

CIV COST BREAKDOWN

07-12-18

GBA 19,536 m2

				CIV Split		
				14,702m2	779m2	4,054m2
Element	QTY	\$/m2	TOTAL	HOTEL	POOL	WELLNESS
Demolition (Site Strip)	3,900 m2	53	206,700	206,700		
Excavation	1,090 m2	1204	1,312,360	1,312,360		
Substructure	1,907 m2	1050	2,002,350	2,002,350		
Columns	19,492 m2	118	2,300,056	1,678,958	100,111	520,987
Upper Floors	19,492 m2	449	8,751,908	6,386,015	381,343	1,984,550
Stairs	187 m	4409	824,483	752,483		72,000
Roof	987 m2	2183	2,154,621	2,154,621		
External Walls and Doors	19,492 m2	602	11,734,184	9,790,184		1,944,000
Internal Walls and Doors	19,492 m2	298	5,808,616	5,520,616		288,000
Wall Finishes	19,492 m2	173	3,372,116	2,920,601	133,440	318,075
Floor Finishes	19,492 m2	102	1,988,184	1,429,328	69,384	489,472
Ceiling Finishes	19,492 m2	124	2,417,008	1,809,268	123,900	483,840
Fitments	19,492 m2	298	5,808,616	5,111,116	123,900	573,600
Special Equipment	19,492 m2	130	2,533,960	1,333,960	1,200,000	
Hydraulic Services	19,492 m2	184	3,586,528	2,975,848	247,800	362,880
Mechanical Services	19,492 m2	329	6,412,868	5,132,588	247,800	1,032,480
Electrical Services	19,492 m2	205	3,995,860	3,369,640	90,860	535,360
Fire Services	19,492 m2	68	1,325,456	1,120,856	36,344	168,256
Vertical Transportation	19,492 m2	81	1,578,852	1,402,852		176,000
External Works	19,492 m2	175	3,411,100	3,411,100		
Sub-total of trades	19,492 m2	3,445	71,525,826	59,821,444	2,754,882	8,949,500
Preliminaries	23 %		16,450,940	13,758,932	633,623	2,058,385
Margin	5 %		4,398,838	3,679,019	169,425	550,394
Construction Cost (Excl GST)	19,492 m2	4,893	92,375,604	77,259,395	3,557,930	11,558,279
FF&E - Base Building			16,680,000	12,880,000	0	3,800,000
Construction & FF&E Cost (Excl GST)	19,492 m2	5,607	109,055,604	90,139,395	3,557,930	15,358,279
Professional Fees	13 %		14,177,229	11,718,122	462,531	1,996,576
Statutory & Authority Fees	2 %		2,467,167	2,042,483	79,539	345,145
Construction & FF&E Cost (Excl GST)	19,492 m2	7,429	125,700,000	103,900,000	4,100,000	17,700,000
<u>Operational Equipment Excluded Above</u>				\$7,171/m2	\$5,209/m2	\$4,348/m2
Hotel Operating and Servicing Equipment (HOSE) and IT	14,816 m2	668	9,900,000	Excluded	Excluded	Excluded
Gym fitout	3,662 m2	492	1,800,000	Excluded	Excluded	Excluded
Swimming Pool Operational Equipment	1,014 m2	197	200,000	Excluded	Excluded	Excluded

#Note: Wellness includes some components that are provided a shared facility for the Hotel.