

**DONALD
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CORKE**

KIERNAN PARK MASTERPLAN

Indicative Life Cycle Estimate - Stage 1A

26/2/2021

CONFIDENTIAL

Client:
DCWC Project No.:

Element
W20083



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DOCUMENT CONTROL

Version	Date	Purpose	Author
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DISTRIBUTION

Name	Organisation	Date	Method
Bronwyn Slater	Element	26/02/2021	Email

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LIFE CYCLE COST
Kiernan Park Masterplan - Stage 1A
 25-February-2021

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Life Cycle Parameters	
Building Life (years)	25
Inflation Rate	2.50%
Area (m2)	1,500

Life Cycle Cost - Future value compounded			
YEAR	Maintenance Costs	Replacement Costs	Total Costs
1	Excluded	0	\$0
2	Excluded	0	\$0
3	Excluded	0	\$0
4	Excluded	0	\$0
5	Excluded	8,109	\$8,109
6	Excluded	0	\$0
7	Excluded	37,885	\$37,885
8	Excluded	0	\$0
9	Excluded	0	\$0
10	Excluded	117,469	\$117,469
11	Excluded	0	\$0
12	Excluded	343,391	\$343,391
13	Excluded	0	\$0
14	Excluded	176,715	\$176,715
15	Excluded	3,470,736	\$3,470,736
16	Excluded	0	\$0
17	Excluded	0	\$0
18	Excluded	311,641	\$311,641
19	Excluded	0	\$0
20	Excluded	683,694	\$683,694
21	Excluded	0	\$0
22	Excluded	376,523	\$376,523
23	Excluded	0	\$0
24	Excluded	1,061,923	\$1,061,923
25	Excluded	2,418,955	\$2,418,955
TOTAL	\$0	\$9,007,043	\$9,007,043

Average cost per year	\$360,281.70
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Notes: Refer to life cycle assumptions page

Kiernan Park Masterplan - Stage 1A
Replacement Costs
Economic Life
Annual Inflation rate

25

2.50%

	SubStructure	Columns	Upper Floors	Staircase	Roof	Ext Walls	Windows	Ext Doors	Int Walls	Int Screens	Int Doors	Wall Finishes	Floor Finishes	Ceiling Finishes	Fitments	Equipment	Mechanical services	Hydraulics	Fire protection	Lighting & Power	Security Systems	Lifts	Asphalt Surfacing	External Metalwork	Sports Surfaces	Hard Landscaping	Soft Landscaping	Irrigation	Sundry	TOTAL	
Initial Cost	\$344,594	\$53,015	\$106,029	\$21,206	\$198,804	\$397,609	\$0	\$53,015	\$106,029	\$37,110	\$47,713	\$159,044	\$318,087	\$265,073	\$265,073	\$0	\$530,145	\$318,087	\$26,507	\$530,145	\$88,358	\$53,015	\$3,180,870	\$58,905	\$0	\$895,356	\$29,453	\$0	\$58,905	\$8,142,144	
Year 0																															
1																														\$0	
2																														\$0	
3																														\$0	
4																														\$0	
5											\$8,109																			\$8,109	
6																														\$0	
7												\$37,885																		\$37,885	
8																														\$0	
9																														\$0	
10				\$5,444					\$27,222		\$9,187																		\$0	\$75,616	\$117,469
11													\$85,848	\$89,425				\$150,233	\$17,885											\$0	
12																														\$343,391	
13																														\$0	
14																								\$58,905		\$58,905	\$58,905				\$176,715
15						\$57,829		\$19,276		\$10,795	\$10,409	\$173,488			\$192,764					\$385,528	\$42,408	\$265,073	\$2,313,167		\$58,905		\$0			\$3,470,736	
16																														\$0	
17																														\$0	
18					\$311,641																									\$311,641	
19																														\$0	
20				\$6,989					\$87,361		\$11,794						\$480,484												\$0	\$97,067	\$683,694
21																														\$0	
22												\$55,101						\$275,505	\$45,917											\$376,523	
23																														\$0	
24													\$579,231	\$482,692																\$1,061,923	
25						\$482,526		\$98,980			\$66,811											\$98,980					\$1,671,658			\$2,418,955	
TOTAL	\$0	\$0	\$0	\$12,433	\$311,641	\$540,355	\$0	\$118,256	\$114,582	\$10,795	\$106,310	\$266,474	\$665,078	\$572,117	\$192,764	\$0	\$480,484	\$425,738	\$63,802	\$385,528	\$42,408	\$364,052	\$2,313,167	\$58,905	\$0	\$1,730,563	\$58,905	\$0	\$172,683	\$9,007,043	

Kiernan Park Masterplan - Stage 1A**Assumptions**

Economic life cycle is assumed to be	25 Years
Annual inflation rate is assumed to be	2.50%

The following economic life cycles for replacement purposes have been assumed:

• Metal roofing & Roof plumbing	18 years
• External wall cladding	25 years
• Painting	7 years
• Window/Door Hardware (25%)	5 years
• Toilet/shr partitions	15 years
• Resilient	10 years
• Non Resilient	15 years
• Whitegoods	7 years
• Hot Water System	12 years
• Air conditioning & mechanical services plant, etc	20 years
• Lighting & power	16 years
• Fire protection equipment, etc	15 years
• Security systems	7 years
• Fencing	12 years
• Bitumen / Asphalt paving	15 years
• Soft Landscaping	15 years
• Hard Landscaping	25 years
• Sundry Replacement (eg: ceilings, tapware, toilet hardware, fittings & fitments, etc)	10 years

Note: No allowances have been made for major upgrades or refurbishments

No allowance has been made for damage - only wear and tear
 Life cycle costs have been established from indicative budgets.
 Each trades life cycle has been averaged and is indicative only.
 Life cycle is for new build components only

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KIERNAN PARK MASTERPLAN

Indicative Life Cycle Estimate - Stage 1B

26/2/2021

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Client:
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LIFE CYCLE COST
Kiernan Park Masterplan - Stage 1B
 25-February-2021

**DONALD
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Life Cycle Parameters	
Building Life (years)	25
Inflation Rate	2.50%
Area (m2)	1,202

Life Cycle Cost - Future value compounded			
YEAR	Maintenance Costs	Replacement Costs	Total Costs
1	Excluded	0	\$0
2	Excluded	0	\$0
3	Excluded	0	\$0
4	Excluded	0	\$0
5	Excluded	2,883	\$2,883
6	Excluded	0	\$0
7	Excluded	13,470	\$13,470
8	Excluded	0	\$0
9	Excluded	0	\$0
10	Excluded	90,497	\$90,497
11	Excluded	0	\$0
12	Excluded	122,095	\$122,095
13	Excluded	0	\$0
14	Excluded	176,715	\$176,715
15	Excluded	1,381,311	\$1,381,311
16	Excluded	0	\$0
17	Excluded	0	\$0
18	Excluded	110,806	\$110,806
19	Excluded	0	\$0
20	Excluded	305,646	\$305,646
21	Excluded	0	\$0
22	Excluded	133,875	\$133,875
23	Excluded	0	\$0
24	Excluded	377,573	\$377,573
25	Excluded	1,365,481	\$1,365,481
TOTAL	\$0	\$4,080,351	\$4,080,351

Average cost per year	\$163,214.05
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Notes: Refer to life cycle assumptions page

Kiernan Park Masterplan - Stage 1B
Replacement Costs
Economic Life
Annual Inflation rate

25

2.50%

	SubStructure	Columns	Upper Floors	Staircase	Roof	Ext Walls	Windows	Ext Doors	Int Walls	Int Screens	Int Doors	Wall Finishes	Floor Finishes	Ceiling Finishes	Fitrments	Equipment	Mechanical services	Hydraulics	Fire protection	Lighting & Power	Security Systems	Lifts	Asphalt Surfacing	External Metalwork	Sports Surfaces	Hard Landscaping	Soft Landscaping	Irrigation	Sundry	TOTAL	
Initial Cost	\$122,522	\$18,850	\$37,699	\$7,540	\$70,686	\$141,372	\$0	\$18,850	\$37,699	\$13,195	\$16,965	\$56,549	\$113,098	\$94,248	\$94,248	\$0	\$188,496	\$113,098	\$9,425	\$188,496	\$88,358	\$18,850	\$1,295,910	\$58,905	\$0	\$589,050	\$29,453	\$0	\$58,905	\$3,482,464	
Year 0																															
1																														\$0	
2																														\$0	
3																														\$0	
4																														\$0	
5											\$2,883																			\$2,883	
6																														\$0	
7												\$13,470																		\$13,470	
8																														\$0	
9																														\$0	
10				\$1,936					\$9,679		\$3,267																		\$0	\$75,616	\$90,497
11														\$30,524	\$31,795			\$53,416	\$6,359											\$0	
12																														\$122,095	
13																														\$0	
14																								\$58,905		\$58,905	\$58,905				\$176,715
15						\$20,561		\$6,854		\$3,838	\$3,701	\$61,684			\$68,538					\$137,077	\$42,408	\$94,248	\$942,401		\$0					\$1,381,311	
16																														\$0	
17																														\$0	
18					\$110,806																									\$110,806	
19																														\$0	
20				\$2,485					\$31,062		\$4,193						\$170,839												\$0	\$97,067	\$305,646
21																														\$0	
22												\$19,591						\$97,957	\$16,326											\$133,875	
23																														\$0	
24													\$205,949	\$171,624																\$377,573	
25						\$171,565		\$35,193			\$23,755											\$35,193				\$1,099,775				\$1,365,481	
TOTAL	\$0	\$0	\$0	\$4,421	\$110,806	\$192,126	\$0	\$42,047	\$40,740	\$3,838	\$37,799	\$94,746	\$236,472	\$203,419	\$68,538	\$0	\$170,839	\$151,374	\$22,685	\$137,077	\$42,408	\$129,441	\$942,401	\$58,905	\$0	\$1,158,680	\$58,905	\$0	\$172,683	\$4,080,351	

Kiernan Park Masterplan - Stage 1B**Assumptions**

Economic life cycle is assumed to be	25 Years
Annual inflation rate is assumed to be	2.50%

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• Air conditioning & mechanical services plant, etc	20 years
• Lighting & power	16 years
• Fire protection equipment, etc	15 years
• Security systems	7 years
• Fencing	12 years
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• Hard Landscaping	25 years
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