

Kambala School 794 New South Head Road ROSE BAY NSW 2029

26 June 2020

Dear Sir,

KAMBALA SSDA SUBMISSION CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

The estimated CIV is \$59,700,000 excluding GST.

This estimated Capital Investment Value includes all design and construction costs together with all relevant civil & infrastructure works, site services, plant & equipment and all anticipated labour costs.

We have used the AJC Architectural Drawings and Oculus Landscaping Drawings for the preparation of the CIV Estimate.

Should you require any further information please do not hesitate to contact us.

Yours faithfully WT PARTNERSHIP

PAUL ELPHICK National Director











Description
ENABLING WORK
Playing Fields
Demolish existing structures
Strip the existing playing fields & hardstand
Bulk excavation (VENM)
Extra over for rock (VENM)
Retaining wall
Art Forecourt
Demolish lecture theatre
Demolish Art Studios/Pottery/Lils Studios
Demolish 2 story Tivoli extension
Demolish solid roof structure to external areas
Strip out FF&E and equipment and relocate elsewhere on campus
Demolish paving to lower courtyard
Demolish paving to Ground Level courtyard
Demolish paving to IMinter upper courtyard only
Build up level to grased areas Average 1.3m
Music Room
Strip existing Tennis courts for new development
Demolition to Music
Extra over for Slab Demolition
SITE SPECIFICS
On site detention
In ground services for future new services connections for -
Power, Sewer, Water, Gas, Comms
New Connections for Power, Sewer, Water, Gas, Comms
Art Forecourt
In ground services reticulation
Drainage and water connections
CONSTRUCTION WORK
Playing Field Structure
Structural slab and columns below for playing fields
Extra over for span over Sports Hall only
Playing Fields
Lift core & Stair to New Field
Lift to new field
Hardstand to western field access - SLAB ONLY
Hardstand to western field access
Outdoor PDHPE
Ramp to western field access
New playing fields (astroturf)
Grandstand / raised area
Sports Hall
Sports Hall- structure in-ground
Sports Hall- structure above ground
Sports Hall - façade, construction & services
Storerooms- structure in ground
Storerooms- structure abover ground
Storerooms - façade, construction & services
Storerooms - raçade, construction & services

	Unit	Rate	Total
	Prov	120,000	120,000
4,300		20	86,000
13,760	m3	40	550,400
10,320	m3	100	1,032,000
776	m2	1,200	698,500
161		500	80,500
429		400	171,600
	m2	500	45,000
220		250	55,000
701		100	70,100
	m2	100	6,600
458		100	45,800
111		100	11,100
403.7	m2	80	32,296
1760		250	440,000
255		350	89,250
255	m2	100	25,500
	_		
1	Prov	500,000	500,000
	Prov	500,000	500,000
1	Prov	500,000	500,000
4		50.000	50.000
	Prov	50,000	50,000
1	Prov	5,000	5,000
			-
4 252	m?	000	2 927 700
4,253 1,590		900 400	3,827,700 636,000
1,390	1112	400	030,000
1	Prov	200,000	200,000
	No	120,000	120,000
240		200	48,000
240		200	48,000
340		300	102,000
170		1,400	238,000
4,253		360	1,531,080
90	m2	500	45,000
30	1114	300	43,000
1,524	m2	250	381,000
1,524		150	228,600
1,524		3,050	4,648,200
334		250	83,500
334		150	50,100
334	m2	2,450	818,300
		,	- 3,3

Description
Amenities- structure in ground
Amenities- structure above ground
Amenities - façade, construction & services
Change Rooms - structure in ground
Change Rooms- structure above ground
Change Rooms - façade, construction & services
Plant Void- structure
Plant Void - façade, construction & services
Sports Hall Foyer- structure
Sports Hall Foyer - façade, construction & services
Retaining wall void
Plant Void- structure
Plant Void - façade, construction & services
Grandstand
Balcony - structure
Balcony - façade, construction & services
Sports Science Centre- structure
Sports Science Centre- façade, construction & services
Classrooms
Classrooms - structure in ground
Classrooms - structure above ground
Classrooms - façade
Classrooms - construction & services
Store - Structure in ground
Store - Structure above ground
Store - façade, construction & services
Foyer - Structure in ground
Foyer - Structure above ground
Foyer - façade, construction & services
Lift
Classrooms - structure
Classrooms - façade
Classrooms - construction & services
Classrooms - structure
Classrooms - façade
Classrooms - raçade Classrooms - construction & services
Common etc - structure
Common etc façade
Common etc - construction & services
Amenities - structure
Amenities- façade, construction & services
Courtyard
Open Courtyard & where music demolished
Bridge
Bridge
Lift & Stair Core
Lift & Stair Core
Lift & Stair Core
Lift installation

21 m2	Quant	Unit	Rate	Total
21 m2				
21 m2	21	m2	250	5,250
150 m2	21	m2	150	3,150
150 m2	21	m2	2,750	57,750
150 m2	150	m2	250	37,500
13 m2 1,000 13,000 215 m2 1,000 215,000 215 m2 1,000 215,000 215 m2 2,000 430,000 162 m2 1,200 194,400 142 m2 500 71,000 142 m2 1,900 269,800 70 m2 2,500 175,000 80 m2 500 40,000 80 m2 500 40,000 80 m2 500 202,500 405 m2 500 202,500 405 m2 300 96,000 320 m2 300 256,000 320 m2 1,200 384,000 8	150	m2	150	22,500
13 m2 2,000 26,000 215 m2 1,000 215,000 215 m2 2,000 430,000 162 m2 1,200 194,400 142 m2 500 71,000 142 m2 1,900 269,800 70 m2 2,500 175,000 80 m2 500 40,000 80 m2 500 40,000 405 m2 500 202,500 405 m2 500 202,500 405 m2 300 96,000 320 m2 300 256,000 8 m2 300 256,000 8	150	m2	2,750	412,500
215 m2 1,000 215,000 215 m2 2,000 430,000 162 m2 1,200 194,400 142 m2 500 71,000 142 m2 1,900 269,800 70 m2 2,500 175,000 80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 500 202,500 405 m2 300 96,000 320 m2 300 256,000 320 m2 1,200 384,000 8 m2 1,800 14,400 85	13	m2	1,000	13,000
215 m2 2,000 430,000 162 m2 1,200 194,400 142 m2 500 71,000 142 m2 1,900 269,800 70 m2 2,500 175,000 80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 300 96,000 320 m2 300 96,000 320 m2 300 96,000 320 m2 300 256,000 320 m2 1,200 384,000 8 m2 300 2,500 8 m2 300 2,500 8 m2 1,800 14,400 85 m2 300 25,500 85	13	m2	2,000	26,000
162 m2 1,200 194,400 142 m2 500 71,000 142 m2 1,900 269,800 70 m2 2,500 175,000 80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 1,200 384,000 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 300 25,500 85 m2 300 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 1,000 180,000 199 m2 600 119,400 </td <td>215</td> <td>m2</td> <td>1,000</td> <td>215,000</td>	215	m2	1,000	215,000
142 m2 500 71,000 142 m2 1,900 269,800 70 m2 2,500 175,000 80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 300 96,000 320 m2 300 96,000 320 m2 300 256,000 320 m2 300 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 300 256,000 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 188	215	m2	2,000	430,000
142 m2 1,900 269,800 70 m2 2,500 175,000 80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 300 2,400 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 300 25,500 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 1,900 161,500 188 m2 800 150,400 188 m2 800 150,400 199 m2 600 301,800 503 m2 600 301,800 503 m2 400 201,200	162	m2	1,200	194,400
70 m2 2,500 175,000 80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 300 96,000 320 m2 300 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 300 25,500 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 300 25,500 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 800 150,400 188 m2 800 159,400 199 m2 600 119,400 199	142	m2	500	71,000
80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 300 2,400 8 m2 300 25,500 85 m2 300 25,500 85 m2 300 25,500 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 800 150,400 188 m2 1,000 188,000 199 <td< td=""><td>142</td><td>m2</td><td>1,900</td><td>269,800</td></td<>	142	m2	1,900	269,800
80 m2 500 40,000 80 m2 2,300 184,000 405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 300 2,400 8 m2 300 25,500 85 m2 300 25,500 85 m2 300 25,500 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 800 150,400 188 m2 1,000 188,000 199 <td< td=""><td>70</td><td>m2</td><td>2,500</td><td>175,000</td></td<>	70	m2	2,500	175,000
405 m2 500 202,500 405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 300 25,500 85 m2 300 25,500 85 m2 800 68,000 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 800 150,400 199 m2 600 119,400 199 m2 800 159,200 199 m2 800 159,200 503 m2 400 201,200 503 m2 400 201,200 503 m2 400 205,	80	m2	500	
405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 900 7,200 8 m2 900 7,200 8 m2 1,800 14,400 85 m2 800 68,000 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 600 119,400 199 m2 1,000 199,000 503 m2 400 201,200 503 m2 400 201,200 503 m2 1,000 50	80	m2	2,300	184,000
405 m2 2,500 1,012,500 320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 900 7,200 8 m2 900 7,200 8 m2 1,800 14,400 85 m2 800 68,000 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 600 119,400 199 m2 1,000 199,000 503 m2 400 201,200 503 m2 400 201,200 503 m2 1,000 50	405	m2	500	202,500
320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 900 7,200 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 400 201,200 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 35 m2 2,500 87,500 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	405	m2	2,500	1,012,500
320 m2 300 96,000 320 m2 800 256,000 320 m2 1,200 384,000 8 m2 300 2,400 8 m2 900 7,200 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 400 201,200 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 35 m2 2,500 87,500 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000				
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320 m2 1,200 384,000 8 m2 300 2,400 8 m2 900 7,200 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 400 201,200 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	320	m2	300	96,000
8 m2 300 2,400 8 m2 900 7,200 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	320	m2	800	256,000
8 m2 900 7,200 8 m2 1,800 14,400 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	320	m2	1,200	384,000
8 m2 1,800 14,400 85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	8	m2	300	2,400
85 m2 300 25,500 85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	8	m2	900	7,200
85 m2 800 68,000 85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	8	m2	1,800	14,400
85 m2 1,900 161,500 1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	85	m2	300	25,500
1 No 140,000 140,000 188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	85	m2	800	68,000
188 m2 600 112,800 188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	85	m2	1,900	161,500
188 m2 800 150,400 188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	1	No	140,000	140,000
188 m2 1,000 188,000 199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000	188	m2	600	112,800
199 m2 600 119,400 199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	188	m2	800	150,400
199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	188	m2	1,000	188,000
199 m2 800 159,200 199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	199	m2		
199 m2 1,000 199,000 503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	199	m2	800	159,200
503 m2 600 301,800 503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	199	m2	1,000	
503 m2 400 201,200 503 m2 1,000 503,000 31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	503	m2	600	
31 m2 600 18,600 31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	503	m2		201,200
31 m2 2,400 74,400 564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	503	m2	1,000	503,000
564 m2 400 225,600 35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	31	m2	600	18,600
35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	31	m2	2,400	74,400
35 m2 2,500 87,500 35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000				
35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	564	m2	400	225,600
35 m2 2,500 87,500 33 m2 5,000 165,000 33 m2 5,000 165,000	35	m2	2,500	87,500
33 m2 5,000 165,000 33 m2 5,000 165,000	35	m2	1	
33 m2 5,000 165,000	33	m2	 	
	33	m2		
35/11/2 3,000 103,000	33	m2	5,000	165,000
1 No 220,000 220,000				

Landscaping Access Namp & Stairs to Sports Foyer 110 m2 300 33,000 33,000 External Landscaping adjacent Twoli 181 600 108,600 181 600 372,000 181 600 372,000 181 600 372,000 181 600 372,000 181 600 372,000 181 600 372,000 600 372,000 600 600 600 600 600,000 600,000 600,000 600,000 600,000 600,000 610 600 600,000 600,	Description	Ī	Quant	Unit	Rate	Total
Access Ramp & Stairs to Sports Foyer] [
Seternal Landscaping ladjacent Tivoli Seternal Landscaping adjacent Music God max God ma	Landscaping	1 [
External Landscaping adjacent Music	Access Ramp & Stairs to Sports Foyer	1 [110	m2	300	33,000
External Landscaping adjacent Music	External Landscaping Level 2 entry to level 1 Sports entry	1 [980	m2	850	833,000
Music Room	External Landscaping adjacent Tivoli	1 [181		600	108,600
Reconfiguration Works to level 1	External Landscaping adjacent Music	1 [620	m2	600	372,000
1,470 m2 3,000 4,410,000	Music Room	1 [
Balcony on existing roof 200 m2 900 180,000 18	Reconfiguration Works to level 1	1 [1,760	m2	1,000	1,760,000
Balcony Planters on existing roof 2 m2 1,200 108,000 New external Stair Access from level 1 to level 2 2 m2 2,400 60,000 500,000 1,584,000 1	Kite & Wellbeing centre on existing roof	1 [1,470	m2	3,000	4,410,000
New external Stair Access from level 1 to level 2 25 m2 2,400 60,000 Structural Stair Access from level 1 to level 2 1,760 m2 900 1,584,000 New tennis courts 1,760 m2 360 669,600 Minter bridge link 1,860 m2 360 669,600 Minter bridge link to Playing fields from Minter, incl works to Minter Hawthorne	Balcony on existing roof	1 [200	m2	900	180,000
Structural Slab and columns over existing structure for Tennis (Courts	Balcony Planters on existing roof	1 [90	m2	1,200	108,000
1,760 m2 900 1,584,000	New external Stair Access from level 1 to level 2	1 [25	m2	2,400	60,000
New tennis courts	Structural Slab and columns over existing structure for Tennis	1 [
New tennis courts	Courts		1,760	m2	900	1,584,000
Minter bridge link Bridge link to Playing fields from Minter, incl works to Minter Hawthorne	New tennis courts	1			360	
Bridge link to Playing fields from Minter, incl works to Minter Hawthorne		1	,			,
Demolish		1	50	m2	8,000	400,000
Demolish Seternal Landscaping level 1 Hawthorne footprint 204 m2 600 122,400		1			-,	,
External Landscaping level 1 Hawthorne footprint 204 m2 600 122,400 Make good existing building & façade 1 Prov 500,000 500,000 Sou,000 Art Forecourt 256 m2 500 128,000 Extra over above for stairs 34 m2 1,500 51,000 extra over for planters 280 14,400 Retaining wall adjacent central courtyard 295 m2 800 76,000 Extra over above for irrigation 367 m2 800 29,360 Extra over above for Deck 1 Prov 40,000 40,000 Extra over for planters 100 m2 800 80,000 Extra over for planters 100 m2 800 80,000 Extra over for reses 100 m2 800 80,000 Extra over for making good Gallery external wall 1 Prov 40,000 40,000 Extra over for lighting, wifi Security 367 m2 140 51,380 Extra over above for waterproofing roof slabs below 140 m2 120 16,800 Extra over for trables and seats 100 Sextra over for trables and seats 100 Sextra over for drainage 100 M0 40,000 24,000 Extra over for trables and seats 100 Sextra over for drainage 100 M0 40,000 24,000 Extra over for Umbrelias 100 M0 40,000 24,000 Extra over for drainage 100 M0 40,000 40,000 Extra over for drainage 100 M0 40,00		1	565	m2	400	226.000
Make good existing building & façade		1				
New paying to Minter upper courtyard and adjacent to photograpy 256 m2 500 128,000 128	· -	† †				
New paving to Minter upper courtyard and adjacent to photograpy 256 m2 500 128,000		† †		1101	300,000	300,000
Extra over above for stairs 34 m2 1,500 51,000 extra over for planters 18 m2 800 14,400 Retaining wall adjacent central courtyard 95 m2 800 76,000 Extra over above for irrigation 367 m2 80 29,360 Extra over above for Deck 1 Prov 40,000 40,000 Extra over for planters 100 m2 800 80,000 Extra over for shade structure 1 Prov 40,000 30,000 Extra over for making good Gallery external wall 1 Prov 40,000 40,000 Extra over for lighting, wiFi Security 367 m2 140 51,380 Café Hub & Entry Area new paving 437 m2 500 218,500 Extra over above for waterproofing roof slabs below 140 m2 120 16,800 Extra over above for skylight to below 1 Prov 60,000 60,000 Extra over for Umbrellas 10 No 3,000 30,000 Extra over for trables and seats 10 No 3,000 30,000 Extra over for drainage 437 m2 <t< td=""><td></td><td>nv</td><td>256</td><td>m2</td><td>500</td><td>128.000</td></t<>		nv	256	m2	500	128.000
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Retaining wall adjacent central courtyard 95 m2		† †				
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Fence to perimeter of fields 292 m 2,000 584,000		1				
		† †				
	Grandstand	† †			100	9,000

Description
Sports Hall
Sports Hall Sports Hall
Storerooms
Amenities
Change Rooms
Services
Foyer
Sports Science Centre
Classrooms
Classrooms
Store
Foyer Classrooms
Common Amenities
Courtyard
Open Courtyard
Bridges
Bridges
Landscaping Assess Ramp & Stairs to Sports Fover
Access Ramp & Stairs to Sports Foyer
External Landscaping Level 2 entry to level 1 Sports entry
External Landscaping adjacent Tivoli
External Landscaping adjacent Music
Music Room Reconfiguration Works to level 1
Reconfiguration Works to level 1
Kite & Wellbeing centre on existing roof
Balcony on existing roof New tennis courts
Fence to perimeter of tennis courts
TOTAL TRADE COST Proliminarios & Margin
Preliminaries & Margin
TOTAL CONSTRUCTION TOTAL
Consultants Fees & Charges
Statutory Fees & Charges CAPITAL INVESTMENT VALUE EXCLUDING GST
GOODS & SERVICE TAX
CAPITAL INVESTMENT VALUE INCLUDING GST

Quant	Unit	Rate	Total
1,524		600	914,400
334	m2	300	100,200
21	m2	2,000	42,000
150	m2	1,200	180,000
13	m2	200	2,600
215	m2	900	193,500
405	m2	500	202,500
320	m2	800	256,000
8	m2	300	2,400
85	m2	50	4,250
387	m2	800	309,600
503	m2	600	301,800
31	m2	2,000	62,000
564	m2	200	112,800
35	m2	200	7,000
35	m2	200	7,000
110	m2	100	11,000
980	m2	100	98,000
181	m2	100	18,100
620	m2	100	62,000
1,760	m2	100	176,000
1,470	m2	800	1,176,000
290	m2	200	58,000
1,860	m2	100	186,000
149	m	2,000	298,000
			44,053,796
22.50%			9,916,204
			53,970,000
9.30%			5,020,000
1.20%			710,000
			59,700,000
10.00%			5,970,000
			65,670,000