

Capital Investment Value Report (Rev.1)

17-21 First Avenue, Blacktown



DOCUMENT TITLE: CIV Report (Rev.1) ISSUE DATE: 20 November 2018

Altus Expert Services



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DOCUMENT CONTROL:

Signature:	Date:	20 November 2018
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1. Executive Summary

Altus Group has been requested by Jackson Teece Pty Ltd to prepare a Capital Investment Value (CIV) report for the proposed Hotel/Serviced Apartment development at 17-21 First Avenue, Blacktown.

The Capital Investment Value has been assessed in accordance with the NSW Department of Planning – Planning Circular No. PS 10-008 dated 10 May 2010 under the Environmental Planning and Assessment Regulation 2000.

The site has been occupied by an existing shopping centre and an at grade open carpark. The total site area is approx. 3,160m2.

In summary, the scope of the proposed development comprises the following:

- Demolition of an existing shopping centre and associated works
- Supermarket including one level of basement carparking (B1) and a mezzanine level
- Serviced Apartments including 1 level of basement carparking (B5) and 110 serviced apartments.
- Hotel tower consisting of 3 levels of basement carparking (B4 to B2), hotel back of house areas, 277 hotel rooms, food and beverage outlets, meeting rooms, gym and pool facilities.
- All associated services infrastructure works and external works

The total Gross Floor Area for the entire development is 53,282 m2. (see Area and Unit Schedule in Appendix B)



2. Cost Summary

The total estimated construction cost as at 13 November 2018 is **\$173,855,997 (including Professional Fees but excluding Contingencies and GST)** as broken down below:

Component	Construction GFA (m2)	% of Total GFA	•	Construction Cost
Supermarket	3,493	6%	\$	6,120,013
Serviced Apartments	17,455	33%	\$	52,966,065
Hotel	32,334	61%	\$	114,769,920
Total	53,282		\$	173,855,997

Further breakdown and unit cost analysis are provide below:

Description	Amount	Data	Unit Cost
Part A - Supermarket			
Demolition – Supermarket Portion	\$25,787		
Supermarket Recompant (P1)	\$3,599,445	GFA: 2,126m2	\$1,693/m2*
Supermarket Basement (B1)	\$3,399,443	33 Carspaces	\$109,074/car*
Supermarket	\$2,093,065		
External Works – Supermarket Portion	\$90,076		
Subtotal – Part A Supermarket	\$5,809,220		
Professional and Other Development Fees	\$310,793		
Total Part A - Supermarket	\$6,120,013	Total GFA: 3,493m2	



Part B – Serviced Apartments			
Demolition – Serviced Apartments Portion	\$141,829		
Serviced Apartment Basement (B5)	¢5 504 059	GFA: 3,147m2	\$1,778/m2*
Serviceu Apartment basement (b3)	\$5,594,058	77 Carspaces	\$72,650/car*
Serviced Apartment Tower	¢44.040.224	GFA: 17,056m2	\$3,078/m2*
Serviced Apartment Tower	\$44,040,324	110 rooms	\$400,367/room*
External Works – Serviced Apartment Portion	\$500,073		
Subtotal – Part B Serviced Apartment	\$50,276,284		
Professional and Other Development Fees	\$2,689,781		
Total Part B – Serviced Apartments	\$52,966,065	Total GFA: 17,456m2	

Part C - Hotel			
Demolition – Hotel Portion	\$262,168		
Hotel Basement (B4 to B2)	\$16,053,254	GFA: 9,422m2	\$1,703/m2*
Hotel Basement (B4 to B2)	\$10,000,204	221 Carspaces	\$72,639/car*
Hotel Tower	\$91,701,748	GFA: 22,910m2	\$4,003/m2*
	ψ31,701,740	277 Guestrooms	\$331,053/room*
External Works – Hotel Portion	\$924,377		
Subtotal – Part C Hotel	\$108,941,547		
Professional and Other Development Fees	\$5,828,373		
Total Part C - Hotel	\$114,769,920	Total GFA: 32,334m2	

TOTAL ESTIMATED CONSTRUCTION COST -	Total GFA: 53,282m2	
PART A, B AND C(EXCL. GST)	\$173,855,997 387 rooms	

Site Area: 3,160m2

Notes: * Including preliminaries and margin



3. Basis of Cost Estimate

This cost estimation of the Capital Investment Value of the proposed works has been prepared based on

- Updated Architectural set of drawings (DA set design, dated on 9 November 2018)

This preliminary cost estimate is priced at market rates on the basis of competitive lump sum tenders with escalation during the construction period included in the cost.

We stress that this is only a preliminary cost estimate as detailed design information is not available at this stage. We therefore strongly recommend that a more detailed measured check estimate be prepared at a later stage when further design development information including structural design, schematic services design, specifications and development consent conditions are available.



4. List of Exclusions

The following items have been excluded from our Cost Plan:

4.1 General

- a. Land costs and acquisition Costs.
- b. Land Holding Costs & Charges.
- c. Latent Conditions including site decontamination / remediation works beyond the allowance detailed
- d. Works outside of site boundary
- e. All retail areas will be shell & core only, no finishes has been allowed for.
- f. Costs associated with staging of works (e.g. substructure & main construction works contracts).
- g. DA and CC fees, Section 94 Contribution, other authority contributions
- h. Sydney Water Development Plan Charges/ Section 73 Contributions
- i. Public benefits
- j. Interest/ Finance/ Legal Fees
- k. Marketing and Agent Fees
- I. Design and Construction Contingencies
- m. Goods and Service Tax
- n. Future increase in costs from date of this estimate to date of actual commencement of construction

4.2. Basement

- a. Extreme dewatering measure during bulk excavation stage e.g. tanking the site
- b. Electrical car chargers.

4.3. Serviced Apartment

- a. Mock-up rooms for serviced apartments
- b. Curtains / blinds / flyscreens
- c. Loose furniture

4.4. Hotel

- a. Mock-up rooms for hotel guestrooms
- b. Pre-opening expenses for Hotel
- c. Hotel operating supplies and equipment items



- d. Automation control system to hotel guestrooms
- e. Audio visual system to hotel
- f. Curtains / Window blinds to guestrooms
- g. Loose furniture
- h. Information technology & communication services other than structural cabling & outlet points to hotel



Appendix A – Definition of Areas

The term **Gross Floor Area (GFA)** used in this document is the sum of the "Fully Enclosed Covered Area" and "Unenclosed Covered Area" as defined below.

Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or the edge of the cover, whichever is the lesser.

UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways which are elements of external works or outbuildings.

The definitions of FECA and UCA above are consistent with the definitions in the Australian Cost Management Manual published by the Australian Institute of Quantity Surveyors.

It should be noted that local councils or authorities may adopt other definitions for Gross Floor Area for the purposes of floor space ratio calculations or the likes.



Appendix B – Area and Unit Schedule

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																Altus	Group
17-21 First Avenue, Blacktowr	n															1	1
COST PLAN NO 1.5 - AREA SO	CHEDULE																+
		Ca	park		Supermarket		Se	erviced Apartme	ents		Hotel	4		Total G	FA	1	
Level	No. of Floor	FECA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	Supermarket	Serviced Apartments	Hotel	Total	Open Terrace
Serviced Apartments Basement							-										-
Basement 05	1	2,939	2,939											2,939		2,939	
Basement 01		208	208											208		208	1
Subtotal	1	3,147	3,147											3,147		3,147	
Hotel Basement																	
Basement 04	1	2,939	2,939												2,939	2,939	
Basement 03	1	2,939	2,939												2,939	2,939	
Basement 02	1	2,939	2,939												2,939	2,939	
Basement 01		605	605												605	605	
Subtotal	3	9,422	9,422												9,422	9,422	
Supermarket Basement																	
Basement 01	1	2,126	2,126										2,126			2,126	
<u>Subtotal</u>	1	2,126	2,126										2,126			2,126	
Tower							-										
Ground Floor	1			911	166	1,077	268	42	310	1,221	407	1,628	1,077	310	1,628	3,015	
Mezzanine				290		290				173		173	290	0	173	463	
Level 01	1						41		41	1,960	463	2,423		41	2,423	2,464	4 000
Level 02	1				+		41 644	70	41 717	1,173		1,173 706	1	41 717	1,173 706	1,214 1,423	1,638
Level 03	1						644 644	73 73	717	706		706		717			+
Level 04	1						644 644	73	717	706 741		706		717	706 741	1,423 1,458	+
	15				+	+	9,660	1,095	10,755	11,115	-	11,115	1	10,755	11,115	1,458	+
Level 06 to Level 20 (Typical as L05)	15						3,000	1,080	10,755	1,385	73	1,458	1	10,755	1,458	1,458	+
Level 21 Level 22	1				+					1,385	73	1,458	1		1,458	1,458	+
Level 23	1		1		1	1		1		894	420	1,314	1		1,314	1,314	1
Level 24	1						849	139	988			,	1	988	,	988	1
Roof					1		22		22	17		17	1	22	17	39	1
Subtotal	25			1,201	166	1,367	12,813	1,495	14,308	21,476	1,436	22,912	1,367	14,308	22,912	38,587	1,638
TOTAL (m2)	30	14,695	14,695	1,201	166	1,367	12,813	1,495	14,308	21,476	1,436	22,912	3,493	17,455	32,334	53,282	1,638
								-									
Site ar	rea = 3,160	m2			1												<u> </u>

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Basenent Of Basenent Of Bosonent Of <b< th=""><th></th><th>Floors</th><th>Cal Spaces</th><th>Tenancy</th><th>1 Bedroom</th><th>2 Bedroom</th><th></th><th>Total</th><th>Standard</th><th>Corner Suite</th><th>Suite</th><th>Total</th></b<>		Floors	Cal Spaces	Tenancy	1 Bedroom	2 Bedroom		Total	Standard	Corner Suite	Suite	Total
Basenent Of Basenent Of Bosonent Of <b< td=""><td>Serviced Apartments Basement</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></b<>	Serviced Apartments Basement											
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Basement 0417.1Incl <th< td=""><td>Subtotal</td><td>1</td><td>77</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Subtotal	1	77									
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Basement 03117171100101<	Hotel Basement											
Basement 02116910100<	Basement 04	1	71									
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Level 03111246102112Level 04 (Typical as L03)1112246102101212Level 051112246121113Level 05 (Level 20 (Typical as L05)15151306090180155195Level 21111111111119Level 22116191211619Level 231111111111Level 241111111111Roof11111111111Subtotal2511367221102362219277Level 24111<						-						
Level 04 (Typical as L03)11 2 2 4 6 10 2 1 12 Level 0511 2 4 6 12 1 1 13 Level 05 to Level 20 (Typical as L05)15 15 30 60 90 180 150 15 195 Level 211 1 1 1 1 1 1 1 1 1 1 1 Level 221 1 1 1 1 1 1 1 1 1 1 1 Level 231 1 1 1 1 1 1 1 1 1 1 1 Level 241 1 1 1 1 1 1 1 1 1 1 1 Roof1 1 1 1 1 1 1 1 1 1 1 1 1 Subtotal251 36 72 2 10 236 22 19 277												
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Level 22 1					30	60		90				
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		05			20	70		440	000		40	077
	Subiolal	25		1	30	12	2	110	236	22	19	2//
	TOTAL	30	331	1	36	72	2	110	236	22	19	277



Appendix C – Cost Plan Summary





Ref.	Description	Quantity	Unit	Rate	Total
	PART A - SUPERMARKET				
	DEMOLITION - SUPERMARKET PORTION				25,787
	SUPERMARKT BASEMENT (B1)				3,599,445
	SUPERMARKET				2,093,065
	EXTERNAL WORKS - SUPERMARKET PORTION				90,922
	SUBTOTAL - PART A SUPERMARKET				5,809,220
	PROFESSIONAL AND OTHER DEVELOPMENT FEES				310,793
	TOTAL - PART A SUPERMARKET				6,120,013
	GFA - Supermarket	3,493	m2		
	PART B - SERVICED APARTMENTS				
	DEMOLITION - SERVICED APARTMENT PORTION				141,829
	SERVICED APARTMENT BASEMENT (B5)				5,594,058
	SERVICED APARTMENT TOWER				44,040,324
	EXTERNAL WORKS - SERVICED APARTMENTS PORTION				500,073
	SUBTOTAL - PART B SERVICED APARTMENTS				50,276,284
	PROFESSIONAL AND OTHER DEVELOPMENT FEES				2,689,781
	TOTAL - PART B SERVICED APARTMENTS				52,966,065
	GFA - Serviced Apartment	17,456	m2		
	No. of Serviced Apartments	110	no		
	PART C - HOTEL				
	DEMOTION - HOTEL PORTION				262,168
	HOTEL BASEMENT (B4 TO B2)				16,053,254
	HOTEL TOWER				91,701,748
	EXTERNAL WORKS - HOTEL PORTION				924,377
	SUBTOTAL - PART C HOTEL				108,941,547
	PROFESSIONAL AND OTHER DEVELOPMENT FEES				5,828,373
	TOTAL - PART C HOTEL				114,769,920



Ref.	Description	Quantity	Unit	Rate	Total
	GFA - Hotel	32,334	m2		
	No. of Hotel Guestrooms	277	no		

TOTAL CONSTRUCTION COST (PART A, B AND C)		
GFA	53,282	m2
TOTAL UNITS	387	no

<u>173,855,997</u>



Client: Project: Report:

Ref.	Description	Quantity	Unit	Rate	Total
	DEMOLITION - SUPERMARKET PORTION				
	DEMOLITION - SUPERMARKET PORTION				
	DEMOLITION AND SITE PREPARATION				20,813
	SUBTOTAL			6.59	20,813
	PRELIMINARIES (18%)				3,746
	MARGINS (5%)				1,228
	TOTAL - DEMOLITION SUPERMARKET PORTION			8.16	25,787
	Total Site Area	3,160	m2	_	
	DEMOLITION - SUPERMAR	KET PORTIO	N TOTAL	(Excl GST) _	25,787
	SUPERMARKT BASEMENT (B1)				
	SUPERMARKET BASEMENT (B1)				
	SUBSTRUCTURE			323.83	688,460
	COLUMNS			35.00	74,410
	UPPER FLOORS			341.33	725,675
	STAIRCASES			4.94	10,500
	ROOF			2.26	4,800
	EXTERNAL WALLS			233.61	496,650
	INTERNAL WALLS			90.72	192,880
	INTERNAL DOORS			0.00	0
	INTERNAL SCREENS			42.24	89,800
	WALL FINISHES			5.73	12,175
	FLOOR FINISHES			13.88	29,510
	CEILING FINISHES			4.18	8,895
	FITMENTS			19.92	42,350
	NON-MEASURED ALLOWANCE (2%)			22.35	47,522
	SPECIAL EQUIPMENT			9.41	20,000
	HYDRAULIC SERVICES			35.16	74,760
	MECHANICAL SERVICES			63.66	135,350
	FIRE SERVICES			66.65	141,690
	ELECTRIC LIGHT, POWER AND COMMUNICATION			45.00	95,670
	VERTICAL TRANSPORTATION			0.00	0



Client: Go Project: 17-Report: CP

SUBTOTAL 1,366.47 2.900 PRELIMINARIES (18%) 522 MARGINS (5%) 17 TOTAL - SUPERMARKET BASEMENT (B1) 1,693.06 3.593 GFA - Supermarket Basement 2,126 m2 Car Spaces 33 no 5.592 SUPERMARKET SUPERMARKET 5.592 COLUMNS 47.28 66 UPPER FLOORS 292.77 400 ROOF 0.00 292.77 COLUMNS 179.83 244 EXTERNAL WALLS 179.83 244 INTERNAL WALLS 86.37 110 INTERNAL WALLS 86.37 110 INTERNAL WALLS 86.37 110 INTERNAL DOORS 2.92 44 KOOF 0.00 110 INTERNAL WALLS 86.37 110 INTERNAL WALLS 86.37 110 FLOOR FINISHES 0.00 110 FLOOR FINISHES 14.62 24 NON-MEASURED ALLOWANCE (2%) 12.55	Ref.	Description		Quantity	Unit	Rate	Total	
SUBTOTAL 1,366.47 2,900 PRELIMINARIES (18%) 522 MARGINS (5%) 17 TOTAL - SUPERMARKET BASEMENT (B1) 1,693.06 3,593 GFA - Supermarket Basement 2,126 m2 Car Spaces 33 no SUPERMARKET SUPERMARKET 3,593 SUPERMARKET SUPERMARKET 3,593 COLUMNS 47.28 66 UPPER FLOORS 292.77 400 ROOF 0.00 292.77 400 ROOF 0.00 179.83 244 EXTERNAL WALLS 179.83 244 INTERNAL WALLS 179.83 244 INTERNAL WALLS 179.83 244 INTERNAL WALLS 86.37 110 INTERNAL WALLS 86.37 110 INTERNAL WALLS 86.37 110 FLOOR FINISHES 0.00 244 FLOOR FINISHES 1.00 10 INDRAULIC SERVICES 10.01 10.02 MECHANICAL SE		SUPERMARKT BASEMENT (B1)						
PRELIMINARIES (18%) 522 MARGINS (5%) 17 TOTAL - SUPERMARKET BASEMENT (B1) 1,693.06 3,593 GFA - Supermarket Basement 2,126 m2 Car Spaces 33 no 3,593 SUPERMARKET SUPERMARKET 3,593 3,593 SUPERMARKET COLUMNS 47.28 66 UPPER FLOORS 292.77 400 ROOF 0.00 292.77 400 INTERNAL WALLS 179.83 244 EXTERNAL WALLS 86.37 111 INTERNAL WALLS 86.37 111 INTERNAL WALLS 86.37 114 INTERNAL WALLS 17.3 244 FLOOR FINISHES 0.00 244 FLOOR FINISHES 1.00 1.00 FUDRAULIC SERVICES 1.00 1.00 HYDRAULIC SERVICES 2.		BWIC (3%)				6.60	14,024	
MARGINS (5%) 17. TOTAL - SUPERMARKET BASEMENT (B1) 1,693.00 3.592 GFA - Supermarket Basement 2,126 m2 Car Spaces 33 no 3.592 SUPERMARKET SUPERMARKET 3.592 3.592 SUPERMARKET COLUMNS 47.28 6.64 UPPER FLOORS 47.28 6.64 COLOUNS 47.28 6.64 UPPER FLOORS 0.00 4.74 EXTERNAL WALLS 179.33 2.44 INTERNAL WALLS 86.37 11.04 INTERNAL WALLS 86.37 11.04 INTERNAL WALLS 86.37 11.04 INTERNAL WALLS 6.04 4.24 KALL FINISHES 0.00 4.24 INTERNAL WALLS 86.37 11.04 INTERNAL WALLS 10.04 10.04 INTERNAL WALLS 0.00 10.04 INTERNAL WALLS 0.00 10.04 INTERNAL WALLS 0.01 10.04 INTERNAL WALLS 0.01 10.04 INDRAULI FINISHES 0.02 10.04		SUBTOTAL				1,366.47	2,905,121	
TOTAL - SUPERMARKET BASEMENT (B1)1,693.063,593GFA - Supermarket Basement2,126m2Car Spaces33noSUPERMARKETSUPERMARKETCOLUMNS47.2864UPPER FLOORS292.77400ROOF0.00292.77ROOF0.00119.33EXTERNAL WALLS179.33244EXTERNAL WALLS86.37114INTERNAL WALLS86.37114INTERNAL WALLS2.9244KALL FINISHES0.0044FLOORS2.9244KITERNAL WALLS86.37114INTERNAL WALLS86.37114INTERNAL WALLS2.9244KALL FINISHES0.0044FLOOR FINISHES2.6136GELCHING FINISHES14.6224MON-MEASURED ALLOWANCE (2%)12.5511HYDRAULIC SERVICES58.2177ELECTRICAL SERVICES58.2177ELECTRICAL SERVICES58.2177KIR SERVICES58.2177ELECTRICAL SERVICES58.2177KIR SERVICES58.21 <td></td> <td>PRELIMINARIES (18%)</td> <td></td> <td></td> <td></td> <td></td> <td>522,922</td>		PRELIMINARIES (18%)					522,922	
GFA - Supermarket Basement 2,126 m2 Car Spaces 33 no SUPERMARKET 30 3,595 SUPERMARKET SUPERMARKET 3,595 COLUMNS 47.28 66 UPPER FLOORS 292.77 400 ROOF 0.00 0 0 ROOF 0.00 119.83 240 EXTERNAL WALLS 179.83 240 INTERNAL DOORS 2.92 110.00 110.00 INTERNAL DOORS 0.00 110.00 110.00 INTERNAL DOORS 2.92 110.00 110.00 110.00 INTERNAL DOORS 2.92 110.00		MARGINS (5%)					171,402	
Car Spaces33no <td colspace<="" td="" td<=""><td></td><td>TOTAL - SUPERMARKET BASEMENT</td><td>· (B1)</td><td></td><td></td><td>1,693.06</td><td>3,599,445</td></td>	<td></td> <td>TOTAL - SUPERMARKET BASEMENT</td> <td>· (B1)</td> <td></td> <td></td> <td>1,693.06</td> <td>3,599,445</td>		TOTAL - SUPERMARKET BASEMENT	· (B1)			1,693.06	3,599,445
SUPERMARKET 3,593 SUPERMARKET SUPERMARKET COLUMNS 47.28 64 UPPER FLOORS 292.77 400 ROOF 0.00 179.83 244 EXTERNAL WALLS 179.83 244 EXTERNAL WALLS 179.83 244 INTERNAL WALLS 179.83 244 INTERNAL WALLS 292.77 400 EXTERNAL DOORS 0.88 114 INTERNAL WALLS 86.37 114 INTERNAL DOORS 2.92 44 VALL FINISHES 0.00 14 FLOOR FINISHES 0.00 14 INTERNAL DOORS 2.92 44 VALL FINISHES 0.00 14 FLOOR FINISHES 0.00 14 INDR-MEASURED ALLOWANCE (2%) 12.55 11 HYDRAULIC SERVICES 10.29 15 MECHANICAL SERVICES 58.21 76 FIRE SERVICES 58.21 76 ELECTRICAL SERVICES 56.50 <td< td=""><td></td><td>GFA - Supermarket Basement</td><td></td><td>2,126</td><td>m2</td><td></td><td></td></td<>		GFA - Supermarket Basement		2,126	m2			
SUPERMARKET SUPERMARKET COLUMNS 47.28 64 UPPER FLOORS 292.77 400 ROOF 0.00 0.00 0.00 EXTERNAL WALLS 179.83 244 EXTERNAL WALLS 179.83 244 EXTERNAL DOORS 0.88 64 INTERNAL WALLS 86.37 114 INTERNAL DOORS 2.92 64 WALL FINISHES 0.00 2 VALL FINISHES 0.00 2 FLOOR FINISHES 0.00 2 CEILING FINISHES 0.00 2 FITMENTS 14.62 2 NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 10.29 156 MECHANICAL SERVICES 58.21 79 ELECTRICAL SERVICES 58.21 79 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 24		Car Spaces		33	no	_		
SUPERMARKET COLUMNS 47.28 64 UPPER FLOORS 292.77 400 ROOF 0.00 0.00 EXTERNAL WALLS 179.83 244 EXTERNAL DOORS 0.88 67 INTERNAL WALLS 86.37 118 INTERNAL WALLS 86.37 118 INTERNAL DOORS 2.92 64 WALL FINISHES 0.00 64 FLOOR FINISHES 2.92 64 WALL FINISHES 0.00 64 FLOOR FINISHES 2.92 64 NON-MEASURED ALLOWANCE (2%) 14.62 20 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 58.21 79 ELECTRICAL SERVICES 58.21 79 ELECTRICAL SERVICES 66.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23			SUPERMARKT BAS	EMENT (I	B1) TOTAI	L (Excl GST)	3,599,445	
COLUMNS 47.28 64 UPPER FLOORS 292.77 400 ROOF 0.00 0.00 EXTERNAL WALLS 179.83 244 EXTERNAL DOORS 0.88 64 INTERNAL WALLS 86.37 114 INTERNAL DOORS 2.92 64 WALL FINISHES 0.00 64 FLOOR FINISHES 2.92 64 VALL FINISHES 0.00 64 FLOOR FINISHES 2.92 64 NON-MEASURED ALLOWANCE (2%) 116.26 117 HYDRAULIC SERVICES 110.29 156 MECHANICAL SERVICES 58.21 79 ELECTRICAL SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 99 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		SUPERMARKET						
UPPER FLOORS 292.77 400 ROOF 0.00 0.00 EXTERNAL WALLS 179.83 244 EXTERNAL DOORS 0.88 244 INTERNAL WALLS 86.37 118 INTERNAL WALLS 86.37 118 INTERNAL DOORS 2.92 44 WALL FINISHES 0.00 2.92 WALL FINISHES 0.00 44 FLOOR FINISHES 0.00 44 NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 58.21 74 ELECTRICAL SERVICES 55.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		SUPERMARKET						
ROOF 0.00 EXTERNAL WALLS 179.83 244 EXTERNAL DOORS 0.88 244 INTERNAL DOORS 0.88 244 INTERNAL DOORS 86.37 114 INTERNAL DOORS 2.92 244 WALL FINISHES 0.00 244 FLOOR FINISHES 0.00 244 FLOOR FINISHES 0.00 244 NON-MEASURED ALLOWANCE (2%) 14.62 244 HYDRAULIC SERVICES 110.29 156 MECHANICAL SERVICES 110.29 156 FIRE SERVICES 58.21 745 ELECTRICAL SERVICES 58.21 745 ELECTRICAL SERVICES 56.90 94 VERTICAL TRANSPORTATION 116.96 164 BWIC (3%) 17.33 24		COLUMNS				47.28	64,680	
EXTERNAL WALLS 179.83 240 EXTERNAL DOORS 0.88 240 INTERNAL WALLS 86.37 111 INTERNAL DOORS 2.92 240 WALL FINISHES 0.00 2.92 FLOOR FINISHES 2.76 320 CEILING FINISHES 0.00 320 FITMENTS 14.62 240 NON-MEASURED ALLOWANCE (2%) 12.55 130 HYDRAULIC SERVICES 110.29 156 MECHANICAL SERVICES 58.21 74 ELECTRICAL SERVICES 58.21 74 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		UPPER FLOORS				292.77	400,506	
EXTERNAL DOORS 0.88 111 INTERNAL WALLS 86.37 111 INTERNAL DOORS 2.92 4 WALL FINISHES 0.00 100 FLOOR FINISHES 2.76 5 CEILING FINISHES 0.00 100 FITMENTS 14.62 200 NON-MEASURED ALLOWANCE (2%) 12.55 117 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 226.21 309 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 166 BWIC (3%) 17.33 23		ROOF				0.00	0	
INTERNAL WALLS 86.37 116 INTERNAL DOORS 2.92 4 WALL FINISHES 0.00 1 FLOOR FINISHES 2.76 3 CEILING FINISHES 0.00 1 FITMENTS 14.62 20 NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 58.21 70 FIRE SERVICES 58.21 70 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		EXTERNAL WALLS				179.83	246,012	
INTERNAL DOORS2.924WALL FINISHES0.001FLOOR FINISHES2.762.76CEILING FINISHES0.001FITMENTS14.6220NON-MEASURED ALLOWANCE (2%)12.5511HYDRAULIC SERVICES110.29150MECHANICAL SERVICES226.21300FIRE SERVICES58.2179ELECTRICAL SERVICES65.9090VERTICAL TRANSPORTATION116.96160BWIC (3%)17.3325		EXTERNAL DOORS				0.88	1,200	
WALL FINISHES 0.00 FLOOR FINISHES 2.76 CEILING FINISHES 0.00 FITMENTS 14.62 20 NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 226.21 309 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		INTERNAL WALLS				86.37	118,160	
FLOOR FINISHES 2.76 3 CEILING FINISHES 0.00 0.00 FITMENTS 14.62 20 NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 226.21 300 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		INTERNAL DOORS				2.92	4,000	
CEILING FINISHES 0.00 FITMENTS 14.62 20 NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 226.21 309 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 25		WALL FINISHES				0.00	0	
FITMENTS 14.62 20 NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 226.21 300 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		FLOOR FINISHES				2.76	3,770	
NON-MEASURED ALLOWANCE (2%) 12.55 17 HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 226.21 309 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		CEILING FINISHES				0.00	0	
HYDRAULIC SERVICES 110.29 150 MECHANICAL SERVICES 226.21 309 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		FITMENTS				14.62	20,000	
MECHANICAL SERVICES 226.21 309 FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		NON-MEASURED ALLOWANCE (2%)				12.55	17,167	
FIRE SERVICES 58.21 79 ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		HYDRAULIC SERVICES				110.29	150,880	
ELECTRICAL SERVICES 65.90 90 VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		MECHANICAL SERVICES				226.21	309,460	
VERTICAL TRANSPORTATION 116.96 160 BWIC (3%) 17.33 23		FIRE SERVICES				58.21	79,630	
BWIC (3%) 17.33 23		ELECTRICAL SERVICES				65.90	90,150	
		VERTICAL TRANSPORTATION				116.96	160,000	
		BWIC (3%)				17.33	23,704	
SUBIOTAL 1,234.88 1,689		SUBTOTAL				1,234.88	1,689,318	
PRELIMINARIES (18%) 304		PRELIMINARIES (18%)					304,077	
MARGINS (5%) 99		MARGINS (5%)					99,670	



Total	Rate	Unit	Quantity	Description
				SUPERMARKET
2,093,065	1,530.02			TOTAL - SUPERMARKET
		m2	1,368	GFA - Supermarket
2,093,065	(Excl GST)	T TOTAL	SUPERMARKE	
				EXTERNAL WORKS - SUPERMARKET PORTION
				EXTERNAL WORKS - SUPERMARKET PORTION
23,284				ROADS, FOOTPATHS AND PAVED AREAS
9,000				LANDSCAPING AND IMPROVEMENTS
41,100				EXTERNAL SERVICES
73,384				SUBTOTAL
13,209				PRELIMINARIES (18%)
4,330				MARGINS (5%)
90,922				TOTAL - EXTERNAL WORKS SUPERMARKET PORTION
90,922	(Excl GST)	N TOTAL	ARKET PORTIO	EXTERNAL WORKS - SUPER
				DEMOLITION - SERVICED APARTMENT PORTION
				DEMOLITION - SERVICED APARTMENT PORTION
114,470				DEMOLITION AND SITE PREPARATION
114,470	36.22			SUBTOTAL
20,605				PRELIMINARIES (18%)
6,754				MARGINS (5%)
141,829	44.88			TOTAL - DEMOLITION SERVICED APARTMENTS PORTION
		m2	3,160	Total Site Area
141,829	(Excl GST)	N TOTAL	IMENT PORTIO	DEMOLITION - SERVICED APA
				SERVICED APARTMENT BASEMENT (B5)
				SERVICED APARTMENTS BASEMENT (B5)
1,651,785	524.88			SUBSTRUCTURE
	05.00			COLUMNS
110,145	35.00			
110,145 121,830	35.00 1,582.21			UPPER FLOORS
				STAIRCASES
121,830	1,582.21			





Ref.	Description	Quantity	Unit	Rate	Total
	SERVICED APARTMENT BASEMENT (B5)				
	INTERNAL WALLS			135.39	426,080
	INTERNAL DOORS			30.00	94,400
	INTERNAL SCREENS			26.64	83,850
	WALL FINISHES			8.45	26,605
	FLOOR FINISHES			17.24	54,250
	CEILING FINISHES			5.78	18,195
	FITMENTS			17.08	53,750
	NON-MEASURED ALLOWANCE (2%)			21.82	68,664
	SPECIAL EQUIPMENT			1,727.27	133,000
	HYDRAULIC SERVICES			93.10	292,970
	MECHANICAL SERVICES			64.42	202,740
	FIRE SERVICES			68.99	217,120
	ELECTRIC LIGHT, POWER AND COMMUNICATION			45.01	141,660
	VERTICAL TRANSPORTATION			0.00	0
	BWIC (3%)			8.15	25,635
	SUBTOTAL			1,434.69	4,514,979
	PRELIMINARIES (18%)				812,696
	MARGINS (5%)				266,384
	TOTAL - SERVICED APARTMENTS BASEMENT (B5)			1,777.58	5,594,058
	GFA - Serviced Apartments Basement	3,147	m2		
	Car Spaces	77	no	_	
	SERVICED APARTMENT	BASEMENT (B5) TOTA	L (Excl GST) _	5,594,058
	SERVICED APARTMENT TOWER				
	SERVICED APARTMENT				
	COLUMNS			36.12	516,773
	UPPER FLOORS			331.36	4,741,480
	STAIRCASES			11.01	157,500
	ROOF			38.83	555,555
	EXTERNAL WALLS			595.18	8,516,423
	EXTERNAL DOORS			0.17	2,400
				40 N	(ombor 2018





Ref.	Description	Quantity	Unit	Rate	Total
	SERVICED APARTMENT TOWER				
	INTERNAL WALLS			273.46	3,912,964
	INTERNAL DOORS			62.36	892,291
	INTERNAL SCREENS			13.45	192,504
	WALL FINISHES			114.28	1,635,253
	FLOOR FINISHES			125.84	1,800,709
	CEILING FINISHES			73.16	1,046,797
	FITMENTS			95.21	1,362,390
	APPLIANCES			39.21	561,000
	NON-MEASURED ALLOWANCE (2%)			31.30	447,881
	SPECIAL EQUIPMENT			14.00	200,380
	HYDRAULIC SERVICES			172.87	2,473,620
	MECHANICAL SERVICES			134.67	1,927,000
	FIRE SERVICES			61.13	874,650
	ELECTRICAL SERVICES			138.22	1,977,750
	VERTICAL TRANSPORTATION			100.64	1,440,000
	BWIC (3%)			18.23	260,791
	LANDSCAPING			3.42	48,945
	SUBTOTAL			2,484.10	35,545,056
	PRELIMINARIES (18%)				6,398,110
	MARGINS (5%)				2,097,158
	TOTAL - SERVICED APARTMENTS			3,077.81	44,040,324
	GFA - Serviced Apartments	14,309	m2		
	No. of Serviced Apartments	110	no	-	
	SERVICED APARTI	MENT TOW	ER TOT	AL (Excl GST) _	44,040,324
	EXTERNAL WORKS - SERVICED APARTMENTS PORTION	I			
	EXTERNAL WORKS - SERVICED APARTMENTS PORTION				
	ROADS, FOOTPATHS AND PAVED AREAS				128,060
	LANDSCAPING AND IMPROVEMENTS				49,500
	EXTERNAL SERVICES				226,050
	SUBTOTAL				403,610



Client:

Report:

Ref.	Description	Quantity	Unit	Rate	Total
	EXTERNAL WORKS - SERVICED APARTMENTS P	ORTION			
	PRELIMINARIES (18%)				72,650
	MARGINS (5%)				23,813
	TOTAL - EXTERNAL WORKS SERVICED APARTMENTS PORTION				500,073
	EXTERNAL WORKS - SERVICED APA	RTMENTS PORTION	I TOTAL	(Excl GST) _	500,073
	DEMOTION - HOTEL PORTION				
	DEMOTION - HOTEL PORTION				
	DEMOLITION AND SITE PREPARATION				211,597
	SUBTOTAL			66.96	211,597
	PRELIMINARIES (18%)				38,087
	MARGINS (5%)				12,484
	TOTAL - DEMOLITION HOTEL PORTION			82.96	262,168
	Total Site Area	3,160	m2		
	DEMOTIO	N - HOTEL PORTION	I TOTAL	(Excl GST)	262,168
	HOTEL BASEMENT (B4 TO B2)				
	HOTEL BASEMENT (B4 TO B2)				
	SUBSTRUCTURE			334.02	3,147,141
	COLUMNS			35.00	329,805
	UPPER FLOORS			327.79	3,088,445
	STAIRCASES			4.90	46,200
	ROOF			2.19	20,640
	EXTERNAL WALLS			184.23	1,735,800
	INTERNAL WALLS			120.85	1,138,660
	INTERNAL DOORS			12.35	116,400
	INTERNAL SCREENS			20.44	192,550
	WALL FINISHES			17.70	166,745
	FLOOR FINISHES			19.58	184,505
	CEILING FINISHES			7.82	73,655
	FITMENTS			16.45	154,950
	NON-MEASURED ALLOWANCE (2%)			22.07	207,910
	SPECIAL EQUIPMENT			24.20	228,000



Client: Project: Report:

Ref.	Description	Quantity	v Unit	Rate	Total
	HOTEL BASEMENT (B4 TO B2)				
	HYDRAULIC SERVICES			40.47	381,275
	MECHANICAL SERVICES			64.47	607,480
	FIRE SERVICES			68.34	643,930
	ELECTRIC LIGHT, POWER AND COMMUNICATION			45.00	423,990
	VERTICAL TRANSPORTATION			0.00	0
	BWIC (3%)			7.27	68,540
	SUBTOTAL			1,375.15	12,956,621
	PRELIMINARIES (18%)				2,332,192
	MARGINS (5%)				764,441
	TOTAL - HOTEL BASEMENT (B4 TO B2)		1,703.81	16,053,254
	GFA - Hotel Basement	9,422	m2		
	Car Spaces	221	no	_	
		HOTEL BASEMENT (B4 TC) B2) TOTA	L (Excl GST) _	16,053,254
	HOTEL TOWER				
	HOTEL				
	COLUMNS			42.42	971,920
	UPPER FLOORS			353.44	8,097,246
	STAIRCASES			17.45	399,700
	ROOF			41.70	955,260
	EXTERNAL WALLS			732.16	16,773,876
	EXTERNAL DOORS			1.61	36,900
	INTERNAL WALLS			324.37	7,431,313
	INTERNAL DOORS			63.98	1,465,759
	INTERNAL SCREENS			18.05	413,546
	WALL FINISHES			103.11	2,362,150
	FLOOR FINISHES			112.88	2,586,132
	CEILING FINISHES			85.58	1,960,703
	FITMENTS			121.36	2,780,360
				121.36 15.28	2,780,360 350,000





Ref.	Description	Quantity	Unit	Rate	Total
	HOTEL TOWER				
	SPECIAL EQUIPMENT			84.71	1,940,620
	HYDRAULIC SERVICES			229.19	5,250,691
	MECHANICAL SERVICES			256.55	5,877,670
	FIRE SERVICES			63.20	1,447,875
	ELECTRICAL SERVICES			339.30	7,773,510
	VERTICAL TRANSPORTATION			118.29	2,710,000
	BWIC (3%)			30.20	691,792
	LANDSCAPING			35.40	810,990
	SUBTOTAL			3,230.57	74,012,710
	PRELIMINARIES (18%)				13,322,288
	MARGINS (5%)				4,366,750
	TOTAL - HOTEL			4,002.67	91,701,748
	GFA - Hotel	22,910	m2		
	No. of Hotel Guestrooms	277	no	_	
		HOTEL TOW	ER TOTA	L (Excl GST) _	91,701,748
	EXTERNAL WORKS - HOTEL PORTION				
	EXTERNAL WORKS - HOTEL PORTION				
	ROADS, FOOTPATHS AND PAVED AREAS				236,717
	LANDSCAPING AND IMPROVEMENTS				91,500
	EXTERNAL SERVICES				417,850
	SUBTOTAL				746,067
	PRELIMINARIES (18%)				134,292
	MARGINS (5%)				44,018
	TOTAL - EXTERNAL WORKS HOTEL			_	924,377
	EXTERNAL WORKS -	HOTEL PORTIC	ΟΝ ΤΟΤΑ	L (Excl GST) _	924,377



Appendix D – Detailed Preliminaries Analysis

17-21 First Ave. Blacktown

PRELIMINARIES ESTIMATE

Total Construction Levels Estimate Construction Period 30 levels32 months

Item	Costs
Project Staff including Site Labour	\$ 8,596,000
Insurances and Bank Guarantees	\$ 2,911,988
Council and Authority Fees	\$ 770,000
Survey and Setting out	\$ 350,000
Hoarding and Fencing	\$ 322,000
Traffic Controllers	\$ 490,000
Site Accommodation	\$ 526,000
Site Communication	\$ 210,000
Temporary Services	\$ 742,000
Temporary Security	\$ 257,000
Hoists (x2)	\$ 1,478,000
Tower Cranes and Mobile Cranes	\$ 3,543,000
Other Plants and Equipment	\$ 410,000
Scaffolding and Screens	\$ 1,710,000
Samples and Prototypes	\$ 250,000
Safety and First Aid	\$ 111,000
Rubbish Removal	\$ 405,000
Final Clean	\$ 319,692
Defects liabilities	\$ 300,000
Sundry Costs	\$ 215,000
TOTAL PRELIMINARIES	\$ 23,916,680
% OF TOTAL CONSTRUCTION COSTS	17.96%