

JF.15396-6.1-07.01.saf

28 October 2016

Sir Moses Montefiore Jewish Home
36 Dangar Street
RANDWICK NSW 2031

Attention: Mr Robert Orié

Dear Robert

MONTEFIORE AGED CARE – BUILDING D QUANTITY SURVEYOR CERTIFICATE OF COST

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the cost of the proposed development in accordance with the requirements set out in clause 255 of the Environmental Planning and Assessment Regulation 2000.

We advise that our estimate for the proposed development is \$41,840,000 excluding GST or \$46,024,000 including GST as summarised below. An elemental summary and schedule of areas is included in Attachment No. 1.

Building D site preparation and construction	\$40,011,445
Building C alterations	\$285,651
External works and landscaping	<u>\$1,542,904</u>
Estimated Cost (excluding GST)	\$41,840,000
GST	<u>\$4,184,000</u>
Estimated Cost (including GST)	\$46,024,000

We confirm that the scope of works includes;

- Site clearance works in preparation for Building D
- Construction of Building D over five levels (Level 2 to 6)
- Alternations to Building C to accommodate links from Building D
- External landscaping, roadworks and services associated with the above

Works associated with Buildings E & F are part of a separate application.



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FS 548756

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MONTEFIORE AGED CARE FACILITY – QS CERTIFICATE OF COST

In the preparation of our estimate, we have used the Jackson Teece floor plans included in Attachment No.2. We have also referred to the following information;

- Emerson Associates - Stormwater drainage plans
- Oculus - Landscape plans
- Medland Metropolis – ESD report

We trust the above is satisfactory for your current requirements however, should you have any queries, please do not hesitate to contact us.

Yours faithfully



Sean Fry
Senior Associate
Rider Levett Bucknall

sean.fry@au.rlb.com

ATTACHMENT 1 – RLB ESTIMATE SUMMARY

Sir Moses Montefiore Jewish Home
Building D - Project Application Modification

Location Summary

GFA: Gross Floor Area
 Rates Current At October 2016

Location	GFA m ²	Cost/m ²	Total Cost
D BUILDING D	8,924.3	4,483	40,011,444.75
C BUILDING C	682.0	419	285,650.80
E EXTERNAL WORKS			1,542,904.45
ESTIMATED NET COST			9,606 \$4,355 \$41,840,000.00
MARGINS & ADJUSTMENTS			
Allow for GST	10.0 %		\$4,184,000.00
ESTIMATED TOTAL COST			9,606 \$4,791 \$46,024,000.00

Sir Moses Montefiore Jewish Home
Building D - Project Application Modification

Element Summary

Gross Floor Area: 9,606 m²
 Rates Current At October 2016

Description	%	Cost/m ²	Total Cost
PREAMBLE Preamble			
SB SUBSTRUCTURE	3.1 %	\$150	\$1,440,433.00
CL COLUMNS	1.2 %	\$60	\$573,717.00
UF UPPER FLOORS	5.7 %	\$271	\$2,601,775.00
SC STAIRCASES	0.2 %	\$9	\$87,084.00
RF ROOF	2.8 %	\$134	\$1,288,287.00
EW EXTERNAL WALLS	7.2 %	\$346	\$3,325,528.00
WW WINDOWS	2.3 %	\$109	\$1,047,470.00
ED EXTERNAL DOORS	0.0 %	\$1	\$10,720.00
NW INTERNAL WALLS	4.4 %	\$209	\$2,009,338.00
ND INTERNAL DOORS	1.5 %	\$73	\$704,022.00
WF WALL FINISHES	1.6 %	\$77	\$737,190.00
FF FLOOR FINISHES	1.9 %	\$91	\$878,024.00
CF CEILING FINISHES	2.3 %	\$110	\$1,057,769.00
FT FITMENTS	5.0 %	\$238	\$2,281,636.00
HS HYDRAULIC SERVICES	5.8 %	\$278	\$2,675,000.00
MS MECHANICAL SERVICES	8.6 %	\$412	\$3,960,000.00
FP FIRE PROTECTION	1.8 %	\$86	\$824,000.00
LP ELECTRIC LIGHT AND POWER	6.5 %	\$311	\$2,985,000.00
TS TRANSPORTATION SYSTEMS	1.3 %	\$60	\$580,000.00
AR ALTERATIONS AND RENOVATIONS	0.4 %	\$17	\$162,008.00
XP SITE PREPARATION	0.1 %	\$3	\$33,294.00
XR ROADS, FOOTPATHS AND PAVED AREAS	0.2 %	\$9	\$87,672.00
XL LANDSCAPING AND IMPROVEMENTS	3.2 %	\$151	\$1,451,284.00
XK EXTERNAL STORMWATER DRAINAGE	1.1 %	\$51	\$491,759.00
PR PRELIMINARIES	15.5 %	\$744	\$7,146,990.00
CO CONTINGENCY			Incl.
FE CONSULTANT FEES	7.4 %	\$354	\$3,400,000.00
GST GST	9.1 %	\$436	\$4,184,000.00
ESTIMATED TOTAL COST		\$4,791	\$46,024,000.00

