

WELLINGTON DISCOVERY FOREST
Order of Probable Cost for Establishment

5-May-22 Rev B

Emerge Associates

ITEM	NOTES	QTY	UNIT	RATE	COST
TOURIST ZONE 1					
Entry Signage	entry signage and landscape to road turnoff corner	1	P.Sum	\$ 30,000.00	\$ 30,000
Entry Road upgrade	general road upgrade / minor landscape works	1	P.Sum	\$ 10,000.00	\$ 10,000
Carpark and loop (50 cars / 2 buses)	sealed carpark, kerbing and linemarking @22m2/bay plus loop	2000	m2	\$ 100.00	\$ 200,000
Demolition	Remove & store existing exhibits and demolition	1	P.Sum	\$ 75,000.00	\$ 75,000
Forest Discovery Welcome Centre servicing	services upgrade / extension as required to building location	1	P.Sum	\$ 20,000.00	\$ 20,000
Forest Discovery Welcome Centre building	new multi purpose tourist / works building (\$2500/m2 x 960m2)	1	P.Sum	\$ 2,400,000.00	\$ 2,400,000
Forest Discovery Welcome Centre fitout	internal fitout for various displays and uses	1	P.Sum	\$ 350,000.00	\$ 350,000
Architectural fees and charges	building, civil, survey, landscape	1	%	8.0%	\$ 243,600
Existing Path upgrades	upgrade existing paths, setback clearing, drainage, stabilisation	2800	lin m	\$ 80.00	\$ 224,000
New path creation	new pedestrian paths cut through the forest	0	lin m	\$ 150.00	\$ -
New trail signage	signage elements (historic / educational)	15	each	\$ 5,000.00	\$ 75,000
Path seating / rest points	seating and pad at set intervals / path intersections	5	each	\$ 6,000.00	\$ 30,000
Public art for an art trail	locally comissioned public art / aboriginal art along select trails	10	each	\$ 10,000.00	\$ 100,000
Promotion, marketing and advertising	signage and logo design, external advertising and promotion	1	item	\$ 100,000.00	\$ 100,000
Subtotal					\$ 3,857,600

2023-24 Construction Stage 1	2025-26 Construction Stage 2	2026-27 Construction Stage 3
\$ 30,000		
\$ 10,000		
\$ 200,000		
\$ 75,000		
	\$ 20,000	
	\$ 2,400,000	
	\$ 350,000	
	\$ 243,600	
\$ 224,000		
\$ -		
\$ 75,000		
\$ 30,000		
	\$ 100,000	
\$ 50,000	\$ 50,000	

ECOLOGY ZONE 2					
Lookout service / maint and access road	general sealed road creation / minor landscape works	1000	lin m	\$ 85.00	\$ 85,000
Carpark and loop (25 cars / 1 buses)	sealed carpark, kerbing and linemarking @22m2/bay plus loop	1800	m2	\$ 100.00	\$ 180,000
Forest Discovery Canopy Treehouse /Lookout Tower	50m tall district lookout / iconic element	1	P.Sum	\$ 1,000,000.00	\$ 1,000,000
Tower precinct lighting	feature and safety lighting to tower node	1	P.Sum	\$ 30,000.00	\$ 30,000
Supplimentary Research Buildings	2 x research buildings	2	P.Sum	\$ 150,000.00	\$ 300,000
Architectural fees and charges	building, civil, survey, landscape	1	%	10.0%	\$ 103,000
Shade shelters at key junction locations	metal structure and roof approx 25m2 coverage	4	P.Sum	\$ 25,000.00	\$ 100,000
Existing Path upgrades	upgrade existing paths, setback clearing, drainage, stabilisation	2000	lin m	\$ 80.00	\$ 160,000
New path creation	new pedestrian paths cut through the forest	3000	lin m	\$ 150.00	\$ 450,000
New trail signage	signage elements (historic / educational)	15	each	\$ 5,000.00	\$ 75,000
Path seating / rest points	seating and pad at set intervals / path intersections	5	each	\$ 6,000.00	\$ 30,000
Fauna rehabilitation fencing	1.8m high vermin proof fauna fence and gates to rehab area	4000	lin m	\$ 105.00	\$ 420,000
Ecological thinning of defined area	labour to thin forest / offcut removal	1	P.Sum	\$ 35,000.00	\$ 35,000
Subtotal					\$ 2,968,000

	\$ 85,000	
	\$ 180,000	
	\$ 1,000,000	
	\$ 30,000	
	\$ 300,000	
	\$ 103,000	
	\$ 100,000	
	\$ 160,000	
	\$ 450,000	
	\$ 75,000	
	\$ 30,000	
\$ 420,000		
	\$ 35,000	

MANAGEMENT ZONE 3					
Ecological thinning of each of 20 coupes	labour to thin forest / offcut removal	20	each	\$ 25,000.00	\$ 500,000
Rough sealed acces roads to coupes	4m wide rough sealed access road and gates	4000	lin m	\$ 300.00	\$ 1,200,000
Regrowth coup fencing	1.8m high fence and gates to rehab area	4000	lin m	\$ 105.00	\$ 420,000
Existing Path upgrades	upgrade existing paths, setback clearing, drainage, stabilisation	2000	lin m	\$ 80.00	\$ 160,000
New path creation	new pedestrian paths cut through the forest	3000	lin m	\$ 150.00	\$ 450,000
New trail signage	signage elements (historic / educational)	15	each	\$ 5,000.00	\$ 75,000
Path seating / rest points	seating and pad at set intervals / path intersections	5	each	\$ 6,000.00	\$ 30,000

		\$ 500,000
		\$ 1,200,000
		\$ 420,000
		\$ 160,000
		\$ 450,000
		\$ 75,000
		\$ 30,000

					\$ -
					\$ -
				Subtotal	\$ 2,835,000

Exclusions

- Annual price escalation / CPI over time
- Staffing and management
- Ongoing operating & research costs
- Ongoing maintenance costs
- Ongoing advertising and marketing costs
- Future asset replacement costs
- Additional future inclusions

TOTAL ALL \$ 9,660,600
GST ALL \$ 966,060

\$ 1,114,000	\$ 5,711,600	\$ 2,835,000
\$ 111,400	\$ 571,160	\$ 283,500
\$ 55,700	\$ 285,580	\$ 141,750

Check
 \$ 9,660,600
 \$ 966,060

Contingency	1	item	5%	\$ 483,030
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