



PROPOSED SUBDIVISION

LOT 902 & LOC 7898 HODGES DRIVE, JOONDALUP
JOONDALUP SOUTH BUSINESS PARK
CITY OF JOONDALUP
for LandCorp

Disclaimer Note:

- Area subject to application
- All areas and dimensions subject to further survey, engineering and detailed design

DATE: 24.01.2003
SCALE: 1:2500 @ A3
REF: L13qq - 05
REVISED: 30.07.2003

ALL AREAS AND DIMENSIONS
ARE APPROXIMATE ONLY AND
ARE SUBJECT TO SURVEY

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Email: masterplan@masterplanwa.com
A.C.N. 31 374 269 504



FEE SCHEDULE

Attachment 2

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$ See Below
2. Design Development	% of total fee applicable to this stage - 13%
3. Design Documentation	% of total fee applicable to this stage - 12%
4. Contract Documentation	% of total fee applicable to this stage - 45%
5. Construction Tender and Award	% of total fee applicable to this stage - 2%
6. Construction Contract Administration	% of total fee applicable to this stage - 27%
7. Defects Liability Period	% of total fee applicable to this stage - 1%

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE		TOTAL FEE VALUE
\$4,500,000	\$ 35,275	\$263,756	5.86%	\$299,031
\$5,000,000	\$38,384	\$284,197	5.68%	\$322,581
\$5,500,000	\$41,296	\$305,760	5.56%	\$347,056
\$5,750,000	\$42,627	\$315,342	5.49%	\$357,969
\$6,000,000	\$44,000	\$325,581	5.43%	\$369,581
\$6,250,000	\$44,912	\$334,864	5.36%	\$379,776
\$6,500,000	\$45,716	\$345,540	5.32%	\$391,256
\$6,750,000	\$46,612	\$354,239	5.25%	\$400,851

Fees are exclusive of GST

Company Name: JAMES CHRISTOU + PARTNERS ARCHITECTS

Signature of authorised signatory: 

Print Name JAMES CHRISTOU Dated 30th JULY 2003

FEE SCHEDULE – SUB-CONSULTANTS
(Provide for each discipline)

Discipline: ARCHITECTURE

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$
2. Design Development	% of total fee applicable to this stage - 13%
3. Design Documentation	% of total fee applicable to this stage - 12%
4. Contract Documentation	% of total fee applicable to this stage - 45%
5. Construction Tender and Award	% of total fee applicable to this stage - 2%
6. Construction Contract Administration	% of total fee applicable to this stage - 27%
7. Defects Liability Period	% of total fee applicable to this stage - 1%

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE		TOTAL FEE VALUE
\$4,500,000	\$22,000	\$151,500	3.36%	\$173,500
\$5,000,000	\$24,000	\$164,000	3.28%	\$188,000
\$5,500,000	\$26,000	\$175,500	3.19%	\$201,500
\$5,750,000	\$27,000	\$180,875	3.14%	\$207,875
\$6,000,000	\$28,000	\$186,000	3.10%	\$214,000
\$6,250,000	\$28,500	\$191,375	3.06%	\$219,875
\$6,500,000	\$29,000	\$196,500	3.02%	\$225,500
\$6,750,000	\$29,500	\$201,375	2.98%	\$230,875

Fees are exclusive of GST

Company Name: JAMES CHRISTOU + PARTNERS ARCHITECTS

Signature of authorised signatory: _____

Print Name JAMES CHRISTOU

Dated 30 JULY 2003

FEE SCHEDULE - SUB-CONSULTANTS

(Provide for each discipline)

Discipline: STRUCTURAL & Civil Engineering
INC GEOTECH and HAZARDOUS MATERIAL

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$
2. Design Development	% of total fee applicable to this stage -
3. Design Documentation	% of total fee applicable to this stage -
4. Contract Documentation	% of total fee applicable to this stage -
5. Construction Tender and Award	% of total fee applicable to this stage -
6. Construction Contract Administration	% of total fee applicable to this stage -
7. Defects Liability Period	% of total fee applicable to this stage -

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE	TOTAL FEE VALUE
\$4,500,000	\$ 7875	\$ 39375	\$ 47250
\$5,000,000	\$ 8584	\$ 42916	\$ 51500
\$5,500,000	\$ 9396	\$ 46979	\$ 56375
\$5,750,000	\$ 9727	\$ 48636	\$ 58363
\$6,000,000	\$ 10,000	\$ 50,000	\$ 60,000
\$6,250,000	\$ 10312	\$ 51563	\$ 61875
\$6,500,000	\$ 10616	\$ 53084	\$ 63700
\$6,750,000	\$ 10912	\$ 54563	\$ 65475

Company Name: MAUNSELL

Signature of authorised signatory: 

Print Name P. BLAKE Dated 25/7 2003



FEE SCHEDULE - SUB-CONSULTANTS

(Provide for each discipline)

Discipline: Assets - Electrical/Fire

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$
2. Design Development	% of total fee applicable to this stage -
3. Design Documentation	% of total fee applicable to this stage -
4. Contract Documentation	% of total fee applicable to this stage -
5. Construction Tender and Award	% of total fee applicable to this stage -
6. Construction Contract Administration	% of total fee applicable to this stage -
7. Defects Liability Period	% of total fee applicable to this stage -

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE	TOTAL FEE VALUE
\$4,500,000	\$ 1,000.00	\$ 23,400.00	\$ 24,400.00
\$5,000,000	\$ 1,000.00	\$ 26,000.00	\$ 27,000.00
\$5,500,000	\$ 1,000.00	\$ 28,500.00	\$ 29,500.00
\$5,750,000	\$ 1,000.00	\$ 29,700.00	\$ 30,700.00
\$6,000,000	\$ 1,000.00	\$ 30,920.00	\$ 31,920.00
\$6,250,000	\$ 1,000.00	\$ 32,125.00	\$ 33,125.00
\$6,500,000	\$ 1,000.00	\$ 33,320.00	\$ 34,320.00
\$6,750,000	\$ 1,000.00	\$ 34,500.00	\$ 35,500.00

Company Name: BASSETT CONSULTING ENGINEERSSignature of authorised signatory: Print Name John McQuinn Dated 29 July 2003

FEE SCHEDULE - SUB-CONSULTANTS
(Provide for each discipline)

Discipline: BASSETTS - MECHANICAL

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$
2. Design Development	% of total fee applicable to this stage -
3. Design Documentation	% of total fee applicable to this stage -
4. Contract Documentation	% of total fee applicable to this stage -
5. Construction Tender and Award	% of total fee applicable to this stage -
6. Construction Contract Administration	% of total fee applicable to this stage -
7. Defects Liability Period	% of total fee applicable to this stage -

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE	TOTAL FEE VALUE
\$4,500,000	\$ 500.00	\$ 9,900.00	\$ 10,400.00
\$5,000,000	\$ 500.00	\$ 11,000.00	\$ 11,500.00
\$5,500,000	\$ 500.00	\$ 12,100.00	\$ 12,600.00
\$5,750,000	\$ 500.00	\$ 12,650.00	\$ 13,150.00
\$6,000,000	\$ 500.00	\$ 13,180.00	\$ 13,680.00
\$6,250,000	\$ 500.00	\$ 13,720.00	\$ 14,220.00
\$6,500,000	\$ 500.00	\$ 14,255.00	\$ 14,755.00
\$6,750,000	\$ 500.00	\$ 14,820	\$ 15,320.00

Company Name: BASSETT CONSULTING ENGINEERS

Signature of authorised signatory: 

Print Name John McGuire Dated 24 July 2003

FEE SCHEDULE - SUB-CONSULTANTS
(Provide for each discipline)

Discipline: BASSETTS - ESD / ACOUSTICS

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$
2. Design Development	% of total fee applicable to this stage -
3. Design Documentation	% of total fee applicable to this stage -
4. Contract Documentation	% of total fee applicable to this stage -
5. Construction Tender and Award	% of total fee applicable to this stage -
6. Construction Contract Administration	% of total fee applicable to this stage -
7. Defects Liability Period	% of total fee applicable to this stage -

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE	TOTAL FEE VALUE
\$4,500,000	\$ 1,000.00	\$ 13,000.00	\$ 14,000.00
\$5,000,000	\$ 1,000.00	\$ 13,000.00	\$ 14,000.00
\$5,500,000	\$ 1,000.00	\$ 14,500.00	\$ 15,500.00
\$5,750,000	\$ 1,000.00	\$ 14,500.00	\$ 15,500.00
\$6,000,000	\$ 1,000.00	\$ 16,000.00	\$ 17,000.00
\$6,250,000	\$ 1,000.00	\$ 16,000.00	\$ 17,000.00
\$6,500,000	\$ 1,000.00	\$ 18,000.00	\$ 19,000.00
\$6,750,000	\$ 1,000.00	\$ 18,000.00	\$ 19,000.00

Company Name: BASSETT CONSULTING ENGINEERS

Signature of authorised signatory: 

Print Name John McGure Dated 29 July 2003

61 8 9481 1885

RFT - Design Consultancy Services for Works Depot - Part 3

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FEE SCHEDULE - SUB-CONSULTANTS

(Provide for each discipline)

Discipline: LANDSCAPE ARCHITECTURAL

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$
2. Design Development	% of total fee applicable to this stage -
3. Design Documentation	% of total fee applicable to this stage -
4. Contract Documentation	% of total fee applicable to this stage -
5. Construction Tender and Award	% of total fee applicable to this stage -
6. Construction Contract Administration	% of total fee applicable to this stage -
7. Defects Liability Period	% of total fee applicable to this stage -

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE	TOTAL FEE VALUE
\$4,500,000	\$1,000.00	\$14,181.00	\$15,181.00
\$5,000,000	\$1,000.00	\$14,181.00	\$15,181.00
\$5,500,000	\$1,000.00	\$14,181.00	\$15,181.00
\$5,750,000	\$1,000.00	\$14,181.00	\$15,181.00
\$6,000,000	\$1,000.00	\$14,181.00	\$15,181.00
\$6,250,000	\$1,000.00	\$14,181.00	\$15,181.00
\$6,500,000	\$1,000.00	\$14,181.00	\$15,181.00
\$6,750,000	\$1,000.00	\$14,181.00	\$15,181.00

Company Name: TRACT (WA) PTY LTD.

Signature of authorised signatory: STUART D PULLYBLANK

Print Name: [Signature] Dated 29 JULY 2003

FEE SCHEDULE – SUB-CONSULTANTS
(Provide for each discipline)

Discipline: Hydraulic Services

STAGE	FEE BASIS
1. Brief Development/Concept Design	Lump Sum \$
2. Design Development	% of total fee applicable to this stage -
3. Design Documentation	% of total fee applicable to this stage -
4. Contract Documentation	% of total fee applicable to this stage -
5. Construction Tender and Award	% of total fee applicable to this stage -
6. Construction Contract Administration	% of total fee applicable to this stage -
7. Defects Liability Period	% of total fee applicable to this stage -

To assist in the assessment of comparative fee curves, the following matrix must be completed. The applicable fee percentage from the fee curve must be applied to the theoretical project values listed below to calculate a total fee value.

WORKS VALUE	LUMP SUM	% FEE	TOTAL FEE VALUE
\$4,500,000	\$ 1,900	\$12,400	\$14,300
\$5,000,000	\$ 2,100	\$13,300	\$15,400
\$5,500,000	\$ 2,300	\$14,100	\$16,400
\$5,750,000	\$ 2,400	\$14,800	\$17,200
\$6,000,000	\$ 2,500	\$15,300	\$17,800
\$6,250,000	\$ 2,600	\$15,900	\$18,500
\$6,500,000	\$ 2,600	\$16,200	\$18,800
\$6,750,000	\$ 2,700	\$16,800	\$19,500

Company Name: Wood & Grieve ENGINEERS

Signature of authorised signatory: 

Print Name Paul Gray Dated 29 July 2003

FEE SCALE CURVE

Fee Scale curve data excluding Brief Development and Concept Design.
Consultants' fees are included.

Value SM	Percentage
1.0	7.2
1.25	7.1
1.5	7.0
1.75	6.9
2.0	6.8
2.25	6.7
2.5	6.6
2.75	6.5
3.0	6.4
3.25	6.3
3.50	6.2
3.75	6.1
4.0	6.0
4.25	5.9
4.50	5.86 as fee submission
4.75	5.77 as fee submission
5.0	5.68 as fee submission
5.25	5.60 as fee submission
5.50	5.56 as fee submission
5.75	5.49 as fee submission
6.0	5.43 as fee submission
6.25	5.36 as fee submission
6.50	5.32 as fee submission
6.75	5.25 as fee submission
7.00	5.20
7.25	5.15
7.50	5.10
7.75	5.05
8.0	5.0
8.25	5.0
8.5	5.0
8.75	5.0
9.0	5.0
9.25	5.0
9.5	5.0
9.75	5.0
10.0	5.0

Fees are exclusive of GST

DAYWORK SCHEDULE**LABOUR RATES (WITHOUT GST)****Preamble**

The Consultant may claim no work as Dayworks unless prior written instruction has been given from the Client.

Labour

The cost of labour of the Consultant shall be charged at the actual hours worked at the direction of the Client at the rates of specified in the Price Schedule.

The Consultant shall produce wage sheets as evidence of payments made to each person employed on Dayworks.

Labour on-costs shall include for all expenses for research, drafting, design, analysis presentation, attendance at meetings, attendance upon Council officers and all disbursements of any kind, accommodation, overheads, profit, executive supervision, staff employed on supervision work only, workers compensation insurance, normal contract works third party insurance and employer liability insurances, payroll tax, public and annual leave with pay including leave loading, sick pay, superannuation, portable long service leave and all allowances.

No rise and fall shall be applied to the rates used on Dayworks.

Subconsultants

The cost of Subconsultants shall be based on the actual cost excluding overheads and profit. Agreed costs of labour and materials shall be charged at the actual hours worked at the direction of the Client together with accepted established overheads and profit of the Subconsultant. The Consultant will be required to produce wage sheets and other evidence of payment for work carried out on Dayworks by Subconsultants.

Subconsultants on-costs shall include for all establishment charges, overheads, profit, insurances, accommodation, executive supervision, staff employed on supervision work only and for all other costs incurred in the employment of Subconsultants.

The Tenderer must provide the hourly and daily net rates (8 hours per day) for the supply of various kinds of labour as per the listed categories. Such rates must be inclusive of all levies, GST, taxes, Superannuation, worker's compensation, insurance, public liability, and all other costs as may be necessary to be paid by the Consultant.

TITLE	WORKING RATE PER HOUR (without GST)	DAILY NET RATE (without GST)
DIRECTOR	\$165.00	\$1,320.00
ASSOCIATE DIRECTOR	\$120.00	\$ 960.00
ARCHITECT	\$105.00	\$ 840.00
DRAFTSPERSON	\$ 80.00	\$ 640.00
CLERICAL	\$ 50.00	\$ 400.00
	\$	\$

Payment for labour shall only be at the rates nominated in the Schedule and shall include the cost of all wages, overheads, labour, fuel, materials, taxes, levies, accommodation, travel, duties, GST administration expenses profit, insurance, transport to and about the site, accommodation, sick pay reserves, safety measures, taxes and all other costs and charges of any kind whatsoever.

Company Name: JAMES CHRISTOU + PARTNERS ARCHITECTS

Signature of authorised signatory: _____

Print Name JAMES CHRISTOU Dated 30TH JULY 2003

@CITY OF JOONDALUP

001-03/04

File ref: 76544