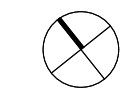


Masterplan Stage 2* - Eastern Precinct (Concept Proposal)



GENERAL NOTES
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
CHECKED AND VERIFIED BY THE CONTRACTOR
BEFORE PROCEEDING WITH THE WORK
ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

Legend

PROPOSED DEVELOPMENT ENVELOPE

SITE BOUNDARY

★ SEQUENCE OF STAGE 2 AND 3 WORKS FOR FUTURE DETERMINATION



Western Precinct

- 1 Proposed Development Envelope - New Learning Hub. Seven storey building (3 storeys above ground - Carabella Street) including external roof terrace. Includes a vertical connector providing accessible access to the Marian Centre, Junior School, Gymnasium and the Centenary Hall.
- 2 Proposed Development Envelope - Two level extension to the existing Gymnasium
- 3 Proposed Landscaped terrace
- 4 Proposed external landscaped walkways, providing an accessible path of travel to the New Learning Hub. Including an extension to the Junior School play terrace.

Northern Precinct

- 1 Proposed development envelope for a six storey vertical connector pod consisting of a lift, stairs and lockers. New external walkways, providing an accessible path of travel between the driveway, Science, Centenary Hall, the carpark and Elamang Avenue.

Campus Core

Minor interface works proposed in relation with adjacent precincts

Eastern Precinct

- 1 Removal of interim ramp connector.
- 2 Proposed development envelope for a six story building including connector. (Height consistent with the existing building)

Southern Precinct

- 1 Internal refurbishment ground level of the chapel building.
- 2 Proposed development envelope for a 5 storey vertical connector pod involving the restoration of the east Chapel wing to its original profile on Carabella Street. The connector pod will consist of a lift, learning studios and an external learning terrace. Providing an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard.
- 3 Refurbished landscaped courtyard

02	21/7/17	SSD Submission	AWY
01	7/7/17	SSD Submission	KT
REV	DATE	DESCRIPTION	BY

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com

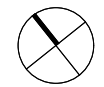


project
Master plan
85 Carabella Street, Kirribilli
Sydney NSW 2061

Envelopes
Site Plan - Proposed Envelopes Stage 2

scale	Not to Scale	first issued	7/7/17
project code	sheet no.	revision	
LKMP	MP-1103		02

Masterplan Stage 3* - Southern Precinct (Concept Proposal)



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

Legend

PROPOSED DEVELOPMENT ENVELOPE

SITE BOUNDARY

★ SEQUENCE OF STAGE 2 AND 3 WORKS FOR FUTURE DETERMINATION

Western Precinct	Northern Precinct	Eastern Precinct	Southern Precinct
<p>1 Proposed Development Envelope - New Learning Hub. Seven storey building (3 storeys above ground - Carabella Street) including external roof terrace. Includes a vertical connector providing accessible access to the Marian Centre, Junior School, Gymnasium and the Centenary Hall.</p> <p>2 Proposed Development Envelope - Two level extension to the existing Gymnasium</p> <p>3 Proposed Landscaped terrace</p> <p>4 Proposed external landscaped walkways, providing an accessible path of travel to the New Learning Hub. Including an extension to the Junior School play terrace.</p>	<p>1 Proposed development envelope for a six storey vertical connector pod consisting of a lift, stairs and lockers. New external walkways, providing an accessible path of travel between the driveway, Science, Centenary Hall, the carpark and Elamang Avenue.</p> <p>Campus Core</p> <p>Minor interface works proposed in relation with adjacent precincts</p>	<p>1 Removal of interim ramp connector.</p> <p>2 Proposed development envelope for a six story building including connector. (Height consistent with the existing building)</p>	<p>1 Internal refurbishment ground level of the chapel building.</p> <p>2 Proposed development envelope for a 5 storey vertical connector pod involving the restoration of the east Chapel wing to its original profile on Carabella Street. The connector pod will consist of a lift, learning studios and an external learning terrace. Providing an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard. Refurbished landscaped courtyard</p> <p>3</p> <p>4 Proposed development envelope for a six story building.</p>

02	21/7/17	SSD Submission	AWY	
REV	DATE	DESCRIPTION	BY	CHK

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Master plan
85 Carabella Street, Kirribilli
Sydney NSW 2061

title
Envelopes
Site Plan - Proposed Envelopes Stage 3

scale	Not to Scale	first issued	21/7/17
project code	sheet no.	revision	
LKMP	MP-1104	02	



Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
PROPOSED MASTERPLANNING LORETO COLLEGE, KIRRIBILLI NSW PRELIMINARY FEASIBILITY ESTIMATE - ALL STAGES ===== ===== Revision 02; July 2017 Based on "Current" 2017 Scheme ===== ===== STAGE 1.1 - LEARNING HUB Area Schedule 0.00 0.00 0 0 >>>> m2 Rate Analysis <<<< - Enabling Works 0.51 33.54 4,906 m2 110.07 540,000 540,000 - Site Preparation 1.98 131.69 4,906 m2 432.12 2,120,000 2,120,000 - Lower Ground 4 2.05 136.65 963 m2 2,284.53 2,200,000 2,200,000 - Lower Ground 3 1.68 111.81 795 m2 2,264.15 1,800,000 1,800,000 - Lower Ground 2 1.77 117.71 782 m2 2,423.27 1,895,000 1,895,000 - Lower Ground 1 1.66 110.26 890 m2 1,994.38 1,775,000 1,775,000 - Ground 1.37 91.00 466 m2 3,143.78 1,465,000 1,465,000 - Level 1 1.25 83.23 593 m2 2,259.70 1,340,000 1,340,000 - Rooftop/Terrace Level 0.73 48.14 420 m2 1,845.24 775,000 775,000 - FF&E 0.65 43.17 4,906 m2 141.66 695,000 695,000 - IT/AV 1.94 129.20 4,906 m2 423.97 2,080,000 2,080,000 - Lift (including BWIC) 0.18 11.55 4,906 m2 37.91 186,000 186,000 - Landscaping & External Works <u>0.21</u> <u>13.98</u> <u>4,906</u> <u>m2</u> <u>45.86</u> <u>225,000</u> <u>225,000</u> NET CONSTRUCTION TOTALS 4,906 m2 3,484.71 17,096,001 17,096,001 - Preliminaries [based on 18%] 2.87 191.19 4,906 m2 627.40 3,078,000 3,078,000 - Staging (now It as one contracts) 0.00 0.00 4,906 m2 0.00 0 0									

Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
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Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	- Margin & Overhead [based on 5%]	<u>0.94</u>	<u>62.67</u>	<u>4,906</u>	<u>m2</u>	<u>205.67</u>	<u>1,009,000</u>		<u>1,009,000</u>
	Subtotal - PRELIMINARIES & MARGIN			4,906	m2	4,317.77	21,183,001		21,183,001
	<u>Contingencies</u>								
	- Design Contingency (say 2.5%)	0.50	32.92	4,906	m2	108.03	530,000		530,000
	- Contract Contingency (say 5%)	<u>1.02</u>	<u>67.46</u>	<u>4,906</u>	<u>m2</u>	<u>221.36</u>	<u>1,086,000</u>		<u>1,086,000</u>
	Subtotal - Gross Construction Costs			4,906	m2	4,647.17	22,799,001		22,799,001
	>>>> SOFT COSTS <<<<								
	- Professional Fees	2.12	141.50	4,906	m2	464.33	2,278,000		2,278,000
	- Project Management Fees - say 2.75%	0.00	0.00	4,906	m2	127.80	627,000	0.00	0
	- DA fees & Charges	<u>0.00</u>	<u>0.00</u>	<u>4,906</u>	<u>m2</u>	<u>26.50</u>	<u>130,000</u>	<u>0.00</u>	<u>0</u>
	TOTAL CONSTRUCTION + FEES			4,906	m2	5,111.50	25,077,001		25,077,001
	GST	<u>2.34</u>	<u>155.79</u>	<u>4,906</u>	<u>m2</u>	<u>511.21</u>	<u>2,507,999</u>		<u>2,507,999</u>
	TOTAL PROJECT COSTS			4,906	m2	5,622.71	27,585,000		27,585,000
	 STAGE 1.2 - NORTHERN PRECINCT CONNECTOR								
	Area Schedule	0.00	0.00				0		0
	>>>> m2 Rate Analysis <<<<								
	- Enabling Works [Site 2]	0.07	4.66	541	m2	138.63	75,000		75,000
	- Site Preparation	0.07	4.66	541	m2	138.63	75,000		75,000
	- Northern Precinct	1.21	80.13	541	m2	2,384.47	1,290,000		1,290,000
	- FF&E	0.04	2.42	541	m2	72.09	39,000		39,000
	- Lift (including BWIC);	0.20	12.98	541	m2	386.32	209,000		209,000
	- Landscaping & External Works	<u>0.14</u>	<u>9.32</u>	<u>541</u>	<u>m2</u>	<u>277.26</u>	<u>150,000</u>		<u>150,000</u>
	NET CONSTRUCTION TOTALS			541	m2	3,397.41	1,838,000		1,838,000
	- Preliminaries [based on 18%]	0.31	20.56	541	m2	611.83	331,000		331,000
	- Staging (excluded; assume separate individual contracts)	0.00	0.00	541	m2	0.00	0		0

Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
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 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	- Margin & Overhead [based on 5%]	<u>0.11</u>	<u>6.77</u>	<u>541</u>	<u>m2</u>	<u>201.48</u>	<u>109,000</u>		<u>109,000</u>
	Subtotal - PRELIMINARIES & MARGIN			541	m2	4,210.72	2,278,000		2,278,000
	<u>Contingencies</u>								
	- Design Contingency (say 10%)	0.22	14.18	541	m2	422.00	228,300		228,300
	- Contract Contingency (say 7.5%)	<u>0.18</u>	<u>11.66</u>	<u>541</u>	<u>m2</u>	<u>346.95</u>	<u>187,700</u>		<u>187,700</u>
	Subtotal - Gross Construction Costs			541	m2	4,979.67	2,694,000		2,694,000
	>>>> SOFT COSTS <<<<								
	- Professional Fees	0.31	20.06	541	m2	597.04	323,000		323,000
	- Project Management Fees - say 3%	0.00	0.00	541	m2	153.09	82,820	0.00	0
	- DA fees & Charges	<u>0.00</u>	<u>0.00</u>	<u>541</u>	<u>m2</u>	<u>86.88</u>	<u>47,000</u>	<u>0.00</u>	<u>0</u>
	TOTAL CONSTRUCTION + FEES			541	m2	5,576.71	3,017,000		3,017,000
	GST	<u>0.29</u>	<u>18.76</u>	<u>541</u>	<u>m2</u>	<u>558.23</u>	<u>302,000</u>		<u>302,000</u>
	TOTAL PROJECT COSTS			541	m2	6,134.93	3,319,000		3,319,000
	STAGE 1.2 - SITE CONNECTORS (EASTERN & SOUTHERN PRECINCTS)								
	Area Schedule	0.00	0.00				0		0
	>>>> m2 Rate Analysis <<<<								
	- Enabling Works [Site 2]	0.25	16.15	438	m2	593.61	260,000		260,000
	- Site Preparation	0.07	4.66	438	m2	171.23	75,000		75,000
	- Eastern Precinct (Ramp Connector)	0.16	10.06	80	m2	2,021.21	162,000		162,000
	- Southern Precinct (Vertical Connector)	1.15	76.40	438	m2	2,808.22	1,230,000		1,230,000
	- FF&E	0.04	2.61	438	m2	95.89	42,000		42,000
	- Lift (including BWIC);	0.22	14.60	438	m2	536.53	235,000		235,000
	- Landscaping & External Works	<u>0.10</u>	<u>6.21</u>	<u>438</u>	<u>m2</u>	<u>228.31</u>	<u>100,000</u>		<u>100,000</u>
	NET CONSTRUCTION TOTALS			438	m2	4,803.65	2,104,000		2,104,000

Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
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Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	- Preliminaries [based on 18%]	0.36	23.54	438	m2	865.30	379,000		379,000
	- Staging (excluded; assume separate individual contracts)	0.00	0.00	438	m2	0.00	0		0
	- Margin & Overhead [based on 5%]	<u>0.12</u>	<u>7.76</u>	<u>438</u>	<u>m2</u>	<u>285.39</u>	<u>125,000</u>		<u>125,000</u>
	Subtotal - PRELIMINARIES & MARGIN			438	m2	5,954.34	2,608,000		2,608,000
	<u>Contingencies</u>								
	- Design Contingency (say 10%)	0.25	16.23	438	m2	596.58	261,300		261,300
	- Contract Contingency (say 7.5%)	<u>0.21</u>	<u>13.37</u>	<u>438</u>	<u>m2</u>	<u>491.32</u>	<u>215,200</u>		<u>215,200</u>
	Subtotal - Gross Construction Costs			438	m2	7,042.24	3,084,500		3,084,500
	>>>> SOFT COSTS <<<<								
	- Professional Fees	0.35	22.98	438	m2	844.75	370,000		370,000
	- Project Management Fees - say 3%	0.00	0.00	438	m2	215.83	94,535	0.00	0
	- DA fees & Charges	<u>0.00</u>	<u>0.00</u>	<u>438</u>	<u>m2</u>	<u>121.69</u>	<u>53,300</u>	<u>0.00</u>	<u>0</u>
	TOTAL CONSTRUCTION + FEES			438	m2	7,886.99	3,454,500		3,454,500
	GST	<u>0.33</u>	<u>21.46</u>	<u>438</u>	<u>m2</u>	<u>788.81</u>	<u>345,501</u>		<u>345,501</u>
	TOTAL PROJECT COSTS			438	m2	8,675.80	3,800,000		3,800,000
	STAGE 1.2 - REFURBISHMENT WORKS								
	The following works are REFURBISHMENT works intermediate to the main redevelopment works under the Masterplan				Note				
	Area Schedule	0.00	0.00				0		0
	>>>> m2 Rate Analysis <<<<								
	- Eastern Precinct; Elamang Building; Food Tech (Level D)	0.23	14.91	137	m2	1,751.82	240,000		240,000
	- Southern Precinct; Chapel Building (Level E & F)	0.54	35.78	398	m2	1,447.24	576,000		576,000
	- FF&E	0.04	2.55	535	m2	76.64	41,000		41,000
	- Landscaping & External Works - St Joseph's Block	<u>0.24</u>	<u>15.53</u>	<u>535</u>	<u>m2</u>	<u>467.29</u>	<u>250,000</u>		<u>250,000</u>

Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
NET CONSTRUCTION TOTALS				535	m2	2,069.16	1,107,000		1,107,000
	- Preliminaries [based on 12%]	0.13	8.26	535	m2	248.60	133,000		133,000
	- Staging (excluded; assume separate individual contracts)	0.00	0.00	535	m2	0.00	0		0
	- Margin & Overhead [based on 5%]	<u>0.06</u>	<u>3.85</u>	<u>535</u>	<u>m2</u>	<u>115.89</u>	<u>62,000</u>		<u>62,000</u>
Subtotal - PRELIMINARIES & MARGIN				535	m2	2,433.64	1,302,000		1,302,000
<u>Contingencies</u>									
	- Design Contingency (say 10%)	0.13	8.11	535	m2	244.11	130,600		130,600
	- Contract Contingency (say 7.5%)	<u>0.10</u>	<u>6.67</u>	<u>535</u>	<u>m2</u>	<u>200.75</u>	<u>107,400</u>		<u>107,400</u>
Subtotal - Gross Construction Costs				535	m2	2,878.50	1,540,000		1,540,000
>>>> SOFT COSTS <<<<									
	- Professional Fees	0.18	11.49	535	m2	345.79	185,000		185,000
	- Project Management Fees - say 3%	0.00	0.00	535	m2	86.49	46,270	0.00	0
	- DA fees & Charges	<u>0.00</u>	<u>0.00</u>	<u>535</u>	<u>m2</u>	<u>50.28</u>	<u>26,900</u>	<u>0.00</u>	<u>0</u>
TOTAL CONSTRUCTION + FEES				535	m2	3,224.30	1,725,000		1,725,000
	GST	<u>0.17</u>	<u>10.75</u>	<u>535</u>	<u>m2</u>	<u>323.36</u>	<u>173,000</u>		<u>173,000</u>
TOTAL PROJECT COSTS				535	m2	3,547.66	1,898,000		1,898,000
 STAGE 2 - EASTERN PRECINCT									
	Area Schedule	0.00	0.00				0		0
>>>> m2 Rate Analysis <<<<									
	- Enabling Works [Site 1 & 2]	0.49	32.30	5,926	m2	87.75	520,000		520,000
	- Site Preparation	3.94	262.44	5,926	m2	712.96	4,225,000		4,225,000
	- Level A (assume additional carparking)	0.90	59.94	963	m2	1,002.08	965,000		965,000
	- Level B (assume additional carparking)	0.96	63.42	1,021	m2	1,000.00	1,021,000		1,021,000
	- Level C	2.29	152.43	1,227	m2	2,000.00	2,454,000		2,454,000
	- Level D	2.20	146.34	1,075	m2	2,191.63	2,356,000		2,356,000

Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
- Level E		1.91	127.46	923	m2	2,223.19	2,052,000		2,052,000
- Level F		2.01	133.61	717	m2	3,000.00	2,151,000		2,151,000
- FF&E		0.79	52.49	5,926	m2	142.59	845,000		845,000
- IT/AV		1.51	100.32	5,926	m2	272.53	1,615,000		1,615,000
- Lift (including BWIC); not shown but assumed		0.15	9.69	5,926	m2	26.32	156,000		156,000
- Landscaping & External Works		<u>0.11</u>	<u>6.83</u>	<u>5,926</u>	<u>m2</u>	<u>18.56</u>	<u>110,000</u>		<u>110,000</u>
NET CONSTRUCTION TOTALS				5,926	m2	3,116.77	18,469,999		18,469,999
- Preliminaries [based on 18%]		3.10	206.53	5,926	m2	561.09	3,325,000		3,325,000
- Staging (excluded; assume separate individual contracts)		0.00	0.00	5,926	m2	0.00	0		0
- Margin & Overhead [based on 5%]		<u>1.02</u>	<u>67.71</u>	<u>5,926</u>	<u>m2</u>	<u>183.94</u>	<u>1,090,000</u>		<u>1,090,000</u>
Subtotal - PRELIMINARIES & MARGIN				5,926	m2	3,861.80	22,884,999		22,884,999
<u>Contingencies</u>									
- Design Contingency (say 10%)		2.14	142.24	5,926	m2	386.43	2,290,000		2,290,000
- Contract Contingency (say 7.55%)		<u>1.76</u>	<u>117.40</u>	<u>5,926</u>	<u>m2</u>	<u>318.93</u>	<u>1,890,000</u>		<u>1,890,000</u>
Subtotal - Gross Construction Costs				5,926	m2	4,567.16	27,064,999		27,064,999
>>>> SOFT COSTS <<<<									
- Professional Fees		3.03	201.88	5,926	m2	548.43	3,250,000		3,250,000
- Project Management Fees - say 3%		0.00	0.00	5,926	m2	137.02	812,000	0.00	0
- DA fees & Charges		<u>0.00</u>	<u>0.00</u>	<u>5,926</u>	<u>m2</u>	<u>77.62</u>	<u>460,000</u>	<u>0.00</u>	<u>0</u>
TOTAL CONSTRUCTION + FEES				5,926	m2	5,115.59	30,314,999		30,314,999
GST		<u>2.83</u>	<u>188.33</u>	<u>5,926</u>	<u>m2</u>	<u>511.64</u>	<u>3,032,001</u>		<u>3,032,001</u>
TOTAL PROJECT COSTS				5,926	m2	5,627.24	33,347,000		33,347,000
STAGE 3 - SOUTHERN PRECINCT									
Area Schedule		0.00	0.00				0		0
>>>> m2 Rate Analysis <<<<									

Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
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 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	- Enabling Works [Site 2]	0.46	30.56	3,753	m2	131.10	492,000		492,000
	- Site Preparation	4.16	277.66	3,753	m2	1,191.05	4,470,000		4,470,000
	- Level A (NIL works)	0.00	0.00	0	m2	0.00	0		0
	- Level B	1.25	83.36	621	m2	2,161.03	1,342,000		1,342,000
	- Level C	3.15	209.64	1,350	m2	2,500.00	3,375,000		3,375,000
	- Level D	1.13	74.91	486	m2	2,481.48	1,206,000		1,206,000
	- Level E	0.41	26.83	216	m2	2,000.00	432,000		432,000
	- Level F	3.02	201.25	1,080	m2	3,000.00	3,240,000		3,240,000
	- FF&E	0.94	62.12	3,753	m2	266.45	1,000,000		1,000,000
	- IT/AV	1.55	103.42	3,753	m2	443.65	1,665,000		1,665,000
	- Lift (including BWIC); not shown but assumed	0.13	8.08	3,753	m2	34.64	130,000		130,000
	- Landscaping & External Works	<u>0.20</u>	<u>12.73</u>	<u>3,753</u>	<u>m2</u>	<u>54.62</u>	<u>205,000</u>		<u>205,000</u>
	NET CONSTRUCTION TOTALS			3,753	m2	4,678.12	17,557,000		17,557,000
	- Preliminaries [based on 18%]	2.95	196.35	3,753	m2	842.26	3,161,000		3,161,000
	- Staging (excluded; assume separate individual contracts)	0.00	0.00	3,753	m2	0.00	0		0
	- Margin & Overhead [based on 5%]	<u>0.97</u>	<u>64.35</u>	<u>3,753</u>	<u>m2</u>	<u>276.05</u>	<u>1,036,000</u>		<u>1,036,000</u>
	Subtotal - PRELIMINARIES & MARGIN			3,753	m2	5,796.43	21,754,000		21,754,000
	<u>Contingencies</u>								
	- Design Contingency (say 10%)	2.03	135.16	3,753	m2	579.80	2,176,000		2,176,000
	- Contract Contingency (say 7.5%)	<u>1.68</u>	<u>111.50</u>	<u>3,753</u>	<u>m2</u>	<u>478.28</u>	<u>1,795,000</u>		<u>1,795,000</u>
	Subtotal - Gross Construction Costs			3,753	m2	6,854.52	25,724,999		25,724,999
	>>>> SOFT COSTS <<<<								
	- Professional Fees	2.88	191.75	3,753	m2	822.54	3,087,000		3,087,000
	- Project Management Fees - say 3%	0.00	0.00	3,753	m2	206.50	775,000	0.00	0
	- DA fees & Charges	<u>0.00</u>	<u>0.00</u>	<u>3,753</u>	<u>m2</u>	<u>116.44</u>	<u>437,000</u>	<u>0.00</u>	<u>0</u>
	TOTAL CONSTRUCTION + FEES			3,753	m2	7,677.06	28,811,999		28,811,999

Elemental Summary - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	GST	<u>2.69</u>	<u>178.96</u>	<u>3,753</u>	<u>m2</u>	<u>767.65</u>	<u>2,881,001</u>		<u>2,881,001</u>
	TOTAL PROJECT COSTS			3,753	m2	8,444.71	31,693,000		31,693,000
	ALL STAGES - INFRASTRUCTURE COSTS								
	The following works are REFURBISHMENT works intermediate to the main redevelopment works under the Masterplan				Note				
	>>>> m2 Rate Analysis			Site Area					
	<<<<								
	- Sewer Upgarde Works	0.84	55.90	18,098	m2	49.73	900,000		900,000
	- Stormwater Upgrade & Detention tank System	0.70	46.59	18,098	m2	41.44	750,000		750,000
	- Rainwater Harvesting	0.47	31.06	18,098	m2	27.63	500,000		500,000
	- Fire Ringmain Essential Service Extension & Upgarde	0.47	31.06	18,098	m2	27.63	500,000		500,000
	- Solar Farm Initiatives	<u>0.70</u>	<u>46.59</u>	<u>18,098</u>	<u>m2</u>	<u>41.44</u>	<u>750,000</u>		<u>750,000</u>
	NET CONSTRUCTION TOTALS			18,098	m2	187.87	3,400,000		3,400,000
	- Preliminaries [based on 12%]	0.38	25.34	18,098	m2	22.54	408,000		408,000
	- Staging (excluded; assume separate individual contracts)	0.00	0.00	18,098	m2	0.00	0		0
	- Margin & Overhead [based on 5%]	<u>0.18</u>	<u>11.86</u>	<u>18,098</u>	<u>m2</u>	<u>10.55</u>	<u>191,000</u>		<u>191,000</u>
	Subtotal - PRELIMINARIES & MARGIN			18,098	m2	220.97	3,999,000		3,999,000
	<u>Contingencies</u>								
	- Design Contingency (say 10%)	0.38	24.85	18,098	m2	22.10	400,000		400,000
	- Contract Contingency (say 7.5%)	<u>0.31</u>	<u>20.50</u>	<u>18,098</u>	<u>m2</u>	<u>18.23</u>	<u>330,000</u>		<u>330,000</u>
	Subtotal - Gross Construction Costs			18,098	m2	261.30	4,729,000		4,729,000
	>>>> SOFT COSTS <<<<								
	- Professional Fees	0.53	35.28	18,098	m2	31.39	568,000		568,000
	- Project Management Fees - say 3%	0.00	0.00	18,098	m2	7.85	142,000	0.00	0
	- DA fees & Charges	<u>0.00</u>	<u>0.00</u>	<u>18,098</u>	<u>m2</u>	<u>4.48</u>	<u>81,000</u>	<u>0.00</u>	<u>0</u>



Elemental Summary - PROJECT

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Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	TOTAL CONSTRUCTION + FEES			18,098	m2	292.69	5,297,000		5,297,000
	GST	<u>0.50</u>	<u>32.92</u>	<u>18,098</u>	<u>m2</u>	<u>29.29</u>	<u>530,000</u>		<u>530,000</u>
	TOTAL PROJECT COSTS			18,098	m2	321.97	5,827,000		5,827,000
	GFA: 16,099.00 m2	100.0 0	6,675.51						107,469,001



Trade Detail - PROJECT

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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
A	Area Schedule						
A.1	<u>Area Analysis</u>						
A.2	The following is an area analysis of each levels functional area breakdown. This is an important tool for future value engineering exercises			Note			
A.3	<u>PROPOSED SCHEME - GFA</u>						
A.4	<u>Lower Ground 4</u>						
A.5	- Changerooms/Amenities	96	m2	FECA			
A.6	- Circulation & Open Learning	147	m2	FECA			
A.7	- Equipment & Store	107	m2	FECA			
A.8	- Lift & Stair Core	90	m2	FECA			
A.9	- Outdoor Learning Area	112	m2	UCA			
A.10	- PDHPE Extension (to existing Gym)	91	m2	FECA			
A.11	- PDHPE Learning Area	100	m2	FECA			
A.12	- Plantroom & Risers	31	m2	FECA			
A.13	- Tiered Seating (to existing Gym)	77	m2	FECA			
A.14	- Weights Room	113	m2	FECA			
A.15	<i>Sub Total</i>	962.33	m2				
A.16	<u>Lower Ground 3</u>						
A.17	- Bulk Store	143	m2	FECA			
A.18	- Changerooms/Amenities	140	m2	FECA			
A.19	- Circulation & Open Learning	267	m2	FECA			
A.20	- Lift & Stair Core	94	m2	FECA			
A.21	- PDHPE Staff Area	135	m2	FECA			
A.22	- Plantroom & Risers	15	m2	FECA			
A.23	<i>Sub Total</i>	794.07	m2				
A.24	<u>Lower Ground 2</u>						
A.25	- Changerooms/Amenities	20	m2	FECA			

To Collection

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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
A	Area Schedule						<i>(Continued)</i>
A.26	- Circulation & Open Learning	115	m2	FECA			
A.27	- Food Tech Garden	68	m2	UCA			
A.28	- Food Technology Kitchen	139	m2	FECA			
A.29	- Food Technology Studio	74	m2	FECA			
A.30	- Laundry/Cleaners/Store	23	m2	FECA			
A.31	- Meeting Rooms	18	m2	FECA			
A.32	- Unenclosed Covered Circulation	175	m2	UCA			
A.33	- Outdoor Learning	23	m2	UCA			
A.34	- Plantroom & Risers	17	m2	FECA			
A.35	- Lift & Stair Core	84	m2	FECA			
A.36	- Store Rooms	<u>27</u>	m2	FECA			
A.37		<i>Sub Total</i>	<i>781.93</i>	<i>m2</i>			
A.38	<u>Lower Ground 1</u>						
A.39	- Circulation & Open Learning	119	m2	FECA			
A.40	- Jewellery Studio	78	m2	FECA			
A.41	- Meeting Rooms	18	m2	FECA			
A.42	- Metalwork Workshop	27	m2	FECA			
A.43	- Outdoor Learning	23	m2	UCA			
A.44	- Plantroom & Risers	17	m2	FECA			
A.45	- Printing Rooms	33	m2	FECA			
A.46	- Lift & Stair Core	59	m2	FECA			
A.47	- Store	24	m2	FECA			
A.48	- Undercover Outdoor Circulation	378	m2	UCA			
A.49	- Woodwork Studio	<u>115</u>	m2	FECA			
A.50		<i>Sub Total</i>	<i>889.86</i>	<i>m2</i>			
A.51	<u>Ground Level</u>						
A.52	- Circulation & Open Learning	113	m2	FECA			

To Collection

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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
A	Area Schedule						(Continued)
A.53	- Outdoor Learning	23	m2	UCA			
A.54	- Plantroom & Risers	16	m2	FECA			
A.55	- Presentation Area	112	m2	FECA			
A.56	- Robotics Studio	77	m2	FECA			
A.57	- Staff Area	43	m2	FECA			
A.58	- Lift & Stair Core	60	m2	FECA			
A.59	- Store	23	m2	FECA			
A.60		<i>Sub Total</i>	465.55	m2			
A.61	<u>Level 01</u>						
A.62	- Amenities	16	m2	FECA			
A.63	- Art Studio	79	m2	FECA			
A.64	- Circulation & Open Learning	123	m2	FECA			
A.65	- Cleaners	3	m2	FECA			
A.66	- Connection to Marian Centre	59	m2	UCA			
A.67	- Meeting Rooms	14	m2	FECA			
A.68	- Outdoor Learning	55	m2	UCA			
A.69	- Plantroom & Risers	17	m2	FECA			
A.70	- Lift & Stair Core	62	m2	FECA			
A.71	- Store	53	m2	FECA			
A.72	- Textile Studio	113	m2	FECA			
A.73		<i>Sub Total</i>	592.28	m2			
A.74	<u>Roof Level</u>						
A.75	- Circulation & Open Learning	110	m2	FECA			
A.76	- Connection to Marian Centre	50	m2	UCA			
A.77	- Outdoor Learning	190	m2	UCA			
A.78	- Plantroom & Risers	7	m2	FECA			
A.79	- Lift & Stair Core	62	m2	FECA			

To Collection

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Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
A	Area Schedule						<i>(Continued)</i>
A.80	<i>Sub Total</i>	419.88	m2				
A.81	<u>SUMMARY</u>						
A.82	FECA	3,750	m2				
A.83	UCA	1,156	m2				
A.84	GFA	4,906	m2				
	Area Schedule				0		0
B	- Enabling Works						
B.1	<u>ENABLING WORKS</u>						
B.2	<u>Site 1</u>						
B.3	<u>Block B</u>						
B.4	Allowance for strip out & Demolition/hoardings & tree protection; Existing Block B [area based on site plan x 3 levels in the absence of actual drawings]	724	m2	300.00	217,200		217,200
B.5	<u>Existing Gymnasium Building (at LG4)</u>						
B.6	Allow to demolish existing external collonade inclusive of columns/roof and roofing structure	91	m2	300.00	27,219		27,219
B.7	Allow to remove existing aluminium glazed doors and cavity brickwork including all necessary sawcutting	95	m2	370.40	35,277		35,277
B.8	Ditto but rear wall. (assume blockwork)	95	m2	276.92	26,388		26,388
B.9	Ditto but concrete columns to last; circa 400 x 400 x 3000mm high	3	No.	1,561.39	4,684		4,684
B.10	Allow to demolish existing RC stair	1	Item	2,368.55	2,369		2,369
B.11	Allow to demolish existing tiered seating	1	Item	16,523.76	16,524		16,524
B.12	<u>Existing Gymnasium Building (at LG3)</u>						
B.13	Allow to demolish existing link between Existing Gymnasium & Hall inclusive of columns/roof and roofing structure	110	m2	300.00	33,069		33,069
B.14	Allow to demolish existing solis facade wall	100	m2	370.40	37,040		37,040
B.15	<u>Existing Gymnasium Building (at LG2)</u>						
B.16	Allow to demolish existing planterbeds	1	Item	14,158.43	14,158		14,158
B.17	<u>Existing Gymnasium Building (at LG1)</u>						
B.18	Allow for miscellaneous demolition	1	Item	10,000.00	10,000		10,000

To Collection 423,927



Trade Detail - PROJECT

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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
B	- Enabling Works						<i>(Continued)</i>
B.19	<u>Existing Gymnasium Building (at Ground)</u>						
B.20	Allow for miscellaneous demolition	1	Item	30,000.00	30,000		30,000
B.21	<u>Site 2</u>						
B.22	<u>External Pavements/Landscaping</u>						
B.23	Allowance for partial demolition of the existing external stairs, landings, walkways and planters between the Gymnasium, Centenary Hall & Junior School	678	m2	125.00	84,689		84,689
B.24	Rounding	1	Item	1,384.00	1,384		1,384
	- Enabling Works				540,000		540,000
C	- Site Preparation						
C.1	<u>SITE PREPARATION</u>						
C.2	<u>Preparation</u>						
C.3	Refer to the Trade Section "Enabling Works" for allowances associated with Hoardings		Note				
C.4	<u>Clear Site</u>						
C.5	Clear site of residual vegetation etc (based on LG4 footprint area)	990	m2	5.00	4,950		4,950
C.6	<u>Tree Removal & Protection</u>						
C.7	Allow the Provisional Sum of Twenty Five Thousand Dollars for tree protection and removal	1	PCSu m	20,000.00	20,000		20,000
C.8	<u>Retaining Structures</u>						
C.9	We advise that ROCK has been identified at natural ground leve. We have therefore assumed that ROCK will be encountered down to the reduced level required at Lower Ground 4. Therefore NO requirement for retaining structures		Note				
C.10	<u>Footing Piling</u>						
C.11	We advise that ROCK has been identified at natural ground leve. We have therefore assumed that ROCK will be encountered down to the reduced level required at Lower Ground 4. Therefore NO requirement for footing piling		Note				
C.12	<u>Bulk Earthworks</u>						
C.13	Allow to bulk excavate to proposed bench levels in OTR - RL27.50 to RL14.0]; Average depth of excavation 10960mm	10,269	m3	65.00	667,485		667,485

To Collection 808,508



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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
C	- Site Preparation						<i>(Continued)</i>
C.14	Extra over for ROCK; (Rock commences RL27.50)	10,269	m3	125.00	1,283,625		1,283,625
C.15	Extra over last for sawing	1,051	m2	100.00	105,100		105,100
C.16	Allow for rock bolting as required (say 1 No. per 30m2)	36	No.	1,050.00	37,800		37,800
C.17	Rounding	1	Item	1,040.00	1,040		1,040
	- Site Preparation				2,120,000		2,120,000
D	- Lower Ground 4						
D.1	ELEMENT ITEM						
D.2	Area Analysis						
D.3	FECA	851	m2				
D.4	UCA	112	m2				
D.5	GFA	963	m2				
D.6	NLA		m2				
D.7	Area Efficiency	0.00	%				
D.8	Elemental Analysis						
D.9	<u>STRUCTURE</u>						
D.10	Detail Excavation	963	m2	68.39	65,860		65,860
D.11	Foundations	963	m2	147.34	141,888		141,888
D.12	Ground Slab	963	m2	100.36	96,647		96,647
D.13	Columns	963	m2	40.10	38,616		38,616
D.14	Suspended Slabs (Tiered Seating)	963	m2	34.78	33,493		33,493
D.15	Stairs	963	m2	62.31	60,005		60,005
D.16	Roof Structure (not applicable this level)	963	m2	0.00	0		0
D.17	Roof Finish (ditto)	963	m2	0.00	0		0
D.18	Facade/External Walls (includes rear void walls)	963	m2	185.56	178,694		178,694
D.19	Internal Walls	963	m2	129.07	124,294		124,294
	To Collection						2,167,062



Trade Detail - PROJECT

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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
D	- Lower Ground 4						<i>(Continued)</i>
D.20	Internal Doors	963	m2	57.13	55,016		55,016
D.21	<u>FINISHES - GENERALLY</u>						
D.22	Floor Finishes	963	m2	57.12	55,007		55,007
D.23	Ceilings Finishes	963	m2	61.85	59,562		59,562
D.24	Wall Finishes	963	m2	93.52	90,060		90,060
D.25	<u>CORE AREA TOILETS</u>						
D.26	Internal Walls (included above)	963	m2	0.00	0		0
D.27	Internal Doors (included above)	963	m2	0.00	0		0
D.28	Floor Finishes	963	m2	19.82	19,087		19,087
D.29	Ceilings Finishes	963	m2	10.97	10,564		10,564
D.30	Wall Finishes	963	m2	35.53	34,215		34,215
D.31	Fittings	963	m2	145.54	140,155		140,155
D.32	<u>FITTINGS (FF&E included Elsewhere)</u>						
D.33	Generally	963	m2	10.54	10,150		10,150
D.34	Fitout for PDHPE Equipment Store	963	m2	38.74	37,310		37,310
D.35	Fitout for Weights Room	963	m2	58.53	56,365		56,365
D.36	Fitout for PDPHE Learning Area	963	m2	62.04	59,748		59,748
D.37	Fitout for Open Collaboration	963	m2	45.86	44,166		44,166
D.38	<u>SERVICES</u>						
D.39	Hydraulic Services	963	m2	100.00	96,300		96,300
D.40	Electrical Services	963	m2	231.93	223,349		223,349
D.41	Mechanical Services	963	m2	202.82	195,316		195,316
D.42	Fire Protection	963	m2	55.00	52,965		52,965
D.43	BWIC	963	m2	17.69	17,038		17,038
D.44	<u>SPECIAL STRUCTURES</u>						
D.45	Rainwater Collection; Not Shown	963	m2	207.68	200,000		<u>200,000</u>
	Subtotal						2,195,869

To Collection 1,456,371



Trade Detail - PROJECT

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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
D	- Lower Ground 4						<i>(Continued)</i>
D.47	Rounding	1	Item	4,131.00	4,131		4,131
	- Lower Ground 4				2,200,000		2,200,000
E	- Lower Ground 3						
E.1	ELEMENT ITEM						
E.2	Area Analysis						
E.3	FECA	795	m2				
E.4	UCA	0	m2				
E.5	GFA	795	m2				
E.6	NLA		m2				
E.7	Area Efficiency	0.00	%				
E.8	Elemental Analysis						
E.9	<u>STRUCTURE</u>						
E.10	Detail Excavation	795	m2	4.84	3,848		3,848
E.11	Foundations	795	m2	10.57	8,403		8,403
E.12	Ground Slab (ALL shown as suspended)	795	m2	0.00	0		0
E.13	Columns	795	m2	64.52	51,293		51,293
E.14	Suspended Slabs	795	m2	308.01	244,868		244,868
E.15	Stairs	795	m2	78.07	62,066		62,066
E.16	Roof Structure (not applicable this level)	795	m2	0.00	0		0
E.17	Roof Finish (balustrades)	795	m2	15.41	12,251		12,251
E.18	Facade/External Walls (includes rear void walls)	795	m2	275.20	218,784		218,784
E.19	Internal Walls	795	m2	295.58	234,986		234,986
E.20	Internal Doors	795	m2	27.17	21,600		21,600
E.21	<u>FINISHES - GENERALLY</u>						
E.22	Floor Finishes	795	m2	69.54	55,284		55,284
E.23	Ceilings Finishes	795	m2	59.09	46,977		46,977
To Collection							964,491



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
E	- Lower Ground 3						<i>(Continued)</i>
E.24	Wall Finishes	795	m2	69.24	55,046		55,046
E.25	<u>CORE AREA TOILETS</u>						
E.26	Internal Walls (included above)	795	m2	0.00	0		0
E.27	Internal Doors (included above)	795	m2	0.00	0		0
E.28	Floor Finishes	795	m2	34.92	27,761		27,761
E.29	Ceilings Finishes	795	m2	19.33	15,367		15,367
E.30	Wall Finishes	795	m2	58.20	46,269		46,269
E.31	Fittings	795	m2	176.29	140,151		140,151
E.32	<u>FITTINGS</u>						
E.33	Generally	795	m2	14.07	11,186		11,186
E.34	Fitout for PDHPE Staff	795	m2	85.09	67,650		67,650
E.35	Fitout for Open Collaboration	795	m2	40.38	32,100		32,100
E.36	Fitout for Bulk Store	795	m2	35.93	28,562		28,562
E.37	<u>SERVICES</u>						
E.38	Hydraulic Services	795	m2	100.00	79,500		79,500
E.39	Electrical Services	795	m2	186.29	148,101		148,101
E.40	Mechanical Services	795	m2	168.19	133,711		133,711
E.41	Fire Protection	795	m2	55.00	43,725		43,725
E.42	BWIC	795	m2	15.28	12,151		<u>12,151</u>
	Subtotal						1,801,639
E.44	Rounding	1	Item	-1,640.00	-1,640		-1,640
	- Lower Ground 3				1,799,999		1,799,999
F	- Lower Ground 2						
F.1	ELEMENT ITEM						
F.2	Area Analysis						
F.3	FECA	517	m2				
F.4	UCA	265	m2				

To Collection 839,639



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
F	- Lower Ground 2						<i>(Continued)</i>
F.5	GFA	782	m2				
F.6	NLA		m2				
F.7	Area Efficiency	0.00	%				
F.8	Elemental Analysis						
F.9	<u>STRUCTURE</u>						
F.10	Detail Excavation (not applicable this level)	782	m2	0.00	0		0
F.11	Foundations (ditto)	782	m2	0.00	0		0
F.12	Ground Slab (ditto)	782	m2	0.00	0		0
F.13	Columns	782	m2	49.54	38,740		38,740
F.14	Suspended Slabs	782	m2	353.80	276,672		276,672
F.15	Stairs	782	m2	105.06	82,157		82,157
F.16	Roof Structure (Roof over PDHPE Only)	782	m2	60.02	46,936		46,936
F.17	Roof Finish (membranes to exposed elements)	782	m2	42.07	32,899		32,899
F.18	Facade/External Walls (ditto)	782	m2	227.00	177,514		177,514
F.19	Internal Walls	782	m2	148.11	115,822		115,822
F.20	Internal Doors	782	m2	51.41	40,203		40,203
F.21	<u>FINISHES - GENERALLY</u>						
F.22	Floor Finishes	782	m2	80.82	63,201		63,201
F.23	Ceilings Finishes	782	m2	98.65	77,144		77,144
F.24	Wall Finishes	782	m2	56.33	44,050		44,050
F.25	<u>CORE AREA TOILETS</u>						
F.26	Internal Walls (included above)	782	m2	0.00	0		0
F.27	Internal Doors (included above)	782	m2	0.00	0		0
F.28	Floor Finishes	782	m2	4.99	3,902		3,902
F.29	Ceilings Finishes	782	m2	2.76	2,158		2,158
F.30	Wall Finishes	782	m2	12.93	10,111		10,111

To Collection 1,011,509



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
F	- Lower Ground 2						<i>(Continued)</i>
F.31	Fittings	782	m2	10.92	8,539		8,539
F.32	<u>FITTINGS</u>						
F.33	Generally	782	m2	13.75	10,753		10,753
F.34	Fitout for Food Technology; Kitchen	782	m2	443.41	346,750		346,750
F.35	Fitout for Cleaners/laundry/Store	782	m2	29.74	23,260		23,260
F.36	Fitout for Food technology Studio	782	m2	57.08	44,640		44,640
F.37	Fitout for Open Collaboration	782	m2	44.00	34,410		34,410
F.38	<u>SERVICES</u>						
F.39	Hydraulic Services	782	m2	100.00	78,200		78,200
F.40	Electrical Services	782	m2	186.40	145,765		145,765
F.41	Mechanical Services	782	m2	172.96	135,255		135,255
F.42	Fire Protection	782	m2	55.00	43,010		43,010
F.43	BWIC	782	m2	15.43	12,067		<u>12,067</u>
	Subtotal						1,894,158
F.45	Rounding	1	Item	842.00	842		842
	- Lower Ground 2				1,895,000		1,895,000
G	- Lower Ground 1						
G.1	ELEMENT ITEM						
G.2	Area Analysis						
G.3	FECA	489	m2				
G.4	UCA	401	m2				
G.5	GFA	890	m2				
G.6	NLA		m2				
G.7	Area Efficiency	0.00	%				
G.8	Elemental Analysis						
G.9	<u>STRUCTURE</u>						

To Collection 883,490



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

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 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
G	- Lower Ground 1						<i>(Continued)</i>
G.10	Detail Excavation (not applicable this level)	890	m2	0.00	0		0
G.11	Foundations (ditto)	890	m2	0.00	0		0
G.12	Ground Slab (ditto)	890	m2	0.00	0		0
G.13	Columns	890	m2	40.88	36,383		36,383
G.14	Suspended Slabs	890	m2	307.52	273,693		273,693
G.15	Stairs	890	m2	38.32	34,105		34,105
G.16	Roof Structure (Open Walkway Only)	890	m2	53.02	47,188		47,188
G.17	Roof Finish (membranes to exposed elements + balustrades)	890	m2	68.67	61,116		61,116
G.18	Facade/External Walls (ditto)	890	m2	265.83	236,589		236,589
G.19	Internal Walls	890	m2	135.69	120,764		120,764
G.20	Internal Doors	890	m2	59.47	52,928		52,928
G.21	<u>FINISHES - GENERALLY</u>						
G.22	Floor Finishes	890	m2	138.94	123,657		123,657
G.23	Ceilings Finishes	890	m2	128.51	114,374		114,374
G.24	Wall Finishes	890	m2	40.04	35,636		35,636
G.25	<u>CORE AREA TOILETS (No Amenties this Level)</u>						
G.26	Internal Walls (included above)	890	m2	0.00	0		0
G.27	Internal Doors (included above)	890	m2	0.00	0		0
G.28	Floor Finishes	890	m2	0.00	0		0
G.29	Ceilings Finishes	890	m2	0.00	0		0
G.30	Wall Finishes	890	m2	0.00	0		0
G.31	Fittings	890	m2	0.00	0		0
G.32	<u>FITTINGS</u>						
G.33	Generally	890	m2	12.08	10,751		10,751
G.34	Fitout for Woodwork Studio/Workshop	890	m2	57.99	51,615		51,615
G.35	Fitout for Jewellery Studio	890	m2	39.28	34,961		34,961
G.36	Fitout for Metalwork Workshop	890	m2	13.72	12,209		12,209
To Collection							1,245,967



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
G	- Lower Ground 1						<i>(Continued)</i>
G.37	Fitout for Laser Cutting/3D Printing	890	m2	11.12	9,900		9,900
G.38	Fitout for Open Collaboration	890	m2	40.01	35,610		35,610
G.39	Works to Junior School Art Room (Provisional Sum)	890	m2	33.71	30,000		30,000
G.40	<u>SERVICES</u>						
G.41	Hydraulic Services	890	m2	100.00	89,000		89,000
G.42	Electrical Services	890	m2	185.62	165,202		165,202
G.43	Mechanical Services	890	m2	153.38	136,508		136,508
G.44	Fire Protection	890	m2	55.00	48,950		48,950
G.45	BWIC	890	m2	14.82	13,190		<u>13,190</u>
	Subtotal						1,774,327
G.47	Rounding	1	Item	672.00	672		672
	- Lower Ground 1				1,774,999		1,774,999
H	- Ground						
H.1	ELEMENT ITEM						
H.2	Area Analysis						
H.3	FECA	443	m2				
H.4	UCA	23	m2				
H.5	GFA	466	m2				
H.6	NLA		m2				
H.7	Area Efficiency	0.00	%				
H.8	Elemental Analysis						
H.9	<u>STRUCTURE</u>						
H.10	Ground Slab (connection/make smooth with Driveway)	466	m2	32.19	15,001		15,001
H.11	Columns	466	m2	31.77	14,805		14,805
H.12	Suspended Slabs	466	m2	319.83	149,041		149,041
H.13	Stairs	466	m2	88.63	41,302		41,302
						To Collection	749,180



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
H	- Ground						<i>(Continued)</i>
H.14	Roof Structure (Open Walkway Only)	466	m2	256.72	119,632		119,632
H.15	Roof Finish (membranes to exposed elements + balustrades)	466	m2	183.71	85,609		85,609
H.16	Facade/External Walls (ditto)	466	m2	455.90	212,449		212,449
H.17	Internal Walls	466	m2	167.89	78,237		78,237
H.18	Internal Doors	466	m2	121.18	56,470		56,470
H.19	<u>FINISHES - GENERALLY</u>						
H.20	Floor Finishes	466	m2	221.21	103,084		103,084
H.21	Ceilings Finishes	466	m2	97.82	45,584		45,584
H.22	Wall Finishes	466	m2	49.98	23,291		23,291
H.23	<u>CORE AREA TOILETS (No Amenties this Level)</u>						
H.24	Internal Walls (included above)	466	m2	0.00	0		0
H.25	Internal Doors (included above)	466	m2	0.00	0		0
H.26	Floor Finishes	466	m2	0.00	0		0
H.27	Ceilings Finishes	466	m2	0.00	0		0
H.28	Wall Finishes	466	m2	0.00	0		0
H.29	Fittings	466	m2	0.00	0		0
H.30	<u>FITTINGS</u>						
H.31	Generally	466	m2	23.07	10,751		10,751
H.32	Fitout for Presentation	466	m2	107.79	50,229		50,229
H.33	Fitout for Robotics Studio	466	m2	74.48	34,709		34,709
H.34	Fitout for Staff	466	m2	68.48	31,913		31,913
H.35	Fitout for Store	466	m2	14.48	6,750		6,750
H.36	Fitout for Open Collaboration	466	m2	72.46	33,768		33,768
H.37	<u>SERVICES</u>						
H.38	Hydraulic Services	466	m2	100.00	46,600		46,600
H.39	Electrical Services	466	m2	298.03	138,882		138,882
H.40	Mechanical Services	466	m2	272.89	127,167		127,167
To Collection							1,205,122



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
H	- Ground						<i>(Continued)</i>
H.41	Fire Protection	466	m2	55.00	25,630		25,630
H.42	BWIC	466	m2	21.78	10,148		<u>10,148</u>
	Subtotal						1,461,048
H.44	Rounding	1	Item	3,951.00	3,951		3,951
	- Ground				1,464,999		1,464,999
I	- Level 1						
I.1	ELEMENT ITEM						
I.2	Area Analysis						
I.3	FECA	480	m2				
I.4	UCA	113	m2				
I.5	GFA	593	m2				
I.6	NLA		m2				
I.7	Area Efficiency	0.00	%				
I.8	Elemental Analysis						
I.9	<u>STRUCTURE</u>						
I.10	Ground Slab (not applicable this level)	593	m2	0.00	0		0
I.11	Columns	593	m2	22.07	13,088		13,088
I.12	Suspended Slabs	593	m2	271.68	161,106		161,106
I.13	Stairs (including steps to Marian Centre Ramp)	593	m2	89.38	53,002		53,002
I.14	Roof Structure (Includes also Marian Centre Ramp)	593	m2	93.29	55,321		55,321
I.15	Roof Finish (membranes & ballasts to exposed elements + balustrades)	593	m2	94.80	56,216		56,216
I.16	Facade/External Walls (ditto)	593	m2	307.55	182,377		182,377
I.17	Internal Walls	593	m2	192.00	113,856		113,856
I.18	Internal Doors	593	m2	100.25	59,448		59,448
I.19	<u>FINISHES - GENERALLY</u>						

To Collection 734,144



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
I	- Level 1						<i>(Continued)</i>
I.20	Floor Finishes	593	m2	84.51	50,114		50,114
I.21	Ceilings Finishes	593	m2	74.92	44,428		44,428
I.22	Wall Finishes	593	m2	57.24	33,943		33,943
I.23	<u>CORE AREA TOILETS</u>						
I.24	Internal Walls (included above)	593	m2	0.00	0		0
I.25	Internal Doors (included above)	593	m2	0.00	0		0
I.26	Floor Finishes	593	m2	6.34	3,760		3,760
I.27	Ceilings Finishes	593	m2	3.51	2,081		2,081
I.28	Wall Finishes	593	m2	10.25	6,078		6,078
I.29	Fittings	593	m2	14.40	8,539		8,539
I.30	<u>FITTINGS</u>						
I.31	Generally	593	m2	18.13	10,751		10,751
I.32	Fitout for Art Studio	593	m2	59.90	35,519		35,519
I.33	Fitout for Textile Studio	593	m2	85.74	50,841		50,841
I.34	Fitout for Store	593	m2	26.69	15,825		15,825
I.35	Fitout for Open Collaboration	593	m2	62.35	36,972		36,972
I.36	<u>SERVICES</u>						
I.37	Hydraulic Services	593	m2	100.00	59,300		59,300
I.38	Electrical Services	593	m2	188.44	111,745		111,745
I.39	Mechanical Services	593	m2	218.27	129,434		129,434
I.40	Fire Protection	593	m2	55.00	32,615		32,615
I.41	BWIC	593	m2	16.85	9,993		<u>9,993</u>
	Subtotal						1,336,353
I.43	Rounding	1	Item	3,646.00	3,646		3,646
	- Level 1				1,339,999		1,339,999

J - Rooftop/Terrace Level

J.1 ELEMENT ITEM

To Collection 645,584



Trade Detail - PROJECT

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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
J	- Rooftop/Terrace Level						<i>(Continued)</i>
J.2	Area Analysis						
J.3	FECA	180	m2				
J.4	UCA	240	m2				
J.5	GFA	420	m2				
J.6	NLA		m2				
J.7	Area Efficiency	0.00	%				
J.8	Elemental Analysis						
J.9	<u>STRUCTURE</u>						
J.10	Ground Slab (not applicable this level)	420	m2	0.00	0		0
J.11	Columns	420	m2	35.43	14,881		14,881
J.12	Suspended Slabs	420	m2	152.75	64,155		64,155
J.13	Stairs (including steps to Marian Centre Ramp)	420	m2	111.20	46,704		46,704
J.14	Roof Structure (Includes also Marian Centre Ramp)	420	m2	152.75	64,155		64,155
J.15	Roof Finish (membranes & ballasts to exposed elements + balustrades & Acoustic Screens)	420	m2	176.05	73,941		73,941
J.16	Facade/External Walls (ditto)	420	m2	308.16	129,427		129,427
J.17	Internal Walls	420	m2	132.38	55,600		55,600
J.18	Internal Doors	420	m2	14.29	6,002		6,002
J.19	<u>FINISHES - GENERALLY</u>						
J.20	Floor Finishes	420	m2	121.53	51,043		51,043
J.21	Ceilings Finishes	420	m2	57.66	24,217		24,217
J.22	Wall Finishes	420	m2	18.04	7,577		7,577
J.23	<u>CORE AREA TOILETS (No Amenties this Level)</u>						
J.24	Internal Walls (included above)	420	m2	0.00	0		0
J.25	Internal Doors (included above)	420	m2	0.00	0		0
J.26	Floor Finishes	420	m2	0.00	0		0
J.27	Ceilings Finishes	420	m2	0.00	0		0
To Collection							537,701



Trade Detail - PROJECT

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 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
J	- Rooftop/Terrace Level						<i>(Continued)</i>
J.28	Wall Finishes	420	m2	0.00	0		0
J.29	Fittings	420	m2	0.00	0		0
J.30	<u>FITTINGS</u>						
J.31	Generally	420	m2	25.60	10,752		10,752
J.32	Fitout for Open Collaboration	420	m2	78.84	33,111		33,111
J.33	<u>SERVICES</u>						
J.34	Hydraulic Services	420	m2	100.00	42,000		42,000
J.35	Electrical Services	420	m2	191.91	80,602		80,602
J.36	Mechanical Services	420	m2	91.98	38,632		38,632
J.37	Fire Protection	420	m2	55.00	23,100		23,100
J.38	BWIC	420	m2	13.17	5,530		<u>5,530</u>
	Subtotal						771,428
J.40	Rounding	1	Item	3,572.00	3,572		3,572
	- Rooftop/Terrace Level				775,000		775,000
K	- FF&E						
K.1	<u>FF&E</u>						
K.2	The following allowance is PROVISIONAL		Note				
K.3	Allow for FF&E (based on 5.0% of Net Trade Total)	1	Item	694,155.35	694,155		694,155
K.4	Rounding	1	Item	845.00	845		845
	- FF&E				695,000		695,000
L	- IT/AV						
L.1	<u>IT/AV</u>						
L.2	The following allowance is PROVISIONAL		Note				
L.3	Allow for A (based on 7.5% of Net Trade Total)	1	Item	1,041,233.03	1,041,233		1,041,233
L.4	Allow for IT (based on 7.5% of Net Trade Total)	1	Item	1,041,233.03	1,041,233		1,041,233
L.5	Rounding	1	Item	-2,466.00	-2,466		-2,466

To Collection 3,012,299



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
L	- IT/AV						<i>(Continued)</i>
	- IT/AV				2,080,000		2,080,000
M	- Lift (including BWIC)						
M.1	<u>Lift</u>						
M.2	The following allowance is based on a standard finished 7 stop lift		Note				
M.3	Allow for lift complete	7	Stops	25,000.00	175,000		175,000
M.4	Add for BWIC	7	Stops	1,500.00	11,000		11,000
	- Lift (including BWIC)				186,000		186,000
N	- Landscaping & External Works						
N.1	<u>LANDSCAPING & EXTERNAL WORKS</u>						
N.2	<u>Lower Ground 4</u>						
N.3	<u>Side of Building at Boundary</u>						
N.4	- Filling of area; say 300mm	99	m3	60.00	5,935		5,935
N.5	- Planting; minor	330	m2	65.00	21,433		21,433
N.6	- Irrigation	330	m2	15.00	4,946		4,946
N.7	Extra over for forming terracing	1	Item	10,000.00	10,000		10,000
N.8	<u>Outdoor Learning</u>						
N.9	Extra over for exposed aggregate finish for external paving; assumed	112	m2	65.00	7,253		7,253
N.10	<u>Eastern Side (outside Gymnasium)</u>						
N.11	- Filling of area; say 300mm	47	m3	60.00	2,816		2,816
N.12	- Re-Turfing	156	m2	15.00	2,347		2,347
N.13	- Irrigation	156	m2	15.00	2,347		2,347
N.14	<u>Lower Ground 3</u>						
N.15	Nil Works		Note				
N.16	<u>Lower Ground 2</u>						
N.17	<u>Gymnasium Roof extension</u>						
N.18	- Form planterbed walls; 700mm high	52	m	215.00	11,079		11,079

To Collection 254,155



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
N	- Landscaping & External Works						<i>(Continued)</i>
N.19	- Allow to membrane base					INCL,	
N.20	- Allow to membrane planterwalls	72	m2	65.00	4,689		4,689
N.21	- Allow for atlantis draingae cell	124	m2	120.00	14,841		14,841
N.22	- Filling of area; say 600mm	31	m3	60.00	1,855		1,855
N.23	- Planting	52	m2	165.00	8,502		8,502
N.24	- Irrigation	52	m2	15.00	773		773
N.25	Extra over for exposed aggregate finish for external paving; assumed	83	m2	65.00	5,426		5,426
N.26	<u>Food Tech Garden</u>						
N.27	- Form planterbed walls; 700mm high	37	m	215.00	7,873		7,873
N.28	- Allow to membrane base					INCL,	
N.29	- Allow to membrane planterwalls	51	m2	65.00	3,332		3,332
N.30	- Allow for atlantis draingae cell	88	m2	120.00	10,547		10,547
N.31	- Filling of area; say 600mm	22	m3	60.00	1,318		1,318
N.32	- Planting	37	m2	165.00	6,042		6,042
N.33	- Irrigation	37	m2	15.00	549		549
N.34	Extra over for exposed aggregate finish for external paving; assumed	31	m2	65.00	2,040		2,040
N.35	<u>Lower Ground 1</u>						
N.36	Nil Works		Note				
N.37	<u>Ground Level</u>						
N.38	Nil Works		Note				
N.39	<u>Level 1</u>						
N.40	Nil Works		Note				
N.41	<u>Roof Level</u>						
N.42	Grassed Roof Terrace						
N.43	- Form planterbed walls; 700mm high	31	m	215.00	6,738		6,738
N.44	- Allow to membrane base					INCL,	
N.45	- Allow to membrane planterwalls	44	m2	65.00	2,852		2,852
To Collection							77,378



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
N	- Landscaping & External Works						<i>(Continued)</i>
N.46	- Allow for atlantis draingae cell	75	m2	120.00	9,026		9,026
N.47	- Filling of area; say 600mm	19	m3	60.00	1,128		1,128
N.48	- Planting	31	m2	165.00	5,171		5,171
N.49	- Irrigation	31	m2	15.00	470		470
N.50	Turf to residual area including atlantis drainage cell and topsoil	89	m2	150.00	13,299		13,299
N.51	<u>Existing Junior School Play Area (Ground Level)</u>						
N.52	Allow the Provisional Sum Amount of \$50,000 for the upgrade to the existing softfall and associated play area to future design	1	Item	50,000.00	50,000		50,000
N.53	Rounding	1	Item	373.00	373		373
	- Landscaping & External Works				225,000		225,000

O	- Professional Fees						
O.1	<u>PROFESSIONAL FEES</u>						
O.2	It is assumed that the following design consultants will be required for this project		Note				
O.3	* Architect - BVN Architects						
O.4	* Structural Engineer - TBA						
O.5	* Services Engineer - TBA						
O.6	* Private Certifier - TBA						
O.7	* Quantity Surveyor - QS1						
O.8	* Surveyor - TBA						
O.9	* BCA - TBA						
O.10	* Miscellaneous Fees						
O.11	Total Estimated Professional Fees - 10%	1	Item	2,277,200.00	2,277,200		2,277,200
O.12	Rounding	1	Item	800.00	800		800
	- Professional Fees				2,278,000		2,278,000

To Collection 2,357,467



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
P	- DA fees & Charges						
P.1	<u>DA FEES & CHARGES</u>						
P.2	Amount included on the QS1 Sect94A report less GST	25,077,000	Note				
P.3	* DA Fees	1	Item	25,039.28	25,039		25,039
P.4	* Archiving	1	Item	75.00	75		75
P.5	* Inspection	1	Item	220.00	220		220
P.6	* Advertising	1	Item	450.00	450		450
P.7	* Plan 1St	1	Item	16,049.20	16,049		16,049
P.8	* S61 Levey (1.0%) NOT APPLICABLE	1	Item	250,770.00	250,770	0.00	0
P.9	* LSL Levy (0.35%)	1	Item	87,769.50	87,770		87,770
P.10	Rounding	1	Item	397.0000	397		397
	- DA fees & Charges				380,770		130,000
Q	Area Schedule						
Q.1	<u>Area Analysis</u>						
Q.2	We advise that the drawings provided by FJMT for the Eastern Precinct are "Block" areas only and are not broken down into functional areas		Note				
Q.3	<u>PROPOSED SCHEME - GFA</u>						
Q.4	<u>Northern Precinct - FECA</u>						
Q.5	Level A	42	m2	GFA			
Q.6	Level B	159	m2	GFA			
Q.7	Level C	200	m2	GFA			
Q.8	Level D	63	m2	GFA			
Q.9	Level E	78	m2	GFA			
Q.10	<u>SUMMARY</u>						
Q.11	FECA	542	m2				

To Collection 130,000

Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
Q	Area Schedule						<i>(Continued)</i>
Q.12	UCA	0	m2				
Q.13	GFA	542	m2				
	Area Schedule				0		0
R	- Enabling Works [Site 2]						
R.1	<u>ENABLING WORKS</u>						
R.2	<u>Site 1 - Northern Precinct</u>						
R.3	Allowance for full demolition of the existing reinforced concrete framed lift shaft including lift removal and forming penetration in the Level 1 Science Building slab for new lift shaft construction	1	Item	75,000.00	75,000		75,000
	- Enabling Works [Site 2]				75,000		75,000
S	- Site Preparation						
S.1	<u>SITE PREPARATION</u>						
S.2	No Survey of existing levels were available to accurately quantify extent and depths		Note				
S.3	We have assumed that all bulk earthworks to be in ROCK		Note				
S.4	<u>Northern Precinct</u>						
S.5	- Contiguous Piling						N/A
S.6	- temporary piling						N/A
S.7	- Footing piling						N/A
S.8	- Bulk Earthworks	75	m3	1,000.00	75,000		75,000
S.9	- Rounding	1	Item	0.00	0		0
	- Site Preparation				75,000		75,000
T	- Northern Precinct						
T.1	<u>NORTHERN PRECINCT</u>						
T.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
T.3	<u>Level A</u>						
T.4	- Stair & Lift Core	42	m2	2,150.00	89,569		89,569
T.5	<u>Level B</u>						
						To Collection	239,569

Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
T	- Northern Precinct						<i>(Continued)</i>
T.6	- Corridor	69	m2	1,800.00	124,956		124,956
T.7	- Stair & Lift Core	89	m2	2,150.00	191,200		191,200
T.8	<u>Level C</u>						
T.9	- Corridor	79	m2	1,800.00	141,876		141,876
T.10	- Stair & Lift Core	54	m2	2,150.00	116,401		116,401
T.11	- Undercover Link	67	m2	1,200.00	80,256		80,256
T.12	<u>Level D</u>						
T.13	- Stair & Lift Core	63	m2	2,150.00	134,461		134,461
T.14	- On Grade pathways	197	m2	300.00	59,100		59,100
T.15	<u>Level E (Part Glass part Solid</u>						
T.16	- Corridor	30	m2	2,250.00	67,140		67,140
T.17	- Stair & Lift Core	48	m2	2,687.50	128,624		128,624
T.18	- Glass Roof	78	m2	1,200.00	93,240		93,240
T.19	- Suspended Bridge Link	80	m2	800.00	63,720		63,720
T.20	Rounding	1	Item	-542.00	-542		-542
	- Northern Precinct				1,290,000		1,290,000
U	- FF&E						
U.1	<u>FF&E</u>						
U.2	The following allowance is PROVISIONAL		Note				
U.3	Allow for FF&E (based on 3.0% of Net Trade Total)	1	Item	38,700.00	38,700		38,700
U.4	Rounding	1	Item	300.00	300		300
	- FF&E				39,000		39,000
V	- Lift (including BWIC);						
V.1	<u>Lift</u>						
V.2	<u>Northern Precinct</u>		Note				
V.3	Allow for lift complete	4	Stops	25,000.00	100,000		100,000

To Collection 1,339,431



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
V	- Lift (including BWIC);						<i>(Continued)</i>
V.4	Extra over for glass element to Level E	3	Stops	35,000.00	105,000		105,000
V.5	Add for BWIC	4	Stops	1,000.00	4,000		4,000
	- Lift (including BWIC);				209,000		209,000
W	- Landscaping & External Works						
W.1	<u>LANDSCAPING & EXTERNAL WORKS</u>						
W.2	<u>All Areas</u>						
W.3	Allowance for soft & hard landscaping	1	Item	150,000.00	150,000		150,000
W.4	Courtyrad upgrade						
	- Landscaping & External Works				150,000		150,000
X	- Professional Fees						
X.1	<u>PROFESSIONAL FEES</u>						
X.2	It is assumed that the following design consultants will be required for this project		Note				
X.3	* Architect - FJMT Architects						
X.4	* Structural Engineer - TBA						
X.5	* Services Engineer - TBA						
X.6	* Private Certifier - TBA						
X.7	* Quantity Surveyor - QS1						
X.8	* Surveyor - TBA						
X.9	* BCA - TBA						
X.10	* Miscellaneous Fees						
X.11	Total Estimated Professional Fees - 12%	1	Item	323,280.00	323,280		323,280
X.12	Rounding	1	Item	-280.00	-280		-280
	- Professional Fees				323,000		323,000
Y	- DA fees & Charges						
Y.1	<u>DA FEES & CHARGES</u>						

To Collection 582,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
Y	- DA fees & Charges						<i>(Continued)</i>
Y.2	Allowances for the following DA fees & charges based on Construction costs less Kitchen Fitout & FF&E	3,017,000	Note				
Y.3	* DA Fees	1	Item	3,012.46	3,012		3,012
Y.4	* Archiving	1	Item	75.00	75		75
Y.5	* Inspection	1	Item	220.00	220		220
Y.6	* Advertising	1	Item	450.00	450		450
Y.7	* Plan 1St	1	Item	1,930.87	1,931		1,931
Y.8	* S61 Levey (1.0%)	1	Item	30,170.00	30,170		30,170
Y.9	* LSL Levy (0.35%)	1	Item	10,559.50	10,560		10,560
Y.10	Rounding	1	Item	582.00	582		582
	- DA fees & Charges				47,000		47,000
Z	Area Schedule						
Z.1	<u>Area Analysis</u>						
Z.2	We advise that the drawings provided by FJMT for the Eastern Precinct are "Block" areas only and are not broken down into functional areas		Note				
Z.3	<u>PROPOSED SCHEME - GFA</u>						
Z.4	<u>Southern Precinct</u>						
Z.5	Level E	73	m2	GFA			
Z.6	Level F (Includes Level G)	65	m2	GFA			
Z.7	Level H	175	m2	GFA			
Z.8	Level I	126	m2	GFA			
Z.9	<u>SUMMARY</u>						
Z.10	FECA	439	m2				
Z.11	UCA	0	m2				
Z.12	GFA	439	m2				
	Area Schedule				0		0

To Collection 47,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AA	- Enabling Works [Site 2]						
AA.1	<u>ENABLING WORKS</u>						
AA.2	<u>Site 1 - Northern Precinct</u>						
AA.3	Allowance for full demolition of the existing reinforced concrete framed lift shaft including lift removal and forming penetration in the Level 1 Science Building slab for new lift shaft construction	1	Item	75,000.00	75,000		75,000
AA.4	<u>Site 1 - Eastern Precinct</u>						
AA.5	<i>Stair Access</i>						
AA.6	Allowance for full demolition of the existing reinforced concrete stair and retaining wall structures	80	m2	500.00	40,075		40,075
AA.7	<u>Site 1 - Southern Precinct</u>						
AA.8	Allowance for partial demolition of the existing reinforced concrete framed balcony structure to facilitate new structure	1	Item	75,000.00	75,000		75,000
AA.9	Allowance for partial demolition of the existing pavement & retaining wall structures	227	m2	300.00	67,971		67,971
AA.10	Rounding	1	Item	1,954.00	1,954		1,954
	- Enabling Works [Site 2]				260,000		260,000
AB	- Site Preparation						
AB.1	<u>SITE PREPARATION</u>						
AB.2	No Survey of existing levels were available to accurately quantify extent and depths		Note				
AB.3	We have assumed that all bulk earthworks to be in ROCK		Note				
AB.4	<u>Northern Precinct</u>						
AB.5	- Contiguous Piling						N/A
AB.6	- temporary piling						N/A
AB.7	- Footing piling						N/A
AB.8	- Bulk Earthworks	75	m3	1,000.00	75,000		75,000
AB.9	- Rounding	1	Item	0.00	0		0
	- Site Preparation				75,000		75,000
AC	- Eastern Precinct (Ramp Connector)						
AC.1	<u>Eastern Precinct</u>						

To Collection 335,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AC - Eastern Precinct (Ramp Connector)							<i>(Continued)</i>
AC.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
AC.3	- Suspended ramps	45	m	1,800.00	81,630		81,630
AC.4	- Stairs & Paving Re-work	80	m2	1,000.00	80,150		80,150
AC.5	- Rounding	1	Item	220.00	220		220
- Eastern Precinct (Ramp Connector)					162,000		162,000
AD - Southern Precinct (Vertical Connector)							
AD.1	<u>SOUTHERN PRECINCT</u>						
AD.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
AD.3	<u>Level E</u>						
AD.4	- Lift Core	5	m2	2,150.00	10,492		10,492
AD.5	- Undercroft	68	m2	1,800.00	122,490		122,490
AD.6	<u>Level F</u>						
AD.7	- Lift Core (Glass)	6	m2	5,000.00	30,650		30,650
AD.8	- External Courtyard Modifications	166	m2	800.00	132,968		132,968
AD.9	- Undercroft	58	m2	1,800.00	104,958		104,958
AD.10	<u>Level G</u>						
AD.11	- External Courtyard Modifications	60	m2	800.00	48,288		48,288
AD.12	<u>Level H</u>						
AD.13	- Learning & Circulation	76	m2	2,000.00	152,300		152,300
AD.14	- Lift Core (Glass)	6	m2	5,000.00	29,150		29,150
AD.15	- Refurbish Existing Space	93	m2	1,200.00	111,120		111,120
AD.16	- New Glass Awning	65	m2	1,200.00	77,952		77,952
AD.17	<u>Level I</u>						
AD.18	- Learning & Circulation	118	m2	2,000.00	236,040		236,040
AD.19	- Lift Core (Glass)	7	m2	5,000.00	36,000		36,000

To Collection 1,254,408



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AD	- Southern Precinct (Vertical Connector)						<i>(Continued)</i>
AD.20	- Part Solid/Glass Roof	125	m2	1,100.00	137,742		137,742
AD.21	Rounding	1	Item	-150.00	-150		-150
	- Southern Precinct (Vertical Connector)				1,230,000		1,230,000
AE	- FF&E						
AE.1	<u>FF&E</u>						
AE.2	The following allowance is PROVISIONAL		Note				
AE.3	Allow for FF&E (based on 3.0% of Net Trade Total)	1	Item	41,760.00	41,760		41,760
AE.4	Rounding	1	Item	240.00	240		240
	- FF&E				42,000		42,000
AF	- Lift (including BWIC);						
AF.1	<u>Lift</u>						
AF.2	<u>Souther Precinct</u>		Note				
AF.3	Allow for lift complete	5	Stops	25,000.00	125,000		125,000
AF.4	Extra over for glass element to Level E	3	Stops	35,000.00	105,000		105,000
AF.5	Add for BWIC	5	Stops	1,000.00	5,000		5,000
	- Lift (including BWIC);				235,000		235,000
AG	- Landscaping & External Works						
AG.1	<u>LANDSCAPING & EXTERNAL WORKS</u>						
AG.2	<u>All Areas</u>						
AG.3	Allowance for soft & hard landscaping	1	Item	100,000.00	100,000		100,000
AG.4	Courtyrad upgrade						
	- Landscaping & External Works				100,000		100,000
AH	- Professional Fees						
AH.1	<u>PROFESSIONAL FEES</u>						
AH.2	It is assumed that the following design consultants will be required for this project		Note				

To Collection 514,592



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AH - Professional Fees							(Continued)
AH.3	* Architect - BVN Architects						
AH.4	* Structural Engineer - TBA						
AH.5	* Services Engineer - TBA						
AH.6	* Private Certifier - TBA						
AH.7	* Quantity Surveyor - QS1						
AH.8	* Surveyor - TBA						
AH.9	* BCA - TBA						
AH.10	* Miscellaneous Fees						
AH.11	Total Estimated Professional Fees - 12%	1	Item	370,080.00	370,080		370,080
AH.12	Rounding	1	Item	-80.00	-80		-80
	- Professional Fees				370,000		370,000
AI - DA fees & Charges							
AI.1	<u>DA FEES & CHARGES</u>						
AI.2	Allowances for the following DA fees & charges based on Construction costs less Kitchen Fitout & FF&E	3,454,500	Note				
AI.3	* DA Fees	1	Item	3,449.30	3,449		3,449
AI.4	* Archiving	1	Item	75.00	75		75
AI.5	* Inspection	1	Item	220.00	220		220
AI.6	* Advertising	1	Item	450.00	450		450
AI.7	* Plan 1St	1	Item	2,210.87	2,211		2,211
AI.8	* S61 Levy (1.0%)	1	Item	34,545.00	34,545		34,545
AI.9	* LSL Levy (0.35%)	1	Item	12,090.75	12,091		12,091
AI.10	Rounding	1	Item	259.00	259		259
	- DA fees & Charges				53,300		53,300
AJ Area Schedule							
AJ.1	<u>Area Analysis</u>						
AJ.2	We advise that the drawings provided by FJMT for the Eastern Precinct are "Block" areas only and are not broken down into functional areas		Note				

To Collection 423,300

Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AJ	Area Schedule						<i>(Continued)</i>
AJ.3	<u>PROPOSED SCHEME - GFA</u>						
AJ.4	- Food Technology; Level D	137	m2				
AJ.5	- Chapel Building - Level E	71	m2				
AJ.6	- Chapel Building - Level F	327	m2				
AJ.7	<u>SUMMARY</u>						
AJ.8	FECA	535	m2				
AJ.9	UCA		m2				
AJ.10	GFA	535	m2				
	Area Schedule				0		0
AK	- Eastern Precinct; Elamang Building; Food Tech (Level D)						
AK.1	<u>SOUTHERN PRECINCT - FOOD TECHNOLOGY EXISTING BUILDING</u>						
AK.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
AK.3	<u>Level D</u>						
AK.4	- Corridor	3	m2	1,500.00	4,560		4,560
AK.5	- Offices	86	m2	1,900.00	163,476		163,476
AK.6	- Uniform Shop	47	m2	1,500.00	70,770		70,770
AK.7	Rounding	1	Item	1,194.00	1,194		1,194
	- Eastern Precinct; Elamang Building; Food Tech (Level D)				240,000		240,000
AL	- Southern Precinct; Chapel Building (Level E & F)						
AL.1	<u>SOUTHERN PRECINCT - CHAPEL BUILDING EXISTING BUILDING</u>						
AL.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
AL.3	<u>Level E</u>						
AL.4	- Archives	42	m2	900.00	37,764		37,764

To Collection 277,764



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AL	- Southern Precinct; Chapel Building (Level E & F)						<i>(Continued)</i>
AL.5	- FM's Offices	29	m2	1,200.00	34,812		34,812
AL.6	<u>Level F</u>						
AL.7	- Circulation	37	m2	900.00	33,633		33,633
AL.8	- Core Teaching	113	m2	1,900.00	215,004		215,004
AL.9	- Meeting Room	9	m2	1,200.00	11,304		11,304
AL.10	- Offices	106	m2	1,200.00	127,236		127,236
AL.11	- Design Studio	61	m2	1,900.00	115,862		115,862
AL.12	Rounding	1	Item	385.00	385		385
	- Southern Precinct; Chapel Building (Level E & F)				576,000		576,000
AM	- FF&E						
AM.1	<u>FF&E</u>						
AM.2	The following allowance is PROVISIONAL		Note				
AM.3	Allow for FF&E (based on 5.0% of Net Trade Total)	1	Item	40,800.00	40,800		40,800
AM.4	Rounding	1	Item	200.00	200		200
	- FF&E				41,000		41,000
AN	- Landscaping & External Works - St Joseph's Block						
AN.1	<u>LANDSCAPING & EXTERNAL WORKS</u>						
AN.2	<u>All Areas</u>						
AN.3	Allowance for excavation, retaining walls, soft & hard landscaping to area in front of Junior School; Level E	1	Item	250,000.00	250,000		250,000
AN.4	Courtyrad upgrade						
	- Landscaping & External Works - St Joseph's Block				250,000		250,000
AO	- Professional Fees						
AO.1	<u>PROFESSIONAL FEES</u>						
AO.2	It is assumed that the following design consultants will be required for this project		Note				
AO.3	* Architect - BVN Architects						

To Collection 829,236



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AO - Professional Fees							<i>(Continued)</i>
AO.4	* Structural Engineer - TBA						
AO.5	* Services Engineer - TBA						
AO.6	* Private Certifier - TBA						
AO.7	* Quantity Surveyor - QS1						
AO.8	* Surveyor - TBA						
AO.9	* BCA - TBA						
AO.10	* Miscellaneous Fees						
AO.11	Total Estimated Professional Fees - 12%	1	Item	184,800.00	184,800		184,800
AO.12	Rounding	1	Item	200.00	200		200
	- Professional Fees				185,000		185,000
AP - DA fees & Charges							
AP.1	<u>DA FEES & CHARGES</u>						
AP.2	Allowances for the following DA fees & charges based on Construction costs less Kitchen Fitout & FF&E	1,725,000	Note				
AP.3	* DA Fees	1	Item	1,722.41	1,722		1,722
AP.4	* Archiving	1	Item	75.00	75		75
AP.5	* Inspection	1	Item	220.00	220		220
AP.6	* Advertising	1	Item	450.00	450		450
AP.7	* Plan 1St	1	Item	1,103.99	1,104		1,104
AP.8	* S61 Levey (1.0%)	1	Item	17,250.00	17,250		17,250
AP.9	* LSL Levy (0.35%)	1	Item	6,037.50	6,038		6,038
AP.10	Rounding	1	Item	41.00	41		41
	- DA fees & Charges				26,900		26,900
AQ Area Schedule							
AQ.1	<u>Area Analysis</u>						
AQ.2	We advise that the drawings provided by FJMT for the Eastern Precinct are "Block" areas only and are not broken down into functional areas		Note				

To Collection 211,900



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AQ	Area Schedule						(Continued)
AQ.3	<u>PROPOSED SCHEME - GFA</u>						
AQ.4	Affected Site Area	676	m2				
AQ.5	<u>Level A</u>	963	m2	FECA			
AQ.6	<u>Level B</u>	1,021	m2	FECA			
AQ.7	<u>Level C</u>	1,227	m2	FECA			
AQ.8	<u>Level D</u>	1,075	m2	FECA			
AQ.9	<u>Level E</u>	923	m2	FECA			
AQ.10	<u>Level F</u>	717	m2	FECA			
AQ.11	<u>Level G [Roof]</u>						
AQ.12	<u>SUMMARY</u>						
AQ.13	FECA	5,925	m2				
AQ.14	UCA	0	m2				
AQ.15	GFA	5,925	m2				
	Area Schedule				0		0
AR	- Enabling Works [Site 1 & 2]						
AR.1	<u>ENABLING WORKS</u>						
AR.2	<u>Site 1</u>						
AR.3	Refer elsewhere for allowances associated with the Site Enabling works			Note			
AR.4	<u>Site 2</u>						
AR.5	Existing plans for the Mary Ward & Performing Arts Centre were provided, so the following areas have been assumed						
AR.6	<i>Mary Ward Building</i>						
AR.7	Allowance for full demolition of the existing reinforced concrete framed and brickwork load bearing building inclusive of stripping out wet areas and removing FF&E	1,525	m2	200.00	305,000		305,000
AR.8	<i>Performing Arts Centre</i>						

To Collection 305,000



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AR	- Enabling Works [Site 1 & 2]						<i>(Continued)</i>
AR.9	Allowance for full demolition of the existing reinforced concrete framed and brickwork load bearing building inclusive of stripping out wet areas and removing FF&E	715	m2	300.00	214,500		214,500
AR.10	Rounding	1	Item	500.00	500		500
	- Enabling Works [Site 1 & 2]				520,000		520,000
AS	- Site Preparation						
AS.1	<u>SITE PREPARATION</u>						
AS.2	No Survey of existing levels were available to accurately quantify extent and depths		Note				
AS.3	We have assumed that all bulk earthworks to be in ROCK		Note				
AS.4	- Contiguous Piling						N/A
AS.5	- temporary piling						N/A
AS.6	- Footing piling						N/A
AS.7	- Bulk Earthworks	14,073	m3	300.00	4,221,900		4,221,900
AS.8	- Rounding	1	Item	3,100.00	3,100		3,100
	- Site Preparation				4,225,000		4,225,000
AT	- Level A (assume additional carparking)						
AT.1	<u>LEVEL A</u>						
AT.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
AT.3	- Carparking	965	m2	1,000.00	965,000		965,000
AT.4	- Rounding	1	Item		0		0
	- Level A (assume additional carparking)				965,000		965,000
AU	- Level B (assume additional carparking)						
AU.1	<u>LEVEL B</u>						
AU.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
AU.3	- Carparking	1,021	m2	1,000.00	1,021,000		1,021,000
AU.4	- Rounding	1	Item		0		0

To Collection 6,426,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AU	- Level B (assume additional carparking)						<i>(Continued)</i>
	- Level B (assume additional carparking)				1,021,000		1,021,000
AV	- Level C						
AV.1	<u>LEVEL C</u>						
AV.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan			Note			
AV.3	- Learning/Common	1,227	m2	2,000.00	2,454,000		2,454,000
AV.4	- Rounding	1	Item		0		0
	- Level C				2,454,000		2,454,000
AW	- Level D						
AW.1	<u>LEVEL D</u>						
AW.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan			Note			
AW.3	- Learning/Common	1,075	m2	2,000.00	2,150,000		2,150,000
AW.4	- Roof	206	m2	1,000.00	205,500		205,500
AW.5	- Rounding	1	Item	500.00	500		500
	- Level D				2,356,000		2,356,000
AX	- Level E						
AX.1	<u>LEVEL E</u>						
AX.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan			Note			
AX.3	- Learning/Common	923	m2	2,000.00	1,846,000		1,846,000
AX.4	- Roof	206	m2	1,000.00	206,000		206,000
AX.5	- Rounding	1	Item		0		0
	- Level E				2,052,000		2,052,000
AY	- Level F						
AY.1	<u>LEVEL A</u>						
AY.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan			Note			

To Collection 6,862,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
AY	- Level F						<i>(Continued)</i>
AY.3	- Learning/Common	717	m2	2,000.00	1,434,000		1,434,000
AY.4	- Roof	717	m2	1,000.00	717,000		717,000
AY.5	- Rounding	1	Item		0		0
	- Level F				2,151,000		2,151,000
AZ	- FF&E						
AZ.1	<u>FF&E</u>						
AZ.2	The following allowance is PROVISIONAL		Note				
AZ.3	Allow for FF&E (based on 5.0% of Net Trade Total)	1	Item	846,749.95	846,750		846,750
AZ.4	Rounding	1	Item	-1,750.00	-1,750		-1,750
	- FF&E				845,000		845,000
BA	- IT/AV						
BA.1	<u>IT/AV</u>						
BA.2	The following allowance is PROVISIONAL		Note				
BA.3	Allow for IT (based on 5% of Net Trade Total)	1	Item	807,499.95	807,500		807,500
BA.4	Allow for IT (based on 5% of Net Trade Total)	1	Item	807,499.95	807,500		807,500
BA.5	Rounding	1	Item		0		0
	- IT/AV				1,615,000		1,615,000
BB	- Lift (including BWIC); not shown but assumed						
BB.1	<u>Lift</u>						
BB.2	The following allowance is based on a standard finished 7 stop lift		Note				
BB.3	Allow for lift complete	6	Stops	25,000.00	150,000		150,000
BB.4	Add for BWIC	6	Stops	1,000.00	6,000		6,000
	- Lift (including BWIC); not shown but assumed				156,000		156,000
BC	- Landscaping & External Works						
BC.1	<u>LANDSCAPING & EXTERNAL WORKS</u>						
BC.2	<u>Level A</u>						

To Collection 4,767,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BC - Landscaping & External Works							<i>(Continued)</i>
BC.3	Nil Works		Note				
BC.4	<u>Level B</u>						
BC.5	Nil Works		Note				
BC.6	<u>Level C</u>						
BC.7	Allowance for soft & hard landscaping	1	Item	50,000.00	50,000		50,000
BC.8	<u>Level D (Exposed Roof)</u>						
BC.9	Extra over roof terrace (included elsewhere) for synthetic turf	206	m2	65.00	13,358		13,358
BC.10	<u>Level F (roof)</u>						
BC.11	Extra over roof terrace (included elsewhere) for synthetic turf	717	m2	65.00	46,605		46,605
BC.12	- Rounding	1	Item	37.00	37		37
- Landscaping & External Works					110,000		110,000
BD - Professional Fees							
BD.1	<u>PROFESSIONAL FEES</u>						
BD.2	It is assumed that the following design consultants will be required for this project		Note				
BD.3	* Architect - BVN Architects						
BD.4	* Structural Engineer - TBA						
BD.5	* Services Engineer - TBA						
BD.6	* Private Certifier - TBA						
BD.7	* Quantity Surveyor - QS1						
BD.8	* Surveyor - TBA						
BD.9	* BCA - TBA						
BD.10	* Miscellaneous Fees						
BD.11	Total Estimated Professional Fees - 12%	1	Item	3,247,800.00	3,247,800		3,247,800
BD.12	Rounding	1	Item	2,200.00	2,200		2,200
- Professional Fees					3,250,000		3,250,000

To Collection 3,360,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BE	- DA fees & Charges						
BE.1	<u>DA FEES & CHARGES</u>						
BE.2	Allowances for the following DA fees & charges based on Construction costs less Kitchen Fitout & FF&E	30,315,000	Note				
BE.3	* DA Fees	1	Item	30,269.41	30,269		30,269
BE.4	* Archiving	1	Item	75.00	75		75
BE.5	* Inspection	1	Item	220.00	220		220
BE.6	* Advertising	1	Item	450.00	450		450
BE.7	* Plan 1St	1	Item	19,401.51	19,402		19,402
BE.8	* S61 Levey (1.0%)	1	Item	303,150.00	303,150		303,150
BE.9	* LSL Levy (0.35%)	1	Item	106,102.50	106,103		106,103
BE.10	Rounding	1	Item	332.00	332		332
	- DA fees & Charges				460,000		460,000
BF	Area Schedule						
BF.1	<u>Area Analysis</u>						
BF.2	We advise that the drawings provided by FJMT for the Eastern Precinct are "Block" areas only and are not broken down into functional areas		Note				
BF.3	<u>PROPOSED SCHEME - GFA</u>						
BF.4	Affected Site Area	2,630	m2				
BF.5	Level A	0	m2	FECA			
BF.6	Level B	621	m2	FECA			
BF.7	Level C	1,350	m2	FECA			
BF.8	Level D	486	m2	FECA			
BF.9	Level E	216	m2	FECA			
BF.10	Level F	1,080	m2	FECA			
BF.11	Level G [Roof]						

To Collection 460,000



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BF	Area Schedule						<i>(Continued)</i>
BF.12	SUMMARY						
BF.13	FECA	3,753	m2				
BF.14	UCA	0	m2				
BF.15	GFA	3,753	m2				
	Area Schedule				0		0
BG	- Enabling Works [Site 2]						
BG.1	ENABLING WORKS						
BG.2	<u>Site 1</u>						
BG.3	Refer elsewhere for allowances associated with the Site Enabling works		Note				
BG.4	<u>Site 2</u>						
BG.5	<i>Junior School Building</i>						
BG.6	Allowance for full demolition of the existing reinforced concrete framed and brickwork load bearing building inclusive of stripping out wet areas and removing FF&E	2,458	m2	200.00	491,576		491,576
BG.7	Rounding	1	Item	424.00	424		424
	- Enabling Works [Site 2]				492,000		492,000
BH	- Site Preparation						
BH.1	SITE PREPARATION						
BH.2	No Survey of existing levels were available to accurately quantify extent and depths		Note				
BH.3	We have assumed that all bulk earthworks to be in ROCK		Note				
BH.4	- Contiguous Piling						N/A
BH.5	- temporary piling						N/A
BH.6	- Footing piling						N/A
BH.7	- Bulk Earthworks	14,897	m3	300.00	4,469,100		4,469,100
BH.8	- Rounding	1	Item	900.00	900		900
	- Site Preparation				4,470,000		4,470,000

To Collection 4,962,000

Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BI	- Level A (NIL works)						
BI.1	<u>LEVEL A</u>						
BI.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
BI.3	- NIL Works		Note				
	- Level A (NIL works)				0		0
BJ	- Level B						
BJ.1	<u>LEVEL C</u>						
BJ.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
BJ.3	- Learning/Common	621	m2	2,000.00	1,242,000		1,242,000
BJ.4	- Extra over orchestra pit	1	Item	100,000.00	100,000		100,000
BJ.5	- Rounding	1	Item		0		0
	- Level B				1,342,000		1,342,000
BK	- Level C						
BK.1	<u>LEVEL C</u>						
BK.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
BK.3	- Learning/Common	1,350	m2	2,000.00	2,700,000		2,700,000
BK.4	- Extra over for Auditorium	1,350	m2	500.00	675,000		675,000
BK.5	- Rounding	1	Item		0		0
	- Level C				3,375,000		3,375,000
BL	- Level D						
BL.1	<u>LEVEL D</u>						
BL.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
BL.3	- Tiered Seating/Common	468	m2	2,000.00	936,000		936,000
BL.4	- Roof	270	m2	1,000.00	270,000		270,000
BL.5	- Rounding	1	Item		0		0

To Collection 5,923,000



Trade Detail - PROJECT

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 PROPOSED MASTERPLAN WORKS
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BL	- Level D						<i>(Continued)</i>
	- Level D				1,206,000		1,206,000
BM	- Level E						
BM.1	<u>LEVEL E</u>						
BM.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
BM.3	- Learning/Common	216	m2	2,000.00	432,000		432,000
BM.4	- Rounding	1	Item		0		0
	- Level E				432,000		432,000
BN	- Level F						
BN.1	<u>LEVEL A</u>						
BN.2	The following rates are based on historical data. We advised that these the following rates will be subject to a final feasibility elemental Cost Plan		Note				
BN.3	- Learning/Common	1,080	m2	2,000.00	2,160,000		2,160,000
BN.4	- Roof	1,080	m2	1,000.00	1,080,000		1,080,000
BN.5	- Rounding	1	Item		0		0
	- Level F				3,240,000		3,240,000
BO	- FF&E						
BO.1	<u>FF&E</u>						
BO.2	The following allowance is PROVISIONAL		Note				
BO.3	Allow for FF&E (based on 3.0% of Net Trade Total)	1	Item	495,000.00	495,000		495,000
BO.4	Fitout to Auditorium	1	Item	500,000.00	500,000		500,000
BO.5	Rounding	1	Item	5,000.00	5,000		5,000
	- FF&E				1,000,000		1,000,000
BP	- IT/AV						
BP.1	<u>IT/AV</u>						
BP.2	The following allowance is PROVISIONAL		Note				
BP.3	Allow for IT (based on 6% of Net Trade Total)	1	Item	832,320.00	832,320		832,320

To Collection 5,504,320



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BP - IT/AV							<i>(Continued)</i>
BP.4	Allow for IT (based on 5% of Net Trade Total)	1	Item	832,320.00	832,320		832,320
BP.5	Rounding	1	Item	360.00	360		360
- IT/AV					1,665,000		1,665,000
BQ - Lift (including BWIC); not shown but assumed							
BQ.1	<u>Lift</u>						
BQ.2	The following allowance is based on a standard finished 7 stop lift		Note				
BQ.3	Allow for lift complete	5	Stops	25,000.00	125,000		125,000
BQ.4	Add for BWIC	5	Stops	1,000.00	5,000		5,000
- Lift (including BWIC); not shown but assumed					130,000		130,000
BR - Landscaping & External Works							
BR.1	<u>LANDSCAPING & EXTERNAL WORKS</u>						
BR.2	<u>Level A</u>						
BR.3	Nil Works		Note				
BR.4	<u>Level B</u>						
BR.5	Allowance for soft & hard landscaping	1	Item	50,000.00	50,000		50,000
BR.6	<u>Level C</u>						
BR.7	Nil Works	1	Item	50,000.00	50,000		50,000
BR.8	<u>Level D</u>						
BR.9	Nil Works	206	m2	65.00	13,358		13,358
BR.10	<u>Level E (Exposed roof)</u>						
BR.11	Extra over roof terrace (included elsewhere) for synthetic turf	270	m2	65.00	17,550		17,550
BR.12	<u>Level F (Exposed roof)</u>						
BR.13	Extra over roof terrace (included elsewhere) for synthetic turf	1,080	m2	65.00	70,200		70,200
BR.14	- Rounding	1	Item	3,892.00	3,892		3,892
- Landscaping & External Works					205,000		205,000

To Collection 1,167,680



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
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 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
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Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BS - Professional Fees							
BS.1	<u>PROFESSIONAL FEES</u>						
BS.2	It is assumed that the following design consultants will be required for this project		Note				
BS.3	* Architect - BVN Architects						
BS.4	* Structural Engineer - TBA						
BS.5	* Services Engineer - TBA						
BS.6	* Private Certifier - TBA						
BS.7	* Quantity Surveyor - QS1						
BS.8	* Surveyor - TBA						
BS.9	* BCA - TBA						
BS.10	* Miscellaneous Fees						
BS.11	Total Estimated Professional Fees - 12%	1	Item	3,087,000.00	3,087,000		3,087,000
BS.12	Rounding	1	Item		0		0
	- Professional Fees				3,087,000		3,087,000
BT - DA fees & Charges							
BT.1	<u>DA FEES & CHARGES</u>						
BT.2	Allowances for the following DA fees & charges based on Construction costs less Kitchen Fitout & FF&E	28,812,000	Note				
BT.3	* DA Fees	1	Item	28,768.67	28,769		28,769
BT.4	* Archiving	1	Item	75.00	75		75
BT.5	* Inspection	1	Item	220.00	220		220
BT.6	* Advertising	1	Item	450.00	450		450
BT.7	* Plan 1St	1	Item	18,439.59	18,440		18,440
BT.8	* S61 Levey (1.0%)	1	Item	288,120.00	288,120		288,120
BT.9	* LSL Levy (0.35%)	1	Item	100,842.00	100,842		100,842
BT.10	Rounding	1	Item	85.00	85		85
	- DA fees & Charges				437,000		437,000
						To Collection	3,524,000



Trade Detail - PROJECT

Project: 16012 - Loreto Master Plan
Building: Preliminary Feasibility Estimates

Details: CIV Estimate of Construction Cost - July 2017 Scheme
 PROPOSED MASTERPLAN WORKS
 Loreto College, Kirribilli NSW
 Project No. 16012; July 2017

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
BU - Professional Fees							
BU.1	<u>PROFESSIONAL FEES</u>						
BU.2	It is assumed that the following design consultants will be required for this project		Note				
BU.3	* Architect - BVN Architects						
BU.4	* Structural Engineer - TBA						
BU.5	* Services Engineer - TBA						
BU.6	* Private Certifier - TBA						
BU.7	* Quantity Surveyor - QS1						
BU.8	* Surveyor - TBA						
BU.9	* BCA - TBA						
BU.10	* Miscellaneous Fees						
BU.11	Total Estimated Professional Fees - 12%	1	Item	567,480.00	567,480		567,480
BU.12	Rounding	1	Item	520.00	520		520
	- Professional Fees				568,000		568,000
BV - DA fees & Charges							
BV.1	<u>DA FEES & CHARGES</u>						
BV.2	Allowances for the following DA fees & charges based on Construction costs less Kitchen Fitout & FF&E	5,297,000	Note				
BV.3	* DA Fees	1	Item	5,289.03	5,289		5,289
BV.4	* Archiving	1	Item	75.00	75		75
BV.5	* Inspection	1	Item	220.00	220		220
BV.6	* Advertising	1	Item	450.00	450		450
BV.7	* Plan 1St	1	Item	3,390.06	3,390		3,390
BV.8	* S61 Levey (1.0%)	1	Item	52,970.00	52,970		52,970
BV.9	* LSL Levy (0.35%)	1	Item	18,539.50	18,540		18,540
BV.10	Rounding	1	Item	66.00	66		66
	- DA fees & Charges				81,000		81,000

To Collection 649,000