MBM

Coffs Harbour Uniting Church

Project Number: 3966-0001	Reviewed By: Edward Robins	Prepared By: Steven Aung
Document Title	Issued To:	Issue Date:
Carpark Comparison	Ironbrook Property Group	19 December 2025
Carpark Comparison rev. 1	Ironbrook Property Group	14 January 2026

SUMMARY

Client: Ironbrook Property Group
Project: Coffs Harbour Uniting Church

Details: Carpark Comparison rev. 1
MBM3966-0001
Date - 14/01/2026

Description		% of Cost	Total (excl GST)
Introduction			0
Above ground carpark (5 Levels = 173 parking spaces)		-40.90	-14,555,711
Basement carpark (5 Levels = 173 parking spaces)		140.90	50,141,298
	Delta:	100.00	**35,585,588**
			35,585,588

DETAILED SUMMARY

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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
1	**Introduction**				
1.1	**Introduction**				
1.2	Project: Coffs Harbour Uniting Church (Ecclesia)				
1.3	Client: Ironbrook Property Group				
1.4	Measured By: Steven Aung				
1.5	Reviewed By: Edward Robins, BCPM, MAIQS, CQS				
1.6	**Consultants**				
1.7	Architect:				
1.8	Cortese Architects				
1.9	**Basis of Cost Plan**				
1.10	Preliminaries and Builders Margin have been applied at benchmarked percentages taking into account the project specifics such as size and site access.				
1.11	MBM costs are presented in an functional area $/m2 approach with quantities measured where possible and costs applied at market rates. We have used benchmark rates applied on a $ per/m2 where no documentation exists and applied previous experience and knowledge for a “best guess” approach to provisional items.				
1.12	Our general approach to pricing has been to adopt the data and methodology from our previous experience. It is important to note that the rates and costs contained are developed from our internal project database.				
1.13	It should be noted the unique nature of the project and ergo complexity and design of the project, means the estimate should be constantly reviewed as design evolves with cost management required at ALL stages.				
1.14	MBM's GFA calculation is based on the AIQS definition of GFA (FECA + UCA) as per the AIQS Cost management manual volume 1.				
1.15	**Risk Items**				
1.16	Design contingency is currently excluded. MBM recommend a 5% contingency, given that the design is still in concept phase				
1.17	**Cost Range**				
1.18	A detailed costing will be prepared as design progresses and further documentation is produced. Given this level of information and unknown services scope MBM recommend a range of costs (+ or - 20%) to be considered at this stage of the project.				
1.19	**Assumptions & Clarifications**				
1.20	The contract will be based on a competitive lump sum tender based on full documentation				
1.21	Medium to high quality finishes				
1.22	MBM Assume the rate of $6,000/t as advised by Ironbrook as advised on 26/03/25 is achievable based on the internal conversations with Ironbrook and structural steel subcontractor				
1.23	Escalation to April 2026 as advised by Ironbrook				
1.24	MBM assume excavated material is contaminated with PASS/ASS and disposed of as GSW once treated				
1.25	Additional preliminaries have been applied to the basement option to allow for additional project duration				

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1	**Introduction**				
1.26	**Exclusions**				
1.27	Piling works (as this is a carpark comparison only)				EXCL
1.28	Green star & carbon tax provisions				EXCL
1.29	High Voltage cabling and equipment				EXCL
1.30	Road works				EXCL
1.31	Archaeological investigations/ excavation				EXCL
1.32	Interest, Finance & Legal Fees				EXCL
1.33	Out of hours works				EXCL
1.34	Site allowances & enterprise agreements				EXCL
1.35	Staging of Works				EXCL
1.36	Relocation/decanting costs				EXCL
1.37	Work outside the site boundary				EXCL
1.38	Major Upgrade or Diversions of Existing Services				EXCL
1.39	Leasing costs				EXCL
1.40	Goods and Services Tax (GST)				EXCL
1.41	Exclusions as noted 'EXCL' in the cost plan				EXCL
					0

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2	Above ground carpark (5 Levels = 173 parking spaces)				
2.1	Columns, Upper Floors and In-situ Concrete Walls	6	19.84		7,060,299
2.2	Staircases	6	0.29		104,800
2.3	External Walls	6	3.90		1,386,100
2.4	External Doors	6	0.07		25,000
2.5	Internal Walls	6	0.80		285,600
2.6	Floor Finishes	6	1.14		405,300
2.7	FF&E	7	0.34		121,590
2.8	Signage	7	0.08		30,000
2.9	Hydraulic Services	7	0.96		340,452
2.10	Mechanical Services	7	0.07		23,940
2.11	Fire Protection Services	7	2.39		851,130
2.12	Electrical Services	7	1.91		680,904
2.13	**Estimated Trade Cost**		**31.80**		**11,315,115**
2.14	Preliminaries and supervision		5.09		1,810,418
2.15	Builders Margin (4%)		1.48		525,021
2.16	**Total Construction Cost**		**38.36**		**13,650,554**
2.17	Escalation to April '26 (1.3%)		0.50		177,457
2.18	**Total Construction Cost incl. Escalation**		**38.86**		**13,828,012**
2.19	Professional Fees (%)				EXCL
2.20	Authority Fees (0.25%)		0.10		34,570
2.21	**SubTotal Project Cost**		**38.96**		**13,862,582**
2.22	Project Contingency (5%)		1.95		693,129
					-14,555,711

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Code	Description	Quantity	Unit	Rate	Amount
2.1	**Columns, Upper Floors and In-situ Concrete Walls**				
2.1.1	Pro-rated structural allowance based on structural markups including:	8,106	m2	869.80	7,050,599
2.1.2	Columns				INCL
2.1.3	Upper Floors				INCL
2.1.4	In-situ concrete walls				INCL
2.1.5	E/O for carpark ramp	194	m2	50.00	9,700
					7,060,299
2.2	**Staircases**				
2.2.1	INTERNAL FIRE STAIR				
2.2.2	Reinforced concrete staircases including, non-slip nosing and balustrade	29	m/rise	3,200.00	92,800
2.2.3	Allow for steps between split levels	6	no	2,000.00	12,000
					104,800
2.3	**External Walls**				
2.3.1	FACADE WALL				
2.3.2	No facade schedule have been provided. Allowance made based on assumptions		note		
2.3.3	Concrete				
2.3.4	Allow for concrete perimeter wall to carpark facade - excl. per Ironbrook instruction dated 24/03/25				EXCL
2.3.5	Allowance for crash barriers to carpark levels	700	m	400.00	280,000
2.3.6	Cladding				
2.3.7	Lightweight structural to support aluminium battens	2,458	m2	100.00	245,800
2.3.8	Allow for pre-finished aluminium batten including framing and fixing to carpark perimeter	2,458	m2	350.00	860,300
					1,386,100
2.4	**External Doors**				
2.4.1	No door schedule has been provided. Measurement has been taken on drawings		note		
2.4.2	ROLLER SHUTTERS				
2.4.3	Allowance for roller shutter to carpark entry	1	no	25,000.00	25,000
					25,000
2.5	**Internal Walls**				
2.5.1	INTERNAL SOLID WALL				
2.5.2	Internal solid wall (assumed block-work)	952	m2	300.00	285,600
					285,600
2.6	**Floor Finishes**				
2.6.1	No finishes schedule have been provided. Allowance made based on assumptions		note		
2.6.2	SEALER				
2.6.3	Concrete sealer to carpark	8,106	m2	40.00	324,240
2.6.4	LINEMARKING				
2.6.5	Line marking to carpark	8,106	m2	10.00	81,060

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Code	Description	Quantity	Unit	Rate	Amount
2.6	Floor Finishes				
					405,300
2.7	FF&E				
2.7.1	Allowance for corner guards, bollards, mirrors, wheel stop and other miscellaneous items	8,106	m2	15.00	121,590
2.7.2	Allowance for resident storage cage	1	Item	228,000.00	NA
					121,590
2.8	Signage				
2.8.1	Allowance for required signage to carpark	1	Item	20,000.00	20,000
2.8.2	Allowance for way-finding and directional signage to carpark	1	Item	10,000.00	10,000
					30,000
2.9	Hydraulic Services				
2.9.1	Provision for hydraulic services	8,106	m2	40.00	324,240
2.9.2	BWIC (5%)	1	Item	16,212.00	16,212
					340,452
2.10	Mechanical Services				
2.10.1	Carpark space to be naturally ventilated		note		
2.10.2	Mechanical ventilation to plant areas	380	m2	60.00	22,800
2.10.3	BWIC (5%)	1	Item	1,140.00	1,140
					23,940
2.11	Fire Protection Services				
2.11.1	Allowance for dry and wet fire fighting services	8,106	m2	100.00	810,600
2.11.2	BWIC (5%)	1	Item	40,530.00	40,530
					851,130
2.12	Electrical Services				
2.12.1	Allowance for electrical services	8,106	m2	80.00	648,480
2.12.2	BWIC (5%)	1	Item	32,424.00	32,424
					680,904

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3	**Basement carpark (5 Levels = 173 parking spaces)**				
3.1	Substructure	9	34.27		12,195,930
3.2	Remediation	9	44.81		15,945,300
3.3	Columns, Upper Floors and In-situ Concrete Walls	9	17.85		6,351,320
3.4	Staircases	9	0.29		104,800
3.5	External Doors	9	0.07		25,000
3.6	Internal Walls	9	0.80		285,600
3.7	Floor Finishes	10	1.14		405,300
3.8	FF&E	10	0.34		121,590
3.9	Signage	10	0.08		30,000
3.10	Hydraulic Services	10	2.20		783,122
3.11	Mechanical Services	10	1.91		680,904
3.12	Fire Protection Services	10	2.39		851,130
3.13	Electrical Services	10	1.91		680,904
3.14	**Estimated Trade Cost**		**108.08**		**38,460,900**
3.15	Preliminaries and supervision		17.29		6,153,744
3.16	Extended programme based on basement excavation works. Assumed 4 months		1.69		600,000
3.17	Builders Margin (4%)		5.08		1,808,586
3.18	**Total Construction Cost**		**132.14**		**47,023,229**
3.19	Escalation to April '26 (1.3%)		1.72		611,302
3.20	**Total Construction Cost incl. Escalation**		**133.86**		**47,634,531**
3.21	Professional Fees (%)				EXCL
3.22	Authority Fees (0.25%)		0.33		119,086
3.23	**SubTotal Project Cost**		**134.19**		**47,753,617**
3.24	Project Contingency (5%)		6.71		2,387,681
					50,141,298

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Code	Description	Quantity	Unit	Rate	Amount
3.1	Substructure				
3.1.1	Excavation				
3.1.2	Bulk excavation for basement	22,147	m3	60.00	1,328,820
3.1.3	Allowance for disposal of excavated fill - assume 60% disposed as GSW	26,576	t	235.00	6,245,454
3.1.4	E/O allowance for excavation into rock. assume 40% of excavation quantity as rock	8,859	m3	120.00	1,063,056
3.1.5	Dewatering during excavation period - assume 3 months	1	item	18,900.00	18,900
3.1.6	Shoring				
3.1.7	Provision for shoring wall to basement perimeter	2,370	m2	800.00	1,896,000
3.1.8	Provision for anchors to piles	2,370	m2	200.00	474,000
3.1.9	Shotcrete to shoring walls	2,370	m2	240.00	568,800
3.1.10	Subsoil drainage to perimeter walls	158	m	150.00	23,700
3.1.11	Tanking				
3.1.12	Tanking to basement walls and base	3,848	m2	150.00	577,200
					12,195,930
3.2	Remediation				
3.2.1	Remediation of PASS/ASS incl loading, transport, treatment and disposal. Assume 40% of excavated material is classified as PASS/ASS	17,717	t	900.00	15,945,300
					15,945,300
3.3	Columns, Upper Floors and In-situ Concrete Walls				
3.3.1	Pro-rated structural allowance based on structural markups including:	8,106	m2	770.00	6,241,620
3.3.2	Columns				INCL
3.3.3	Upper Floors				INCL
3.3.4	In-situ concrete walls				INCL
3.3.5	E/O for carpark ramp	194	m2	50.00	9,700
3.3.6	Provisional allowance for bunding to basement	1	psum	100,000.00	100,000
					6,351,320
3.4	Staircases				
3.4.1	INTERNAL FIRE STAIR				
3.4.2	Reinforced concrete staircases including, non-slip nosing and balustrade	29	m/rise	3,200.00	92,800
3.4.3	Allow for steps between split levels	6	no	2,000.00	12,000
					104,800
3.5	External Doors				
3.5.1	No door schedule has been provided. Measurement has been taken on drawings		note		
3.5.2	ROLLER SHUTTERS				
3.5.3	Allowance for roller shutter to carpark entry	1	no	25,000.00	25,000
					25,000
3.6	Internal Walls				
3.6.1	INTERNAL SOLID WALL				
3.6.2	Internal solid wall (assumed block-work)	952	m2	300.00	285,600

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Code	Description	Quantity	Unit	Rate	Amount
3.6	Internal Walls				
					285,600
3.7	Floor Finishes				
3.7.1	No finishes schedule have been provided. Allowance made based on assumptions		note		
3.7.2	SEALER				
3.7.3	Concrete sealer to carpark	8,106	m2	40.00	324,240
3.7.4	LINEMARKING				
3.7.5	Line marking to carpark	8,106	m2	10.00	81,060
					405,300
3.8	FF&E				
3.8.1	Allowance for corner guards, bollards, mirrors, wheel stop and other miscellaneous items	8,106	m2	15.00	121,590
3.8.2	Allowance for resident storage cage	1	Item	228,000.00	NA
					121,590
3.9	Signage				
3.9.1	Allowance for required signage to carpark	1	Item	20,000.00	20,000
3.9.2	Allowance for way-finding and directional signage to carpark	1	Item	10,000.00	10,000
					30,000
3.10	Hydraulic Services				
3.10.1	Provision for hydraulic services	8,106	m2	40.00	324,240
3.10.2	Hydraulic services to basement				
3.10.3	Provision for stormwater drainage/reticulation	8,106	m2	15.00	121,590
3.10.4	Provision for sewer works incl. reticulation and pump out station	1	psum	300,000.00	300,000
3.10.5	BWIC (5%)	1	Item	37,291.50	37,292
					783,122
3.11	Mechanical Services				
3.11.1	Mechanical ventilation to basement areas	8,106	m2	80.00	648,480
3.11.2	BWIC (5%)	1	Item	32,424.00	32,424
					680,904
3.12	Fire Protection Services				
3.12.1	Allowance for dry and wet fire fighting services	8,106	m2	100.00	810,600
3.12.2	BWIC (5%)	1	Item	40,530.00	40,530
					851,130
3.13	Electrical Services				
3.13.1	Allowance for electrical services	8,106	m2	80.00	648,480
3.13.2	BWIC (5%)	1	Item	32,424.00	32,424
					680,904

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We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

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