

71130.170051 NM

8 October 2020

St Ignatius College

C/O epm projects Pty Ltd

Level 2,
146 Arthur Street
North Sydney
NSW 2060

Attention: **Peter Ibrahim**

Dear Warwick,

Re: **St Ignatius College Stage 2**
Capital Investment Value

As requested, we have completed a Quantity Surveyor's Estimate of Capital Investment Value for the above project. We confirm that the estimated Capital Investment Value for the redevelopment is approximately **\$39,676,204 (Excluding GST)**.

The Capital Investment Value has been calculated in accordance with the definition contained in the NSW Environmental Planning and Assessment regulation 2000 and amended by Planning Circular PS10-008 issued 10th May 2010 defined as:

The Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of the buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) *amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division, costs relating to any part of the development or project that is the subject of a separate development consent or project approval;*
- (b) *costs relating to any part of the development or project that is the subject of a separate development consent or project approval;*
- (c) *land costs (including any costs of marketing and selling land)*
- (d) *GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

We specifically note that the above estimate is based on preliminary and conceptual design information made available to Altus Group at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimate has been based on the documents attached in Appendix A. We have relied on the documents prepared by the Consultants. The estimate may be subject to change as the design develops.

We note, a notional labour and materials % split over the construction period shows approximately 220 jobs will be created throughout the construction phase of the project.

Should you have any questions or queries, please do not hesitate to contact the undersigned.

Yours sincerely,

ALTUS GROUP COST MANAGEMENT PTY LTD



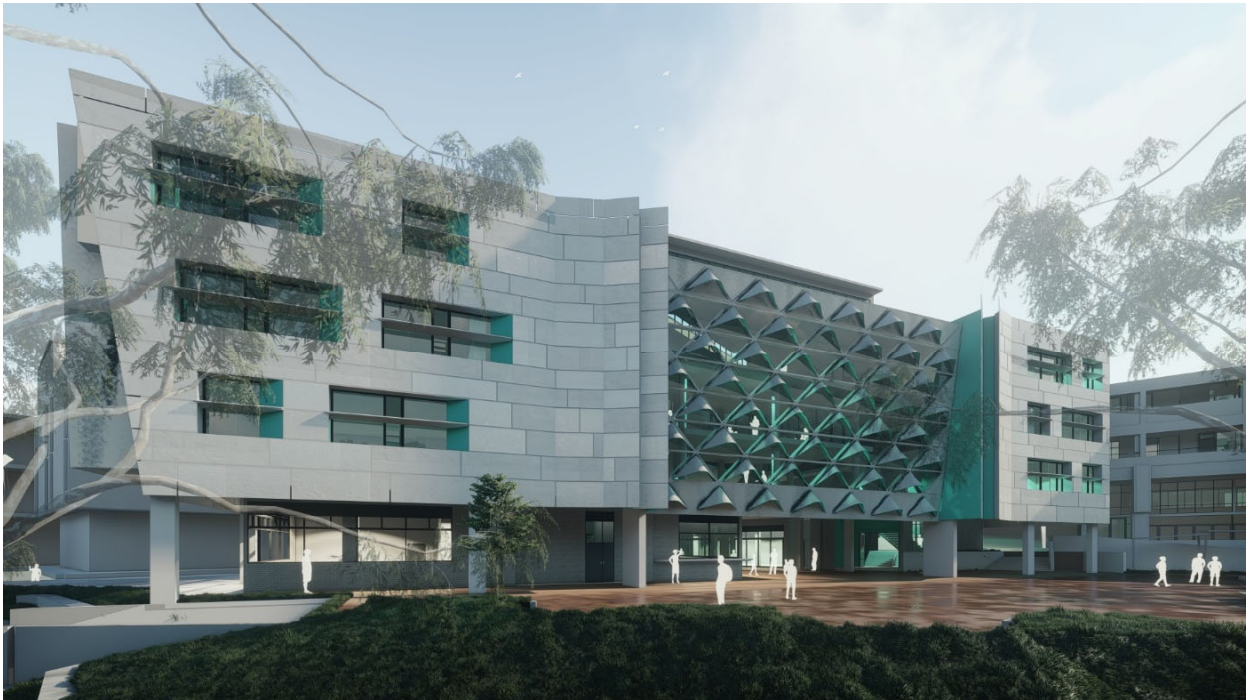
Niall McSweeney

Senior Director

Altus Group Cost Management Pty Ltd

Appendix A

STAGE 2 – ST IGNATIUS COLLEGE



Drawings & Documentation Used

This Cost Plan and associated measurements has been prepared based on the documentation received by this office outlined below:

Ref	Drawing	Revision	Date
ARCHITECTURAL (PMDL)			
1	DA100 Site Plan	P1	01-07-20
2	DA101 Site Analysis	P1	01-07-20
7	DA120 DEMOLITION PLAN - SITE	P1	01-07-20
8	DA121 DEMOLITION PLAN - O'NEIL	P1	01-07-20
9	DA130 LEVEL -1 PLAN	P1	01-07-20
10	DA131 LEVEL 0 PLAN	P1	01-07-20
11	DA132 LEVEL 1 PLAN	P1	01-07-20
12	DA133 LEVEL 2 PLAN	P1	01-07-20
13	DA134 LEVEL 3 PLAN	P1	01-07-20
14	DA135 ROOF PLAN	P1	01-07-20
15	DA136 ROOF UPPER PLAN	P1	01-07-20
17	DA201 ELEVATIONS SHEET 1	P1	01-07-20
18	DA202 ELEVATIONS SHEET 2	P1	01-07-20
19	DA300 SECTIONS SHEET 1	P1	01-07-20
20	DA350 MATERIAL PALETTE 1	P1	01-07-20
21	DA351 MATERIAL PALETTE 2	P1	01-07-20
22	DA400 DETAIL WALL SECTIONS SHEET 1	P1	01-07-20
STRUCTURAL (NORTHROP)			
23	S01.10 BASEMENT SLAB PLAN	2	08-07-20
24	S01.20 GROUND FLOOR SLAB PLAN	2	08-07-20
25	S01.30 LEVEL 1 SLAB PLAN	2	08-07-20
26	S01.40 LEVEL 2 SLAB PLAN	2	08-07-20
27	S01.50 LEVEL 3 SLAB PLAN	2	08-07-20
28	S01.60 LEVEL 4 SLAB AND FRAMING PLAN	3	08-07-20
29	S01.70 ROOF FRAMING PLAN	1	08-07-20
CIVIL (TTW)			
30	SKC21 - Concept stormwate Management Plan - Basement	P5	14-07-20
31	SKC22 - Concept stormwate Management Plan - Ground	P5	14-07-20
32	SKC22 - Concept stormwate Management Plan - Ground	P5	23-07-20
LANDSCAPE (ARCADIA)			
33	101 LANDSCAPE MASTER PLAN	A	13-07-20
34	401 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
35	402 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
36	403 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
37	404 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
38	405 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
39	406 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
40	407 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
41	408 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
42	409 LANDSCAPE SOFTWORKS PLAN	A	13-07-20
43	410 LANDSCAPE SOFTWORKS PLAN		
44	600 LANDSCAPE DETAILS	A	13-07-20
45	601 LANDSCAPE DETAILS	A	13-07-20
46	602 LANDSCAPE SPECIFICATION	A	13-07-20

Ref.	Description	Quantity	Unit	Rate	Total
1	SITE PREPARATION	5,115	m2	455.77	2,331,141
2	BASEMENT	613	m2	1,970	1,207,538
3	NEW WALLACE	5,855	m2	2,709	15,862,072
4	O'NEILL REFURBISHMENT	2,312	m2	1,974	4,564,247
5	OLD WALLACE - REFUBISHMENT	244	m2	237	57,776
6	EXTERNAL WORKS				1,633,486
7	EXTERNAL SERVICES				784,086
8	SUBSTATION				560,000
9	CENTRAL THERMAL PLANT (New Wallace, O'Neill, Therry, Vaughan)	15,950	m2	116.50	1,858,216
	SUB-TOTAL				<u>28,858,562</u>
10	PRELIMS	0.17	%	28,858,562	4,905,955
11	MARGIN	0.04	%	33,764,517	1,350,581
	TOTAL				<u>35,115,098</u>
12	AUDIO VISUAL-CLIENT SUPPLY				EXCL
13	FF & E ALLOWANCE (FECA) - CLIENT SUPPLY	7,125	m2		EXCL
14	AUTHORITIES				EXCL
15	PROFESSIONAL DESIGN FEES (incl CTP)				4,097,951
16	BASKETBALL COURT				463,155
	TOTAL (EXCL GST)				<u>39,676,204</u>

Ref.	Description	Quantity	Unit	Rate	Total
1	SITE PREPARATION				
1.1	SITE PREPARATION	5,115	m2	455.77	2,331,141
	SITE PREPARATION TOTAL				2,331,141

Ref.	Description	Quantity	Unit	Rate	Total
1.1	SITE PREPARATION				
1.1.1	Allowance for site clearing/demo etc	5,115	m2	12	61,377
1.1.2	Excavation in OTR to level -1	5,432	m3	65	353,080
1.1.3	Extra for excavation in rock - 50%	2,173	m3	80	173,824
1.1.4	Removal of excavated spoil as GSW - 50%	5,867	t	190	1,114,646
1.1.5	Relocate basket ball court post	1	item	2,500	Excl
1.1.6	Remove existing trees	1	item	10,000	Excl
1.1.7	450mm thick soldier piles with shotcrete	921	m2	600	552,600
1.1.8	Allowance for capping beam	154	m	491	75,614
SITE PREPARATION TOTAL					2,331,141

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT				
2.1	Substructure	394	m2	393	154,870
2.2	Columns	613	m2	82	50,322
2.3	Upper Floors				N.A.
2.4	Staircases	5	mr	3,000	15,000
2.5	Roof				N.A.
2.6	External Walls	381	m2	414	157,643
2.7	Windows				Incl.
2.8	External Doors	28	m2	786	22,000
2.9	Internal Walls	684	m2	372	254,667
2.10	Internal Screens	4	No	2,500	10,000
2.11	Internal Doors	33	m2	697	23,000
2.12	Wall finishes	1,411	m2	24	34,301
2.13	Floor Finishes	322	m2	51	16,428
2.14	Ceiling Finishes	613	m2	71	43,633
2.15	Fitments	613	m2	103	62,873
2.16	Special Equipment				N.A.
2.17	Sanitary Fixtures	613	m2	193	118,078
2.18	Sanitary Plumbing				Incl.
2.19	Water Supply				Incl.
2.20	Gas Service				Incl.
2.21	Space Heating				Incl.
2.22	Ventilation	613	m2	120	73,505
2.23	Evaporative Cooling				N.A.
2.24	Air Conditioning	27	m2	263	7,088
2.25	Fire Protection	613	m2	37	22,528
2.26	Electric Light & Power	613	m2	179	109,421
2.27	Communications	613	m2	53	32,183
2.28	Transportation Services				N.A.
2.29	Special Services				N.A.
2.30	Alterations & Renovations				N.A.
BASEMENT TOTAL					1,207,538

Ref.	Description	Quantity	Unit	Rate	Total
2.1	Substructure				
2.1.1	Allowance for driveway- 200 SOG	443	m2	Incl	Refer to External Road
2.1.2	Allow for trimming rock level	394	m2	30	11,820
2.1.3	Pit excavation in rock	61	m3	200	12,250
2.1.4	100mm FCR and moisture barrier to slab	394	m2	15	5,910
2.1.5	40MPa concrete	197	m3	365	72,025
2.1.6	Reo	10.59	t	2,500	26,475
2.1.7	SL82 mesh	394	m2	15	5,910
2.1.8	Finish to SOG	394	m2	10	3,940
2.1.9	Lift Pit	1	No	15,000	15,000
2.1.10	Spoon drain	154	m	10	1,540
	Substructure TOTAL				154,870
2.2	Columns				
2.2.1	CC1 - 1200x400 RC column - 50MPa	52	m		Incl
2.2.2	CC5 - 600mm diam RC column - 50MPa	5	m		Incl
2.2.3	50MPa concrete	27	m3	431	11,637
2.2.4	Formwork	174	m2	140	24,360
2.2.5	Reo - 220kg/m3	5.73	t	2,500	14,325
	Columns TOTAL				50,322
2.4	Staircases				
2.4.1	Level -1 to L0	5	mr	3,000	15,000
	Staircases TOTAL				15,000
2.6	External Walls				
2.6.1	190mm core filled block wall incl render and paint (driveway)	218	m2	385	83,776
2.6.2	Tanking to wall	218	m2	45	9,792
2.6.3	190mm core filled block wall incl render and paint - EW	163	m2	385	62,755
2.6.4	Extra for glazed wall/door	8	m2	165	1,320
	External Walls TOTAL				157,643
2.8	External Doors				
2.8.1	Allowance for single leaf fire rated solid core door to basement entry	1	No	2,000	2,000
2.8.2	Allowance for double leaf fire rated solid core door to basement entry	2	No	5,000	10,000
2.8.3	Roller shutter door 3000x3000	2	No	5,000	10,000
2.8.4	Elemental area	28	m2		
	External Doors TOTAL				22,000

Ref.	Description	Quantity	Unit	Rate	Total
2.9	Internal Walls				
2.9.1	CW1 250mm RC RC lift shaft wall	67	m2		Incl
2.9.2	50MPa concrete	17	m3	431	7,327
2.9.3	Formwork	134	m2	140	18,760
2.9.4	Reo - 200kg/m3	3.35	t	2,500	8,375
2.9.5	Allowance for 190mm Block walls to basement internal walls	617	m2	355	219,035
2.9.6	Extra for glazed partition to cleaner	6	m2	195	1,170
	Internal Walls TOTAL				254,667
2.10	Internal Screens				
2.10.1	Toilet partition	4	No	2,500	10,000
	Internal Screens TOTAL				10,000
2.11	Internal Doors				
2.11.1	Single leaf door	6	No	1,200	7,200
2.11.2	Single leaf door-glazed-Cleaner Office	1	No	1,800	1,800
2.11.3	Double leaf fire door	5	No	2,800	14,000
2.11.4	Elemental area	32	m2		
	Internal Doors TOTAL				23,000
2.12	Wall finishes				
2.12.1	Allowance for paint (both sides to internal walls, one side to core) to internal walls	1,288	m2	15	19,319
2.12.2	Ceramic tiles to wet areas - 2400mm high (PC supply \$30/m2)	123	m2	113	13,889
2.12.3	Water proofing to shower	24	m2	45	1,094
	Wall finishes TOTAL				34,301
2.13	Floor Finishes				
2.13.1	Concrete epoxy to other areas	245	m2	30	7,343
2.13.2	Allowance for vinyl to Cleaners Office/Store	53	m2	100	5,294
2.13.3	Allowance for CT to Wet area (PC supply rate \$30/m2) + waterproofing	24	m2	158	3,790
	Floor Finishes TOTAL				16,428
2.14	Ceiling Finishes				
2.14.1	Insulated ceiling to soffit of L01 slab over (AC spaced)	118	m2	150	17,730
2.14.2	Plasterboard ceiling/paint to ditto	118	m2	100	11,820
2.14.3	Moisture resistant plasterboard/paint to wet areas	24	m2	105	2,519
2.14.4	Plasterboard ceiling/paint to Cleaner Office	53	m2	100	5,300
2.14.5	Paint elsewhere	418	m2	15	6,264
	Ceiling Finishes TOTAL				43,633

Ref.	Description	Quantity	Unit	Rate	Total
2.15	Fitments				
2.15.1	FECA allowance	613	m2	100	61,273
2.15.2	Bollards	4	No	400	1,600
2.15.3	Dock leveler				Excl
	Fitments TOTAL				62,873
2.17	Sanitary Fixtures				
2.17.1	WC	3	No	3,500	10,500
2.17.2	Shower	3	No	3,500	10,500
2.17.3	Basin	3	No	3,500	10,500
2.17.4	Kitchen sink	2	No	3,500	7,000
2.17.5	TMV	1	No	2,000	2,000
2.17.6	Rain water tank	1	No	15,000	15,000
2.17.7	2000L grease arrestor	1	No	15,000	15,000
2.17.8	1000L Dilution Pit	1	No	10,000	10,000
2.17.9	Subsoil drainage	613	m2	35	21,455
2.17.10	FHR	2.00	No	2,000	4,000
2.17.11	Hydrant	1.00	No	1,500	1,500
2.17.12	Allowance for wash bay	1.00	item	5,000	5,000
	BWIC				
2.17.13	BWIC - 5%	5	%	112,455	5,623
	Sanitary Fixtures TOTAL				118,078
2.22	Ventilation				
2.22.1	Mechanical ventilation to Toilets	24	m2	150	3,600
2.22.2	Mechanical ventilation to Cleaner store	27	m2	150	4,050
2.22.3	Mechanical ventilation to other internal areas	270	m2	150	40,455
2.22.4	Mechanical ventilation to Driveway	292	m2	75	21,900
	BWIC				
2.22.5	BWIC - 5%	5	%	70,005	3,500
	Ventilation TOTAL				73,505
2.24	Air Conditioning				
2.24.1	AC to Cleaner Office	27	m2	250	7,088
	Air Conditioning TOTAL				7,088
2.25	Fire Protection				
2.25.1	Basement- dry fire	613	m2	35	22,528
2.25.2	Fire Hydrant				Incl. SF
2.25.3	Fire Hose Reel				Incl. SF
	Fire Protection TOTAL				22,528

Ref.	Description	Quantity	Unit	Rate	Total
2.26	Electric Light & Power				
2.26.1	Allow for Security Services	613	m2	20	12,873
2.26.2	Basement	613	m2	150	96,548
	Electric Light & Power TOTAL				109,421
2.27	Communications				
2.27.1	Basement	613	m2	50	32,183
	Communications TOTAL				32,183

Ref.	Description	Quantity	Unit	Rate	Total
3	NEW WALLACE				
3.1	Substructure	1,900	m2	319	606,677
3.2	Columns	5,465	m2	61	333,186
3.3	Upper Floors	4,013	m2	337	1,351,374
3.4	Staircases	23	mr	3,000	69,000
3.5	Roof	1,950	m2	823	1,604,876
3.6	External Walls	2,390	m2	1,146	2,739,867
3.7	Windows				See EW
3.8	External Doors	86	m2	1,070	92,000
3.9	Internal Walls	3,954	m2	338	1,337,158
3.10	Internal Screens	174	m2	999	173,835
3.11	Internal Doors	1,216	m2	126	153,200
3.12	Wall finishes	5,989	m2	119	710,889
3.13	Floor Finishes	4,242	m2	96	408,116
3.14	Ceiling Finishes	5,856	m2	190	1,110,090
3.15	Fitments	4,845	m2	179	867,674
3.16	Special Equipment	148	m2	1,757	260,000
3.17	Sanitary Fixtures				Incl.
3.18	Sanitary Plumbing	96	No	3,533	339,200
3.19	Water Supply				See PD
3.20	Gas Service	62	No	1,575	97,650
3.21	Space Heating				Incl
3.22	Ventilation	2	No	47,250	94,500
3.23	Evaporative Cooling				N.A.
3.24	Air Conditioning	4,694	m2	287	1,348,352
3.25	Fire Protection	5,855	m2	26	153,694
3.26	Electric Light & Power	5,482	m2	242	1,329,153
3.27	Communications	5,855	m2	47	276,649
3.28	Transportation Services	1	No	220,500	220,500
3.29	Special Services	5,855	m2	32	184,432
3.30	Alterations & Renovations				
NEW WALLACE TOTAL					15,862,072

Ref.	Description	Quantity	Unit	Rate	Total
3.1	Substructure				
	Ground 0				
3.1.1	1600x1600x500 pad footing	29	No	1,299	Incl
3.1.2	Allowance for 150mm SOG to L0	994	m2	213	Incl
3.1.3	250mm thk suspended slab	429	m2	307	Incl
3.1.4	Extra for 600mm deep beam	188	m2	204	Incl
3.1.5	Extra for 400mm deep beam	7	m2	107	Incl
3.1.6	300mm thk suspended slab	476	m2	330	Incl
3.1.7	Extra for 4500mm high formwork	906	m2	50	Incl
3.1.8	Pit excavation	37	m3	200	7,424
3.1.9	Allowance for trench excavation for beams	8	m3	200	1,600
3.1.10	Trim, prepare subgrade to receive slab	994	m2	15	14,916
3.1.11	0.2 polythene sheet	994	m2	2.50	2,486
3.1.12	40MPa concrete	585	m3	365	213,587
3.1.13	Reo (180kg/m3 pad footing; 45kg/m3 to P/T slab)	37.70	t	2,500	94,250
3.1.14	P/T to suspended slab 5.5kg/m2; 10kg/m3 for transfer beam	6.14	t	7,500	46,050
3.1.15	SL82 mesh	994	m2	15	14,916
3.1.16	Finish to Slab	1,900	m2	10	18,995
3.1.17	Formwork to slab soffit, 4500mm high	906	m2	196	177,576
3.1.18	Formwork to slab edge/beams	106	m2	140	14,878
Substructure TOTAL					606,677
3.2	Columns				
3.2.1	Allowance for columns	5,465	GFA		0
3.2.2	50MPa concrete	146	m3	431	62,926
3.2.3	Reo @220kg/m3	32.12	t	2,500	80,300
3.2.4	Formwork	1,202	m2	140	168,280
3.2.5	Steel column	2,551	kg	8.5	21,680
Columns TOTAL					333,186

Ref.	Description	Quantity	Unit	Rate	Total
3.3	Upper Floors				
3.3.1	250mm RC slab incl P/T, reo, formwork	3,792	m2	320	Incl.
3.3.2	Extra for 600mm deep beams	192	m2	342	Incl.
3.3.3	300mm slab incl P/T, reo formwork	221	m2	349	Incl.
3.3.4	40MPa concrete	1,120	m3	365	408,800
3.3.5	Reo 45kg/m3 to P/T slab	52.54	t	2,500	131,350
3.3.6	P/T to suspended slab 5.5kg/m2	23.12	t	7,500	173,400
3.3.7	Finish to Slab	3,792	m2	10	37,920
3.3.8	Formwork to slab soffit/sides of beam	4,113	m2	140	575,820
3.3.9	Formwork to slab edges	688	m	35	24,084
	Upper Floors TOTAL				1,351,374
3.4	Staircases				
	<u>Internal Staircase</u>				
3.4.1	Allowance for staircase unit rate from L0 to Roof	23	mr	3,000	69,000
	Staircases TOTAL				69,000

Ref.	Description	Quantity	Unit	Rate	Total
3.5	Roof				
	RC Works				
3.5.1	CW1 250mm RC wall, render and paint	40	m2	626	Incl
3.5.2	300mm P/T slab	780	m2	463	Incl
3.5.3	200 RC Concrete roof to lift over run	10	m2	352	Incl
3.5.4	40MPa concrete	246	m3	365	89,790
3.5.5	Reo 100kg/m3 to P/T slab	23.73	t	2,500	59,325
3.5.6	Reo 200kg/m3 to wall	1.98	t	2,500	4,950
3.5.7	P/T to suspended slab 15kg/m2	11.75	t	7,500	88,125
3.5.8	Finish to Slab	789	m2	10	7,890
3.5.9	Formwork to slab soffit/sides of beam	789	m2	140	110,460
3.5.10	Formwork to sides of walls	79	m2	140	11,060
3.5.11	Formwork to slab edges	158	m	35	5,530
3.5.12	Render and paint to walls	79	m2	65	5,135
3.5.13	Waterproofing to plant area +topping slab+ insulation	789	m2	245	193,305
3.5.14	Allowance for gravel paving	60	m2	50	3,000
	Roof				
3.5.15	Steel roof framing	34,797	kg	8.50	295,775
3.5.16	Metal roof + sisalation etc	1,170	m2	158	184,860
3.5.17	Allowance for access hatch	18	m2	1,000	18,020
	Walls				
3.5.18	Allowance for acoustic metal plant screen	127	m2	700	88,900
3.5.19	Allowance for metal plant screening on steel stud framing including acoustic insulation and 2x16mm fire rated plasterboard	574	m2	463	265,762
3.5.20	Allowance for masonry wall to roof stair access	21	m2	395	8,295
3.5.21	Wall finish to lift over run	19	m2	130	2,470
3.5.22	1200 H Parapet Walls including metal sheet finish and Equitone to o/s	124	m	596	73,904
	Glazing				
3.5.23	Allow 1600mm H glazed window to Level 4/Roof Atrium	73	m2	750	See EW
	Rain Water				
3.5.24	200mm diam uPVC rigid downpipes	445	m	85	37,825
3.5.25	500mm girth x 0.70mm gutter	167	m	85	14,195
	Fitout				
3.5.26	Allowance for plinths etc to roof plant	363	m2	100	36,300
3.5.27	Cooling towers				See AC
Roof TOTAL					1,604,876

Ref.	Description	Quantity	Unit	Rate	Total
3.6	External Walls				
	Total Facade Area	2,389	m2		
	Aluminum				
3.6.1	VitraDual Aluminum Panel - Diagonal Grid incl framing, studs, insulation, p/b	181	m2	598	108,238
3.6.2	Allowance for 500mm horizontal aluminum sun shading fin to deep reveal windows	41	m	300	12,300
	Brick				
3.6.3	Allowance for La Paloma Bricks (PC Supply \$3,700/1000) incl framing, studs, insulation, p/b	507	m2	412	208,884
	Fibre Cement				
3.6.4	Allow for panel with organic textured finish, including framing, insulation, sisalation,	196	m2	520	101,920
3.6.5	Ditto to reveal	36	m2	520	18,720
3.6.6	Equitone CFC including Hebel, black joints and steel stud, insulation, sisalation, plasterboard and paint to internal face	1,067	m2	590	629,530
	Glazing				
3.6.7	Allowance for DGU glazing to windows	233	m2	750	174,750
3.6.8	Glazed Sliding Doors to Multi-Purpose Hall	39	m2	750	29,250
	North-East Feature Facade				
3.6.9	Allowance for curtain DGU to External Facade	253	m2	2,400	607,200
3.6.10	Extra for aluminum curved sun-shading including structural steel framing	253	m2	600	151,800
	East Feature Facade				
3.6.11	Allow for colour-backed glass spandrel panel fixed to hebel panel including steel stud, insulation, sisalation, plasterboard and paint to internal face	170	m2	885	150,450
3.6.12	Allow for curved aluminum shading device incl steel framing	224	m2	974	218,064
3.6.13	Maintenance walkway	57	m2	600	34,200
3.6.14	Roof	56	m2	730	40,880
3.6.15	L1 Soffit	32	m2	730	23,360
	Secondary Steel for Facade				
3.6.16	Allowance for secondary structural steel to facade system	15.15	t	8,500	128,775
	Jalousie Louvres				
3.6.17	Safety-line Jalousie louvres - Quotation provided		Note		
3.6.18	Typ North A	7	m2	2,202	14,684
3.6.19	Typ North B	3	m2	2,198	7,342
3.6.20	Typ South A	9	m2	2,123	19,677
3.6.21	Typ South B	5	m2	2,085	9,862
3.6.22	South Automated Upper	14	m2	1,492	20,737
3.6.23	North Automated Upper & Lower	24	m2	1,453	34,407
3.6.24	Extras including motors, powdercoat and vacuum glass	1	item	23,550	23,550
3.6.25	Allowance for installation of Jalousie Louvres	62	m2	300	18,477
	External Walls TOTAL				2,739,867

Ref.	Description	Quantity	Unit	Rate	Total
3.8	External Doors				
3.8.1	Allowance for single leaf fire rated solid core door	9	No	1,500	13,500
3.8.2	Allowance for double leaf fire rated solid core door	9	No	5,000	45,000
3.8.3	Allowance for double leaf feature door	5	No	5,500	27,500
3.8.4	Allowance for single leaf glazed door	3	No	2,000	6,000
	Door Area	86	m2		
	External Doors TOTAL				92,000
3.9	Internal Walls				
	Total Internal Wall Area	3,953	m2		
	RC walls				
3.9.1	50MPa Concrete	114	m3	431	49,134
3.9.2	Formwork to both sides	853	m2	140.00	119,420
3.9.3	Reinforcement - 200kg/m3	22.69	t	2.50	57
	Masonry walls				
3.9.4	Allow for core filled masonry wall	456	m2	265	120,840
	Stud Walls				
3.9.5	Allow for internal stud wall including insulation	1,695	m2	60	101,700
3.9.6	Riser walls including insulation	137	m2	60	8,220
	Glazing				
3.9.7	Extra for Glazed internal walls	657	m2	540	354,780
3.9.8	Extra for Glazed Operable sliders	217	m2	640	138,880
3.9.9	Extra for operable wall to Multi-purpose Hall	28	m2	1,000	28,000
	Internal Pod				
3.9.10	Allowance for walls to pod - 50% solid; 50% glazed; solid wall - stud wall lined one side with timber cladding; other side with 13mm impactchek, insulation, paint	338	m2	750	253,500
3.9.11	Extra for internal curtain wall	109	m2	600	65,400
3.9.12	E/O paint finish ditto	103	m2	15	1,545
3.9.13	Allowance for timber roof to pod	104	m2	600	62,682
3.9.14	1200mm high Allowance for screen to soffit of L1 pod	15	m	240	3,600
3.9.15	Allowance for transparent screen suspended from soffit of L1 pod Gallery	147	m2	200	29,400
3.9.16					
3.9.17					
	Internal Walls TOTAL				1,337,158

Ref.	Description	Quantity	Unit	Rate	Total
3.10	Internal Screens				
	Internal Screens Area	174	m2		
3.10.1	Allowance for 1.5m high aluminum framed glazed balustrade to internal circulation staircases	116	m	1,500	173,835
	Internal Screens TOTAL				173,835
3.11	Internal Doors				
	Door area	1,216	m2		
3.11.1	Single leaf door	71	No	1,200	85,200
3.11.2	Single leaf door-glazed	8	No	1,800	14,400
3.11.3	Double leaf fire door	14	No	2,800	39,200
3.11.4	Double leaf door-glazed	4	No	3,600	14,400
	Internal Doors TOTAL				153,200
3.12	Wall finishes				
	Tiling				
3.12.1	Allowance for tiling to amenities and canteen areas (PC supply \$60/m2)	339	m2	198	67,122
3.12.2	Allowance for tiling to amenities and canteen areas (PC supply \$60/m2)	83	m2	198	16,434
3.12.3	Extra for FC sheeting to canteen	152	m2	10	1,520
3.12.4	Extra for waterproofing to canteen	152	m2	50	7,600
	Plasterboard/ paint				
3.12.5	Allow for impactchek plasterboard to both sides of new stud walls including paint	3,664	m2	55	201,520
3.12.6	Allow for impactchek plasterboard to one side of core stud riser walls including paint	564	m2	55	31,020
3.12.7	Allow for impactchek plasterboard to both sides to masonry wall including furring channels and paint	912	m2	67	61,104
3.12.8	Allow for impactchek plasterboard to one sides to RC Wall including furring channels and paint	427	m2	67	28,609
	Autex				
3.12.9	Extra for Autex to new stud plasterboard walls - say 50%	2,114	m2	140	295,960
	Wall finishes TOTAL				710,889

Ref.	Description	Quantity	Unit	Rate	Total
3.13	Floor Finishes				
	Tiling				
3.13.1	Allowance for tiling to amenities	120	m2	160	19,200
	Carpet				
3.13.2	Allowance for carpet to classrooms, GLA's, stores and staff areas	1,426	m2	70	99,820
3.13.3	Allowance for carpet to entry corridor, reception and print areas	112	m2	150	16,800
3.13.4	Allowance for finish to multi-purpose hall	195	m2	70	13,626
	Vinyl				
3.13.5	Allowance for vinyl to circulation and house areas	1,246	m2	70	87,220
3.13.6	Allowance for vinyl to science classrooms, labs and stores	906	m2	150	135,900
3.13.7	Allowance for vinyl to canteen, freezer, cool room and dry ares	237	m2	150	35,550
3.13.8	COLA	745	m2	0	incl in Landscape
3.13.9	Stairs	263	m2	0	incl in Stair
3.13.10	Lift shaft	36	m2	0	N/A
3.13.11	Roof plant	391	m2	0	in in RF
	Floor Finishes TOTAL				408,116
3.14	Ceiling Finishes				
	Suspended Ceilings				
3.14.1	Allowance for suspended perforated plasterboard to GLA, Labs, etc.	3,810	m2	160	609,600
3.14.2	Extra allowance for feature ceiling to level 2 and level 3 pod	209	m2	250	52,250
3.14.3	Allowance for perforated ceiling panel - Circulation ONLY	884	m2	300	265,200
3.14.4	Allowance for FC lining to External Circulation Areas	771	m2	150	115,650
3.14.5	Allowance for closed cell foam insulation to soffit of level 1 slab	771	m2	40	30,840
3.14.6	Allowance for ceiling insulation to level 3 roof	1,462	m2	25	36,550
3.14.7	Roof plant	391	m2	0	N.A.
3.14.8					
	Ceiling Finishes TOTAL				1,110,090

Ref.	Description	Quantity	Unit	Rate	Total
3.15	Fitments				
3.15.1	FECA	5,084			
3.15.2	Allowance for fitout to amenities	120	m2	100	12,000
3.15.3	Allowance for fitout to classrooms and GLA's	1,258	m2	200	251,600
3.15.4	Allowance fitout to reception and print areas	92	m2	500	46,000
3.15.5	Allowance for fitout to labs	349	m2	500	174,500
3.15.6	Allowance for fitout to canteen etc.	148	m2	200	29,600
3.15.7	Extra for 850mm wide canteen bench incl. over head cupboard	29	m	1,500	43,500
3.15.8	Extra for server counter	28.68	m	800	22,944
3.15.9	Allowance for fitout to multi-purpose hall	195	m2	200	38,930
3.15.10	Allowance for fitout to science and IT stores	102	m2	200	20,400
3.15.11	Allowance for fitout to stores	127	m2	100	12,700
3.15.12	Allowance for fitout to staff areas etc.	873	m2	100	87,300
3.15.13	Allowance for fitout to circulation areas	904	m2	100	90,400
3.15.14	Allowance for fitout to plant areas	378	m2	100	37,800
3.15.15	Stairs	263	m2	0	N/A
3.15.16	Facade walkway	0	m2	0	N/A
3.15.17	Lift shaft	36	m2	0	N/A
3.15.18	chk	4,902			
				Fitments TOTAL	867,674
3.16	Special Equipment				
3.16.1	Allowance for kitchen equipment to Canteen	1	item	200,000	200,000
3.16.2	Allowance for cool room to F & B	1	item	30,000	30,000
3.16.3	Allowance for freezer room to F & B	1	item	30,000	30,000
				Special Equipment TOTAL	260,000
3.18	Sanitary Plumbing				
3.18.1	WC	20	No	3,500	70,000
3.18.2	Basin	20	No	3,500	70,000
3.18.3	Kitchen sink	8	No	3,500	28,000
3.18.4	Lab sink	29	No	3,500	101,500
3.18.5	Fire Hose Reel	12	No	2,000	24,000
3.18.6	Fire Hydrant	7	No	1,500	10,500
3.18.7	Allowance for kitchen fitout	1	Item	20,000	20,000
BWIC					
3.18.8	BWIC - 5%	5	%	304,000	15,200
				Sanitary Plumbing TOTAL	339,200

Ref.	Description	Quantity	Unit	Rate	Total
3.20	Gas Service				
3.20.1	Gas connections - Labs	56	No	1,500	84,000
3.20.2	Gas connections - Canteen	6	No	1,500	9,000
	BWIC				
3.20.3	BWIC - 5%	5	%	93,000	4,650
	Gas Service TOTAL				97,650
3.22	Ventilation				
	ADP Consultant Budget Advice - Dated 200716				
3.22.1	Allowance for Fume Cupboards	2	no	30,000	60,000
3.22.2	Allowance for kitchen extractor system	1	Item	30,000	30,000
	BWIC				
3.22.3	BWIC - 5%	5	%	90,000	4,500
	Ventilation TOTAL				94,500
3.24	Air Conditioning				
	FECA	4,694	m2		
	ADP Consultant Budget Advice - Dated 22-7-20				
3.24.1	4-pipe FCUs, fans, DX system	1	item	239,005	239,005
3.24.2	Ductwork, ductwork insulation, dampers and air filters	1	item	483,013	483,013
3.24.3	Switchboard and reed switches	1	item	10,270	10,270
3.24.4	Chilled water pipework, heating hot water pipework, refrigerant pipework (for DX system), pipework insulation, fittings and valves	1	item	286,650	286,650
3.24.5	Heating Hot Water Reticulation	1	item	0	Excl
3.24.6	Note: BMCS by OSC. The above cost includes connection to BMCS for Stage 2 only. Controls	1	item	141,375	141,375
3.24.7	Commissioning and testing	1	item	123,832	123,832
	BWIC				
3.24.8	BWIC - 5%	5	%	1,284,145	64,207
	Air Conditioning TOTAL				1,348,352
3.25	Fire Protection				
	Dry Fire				
3.25.1	Allowance for dry fire - GFA	5,855	m2	25	146,375
	BWIC				
3.25.2	BWIC - 5%	5	%	146,375	7,319
	Fire Protection TOTAL				153,694

Ref.	Description	Quantity	Unit	Rate	Total
3.26	Electric Light & Power				
3.26.1	GFA (excl plant switchroom)	5,482	m2		0
	Electrical Services Budget Estimate - Advised by Northrop				
3.26.2	Electrical Services to New Building excluding dry fire and communications	1	item	1,185,340	1,185,340
3.26.3	COLA	1	item	80,520	80,520
	BWIC				
3.26.4	BWIC - 5%	5	%	1,265,860	63,293
	Electric Light & Power TOTAL				1,329,153
3.27	Communications				
3.27.1	Allowance for Comms	5,855	m2	45	263,475
	BWIC				
3.27.2	BWIC - 5%	5	%	263,475	13,174
	Communications TOTAL				276,649
3.28	Transportation Services				
3.28.1	Allowance for lift	1	No	200,000	210,000
	BWIC				
3.28.2	BWIC - 5%	5	%	210,000	10,500
	Transportation Services TOTAL				220,500
3.29	Special Services				
3.29.1	Allowance for Security Services including Access Control and CCTV	5,855	m2	30	175,650
	BWIC				
3.29.2	BWIC - 5%	5	%	175,650	8,783
	Special Services TOTAL				184,432

Ref.	Description	Quantity	Unit	Rate	Total
4	O'NEILL REFURBISHMENT				
4.1	Demolition and Alterations	2,312	m2	163.03	376,930
4.2	Substructure				N.A.
4.3	Columns				N.A.
4.4	Upper Floors	2,312	m2	60.00	138,720
4.5	Staircases				N.A.
4.6	Roof	73	m2	954.11	69,650
4.7	External Walls	372	m2	789.15	293,564
4.8	Windows				See EW
4.9	External Doors	29	m2	741.38	21,500
4.10	Internal Walls	1,373	m2	203.67	279,635
4.11	Internal Screens				N.A.
4.12	Internal Doors	83	m2	559.04	46,400
4.13	Wall finishes	1,086	m2	229.82	249,587
4.14	Floor Finishes	2,312	m2	89.56	207,064
4.15	Ceiling Finishes	2,312	m2	193.76	447,980
4.16	Fitments	2,134	m2	236.15	503,934
4.17	Special Equipment				N.A.
4.18	Sanitary Fixtures				Incl.
4.19	Sanitary Plumbing	34	no	2,949.26	100,275
4.20	Water Supply				
4.21	Gas Service	38	no	1,575.00	59,850
4.22	Space Heating				N.A.
4.23	Ventilation	2	no	31,500.00	63,000
4.24	Evaporative Cooling				N.A.
4.25	Air Conditioning	2,111	m2	343.93	726,036
4.26	Fire Protection	2,312	m2	35.33	81,690
4.27	Electric Light & Power	2,312	m2	309.85	716,363
4.28	Communications	2,312	m2	47.25	109,242
4.29	Transportation Services				N.A.
4.30	Special Services	2,312	m2	31.50	72,828
O'NEILL REFURBISHMENT TOTAL					4,564,247

Ref.	Description	Quantity	Unit	Rate	Total
4.1	Demolition and Alterations				
4.1.1	Allowance for removal of existing floor and ceiling finishes including capping/stripping services- GFA	2,312	m2	50	115,600
4.1.2	Allowance for demolition of existing internal walls	989	m2	50	49,450
4.1.3	Allowance for demolition of existing external walls at interface with new building	541	m2	150	81,150
4.1.4	Allowance for carefully removing brick veneer cladding to level 1 columns	36	m2	100	3,600
4.1.5	Allowance for removal of island bench to science labs	59	m	150	8,775
4.1.6	Allowance for removal of fixed benches to science labs	28	m	200	5,500
4.1.7	Allowance for removal of island bench to preparation	18	m	150	2,715
4.1.8	Allowance for removal of fixed benches to preparation	33	m	200	6,500
4.1.9	Allowance for removal of fixed joinery to HOF	4	m	100	360
4.1.10	Demolish existing metal balustrade at L3	19	m	50	950
4.1.11	Demolish existing brick balustrade at L2	19	m	70	1,330
4.1.12	Allowance for scaffolding to facade	541	m2	120	64,920
4.1.13	Allowance for stripping WC	14	m2	100	1,400
4.1.14	Allowance for make good - generally	2,312	m2	15	34,680
4.1.15	Allowance for decanting				Excl
Demolition and Alterations TOTAL					376,930
4.4	Upper Floors				
4.4.1	Allowance for structural strengthening - GFA	2,312	m2	60	138,720
Upper Floors TOTAL					138,720
4.6	Roof				
4.6.1	Allowance for maintenance walkway deck to O'Neill Roof	73	m2	450	32,850
4.6.2	Allowance for 1200H metal balustrades to Roof	56	m	300	16,800
4.6.3	Allow for roof service penetrations	10	no	2,000	20,000
Roof TOTAL					69,650

Ref.	Description	Quantity	Unit	Rate	Total
4.7	External Walls				
	Solid/Glazed Walls				
4.7.1	Allowance for La Paloma Bricks (PC Supply \$3,700/1000) incl framing, studs, insulation, p/b - L1 - L3	62	m2	412	25,544
4.7.2	Allowance for DGU glazing - L1 - L3	162	m2	1,000	162,000
	Balustrade				
4.7.3	Allow for Glazed balustrade to L3 External Circulation	22	m	600	13,200
	Paint				
4.7.4	Allow for paint to O'Neill Building - scope undefined				EXCL
	Eastern Balcony Infill				
4.7.5	Allowance for DGU Glazed window	94	m2	750	70,500
4.7.6	Horizontal sun shade	30	m2	500	15,000
4.7.7	Allowance for stud wall to eastern balcony incl. CFC lining, 1 layer of plasterboard, insulation and a paint finish to each side	24	m2	305	7,320
	External Walls TOTAL				293,564
4.9	External Doors				
	Solid Core				
4.9.1	Solid core single leaf fire rated door to level 2 and 3	11	no	1,500	16,500
4.9.2	Solid core Double leaf fire rated door to level 1	1	no	5,000	5,000
	Area	28	m2		
	External Doors TOTAL				21,500
4.10	Internal Walls				
	Glazed Walls				
4.10.1	Glazed corridor walls - Say 2.7m high	289	m2	600	173,400
	Stud Walls				
4.10.2	Allow for internal stud wall including insulation	873	m2	60	52,380
4.10.3	Allow for internal stud wall to riser walls including insulation	131	m2	60	7,860
	Masonry Walls				
4.10.4	Allow for masonry stair infill to L1 staircase	23	m2	265	6,095
	Operable Walls				
4.10.5	Allow for glazed in- wall slider to GLA - 8000x2700 - CAD/GLA	22	m2	700	15,400
4.10.6	Allow for glazed in- walls slider to GLA - 6000x27.00 - Science/GLA	35	m2	700	24,500
	Internal Walls TOTAL				279,635

Ref.	Description	Quantity	Unit	Rate	Total
4.12	Internal Doors				
	Solid Core				
4.12.1	Solid core single leaf door to O-Neill including hardware and paint	34	no	1,200	40,800
4.12.2	Solid core double leaf door to O-Neill including hardware and paint	2	no	2,800	5,600
	Area	82	m2		
	Internal Doors TOTAL				46,400
4.13	Wall finishes				
4.13.1	Total Area	1,026	m2		
	Plasterboard				
4.13.2	Allow for impactchek plasterboard to both sides of new stud walls including paint	1,746	m2	55	96,030
4.13.3	Allow for impactchek plasterboard to one side of core stud riser walls including paint	131	m2	55	7,205
4.13.4	Allow for impactchek plasterboard to both sides to masonry wall including furring channels and paint	46	m2	67	3,082
	Tiling				
4.13.5	Extra for tiling to amenities (PC supply \$60/m2) including waterproofing	60	m2	198	11,880
	Autex - Acoustic Panels				
4.13.6	Extra for Autex to new stud plasterboard walls - say 50%	939	m2	140	131,390
	Wall finishes TOTAL				249,587
4.14	Floor Finishes				
	Tiling				
4.14.1	Allowance for non-slip tiling to amenities including waterproofing	23	m2	158	3,634
	Carpet				
4.14.2	Allowance for carpet to classrooms, GLA's, stores and staff areas	877	m2	70	61,390
	Vinyl				
4.14.3	Allowance for vinyl to circulation and house areas	689	m2	70	48,230
4.14.4	Allowance for vinyl to science classrooms and labs	570	m2	100	57,000
	Paint				
4.14.5	Allowance for sealer to plant areas	6	m2	10	60
	Paving				
4.14.6	Allowance for paving to external circulation incl water proofing	147	m2	250	36,750
	Floor Finishes TOTAL				207,064
4.15	Ceiling Finishes				
	Suspended Ceilings				
4.15.1	Allowance for suspended plasterboard to GLA, Labs, etc.	1,538	m2	160	246,080
4.15.2	Allowance for perforated ceiling panel - Circulation ONLY	572	m2	300	171,600
4.15.3	Allowance for FC lining to External Circulation Areas	202	m2	150	30,300
	Ceiling Finishes TOTAL				447,980

Ref.	Description	Quantity	Unit	Rate	Total
4.16	Fitments				
4.16.1	Allowance for fitments to Science Lab	569	m2	500	284,545
4.16.2	Allowance for fitments to GLA and Learning	485	m2	200	97,010
4.16.3	Allowance for fitments to Store/Plant	59	m2	100	5,904
4.16.4	Allowance for fitments to Staff	163	m2	200	32,580
4.16.5	Allowance for fitments to Circulation	571	m2	100	57,146
4.16.6	Allowance for fitments to Circulation - External	147	m2	25	3,673
4.16.7	Allowance for fitments to Amenities	23	m2	500	11,420
4.16.8	Allowance for fitments to house	117	m2	100	11,656
	Fitments TOTAL				503,934
4.19	Sanitary Plumbing				
4.19.1	WC	4	No	3,500	14,000
4.19.2	Kitchen basin	2	No	3,500	7,000
4.19.3	Lab sink	19	No	3,500	66,500
4.19.4	Fire Hose Reel	4	No	2,000	8,000
	BWIC				
4.19.5	BWIC - 5%	5	%	95,500	4,775
	Sanitary Plumbing TOTAL				100,275
4.21	Gas Service				
4.21.1	Gas connections - Labs	38	No	1,500	57,000
	BWIC				
4.21.2	BWIC - 5%	5	%	57,000	2,850
	Gas Service TOTAL				59,850
4.23	Ventilation				
	ADP Consultant Budget Advice - Dated 200716				
4.23.1	Allowance for Fume Cupboards	2	no	30,000	60,000
	BWIC				
4.23.2	BWIC - 5%	5	%	60,000	3,000
	Ventilation TOTAL				63,000

Ref.	Description	Quantity	Unit	Rate	Total
4.25	Air Conditioning				
	FECA	2,111	m2		
	ADP Consultant Budget Advice - Dated 200716				
4.25.1	4-pipe FCUs, fans, DX system	1	item	128,695	128,695
4.25.2	Ductwork, ductwork insulation, dampers and air filters	1	item	260,084	260,084
4.25.3	Switchboard and reed switches	1	item	5,530	5,530
4.25.4	Chilled water pipework, heating hot water pipework, refrigerant pipework (for DX system), pipework insulation, fittings and valves	1	item	154,350	154,350
4.25.5	Heating Hot Water Reticulation	1	item	0	Excl
4.25.6	Note: BMCS by OSC. The above cost includes connection to BMCS for Stage 2 only. Controls	1	item	76,125	76,125
4.25.7	Commissioning and testing	1	item	66,679	66,679
	BWIC				
4.25.8	BWIC - 5%	5	%	691,462	34,573
	Air Conditioning TOTAL				726,036
4.26	Fire Protection				
	Dry Fire				
4.26.1	Allowance for dry fire - GFA	2,312	m2	25	57,800
	Eastern Balcony Infill				
4.26.2	Allowance for Drenches	1	item	20,000	20,000
	BWIC				
4.26.3	BWIC - 5%	5	%	77,800	3,890
	Fire Protection TOTAL				81,690
4.27	Electric Light & Power				
4.27.1	GFA	2,312	m2		
	Electrical Services Budget Estimate - Advised by Northrop				
4.27.2	Electrical Services to O'Neill excluding dry fire and communications	1	item	682,250	682,250
	BWIC				
4.27.3	BWIC - 5%	5	%	682,250	34,113
	Electric Light & Power TOTAL				716,363
4.28	Communications				
4.28.1	Allowance for Communication Services	2,312	m2	45	104,040
	BWIC				
4.28.2	BWIC - 5%	5	%	104,040	5,202
	Communications TOTAL				109,242

Ref.	Description	Quantity	Unit	Rate	Total
4.30	Special Services				
4.30.1	Allowance for Security Services including Access Control and CCTV	2,312	m2	30	69,360
	BWIC				
4.30.2	BWIC - 5%	5	%	69,360	3,468
Special Services TOTAL					72,828

Ref.	Description	Quantity	Unit	Rate	Total
5	OLD WALLACE - REFUBISHMENT				
5.1	Wallace Wallace	244.00	m2	236.79	57,776
OLD WALLACE - REFUBISHMENT TOTAL					57,776

Ref.	Description	Quantity	Unit	Rate	Total
5.1	Wallace Wallace				
5.1.1	Temporary protection of existing floor	244	m2	15	3,660
5.1.2	Demolish existing ceiling at external wall junction and reinstate (allowance for 2m wide strip)	34	m	370	12,639
5.1.3	Demolish existing internal wall	81	m2	75	6,051
5.1.4	Make good existing floor/ceiling finishes	23	m	100	2,306
5.1.5	2 x 16mm fyrcheck incl top hats to existing inside face of external wall, paint, trims	120	m2	175	20,920
5.1.6	Allowance for minor alterations to existing services	244	m2	50	12,200
Wallace Wallace TOTAL					57,776

Ref.	Description	Quantity	Unit	Rate	Total
6	EXTERNAL WORKS				
6.1	Roads, Footpaths & Paved Areas	443.00	m2	195.42	86,569
6.2	Boundary Walls, Fencing & Gates				N.A.
6.3	Outbuildings & Covered Ways				N.A.
6.4	Landscaping & Improvements	4,249	m2	364.07	1,546,917
	EXTERNAL WORKS TOTAL				1,633,486

Ref.	Description	Quantity	Unit	Rate	Total
6.1	Roads, Footpaths & Paved Areas				
6.1.1	Allowance for driveway- 200 SOG	443	m2		Incl
6.1.2	Allow to modify existing roundabout	1	item	10,000	10,000
6.1.3	100mm FCR and moisture barrier to slab	443	m2	15	6,638
6.1.4	40MPa concrete	89	m3	365	32,306
6.1.5	Reo @ 150kg/m3	13.280	t	2,500	33,200
6.1.6	Finish to SOG	443	m2	10	4,425
Roads, Footpaths & Paved Areas TOTAL					86,569

Ref.	Description	Quantity	Unit	Rate	Total
6.4	Landscaping & Improvements				
6.4.1	Allowance for minor grading works	3,686	m2	10	36,855
6.4.2	Trimming to embankment to profile	782	m2	20	15,640
6.4.3	Podium works (RL31)-filling to make up levels from excavated spoil	384	m2	18	6,717
6.4.4	Podium works (RL31)-150mm raft slab on fill	487	m2	205	99,907
6.4.5	Footpath to bus stop	104	m2	82	8,528
6.4.6	Terrace steps	133	m2	600	79,914
6.4.7	Southern Stair	86	m2	600	51,600
6.4.8	Allow for footing to sandstone wall	152	m	210	32,000
6.4.9	2000x500x500 high sandstone log wall	61	m	700	43,001
6.4.10	2000x500x1000 high sandstone log wall	90.81	m	1,200	108,972
6.4.11	Synpave	1,285	m2	25	32,122
6.4.12	TGSI	27	m2	900	23,850
6.4.13	Turf incl 150mm top soil	679	m2	18	12,223
6.4.14	Galvanised chain link	37	m	100	3,650
6.4.15	E1 steel edge	68	m	38	2,570
6.4.16	Allowance for shade structure	27	m2	800	21,512
6.4.17	Allow for 1000mm high balustrade wall - 230mm face brick, BOE over,	78	m	355	27,701
6.4.18	Timber bench seating	126	m	400	50,552
6.4.19	Timber decking	79	m2	550	43,720
6.4.20	Metal handrail (incl in Bus stop access)	79	m	550	43,269
6.4.21	Canopy	8	No	3,500	28,000
6.4.22	Laptop work space	72	No	650	46,800
6.4.23	Study stool	16	No	500	8,000
6.4.24	Trellis	32	m	200	6,380
6.4.25	Galvanised steel heel guard	35	m	350	12,250
6.4.26	Allowance for External AV (TBC)	1	Item	20,000	20,000
6.4.27	40mm thk Austral Black granite pavers incl sog (PC supply and install \$280/m2)	557	m2	414	230,598
6.4.28	Landscape Lighting (provisional sum)	1	item	50,000	50,000
<u>Hardscape Sub-Total</u>					<u>1,146,329</u>
<u>SOIL WORKS</u>					
6.4.29	Cultivate subgrade	2,058	m2	3	6,174
6.4.30	Fertiliser	2,058	m2	1	2,058
6.4.31	Top soil	551.62	m3	70	38,613
6.4.32	Soil - trees	96	m3	70	6,718
6.4.33	Mulch	2,058	m2	8	16,465
<u>TREES & PALMS</u>					
6.4.34	AC - Smooth Barked Apple - 200L	4	No	900	3,600
6.4.35	Cg - New South Wales Christmas bush - 75L	2	No	300	600
6.4.36	Eh - Scribbly Gum - 200L	9	No	900	8,100

Ref.	Description	Quantity	Unit	Rate	Total
6.4.37	Fr - Port Jackson Fig - 2000L	1	No	15,000	15,000
6.4.38	Lc - Brush Box - 200L	7	No	900	6,300
<u>SHRUBS & ACCENTS</u>					
6.4.39	Asu - Sweet-scented Wattle - 150mm	61	No	6.50	397
6.4.40	Bgg - Heath-Leaved Banksia - 25L	23	No	50	1,150
6.4.41	Dt - Forest Hop Bush - 200mm	105	No	10	1,050
6.4.42	Gl - White Spider Flower - 150mm	70	No	7	455
6.4.43	Pf - Handsome Flat-pea - 200mm	27	No	10	270
6.4.44	Ps - Elderberry panax - 200mm	15	No	15	225
6.4.45	Xt - Grass Tree - 100cm trunk	13	No	50	650
6.4.46	Cdb - Common Correa - 25L	24	No	50	1,200
6.4.47	Lp - Lemon-scented Tea Tree - 25L	33	No	50	1,650
<u>GRASSES & RUSHES</u>					
6.4.48	Dr - Spreading Flax Lily - 150mm	319	No	6.50	2,074
<u>FERNS & CYCADS</u>					
6.4.49	Mc - Burrawong - 150mm	12	No	6.50	78
6.4.50	Bc - Soft Water Fern - 150mm	99	No	6.50	644
6.4.51	Ad - Maidenhair Fern - 150mm	364	No	6.50	2,366
6.4.52	Aa - Birds Nest Fern - 200mm	71	No	10	710
6.4.53	Br - Bromeliad - 200mm	21	No	10	210
6.4.54	Md - Kangaroo Paw Fern - 200mm	77	No	10	770
6.4.55	Hm - Ground Fern - 150mm	32	No	6.50	208
<u>GROUNDCOVERS & CLIMBERS</u>					
6.4.56	Hv - False Sarsaparilla - 150mm	88	No	6.50	572
6.4.57	Dsf - Kidney Weed - 150mm	94	No	6.50	611
6.4.58	Vh - Native Violet - 150mm	386	No	6.50	2,509
<u>MATRIX 01</u>					
6.4.59	Dr - Spreading Flax Lily - 150mm	2,348	No	6.50	15,262
6.4.60	Es - Wiry Panic - 150mm	3,522	No	6.50	22,893
6.4.61	Lla - Variable Swordsedge - 150mm	3,522	No	6.50	22,893
6.4.62	Ms - Weeping Grass - 150mm	4,624	No	6.50	30,056
6.4.63	Ta - Kangaroo Grass - 150mm	4,624	No	6.50	30,056
<u>MATRIX 02</u>					
6.4.64	LI - Spiny Headed Mat Rush - 150mm	2,202	No	6.50	14,313
6.4.65	Pg - Leafy Purple Flag - 200mm	2,936	No	15	44,040
6.4.66	Pa - Tussock Grass - 150mm	2,202	No	6.50	14,313
6.4.67	Lh - Mat Rush - 150mm	1,460	No	6.50	9,490
6.4.68	Bs - Apple Berry - 150mm	2,936	No	6.50	19,084
<u>Plantings Sub-Total</u>					343,826
6.4.69	Drip irrigation	2,058	m2	20	41,162
6.4.70	Maintenance	52.00	wks	300	15,600

Ref.	Description	Quantity	Unit	Rate	Total
Landscaping & Improvements TOTAL					<u>1,546,917</u>

Ref.	Description	Quantity	Unit	Rate	Total
7	EXTERNAL SERVICES				
7.1	External Stormwater Drainage				222,086
7.2	External Hydraulics				147,000
7.3	External Water Supply				Incl.
7.4	External Gas				150,000
7.5	External Fire Protection				Incl.
7.6	External Electric Light & Power				265,000
7.7	External Communications				Incl.
7.8	External Special Services				Incl.
7.9	External Alterations & Renovations				N.A.
EXTERNAL SERVICES TOTAL					784,086

Ref.	Description	Quantity	Unit	Rate	Total
7.1	External Stormwater Drainage				
7.1.1	Remove existing SW pipe	124	m	60	7,449
7.1.2	Saw cut existing road	90	m	100	9,000
7.1.3	Demolish existing road and make good	29	m2	100	2,900
7.1.4	Grated drain-driveway	15	m	700	10,640
7.1.5	Grated drain-footpath	13	m	600	7,884
7.1.6	SW_pipe_uPVC-150D	98	m	149	14,575
7.1.7	SW_pipe_uPVC-225D	34	m	217	7,478
7.1.8	SW_pipe_uPVC-300D	103	m	285	29,272
7.1.9	375D SW pipe	54	m	313	16,883
7.1.10	SW_pipe_450D	46	m	401	18,558
7.1.11	SW_pipe_525D	2	m	478	946
7.1.12	SW_Pit-600x600	5	no	3,000	15,000
7.1.13	SW_Pit-900x900	13	no	3,500	45,500
7.1.14	SW_Pit-break into extg & connect	6	no	1,000	6,000
7.1.15	SW_Pit-GPT Ocean Protect OceanSave OS0809	1	no	30,000	30,000
External Stormwater Drainage TOTAL					222,086
7.2	External Hydraulics				
7.2.1	Allowance for Fire tank & pump	1.00	item	50,000	52,500
7.2.2	Drinking Water Service	1.00	item	20,000	21,000
7.2.3	Non drinking/irrigation water service	1.00	item	10,000	10,500
7.2.4	Sewer Drainage System	1.00	item	50,000	52,500
7.2.5	Gas services	1.00	item	10,000	10,500
External Hydraulics TOTAL					147,000
7.4	External Gas				
7.4.1	Allowance for diversion of existing services in basket ball court	1	item	150,000	150,000
External Gas TOTAL					150,000
7.6	External Electric Light & Power				
7.6.1	JHA Budget estimate dated 8-Jul-20 R2				Note
7.6.2	New Zone Main Switchboard (ext) and Pit and Pipe	1.00	item	215,000	215,000
7.6.3	Diversion of existing cables	1.00	item	50,000	50,000
External Electric Light & Power TOTAL					265,000

Ref.	Description	Quantity	Unit	Rate	Total
8	SUBSTATION				
8.1	SUBSTATION WORKS				560,000
				SUBSTATION TOTAL	560,000

Ref.	Description	Quantity	Unit	Rate	Total
8.1	SUBSTATION WORKS				
8.1.1	1000kVA substation	1	item	300,000	300,000
8.1.2	11kV relocation works (50m)	1	item	150,000	150,000
8.1.3	Decommissioning existing pole substation	1	item	50,000	50,000
8.1.4	Upgrade substation to 1500 kVA	1	item	60,000	60,000
SUBSTATION WORKS TOTAL					560,000

Ref.	Description	Quantity	Unit	Rate	Total
9	CENTRAL THERMAL PLANT (NEW WALLACE, O'NEILL, TERRY, VAUGHAN)				
9.1	CTP - Chillers				1,804,093
9.2	BWIC	3	%	1,804,093	54,123
CENTRAL THERMAL PLANT (NEW WALLACE, O'NEILL, TERRY, VAUGHAN) TOTAL					1,858,216

Ref.	Description	Quantity	Unit	Rate	Total
9.1	CTP - Chillers				
	CHILLERS				
9.1.1	CHR-01 - 600kW VSD Low Load Chiller (Mag Bearing)	1	No.	193,440	193,440
9.1.2	CHR-02 - 1600kW VSD Centric Chiller	1	No.	388,960	388,960
9.1.3	CHR-03 - 1600kW VSD Centric Chiller	1	No.	388,960	Future
	BOILERS				
9.1.4	HWB-01 - 700kW Gas Fired Condensing Boiler	1	No.	113,984	Heating
9.1.5	HWB-02 - 700kW Gas Fired Condensing Boiler	1	No.	113,984	Heating
9.1.6	HWB-03 - 700kW Gas Fired Condensing Boiler	1	No.	113,984	Future
	PUMPS				
9.1.7	PCHWP - Day 1	2	No.	18,200	36,400
9.1.8	PCHWP - Future	1	No.	18,200	Future
9.1.9	PCWP - Day 1	2	No.	18,200	36,400
9.1.10	PCWP - Future	1	No.	18,200	Future
9.1.11	SCHWP - Day 1	2	No.	18,200	36,400
9.1.12	SCHWP - Future	2	No.	18,200	Future
9.1.13	HHWP - Day 1	2	No.	13,000	Heating
	HHWP	1	No.	13,000	Future
	COOLING TOWERS				
9.1.14	CT01,02 - 1450kW Induced Draft Cooling Towers	2	No.	82,992	165,984
9.1.15	CT03 - 1450kW Induced Draft Cooling Towers	1	No.	82,992	Future
	PIPEWORK (PLANT ROOMS)				
9.1.16	450D CHW Headers-Day 1	80	m	1,872	149,760
9.1.17	450D CW Headers-Day 1	50	m	1,560	78,000
9.1.18	300D CHW Primary Pipework - Day 1	60	m	1,040	62,400
9.1.19	Future	20	m	1,040	Future
9.1.20	300D CW Primary Pipework -Day 1	60	m	780	46,800
9.1.21	Future	20	m	780	Future
9.1.22	HHW Pipework -Day 1	30	m	520	Heating
9.1.23	Future	20	m	520	Future
9.1.24	Bends and offsets-Day 1	1.00	Item	51,343	51,343
9.1.25	Future	1.00	Item	16,474	Future
9.1.26	Valves and fittings -Day 1	1.00	Item	51,343	51,343
9.1.27	Future	1.00	item	16,474	Future
9.1.28	Painting-Day 1	280	m	52	14,560
9.1.29	Future	60	m	52	Future
	PIPEWORK (SECONDARY TO BUILDINGS)				
9.1.30	150D CHW Therry / Wallace / Vaughan (Roof Level)	300	m	520	Future
9.1.31	125D CHW Ramsay (Roof Level)	50	m	468	Future
9.1.32	100D HHW Therry / Wallace / Vaughan (Roof Level)	300	m	312.00	Heating
9.1.33	65D HHW Ramsay (Roof Level)	50	m	208	Future

Ref.	Description	Quantity	Unit	Rate	Total
WATER TREATMENT, VACUUM DEAERATOR, EXPANSION & PRESSURE UNIT					
9.1.34	Filling Set	3	No.	2,579	7,738
9.1.35	Chilled Water	1	No.	27,997	27,997
9.1.36	Condenser Water	1	No.	33,197	33,197
9.1.37	Heating Water	1	No.	22,797	Heating
9.1.38	Expansion Vessel	2	No.	3,638	7,275
9.1.39	Expansion Vessel	1	No.	3,585.00	Future
AIR HANDLING					
9.1.40	Plant Room Ventilation	2	No.	20,592	41,184
ELECTRICAL					
9.1.41	CTP Switchboard - Day 1	1	item	60,000	60,000
9.1.42	CTP Switchboard-Future	1	item	50,000	Future
9.1.43	VSDs for Pumps -Day 1	6	No.	5,200	31,200
9.1.44	VSDs for Pumps -Day 1 Heating	6	No.	5,200	Heating
9.1.45	Future	5	No.	5,200	Future
9.1.46	Cabling to Chillers - Day 1	2	No.	26,000	52,000
9.1.47	Future	1	No.	26,000	Future
9.1.48	Cabling to Boilers - Day 1	2	No.	2,600	Heating
9.1.49	Future	1	No.	2,600	Future
9.1.50	Cabling to Pumps - Day 1	6	No.	5,200	31,200
9.1.51	Cabling to Pumps - Day 1 Heating	2	No.	5,200	Heating
9.1.52	Future	5	No.	2,600	Future
9.1.53	Cabling to Cooling Towers Day 1	2	No.	5,200	10,400
9.1.54	Future	1	No.	2,600	Future
CONTROLS					
9.1.55	BMCS Establishment	1	No.	31,200	31,200
9.1.56	Points - Chillers - Day 1	40	No.	780	31,200
9.1.57	Future	20	No.	780	Future
9.1.58	Points - Pumps - Day 1	30	No.	780	23,400
9.1.59	Points - Pumps - Day 1 Heating	10	No.	780	Heating
9.1.60	Future	20	No.	780	Future
9.1.61	Points - Boilers - Day 1	10	No.	780	Heating
9.1.62	Future	5	No.	780	Future
9.1.63	Points - Ventilation	10	No.	780	7,800
9.1.64	Ref Leak Detection	1	No.	20,800	20,800
MISC					
9.1.65	Testing and Commissioning Day 1	1	No.	29,952	29,952
9.1.66	Future	1	No.	14,976	Future
9.1.67	Maintenance and Servicing Day 1	1	No.	24,960	24,960
9.1.68	Future	1	No.	12,480	Future
9.1.69	As Built Documentation - Day 1	1	No.	20,800	20,800

Ref.	Description	Quantity	Unit	Rate	Total
9.1.70	Future	1	No.	10,400	Future
CTP - Chillers TOTAL					1,804,093

Ref.	Description	Quantity	Unit	Rate	Total
12	AUDIO VISUAL-CLIENT SUPPLY				
	Audio Visual Services Budget Estimate from JHA dated 8-Jul-20 R2	1	item	1,000,000	1,000,000
	AUDIO VISUAL-CLIENT SUPPLY TOTAL				0

Ref.	Description	Quantity	Unit	Rate	Total
Audio Visual Services Budget Estimate from JHA dated 8-Jul-20 R2					
1	Classrooms and Staff Spaces (Projectors) (40 off)	40	No	17,500	700,000
2	Presentation Area (1 off)	1	No	35,000	35,000
3	Digital Sign age (10 off)	10	No	2,980	29,800
4	Period Bell and Public Address	1	Item	35,000	35,000
5	BWIC	3	%	799,800	24,000
6	Builders coordination etc	1.000	item	26,200	26,200
7	Installation by speciliast sub-contractor	1.000	item	150,000	150,000
Audio Visual Services Budget Estimate from JHA dated 8-Jul-20 R2 TOTAL					1,000,000

Ref.	Description	Quantity	Unit	Rate	Total
16	BASKETBALL COURT				
16.1	BASKETBALL COURT	2,358	m2	164.23	387,253
	SUB-TOTAL				<u>387,253</u>
16.2	PRELIMIMINARIES	15.00	%	387,253	58,088
16.3	MARGIN	4.00	%	445,341	17,814
	SUB - TOTAL (EXCL GST)				<u>463,155</u>
				BASKETBALL COURT TOTAL	<u>463,155</u>

Ref.	Description	Quantity	Unit	Rate	Total
16.1	BASKETBALL COURT				
16.1.1	Site clearing	1,093	m2	8.00	8,744
16.1.2	Bulk earthworks	294	m3	65.00	19,110
16.1.3	Filling to make up levels	74	m3	35.00	2,590
16.1.4	Remove basket ball court post	1	item	2,500.00	2,500
16.1.5	Remove boom gate	1	item	1,500.00	1,500
16.1.6	Relocate bollards	1.00	item	2,500.00	2,500
16.1.7	Remove trees	5	no	1,500.00	7,500
16.1.8	Demolish existing garden bed	107	m	70.00	7,490
16.1.9	Demolish guard rails	14	m	50.00	700
16.1.10	Retain existing court	1,271	m2	0.00	0
16.1.11	Remove existing line markings	1,271	m2	5.00	6,355
16.1.12	New 100mm thk white thermoplastic line marking	981	m	8.00	7,848
16.1.13	New 40mm AC10 surface; prime & tack coat; 100mm DGB20 sub-base; 150mm DGS40	568	m2	84.00	47,712
16.1.14	Extra for ramp	32	m2	350.00	11,295
16.1.15	Handrails	24	m	400.00	9,600
16.1.16	Allowance for TGSI	1.00	item	2,000.00	2,000
16.1.17	Saw cut and pavement infill	52	m2	257.00	13,364
16.1.18	Demolish existing stair and rebuilt to new level	12	m2	1,500.00	18,000
16.1.19	Allowance for 190mm core filled block retaining wall incl strip footing, capping, tanking etc	20	m	862.00	17,240
16.1.20	Basketball hoop/post	6	no	5,000.00	30,000
16.1.21	PF1 concrete footing for concrete base to basketball hoop incl. saw cut bitumen and excavation - 1500mm W x 1000mm B x 450mm H	6	no	925.00	5,550
16.1.22	Padding to basketball hoops	6	no	500.00	3,000
16.1.23	Reinstate boom gate	1	no	2,500.00	2,500
16.1.24	Galvanised balustrade and guard rails to match existing	52	m	350.00	18,200
16.1.25	Allow for fixed seating to the basketball courts	1	item	10,000.00	10,000
16.1.26	Allowance for rubbish bins etc	1	item	1,000.00	1,000
	<u>Services</u>				
16.1.27	Raise existing storm water pit and replace grating Class D galv hinged grating	3	no	3,000.00	9,000
16.1.28	Adjust sewer manhole cover	1	no	3,000.00	3,000
16.1.29	Allow for connection to existing electrical services	1	item	10,000.00	10,000
16.1.30	Allow for connection to existing storm water system	1	item	5,000.00	5,000
	<u>Landscaping</u>				
16.1.31	Allow for landscaping to south east corner	1	item	5,000.00	5,000
	<u>Shade Structure Slab</u>				
16.1.32	PF1 concrete footing for shade structure incl. saw cut bitumen and excavation - 1500mm W x 1000mm B x 450mm H	10	no	925.00	9,250
16.1.33	Allow for cast in HD bolt assembly	10	no	300.00	3,000

Ref.	Description	Quantity	Unit	Rate	Total
16.1.34	Allowance for 150mm thk slab on grade; SL82 mesh	298	m2	103.00	30,665
16.1.35	FB1 - 600W x 400D edge beam	119	m	348.00	41,412
16.1.36	FB1 - 600W x 400D internal beam	46	m	318.00	14,628
BASKETBALL COURT TOTAL					387,253