

Swans HPU
CIV Estimate - April 2019

Location Summary

GFA: Gross Floor Area
 Rates Current At April 2019

Location	GFA m ²	Cost/m ²	Total Cost
A SYDNEY SWANS HQ & COMMUNITY CENTRE	8,914	4,238	37,780,000
B MEDICAL TENANCY (COLD SHELL)	504	3,234	1,630,000
C EXISTING BASEMENT (MAKE GOOD ONLY)	550	127	70,000
D NSW SWIFTS TRAINING FACILITY	1,823	4,043	7,370,000
ESTIMATED TOTAL COST	11,791	\$3,973	\$46,850,000

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Gross Floor Area: 8,914 m²
Rates Current At April 2019

Element Summary

Description	%	Cost/m ²	Total Cost
XP SITE PREPARATION	0.2%	\$10	\$90,900
AR ALTERATIONS AND RENOVATIONS	6.5%	\$275	\$2,450,318
SB SUBSTRUCTURE	2.9%	\$122	\$1,088,416
CL COLUMNS	0.4%	\$16	\$142,400
UF UPPER FLOORS	2.5%	\$107	\$953,120
SC STAIRCASES	0.2%	\$10	\$92,000
RF ROOF	0.5%	\$20	\$181,910
EW EXTERNAL WALLS	0.8%	\$35	\$315,030
ED EXTERNAL DOORS	0.3%	\$14	\$121,000
NW INTERNAL WALLS	4.9%	\$209	\$1,864,430
NS INTERNAL SCREENS AND BORROWED LIGHTS	0.4%	\$16	\$141,400
ND INTERNAL DOORS	0.3%	\$14	\$127,300
WF WALL FINISHES	2.0%	\$84	\$752,377
FF FLOOR FINISHES	3.3%	\$141	\$1,256,883
CF CEILING FINISHES	2.0%	\$84	\$747,570
FT FITMENTS	4.8%	\$203	\$1,810,700
SE SPECIAL EQUIPMENT	11.0%	\$466	\$4,150,000
HS HYDRAULIC SERVICES	3.4%	\$143	\$1,271,160
MS MECHANICAL SERVICES	8.3%	\$352	\$3,135,560
FP FIRE PROTECTION	1.5%	\$64	\$566,227
LP ELECTRIC LIGHT AND POWER	7.2%	\$306	\$2,730,400
CM COMMUNICATIONS	1.4%	\$60	\$534,870
TS TRANSPORTATION SYSTEMS	1.4%	\$59	\$525,000
SS SPECIAL SERVICES	1.0%	\$44	\$392,310
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.7%	\$31	\$274,665
XL LANDSCAPING AND IMPROVEMENTS	1.6%	\$68	\$607,810
XK EXTERNAL STORMWATER DRAINAGE	0.3%	\$12	\$110,000
XD EXTERNAL SEWER DRAINAGE	0.1%	\$4	\$35,000
XW EXTERNAL WATER SUPPLY	0.1%	\$3	\$25,000
XG EXTERNAL GAS	0.0%	\$2	\$15,000
XF EXTERNAL FIRE PROTECTION	0.1%	\$4	\$35,000
XE EXTERNAL ELECTRIC LIGHT AND POWER	0.7%	\$28	\$250,000
XC EXTERNAL COMMUNICATIONS	0.0%	\$2	\$15,000
YY SPECIAL PROVISIONS	4.0%	\$168	\$1,500,000
PR PRELIMINARIES	11.2%	\$476	\$4,246,312
MA BUILDERS MARGIN & OVERHEAD	4.3%	\$183	\$1,627,752
FE PROFESSIONAL FEES	9.5%	\$404	\$3,597,180
GST GOODS & SERVICES TAX			Excl.
ESTIMATED TOTAL COST		\$4,238	\$37,780,000

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE

Description	Unit	Qty	Rate	Total
XP SITE PREPARATION				
1 Strip out and dispose existing RHI fitout including mezzanine structure	Item			70,000
2 Demolish existing Southern Courtyard external RC ground slab, assumed 150mm thick for construction of new building structures	m ²	380	55	20,900
211 Demolish shed and brick boundary wall at South East corner of the site	No	1		Incl.
SITE PREPARATION			\$10/m²	\$90,900
AR ALTERATIONS AND RENOVATIONS				
3 Clean efflorescence from existing RHI heritage brickwork facade (approx 2,900m ² incl windows)	Item			35,000
4 Remove two skins of raked RHI roof sheeting, cappings, flashings, etc (actual area msd) - One skin msd so rate to allow for removal of two skins	m ²	5,310	34	180,540
150 Remove two skins of curved RHI roof sheeting, cappings, flashings, etc (actual area msd) - One skin msd so rate to allow for removal of two skins	m ²	1,668	44	73,392
152 Remove single (assumed) skin of raked roof sheeting from central RHI raised roof (actual area msd)	m ²	313	17	5,321
167 Refurbish louvres to sides of central raised roof (scope TBC)	m ²	300	80	24,000
12 New roof sheeting to raked existing RHI roof structure including insulation and reconnection of roof drainage (area actual area msd) - Area of new skylight deducted	m ²	4,910	85	417,350
169 New roof sheeting to curved existing RHI roof structure including insulation and reconnection of roof drainage (area actual area msd)	m ²	1,668	95	158,460
171 New roof sheeting to raked existing RHI central raised roof structure including insulation and reconnection of roof drainage (area actual area msd)	m ²	313	85	26,605
7 Remove existing RHI redundant roof plant platforms and make good	Item			45,000
8 Make good and paint existing RHI exposed roof structural steel	Item			170,000
9 Make good works to existing RHI turrets	No	2	22,500	45,000
10 New patent glazing system for roof skylights to existing RHI roof, including galvanized steel frame at 600mm centres, 6.38mm laminated glass - Area based on Populous advice	m ²	400	1,350	540,000
11 Cut through existing RHI soffit to form voids for new skylights	m ²	400	55	22,000
13 Patch and repaint existing RHI roof soffit lining (actual area msd) - Reduced to gable roof only as confirmed by Populous	m ²	4,910	35	171,850
14 Re-glazing of existing RHI windows to meet BCA and aesthetic requirements	m ²	468	600	280,800
15 Re-painting of banding around existing RHI external facade windows	Item			45,000
127 Allowance sundry heritage restoration works to the RHI building - TBC by Heritage Architect	Item			200,000

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE (continued)

Description	Unit	Qty	Rate	Total
135 Seal up and refurbish redundant entry doors and sidelight - opening approx 3.1 x 3.6m high	No	4	2,500	10,000
ALTERATIONS AND RENOVATIONS			\$275/m²	\$2,450,318
SB SUBSTRUCTURE				
5 Grind / scabble, clean or repair existing RHI internal concrete slab in preparation for skim coat or new floor finish	m ²	5,656	26	147,056
6 Levelling screed / Ardit to existing concrete slab to provide level surface for new floor finish - Note slab is generally flat although some areas may require up to 30mm of levelling screed / Ardit - The training area has been omitted as we are advised that the 4G system is self levelling - \$50/m ² has been applied to the remaining ground floor area as a provisional measure	m ²	3,848	50	192,400
18 Bulk excavation for pools in confined space	m ³	355	180	63,900
20 RC ground slab for pool area	m ²	322	160	51,520
19 RC ground slabs for pools	m ²	155	220	34,100
21 RC pool walls incl membrane to external face & backfilling	m ²	197	750	147,750
22 Screw piles in existing RHI as foundations for new suspended slab columns (allowance based on floor area) - Rate to allow for forming or penetrations in existing slab for piles and making good	m ²	2,582	125	322,750
23 Screw piles to pool area as foundations for new roof terrace slab columns (allowance based on floor area)	m ²	266	90	23,940
24 Lift pit complete in existing RHI including forming penetration through existing slab and making good	No	3	35,000	105,000
SUBSTRUCTURE			\$122/m²	\$1,088,416
CL COLUMNS				
25 Columns in existing RHI for new suspended slabs (allowance based on floor area)	m ²	2,582	50	129,100
26 Columns to pool area for new roof terrace slab (allowance based on floor area)	m ²	266	50	13,300
COLUMNS			\$16/m²	\$142,400
UF UPPER FLOORS				
27 Suspended slab complete in existing RHI for new mezzanine level	m ²	2,582	340	877,880
28 Allowance to isolate new suspended slab from existing RHI heritage external walls	m	222	180	39,960
196 Tiered timber flooring platform to auditorium (msd on plan)	m ²	84	420	35,280
UPPER FLOORS			\$107/m²	\$953,120
SC STAIRCASES				
29 Steel framed stairs complete in existing RHI including balustrade and finishes	M/R	23	4,000	92,000
STAIRCASES			\$10/m²	\$92,000
RF ROOF				
30 Roof slab to pool area including waterproofing (finishes msd sep)	m ²	222	425	94,350
31 Patent glazing system for roof skylights to pool area roof, including galvanized steel frame at 600mm centres, 6.38mm laminated glass (area msd flat on plan)	m ²	44	1,350	59,400

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE (continued)

Description	Unit	Qty	Rate	Total
132 Metal deck roof complete incl structural steel support framing over pool area (beyond roof terrace)	m ²	88	320	28,160
ROOF			\$20/m²	\$181,910
EW EXTERNAL WALLS				
32 Clean and repoint internal face of brick boundary wall in Southern Courtyard	m ²	150	175	26,250
33 Blockwork wall to sauna including render & paint	m ²	47	380	17,860
189 Block retaining wall to basement (extent assumed) including backfilling & waterproofing	m ²	79	480	37,920
34 Aluminium framed glazed walls to pool area - rate to include for structural steel support framing	m ²	128	1,250	160,000
131 Metal handrail fixed to top of Roof Terrace planter walls	m	36	280	10,080
43 Metal balustrade fixed to Roof Terrace slab edge	m	32	650	20,800
71 Planter wall approx 1000mm high to Roof Terrace including waterproofing to internal face and painted render finish to external face	m	78	540	42,120
EXTERNAL WALLS			\$35/m²	\$315,030
ED EXTERNAL DOORS				
35 Automatic glazed sliding double door and associated sidelights for new entry to suit opening with arch at top approx 3.1m x 3.6m high overall	No	3	18,000	54,000
36 Automatic roller shutter approx 3.1 x 3.6m high	No	1	7,000	7,000
73 Remove window and alter existing heritage facade to form new entry approx 1.8m x 2.4m to Roof Terrace including pair of swing doors	No	2	12,000	24,000
133 Remove door / window and replace with new including single sliding door to Clontarf Foundation entry to opening approx 3.1 x 3.6m high overall	No	1	9,000	9,000
134 Remove door / window and replace with new including single sliding door to Blood Bank entry to opening approx 3.1 x 3.6m high overall	No	1	9,000	9,000
213 Remove door / window and replace with new including single sliding door to entry TBC (added as suggested by Populous) to opening approx 3.1 x 3.6m high overall	No	2	9,000	18,000
EXTERNAL DOORS			\$14/m²	\$121,000
NW INTERNAL WALLS				
37 Lift core walls in existing RHI	m ²	295	520	153,400
38 Internal stud partition walls for general fitout areas (paint msd sep)	m ²	2,207	145	320,015
39 Internal stud partition walls for wet areas	m ²	1,535	165	253,275
216 Extra over stud partition wall for face brick wall - Area provisional - extent to be confirmed by Populous	m ²	150	200	30,000
40 Internal glazed partitions	m ²	1,033	680	702,440
42 Toughened glazed partition walls to Multipurpose Indoor Facility at Level 1 and wall separating pool & netball court	m ²	402	750	301,500
64 Feature batten partition walls	m ²	173	600	103,800
INTERNAL WALLS			\$209/m²	\$1,864,430

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE (continued)

Description	Unit	Qty	Rate	Total
NS INTERNAL SCREENS AND BORROWED LIGHTS				
44 Toilet partitions - Male	No	11	2,500	27,500
45 Toilet partitions - Female	No	9	2,500	22,500
67 Shower partitions - Male - EXCLUDED (Open)	No	10		Excl.
68 Shower partitions - Female	No	4	2,500	10,000
69 Toilet partitions - Unisex	No	3	2,500	7,500
70 Shower partitions - Unisex	No	3	2,500	7,500
72 Operable folding wall / door complete, 5no. panels	m ²	83	800	66,400
INTERNAL SCREENS AND BORROWED LIGHTS			\$16/m²	\$141,400
ND INTERNAL DOORS				
41 EO internal glazed partitions for single door	No	42	700	29,400
46 Internal single door complete including door, frame, hardware and finish	No	55	1,300	71,500
65 EO internal glazed partitions for double door	No	2	1,400	2,800
66 Internal double door complete including door, frame, hardware and finish	No	12	1,300	15,600
74 Remove window and alter existing heritage facade to form new entry approx 1.8m x 2.4m to Wet Recovery including pair glazed doors	No	1	8,000	8,000
INTERNAL DOORS			\$14/m²	\$127,300
WF WALL FINISHES				
16 Paint finish to internal rendered face of existing RHI facade - No allowance to remove render and expose and restore original face brickwork	m ²	2,607	40	104,280
47 Paint finish to internal partition walls	m ²	6,307	11	69,377
48 Wall tiling to wet areas - assumed to 2700mm high (not allowed to lockers / change rooms)	m ²	1,064	200	212,800
49 Wall tiling to kitchen areas - assumed to 2700mm high	m ²	201	200	40,200
50 Wall tiling for pools including waterproofing	m ²	197	340	66,980
190 Patch and repaint existing RHI concrete encased steel columns	m ²	446	40	17,840
217 Allowance for Wall Graphics	No	1	150,000	150,000
218 Allow for for feature wall finishes to Boardroom, CEO office, and the like - Extent assumed and subject to Populous confirmation	m ²	303	300	90,900
WALL FINISHES			\$84/m²	\$752,377
FF FLOOR FINISHES				
51 Carpet tiles to office and administration areas	m ²	3,182	90	286,380
52 4G Synthetic grass including line marking to Multipurpose Indoor Facility	m ²	1,808	150	271,200
53 Resilient floor covering to common passage ways	m ²	923	135	124,605
54 PLAE Achieve floor covering to gym and cardio areas	m ²	969	220	213,180
55 Sealing of concrete floors	m ²	224	17	3,808
56 Floor tiling to wet areas	m ²	539	180	97,020
57 Floor tiling to pool surrounds including waterproofing	m ²	199	200	39,800

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE (continued)

Description	Unit	Qty	Rate	Total
58 Floor tiling to pools including waterproofing	m ²	155	320	49,600
59 Floor finish to Entry Foyer	m ²	180	250	45,000
60 Floor finish to Retail	m ²	119	120	14,280
61 Floor finish to Cafe / Kitchen	m ²	163	180	29,340
75 Floor finish to Kitchen	m ²	64	180	11,520
76 Floor finish to Blood Bank	m ²	151	120	18,120
77 Floor finish to Clontarf Foundation	m ²	49	120	5,880
78 Floor finish to external Roof Terrace	m ²	155	250	38,750
129 Roof Terrace planter box complete including drainage, soil, mulch, plants and irrigation (structure and waterproofing msd sep)	m ²	42	200	8,400
FLOOR FINISHES			\$141/m²	\$1,256,883
CF CEILING FINISHES				
62 Painted plasterboard ceiling & bulkheads to underside of RHI Level 1 mezzanine	m ²	2,661	120	319,320
63 Ceiling finishes to RHI Level 1 areas (assume 30% has painted plasterboard and 70% has exposed services painted black)	m ²	2,574	75	193,050
193 Painted plasterboard ceiling to pool area	m ²	355	240	85,200
220 Allowance for feature ceilings - Extent and detail TBC by Populous	No	1	150,000	150,000
CEILING FINISHES			\$84/m²	\$747,570
FT FITMENTS				
79 Furniture and fitments to outdoor recreation areas	Item			60,000
80 Football department reception joinery	Item			25,000
81 Fitments to wet recovery pools	Item			70,000
82 100 seat auditorium fitout (tiered floor msd in UF)	Item			200,000
83 Cafe fitout	Item			165,000
84 Main building signage	Item			150,000
85 Retail and Entry Foyer fitout	Item			220,000
88 Statutory and directional signage	m ²	8,718	10	87,180
89 Miscellaneous fitments	m ²	8,718	40	348,720
90 Tensioned netting to ceiling and walls of the indoor field (walls msd to 7.8m high)	m ²	3,210	80	256,800
92 Player lockers - Male	No	50	2,400	120,000
93 Player lockers - Female	No	30	2,400	72,000
170 Staff lockers - Small	No	48	750	36,000
FITMENTS			\$203/m²	\$1,810,700
SE SPECIAL EQUIPMENT				
94 Sports science / medical equipment	Item			250,000
95 Pool plant and equipment (structure & finishes msd sep)	Item			300,000
102 Plunge pool approx 4m wide x 6m long plant & equipment (structure & finishes msd sep)	No	2	150,000	300,000
96 Gym and cardio equipment	Item			800,000
97 IT / AV equipment	Item			2,000,000

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE (continued)

Description	Unit	Qty	Rate	Total
98 High altitude training equipment (is this still required?)	Item			250,000
99 Commercial kitchen equipment	Item			250,000
100 Press Conference / Sensory Theatre equipment - Included in IT/AV allowance	Item			Incl.
SPECIAL EQUIPMENT			\$466/m²	\$4,150,000
HS HYDRAULIC SERVICES				
103 Hydraulic services - base build including required alterations to existing RHI	m ²	8,718	95	828,210
104 Hydraulic services - fitoff	m ²	8,718	25	217,950
105 Hydraulic services - sanitary fixtures	Item			225,000
HYDRAULIC SERVICES			\$143/m²	\$1,271,160
MS MECHANICAL SERVICES				
106 Air conditioning to main facility offices, admin, medical, lockers, etc - Air cooled ducted system allowed	m ²	5,013	310	1,554,030
107 Air conditioning - fitoff to main facility	m ²	5,013	30	150,390
225 Air conditioning to training area, gym, adjacent circulation & main entry	m ²	3,220	355	1,143,100
199 Mechanical ventilation to amenities areas (lockers are air conditioned)	m ²	486	140	68,040
226 Cafe exhaust	No	1	30,000	30,000
227 Kitchen exhaust	No	1	50,000	50,000
228 Pool dehumidification	No	1	90,000	90,000
231 Allow for additional roof plant platform (in addition to existing) - size / extent TBC	No	1	50,000	50,000
MECHANICAL SERVICES			\$352/m²	\$3,135,560
FP FIRE PROTECTION				
108 Fire services to general areas - base build including required alterations to existing RHI	m ²	5,943	55	326,865
109 Fire services to open / activity areas - base build including required alterations to existing RHI	m ²	2,776	17	47,192
110 Fire services to general areas - fitoff	m ²	5,943	30	178,290
111 Fire services to open / activity areas - fitoff	m ²	2,776	5	13,880
FIRE PROTECTION			\$64/m²	\$566,227
LP ELECTRIC LIGHT AND POWER				
112 Electrical services - base build including required alterations to existing RHI	m ²	8,718	240	2,092,320
113 Electrical services - fitoff	m ²	8,718	60	523,080
114 High bay lighting to Indoor Field	Item			115,000
ELECTRIC LIGHT AND POWER			\$306/m²	\$2,730,400
CM COMMUNICATIONS				
115 Communications to general areas - base build including required alterations to existing RHI	m ²	5,943	40	237,720
116 Communications to general areas - fitoff	m ²	5,943	50	297,150
COMMUNICATIONS			\$60/m²	\$534,870

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

 GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE (continued)

Description	Unit	Qty	Rate	Total
TS TRANSPORTATION SYSTEMS				
117 Passenger lift to service two storeys	No	2	170,000	340,000
118 Passenger lift to service three storeys	No	1	185,000	185,000
TRANSPORTATION SYSTEMS			\$59/m²	\$525,000
SS SPECIAL SERVICES				
101 Security (FECA msd)	m ²	8,718	45	392,310
SPECIAL SERVICES			\$44/m²	\$392,310
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
119 BWIC (3%)	Item			274,665
BUILDERS WORK IN CONNECTION WITH SERVICES			\$31/m²	\$274,665
XL LANDSCAPING AND IMPROVEMENTS				
130 Planters on grade complete including drainage, soil, mulch, plants and irrigation	m ²	23	200	4,600
184 Above ground planters between NSW Swifts building and RHI, planters complete including footings, walls, drainage, soil, mulch, plants and irrigation	m ²	46	500	23,000
185 Paving between NSW Swifts building and RHI, including base slab	m ²	350	250	87,500
187 Drainage to paved areas	m ²	350	40	14,000
188 Allowance for landscaping works to existing bitumen between RHI building and Errol Flynn Boulevard street front	m ²	2,694	175	471,450
222 Remove metal fence & footings along Errol Flynn Boulevard	m	121	60	7,260
LANDSCAPING AND IMPROVEMENTS			\$68/m²	\$607,810
XK EXTERNAL STORMWATER DRAINAGE				
120 Upgrade stormwater drainage system	Item			60,000
219 OSD tank - Approx 30,000L	No	1	50,000	50,000
EXTERNAL STORMWATER DRAINAGE			\$12/m²	\$110,000
XD EXTERNAL SEWER DRAINAGE				
121 Sewer main connection	Item			35,000
EXTERNAL SEWER DRAINAGE			\$4/m²	\$35,000
XW EXTERNAL WATER SUPPLY				
122 Water main supply	Item			25,000
EXTERNAL WATER SUPPLY			\$3/m²	\$25,000
XG EXTERNAL GAS				
123 Gas main connection	Item			15,000
EXTERNAL GAS			\$2/m²	\$15,000
XF EXTERNAL FIRE PROTECTION				
124 Fire mains connection	Item			35,000
EXTERNAL FIRE PROTECTION			\$4/m²	\$35,000
XE EXTERNAL ELECTRIC LIGHT AND POWER				
125 Upgrade electrical supply incl new substation	Item			250,000
EXTERNAL ELECTRIC LIGHT AND POWER			\$28/m²	\$250,000

Swans HPU - A : Swans HQ & Community Centre

CIV Estimate - April 2019

Location Element Item

GFA: 8,914 m² Cost/m²: \$4,238
Rates Current At April 2019

A SYDNEY SWANS HQ & COMMUNITY CENTRE (continued)

Description	Unit	Qty	Rate	Total
XC EXTERNAL COMMUNICATIONS				
126 Communication main connection	Item			15,000
			EXTERNAL COMMUNICATIONS	
			\$2/m²	\$15,000
YY SPECIAL PROVISIONS				
128 Allowance for ESD initiatives	Item			1,500,000
			SPECIAL PROVISIONS	
			\$168/m²	\$1,500,000
PR PRELIMINARIES				
204 Preliminaries (15%)	Item			4,246,312
			PRELIMINARIES	
			\$476/m²	\$4,246,312
MA BUILDERS MARGIN & OVERHEAD				
205 Builder's Margin (5%)	Item			1,627,752
			BUILDERS MARGIN & OVERHEAD	
			\$183/m²	\$1,627,752
FE PROFESSIONAL FEES				
206 Professional fees and sundry charges - Project total \$4,600,000 allocated on a pro-rate basis	Item			3,597,180
			PROFESSIONAL FEES	
			\$404/m²	\$3,597,180
GST GOODS & SERVICES TAX				
240 Allow for GST	Item			Excl.
			GOODS & SERVICES TAX	Excl.
			SYDNEY SWANS HQ & COMMUNITY CENTRE	
			\$4,238/m²	\$37,780,000

Swans HPU - B : Medical Tenancy

CIV Estimate - April 2019

Gross Floor Area: 504 m²
Rates Current At April 2019

Element Summary

Description	%	Cost/m ²	Total Cost
SB SUBSTRUCTURE	6.1%	\$197	\$99,125
CL COLUMNS	1.6%	\$51	\$25,650
UF UPPER FLOORS	11.3%	\$365	\$183,780
SC STAIRCASES	1.0%	\$32	\$16,000
NW INTERNAL WALLS	6.1%	\$199	\$100,120
NS INTERNAL SCREENS AND BORROWED LIGHTS	0.8%	\$25	\$12,500
ND INTERNAL DOORS	0.2%	\$8	\$3,900
WF WALL FINISHES	2.0%	\$63	\$31,828
FF FLOOR FINISHES	0.3%	\$11	\$5,580
CF CEILING FINISHES	2.8%	\$90	\$45,450
FT FITMENTS	1.5%	\$50	\$25,200
HS HYDRAULIC SERVICES	2.9%	\$95	\$47,880
MS MECHANICAL SERVICES	9.3%	\$300	\$151,200
FP FIRE PROTECTION	2.8%	\$90	\$45,360
LP ELECTRIC LIGHT AND POWER	7.4%	\$240	\$120,960
CM COMMUNICATIONS	1.2%	\$40	\$20,160
TS TRANSPORTATION SYSTEMS	10.4%	\$337	\$170,000
SS SPECIAL SERVICES	1.4%	\$45	\$22,680
BW BUILDERS WORK IN CONNECTION WITH SERVICES	1.1%	\$34	\$17,348
PR PRELIMINARIES	10.5%	\$341	\$171,709
MA BUILDERS MARGIN & OVERHEAD	4.0%	\$131	\$65,822
FE PROFESSIONAL FEES	15.2%	\$492	\$247,748
GST GOODS & SERVICES TAX			Excl.
ESTIMATED TOTAL COST		\$3,234	\$1,630,000

Swans HPU - B : Medical Centre

CIV Estimate - April 2019

Location Element Item

GFA: 504 m² Cost/m²: \$3,234
Rates Current At April 2019

B MEDICAL TENANCY (COLD SHELL)

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
22 Screw piles in existing RHI as foundations for new suspended slab columns (allowance based on floor area) - Rate to allow for forming or penetrations in existing slab for piles and making good	m ²	513	125	64,125
24 Lift pit complete in existing RHI including forming penetration through existing slab and making good	No	1	35,000	35,000
SUBSTRUCTURE			\$197/m²	\$99,125
CL COLUMNS				
25 Columns in existing RHI for new suspended slabs (allowance based on floor area)	m ²	513	50	25,650
COLUMNS			\$51/m²	\$25,650
UF UPPER FLOORS				
27 Suspended slab complete in existing RHI for new mezzanine level	m ²	513	340	174,420
28 Allowance to isolate new suspended slab from existing RHI heritage external walls	m	52	180	9,360
UPPER FLOORS			\$365/m²	\$183,780
SC STAIRCASES				
29 Steel framed stairs complete in existing RHI including balustrade and finishes	M/R	4	4,000	16,000
STAIRCASES			\$32/m²	\$16,000
NW INTERNAL WALLS				
37 Lift core walls in existing RHI	m ²	91	520	47,320
39 Internal stud partition walls for wet areas	m ²	151	165	24,915
232 Acoustic rated inter tenancy wall between medical office & training area	m ²	143	195	27,885
INTERNAL WALLS			\$199/m²	\$100,120
NS INTERNAL SCREENS AND BORROWED LIGHTS				
44 Toilet partitions - Male	No	2	2,500	5,000
45 Toilet partitions - Female	No	2	2,500	5,000
69 Toilet partitions - Unisex	No	1	2,500	2,500
INTERNAL SCREENS AND BORROWED LIGHTS			\$25/m²	\$12,500
ND INTERNAL DOORS				
46 Internal single door complete including door, frame, hardware and finish	No	3	1,300	3,900
INTERNAL DOORS			\$8/m²	\$3,900
WF WALL FINISHES				
47 Paint finish to internal partition walls	m ²	548	11	6,028
48 Wall tiling to wet areas - assumed to 2700mm high (not allowed to lockers / change rooms)	m ²	129	200	25,800
WALL FINISHES			\$63/m²	\$31,828
FF FLOOR FINISHES				
56 Floor tiling to wet areas	m ²	31	180	5,580

Swans HPU - B : Medical Centre

CIV Estimate - April 2019

Location Element Item

GFA: 504 m² Cost/m²: \$3,234
Rates Current At April 2019

B MEDICAL TENANCY (COLD SHELL) (continued)

Description	Unit	Qty	Rate	Total
191 Carpet tiles to Medical Tenancy - by tenant	m ²	473		Excl.
FLOOR FINISHES			\$11/m²	\$5,580
CF CEILING FINISHES				
192 Two way suspended grid ceiling to Medical Tenancy	m ²	505	90	45,450
CEILING FINISHES			\$90/m²	\$45,450
FT FITMENTS				
88 Statutory and directional signage	m ²	504	10	5,040
89 Miscellaneous fitments	m ²	504	40	20,160
FITMENTS			\$50/m²	\$25,200
HS HYDRAULIC SERVICES				
103 Hydraulic services - base build including required alterations to existing RHI	m ²	504	95	47,880
HYDRAULIC SERVICES			\$95/m²	\$47,880
MS MECHANICAL SERVICES				
200 Air conditioning - base building to Medical tenancy - Air cooled ducted system	m ²	504	300	151,200
MECHANICAL SERVICES			\$300/m²	\$151,200
FP FIRE PROTECTION				
201 Fire services to Medical tenancy	m ²	504	90	45,360
FIRE PROTECTION			\$90/m²	\$45,360
LP ELECTRIC LIGHT AND POWER				
202 Electrical services - base build to Medical tenancy	m ²	504	240	120,960
ELECTRIC LIGHT AND POWER			\$240/m²	\$120,960
CM COMMUNICATIONS				
203 Communications to Medical tenancy	m ²	504	40	20,160
COMMUNICATIONS			\$40/m²	\$20,160
TS TRANSPORTATION SYSTEMS				
117 Passenger lift to service two storeys	No	1	170,000	170,000
TRANSPORTATION SYSTEMS			\$337/m²	\$170,000
SS SPECIAL SERVICES				
101 Security (FECA msd)	m ²	504	45	22,680
SPECIAL SERVICES			\$45/m²	\$22,680
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
119 BWIC (3%)	Item			17,348
BUILDERS WORK IN CONNECTION WITH SERVICES			\$34/m²	\$17,348
PR PRELIMINARIES				
204 Preliminaries (15%)	Item			171,709
PRELIMINARIES			\$341/m²	\$171,709
MA BUILDERS MARGIN & OVERHEAD				
205 Builder's Margin (5%)	Item			65,822
BUILDERS MARGIN & OVERHEAD			\$131/m²	\$65,822

Swans HPU - B : Medical Centre

CIV Estimate - April 2019

Location Element Item

GFA: 504 m² Cost/m²: \$3,234
Rates Current At April 2019

B MEDICAL TENANCY (COLD SHELL) (continued)

Description	Unit	Qty	Rate	Total
FE PROFESSIONAL FEES				
206 Professional fees and sundry charges - Project total \$4,600,000 allocated on a pro-rate basis	Item			247,748
			PROFESSIONAL FEES	
			\$492/m²	\$247,748
GST GOODS & SERVICES TAX				
240 Allow for GST	Item			Excl.
			GOODS & SERVICES TAX	Excl.
			MEDICAL TENANCY (COLD SHELL)	\$3,234/m² \$1,630,000

Swans HPU - C : Medical Tenancy

CIV Estimate - April 2019

Gross Floor Area: 550 m²
Rates Current At April 2019

Element Summary

Description		%	Cost/m ²	Total Cost
AR	ALTERATIONS AND RENOVATIONS	78.6%	\$100	\$55,000
PR	PRELIMINARIES	11.8%	\$15	\$8,251
MA	BUILDERS MARGIN & OVERHEAD	4.5%	\$6	\$3,163
FE	PROFESSIONAL FEES	5.1%	\$7	\$3,586
GST	GOODS & SERVICES TAX			Excl.
ESTIMATED TOTAL COST			\$127	\$70,000

Swans HPU - C : Existing Basement

CIV Estimate - April 2019

Location Element Item

GFA: 550 m² Cost/m²: \$127
Rates Current At April 2019

C EXISTING BASEMENT (MAKE GOOD ONLY)

Description	Unit	Qty	Rate	Total
AR ALTERATIONS AND RENOVATIONS				
17 Refurbish existing RHI basement toilet facilities - Other basement works are included with Swans	Item			55,000
ALTERATIONS AND RENOVATIONS			\$100/m²	\$55,000
PR PRELIMINARIES				
204 Preliminaries (15%)	Item			8,251
PRELIMINARIES			\$15/m²	\$8,251
MA BUILDERS MARGIN & OVERHEAD				
205 Builder's Margin (5%)	Item			3,163
BUILDERS MARGIN & OVERHEAD			\$6/m²	\$3,163
FE PROFESSIONAL FEES				
206 Professional fees and sundry charges - Project total \$4,600,000 allocated on a pro-rate basis	Item			3,586
PROFESSIONAL FEES			\$7/m²	\$3,586
GST GOODS & SERVICES TAX				
240 Allow for GST	Item			Excl.
GOODS & SERVICES TAX				Excl.
EXISTING BASEMENT (MAKE GOOD ONLY)			\$127/m²	\$70,000

Swans HPU - C : NSW Swifts Training Facility

CIV Estimate - April 2019

Gross Floor Area: 1,823 m²
Rates Current At April 2019

Element Summary

Description	%	Cost/m ²	Total Cost
XP SITE PREPARATION	1.0%	\$39	\$71,775
SB SUBSTRUCTURE	4.6%	\$187	\$341,250
CL COLUMNS	1.6%	\$66	\$120,150
UF UPPER FLOORS	2.0%	\$81	\$146,880
SC STAIRCASES	0.2%	\$9	\$16,000
RF ROOF	5.7%	\$231	\$421,165
EW EXTERNAL WALLS	15.7%	\$636	\$1,159,445
NW INTERNAL WALLS	4.1%	\$165	\$300,035
NS INTERNAL SCREENS AND BORROWED LIGHTS	0.7%	\$30	\$55,200
ND INTERNAL DOORS	0.3%	\$11	\$20,000
WF WALL FINISHES	0.6%	\$26	\$47,313
FF FLOOR FINISHES	3.4%	\$139	\$253,040
CF CEILING FINISHES	3.5%	\$140	\$255,870
FT FITMENTS	3.1%	\$126	\$229,200
SE SPECIAL EQUIPMENT	1.1%	\$44	\$80,000
HS HYDRAULIC SERVICES	2.5%	\$100	\$182,300
MS MECHANICAL SERVICES	8.3%	\$335	\$609,920
FP FIRE PROTECTION	2.2%	\$90	\$164,070
LP ELECTRIC LIGHT AND POWER	7.8%	\$317	\$578,520
CM COMMUNICATIONS	1.2%	\$50	\$91,150
TS TRANSPORTATION SYSTEMS	2.3%	\$93	\$170,000
SS SPECIAL SERVICES	1.1%	\$45	\$82,035
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.8%	\$31	\$56,340
XL LANDSCAPING AND IMPROVEMENTS	0.5%	\$19	\$34,220
XE EXTERNAL ELECTRIC LIGHT AND POWER			Incl.
PR PRELIMINARIES	11.2%	\$451	\$822,882
MA BUILDERS MARGIN & OVERHEAD	4.3%	\$173	\$315,439
FE PROFESSIONAL FEES	10.1%	\$409	\$745,801
GST GOODS & SERVICES TAX			Excl.
ESTIMATED TOTAL COST		\$4,043	\$7,370,000

Swans HPU - C : Swifts Traing Facility

CIV Estimate - April 2019

Location Element Item

GFA: 1,823 m² Cost/m²: \$4,043
Rates Current At April 2019

D NSW SWIFTS TRAINING FACILITY

Description	Unit	Qty	Rate	Total
XP SITE PREPARATION				
2 Demolish existing Southern Courtyard external RC ground slab, assumed 150mm thick for construction of new building structures	m ²	1,305	55	71,775
SITE PREPARATION			\$39/m²	\$71,775
SB SUBSTRUCTURE				
138 RC ground slab complete to Swifts building	m ²	1,285	160	205,600
137 Screw piles as foundations for new ground slab for NSW Swifts building (allowance based on floor area)	m ²	1,285	90	115,650
139 Lift pit complete to Swifts building	No	1	20,000	20,000
SUBSTRUCTURE			\$187/m²	\$341,250
CL COLUMNS				
140 Columns for Swifts Level 1 suspended slabs (allowance based on floor area)	m ²	468	50	23,400
141 Columns to support roof over Swifts Level 1 (allowance based on floor area)	m ²	432	50	21,600
142 Columns to support roof over Swifts stair void (allowance based on floor area)	m ²	26	90	2,340
143 Columns to support roof over Netball Court (allowance based on floor area)	m ²	809	90	72,810
COLUMNS			\$66/m²	\$120,150
UF UPPER FLOORS				
144 Suspended slab complete for new NSW Swifts building	m ²	432	340	146,880
UPPER FLOORS			\$81/m²	\$146,880
SC STAIRCASES				
145 Steel framed stairs complete for new NSW Swifts building including balustrade and finishes	M/R	4	4,000	16,000
STAIRCASES			\$9/m²	\$16,000
RF ROOF				
146 Roof slab to external Swifts terrace including waterproofing (finishes msd sep)	m ²	37	425	15,725
147 Roof over Netball Courts of new NSW Swifts building complete including steel frame, insulation, sheeting and drainage	m ²	809	320	258,880
148 Roof over Level 1 of NSW Swifts building complete including steel frame, insulation, sheeting and drainage	m ²	432	320	138,240
149 Roof over stair void of new NSW Swifts building complete including steel frame, insulation, sheeting and drainage	m ²	26	320	8,320
ROOF			\$231/m²	\$421,165
EW EXTERNAL WALLS				
32 Clean and repoint internal face of brick boundary wall in Southern Courtyard	m ²	148	175	25,900
131 Metal handrail fixed to top of Roof Terrace planter walls	m	12	280	3,360
71 Planter wall approx 1000mm high to Roof Terrace including waterproofing to internal face and painted render finish to external face	m	24	540	12,960
136 Solid facade to NSW Swifts building (Type TBC)	m ²	247	750	185,250

Swans HPU - C : Swifts Traing Facility

CIV Estimate - April 2019

Location Element Item

GFA: 1,823 m² Cost/m²: \$4,043
Rates Current At April 2019

D NSW SWIFTS TRAINING FACILITY (continued)

Description	Unit	Qty	Rate	Total
151 Polycarbonate facade to NSW Swifts building - rate to include to structural steel support framing - Rate reduced to target Populous saving of \$400k	m ²	939	825	774,675
153 Vertical louvre screen to Level 1 (south east facade) fixed off external facade	m ²	199	700	139,300
154 EO facade for automatic glazed sliding single door	No	1	12,000	12,000
155 EO facade for pair of glazed swing doors	No	1	6,000	6,000
EXTERNAL WALLS			\$636/m²	\$1,159,445
NW INTERNAL WALLS				
38 Internal stud partition walls for general fitout areas (paint msd sep)	m ²	382	145	55,390
39 Internal stud partition walls for wet areas	m ²	213	165	35,145
40 Internal glazed partitions	m ²	139	680	94,520
64 Feature batten partition walls	m ²	10	600	6,000
156 Lift core walls to NSW Swifts building	m ²	74	520	38,480
157 Toughened glazed partition walls to Netball Court	m ²	94	750	70,500
INTERNAL WALLS			\$165/m²	\$300,035
NS INTERNAL SCREENS AND BORROWED LIGHTS				
45 Toilet partitions - Female	No	3	2,500	7,500
68 Shower partitions - Female	No	5	2,500	12,500
72 Operable folding wall / door complete, 5no. panels	m ²	18	800	14,400
233 Metal balustrade to deck & stair void	m	32	650	20,800
INTERNAL SCREENS AND BORROWED LIGHTS			\$30/m²	\$55,200
ND INTERNAL DOORS				
41 EO internal glazed partitions for single door	No	10	700	7,000
46 Internal single door complete including door, frame, hardware and finish	No	9	1,300	11,700
66 Internal double door complete including door, frame, hardware and finish	No	1	1,300	1,300
INTERNAL DOORS			\$11/m²	\$20,000
WF WALL FINISHES				
47 Paint finish to internal partition walls	m ²	1,283	11	14,113
48 Wall tiling to wet areas - assumed to 2700mm high (not allowed to lockers / change rooms)	m ²	155	200	31,000
49 Wall tiling to kitchen areas - assumed to 2700mm high	m ²	11	200	2,200
WALL FINISHES			\$26/m²	\$47,313
FF FLOOR FINISHES				
51 Carpet tiles to office and administration areas	m ²	642	90	57,780
55 Sealing of concrete floors	m ²	50	17	850
56 Floor tiling to wet areas	m ²	86	180	15,480
78 Floor finish to external Roof Terrace	m ²	-4	250	-1,000
129 Roof Terrace planter box complete including drainage, soil, mulch, plants and irrigation (structure and waterproofing msd sep)	m ²	4	200	800

Swans HPU - C : Swifts Traing Facility

CIV Estimate - April 2019

Location Element Item

GFA: 1,823 m² Cost/m²: \$4,043
Rates Current At April 2019

D NSW SWIFTS TRAINING FACILITY (continued)

Description	Unit	Qty	Rate	Total
158 Sprung timber floor complete for Netball Court	m ²	851	180	153,180
159 Floor finish to Netball Court spectator area	m ²	71	180	12,780
160 Floor finish to Lobby	m ²	58	120	6,960
161 Floor finish to Deck and Circulation on Level 1	m ²	69	90	6,210
FLOOR FINISHES			\$139/m²	\$253,040
CF CEILING FINISHES				
194 Painted plasterboard ceiling including acoustic requirements to netball court	m ²	858	180	154,440
195 Painted plasterboard ceiling & bulkheads to general Swifts areas	m ²	966	105	101,430
CEILING FINISHES			\$140/m²	\$255,870
FT FITMENTS				
88 Statutory and directional signage	m ²	1,823	10	18,230
237 Building identify sign	No	1	25,000	25,000
89 Miscellaneous fitments	m ²	1,823	40	72,920
234 Player lockers - Female (Swifts)	No	20	1,800	36,000
172 Fitments to Physio area	m ²	117	50	5,850
173 Fitments to Medical room	m ²	13	150	1,950
174 Fitments to Performance Analysis and Education room	m ²	21	100	2,100
175 Fitments to Swifts lobby	m ²	58	250	14,500
176 16400 x 1600mm width (msd flat on plan) tiered spectator seating to suit 87no. seats	m ²	27	750	20,250
178 Fitments to Swifts Lunch Room	m ²	25	150	3,750
179 Fitments to Swifts Office areas	m ²	218	75	16,350
180 Fitments to Swifts Player Lounge	m ²	42	75	3,150
181 Fitments to Swifts Team Meeting room	m ²	49	75	3,675
182 Fitments to Swifts Deck and Circulation space on Level 1	m ²	73	75	5,475
FITMENTS			\$126/m²	\$229,200
SE SPECIAL EQUIPMENT				
177 Netball court equipment incl localised tension netting at glazing	Item			80,000
SPECIAL EQUIPMENT			\$44/m²	\$80,000
HS HYDRAULIC SERVICES				
162 Hydraulic services to NSW Swifts building	m ²	1,823	100	182,300
HYDRAULIC SERVICES			\$100/m²	\$182,300
MS MECHANICAL SERVICES				
163 Mechanical ventilation to Swifts amenities, changes rooms, etc	m ²	258	140	36,120
164 Air conditioning to Swifts office / medial area - Allowed for air cooled ducted system	m ²	497	300	149,100
224 Air conditioning fit-off to office / medical areas	m ²	497	50	24,850
223 Air conditioning to Netball court, circulation & entry area (A/C system + \$35/m ² for additional submains)	m ²	1,070	355	379,850
230 Allow for roof plant platform - size TBC	No	1	20,000	20,000
MECHANICAL SERVICES			\$335/m²	\$609,920

Swans HPU - C : Swifts Traing Facility

CIV Estimate - April 2019

Location Element Item

GFA: 1,823 m² Cost/m²: \$4,043
Rates Current At April 2019

D NSW SWIFTS TRAINING FACILITY (continued)

Description	Unit	Qty	Rate	Total
FP FIRE PROTECTION				
183 Fire services to NSW Swifts building - Allowance for Dry Fire Sprinklers and BOWS installations)	m ²	1,823	90	164,070
FIRE PROTECTION			\$90/m²	\$164,070
LP ELECTRIC LIGHT AND POWER				
165 Electrical services to NSW Swifts building	m ²	1,823	280	510,440
168 High bay lighting to Netball Court	m ²	851	80	68,080
ELECTRIC LIGHT AND POWER			\$317/m²	\$578,520
CM COMMUNICATIONS				
166 Communications to NSW Swifts building	m ²	1,823	50	91,150
COMMUNICATIONS			\$50/m²	\$91,150
TS TRANSPORTATION SYSTEMS				
117 Passenger lift to service two storeys	No	1	170,000	170,000
TRANSPORTATION SYSTEMS			\$93/m²	\$170,000
SS SPECIAL SERVICES				
101 Security (FECA msd)	m ²	1,823	45	82,035
SPECIAL SERVICES			\$45/m²	\$82,035
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
119 BWIC (3%)	Item			56,340
BUILDERS WORK IN CONNECTION WITH SERVICES			\$31/m²	\$56,340
XL LANDSCAPING AND IMPROVEMENTS				
186 Paving to entry of NSW Swifts building, including base slab	m ²	118	250	29,500
187 Drainage to paved areas	m ²	118	40	4,720
LANDSCAPING AND IMPROVEMENTS			\$19/m²	\$34,220
XE EXTERNAL ELECTRIC LIGHT AND POWER				
198 Substation - Included - Refer to \$250 allowance in Swans estimate	Item			Incl.
EXTERNAL ELECTRIC LIGHT AND POWER				Incl.
PR PRELIMINARIES				
204 Preliminaries (15%)	Item			822,882
PRELIMINARIES			\$451/m²	\$822,882
MA BUILDERS MARGIN & OVERHEAD				
205 Builder's Margin (5%)	Item			315,439
BUILDERS MARGIN & OVERHEAD			\$173/m²	\$315,439
FE PROFESSIONAL FEES				
206 Professional fees and sundry charges - Project total \$4,600,000 allocated on a pro-rate basis	Item			745,801
PROFESSIONAL FEES			\$409/m²	\$745,801

Swans HPU - C : Swifts Traing Facility
CIV Estimate - April 2019

Location Element Item

GFA: 1,823 m² Cost/m²: \$4,043
Rates Current At April 2019

D NSW SWIFTS TRAINING FACILITY (continued)

Description	Unit	Qty	Rate	Total
GST GOODS & SERVICES TAX				
240 Allow for GST				
	Item			Excl.
	GOODS & SERVICES TAX			Excl.
	NSW SWIFTS TRAINING FACILITY		\$4,043/m²	\$7,370,000