

---

# Quantity Surveyor's Report – Capital Investment Value

---

## Centre of Excellence

for

## New South Wales Rugby League

Reviewed by: David Collins	Job No. 101589
<b>ISSUE SCHEDULE</b>	
Document Title	Issue Date
Quantity Surveyor's Report – Capital Investment Value	14 September 2016

**NSW Rugby League, Centre of Excellence**

Capital Investment Value Cost Estimate

---

**Contents**

	<b>Page No.</b>
<b>1. Introduction</b>	<b>3</b>
<b>2. Executive Summary</b>	<b>3</b>
<b>3. Project Scope</b>	<b>3</b>
<b>4. Basis of Cost Estimate</b>	<b>3</b>
<b>4. Assumptions</b>	<b>4</b>
<b>3. Exclusions</b>	<b>4</b>

**Appendices**

- A. Cost Estimate Summary and Details**
- B. Schedule of Areas**

# NSW Rugby League, Centre of Excellence

## Capital Investment Value Cost Estimate

---

### 1 Introduction

Altus Page Kirkland has been requested by NSW Rugby League to prepare a Quantity Surveyor's Report on the Capital Investment Value for the proposed Centre of Excellence located on Dawn Fraser Avenue at Sydney Olympic Park.

### 2 Executive Summary

The estimated Capital Investment Value as at 09<sup>th</sup> September 2016 is **\$21,158,914.00 excluding GST**.

### 3 Project Scope

This Capital Investment Value Estimate is prepared for the proposed three (3) storey commercial development at Sydney Olympic Park with the following facilities:-

1. Level 0 – Entrance area with public facilities including a reception, museum and café/retail area together with back of house service facilities.
2. Level 1 – Sports facilities including a gym, change rooms, hydrotherapy area, and medical/rehabilitation area.
3. Level 2 – Player facilities including a dining room, change room, press conference room and multi-use area
4. Level 3 – Administration area comprising of offices, boardrooms, meeting rooms and breakout areas
5. Site works – Comprising of on-grade car parking, soft and hard landscaping and services infrastructure.

### 4 Basis of Cost Estimate

The Cost Estimate for the Capital Investment Value of the proposed development has been based on the DA drawings prepared by Populous dated 09<sup>th</sup> September 2016.

The 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.

Considering that this estimate is based on concept design information we recommend that more detailed cost plan should be prepared once detail design is developed including, but not limited to structural, services, geotechnical, environmental including development consent conditions.

## **NSW Rugby League, Centre of Excellence**

### Capital Investment Value Cost Estimate

---

#### **3 Assumptions and Notes**

1. Minor regrading is required to the site
2. Some minor diversion of services required to the site
3. Fit out of level 2 & 3 office areas (excluding loose furniture)
4. Consultants fees included

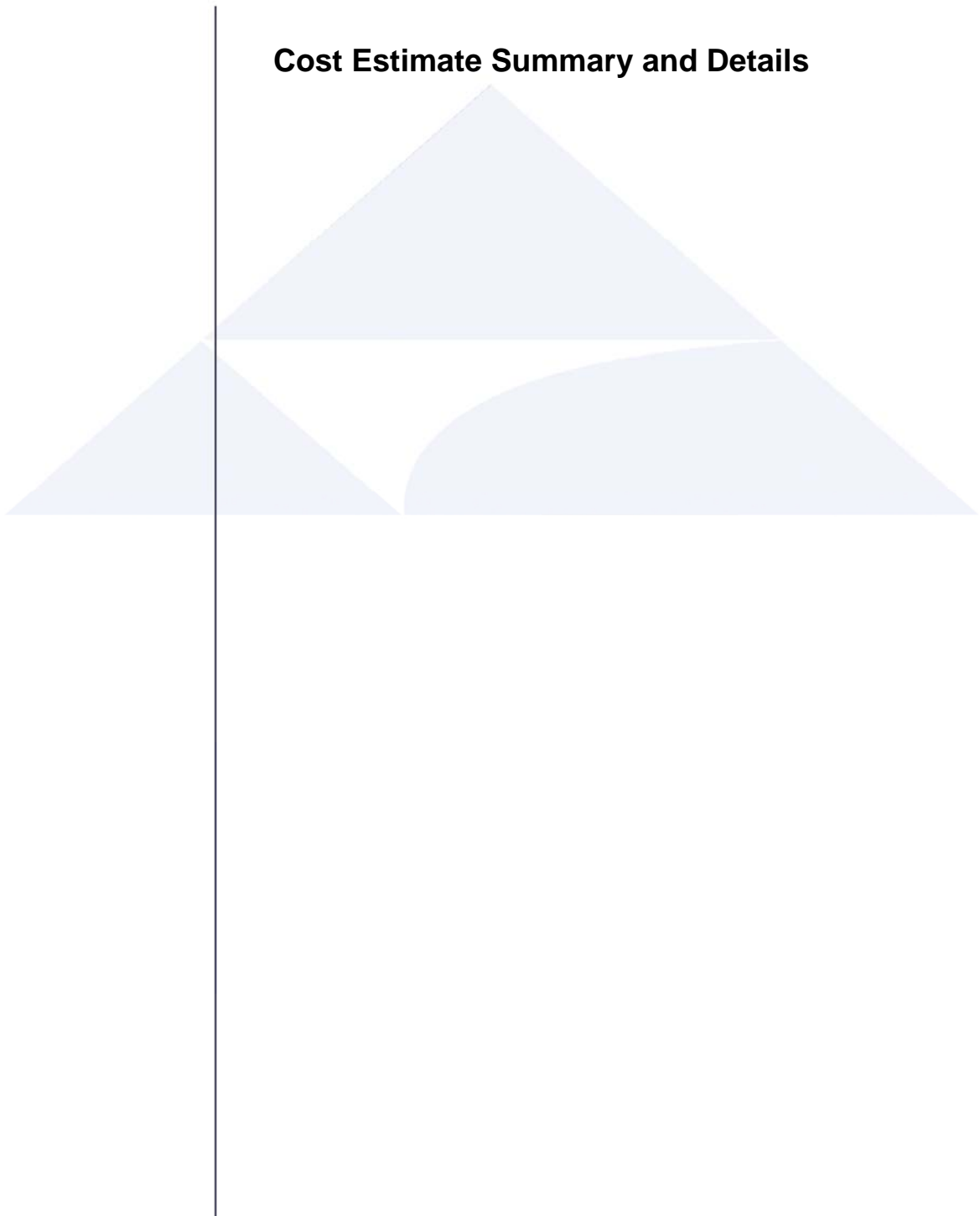
#### **4 Exclusions**

1. Land costs and land acquisition costs
2. Interest, finance, legal fees
3. Marketing costs
4. Removal of contaminants and hazardous materials
5. Extensive geotechnical conditions
6. Works outside site boundaries
7. Specialist Physio, Drug Testing and Medical Equipment
8. Gym equipment
9. Allowance for an external substation
10. Ground floor Retail/Cafe/ fit-out
11. Loose furniture
12. GST
13. Contingency
14. Escalation beyond Oct 2016

# Appendix A

---

## Cost Estimate Summary and Details



# FULL ESTIMATE SUMMARY

<b>Job Name :</b>	<u>CIV ESTIMATE</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b>	<u>NSW Rugby League</u>	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	General Notes					
2	Site Preparation	1.98		418,200		418,200
3	Tunnel Works	1.41		297,660		297,660
4	Base Building	54.80		11,595,543		11,595,543
5	Fit Out and FF&E for NSW Rugby League	24.99		5,287,432		5,287,432
6	Fit Out and FF&E for University Sports Science/Country & Indigeneous Rugby League	4.50		952,134		952,134
7	External Works	3.40		720,071		720,071
8	Construction Subtotal					<u>19,271,040</u>
9	Council & Legal Fees (say 2%)	1.42		300,401		300,401
10	Subtotal for SOPA, Council & Legal Fees					<u>300,401</u>
11	Novated Consultants	4.77		1,010,053		1,010,053
12	Non-Novated Consultants	2.73		577,420		577,420
13	Subtotal for Consultants Fees					<u>1,587,473</u>
		<b>100.00</b>		<b>21,158,914</b>		<b>21,158,914</b>
					<b>Final Total : \$</b>	<b>21,158,914</b>

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>1</b> <u>General Notes</u>						
<u>Basis of Budget</u>						
1	DA Drawings (Plans and Elevations) by Populous - SD Series dated 09/09/2016		Note			
2	Additional fit out items as noted in benchmarking tour		Note			
3	Potential savings as dicussed amongst the Design Team		Note			
<u>APK Measured Areas</u>						
4	FECA	4,430.00				
5	UCA	255.00				
6	GFA	4,655.00				
<u>Cost Indicators</u>						
7	Base Building (based on FECA and Incl. Prelims & Margin)		\$/m2	2,442.00		
8	Average Fit Out Costs (Incl. Prelims & Margin)		\$/m2	1,577.55		
<u>Assumptions</u>						
9	Painted concrete soffit ceilings to plant rooms sand Gym area		Note			
10	Acoustic floor separation to 100% of gym area		Note			
11	Procurement of the building works using a D&C Contractor		Note			
12	AS 4122 - 2000 contract to be negotiated with successful Tenderer		Note			
13	Construction Commencement circa Jan 2016		Note			
<u>Exclusions</u>						
14	Gym Equipment and Weigh-in Scales, etc.		Note			
15	Coffee machines, fridges etc, to Reception Area Cafe		Note			
16	Specialist Physio Equipment		Note			
17	Specialist Drug Testing Equipment		Note			
18	Specialist Medical Examination Equipment		Note			
19	Cutlery, Crockery and Cooking Utensils to Level 1 Kitchen/Dining Room		Note			
20	Works to the adjacent field		Note			
21	Allownce for a substation (Note this could potentially add \$300K to the project)		Note			
22	Site Contamination (i.e. earth other than VENM)		Note			
23	Required Site Access (Public & Utilities)		Note			
24	GST		Note			
<u>General Notes</u>						<b>Total :</b>
<i>Trade :</i> <b>2</b> <u>Site Preparation</u>						
1	Allowance for site clearance & removal of trees, etc.	1.00	Item	30,000.00		30,000.00

# TRADE BREAKUP

<b>Job Name :</b>	<u>CIV ESTIMATE</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>NSW Rugby League</u>	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :     2   Site Preparation</i>						<i>(Continued)</i>
2	Allowance for demolitions of existing hard built structures & retaining walls, etc.	1.00	Item	50,000.00		50,000.00
3	Allowance for temporary batter and propping to boundry berm to adjacent Athletics Park	1.00	Item	20,000.00		20,000.00
4	Allowance for forming building platform	2,700.00	m3	20.00		54,000.00
5	Allowance for carting away excess spoil to tip	2,700.00	m3	35.00		94,500.00
6	Extra over allowance for contaminated fill (other than VENM)					<b>EXCL</b>
7	Allowance for minor diversion to existing services, etc.	1.00	Item	100,000.00		100,000.00
8	Allowance for Preliminaries & Margin	1.00	Item	69,700.00		69,700.00
<b>Site Preparation</b>					<b>Total :</b>	<b>418,200.00</b>
<i>Trade :     3   Tunnel Works</i>						
1	Allow for break into side of existing tunnel wall and making good opening for new double doorway	1.00	Item	20,000.00		20,000.00
2	Allow for protection of existing tunnel during construction	1.00	Item	10,000.00		10,000.00
3	Allow to take down and remove existing gates & overhead fencing	1.00	Item	3,000.00		3,000.00
4	Allow for raising / building up the height of the existing tunnel wall to suit the new finished ground level at RL, 16.8 [allow for 80m2 of walling circular on plan]	1.00	Item	40,000.00		40,000.00
5	Allow for new paint, themeing and decals to side walls of tunnel	1.00	Item	30,000.00		30,000.00
6	Allow for mood lighting and security lighting to underside of cantilever slab over tunnel	1.00	Item	20,000.00		20,000.00
7	Allow for fire sprinklers/drenches (as required) to underside of cantilever slab over tunnel	1.00	Item	20,000.00		20,000.00
8	Allow for new double leaf security gate	1.00	Item	3,000.00		3,000.00
9	Allow for new security fencing / mesh covering to tunnel as required	1.00	Item	30,000.00		30,000.00
10	Allow for new rubber floor finish to ramp	1.00	Item	20,000.00		20,000.00
11	Allow for new perimeter treatment to area between NSWRL glazed facade and tunnel wall [allow 80m2]	1.00	Item	30,000.00		30,000.00
12	Allowance for other sundry works if required	1.00	Item	20,000.00		20,000.00
13	Preliminaries & Margin	1.00	Item	51,660.00		51,660.00
<b>Tunnel Works</b>					<b>Total :</b>	<b>297,660.00</b>
<i>Trade :     4   Base Building</i>						
	<b>Areas</b>					
	<b>FECA (excl. Voids)</b>					
1	Level 0 (RL 14.80)	451.00	m2			

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>4 <u>Base Building</u></b>		<i>(Continued)</i>				
2	Level 1 (RL 16.80)	1,237.00	m2			
3	Level 2 (RL 20.80)	1,639.00	m2			
4	Level 3 (RL 24.80)	1,420.00	m2			
5	Total FECA	4,747.00	m2			
	<b><u>Voids</u></b>					
6	Level 1	355.00	m2			
7	Level 2	298.00	m2			
8	Level 3	96.00	m2			
9	Total Voids	749.00	m2			
	<b><u>UCA</u></b>					
10	Level 0 (RL 14.80)		m2			
11	Level 1 (RL 16.80)		m2			
12	Level 2 (RL 20.80)	62.00	m2			
13	Level 3 (RL 24.80)		m2			
14	Total UCA	62.00	m2			
15	Total GFA (FECA + UCA)	5,558.00	m2			
	<b><u>Cost Indicator</u></b>					
16	Base building cost Indicator (FECA)		\$/m2	2,442.71		
17	Overall base building cost Indicator (GFA)		\$/m2	2,086.28		
	<b><u>Substructure</u></b>					
18	Unit rate allowance for footings	1,814.00	m2	100.00		181,400.00
19	Unit rate allowance for slab on ground to internal areas (FECA)	1,688.00	m2	130.00		219,440.00
20	Unit rate allowance for slab on ground to collonade (UCA)	126.00	m2	120.00		15,120.00
21	Extra over floor slab for sections of suspended slab at ground level (say 30%)	507.00	m2	200.00		101,400.00
22	Allowance for lift pits	2.00	No	15,000.00		30,000.00
23	Allowance for retaining walls	275.00	m2	400.00		110,000.00
	<b><u>Columns</u></b>					
24	Unit rate allowance for columns (assume a concrete framed structure)	5,558.00	m2	45.00		250,110.00
25	Extra over allowance for additional columns length to reception/museum/cafe area at Ground Level		m2			<b>INCL</b>
26	Allowance for rendered and painted finishes to columns	5,558.00	m2	8.00		44,464.00
	<b><u>Upper Floors</u></b>					
27	Unit rate allowance for concrete floor slabs to internal areas	3,059.00	m2	320.00		978,880.00
28	Extra over for transfer beams as required	2.00	levels	30,000.00		60,000.00
29	Unit rate allowance for concrete floor slabs to decks	62.00	m2	320.00		19,840.00

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 4 <u>Base Building</u></i>						<i>(Continued)</i>
30	Extra over for cantilever beams over tunnel at ground level	1.00	Item	50,000.00		50,000.00
	<u>Staircases</u>					
31	Allowance for stairs to disabled ramp / lobby area	4.00	mrise	5,300.00		21,200.00
32	Allowance for fire stairs (wall elsewhere) :[2 No]	16.00	mrise	2,800.00		44,800.00
33	Allowance for internal access stairs (wall elsewhere)	8.00	mrise	3,200.00		25,600.00
34	Allowance for feature staircase to reception area	1.00	Item	15,000.00		15,000.00
	<u>Roof</u>					
	<u>Roof over Level 2 (i.e. at Level 3)</u>					
35	Allowance for lightweight roof comprising steel trusses at 27kg/m2 and metal deck roof sheeting	507.00	m2	245.00		124,215.00
36	Allowance for flashings (headwall and sidewall)	78.00	m	65.00		5,070.00
37	Allowance for box gutters	41.00	m	180.00		7,380.00
38	Allowance for sumps, downpipes, etc. (approx 10m long)	4.00	No	900.00		3,600.00
39	Allowance for selected fascia panel	53.00	m	400.00		21,200.00
	<u>Roof over Level 3</u>					
40	Allowance for lightweight roof comprising steel trusses at 27kg/m2 and metal deck roof sheeting	1,518.00	m2	245.00		371,910.00
41	Allowance for 1m wide eaves lining (assume pre-finished fibre cement panel on steel sub frame)	26.00	m2	390.00		10,140.00
42	Allowance for flashings (headwall and sidewall)	210.00	m	65.00		13,650.00
43	Allowance for box gutters	150.00	m	180.00		27,000.00
44	Allowance for sumps, downpipes, etc. (approx 12m long)	10.00	No	1,080.00		10,800.00
45	Allowance for selected fascia panel	150.00	m	400.00		60,000.00
46	Allowance for 700mm high parapet walls	85.00	m	220.00		18,700.00
	<u>Sundries</u>					
47	Extra over for abseiling/safety lines	1.00	Item	35,000.00		35,000.00
48	Extra over allowance for lift over-run					<b>EXCL</b>
49	Extra over allowance for sundry rooftop acoustic walls / screen walls					<b>EXCL</b>
	<u>External Facade</u>					
50	Note :Total area of facade	2,815.00	m2			
51	Note: Total area of glazing	1,409.00	m2			
	<u>External Walls</u>					
52	Unit rate for "patterned off shutter" precast concrete wall panels externally with insulation , top hats and plasterboard lining internall [assume to all wallls backing onto athletics track]	1,406.00	m2	420.00		590,520.00

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 4 <u>Base Building</u></i>						<i>(Continued)</i>
53	Unit rate for lightweight wall (assume steel sub frame with pre finished cladding externally and plasterboard lining internally)	290.00	m2	510.00		147,900.00
54	Unit rate for lightweight blade walls (assume steel sub frame with pre finished cladding externally to both sides)	100.00	m2	600.00		60,000.00
55	Extra over for thickened wall (grid line A / 3-4)	110.00	m2	250.00		27,500.00
56	Allowance for balustrades to external deck	18.00	m	700.00		12,600.00
57	Allowance for upstand walls	120.00	m	390.00		46,800.00
<b><u>Windows</u></b>						
58	Unit rate for full height curtain wall (45 - 50 % Visible Light Transmission)	1,409.00	m2	850.00		1,197,650.00
59	Extra over solid wall construction for windows (say 20%)	282.00	m2	150.00		42,300.00
60	Unit rate for 700mm wide vertical sun control louvres to level 2 offices and press conference area (assume vertical blades @ 600 centres) :[69 No]	276.00	m	420.00		115,920.00
61	Unit rate for 700mm wide vertical sun control louvres to level 3 offices and press conference area (assume vertical blades @ 600 centres) :[84 No]	336.00	m	420.00		141,120.00
62	Unit rate for sun control to high level glazing at reception area (assume horizontal blades @ 400 centres)	70.00	m2	600.00		42,000.00
<b><u>External Doors</u></b>						
63	Allowance for integrated double leaf Entry Doors to ground floor curtain wall at reception and gym	3.00	No	5,000.00		15,000.00
64	Allowance for integrated double leaf glazed doors to external decks at Level 1	1.00	No	3,500.00		3,500.00
65	Allowance for integrated single leaf glazed doors to external decks at Level 2	4.00	No	2,500.00		10,000.00
66	Allowance for integrated single leaf Entry Doors to ground floor curtain wall at loading dock lobby	2.00	No	2,500.00		5,000.00
67	Allowance for double leaf glazed doors to tunnel	1.00	No	3,500.00		3,500.00
68	Allowance for loading bay roller shutter door	1.00	No	7,000.00		7,000.00
69	Allowance for glazed roller shutter doors to gym	2.00	No	20,000.00		40,000.00
<b><u>Internal Walls</u></b>						
70	Unit rate for core walls to lifts	144.00	m	300.00		43,200.00
71	Unit rate for core walls to fire stairs	624.00	m2	180.00		112,320.00
72	Unit rate for walls to amenities areas	512.00	m2	180.00		92,160.00
73	Unit rate for walls to store rooms and plant rooms	310.00	m2	180.00		55,800.00
<b><u>Internal Screens</u></b>						
74	Allowance for toilet partitions & doors	24.00	No	2,800.00		67,200.00
75	Allowance for balustrades to voids, etc.	40.00	m	900.00		36,000.00
<b><u>Internal Doors</u></b>						

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 4 <b>Base Building</b></i>						<i>(Continued)</i>
76	Allowance for fire stair doors	12.00	No	1,200.00		14,400.00
77	Allowance for doors to amenities (toilet areas)	3.00	levels	5,000.00		15,000.00
78	Allowance for doors to service cupboards at street level	1.00	Item	7,200.00		7,200.00
79	Allowance for doors to service cupboards (levels 1 to 3)	3.00	levels	6,000.00		18,000.00
	<b>Finishes</b>					
	<b>Wall</b>					
80	Allowance for finish to inside face of external walls	1,406.00	m2	50.00		70,300.00
81	Allowance for paint to one side only of core walls	672.00	m2	18.00		12,096.00
82	Allowance for wall tiles to amenities (toilets)	512.00	m2	150.00		76,800.00
83	Allowance for feature wall finish to reception area	1.00	Item	50,000.00		50,000.00
84	Allowance for acoustic lining to plant rooms	1.00	Item	30,000.00		30,000.00
	<b>Floor</b>					
85	Allowance for floor tiles to amenities areas (toilets)	128.00	m2	160.00		20,480.00
86	Allowance for epoxy paint to stores/plant rooms	158.00	m2	50.00		7,900.00
87	Allowance for plinths to plant room	1.00	Item	10,000.00		10,000.00
88	Allowance for floor finishes to feature stairs	1.00	Item	8,000.00		8,000.00
89	Allowance for floor finishes to outside deck on L1	85.00	m2	250.00		21,250.00
90	Allowance for floor finishes to outside decks on L2	44.00	m2	250.00		11,000.00
91	Allowance for floor finishes to outside collonade area at GL	126.00	m2	220.00		27,720.00
	<b>Ceiling</b>					
92	Allowance for plasterboard ceilings to toilets and end of trip facilities	105.00	m2	70.00		7,350.00
93	Allowance for painted ceilings to plant rooms	158.00	m2	20.00		3,160.00
94	Allowance for painted ceiling lining to outside collonade area at GL	126.00	m2	150.00		18,900.00
	<b>Fittings</b>					
	<b>Fitments</b>					
95	Allowance for fitments to amenities areas (toilets)	3.00	levels	15,000.00		45,000.00
96	Allowance for fitments to end of trip facilities	2.00	No	20,000.00		40,000.00
97	Allowance for joinery to back of house areas (e.g cleaners, kitchenettes, etc.)	3.00	levels	5,000.00		15,000.00
	<b>Special</b>					
98	Allowance for BCA signage	3.00	Levels	10,000.00		30,000.00
	<b>Services</b>					
	<b>Plumbing</b>					
99	Allowance for plumbing to GL amenities	1.00	Item	28,000.00		28,000.00
100	Allowance for plumbing to Level 1 end of trip female/male facilities and USAT	1.00	Item	80,000.00		80,000.00
101	Allowance for plumbing to Level 2 male/female WC's and USAT	1.00	Item	35,000.00		35,000.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 4 <u>Base Building</u></i>						<i>(Continued)</i>
102	Allowance for sundry cleaners room sinks and toilet (not shown on drawings)	1.00	Item	8,000.00		8,000.00
103	Allowance for hot water system	1.00	Item	45,000.00		45,000.00
104	Allowance for grease arrestor	1.00	Item	30,000.00		30,000.00
105	Allowance for gas services	1.00	Item	65,000.00		65,000.00
	<b>Mechanical</b>					
106	Allowance for base building air conditioning	4,747.00	m2	230.00		1,091,810.00
107	Extra over allowance for base building FECA for air conditioning to void area	749.00	m2	50.00		37,450.00
108	Allowance for base building ventilation	3.00	Levels	50,000.00		150,000.00
	<b>Fire</b>					
109	Allowance for base building fire system	4,747.00	m2	45.00		213,615.00
	<b>Electrical</b>					
110	Allowance for base building power and lighting	4,747.00	m2	160.00		759,520.00
	<b>Comms</b>					
111	Allowance for base building comms	4,747.00	m2	45.00		213,615.00
	<b>Security</b>					
112	Allownce for base building security system	4,747.00	m2	25.00		118,675.00
	<b>Transportation</b>					
113	Allowance for passenger lift to reception area	1.00	Item	140,000.00		140,000.00
114	Allowance for passenger/goods lift to back of house	1.00	Item	130,000.00		130,000.00
115	Allowance for fit out to lifts	2.00	No	12,000.00		24,000.00
	<b>Special</b>					
	<b>Preliminaries &amp; Margin</b>					
116	Preliminaries	1.00	Item	1,523,224.00		1,523,224.00
117	Margin	1.00	Item	552,168.70		552,168.70
<b><u>Base Building</u></b>						<b>Total : 11,595,542.70</b>

<i>Trade : 5 <u>Fit Out and FF&amp;E for NSW Rugby League</u></i>						
	<b><u>Ground Level</u></b>					
	<b>Cafe, Reception, Museum</b>					
1	Area	215.00	m2			
2	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	2,484.11		
3	Allowance for floor finishes	215.00	m2	220.00		47,300.00
4	Allowance for ceiling finishes	215.00	m2	130.00		27,950.00
5	Allowance for reception counter / joinery	1.00	Item	20,000.00		20,000.00
6	Allowance for cafe counter / joinery	1.00	Item	20,000.00		20,000.00
7	Allowance for task chairs, filing cabinets, etc. to reception area	1.00	Item	10,000.00		10,000.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 Fit Out and FF&amp;E for NSW Rugby League</i>						<i>(Continued)</i>
8	Allowance for Cafe services, wet points etc.	1.00	Item	15,000.00		15,000.00
9	Allowance for Cafe kitchen equipment, coffee machines, fridges, etc.	1.00	Item			<b>EXCL</b>
10	Allowance for special wall panelling/finishes, etc.	1.00	Item	50,000.00		50,000.00
11	Allowance for Museum Display cabinets etc.	1.00	Item	60,000.00		60,000.00
12	Allowance for window blinds etc.	1.00	Item	16,000.00		16,000.00
13	Allowance for sundry loose furniture (lounge waiting chairs, stools, coffee tables, rugs, etc.)	1.00	Item	30,300.00		30,300.00
14	EO base building allowance for additional "shared" internal walls	114.00	m2	180.00		20,520.00
15	EO base building allowance for feature lighting	215.00		100.00		21,500.00
16	EO base building allowance for security cameras and alarm system	1.00	Item	15,000.00		15,000.00
17	EO base building allowance for AV, WIFI, comms & IT	1.00	Item	50,000.00		50,000.00
18	EO base building allowance for air-conditioning ducts and difusers, etc.	215.00	m2	100.00		21,500.00
19	Extra over base build allowance for sliding folding doors to curtain wall system	1.00	Item	20,000.00		20,000.00
20	Subtotal					<u>445,070.00</u>
<b>Retail &amp; Retail Store</b>						
21	Area	37.00	m2			
22	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,157.64		
23	Estimate functional area cost	37.00	m2	1,160.00		42,920.00
24	Subtotal					<u>42,920.00</u>
<b>Kitchen</b>						
25	Kitchen Area	12.00	m2			
26	Kitchen Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	11,600.00		
27	Allowance for Kitchen equipment	1.00	Item	80,000.00		80,000.00
28	Allowance for cutlery, crockery, and cooking utensils, etc.	1.00	Item			<b>EXCL</b>
29	Estimate functional area cost	12.00	m2	3,000.00		36,000.00
30	Subtotal					<u>116,000.00</u>
<b>Toilet</b>						
31	Toilet Area	6.00	m2			
32	Note : This area has been costed in the base building section of this estimate					
33	Subtotal					<u>0.00</u>
<b>Circulation</b>						
34	Area	169.00	m2			
35	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,035.34		
36	Allowance for floor finishes	169.00	m2	120.00		20,280.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <b>Fit Out and FF&amp;E for NSW Rugby League</b></i>						<i>(Continued)</i>
37	Allowance for tiled grid ceiling	169.00	m2	70.00		11,830.00
38	Allowance for special wall panelling/finishes, etc.	1.00	Item	20,000.00		20,000.00
39	Allowance for window blinds etc.	1.00	Item	2,000.00		2,000.00
40	EO base building allowance for additional "shared" internal walls	360.00	m2	180.00		64,800.00
41	EO base building allowance for feature lighting					N/A
42	EO base building allowance for comms & IT					N/A
43	EO base building allowance for air-conditioning ducts and difusers, etc.	169.00	m2	100.00		16,900.00
44	EO for theming and inspirational graphics at tunnel entry	1.00	Item	10,000.00		10,000.00
45	Subtotal					<u>145,810.00</u>
	<b>Physio, Medical Exam, Laundry Store &amp; Drug Testing</b>					
46	Area	158.00	m2			
47	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,136.66		
48	Allowance for floor finishes	158.00	m2	120.00		18,960.00
49	Allowance for tiled grid ceiling	158.00	m2	70.00		11,060.00
50	Allowance for window blinds etc.	1.00	Item	2,000.00		2,000.00
51	Allowance for task chairs, desks, pinboards, etc.	1.00	Item	10,000.00		10,000.00
52	Allowance for self standing shelves, filing cabinets, benchtops, etc.	1.00	Item	20,000.00		20,000.00
53	Allowance for specialist Physio equipment (mobile physiotherapy beds, tens machines, etc.)	1.00	Item			EXCL
54	Allowance for specialist Drug Testing equipment	1.00	Item			EXCL
55	Allowance for specialist Medical Examination equipment (heart monitors, defibrillators, etc.)	1.00	Item			EXCL
56	Allowance for washing machines and dryers (say 2 No of each)	1.00	Item	10,000.00		10,000.00
57	Allowance for drywalls	96.00	m2	180.00		17,280.00
58	Allowance for painted wall finishes to additional internal walls	192.00	m2	15.00		2,880.00
59	Allowance for doors	4.00	No	1,200.00		4,800.00
60	EO base building allowance for additional "shared" internal drywalls	76.00	m2	180.00		13,680.00
61	EO "shared" internal drywalls for glazed walls	18.00	m2	140.00		2,520.00
62	EO base building allowance for painted wall finishes to additional "shared" internal walls	152.00	m2	15.00		2,280.00
63	EO base building allowance for additional "shared" doors	1.00	Item	1,000.00		1,000.00
64	EO base building allowance for feature lighting					N/A
65	EO base building allowance for comms & IT	158.00	m2	50.00		7,900.00
66	EO base building allowance for sanitary fixtures (WC's sinks, basins, etc.).	1.00	Item	17,500.00		17,500.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <b>Fit Out and FF&amp;E for NSW Rugby League</b></i>						<i>(Continued)</i>
67	EO base building allowance for special appliances (refridgerators, etc.)	1.00	Item	2,000.00		2,000.00
68	EO base building allowance for air-conditioning ducts and difussers, etc.	158.00	m2	100.00		15,800.00
69	Subtotal					<u>159,660.00</u>
<b>Bike Store, Loading Store &amp; Loading Area</b>						
70	Area	54.00	m2			
71	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,019.78		
72	Allowance for floor finishes (assume grano)	54.00	m2	65.00		3,510.00
73	Allowance for epoxy paint	54.00	m2	45.00		2,430.00
74	Allowance for painted ceiling finishes	54.00	m2	25.00		1,350.00
75	Allowance for wall hung bicycle racks	1.00	Item	5,000.00		5,000.00
76	EO base building allowance for additional "shared" internal walls	110.00	m2	200.00		22,000.00
77	EO base building allowance for additional "shared" doors	1.00	Item	3,500.00		3,500.00
78	EO base building allowance for feature lighting					N/A
79	EO base building allowance for comms & IT					N/A
80	EO base building allowance for ventilation & air-conditioning ducts and difussers, etc.	54.00	m2	150.00		8,100.00
81	Subtotal					<u>45,890.00</u>
<b>Hydrotheraphy Room</b>						
82	Area	171.00	m2			
83	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	6,074.77		
84	Allowance for floor finishes (waterproof membrane and floor tiles)	171.00	m2	210.00		35,910.00
85	Allowance for wetcheck suspended ceiling	171.00	m2	130.00		22,230.00
86	Allowance for benches and towel rails etc.	1.00	Item	15,000.00		15,000.00
87	Allowance for in ground endless river hydrotheraphy pool	1.00	Item	400,000.00		400,000.00
88	Allowance for deep in ground cold plunge pool	2.00	No	80,000.00		160,000.00
89	Allowance for in ground heated plunge pool	1.00	No	100,000.00		100,000.00
90	Allowance for steps, ramps and handrails, etc.	1.00	Item	20,000.00		20,000.00
91	Allowance for stainless steel strip drains to perimeter of hydrotheraphy room	65.00	m	260.00		16,900.00
92	Allowance for underfloor drainage to strip drains	1.00	Item	5,000.00		5,000.00
93	EO base building allowance for additional "shared" internal walls	64.00	m2	180.00		11,520.00
94	EO base building allowance for tiled wall finishes to additional "shared" internal walls	128.00	m2	150.00		19,200.00
95	EO base building allowance for tiled wall finishes to internal face of external wall	20.00	m2	150.00		3,000.00

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Fit Out and FF&amp;E for NSW Rugby League</u></i>						<i>(Continued)</i>
96	EO base building allowance for additional "shared" doors	1.00	Item	5,000.00		5,000.00
97	EO base building allowance for water resistant lighting	171.00	m2	45.00		7,695.00
98	EO base building allowance for piped music, and EWIS etc.	1.00	Item	10,000.00		10,000.00
99	EO base building allowance for air-conditioning and ventilation	171.00	m2	200.00		34,200.00
100	Subtotal					<u>865,655.00</u>
<b>Toilets and Wet Area</b>						
101	Area	47.00	m2			
102	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	4,289.74		
103	Allowance for floor finishes (waterproof membrane and floor tiles)	47.00	m2	200.00		9,400.00
104	Allowance for wetcheck suspended ceiling	47.00	m2	120.00		5,640.00
105	Allowance for vanities, benches and towel rails etc.	1.00	Item	10,000.00		10,000.00
106	Allowance for toilet partitions	2.00	No	2,500.00		5,000.00
107	Allowance for shower partitions	8.00	No	2,500.00		20,000.00
108	EO base building allowance for additional "shared" internal walls	70.00	m2	180.00		12,600.00
109	Allowance for internal walls	60.00	m2	180.00		10,800.00
110	Allowance for tiled wall finishes to internal walls	130.00	m2	150.00		19,500.00
111	EO base building allowance for additional "shared" doors	1.00	Item	5,000.00		5,000.00
112	EO base building allowance for sanitary plumbing and fixtures (WC's whb, Urinal and showers)	1.00	Item	49,500.00		49,500.00
113	EO base building allowance for hot water systems	1.00	Item	5,000.00		5,000.00
114	EO base building allowance for waterproof light fittings	47.00	m2	25.00		1,175.00
115	EO base building allowance for piped music, and EWIS etc.	1.00	Item	5,000.00		5,000.00
116	EO base building allowance for air-conditioning and ventilation	47.00	m2	200.00		9,400.00
117	Subtotal					<u>168,015.00</u>
<b>Premium Changing Room</b>						
118	Area	70.00	m2			
119	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	2,715.60		
120	Allowance for floor finishes (waterproof membrane and floor tiles)	70.00	m2	200.00		14,000.00
121	Allowance for wetcheck suspended ceiling	70.00	m2	120.00		8,400.00
122	Allowance for benches, joinery, clothes hooks, change lockers, wall mirrors etc.	1.00	Item	36,000.00		36,000.00
123	EO base building allowance for additional "shared" internal walls	72.00	m2	180.00		12,960.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 Fit Out and FF&amp;E for NSW Rugby League</i>						<i>(Continued)</i>
124	EO base building allowance for tiled wall finishes to additional "shared" internal walls	144.00	m2	150.00		21,600.00
125	EO base building allowance for additional "shared" doors	1.00	Item	1,500.00		1,500.00
126	EO base building allowance for additional doors	1.00	Item	2,500.00		2,500.00
127	EO base building allowance for colour themeing and decals etc.	1.00	Item	15,000.00		15,000.00
128	EO base building allowance for waterproof light fittings and mood lighting	70.00	m2	35.00		2,450.00
129	EO base building allowance for AV, WIFI, piped music, and EWIS etc.	1.00	Item	15,000.00		15,000.00
130	EO base building allowance for refridgerators	1.00	Item	15,000.00		15,000.00
131	EO base building allowance for air-conditioning and ventilation	70.00	m2	200.00		14,000.00
132	Subtotal					<u>158,410.00</u>
<b>Gym, Nutrients and Supplements Area</b>						
133	Area	472.00	m2			
134	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	985.32		
135	EO base building allowance for acoustic floor layer (assume rubberised mat to 100% of area)	472.00	m2	150.00		70,800.00
136	Allowance for floor finishes (assume rubber carpet tiles)	472.00	m2	90.00		42,480.00
137	Allowance for non slip floor mats to circulation area for boots	1.00	Item	5,000.00		5,000.00
138	Allowance for exposed painted concrete soffits	472.00	m2	25.00		11,800.00
139	Allowance for wall mirrors etc. (say 50% of solid walls)	90.00	m2	350.00		31,500.00
140	Allowance for inspirational graphics and decals etc.	1.00	Item	15,000.00		15,000.00
141	Allowance for nutrition counter / joinery	1.00	Item	8,000.00		8,000.00
142	Allowance for joinery cupboards and benchtops etc.	1.00	Item	7,000.00		7,000.00
143	Allowance for fridges, ice machines, dishwashers, etc.	1.00	Item	10,000.00		10,000.00
144	EO base building allowance for sinks and water points	1.00	Item	5,000.00		5,000.00
145	Allowance for gym equipment, weigh in scales, etc. [See Separate Allowance in Summary Page]	1.00	Item			<b>EXCL</b>
146	EO base building allowance for structural strengthening to ground slabs and additional overhead beams, etc. for punch bags etc.	1.00	Item	10,000.00		10,000.00
147	EO base building allowance for additional "shared" internal walls	36.00	m2	180.00		6,480.00
148	EO base building allowance for additional "shared" doors	1.00	Item	1,500.00		1,500.00
149	EO base building allowance for additional internal walls and doors to gym store and nutrients and supplements store	1.00	Item	15,000.00		15,000.00
150	EO base building allowance for feature light fittings	472.00	m2	50.00		23,600.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 Fit Out and FF&amp;E for NSW Rugby League</i>						<i>(Continued)</i>
151	EO base building allowance for piped music, AV, TV monitors and EWIS etc.	1.00	Item	30,000.00		30,000.00
152	EO base building allowance for air-conditioning and ventilation	472.00	m2	200.00		94,400.00
153	Subtotal					<u>387,560.00</u>
154	Subtotal for Ground Level					<u>2,534,990.00</u>
	<b><u>Level 1</u></b>					
	<b>Press Conference and Editing Room</b>					
155	Area	129.00	m2			
156	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	3,647.53		
157	Allowance for floor finishes (carpet)	148.00	m2	200.00		29,600.00
158	Allowance for feature ceiling	129.00	m2	250.00		32,250.00
159	Allowance for falsework to form tiered flooring/seating	129.00	m2	400.00		51,600.00
160	Allowance for seating	60.00	No	350.00		21,000.00
161	Allowance for special wall acoustic panelling/finishes, etc.	1.00	Item	60,000.00		60,000.00
162	Allowance for wall decals and signage	1.00	Item	10,000.00		10,000.00
163	Allowance for window blinds etc.	1.00	Item	5,000.00		5,000.00
164	Allowance for sundry loose furniture to editing room (chairs, tables, etc.)	1.00	Item	4,700.00		4,700.00
165	EO base building allowance for additional "shared" internal walls	76.00	m2	180.00		13,680.00
166	EO base building allowance for additional "shared" doors	1.00	Item	3,000.00		3,000.00
167	EO base building allowance for feature lighting	129.00		100.00		12,900.00
168	EO base building allowance for AV, comms & IT	1.00	Item	120,000.00		120,000.00
169	EO base building allowance for air-conditioning ducts and difussers, etc.	129.00	m2	220.00		28,380.00
170	Subtotal					<u>392,110.00</u>
	<b>Circulation</b>					
171	Area	147.00	m2			
172	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	944.41		
173	Allowance for floor finishes	147.00	m2	140.00		20,580.00
174	Allowance for tiled grid ceiling	147.00	m2	70.00		10,290.00
175	EO base building allowance for additional "shared" internal walls	254.00	m2	180.00		45,720.00
176	EO base building allowance for additional "shared" glazed walls	12.00	m2	400.00		4,800.00
177	EO base building allowance for decals and graphics to internal walls	1.00	Item	10,000.00		10,000.00
178	EO base building allowance for additional doors	1.00	Item	3,500.00		3,500.00
179	EO base building allowance for additional "shared" doors	1.00	Item	6,000.00		6,000.00

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Fit Out and FF&amp;E for NSW Rugby League</u></i>						<i>(Continued)</i>
180	EO base building allowance for feature lighting					N/A
181	EO base building allowance for comms & IT					N/A
182	EO base building allowance for air-conditioning ducts and difussers, etc.	147.00	m2	100.00		14,700.00
183	Subtotal					<u>115,590.00</u>
	<b>University Sports Science</b>					
184	Area	172.00	m2			
185	Refer to separate category/heading for a breakdown of teh costs associated with this works		Note			
186	Subtotal					<u>0.00</u>
	<b>Store Rooms</b>					
187	Area	39.00	m2			
188	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	651.08		
189	Allowance for floor finishes (assume grano)	39.00	m2	50.00		1,950.00
190	Allowance for tiled grid ceiling	39.00	m2	70.00		2,730.00
191	Allowance for window blinds etc.	1.00	Item			<b>EXCL</b>
192	Allowance for self standing shelving units etc.	1.00	Item	5,000.00		5,000.00
193	EO base building allowance for additional "shared" internal walls	36.00	m2	180.00		6,480.00
194	EO base building allowance for paint to additional "shared" internal walls	72.00	m2	15.00		1,080.00
195	EO base building allowance for additional "shared" doors	1.00	Item	800.00		800.00
196	EO base building allowance for feature lighting					N/A
197	EO base building allowance for comms & IT					N/A
198	EO base building allowance for air-conditioning ducts and difussers, etc.	39.00	m2	80.00		3,120.00
199	Subtotal					<u>21,160.00</u>
	<b>Toilets</b>					
200	Area	30.00	m2			
201	Note This area has been costed in the base building section of this estimate		Note			
202	Subtotal					<u>0.00</u>
	<b>Standard and Coaches Changing Room</b>					
203	Area	64.00	m2			
204	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	3,963.38		
205	Allowance for floor finishes (waterproof membrane and floor tiles)	64.00	m2	200.00		12,800.00
206	Allowance for wetcheck suspended ceiling	64.00	m2	120.00		7,680.00
207	Allowance for lockers, benches, joinery, clothes hooks, wall mirror etc.	1.00	Item	27,000.00		27,000.00
208	Allowance for shower/toilet partitions	8.00	No	2,500.00		20,000.00

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Fit Out and FF&amp;E for NSW Rugby League</u></i>						<i>(Continued)</i>
209	EO base building allowance for additional "shared" internal walls	120.00	m2	180.00		21,600.00
210	EO base building allowance for additional internal walls	100.00	m2	180.00		18,000.00
211	EO base building allowance for 2100mm high tiled wall finishes to internal walls	204.00	m2	150.00		30,600.00
212	EO base building allowance for additional "shared" doors	1.00	Item	1,500.00		1,500.00
213	EO base building allowance for waterproof light fittings	64.00	m2	25.00		1,600.00
214	EO base building allowance for AV, WIFI, EWIS, audio system, etc.	1.00	Item	10,000.00		10,000.00
215	EO base building allowance for sanitary plumbing (shower's WC's whb and Urinal)	1.00	Item	44,800.00		44,800.00
216	EO base building allowance for fixtures and fittings (toilet roll holders, mirrors, paper towel dispensers, etc.)	1.00	Item	3,000.00		3,000.00
217	EO base building allowance for air-conditioning and ventilation	64.00	m2	200.00		12,800.00
218	Subtotal					<u>211,380.00</u>
<b>Kitchen</b>						
219	Area	25.00	m2			
220	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	7,058.64		
221	Allowance for floor finishes	25.00	m2	200.00		5,000.00
222	Allowance for ceiling finishes	25.00	m2	130.00		3,250.00
223	Allowance for stainless steel prep counters and shelving	1.00	Item	30,000.00		30,000.00
224	Allowance for serving counter	1.00	Item	5,000.00		5,000.00
225	Allowance for commercial microwaves, ovens, cooktops, fridges, dishwashers, etc.	1.00	Item	100,000.00		100,000.00
226	Allowance for cutlery, crockery, and cooking utensils, etc.	1.00	Item			<b>EXCL</b>
227	EO base building allowance for additional "shared" internal walls	38.00	m2	180.00		6,840.00
228	EO base building allowance for tiled wall finish to additional "shared" internal walls	68.00	m2	130.00		8,840.00
229	EO base building allowance for special lighting	25.00	m2	25.00		625.00
230	EO base building allowance for wet points and sinks, etc.	1.00	Item	10,000.00		10,000.00
231	EO base building allowance for special extraction	1.00	Item	15,000.00		15,000.00
232	EO base building allowance for air-conditioning ducts and difussers, etc.	25.00	m2	100.00		2,500.00
233	Subtotal					<u>187,055.00</u>
<b>Players Lounge, Dining Room (Team Room)</b>						
234	Area	157.00	m2			
235	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,580.48		
236	Allowance for carpet floor finishes to lounge	37.00	m2	80.00		2,960.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <b>Fit Out and FF&amp;E for NSW Rugby League</b></i>						<i>(Continued)</i>
237	Allowance for tiled/timber laminate floor finishes to dining room	122.00	m2	120.00		14,640.00
238	Allowance for grid tiled ceiling finishes	157.00	m2	100.00		15,700.00
239	Allowance for sundry joinery cupboards, magazine stands, self serve coffee units, etc.	1.00	Item	20,000.00		20,000.00
240	Allowance for lounge chairs, coffee tables, etc.	1.00	Item	30,000.00		30,000.00
241	Allowance for dining room chairs & tables, etc.	1.00	Item	25,800.00		25,800.00
242	Allowance for special wall panelling/finishes, etc.	1.00	Item	10,000.00		10,000.00
243	Allowance for Dispaly cabinets etc.	1.00	Item	10,000.00		10,000.00
244	Allowance for window dressings/blinds etc.	1.00	Item	14,400.00		14,400.00
245	EO base building allowance for additional "shared" internal walls	66.00	m2	180.00		11,880.00
246	EO base building allowance for feature lighting	157.00	m2	100.00		15,700.00
247	EO base building allowance for AV, comms & IT	1.00	Item	20,000.00		20,000.00
248	EO base building allowance for air-conditioning ducts and difussers, etc.	157.00	m2	100.00		15,700.00
249	Subtotal					<u>206,780.00</u>
<b>Gym Mezzanine</b>						
250	Area	153.00	m2			
251	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	815.96		
252	Allowance for floor finishes (assume carpet / rubber mats)	153.00	m2	100.00		15,300.00
253	Allowance for exposed painted concrete soffits	153.00	m2	25.00		3,825.00
254	Allowance for wall mirrors etc. (say 50% of external walls)	36.00	m2	350.00		12,600.00
255	EO base building allowance for additional "shared" internal walls	32.00	m2	180.00		5,760.00
256	EO base building allowance for additional "shared" sliding doors (approx 7m x 2.4m high)	1.00	Item	5,000.00		5,000.00
257	Allowance for wall signage and decals etc.	1.00	Item	5,000.00		5,000.00
258	Allowance for gym equipment, weigh in scales, etc.	1.00	Item			<b>EXCL</b>
259	EO base building allowance for connecting staircase and balustrade wall	1.00	Item	33,600.00		33,600.00
260	EO base building allowance for ancillary light fittings	153.00	m2	50.00		7,650.00
261	EO base building allowance for piped music, AV, TV monitors and EWIS etc.	1.00	Item			<b>INCL</b>
262	EO base building allowance and previous allowance for air-conditioning and ventilation	153.00	m2	100.00		15,300.00
263	Subtotal					<u>104,035.00</u>
<b>Coaches Meeting/Performance Analysis Rooms, etc.</b>						
264	Area	75.00	m2			
265	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,669.76		
266	Allowance for floor finishes (carpet)	75.00	m2	80.00		6,000.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <b>Fit Out and FF&amp;E for NSW Rugby League</b></i>						<i>(Continued)</i>
267	Allowance for tiled grid ceiling	75.00	m2	70.00		5,250.00
268	Allowance for window blinds etc.	1.00	Item	8,000.00		8,000.00
269	Allowance for task chairs, desks, cabinets, etc.	1.00	Item	20,000.00		20,000.00
270	Allowance for AV equipment & whiteboards, etc.	1.00	Item	20,000.00		20,000.00
271	Allowance for glass partition walls	56.00	m2	350.00		19,600.00
272	EO base building allowance for additional "shared" internal drywalls	18.00	m2	180.00		3,240.00
273	EO base building allowance for painted wall finishes to additional "shared" internal walls	18.00	m2	15.00		270.00
274	EO base building allowance for additional "shared" doors	1.00	Item	2,000.00		2,000.00
275	EO base building allowance for acoustic insulation, wave bar to ceilings, etc.	1.00	Item	5,000.00		5,000.00
276	EO base building allowance for feature lighting	75.00	m2	50.00		3,750.00
277	EO base building allowance for comms & IT	75.00	m2	50.00		3,750.00
278	EO base building allowance for air-conditioning ducts and difusers, etc.	75.00	m2	100.00		7,500.00
279	Subtotal					<u>104,360.00</u>
	<b>Indigenous Rugby</b>					
280	Area	322.00	m2			
281	Refer to separate category/heading for a breakdown of teh costs associated with this works		Note			
282	Subtotal					<u>0.00</u>
283	Subtotal for Level 1 Fit Out					<u>1,342,470.00</u>
	<b>Level 2</b>					
	<b>Offices/Meeting Rooms and Admin Facilities</b>					
284	Area	870.00	m2			
285	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,456.08		
286	Allowance for floor finishes (carpet)	870.00	m2	60.00		52,200.00
287	Allowance for grid tiled ceiling	870.00	m2	70.00		60,900.00
288	Allowance for window blinds etc.	1.00	Item	15,000.00		15,000.00
289	Allowance for solid office partitions	300.00	m2	150.00		45,000.00
290	Allowance for glazed partitions	375.00	m2	350.00		131,250.00
291	Allowance for doors	15.00	No	1,200.00		18,000.00
292	Allowance for sliding doors	4.00	No	1,600.00		6,400.00
293	Allowance for sundry workstations & task chairs	61.00	No	3,800.00		231,800.00
294	Allowance for desks & task chairs to offices	9.00	No	5,000.00		45,000.00
295	Allowance for boardroom table and chairs	1.00	Item	25,000.00		25,000.00
296	Allowance for boardroom joinery/bar	1.00	Item	20,000.00		20,000.00
297	Allowance for boardroom AV equipment and whiteboards, etc.	1.00	Item	8,000.00		8,000.00

# TRADE BREAKUP

<b>Job Name :</b>	CIV ESTIMATE	<b>Job Description</b>
<b>Client's Name:</b>	NSW Rugby League	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 Fit Out and FF&amp;E for NSW Rugby League</i>						<i>(Continued)</i>
298	Allowance for meeting room AV equipment and whiteboards, etc.	1.00	Item	15,000.00		15,000.00
299	Allowance for general meeting room tables and chairs	1.00	Item	35,200.00		35,200.00
300	Allowance for sundry storage	1.00	Item	30,000.00		30,000.00
301	EO base building allowance for joinery and appliances to breakout area	1.00	Item	10,000.00		10,000.00
302	EO base building allowance for floor strengthening at storage areas	1.00	Item	10,000.00		10,000.00
303	EO base building allowance for additional "shared" internal walls	62.00	m2	180.00		11,160.00
304	EO base building allowance for additional "shared" doors	1.00	Item	3,000.00		3,000.00
305	EO base building allowance for office power & lighting	870.00	m2	100.00		87,000.00
306	EO base building allowance for comms & IT	870.00	m2	75.00		65,250.00
307	EO base building allowance for air-conditioning ducts and difussers, etc.	870.00	m2	150.00		130,500.00
308	Subtotal					<u>1,055,660.00</u>
<b>Circulation</b>						
309	Area	56.00	m2			
310	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	851.57		
311	Allowance for floor finishes	56.00	m2	120.00		6,720.00
312	Allowance for tiled grid ceiling	56.00	m2	70.00		3,920.00
313	EO base building allowance for additional "shared" internal walls	45.00	m2	180.00		8,100.00
314	EO base building allowance for decals and graphics to internal walls	1.00	Item	10,000.00		10,000.00
315	EO base building allowance for additional "shared" doors	1.00	Item	4,000.00		4,000.00
316	EO base building allowance for feature lighting	56.00	m2	25.00		1,400.00
317	EO base building allowance for comms & IT					N/A
318	EO base building allowance for air-conditioning ducts and difussers, etc.	56.00	m2	100.00		5,600.00
319	Subtotal					<u>39,740.00</u>
<b>Toilets</b>						
320	Area	30.00	m2			
321	Note This area has been costed in the base building section of this estimate		Note			
322	Subtotal					<u>0.00</u>
<b>Country Rugby League</b>						
323	Area	204.00	m2			
324	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2			
325	Refer to separate category/heading for a breakdown of the costs associated with this works		Note			

# TRADE BREAKUP

Job Name : CIV ESTIMATE

Job Description

Client's Name: NSW Rugby League

Center of Excellence

DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Fit Out and FF&amp;E for NSW Rugby League</u></i>						<i>(Continued)</i>
326	Subtotal					<u>0.00</u>
	<b>Store Rooms</b>					
327	Area	115.00	m2			
328	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	454.21		
329	Estimate functional area cost	115.00	m2	500.00		57,500.00
330	Subtotal					<u>57,500.00</u>
331	Subtotal for Level 2 Fit Out					<u>1,565,115.00</u>
332	Allowance for Preliminaries and Margin associated with Fit Out Works	1.00	Item	1,006,072.00		1,006,072.00
333	LESS Loose Furniture not included in CIV costs	1.00	Item	-749,000.00		-749,000.00
	<b><u>Fit Out and FF&amp;E for NSW Rugby League</u></b>				<b>Total :</b>	<b>5,287,432.00</b>
<i>Trade : 6 <u>Fit Out and FF&amp;E for University Sports Science/Country &amp; Indigenous Rugby League</u></i>						
	<b><u>Level 1</u></b>					
	<b>University Sports Science</b>					
1	Area	172.00	m2			
2	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	801.63		
3	Allowance for floor finishes (assume carpet and rubber mix)	172.00	m2	120.00		20,640.00
4	Allowance for tiled ceiling	172.00	m2	60.00		10,320.00
5	Allowance for window blinds etc.	1.00	Item	2,000.00		2,000.00
6	Allowance for task chairs, desks, pinboards, etc.	1.00	Item	10,000.00		10,000.00
7	Allowance for self standing shelves, filing cabinets, etc.	1.00	Item	15,000.00		15,000.00
8	Allowance for specialist Sports Science equipment	1.00	Item			<b>EXCL</b>
9	EO base building allowance for additional "shared" internal walls	88.00	m2	180.00		15,840.00
10	Allowance for wall mirrors	1.00	Item	5,000.00		5,000.00
11	EO base building allowance for additional "shared" doors	1.00	Item	6,000.00		6,000.00
12	EO base building allowance for feature lighting	172.00	m2	25.00		4,300.00
13	EO base building allowance for comms & IT	172.00	m2	50.00		8,600.00
14	EO base building allowance for air-conditioning ducts and difusers, etc.	172.00	m2	100.00		17,200.00
15	Subtotal					<u>114,900.00</u>
	<b><u>Level 1 &amp; 2</u></b>					
	<b>Country Rugby &amp; Indigenous Rugby</b>					
16	Area	609.00	m2			
17	Cost Indicator (Incl. 20% prelims & Margin)		\$/m2	1,337.03		
18	Allowance for floor finishes (carpet)	609.00	m2	60.00		36,540.00
19	Allowance for grid tiled ceiling	609.00	m2	70.00		42,630.00

# TRADE BREAKUP

<b>Job Name :</b>	<u>CIV ESTIMATE</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>NSW Rugby League</u>	Center of Excellence DA Dwg's SD Phase dated 09.09.16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :     6   <u>Fit Out and FF&amp;E for University Sports Science/Country &amp; Indigenous Rugby League</u></i>						<i>(Continued)</i>
20	Allowance for window blinds etc.	1.00	Item	21,000.00		21,000.00
21	Allowance for partitioned offices, workstations, storage, etc. as required	609.00	m2	550.00		334,950.00
22	EO base building allowance for floor strengthening at storage areas	1.00	Item	10,000.00		10,000.00
23	EO base building allowance for additional "shared" internal walls	175.00	m2	180.00		31,500.00
24	EO base building allowance for additional "shared" doors	1.00	Item	4,000.00		4,000.00
25	EO base building allowance for office power & lighting	609.00	m2	100.00		60,900.00
26	EO base building allowance for comms & IT	609.00	m2	75.00		45,675.00
27	EO base building allowance for air-conditioning ducts and difusers, etc.	609.00	m2	150.00		91,350.00
28	Subtotal					<u>678,545.00</u>
29	Allowance for Preliminaries and Margin associate with Fit Out Works	1.00	Item	158,689.00		158,689.00
<b><u>Fit Out and FF&amp;E for University Sports Science/Country &amp; Indigenous Rugby League</u></b>						<b>Total :     952,134.00</b>
<i>Trade :     7   <u>External Works</u></i>						
1	Allowance for entry, driveway & carparking	770.00	m2	110.00		84,700.00
2	Allowance for hard landscaping to footpaths and collonade	1.00	Item	78,000.00		78,000.00
3	Allowance for soft landscaping (say 70% of residual area)	1.00	Item	15,000.00		15,000.00
4	Allowance for street trees and pits	12.00	No	800.00		9,600.00
5	Allowance for deciduous trees	2.00	No	600.00		1,200.00
6	Allowance for native trees	4.00	No	400.00		1,600.00
7	Allowance for fencing and gates, etc.	1.00	Item			<b>EXCL</b>
8	Allowance for external lighting and naming signage etc.	1.00	Item	50,000.00		50,000.00
9	Allowance for services infrastructure	1.00	Item	300,000.00		300,000.00
10	Allowance for external substation	1.00	Item			<b>EXCL</b>
11	Allowance for new retaining wall at boundary with Athletics Park	1.00	Item	55,000.00		55,000.00
12	Allowance for preliminaries and margin	1.00	Item	124,971.00		124,971.00
<b><u>External Works</u></b>						<b>Total :     720,071.00</b>
<i>Trade :     8   <u>Construction Subtotal</u></i>						
<b><u>Construction Subtotal</u></b>						<b>Total :</b>

# Appendix B

---

## Schedule of Areas



# NSW Rugby League

Centre of Excellence

Areas



Last Updated: 13/09/2016

Description	FECA m2	Void m2	UCA m2
Level 0	451	-	-
Level 1	1,237	355	-
Level 2	1,639	298	62
Level 3	1,420	96	-
Level 4 - Roof			
<b>TOTAL</b>	<b>4,747</b>	<b>749</b>	<b>62</b>
FOOTPRINT (m2)	5,558		