

The Rocks Centre, External Works



Project Number: 0124-0054	Reviewed By: Keith Brandon	Prepared By: Chanel Ong
Document Title	Issued To:	Issue Date:
Cost Plan 1	Property NSW	9 June 2016
Cost Plan 2	Property NSW	16 June 2016
Cost Plan 3	Property NSW	19 July 2016
Cost Plan 4	Property NSW	29 July 2016
Cost Plan 5 Ext Works (Pre-Tender Estimate)	Property NSW	26 April 2017

SUMMARY	\$
External Works	653,306
Trade Sub-Total	653,306
Preliminaries (12%)	78,397
Margin (5%)	36,585
Pre-Tender Estimate Total	768,287
Professional Fees (12%)	92,194
SHFA Project Managers Fees (5%)	43,024
Staging Costs (3%)	27,105
Project Contingency (10%)	93,061
PROJECT TOTAL (Excl GST)	1,023,672
GST (10%)	102,367
PROJECT TOTAL (Incl GST)	1,126,039
GFA: 0.00 m2	Cost/m2 (excl GST): N/A/m2

Notes:

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Client: Sydney Harbour Foreshore Authority
 Project Code: 0124-0054
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DETAILED SUMMARY



Client: Sydney Harbour Foreshore Authority
Project: The Rocks Centre, External Works

Details: PTE External
MBM0124-0054
Date - 26/04/2017

Code	Description	Starting Page	% of Cost	Cost/m2	Total
1	General Information				
1.1	Introduction	Page 4			0
1.2	Consultants	Page 4			0
1.3	Drawings	Page 4			0
1.4	Exclusions	Page 6			0
					0
2	External Works				
2.1	Site Preparation	Page 6	0.03		300
2.2	Demolition Works	Page 7	0.78		7,955
2.3	Substructure	Page 7	2.11		21,643
2.4	Upper Floors	Page 7	5.08		52,001
2.5	Roofing	Page 8	7.28		74,484
2.6	External Wall	Page 8	9.19		94,098
2.7	External Doors	Page 8	3.53		36,120
2.8	Internal Walls	Page 8	10.53		107,837
2.9	Floor Finishes	Page 9	0.72		7,350
2.10	Fitments	Page 9	0.05		500
2.11	Hydraulic Services	Page 9	3.85		39,403
2.12	Electrical Services	Page 9	2.23		22,815
2.13	Lift Services	Page 10	18.11		185,400
2.14	Stormwater Drainage	Page 10	0.33		3,401
					653,306

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REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
1	General Information				
1.1	Introduction				
1.1.1	Cost Plan 05 (Pre-Tender Estimate)				
1.1.2	External Works				
1.1.3	<i>Project: The Rocks Centre</i>				
1.1.4	<i>Client: Property NSW</i>				
1.1.5	<u>Prepared By: Chanel Ong</u>				
1.1.6	<u>Reviewed By: Keith Brandon</u>				
1.1.7	Introduction				
1.1.8	This Pre-Tender Estimate has been developed to determine the estimated project cost for for additions and alterations to Level 1 of The Rocks Centre.		note		
1.1.9	This Pre-Tender Estimate is based on our professional opinion and the source material listed below.		note		
0					
1.2	Consultants				
1.2.1	<u>Client</u>				
1.2.2	Property NSW				
1.2.3	<u>Architect</u>				
1.2.4	Welsh + Major				
1.2.5	<u>Structural Engineer</u>				
1.2.6	Shreeji Consultant				
1.2.7	<u>Hydraulic Services Engineer</u>				
1.2.8	Norman Disney & Young				
1.2.9	<u>Electrical Engineer</u>				
1.2.10	Norman Disney & Young				
1.2.11	<u>Mechanical Engineer</u>				
1.2.12	Norman Disney & Young				
1.2.13	<u>Fire Services Engineer</u>				
1.2.14	Norman Disney & Young				
1.2.15	<u>Quantity Surveyor</u>				
1.2.16	MBMpl				
0					
1.3	Drawings				
1.3.1	<u>Architectural drawings prepared by Welsh and Major received on 04/04/17 dated March 2017</u>				
1.3.2	Dwg No. S-11 First Floor Plan - FRL Upgrade				
1.3.3	Dwg No. S-12 Mezzanine Floor Plan - FRL Upgrade				
1.3.4	Dwg No. A 001 Location Plan				
1.3.5	Dwg No. A 002 Staging Plan				
1.3.6	Dwg No. A 101 Ground + First Floor Demolition Plan				
1.3.7	Dwg No. A 102 Ground Floor Plan				
1.3.8	Dwg No. A 103 First Floor Plan				

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1.3	Drawings				
1.3.9	Dwg No. A 104 Roof Plan				
1.3.10	Dwg No. A 105 Ground Floor Plan RCP				
1.3.11	Dwg No. A 106 First Floor Plan RCP				
1.3.12	Dwg No. A 201 Section A + B				
1.3.13	Dwg No. A 202 Section C				
1.3.14	Dwg No. A 203 Section D				
1.3.15	Dwg No. A 204 Section E				
1.3.16	Dwg No. A 205 Section F + G				
1.3.17	Dwg No. A 206 Section H				
1.3.18	Dwg No. A 301 Argyle St Elevation				
1.3.19	Dwg No. A 302 Playfair St Elevation				
1.3.20	Dwg No. A 401 Door + Signage Schedule				
1.3.21	Dwg No. A 501 Plan Details 1				
1.3.22	Dwg No. A 502 Plan Details 2				
1.3.23	Dwg No. A 503 Section Details 1				
1.3.24	Dwg No. A 504 Section Details 2				
1.3.25	Dwg No. A 505 Section Details 3				
1.3.26	1607 Rocks Centre Access Upgrade Specification Tender Issue 170323				
1.3.27	<u>Architectural drawings prepared by Welsh and Major received on 12/04/17 dated April 2017</u>				
1.3.28	Dwg No.S-11 First Floor Plan - FRL Upgrade				
1.3.29	Dwg No.S-12 Mezzanine Floor Plan - FRL Upgrade				
1.3.30	<u>Structural drawings prepared by Shreeji Consultants received on 11/04/17 dated March 2017</u>				
1.3.31	Dwg No. 16084.01 Notes				
1.3.32	Dwg No. 16084.02 Ground Floor				
1.3.33	Dwg No. 16084.03 Steel Framing				
1.3.34	Dwg No. 16084.04 Details				
1.3.35	Dwg No. 16084.05 Lift Enclosure				
1.3.36	Dwg No. 16084.06 Door Framing				
1.3.37	<u>Electrical drawings prepared by Norman Disney & Young received on 04/04/17 dated March 2017</u>				
1.3.38	Dwg No. TE-0L-001 Legend and Notes				
1.3.39	Dwg No. TE-0M-001 Mezzanine Lighting Layout				
1.3.40	Dwg No. TE-0M-002 Mezzanine Power & Comms Layout				
1.3.41	Dwg No. TE-01-001 Level 1 Lighting Layout				
1.3.42	Dwg No. TE-01-002 Level 1 Power & Comms layout				
1.3.43	Dwg No. TE-05-001 Level 4 & 5 Power & Comms layout				
1.3.44	Dwg No. TE-CV-001 Cover Sheet				
1.3.45	SP006116E [T02] Electrical Services Specification_HM- 20170224				
1.3.46	<u>Hydraulic services drawings prepared by Norman Disney & Young received on 04/04/17 dated March 2017</u>				

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Date - 26/04/2017

Code	Description	Quantity	Unit	Rate	Amount
1.3	Drawings				
1.3.47	Dwg No. TH-OL-001 Legend and Notes				
1.3.48	Dwg No. TH-OM-001 Mezzanine Sanitary Drainage Layout				
1.3.49	Dwg No. TH-OM-002 Mezzanine Water and Gas Layout				
1.3.50	Dwg No. TH-01-001 Level 1 Sanitary Drainage Layout				
1.3.51	Dwg No. TH-01-002 Level 1 Water and Gas Layout				
1.3.52	Dwg No. TH-CV-001 Cover Sheet				
1.3.53	SP006116H [T03] Hydraulics Specification_PI- 20170308				
1.3.54	<u>Mechanical services drawings prepared by Norman Disney & Young received on 04/04/17 dated March 2017</u>				
1.3.55	Dwg No. TM-OL-001 Legend and Notes				
1.3.56	Dwg No. TM-OM-001 Mezzanine Level 1 Layout				
1.3.57	Dwg No. TM-OR-001 Roof Layout				
1.3.58	Dwg No. TM-01-001 Level 1 Layout				
1.3.59	Dwg No. TM-04-001 Level 4 & 5 Layout				
1.3.60	Dwg No. TM-SC-001 Section and Elevation				
1.3.61	Dwg No. TM-CV-001 Cover Sheet				
1.3.62	SP006116M [T01] Mechanical Services Specification_HM- 20170308				
1.3.63	<u>Fire services drawings prepared by Norman Disney & Young received on 04/04/17 dated March 2017</u>				
1.3.64	Dwg No. TF-OL-001 Legend and Notes				
1.3.65	Dwg No. TF-OM-001 Mezzanine Level 1 Layout				
1.3.66	Dwg No. TF-01-001 Level 1 Layout				
1.3.67	Dwg No. TF-04-001 Level 4 & 5 Layout				
1.3.68	Dwg No. TF-CV-001 Cover Sheet				
1.3.69	SP006116F [T02] Fire Specification_SB- 20170220				
					0
1.4	Exclusions				
1.4.1	Items noted "EXCL" in the Cost Plan		Item		EXCL
1.4.2	Unknown Site conditions in excess of allowances made		Item		EXCL
1.4.3	Council requirements		Item		EXCL
1.4.4	Legal costs		Item		EXCL
1.4.5	Out of hours works		Item		EXCL
1.4.6	Escalation beyond April 2017		Item		EXCL
					0
2	External Works				
2.1	Site Preparation				
2.1.1	<u>Trees</u>				
2.1.2	Allowance to retain and protect existing tree	1	Item	250.00	250
2.1.3	<u>Drains</u>				
2.1.4	Allowance to protect existing sandstone dish drain	1	Item	50.00	50
2.1.5	<u>Pits</u>				

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Code	Description	Quantity	Unit	Rate	Amount
2.1	Site Preparation				
2.1.6	Allowance to retain existing stormwater pits		Note		0
					300
2.2	Demolition Works				
2.2.1	Entry				
2.2.2	Break up and remove existing slab and paving	22	m2	55.00	1,210
2.2.3	Demolish and remove existing glazed and steel structure to entry	50	m2	75.00	3,750
2.2.4	Remove existing tactile indicators and make good upon completion	3	m2	100.00	300
2.2.5	Strip and remove paint of existing wall to match existing	6	m2	65.00	390
2.2.6	Remove and take off existing metal capping	1	no	250.00	250
2.2.7	Allowance to protect existing tactile indicators	1	Item	50.00	50
2.2.8	Downpipes				
2.2.9	Remove and take off existing downpipes	1	Item	120.00	120
2.2.10	Paving				
2.2.11	Take up and remove to store existing paving and relay upon completion	29	m2	65.00	1,885
					7,955
2.3	Substructure				
2.3.1	Piers				
2.3.2	Allowance for establishment of piling rig and moving around onsite	1	Item	10,000.00	10,000
2.3.3	450mm dia Bored piers (2m deep)	9	no	330.00	2,970
2.3.4	Lift Pit				
2.3.5	Excavate to reduce levels for lift pit (1.2m deep)	8	m3	45.00	360
2.3.6	300 x 300mm deep concrete footing including excavation, 32Mpa concrete, formwork, reinforcement and waterproof membrane	3	m	80.00	240
2.3.7	500 x 500mm deep edge beam comprising excavation, 32Mpa concrete, formwork, reinforcement and waterproof membrane (80kg/m3)	14	m	165.00	2,310
2.3.8	600 x 500mm deep concrete footing including excavation, 32Mpa concrete, formwork, reinforcement and waterproof membrane	3	m	218.00	654
2.3.9	200mm thick slab to lift pit including 50mm thick binding sub-base, 32Mpa concrete, formwork, reinforcement and waterproof membrane	5	m2	195.00	1,069
2.3.10	150mm thick concrete walls to lift pit including formwork, reinforcement and tanking	4	m2	500.00	2,000
2.3.11	Entry Slab				
2.3.12	180mm thick slab on ground including 32Mpa concrete, formwork, reinforcement (120kg/m3), waterproof membrane and 50mm basecourse	12	m2	170.00	2,040
					21,643
2.4	Upper Floors				
2.4.1	Bridge				
2.4.2	Structural steel framing to bridge floor	0.53	t	15,000.00	7,950
2.4.3	Structural steel framing to bridge balustrade	0.31	t	15,000.00	4,605
2.4.4	Allowance for attached connections (15%)	0.13	t	15,000.00	1,883
2.4.5	Allowance for finish to exposed steel	0.96	t	5,000.00	4,813
2.4.6	Copper mesh panels to walkway bridge	11	m2	1,500.00	16,500

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Code	Description	Quantity	Unit	Rate	Amount
2.4	Upper Floors				
2.4.7	5mm galvanised steel flooring to walkway bridge	9	m2	1,500.00	13,500
2.4.8	Handrails				
2.4.9	32mm dia Steel handrail	11	m	250.00	2,750
					52,001
2.5	Roofing				
2.5.1	Entry				
2.5.2	Structural steel roof beams	0.73	t	15,000.00	10,950
2.5.3	Allowance for attached connections (15%)	0.11	t	15,000.00	1,643
2.5.4	Allowance for finish to exposed steel	0.84	t	1,500.00	1,259
2.5.5	Glazed roof fixed to steel structure	15	m2	2,000.00	30,000
2.5.6	Steel Awning				
2.5.7	12mm Mild steel plate awning (NB: We note that this has been shown as 6mm Plate in Structural Drawing no.16084.03)	0.69	t	15,000.00	10,350
2.5.8	50 x 20mm wide steel plates	0.02	t	15,000.00	300
2.5.9	Allowance for attached connections (15%)	0.11	t	15,000.00	1,598
2.5.10	Allowance for finish to exposed steel	0.82	t	1,500.00	1,225
2.5.11	Roof Plumbing				
2.5.12	Stainless steel lining between new entry and existing structure	10	m2	150.00	1,500
2.5.13	Structural steel to box gutter	0.28	t	15,000.00	4,200
2.5.14	Structural steel to plate above box gutter	0.30	t	15,000.00	4,500
2.5.15	Allowance for attached connections (15%)	0.09	t	15,000.00	1,305
2.5.16	Allowance for finish to exposed steel	0.67	t	5,000.00	3,335
2.5.17	90mm dia stainless steel downpipes	11	m	120.00	1,320
2.5.18	Steel rainwater head	1	no	500.00	500
2.5.19	Allowance to replace existing downpipe with spreader	1	Item	500.00	500
					74,484
2.6	External Wall				
2.6.1	Entry				
2.6.2	Structural steel columns and beams to external wall	1.27	t	15,000.00	19,050
2.6.3	Allowance for attached connections (15%)	0.19	t	15,000.00	2,858
2.6.4	Allowance for external finish	1.46	t	1,500.00	2,191
2.6.5	Glazed Partitions				
2.6.6	Glazed entry fixed to steel structure	35	m2	2,000.00	70,000
					94,098
2.7	External Doors				
2.7.1	Entry				
2.7.2	Frameless glass automatic sliding door approx 2400 x 3300mm high to corner of entry including door track and operator (D01)	1	no	20,000.00	20,000
2.7.3	Frameless glass automatic sliding door approx 1800 x 3300mm high to corner of entry including door track and operator (D02)	1	no	15,000.00	15,000
2.7.4	Extra over for etched graphic to glass	14	m2	80.00	1,120
					36,120

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Code	Description	Quantity	Unit	Rate	Amount
2.8	Internal Walls				
2.8.1	<u>Lift Structure</u>				
2.8.2	Structural steel columns and beams	0.94	t	15,000.00	14,100
2.8.3	Allowance for attached connections (15%)	0.14	t	15,000.00	2,115
2.8.4	Allowance for finish to exposed steel	1.08	t	1,500.00	1,622
2.8.5	Copper mesh panels to lift shafts	30	m2	1,000.00	30,000
2.8.6	Frameless glazed wall to lift shaft	30	m2	2,000.00	60,000
					107,837
2.9	Floor Finishes				
2.9.1	<u>Entry</u>				
2.9.2	New stone paving to entry	12	m2	350.00	4,200
2.9.3	Threshold pavings to under awnings	7	m2	450.00	3,150
					7,350
2.10	Fitments				
2.10.1	<u>Signage</u>				
2.10.2	<u>Signage to the following as per signage schedule:</u>				
2.10.3	Adjacent to lift doors	1	Item	500.00	500
					500
2.11	Hydraulic Services				
2.11.1	<u>Trade Waste</u>				
2.11.2	Breakup and remove existing paving including sawcutting and make good to match original	2	m2	165.00	330
2.11.3	100mm dia copper (type B) trade waste pipework laid in trench	3	m	250.00	845
2.11.4	Extra over for 100mm bends	2	no	120.00	240
2.11.5	Tundish	17	no	120.00	2,040
2.11.6	Boundary trap	7	no	250.00	1,750
2.11.7	Boundary trap with grated drain	3	no	350.00	1,050
2.11.8	Grease arrestor	1	no	30,000.00	30,000
2.11.9	Allowance to install 100mm chamber vent pipe for grease arrestor and extend and terminate to atmosphere	1	Item	1,000.00	1,000
2.11.10	Allowance to locate, excavate and connect 100mm uPVC pipe to existing sanitary drain system including make good to match original	1	Item	1,000.00	1,000
2.11.11	<u>BWIC</u>				
2.11.12	Builders Works in Connection (3%)	1	Item	1,147.65	1,148
					39,403
2.12	Electrical Services				
2.12.1	<u>Lighting</u>				
2.12.2	Surface mounted LED Lighting (L1)	21	m	500.00	10,500
2.12.3	Surface mounted LED Lighting (L2) (NB: LED Lighting has been measured in accordance with Electrical Drawings. LED2 lighting is not shown in the Electrical Drawings, however included in the Architectural Drawings).	8	m	500.00	4,000
2.12.4	Wall mounted luminaire (WL1)	2	no	350.00	700
2.12.5	Wall mounted luminaire (WL2)	2	no	400.00	800

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2.12	Electrical Services				
2.12.6	Allowance for entry lighting to be time controlled	1	Item	5,000.00	5,000
2.12.7	<u>Emergency Signs</u>				
2.12.8	Emergency exit light	1	no	450.00	450
2.12.9	<u>Switches</u>				
2.12.10	10A Isolation switch	1	no	320.00	320
2.12.11	32A 3 Phase permanently wire connection for lift	1	no	380.00	380
2.12.12	BWIC				
2.12.13	Allowance for Builder's work in connection (3%)	1	Item	664.50	665
					22,815
2.13	Lift Services				
2.13.1	<u>Lift</u>				
2.13.2	Passenger lift	1	Item	150,000.00	150,000
2.13.3	<u>Fitout</u>				
2.13.4	Allowance for fitout to lift car	1	Item	30,000.00	30,000
2.13.5	BWIC				
2.13.6	Allowance for Builder's work in connection (3%)	1	Item	5,400.00	5,400
					185,400
2.14	Stormwater Drainage				
2.14.1	<u>Downpipes</u>				
2.14.2	Connect new 100mm downpipe to existing stormwater system	2	no	250.00	500
2.14.3	<u>Grated Drains</u>				
2.14.4	Breakup and remove existing approx 500mm wide paving including sawcutting and make good to match original	3	m	285.00	855
2.14.5	Linear grated drain	3	m	500.00	1,500
2.14.6	Locate, excavate and connect to existing stormwater drainage including making good.	1	Item	500.00	500
2.14.7	BWIC				
2.14.8	Allowance for Builder's work in connection (3%)	1	Item	46.05	46
					3,401

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