



W I L D E
A N D
W O O L L A R D

BUDGET ESTIMATE 3

SAINTS PETER & PAUL ASSYRIAN PRIMARY SCHOOL, CECIL PARK

FOR

ASSYRIAN SCHOOLS / PMDL

**17 September 2018
18033**

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PROJECT SUMMARY



Project: Saints Peter & Paul Assyrian Primary, Cecil Park

Cost Plan: BUDGET ESTIMATE 3

No.	Item Description	Quantity	Unit	\$/m2	Total
1	NOTES AND EXCLUSIONS				0
2	STAGE 1				14,201,000
3	FUTURE STAGES				13,234,000
	SUB-TOTAL				27,435,000
4	CONSULTANT FEES				3,292,000
	TOTAL				30,727,000

ELEMENTAL SUMMARY



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
Cost Plan: BUDGET ESTIMATE 3

Code	Description	Quantity	Unit	\$/m2	Total
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NOTES AND EXCLUSIONS

1	NOTES				0
2	EXCLUSIONS				0
NOTES AND EXCLUSIONS TOTAL					0

STAGE 1

1	PRELIMINARIES				1,580,000
2	GLA / ADMIN BUILDING	2,026	m2	3,316	6,718,000
3	EXTERNAL WORKS / SERVICES				5,903,000
STAGE 1 TOTAL					14,201,000

FUTURE STAGES

1	PRELIMINARIES				1,550,000
2	GLA, HALL, LIBRARY AND CANTEEN BUILDING	2,540	m2	3,539	8,988,000
3	EXTERNAL WORKS / SERVICES				2,696,000
FUTURE STAGES TOTAL					13,234,000

CONSULTANT FEES

1	CONSULTANT FEES				3,292,000
CONSULTANT FEES TOTAL					3,292,000

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
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Item No.	Item Description	Quantity	Unit	Rate	Amount
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NOTES AND EXCLUSIONS

NOTES

GENERALLY

- 1 Based upon a competitive lump sum tender
- 2 The purpose of this estimate is for the calculation of the Capital Investment Value for SSDA
- 3 The works are split into two stages - Stage 1; and the balance of the works as described by the masterplan project

DRAWINGS

This estimate has been based on the following documentation:-

Architectural

- 4 Architectural drawings DA101-103, 111-113, 121-123, 201, 202, 301, 302 (all rev A)
- 5 Landscape drawings L-SD-00 to 09, rev A
- 6 Electrical infrastructure estimate
- 7 Riparian zone estimate
- 8 Various cost data received by PMDL

NOTES TOTAL

0

EXCLUSIONS

EXCLUSIONS

The following has been excluded from this estimate (unless specifically noted otherwise):

- 9 Excavation, removal and replacement of rock, building rubble, inground structures etc.
- 10 Excavation, removal and replacement of soft spots
- 11 Termite treatment
- 12 Bushfire protection measures
- 13 Site infrastructure works beyond the site boundary not indicated (unless specifically noted as included)
- 14 Sports fields and courts and any associated drainage, external lighting, etc.
- 15 Emergency/Backup power and UPS
- 16 Telephone handsets and PABX
- 17 IT active equipment
- 18 Computers, photocopiers, faxes, etc.
- 19 Loose furniture, fixtures and equipment (FF&E)
- 20 Relocation and decanting costs
- 21 Cost escalation beyond the date of this estimate
- 22 Design and construction contingency

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park

Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
NOTES AND EXCLUSIONS					<i>(Continued)</i>
<u>EXCLUSIONS</u>					<i>(Continued)</i>
23	Authorities fees and headworks charges				
24	Out of hours work				
25	Other exclusions as specifically noted within this estimate				
26	Goods and services tax (GST)				
<u>EXCLUSIONS TOTAL</u>					<u>0</u>
NOTES AND EXCLUSIONS TOTAL					0

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
STAGE 1					
PRELIMINARIES					
PRELIMINARIES					
27	Allow for builder's preliminaries		item		1,580,000
PRELIMINARIES TOTAL					1,580,000
GLA / ADMIN BUILDING					
SUBSTRUCTURE					
28	Allow for earthworks (included elsewhere)		item		Included
29	Allow for footings / piers	1,121	m2	140	156,940
30	Allow for ground slab	1,121	m2	165	184,965
31	E/O for tiered seating	19	m2	1,600	30,400
32	Allow for footings to canopy		item		12,000
COLUMNS					
33	Allow for columns	2,026	m2	55	111,430
34	Allow for columns to canopy		item		30,000
UPPER FLOORS					
35	Allow for upper floors	1,102	m2	410	451,820
STAIRS					
36	Allow for internal straight stairs	7	m/r	7,800	57,720
ROOF					
37	Allow for standard metal roof	1,325	m2	365	483,625
38	Allow for canopy	298	m2	390	116,220
39	Allow for painted fibre cement soffit lining	502	m2	140	70,280
40	Allow for concrete roofs		item		Excluded
41	Allow for skylights		item		40,000
EXTERNAL WALLS / WINDOWS					
42	Allow for brick veneer external walls (70% rendered and 30% face brick)	2,032	m2	400	812,800
43	E/O for windows (say 40%)	813	m2	330	268,290
44	E/O for glazed louvres (say 30% of windows)	244	m2	200	48,800
45	Allow for sunshading		item		100,000
EXTERNAL DOORS					
46	Allow for external doors (FECA)	2,026	m2	60	121,560
INTERNAL WALLS					
47	Allow for stud wall with plasterboard both sides including insulation	1,875	m2	185	346,875
48	E/O for operable walls	214	m2	1,015	217,210
49	E/O for glazed screens (say 30%)	563	m2	335	188,605

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
STAGE 1					<i>(Continued)</i>
GLA / ADMIN BUILDING					<i>(Continued)</i>
50	Allow for balustrades		item		20,000
INTERNAL DOORS					
51	Allow for internal doors (FECA)	2,026	m2	40	81,040
WALL FINISHES					
52	Allow for wall finishes	3,749	m2	30	112,470
FLOOR FINISHES					
53	Allow for floor finishes	2,026	m2	110	222,860
CEILING FINISHES					
54	Allow for ceiling finishes	2,026	m2	130	263,380
55	Extra over for feature timber ceilings to sections of GF	709	m2	170	120,530
FITMENTS					
56	Allow for fitments (FECA) (reduced rate)	2,026	m2	150	303,900
57	Allow for FF&E (included separately)		item		Included
HYDRAULIC SERVICES					
58	Allow for hydraulic services (FECA)	2,026	m2	125	253,250
FIRE SERVICES					
59	Allow for fire sprinklers (FECA)	2,026	m2		Excluded
MECHANICAL SERVICES					
60	Allow for mechanical services (FECA)	2,026	m2	245	496,370
61	Allow for air-conditioning		item		Included
ELECTRICAL SERVICES					
62	Allow for electrical services (FECA)	2,026	m2	300	607,800
AUDIO VISUAL SERVICES					
63	Allow for audio visual services to GLAs (FECA)	2,026	m2	40	81,040
64	Allow for audio visual services to other areas		item		Excluded
LIFTS					
65	Allow for passenger lift	1	no	110,000	110,000
BUILDERS WORKS / SUNDRIES					
66	Allow for BWIC / sundry other items		item		195,820
GLA / ADMIN BUILDING TOTAL					6,718,000
EXTERNAL WORKS / SERVICES					
DEMOLITION					
67	Allow for demolition of buildings (nothing indicated)		item		Excluded
68	Allow for general demolition / clearing over site including grubbing up and stripping topsoil	30,400	m2	2.50	76,000
EARTHWORKS					

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
STAGE 1					<i>(Continued)</i>
EXTERNAL WORKS / SERVICES					<i>(Continued)</i>
69	Allow for cut and fill over stage 1 site (equal cut and fill)	10,050	m2	53	532,650
70	Allow for decontamination of lot 2321 - excavate 300mm and dispose as GSW asbestos and fill with soil gained from site (allow 150mm average)	19,700	m2	82	1,615,400
71	Allow to dispose of surplus materials off-site		item		Excluded
72	Allow for contaminated material remediation other than to lot 2321		item		Excluded
ROADWORKS					
73	Allow to widen Kosovich Place on one side in front of school	256	m2	235	60,160
74	Allow to resurfacing existing 6m wide road	325	m	100	32,500
75	Allow to cut back driveways at road widening		item		3,000
76	Allow for kerb / gutter to existing road (nothing even on Wallgrove Rd, so unlikely to be required)		item		Excluded
77	Allow for services upgrades / diversions at roadway (eg street lighting, in-ground services, etc)		item		Excluded
78	Allow for new footpath / driveway in front of school (incl in paving below)		item		Included
CARPARKING					
79	Concrete carpark / driveway including kerb	2,606	m2	140	364,840
PAVING					
80	Standard concrete footpath	783	m2	115	90,045
81	E/O for ramped surface	72	m2	20	1,440
82	Unit pavement on concrete slab to pedestrian entry and around buildings	765	m2	220	168,300
83	Decomposed granite pavement	42	m2	60	2,520
84	Reinforced concrete steps	19	m2	850	16,150
85	Allow for handrail	50	m	350	17,500
86	Allow for balustrade	73	m	550	40,150
87	Allow for tactiles and nosing		item		20,000
RETAINING WALLS					
88	Allow for vertical piled wall with rendered shotcrete to east boundary	124	m	3,880	481,120
89	Allow for other retaining walls	619	m	650	402,350
PLAY AREA					
90	Allow for play equipment		item		Excluded
LANDSCAPING					
91	Allow for turf for open lawn	1,336	m2	30	40,080
92	Allow to slash existing grassed area	800	m2	1	800

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
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Item No.	Item Description	Quantity	Unit	Rate	Amount
STAGE 1					<i>(Continued)</i>
EXTERNAL WORKS / SERVICES					<i>(Continued)</i>
93	Allow for mass planting and mulch coverings for garden beds/tree bases	1,137	m2	115	130,755
94	Allow for soft landscaping to stock pile area		item		Excluded
95	Allow for soft landscaping to balance of site		item		Excluded
96	Allow to grass seed balance of site		item		Excluded
97	Allow for trees (100L)	52	no	300	15,600
98	Allow for landscape maintenance		item		35,000
99	Allow for irrigation to planting		item		60,000
100	Allow for irrigation to turf		item		Excluded
FENCING					
101	Fencing to Stage 1 site including gates	604	m	290	175,160
102	Allow for auto operation to gates		item		Excluded
SHADE STRUCTURES / WALKWAYS					
103	Allow for shade structures / walkways (nothing documented over and above canopy adjacent building)		item		Excluded
BIN STORE					
104	Allow for bin store - slab and screen walls only		item		15,000
SIGNAGE					
105	Allow for school signage		item		50,000
SERVICES					
106	Allow for permanent waste water treatment plant system with pumps and shed		item		260,000
107	Allow for stormwater drainage		item		50,000
108	Allow for stormwater detention		item		200,000
109	Allow for fire hydrant		item		100,000
110	Allow for other hydraulic infrastructure		item		170,000
111	Allow for electrical substation (assumed equipment supplied by Endeavour Energy as free equipment)		item		Included
112	Allow for electrical infrastructure		item		475,000
113	Allow for external lighting		item		30,000
BUILDERS WORKS / SUNDRIES					
114	Allow for BWIC / sundry other items		item		171,480
EXTERNAL WORKS / SERVICES TOTAL					5,903,000
STAGE 1 TOTAL					14,201,000

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
FUTURE STAGES					
PRELIMINARIES					
PRELIMINARIES					
115	Allow for builder's preliminaries		item		1,550,000
PRELIMINARIES TOTAL					1,550,000
GLA, HALL, LIBRARY AND CANTEEN BUILDING					
SUBSTRUCTURE					
116	Allow for earthworks (included elsewhere)		item		Included
117	Allow for footings / piers	1,719	m2	140	240,660
118	Allow for ground slab	1,719	m2	165	283,635
119	E/O for tiered seating	95	m2	1,600	152,000
120	Allow for footings to canopy		item		35,000
COLUMNS					
121	Allow for columns	2,540	m2	55	139,700
122	Allow for columns to canopy		item		105,000
UPPER FLOORS					
123	Allow for upper floors	1,041	m2	410	426,810
STAIRS					
124	Allow for internal straight stairs	15	m/r	7,800	115,440
ROOF					
125	Allow for standard metal roof	2,062	m2	375	773,250
126	Allow for canopy	875	m2	390	341,250
127	Allow for painted fibre cement soffit lining	2,937	m2	140	411,180
128	Allow for concrete roofs		item		Excluded
129	Allow for skylights		item		Excluded
EXTERNAL WALLS / WINDOWS					
130	Allow for brick veneer external walls (70% rendered and 30% face brick)	2,710	m2	400	1,084,000
131	E/O for windows (say 40%)	1,084	m2	330	357,720
132	E/O for glazed louvres (say 30% of windows)	326	m2	200	65,200
133	Allow for sunshading		item		120,000
EXTERNAL DOORS					
134	Allow for external doors (FECA)	2,540	m2	70	177,800
INTERNAL WALLS					
135	Allow for internal walls	1,699	m2	175	297,325
136	E/O for operable walls	268	m2	1,025	274,700
137	E/O for glazed screens (say 30%)	510	m2	345	175,950
138	Allow for balustrades		item		30,000

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
 Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
FUTURE STAGES					<i>(Continued)</i>
GLA, HALL, LIBRARY AND CANTEEN BUILDING					<i>(Continued)</i>
INTERNAL DOORS					
139	Allow for internal doors (FECA)	2,540	m2	40	101,600
WALL FINISHES					
140	Allow for wall finishes (FECA)	2,540	m2	35	88,900
FLOOR FINISHES					
141	Allow for floor finishes	2,540	m2	110	279,400
CEILING FINISHES					
142	Allow for ceiling finishes	2,540	m2	130	330,200
143	Extra over for feature timber ceilings to sections of GF	874	m2	170	148,580
FITMENTS					
144	Allow for fitments (FECA) (reduced rate)	2,540	m2	150	381,000
145	Allow for FF&E (included separately)		item		Included
HYDRAULIC SERVICES					
146	Allow for hydraulic services (FECA)	2,540	m2	125	317,500
FIRE SERVICES					
147	Allow for fire sprinklers (FECA)	2,540	m2		Excluded
MECHANICAL SERVICES					
148	Allow for mechanical services (FECA)	2,540	m2	245	622,300
149	Allow for air-conditioning		item		Included
ELECTRICAL SERVICES					
150	Allow for electrical services (FECA)	2,540	m2	300	762,000
AUDIO VISUAL SERVICES					
151	Allow for audio visual services to GLAs (FECA)	1,850	m2	40	74,000
152	Allow for audio visual services to library and canteen (FECA)	331	m2		Excluded
153	Allow for audio visual services to hall (FECA)	360	m2	40	14,400
154	Allow for audio visual services to other areas		item		Excluded
LIFTS					
155	Allow for lift		item		Excluded
BUILDERS WORKS / SUNDRIES					
156	Allow for BWIC / sundry other items		item		261,500
GLA, HALL, LIBRARY AND CANTEEN BUILDING TOTAL					8,988,000
EXTERNAL WORKS / SERVICES					
DEMOLITION					
157	Allow for demolition / clearing		item		30,000
EARTHWORKS					

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
FUTURE STAGES					<i>(Continued)</i>
EXTERNAL WORKS / SERVICES					<i>(Continued)</i>
158	Allow for decontamination of lot 2321 - excavate 300mm and dispose as GSW asbestos and fill with soil gained from site (included in Stage 1)		item		Excluded
159	Allow for cut and fill over stage 2-6 site (equal cut and fill)	700	m2	53	37,100
160	Allow to spread soil from Stage 1 stockpile to filled area		item		100,000
161	Allow to dispose of surplus materials off-site		item		Excluded
162	Allow for contaminated material remediation other than to lot 2321		item		Excluded
ROADWORKS					
163	Allow for roadworks (included in Stage 1)		item		Excluded
CARPARKING					
164	Allow for car parking (included in Stage 1)		item		Excluded
PAVING					
165	Standard concrete footpath	791	m2	115	90,965
166	Unit pavement on concrete slab to pedestrian entry and around buildings	1,896	m2	220	417,120
167	Decomposed granite pavement	1,204	m2	60	72,240
168	E/O for feature to sundial plaza		item		15,000
169	E/O for ramped surface	247	m2	20	4,940
170	Reinforced concrete steps	41	m2	850	34,850
171	Allow for handrail / balustrades	31	m	500	15,500
172	Allow for tactiles and nosing		item		10,000
RETAINING WALLS					
173	Allow for retaining walls	148	m	650	96,200
SPORTS FIELD					
174	Allow for sports field	2,600	m2	50	130,000
GAMES COURT					
175	Games court	475	m2	165	78,375
176	Allow for games court fixed equipment		item		10,000
PLAY AREA					
177	Allow for sand pit	50	m2	145	7,250
178	Allow for play equipment		item		Excluded
LANDSCAPING					
179	Allow for turf for open lawn	6,695	m2	25	167,375
180	Allow for mass planting and mulch coverings for garden beds/tree bases	811	m2	115	93,265
181	Allow for Rain Garden Zones	90	m2	150	13,500

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park
Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
FUTURE STAGES					<i>(Continued)</i>
EXTERNAL WORKS / SERVICES					<i>(Continued)</i>
182	Allow for soft landscaping to balance of site		item		Excluded
183	Allow to grass seed balance of site		item		Excluded
184	Allow for trees (100L)	87	no	300	26,100
185	Allow for more feature trees		item		8,000
186	Allow for landscape maintenance		item		30,000
187	Allow for irrigation to planting		item		45,000
188	Allow for irrigation to turf / fields		item		Excluded
189	Allow for garden edging		item		5,000
190	Allow for tree pits, etc for trees in hard paved areas		item		8,000
RIPARIAN ZONE					
191	Estimate for riparian zone from consultant including revegetation and weed control		item		200,000
192	Allow for riparian zone maintenance		item		36,000
SEATING					
193	Allow for sandstone log terraced seating	1,000	m	500	500,000
194	Allow for handrail / balustrades at seating / terrace walls		item		Excluded
FURNITURE					
195	Allow for furniture		item		45,000
196	Allow for sculpture		item		10,000
FENCING					
197	Fencing to site including gates	488	m	290	141,520
198	Allow for auto operation to gates		item		Excluded
SHADE STRUCTURES / WALKWAYS					
199	Allow for shade structures to kindergarten (included with building section)	128	m2		Included
200	Allow for shade structures to riparian area	130	m2	650	84,500
201	COLA roof structure (included with building section)	366	m2		Included
202	Allow for other shade structures		item		Excluded
SERVICES					
203	Allow for permanent waste water treatment plant system with pumps and shed (in stage 1)		item		Included
204	Allow for stormwater drainage		item		40,000
205	Allow for stormwater detention		item		Excluded
206	Allow for fire hydrant (in stage 1)		item		Included
207	Allow for other hydraulic infrastructure (in stage 1)		item		Included
208	Allow for electrical substation (in stage 1)		item		Included
209	Allow for electrical infrastructure (in stage 1)		item		Included

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park

Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
FUTURE STAGES					<i>(Continued)</i>
<u>EXTERNAL WORKS / SERVICES</u>					<i>(Continued)</i>
210	Allow for external lighting		item		15,000
BUILDERS WORKS / SUNDRIES					
211	Allow for BWIC / sundry other items		item		78,201
<u>EXTERNAL WORKS / SERVICES TOTAL</u>					<u>2,696,000</u>
FUTURE STAGES TOTAL					13,234,000

DETAILED COST PLAN



Project: Saints Peter & Paul Assyrian Primary, Cecil Park

Cost Plan: BUDGET ESTIMATE 3

Item No.	Item Description	Quantity	Unit	Rate	Amount
CONSULTANT FEES					
<u>CONSULTANT FEES</u>					
CONSULTANT FEES					
212	Allow for consultant's fees (12%)		item		3,292,000
<u>CONSULTANT FEES TOTAL</u>					<u>3,292,000</u>
CONSULTANT FEES TOTAL					3,292,000