL GST)	HIGH RANGE \$ (EXCL GST)
Demolish for new stadium site	2,500,000	2,500,000
New stadium	303,000,000	510,500,000
Precinct works	23,000,000	23,000,000
Multistory carpark	91,000,000	91,000,000
Intersection upgrades	50,000,000	50,000,000
Infrastructure services upgrades	25,000,000	25,000,000

<b>Trade Total (Excluding GST)</b>	<b>494,500,000</b>	<b>702,000,000</b>
Preliminaries / Margin	114,000,000	161,500,000
<b>Construction Total (Exc GST)</b>	<b>608,500,000</b>	<b>863,500,000</b>
Design Fees - 10%	61,000,000	86,500,000
Authority Fees - 2%	12,000,000	17,500,000
Operational Commissioning	500,000	500,000
Contingency - 30%	204,500,000	290,000,000
Latent conditions	50,000,000	50,000,000
MPC & PAP - 5%	47,000,000	65,500,000
<b>Project Total Cost (Excluding GST &amp; Escalation)</b>	<b>983,500,000</b>	<b>1,373,500,000</b>
Escalation - 2023 - 2030	355,000,000	495,500,000
<b>Project Total Cost (Excluding GST)</b>	<b><u>1,338,500,000</u></b>	<b><u>1,869,000,000</u></b>

The following highlights the amount of contingency and escalation contained within the overall Option C low and high range costings:

Low range contingency: \$204,500,000

Low range latent conditions: \$50,000,000

Low range escalation: \$355,000,000

**Low range total = \$609,500,000.**

High range contingency: \$290,000,000

High range latent conditions: \$50,000,000

High range escalation: \$495,500,000

**High range total = \$835,500,000.**

Specifically excluded from this estimate are the following items:

- Asbestos removal if found during demolition work
- Archaeological Dig / discovery of artifacts
- Works outside the site boundary
- ESD initiatives other than specially noted within the Estimate
- Adjoining owner issues
- Site access restrictions
- Infrastructure Services other than identified in Estimate
- Negotiated contracts / Construction Management
- Client project contingency
- Any non construction development cost except Operational commissioning
- Delay and prolongation allowances
- Financing costs
- Land / legal and holding costs
- Marketing / leasing and pre-opening expenses

- GST
- Costs relating to leisure / entertainment facilities / Sport, Education & research facilities / hotel facilities / residential, commercial & retail spaces
- Works to surrounding roads except for those expressly included within the costings
- Environmental offsets
- Revenue, operating and running costs
- Land purchase costs
- Relocation / temporary accommodation costs
- Exchange rate risk allowance
- Asset acquisition & asset realisation
- Works to provide a roof structure & covering and / or a retractable roof to the whole stadium for the LOW RANGE costings.
- Development costs / Agency costs after Reference design

## 6 OPTION D COSTINGS

### 6.1 NEW STADIUM (CIVIC POOL SITE)

The scope of works included in this option is as follows:

#### DEMOLISH OF EXISTING CIVIC POOL

- Allowance for demolition works to existing civic pool and associated buildings.

#### UTILITIES RELOCATION

- Allowance for relocation of existing utilities (water / stormwater / sewer etc) associated with existing civic pool site

#### INFRASTRUCTURE ADJUSTMENTS

- Allowance for infrastructure works to infrastructure immediately adjacent to site for access only (Allara St / Allinga St / Constitution Ave / Corenderrk St)

#### NEW STADIUM

- Allowance for a new stadium at the existing civic pool site with 30,000 seats and drip line roof only for LOW RANGE costings.
- Allowance for a new stadium at the existing civic pool site with 30,000 seats and retractable roof only for HIGH RANGE costings.
- HIGH RANGE COSTS have also been calculated based on a higher specification / bespoke design response to the base stadium which therefore makes it more expensive than options B & C.

#### PRECINCT WORKS

- Allowance for surrounding precinct hard and soft landscaping / street furniture / stormwater / lighting.

#### MULTISTORY CARPARK

- LOW RANGE costings include for an above ground multi-story carpark of @ 108,000m<sup>2</sup>. An above ground carpark of the capacity required could not fit on the Civic pool site. Alternate site acquisition/purchase would have to be undertaken within a 400m (maximum 800m) distance from the Stadium. The cost of this purchase/acquisition has not been included.
- Allowance for an under ground multi story carpark of @ 108,000m<sup>2</sup> included for the HIGH RANGE costings.
- For security reasons an underground carpark cannot be located directly beneath a stadium. Alternate site acquisition/purchase would have to be undertaken within a 400m (maximum 800m) distance from the Stadium. The cost of this purchase/acquisition has not been included.

#### PARKES WAY UPGRADES

- Allowance for yet to be determined works to Parkes Way / existing stormwater and associated surrounding roads - Includes traffic signals / temporary works / new roadways / kerbs / stormwater upgrades / night works / traffic management

#### INFRASTRUCTURE SERVICES UPGRADES

- Allowance for upgrade of major services to site - High Voltage / Stormwater / ICT / Water etc to service new stadium site.

#### OPERATIONAL COMMISSIONING

- An allowance for operational commissioning for the Stadium Management team that run in parallel with the existing stadium.

#### LATENT CONDITIONS

- Additional allowance for what may be found in the ground - Soil contamination, removal of hazardous materials and site remediation / abnormal and unforeseen ground conditions (e.g. Rock Excavation, Piling etc)

OPTION D	LOW RANGE \$ (EXCL GST)	HIGH RANGE \$ (EXCL GST)
Demolish of existing civic pool	3,000,000	3,000,000
Utilities relocation	15,000,000	15,000,000
Infrastructure adjustments	25,000,000	25,000,000
New stadium	364,000,000	557,000,000
Precinct works	5,000,000	5,000,000
Multistory carpark	91,000,000	200,000,000
Parkes Way upgrades	250,000,000	250,000,000
Infrastructure services upgrades	50,000,000	50,000,000
<b>Trade Total (Excluding GST)</b>	<b>803,000,000</b>	<b>1,105,000,000</b>
Preliminaries / Margin	184,500,000	254,000,000
<b>Construction Total (Exc GST)</b>	<b>987,500,000</b>	<b>1,359,000,000</b>
Design Fees - 10%	99,000,000	136,000,000
Authority Fees - 2%	20,000,000	27,500,000
Operational Commissioning	500,000	500,000
Contingency - 30%	332,000,000	456,500,000
Latent conditions	50,000,000	50,000,000
MPC & PAP - 5%	74,500,000	101,500,000
<b>Project Total Cost (Excluding GST &amp; Escalation)</b>	<b>1,563,500,000</b>	<b>2,131,000,000</b>
Escalation - 2023 - 2030	564,000,000	768,500,000
<b>Project Total Cost (Excluding GST)</b>	<b><u>2,127,500,000</u></b>	<b><u>2,899,500,000</u></b>

The following highlights the amount of contingency and escalation contained within the overall Option D low and high range costings:

Low range contingency: \$332,000,000

Low range latent conditions: \$50,000,000

Low range escalation: \$564,000,000

**Low range total = \$946,000,000.**

High range contingency: \$456,500,000

High range latent conditions: \$50,000,000

High range escalation: \$768,500,000

**High range total = \$1,275,000,000.**

Specifically excluded from this estimate are the following items:

- Asbestos removal if found during demolition work
- Archaeological Dig / discovery of artifacts
- Works outside the site boundary
- ESD initiatives other than specially noted within the Estimate
- Adjoining owner issues
- Site access restrictions
- Infrastructure Services other than identified in Estimate
- Negotiated contracts / Construction Management
- Client project contingency
- Any non construction development cost except Operational readiness
- Delay and prolongation allowances
- Financing costs
- Land / legal and holding costs
- Marketing / leasing and pre-opening expenses
- GST
- Costs relating to leisure / entertainment facilities / Sport, Education & research facilities / hotel facilities / residential, commercial & retail spaces
- Works to surrounding roads except for those expressly included within the costings
- Environmental offsets
- Revenue, operating and running costs
- Land purchase costs
- Relocation / temporary accommodation costs
- Exchange rate risk allowance
- Asset acquisition & asset realisation
- Works to provide a roof structure & covering and / or a retractable roof to the whole stadium for the LOW RANGE costings.
- Development costs / Agency costs after Reference design
- Relocation / rebuilding Civic pool
- For security reasons an underground carpark cannot be located directly beneath a stadium. Alternate site acquisition/purchase would have to be undertaken. The cost of this purchase/acquisition has not been included.

## 7 CONCLUSION / DISCLAIMER

This cost advice is based on pricing as of May 2024 with suitable escalation provisions to 2030.

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design scope or quality.

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed. Please review the detail of our Estimate, in particular the many assumptions as to scope, quality, performance and finishes of the current design intent to ensure it generally reflects your requirements.

The estimate has been prepared expressly for the ACT Government for the purpose of preparing a budget and is not to be used for any other purpose or distributed to any third party.

