

SSDA ORDER OF COST NO.4.2



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1. Executive Summary

Altus Group (AG) has been engaged by Mahady Management to prepare an SSDA Masterplan Order of Cost for the Kincoppal Rose Bay. The works comprise additions, alterations and refurbishment works to the following areas:-

- Precinct A
 - 1. Early Learning Centre Extension
 - 2. Junior School Assembly and GLAs
 - 3. Junior School GLAs
 - 4. Junior School Vertical Circulation Link
 - 5. Junior School GLAs and Amphitheatre
 - 9. Traffic Management – Proposed Secondary Entry
- Precinct B
 - 6. Senior School Main Entry Reception and Foyer, Administration and Leadership Offices (LVL 02)
 - 7. Senior School Main Entry Forecourt, Landscaping and Accessible Entry Ramp
 - 8. Senior School Year 8 Centre (LVL 03)
 - 10. Traffic Management – Main Entry Driveway Route
 - 13. Traffic Management – 2 storey Bus and Car Parking structure
- Precinct B (Concept DA)
 - 11. Senior School Circulation Hub
 - 12. Senior School Hughes Centre
- Precinct C
 - 14. Boarding Accommodation Extension
- New Trafficable Roof to Junior School

The Gross Construction Cost (G.C.C.) for the Construction works as of 26-Aug-20 is set out in Table 1 below. Please note these costs include Preliminaries and Margin. Refer to the Exclusions section for items excluded from this cost plan:

We stress that the estimated costs produced by AG are of a preliminary cost at this time and exclude Future Cost Increase (Escalation). We strongly recommend further cost plans as more details are made available to AG for review.

Table 1 - Summary of Cost

Ref	Description	TOTAL
A	PRECINT A (DA)	
1	EARLY LEARNING CENTRE EXTENSION + ADDITIONAL CARPARKING	\$ 5,200,000
2	JUNIOR SCHOOL – ASSEMBLY + GLA’S + TRAFFICABLE ROOF SPACE	\$ 8,341,304
3	JUNIOR SCHOOL – GLA’S + TRAFFICABLE ROOF SPACE	\$ 9,233,827
4	JUNIOR SCHOOL – VERTICAL CIRCULATION LINK	\$ 3,121,000
5	JUNIOR SCHOOL – GLA’S + AMPHITHEATRE	\$ 4,879,000
9	TRAFFIC MANAGEMENT – PROPOSED SECONDARY ENTRY AND ELEVATED FOOT BRIDGE	\$ 2,564,000
	SUB-TOTAL PRECINT A (DA)	\$ 33,339,131
B	PRECINT B (DA)	
6	SENIOR SCHOOL – MAIN ENTRY RECEPTION + FOYER, ADMINISTRATION + LEADERSHIP OFFICES (LEVEL 02)	\$ 1,545,000
7	SENIOR SCHOOL – MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP	\$ 652,000
8	SENIOR SCHOOL – YEAR 8 CENTRE (LEVEL 03)	\$ 2,123,000
10	TRAFFIC MANAGEMENT – PROPOSED PICK-UP AND DROP-OFF AND WIDENING OF EXIT ROAD	\$ 129,000
13	TRAFFIC MANAGEMENT – BUS + CAR PARKING	\$ 2,494,000
	SUB-TOTAL PRECINT B (DA)	\$ 6,943,000
B	PRECINT B (CONCEPT)	
11	SENIOR SCHOOL - CIRCULATION HUB (3 LEVELS)	\$ 1,257,000
12	SENIOR SCHOOL - HUGHES CENTRE (L 02)	\$ 2,493,000
	SUB-TOTAL PRECINT B (CONCEPT)	\$ 3,750,000
C	PRECINT C (CONCEPT)	
14	BOARDING EXTENSION	\$ 4,790,000
	SUB-TOTAL PRECINT C (CONCEPT)	\$ 4,790,000
	SSD MASTERPLAN ORDER OF COST	\$ 48,822,131

Note: The number of onsite FTE jobs generated by the project is approximately 257 jobs.

2. Introduction / Project Brief

2.1 Introduction

AG was requested to provide a cost estimate update to Cost Plan 4.1 (December 2019), in respect of the new drawings provided:

Please refer to Appendix C of this report for a full list of the subject drawings:

Table 2 – Schedule of Areas

Please read this report in conjunction with our notes, assumptions, qualifications and exclusions as per relevant sections of this report, particularly when reviewing costs and calculations. This report has been prepared following a review of the architectural concept drawings, which has formed the basis of this review.

ITEM	Description	Basis of Area	Total Area	New Build	Existing
			GFA	GFA 2	GFA 3
A	PRECINT A				
1	ELC	LEVEL -03	245 m2	245 m2	
		LEVEL -02	282 m2	282 m2	
	SUB-TOTAL ELC		527 m2	527 m2	
2	NEW ASSEMBLY & TWO LEVEL TEACHING	LEVEL -02	389 m2	61 m2	328 m2
		LEVEL -01	403 m2	136 m2	267 m2
		LEVEL 00	406 m2	123 m2	283 m2
	SUB-TOTAL NEW ASSEMBLY & TWO LEVEL TEACHING		1,198 m2	320 m2	878 m2
3	TEACHING & RESOURCE HUB	LEVEL -02	358 m2	358 m2	422 m2
		LEVEL -01	529 m2	529 m2	422 m2
		LEVEL 00	547 m2	547 m2	348 m2
	SUB-TOTAL TEACHING & RESOURCE HUB		1,434 m2	1,434 m2	1,192 m2
4	VERTICAL CIRCULATION - YR 5+6	LEVEL -02	78 m2	31 m2	47 m2
		LEVEL -01	78 m2	20 m2	58 m2
		LEVEL 00	65 m2	30 m2	35 m2
		LEVEL 01	65 m2	44 m2	21 m2
		LEVEL 02	65 m2	44 m2	21 m2
		LEVEL 03	65 m2	44 m2	21 m2
	SUB-TOTAL VERTICAL CIRCULATION - YR 5+6		416 m2	213 m2	203 m2
5	YR 5+6 TEACHING/COMMON	LEVEL 01	364 m2	17 m2	347 m2
		LEVEL 02	365 m2	110 m2	255 m2
		LEVEL 03	367 m2	272 m2	95 m2
	SUB-TOTAL YR 5+6 TEACHING/COMMON		1,096 m2	399 m2	697 m2
B	PRECINT B				
6	Senior School - Main Entry Reception + Foyer Administration + Leadership Offices (LVL 02)		609 m2		609 m2
6a	Senior School - GLA Relocation		55 m2		55 m2
7	Senior School - Main Entry Forecourt, Landscaping + Accessible Entry Ramp				
8	Senior School - Year 8 Centre (LVL 03)		445 m2	164 m2	281 m2
9	Traffic Management Proposed Secondary Entry				
10	Traffic Management - Main Entry Driveway Route				
11	Senior School - Circulation Hub (Existing Lift)		594 m2		594 m2
12	Senior School - Hughes Centre (LEVEL 02)		641 m2	45 m2	596 m2
13	Traffic Management - Bus + Car parking				
	SUB-TOTAL PRECINT B		2,344 m2	209 m2	2,135 m2
	TOTALS		7,015 m2	3,102 m2	5,105 m2

3. Qualifications and Representations

3.1 Notes & Assumptions

We set out as follows specific notes & assumptions associated with our Order of Cost:

- Given current stage of design development, we have allowed 20% for Preliminaries and Margins, 10% in contingencies and 12% for Professional Fees

3.2 Exclusions

The following items have been excluded in the Cost Plan:

- GST;
- Taxes, levies and other charges;
- Land Acquisition Cost;
- Finance Costs;
- Land Holding Costs and Charges;
- Legal and Agents Fees;
- Local authority contribution;
- Delay Costs;
- Latent Conditions including site decontamination / remediation works;
- Major Upgrade or Diversions of Existing Services Mains \ Infrastructure;
- Escalation beyond November 2019;
- Phasing/Staging of the works;
- Removal of asbestos, lead based paints and all other contaminated materials;
- ESD requirements;
- BMS;
- Interactive learning;
- Decanting of existing facilities \ Provision of temporary accommodation on site;
- No allowance for Heritage Works (other than those specifically allowed);
- BCA upgrade works;
- Excludes the provision of temporary demountable accommodation on site during the works;
- The standard deviation of risk is to allow for further risks not identified within this document both in terms of design and construction risk;
- Out of hours works.

Appendix A – Brief Reconciliation

ITEM	PRECINCT	Cost Movement	Comments
	PRECINCT A		
A.1.1	ELC Building	\$ 155,000.00	Rate revision, re measure and reprice
A.1.2	ELC External Works	\$ 443,000.00	Extended external play area
A.2.1	New Assembly and Two Levels of Teaching-Building	\$ 284,000.00	Rate revision, remeasure; new concrete awning
A.2.2	External Works (Junior School)	\$ 571,500.00	Extended external play area
A.2.2a	Trafficable roof	\$ 926,354.00	Larger roof; new Multi purpose area
A.3.1	Teaching Spaces and Resource Hub-Building	\$ 528,000.00	New fluted screen; larger area; re measure and reprice
A.4.1	Vertical Circulation to Yr 5 & 6 Teaching-Building	\$ 510,000.00	New fluted screen; re measure and reprice
A.9	Proposed Secondary Entry	\$ 385,000.00	Larger road area; re measure and reprice
A.9.1	Elevated Foot bridge	\$ 253,000.00	Re measure and reprice
	PRECINCT B		
B.8	Senior School - Year 8 Centre (LVL 03)	\$ 811,000.00	
B.13	Traffic Management - Bus + Car parking	\$ 597,000.00	
B.07 & B.10	Entry Court/Main Entry	-\$ 882,000.00	
	Net Trade Increase	\$ 4,581,854.00	
	Add-ins		
	Preliminaries/Margins/Contingency	\$ 1,711,000.00	
	TOTAL	\$ 6,292,854.00	

Appendix B – Cost Plan Details

Ref.	Description	Quantity	Unit	Rate	Total
<u>PRECINCT A</u>					
<u>ELC BUILDING</u>					
A.1.1	ELC Building	527	m2	3,613	1,904,000
A.1.2	ELC External Works				1,255,000
A.1.3	Preliminaries	0.15	item	3,159,000	474,000
A.1.4	Builder's O&M	0.05	item	3,633,000	182,000
Construction Sub-Total					<u>3,815,000</u>
A.1.5	Design Contingency	0.05	item	3,815,000	191,000
A.1.6	Contract Contingency	0.05	item	4,006,000	201,000
Sub-Total					<u>2,303,000</u>
A.1.7	Professional Fees 12%	0.12	item	6,510,000	782,000
A.1.8	Allowance for FF & E	527	m2	400	211,000
A.1 ELC - Sub-Total					<u>5,200,000</u>
<u>Junior School - New Assembly and Two Levels of Teaching</u>					
A.2.1	New Assembly and Two Levels of Teaching-Building	1,198	m2	2,931	3,511,000
A.2.2	External Works (73%; remaining 27% allocated to Teaching space and resource hub)				1,179,315
A.2.2a	Trafficable roof (30%; remaining 70% allocated to Teaching space and resource hub)	992	m2		670,989
A.2.3	Preliminaries	0.15	item	4,690,315	704,000
A.2.4	Builder's O&M	0.05	item	6,065,304	303,000
Construction Sub-Total					<u>6,368,304</u>
A.2.5	Design Contingency	0.05	item	6,368,304	318,000
A.2.6	Contract Contingency	0.05	item	6,686,304	334,000
Sub-Total					<u>7,020,304</u>
A.2.7	Professional Fees 12%	0.12	item	7,020,304	842,000
A.2.8	Allowance for FF & E	1,198	m2	400	479,000
A.2 Assembly & 2 Level Teaching					<u>8,341,304</u>
<u>Teaching Spaces and Resource Hub</u>					
A.3.1	Teaching Spaces and Resource Hub-Building	1,434	m2	2,654	3,806,000
A.3.2	External Works (27%; remaining 73% allocated to New assembly and teaching areas)				436,185
A.3.2a	Traffic able roof (70%; remaining 30% allocated to New assembly and teaching areas)	631.00	m2		1,565,642
A.3.3	Preliminaries	0.15	item	5,807,827	871,000
A.3.4	Builder's O&M	0.05	item	6,678,827	334,000
Construction Sub-Total					<u>7,012,827</u>
A.3.5	Design Contingency	0.05	item	7,012,827	351,000
A.3.6	Contract Contingency	0.05	item	7,363,827	368,000
Sub-Total					<u>7,731,827</u>
A.3.7	Professional Fees 12%	0.12	item	7,731,827	928,000

Ref.	Description	Quantity	Unit	Rate	Total
A.3.8	Allowance for FF & E	1,434	m2	400	574,000
<u>A.3 Teaching Spaces and Resource Hub</u>					<u>9,233,827</u>
<u>Vertical Circulation to Yr 5 & 6 Teaching</u>					
A.4.1	Vertical Circulation to Yr 5 & 6 Teaching-Building	416	m2	4,252	1,769,000
A.4.2	Vertical Circulation to Yr 5 & 6 Teaching-External Works				244,000
A.4.3	Preliminaries	0.15	item	2,013,000	302,000
A.4.4	Builder's O&M	0.05	item	2,315,000	116,000
Construction Sub-Total					2,431,000
A.4.5	Design Contingency	0.05	item	2,431,000	122,000
A.4.6	Contract Contingency	0.05	item	2,553,000	128,000
Sub-Total					2,681,000
A.4.7	Professional Fees 12%	0.12	item	2,681,000	322,000
A.4.8	Allowance for FF & E	296	m2	400	118,000
<u>Vertical Circulation to Yr 5 & 6 Teaching</u>					<u>3,121,000</u>
<u>Junior School - Amphitheatre</u>					
A.5	Level 0 Admin - Excluded				Note
A.5.1	Year 5+6 teaching + Common Spaces and New Roof Top Level (L01-L03)	1,096	m2	2,583	2,831,000
A.5.2	Year 5+6 teaching + Common Spaces and New Roof Top Level - Demolition				169,000
A.5.3	Preliminaries	0.15	item	3,000,000	450,000
A.5.4	Builder's O&M	0.05	item	3,450,000	172,000
Construction Sub-Total					3,622,000
A.5.5	Design Contingency	0.05	item	3,622,000	181,000
A.5.6	Contract Contingency	0.05	item	3,803,000	190,000
Sub-Total					3,993,000
A.5.7	Professional Fees 12%	0.12	item	3,993,000	479,000
A.5.8	Allowance for FF & E	1,017	m2	400	407,000
<u>Year 5+6 teaching + Common Spaces and New Roof Top Level</u>					<u>4,879,000</u>
<u>Junior School - Traffic Management/Elevated Foot Bridge</u>					
A.9	Proposed Secondary Entry	1,110	m2	691	767,000
A.9.1	Elevated Foot bridge	478	m2	3,759	1,797,000
<u>Junior School - Traffic Management/Elevated Foot Bridge - SubTotal</u>					<u>2,564,000</u>
<u>PRECINCT B</u>					
B.6	Senior School - Main Entry Reception + Foyer Administration + Leadership Offices (LVL 02)	609	m2	2,300	1,401,000
B.6.1	Senior School - GLA Relocation	55	m2	2,618	144,000
B.7	Senior School - Main Entry Forecourt, Landscaping + Accessible Entry Ramp	1,424	m2	458	652,000

Ref.	Description	Quantity	Unit	Rate	Total
B.8	Senior School - Year 8 Centre (LVL 03)	445	m2	4,771	2,123,000
B.10	Traffic Management - Main Entry Driveway Route	1,455	m2	89	129,000
B.13	Traffic Management - Bus + Car parking	2,094	m2	1,191	2,494,000
<u>PRECINCT B Sub-Total</u>					<u>6,943,000</u>
CONCEPT					
<u>PRECINCT B - CONCEPT</u>					
B.9	Senior School - Circulation Hub (Existing Lift)	594	m2	2,116	1,257,000
B.10	Senior School - Hughes Centre	641	m2	3,889	2,493,000
<u>PRECINCT C - CONCEPT</u>					
C.15.1	Boarding Accommodation - Extension	669	m2	4,558	3,049,000
C.15.2	Boarding Accommodation - External Works				829,000
C.15.3	Design Contingency	0.05	item	3,878,000	194,000
C.15.4	Contract Contingency	0.05	item	4,072,000	204,000
Sub-Total					<u>4,276,000</u>
C.15.5	Professional Fees 12%	0.12	item	4,276,000	514,000
Boarding Extension					<u>4,790,000</u>

Ref.	Description	Quantity	Unit	Rate	Total
A.1.1	ELC BUILDING				
	BUILDING WORKS				0
1	Substructure	319	m2	249	79,567
2	Columns	527	m2	45	23,715
3	Upper Floors	543	m2	275	149,170
4	Staircases	5	mr	6,000	30,000
5	Roof	145	m2	445	64,525
6	External Walls	1,133	m2	334	378,296
7	Windows	0	m2		incl
8	External Doors	481	m2	4	2,000
9	Internal Walls	851	m2	95	81,126
10	Internal Screens	29	m2	600	17,400
11	Internal Doors	10	m2	1,025	10,250
12	Wall Finishes	403	m2	160	64,350
13	Floor Finishes	676	m2	83	56,340
14	Ceiling Finishes	593	m2	140	82,810
15	Fitments	527	m2	200	105,400
16	Special Equipment				
17	Hydraulic Services	527	m2	189	99,603
18	Water Supply				
19	Gas Services				
20	Space Heating				
21	Ventilation				
22	Evaporative Cooling				
23	Mechanical Services	527	m2	420	221,340
24	Electrical Services	527	m2	341	179,839
25	Fire Protection	1,054	m2	50	52,568
26	Communications	527	m2	47	24,901
27	Lift	527	m2	342	180,000
	Sub-Total				
				ELC BUILDING TOTAL	1,904,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Substructure				
1.1	Allowance for 120mm slab on ground -incl 100mm FCR, 50mm sand bedding, moisture barrier, edge beams etc.	319	m2	118.00	37,642
1.2	Allowance for footings etc	319	m2	75.00	23,925
1.3	Allowance for lift pit incl rock excavation	1	No	18,000.00	18,000
	Substructure TOTAL				79,567
2	Columns				
2.1	Allowance for columns	527	m2	45.00	23,715
	Columns TOTAL				23,715
3	Upper Floors				
3.1	Allowance for RC slab to L02	394	m2	337.00	132,780
3.2	Waterproofing membrane to outdoor play area+insulation	149	m2	110.00	16,390
	Upper Floors TOTAL				149,170
4	Staircases				
4.1	Allowance for 1800mm wide internal stair	5	mr	6,000.00	30,000
	Staircases TOTAL				30,000
5	Roof				
5.1	Allowance for timber framed roof, metal deck, rwg	145	m2	445.00	64,525
	Roof TOTAL				64,525
6	External Walls				
6.1	Allowance for weather-board cladding incl stud, insulation, sisalation,	540	m2	255.00	137,700
6.2	Extra for glazed wall	293	m2	445.00	130,385
6.3	Auto glazed sliding door	1.00	no	10,000.00	10,000
6.4	Extra for 2900mm x 2100 h glass sliding door ; incl. frame and hardware	11	no	1,000.00	11,000
6.5	Extra for Windows	38	m2	445.00	16,910
6.6	140mm block wall	181	m2	135.00	24,435
6.7	1200mm high Steel balustrade	68	m	700.00	47,866
	External Walls TOTAL				378,296
8	External Doors				
8.1	1840mm x 2040 H Solid Core MC door, double leaf; incl. frame, hardware,	1	no	2,000.00	2,000
	External Doors TOTAL				2,000

Ref.	Description	Quantity	Unit	Rate	Total
9	Internal Walls				
9.1	Allowance for internal wall-FECA	465	m2	40.00	0
9.2	Lift shaft	103	m2	300.00	30,900
9.3	Internal walls - stud wall+p/b both sides+insulation+paint	276	m2	160.00	44,160
9.4	Balustrade at Level -02 stair way	7	m	900.00	6,066
	Internal Walls TOTAL				81,126
10	Internal Screens				
10.1	Glazed screen	29	m2	600.00	17,400
	Internal Screens TOTAL				17,400
11	Internal Doors				
11.1	920mm x 2040 H Solid Core MC door, single leaf; incl. frame, hardware,	7	no	950.00	6,650
11.2	920mm x 2100 H single hinged glass door, incl frame and hardware	3	no	1,200.00	3,600
	Internal Doors TOTAL				10,250
12	Wall Finishes				
12.1	Lift shaft - stone finish (PC supply rate \$150/m2)	26	m2	300.00	7,800
12.2	Allowance for Autex acoustic lining	83	m2	150.00	12,450
12.3	Tiling to amenities area - (PC supply rate \$60/m2)	294.00	m2	150.00	44,100
	Wall Finishes TOTAL				64,350
13	Floor Finishes				
13.1	Allowance for carpet	527	m2	60.00	31,620
13.2	Extra for vinyl to wet area	79	m2	30.00	2,370
13.3	Soft-fall to outdoor play area	149	m2	150.00	22,350
	Floor Finishes TOTAL				56,340
14	Ceiling Finishes				
14.1	Allowance for perforated acoustic plasterboard	448	m2	165.00	73,920
14.2	Wat area plasterboard	79	m2	100.00	7,900
14.3	Paint finish to RC awning soffit	66	m2	15.00	990
	Ceiling Finishes TOTAL				82,810
15	Fitments				
15.1	Allowance for fitments	527	m2	200.00	105,400
	Fitments TOTAL				105,400

Ref.	Description	Quantity	Unit	Rate	Total
17	Hydraulic Services				
17.1	Allowance for hydraulic services	527	m2	180.00	99,603
	Hydraulic Services TOTAL				99,603
23	Mechanical Services				
23.1	Allowance for air conditioning	527	m2	400.00	221,340
	Mechanical Services TOTAL				221,340
24	Electrical Services				
24.1	Allowance for electrical services	527	m2	280.00	154,938
24.2	Allowance for security services	527	m2	45.00	24,901
	Electrical Services TOTAL				179,839
25	Fire Protection				
25.1	Allowance for dry fire protection services	527	m2	30.00	16,601
25.2	Allowance for sprinklers	527	m2	65.00	35,968
	Fire Protection TOTAL				52,568
26	Communications				
26.1	Allowance for comms services	527	m2	45.00	24,901
	Communications TOTAL				24,901
27	Lift				
27.1	Allowance for lift - 2 levels	1	No	180,000.00	180,000
	Lift TOTAL				180,000

Ref.	Description	Quantity	Unit	Rate	Total
A.1.2	ELC EXTERNAL WORKS				
1	Demolish existing shade sail and structure (approx. 20m2)	1	Item	2,000.00	2,000
2	Remove existing outdoor fence and timber retaining walls	70	m	80.00	5,590
3	Dismantle and retain existing timber ramps and structures	127	m2	180.00	22,860
4	Remove existing ground cover and playground equipment in front of existing outdoor area	944	m2	40.00	37,760
5	Ground works to level -03	282	m2	90.00	25,380
6	Allowance for fill to ELC outdoor areas	508	m2	70.00	35,560
7	Tree Protection	1	Item	15,000.00	15,000
8	Allow for underpinning and support to adjacent existing building	1	Item	50,000.00	50,000
9	Temporary works to adjoining building during construction works	1	Item	29,000.00	29,000
10	General works (landscaping, etc) - at ELC / Joigy Centre	636	m2	150.00	95,400
11	ELC external area	560	m2	370.00	207,200
12	Extra for external amphitheater seating	137	m2	300.00	41,100
13	Proposed path adjacent to road	164	m2	140.00	22,960
14	900mm H sandstone log Retaining wall to ELC play areas	80	m	1,178.36	94,269
15	2750mm H Retaining wall to ELC play areas	52	m	3,466.28	180,247
16	4200mm H New retaining wall to rock	46	m	4,340.84	199,679
17	1200mm H Metal balustrade to ELC play area	86	m	750.00	64,500
18	Connection work between existing and new building at lower floor	1	Item	30,000.00	30,000
19	Directional signage	1	Item	20,000.00	20,000
20	External lighting	1	Item	20,000.00	20,000
21	Provision for Services Connections /Diversion	1	Item	50,000.00	50,000
22	Allowance for garden bed	39	m2	150.00	5,850
ELC EXTERNAL WORKS TOTAL					1,255,000

Ref.	Description	Quantity	Unit	Rate	Total
A.2.1	NEW ASSEMBLY AND TWO LEVELS OF TEACHING-BUILDING				
1	Substructure	79	m2	452	35,738
2	Columns	318	m2	150	47,700
3	Upper Floors	644	m2	566	364,232
4	Staircases	20	mr	4,000	80,000
5	Roof	290	m2	462	134,110
6	External Walls	1,188	m2	593	704,530
7	Windows				Incl
8	External Doors	29	m2	993	28,800
9	Internal Walls	766	m2	236	180,888
10	Internal Screens	129	m2	1,200	154,800
11	Internal Doors	76	m2	526	40,000
12	Wall Finishes	876	m2	99	86,815
13	Floor Finishes	1,198	m2	77	91,995
14	Ceiling Finishes	1,198	m2	140	167,430
15	Fitments	1,198	m2	200	239,600
16	Special Equipment				
17	Hydraulic Services	1,198	m2	78	93,950
18	Water Supply				
19	Gas Services				
20	Space Heating				
21	Ventilation				
22	Evaporative Cooling				
23	Mechanical Services	2,396	m2	210	503,160
24	Electrical Services	1,198	m2	325	389,350
25	Fire Protection	1,198	m2	95	113,810
26	Communications	1,198	m2	45	53,910
NEW ASSEMBLY AND TWO LEVELS OF TEACHING-BUILDING TOTAL					3,511,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Substructure				
1.1	Allowance for 120mm slab on ground -incl 100mm FCR, 50mm sand bedding, moisture barrier, edge beams etc.	61	m2	118	7,198
1.2	Allowance for strip footings etc	61	m2	100	6,100
1.3	Pad footings	18	No	1,000.00	18,000
1.4	Allowance for stair case footing pad	40	m2	111	4,440
	Substructure TOTAL				35,738
2	Columns				
2.1	Allowance for columns				
2.2	Proposed Ground	123	m2	150.00	18,450
2.3	Proposed LG-01	135	m2	150.00	20,250
2.4	Proposed LG-02	60	m2	150.00	9,000
	Columns TOTAL				47,700
3	Upper Floors				
3.1	Allowance for new RC extension slab L-01 and L00	258	m2	553	142,674
3.2	Allowance for joining to existing slab	81	m	100	8,100
3.3	Allowance for concrete awning to L-01; incl. waterproofing and tile finish	386	m2	553	213,458
	Upper Floors TOTAL				364,232
4	Staircases				
4.1	Allowance for 1500mm wide internal stair	10	mr	3,500.00	35,000
4.2	Allowance for 3300mm wide External stair	10	mr	4,500.00	45,000
	Staircases TOTAL				80,000
5	Roof				
5.1	Allowance for steel framed roof including rwg	205	m2	592	121,360
5.2	Allowance for finish to soffit of L-01 overhang	85	m2	150	12,750
	Roof TOTAL				134,110
6	External Walls				
6.1	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	565	m2	402	227,130
6.2	Extra for glazed wall to L-02	147	m2	525	77,175
6.3	Extra for windows	135	m2	445	60,075
6.4	Extra for stackable glazed operable door to west L-02	58	m2	675	39,150
6.5	Allowance for white perforated, fluted aluminum screen	430	m2	700	301,000
	External Walls TOTAL				704,530

Ref.	Description	Quantity	Unit	Rate	Total
8	External Doors				
8.1	1800mm x3000mm H Main entrance glass bi- fold door ; incl. frame and hardware (assumed)	2	no	3,000	6,000
8.2	900mm x 3000mm H glazed door; single leaf; incl. frame, hardware (assumed)	4	no	1,200	4,800
8.3	1800mm x 3000mm H glazed door; double leaf; incl. frame, hardware (assumed)	6	no	3,000	18,000
8.4	ED area	18			
	External Doors TOTAL				28,800
9	Internal Walls				
9.1	Allowance for internal partition wall - stud wall + insulation	504	m2	47	23,688
9.2	Allowance for glazed walls	262	m2	600	157,200
	Internal Walls TOTAL				180,888
10	Internal Screens				
10.1	Glazed operable walls	129	m2	1,200.00	154,800
	Internal Screens TOTAL				154,800
11	Internal Doors				
11.1	920mm x 2100 H single hinged glass door, incl frame and hardware	22	no	1,200	26,400
11.2	920mm x 2100 H single hinged hollow core timber door, incl frame and hardware	17	no	800	13,600
11.3	NW area	75			
	Internal Doors TOTAL				40,000
12	Wall Finishes				
12.1	Allow for Tile finish to wet areas including waterproofing	221	m2	155.00	34,255
12.2	Plasterboard & paint to stud wall	876	m2	60	52,560
	Wall Finishes TOTAL				86,815
13	Floor Finishes				
13.1		1,198	m2		
13.2	Tile Finish to wet areas with water proofing	80	m2	150.00	12,000
13.3	Vinyl	47	m2	90.00	4,230
13.4	Carpet	1,071	m2	65.00	69,615
13.5	Allowance to make good existing roof terrace at L00	123	m2	50	6,150
	Floor Finishes TOTAL				91,995

Ref.	Description	Quantity	Unit	Rate	Total
14	Ceiling Finishes				
14.1		1,198	m2		
14.2	Moisture resistant plasterboard to wet areas + paint	74	m2	90	6,660
14.3	Suspended plasterboard ceiling + paint incl trims	1,124	m2	90	101,160
14.4	Extra for acoustic perforated plasterboard ceiling	744	m2	80	59,520
14.5	Paint finish to slab soffit - store	47	m2	15	90
	Ceiling Finishes TOTAL				167,430
15	Fitments				
15.1	Allowance for fitments	1,198	m2	200	239,600
	Fitments TOTAL				239,600
17	Hydraulic Services				
17.1	Wet areas	80	m2	800	64,000
17.2	General HS	1,198	m2	25	29,950
	Hydraulic Services TOTAL				93,950
23	Mechanical Services				
23.1	Allowance for air conditioning	1,198	m2	400	503,160
23.2	BMS	1,198	m2	30	EXCL
	Mechanical Services TOTAL				503,160
24	Electrical Services				
24.1	Allowance for electrical services	1,198	m2	280	335,440
24.2	Allowance for security services	1,198	m2	45	53,910
	Electrical Services TOTAL				389,350
25	Fire Protection				
25.1	Allowance for dry fire	1,198	m2	30	35,940
25.2	Allowance for sprinklers	1,198	m2	65	77,870
	Fire Protection TOTAL				113,810
26	Communications				
26.1	Allowance for comms services	1,198	m2	45	53,910
	Communications TOTAL				53,910

Ref.	Description	Quantity	Unit	Rate	Total
A.2.2	EXTERNAL WORKS (73%; REMAINING 27% ALLOCATED TO TEACHING SPACE AND RESOURCE HUB)				
	<u>Demo New Assembly Building</u>				
1	Allowance for external scaffolding	736	m2	60	44,160
2	Allowance for demolition of external facade	736	m2	200	147,200
3	Allowance for internal demolition	921	m2	80	73,680
4	Allowance for demolition of 1500 wide stairs	3	no	10,000	30,000
5	Allowance for demolition of 3300 wide stairs	3	no	20,000	60,000
6	Allowance for demolition of balustrade to L00	33	m	45	1,480
	<u>Demo Resource Hub Building</u>				
7	Allowance for demolition of external wall	925	m2	200	185,000
8	Allowance for internal demolition	1,434	m2	60	86,040
	<u>General external area to junior school</u>				
9	Demolish existing toilet block - 45 m2	1	item	34,800	34,800
10	Allowance for demolition of external toilet block to north junior play area	39	m2	200	7,800
11	Ditto roof structure	108	m2	100	10,800
12	Allowance for demolition of existing external path	18	m2	200	3,600
13	Allowance for removal of existing fence over retaining wall	13	m	50	672
14	Allowance for removal of existing sun shades	2	no	200	400
15	Allowance for storm-water drainage/connection	1	item	20,000	20,000
16	Allowance for sewer drainage/connection	1	item	10,000	10,000
17	Allowance for external electrical services	1	item	30,000	30,000
18	Allowance for external comms services	1	item	10,000	10,000
19	Tree Protection	1	Item	5,800	5,800
20	Allowance for Roadwork/footpath to drop off and pick up area	1	item	10,000	10,000
21	Provision for play equipment	1	item	58,000	58,000
22	New paved external area	1,225	m2	300	367,500
23	1200mm H Metal balustrade to junior play area	103	m	750	77,250
24	900mm H Retaining wall to ELC play areas	50	m	1,178.36	58,918
25	General works (landscaping, etc) - at junior play areas	948	m2	150	142,200
26	External steps to north junior play areas	208	m2	650	135,200
27	Allowance for washer/ bubbler station (6 sinks)	1	Item	5,000	5,000
28	Bulk excavation for excavation, assumed hard rock	439	m3	310	0
29	Backfill with 20mm crushed rocks	40	m3	100	0
	EXTERNAL WORKS (73%; REMAINING 27% ALLOCATED TO TEACHING SPACE AND RESOURCE HUB) TOTAL				1,179,315

Ref.	Description	Quantity	Unit	Rate	Total
A.2.2a	TRAFFICABLE ROOF (30%; REMAINING 70% ALLOCATED TO TEACHING SPACE AND RESOURCE HUB)				
1	Demolition of existing roof structure	631	m2	100.00	63,100.00
2	Allow for protection works	631	m2	25.00	15,775.00
3	Allowance for scaffolding for roof access	1,825	m2	60.00	109,500.00
4	Prepare existing column to receive new roof slab	24	No	300.00	7,200.00
5	160 thk RC roof slab - PT 5.5kg/m2; reo 55kg/m3;	992	m2	439.00	435,488.00
6	E/O for 180mm thk	140	m2	12.00	1,680.00
7	Internal beams - 600W x 350D	115	m	189.00	26,299.35
8	Internal beams - 1200W x 350D	12	m	321.00	4,660.92
9	Edge beams - 600W x 350D	64	m	250.00	17,280.00
10	Allowance for shear walls below roof slab - 200mm thk; 150kg/m2 reo	198	m2	463.00	91,674.00
11	Allow for water proofing to roof	992	m2	180.00	178,560.00
12	Soft fall - 50%	496	m2	200.00	99,200.00
13	Artificial turf - 50%	496	m2	150.00	74,400.00
14	Balustrade to roof edge	152	m	1,500.00	228,690.00
15	Allowance for shade structure	1.00	item	50,000.00	50,000.00
16	Allowance for external furniture	1.00	item	30,000.00	30,000.00
17	Allowance for external lighting	992	m2	100.00	99,200.00
18	Allowance for roof drainage	992	m2	100.00	99,200.00
19	Allowance for insulation	992	m2	40.00	39,680.00
20	Allowance for skylights to roof	10	m2	1,100	11,000
21	1800mm x 2100 H glazed door, double leaf; incl. frame, hardware (assumed) to outdoor learning area	2	no	1,800	3,600
22	Allowance for 500mm deep planter	268	m2	330	88,440
23	Allowance for a 500mm H up-stand wall to planters	120	m2	498.00	59,760
24	Allowance for pebble balast	55	m2	50	2,750
25					
	<u>Multi purpose learning area</u>				
26	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	181	m2	425	76,925
27	Extra for glazed wall to L-02	38	m2	475	18,050
28	Allowance for white perforated, fluted aluminum screen	181	m2	700	126,700
29	Allowance for overhead, glazed, automatic adjustable door between multipurpose learning area and outdoor learning	18	m2	900	16,200
30	Allowance for fit-out to multipurpose area including kitchen	73	m2	2,000	146,019
31	920mm x 2100 H single hinged fire rated core timber door, incl frame and hardware to staircase	1	no.	1,500	1,500
32	Internal fire rated wall to staircase	47	m2	300	14,100
33					
TRAFFICABLE ROOF (30%; REMAINING 70% ALLOCATED TO TEACHING SPACE AND RESOURCE HUB) TOTAL					670,989

Ref.	Description	Quantity	Unit	Rate	Total
A.3.1	TEACHING SPACES AND RESOURCE HUB-BUILDING				
1	Substructure	133	m2	205	27,265
2	Columns	276	m2	150	41,400
3	Upper Floors	252	m2	710	178,794
4	Staircases				n.a.
5	Roof	46	m2	592	Incl.
6	External Walls	987	m2	801	790,200
7	Windows	0	m2		
8	External Doors	57	m2	504	28,700
9	Internal Walls	1,093	m2	359	392,019
10	Internal Screens	176	m2	1,200	211,200
11	Internal Doors	89	m2	403	35,900
12	Wall Finishes	1,108	m2	97	107,760
13	Floor Finishes	1,434	m2	71	101,710
14	Ceiling Finishes	1,434	m2	141	202,020
15	Fitments	1,434	m2	200	286,800
16	Special Equipment				
17	Hydraulic Services	1,434	m2	72	102,700
18	Water Supply				
19	Gas Services				
20	Space Heating				
21	Ventilation				
22	Evaporative Cooling				
23	Mechanical Services	1,434	m2	420	602,280
24	Electrical Services	1,434	m2	339	486,126
25	Fire Protection	1,434	m2	100	143,042
26	Communications	1,434	m2	47	67,757
Sub-Total					
TEACHING SPACES AND RESOURCE HUB-BUILDING TOTAL					3,806,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Substructure				
1.1					
1.2	Allowance for 120mm slab on ground -incl 100mm FCR, 50mm sand bedding, moisture barrier, edge beams etc.	133	m2	105	13,965
1.3	Allowance for footings etc	133	m2	100	13,300
	Substructure TOTAL				27,265
2	Columns				
2.1	Allowance for columns	276	m2	150	41,400
	Columns TOTAL				41,400
3	Upper Floors				
3.1	Allowance for RC slab to L02	252	m2	710	178,794
	Upper Floors TOTAL				178,794
5	Roof				
5.1	Allowance for steel framed roof including rwg	46	m2	592	27,232
	Roof TOTAL				Incl.
6	External Walls				
6.1	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	201	m2	375	75,375
6.2	Allowance for glazed external wall	435	m2	525	228,375
6.3	Extra for windows	10	m2	325.00	3,250
6.4	Allowance for white perforated, fluted aluminum screen	626	m2	700	438,200
6.5	Allowance for retaining walls at L-02	150	m2	300	45,000
	External Walls TOTAL				790,200

Ref.	Description	Quantity	Unit	Rate	Total
8	External Doors				
8.1	2500mm x 2100 h Main entrance glass bi- fold door ; incl. frame and hardware	6	no	3,000	0
8.2	920mm x 2040 H Solid Core MC door, single leaf; incl. frame, hardware,	4	no	1,200	0
8.3	920mm x 2100 H single hinged glass door, incl frame and hardware	4	no	1,200	0
8.4	ED	47			
8.5	920mm x 2100 H single leaf; incl. frame, hardware (assumed)	8	no	1,200	9,600
8.6	1800mm x 2850mm H double leaf; glazed door; incl. frame, hardware assumed	1	no	1,800	1,800
8.7	900mm x 2850mm H single leaf; glazed sliding door; incl. frame, hardware assumed	5	no	2,500	12,500
8.8	900mm x 2850mm H single leaf; glazed door; incl. frame, hardware assumed	4	no	1,200	4,800
External Doors TOTAL					28,700
9	Internal Walls				
9.1	Allowance for internal partition wall - stud wall + insulation	477	m2	47	22,419
9.2	Allowance for glazed walls	616	m2	600	369,600
Internal Walls TOTAL					392,019
10	Internal Screens				
10.1	Allowance for internal operable wall, assumed full height	176	m2	1,200	211,200
Internal Screens TOTAL					211,200
11	Internal Doors				
11.1	Allowance for single leaf door	31	No	950	0
11.2	ND	59			
11.3	920mm x 2100 H single hinged glass door, incl frame and hardware	17		1,200	20,400
11.4	920mm x 2100 H single hinged hollow core timber door, incl frame and hardware	10		800	8,000
11.5	Sliding doors	3		2,500	7,500
Internal Doors TOTAL					35,900
12	Wall Finishes				
12.1	Allow for Tile finish to wet areas including waterproofing	374	m2	140	52,360
12.2	Plasterboard & paint to stud wall	1,108	m2	50	55,400
Wall Finishes TOTAL					107,760

Ref.	Description	Quantity	Unit	Rate	Total
13	Floor Finishes				
13.1	Tile Finish to wet areas with water proofing	100	m2	150.00	15,000
13.2	Vinyl	0	m2	90.00	0
13.3	Carpet	1,334	m2	65.00	86,710
13.4	FECA	1,434			
	Floor Finishes TOTAL				101,710
14	Ceiling Finishes				
14.1	Moisture resistant plasterboard to wet areas + paint	100	m2	90	9,000
14.2	Suspended plasterboard ceiling + paint incl trims	1,434	m2	90	129,060
14.3	Extra for acoustic perforated plasterboard ceiling	1,066	m2	60	63,960
14.4	Paint finish to slab soffit - store	83	m2	15	0
14.5	FECA	1,434			
	Ceiling Finishes TOTAL				202,020
15	Fitments				
15.1	Allowance for fitments	1,434	m2	200	286,800
	Fitments TOTAL				286,800
17	Hydraulic Services				
17.1	Allowance for hydraulic services	1,434	m2	35	52,700
17.2	HS to wet areas	100	m2	500	50,000
	Hydraulic Services TOTAL				102,700
23	Mechanical Services				
23.1	Allowance for air conditioning	1,434	m2	400	602,280
	Mechanical Services TOTAL				602,280
24	Electrical Services				
24.1	Allowance for electrical services	1,434	m2	280	421,596
24.2	Allowance for security services	1,434	m2	45	64,530
	Electrical Services TOTAL				486,126
25	Fire Protection				
25.1	Allowance for dry fire protection services	1,434	m2	30	45,171
25.2	Allowance for sprinkler	1,434	m2	65	97,871
	Fire Protection TOTAL				143,042

Ref.	Description	Quantity	Unit	Rate	Total
26	Communications				
26.1	Allowance for comms services	1,434	m2	45	67,757
Communications TOTAL					67,757

Ref.	Description	Quantity	Unit	Rate	Total
A.3.2	EXTERNAL WORKS (27%; REMAINING 73% ALLOCATED TO NEW ASSEMBLY AND TEACHING AREAS)				
	<u>Demo New Assembly Building</u>				
1	Allowance for external scaffolding	736	m2	60	44,160
2	Allowance for demolition of external facade	736	m2	200	147,200
3	Allowance for internal demolition	921	m2	80	73,680
4	Allowance for demolition of 1500 wide stairs	3	no	10,000	30,000
5	Allowance for demolition of 3300 wide stairs	3	no	20,000	60,000
6	Allowance for demolition of balustrade to L00	33	m	45	1,480
	<u>Demo Resource Hub Building</u>				
7	Allowance for demolition of external wall	925	m2	200	185,000
8	Allowance for internal demolition	1,434	m2	60	86,040
	<u>General external area to junior school</u>				
9	Demolish existing toilet block - 45 m2	1	item	34,800	34,800
10	Allowance for demolition of external toilet block to north junior play area	39	m2	200	7,800
11	Ditto roof structure	108	m2	100	10,800
12	Allowance for demolition of existing external path	18	m2	200	3,600
13	Allowance for removal of existing fence over retaining wall	13	m	50	672
14	Allowance for removal of existing sun shades	2	no	200	400
15	Allowance for storm-water drainage/connection	1	item	20,000	20,000
16	Allowance for sewer drainage/connection	1	item	10,000	10,000
17	Allowance for external electrical services	1	item	30,000	30,000
18	Allowance for external comms services	1	item	10,000	10,000
19	Tree Protection	1	Item	5,800	5,800
20	Allowance for Roadwork/footpath to drop off and pick up area	1	item	10,000	10,000
21	Provision for play equipment	1	item	58,000	58,000
22	New paved external area	1,225	m2	300	367,500
23	1200mm H Metal balustrade to junior play area	103	m	750	77,250
24	900mm H Retaining wall to ELC play areas	50	m	1,178.36	58,918
25	General works (landscaping, etc) - at junior play areas	948	m2	150	142,200
26	Extra for external steps to north junior play areas	208	m2	650	135,200
27	Allowance for washer/ bubbler station (6 sinks)	1	Item	5,000	5,000
28	Bulk excavation for excavation, assumed hard rock	439	m3	310	0
29	Backfill with 20mm crushed rocks	40	m3	100	0
	EXTERNAL WORKS (27%; REMAINING 73% ALLOCATED TO NEW ASSEMBLY AND TEACHING AREAS) TOTAL				436,185

Ref.	Description	Quantity	Unit	Rate	Total
A.3.2a	TRAFFIC ABLE ROOF (70%; REMAINING 30% ALLOCATED TO NEW ASSEMBLY AND TEACHING AREAS)				
1	Demolition of existing roof structure	631	m2	100.00	63,100.00
2		631	m2	25.00	15,775.00
3	Allowance for scaffolding for roof access	1,825	m2	60.00	109,500.00
4	Prepare existing column to receive new roof slab	24	No	300.00	7,200.00
5	160 thk RC roof slab - PT 5.5kg/m2; reo 55kg/m3;	992	m2	439.00	435,488.00
6	E/O for 180mm thk	140	m2	12.00	1,680.00
7	Internal beams - 600W x 350D	115	m	189.00	26,299.35
8	Internal beams - 1200W x 350D	12	m	321.00	4,660.92
9	Edge beams - 600W x 350D	64	m	250.00	17,280.00
10	Allowance for shear walls below roof slab - 200mm thk; 150kg/m2 reo	198	m2	463.00	91,674.00
11	Allow for water proofing to roof	992	m2	180.00	178,560.00
12	Soft fall - 50%	496	m2	200.00	99,200.00
13	Artificial turf - 50%	496	m2	150.00	74,400.00
14	Balustrade to roof edge	152	m	1,500.00	228,690.00
15	Allowance for shade structure	1.00	item	50,000.00	50,000.00
16	Allowance for external furniture	1.00	item	30,000.00	30,000.00
17	Allowance for external lighting	992	m2	100.00	99,200.00
18	Allowance for roof drainage	992	m2	100.00	99,200.00
19	Allowance for insulation	992	m2	40.00	39,680.00
20	Allowance for skylights to roof	10	m2	1,100	11,000
21	1800mm x 2100 H glazed door, double leaf; incl. frame, hardware (assumed) to outdoor learning area	2	no	1,800	3,600
22	Allowance for 500mm deep planter	268	m2	330	88,440
23	Allowance for a 500mm H up-stand wall to planters	120	m2	498.00	59,760
24	Allowance for pebble balast	55	m2	50	2,750
	<u>Multi purpose learning area</u>				
25	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	181	m2	425	76,925
26	Extra for glazed wall to L-02	38	m2	475	18,050
27	Allowance for white perforated, fluted aluminum screen	181	m2	700	126,700
28	Allowance for overhead, glazed, automatic adjustable door between multipurpose learning area and outdoor learning	18	m2	900	16,200
29	Allowance for fit-out to multipurpose area including kitchen	73	m2	2,000	146,019
30	920mm x 2100 H single hinged fire rated core timber door, incl frame and hardware to staircase	1	no.	1,500	1,500
31	Internal fire rated wall to staircase	47	m2	300	14,100
	TRAFFIC ABLE ROOF (70%; REMAINING 30% ALLOCATED TO NEW ASSEMBLY AND TEACHING AREAS) TOTAL				1,565,642

Ref.	Description	Quantity	Unit	Rate	Total
A.4.1	VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-BUILDING				
1	Substructure	78	m2	798	62,248
2	Columns	416	m2	65	27,040
3	Upper Floors	338	m2	710	239,811
4	Staircases	26	mr	3,323	86,400
5	Roof	75	m2	450	33,750
6	External Walls	933	m2	541	505,200
7	Windows				Incl
8	External Doors	20	m2	650	13,000
9	Internal Walls	331	m2	489	161,902
10	Internal Screens				
11	Internal Doors				32,100
12	Wall Finishes	745	m2	33	24,315
13	Floor Finishes	296	m2	80	23,680
14	Ceiling Finishes	296	m2	100	29,600
15	Fitments				n.a.
16	Special Equipment				n.a.
17	Hydraulic Services				n.a.
18	Water Supply				n.a.
19	Gas Services				n.a.
20	Space Heating				n.a.
21	Ventilation				n.a.
22	Evaporative Cooling				n.a.
23	Mechanical Services	592	m2	210	124,320
24	Electrical Services	832	m2	171	141,960
25	Fire Protection	416	m2	80	33,306
26	Communications	416	m2	47	19,656
27	Lift	416	m2	505	210,000
VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-BUILDING TOTAL					1,769,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Substructure				
1.1	Lift pit, footings and slab on ground	78	m2	798	62,248
	Substructure TOTAL				62,248
2	Columns				
2.1	Allowance for new column	416	m2	65	27,040
	Columns TOTAL				27,040
3	Upper Floors				
3.1	Allowance for new upper floors	338	m2	710	239,811
	Upper Floors TOTAL				239,811
4	Staircases				
4.1	1200mm wide fire stair x 6 store	19	mr	3,000	57,600
4.2	4600mm wide fire egress x 2 store	6	mr	4,500	28,800
	Staircases TOTAL				86,400
5	Roof				
5.1	RC roof over vertical connector	75	m2	450	33,750
	Roof TOTAL				33,750
6	External Walls				
6.1	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	531	m2	375	199,125
6.2	Extra for windows	47	m2	525	24,675
6.3	Allowance for white perforated, fluted aluminum screen	402	m2	700	281,400
	External Walls TOTAL				505,200
8	External Doors				
8.1	1800mm x3000mm H Main entrance glass bi- fold door ; incl. frame and hardware (assumed)	2		3,000	6,000
8.2	3200mm x 3000mm H; double leaf; fire stairs to fire staircase incl. frame and hardware (assumed)	2		3,500	7,000
8.3	ND	16			
	External Doors TOTAL				13,000
9	Internal Walls				
9.1	RC lift shaft wall	226	m2	577	130,402
9.2	Fire rated wall to fire stair	105	m2	300	31,500
	Internal Walls TOTAL				161,902

Ref.	Description	Quantity	Unit	Rate	Total
10	Internal Screens				
10.1	Extra NW Stud Wall Framing for internal screen	0	m2	403	0
	Internal Screens TOTAL				
11	Internal Doors				
11.1	Single leaf door to informal learning area	3	No	1,000	3,000
11.2	Single leaf fire rated door to stair	12	No	1,800	21,600
11.3	Double leaf fire rated door to link with Jnr.... school	3	No	2,500	7,500
	Internal Doors TOTAL				32,100
12	Wall Finishes				
12.1	Paint to RC lift shaft wall	226	m2	15	3,390
12.2	Plasterboard lining to NW Stud Wall Framing + paint	240	m2	50	0
12.3	Fyrcheck to Fire rated wall to fire stair	279	m2	75	20,925
	Wall Finishes TOTAL				24,315
13	Floor Finishes				
13.1	Allowance for floor finishes	296	m2	80	23,680
13.2	Finishes to stairs incl in SC				Note
	Floor Finishes TOTAL				23,680
14	Ceiling Finishes				
14.1	Allowance for ceiling finishes	296	m2	100	29,600
	Ceiling Finishes TOTAL				29,600
15	Fitments				
15.1	Allowance for fitments to informal learning	75	m2	200	15,000
	Fitments TOTAL				n.a.
23	Mechanical Services				
23.1	Allowance for air conditioning	296	m2	400	124,320
23.2	BMS	296	m2	30	EXCL
	Mechanical Services TOTAL				124,320
24	Electrical Services				
24.1	Allowance for electrical services	416	m2	280	122,304
24.2	Allowance for security services	416	m2	45	19,656
	Electrical Services TOTAL				141,960
25	Fire Protection				
25.1	Allowance for dry fire protection services	416	m2	30	13,104
25.2	sprinkler to circulation (excl stair)	296	m2	65	20,202
	Fire Protection TOTAL				33,306

Ref.	Description	Quantity	Unit	Rate	Total
26	Communications				
26.1	Allowance for comms services	416	m2	45	19,656
				Communications TOTAL	19,656
27	Lift				
27.1	Lift	1	No	200,000	210,000
				Lift TOTAL	210,000

Ref.	Description	Quantity	Unit	Rate	Total
A.4.2	VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-EXTERNAL WORKS				
1	Demolish existing buildings - existing circulation	245	m2	967	236,833
2	Ground leveling works	78	m2	90	7,020
VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-EXTERNAL WORKS TOTAL					244,000

Ref.	Description	Quantity	Unit	Rate	Total
A.5.1	YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL (L01-L03)				
1	Substructure	0	m2		0
2	Columns	653	m2	75	48,975
3	Upper Floors	0	m2		0
4	Staircases	4	mr	5,000	20,000
5	Roof	773	m2	363	280,866
6	External Walls	291	m2	1,128	328,350
7	Windows	0	m2		incl
8	External Doors	7	No		14,000
9	Internal Walls	541	m2	216	116,672
10	Internal Screens	57	m2	1,300	74,100
11	Internal Doors	20	No	1,188	23,750
12	Wall Finishes	1,551	m2	137	213,070
13	Floor Finishes	1,096	m2	94	102,630
14	Ceiling Finishes	1,096	m2	185	202,930
15	Fitments	1,096	m2	200	219,200
16	Special Equipment	54	m2	600	32,400
17	Hydraulic Services	1,096	m2	118	129,129
18	Water Supply	0	m2		0
19	Gas Services	0	m2		0
20	Space Heating	0	m2		0
21	Ventilation	42	m2	150	6,300
22	Evaporative Cooling	0	m2		0
23	Mechanical Services	2,192	m2	210	460,320
24	Electrical Services	1,096	m2	362	397,026
25	Fire Protection	1,096	m2	100	109,326
26	Communications	1,096	m2	47	51,786
27	Lift				0
YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL (L01-L03) TOTAL					2,831,000

Ref.	Description	Quantity	Unit	Rate	Total
2	Columns				
2.1	Allowance for steel columns to L02 - L03	653	m2	75	48,975
	Columns TOTAL				48,975
3	Upper Floors				
3.1	Infill floor to L01	0	m2	680	0
	Upper Floors TOTAL				0.00
4	Staircases				
4.1	Allowance for 1800mm wide internal stair	4	mr	5,000	20,000
	Staircases TOTAL				20,000
5	Roof				
5.1	Allowance for steel framed roof including rwg	348	m2	592	206,016
5.2	Allowance for pavers/waterproofing	144	m2	300	43,200
5.3	Allowance to repair existing parapet and paint	193	m2	50	9,650
5.4	Allowance for handrail	88	m	250	22,000
	Roof TOTAL				280,866
6	External Walls				
6.1	Allow for new glazed wall at L03	270	m2	850	229,500
6.2	Allow for new glazing to L01	21	m2	850	17,850
6.3	Allowance for sun shade to west	135	m2	600	81,000
	External Walls TOTAL				328,350
8	External Doors				
8.1	Allowance for external glazed door to L03	7	No	2,000	14,000
	External Doors TOTAL				14,000
9	Internal Walls				
9.1	Glazed wall	165	m2	600	99,000
9.2	Stud Partition	376	m2	47.00	17,672
	Internal Walls TOTAL				116,672
10	Internal Screens				
10.1	Operable Wall	57	m2	1,300	74,100
	Internal Screens TOTAL				74,100

Ref.	Description	Quantity	Unit	Rate	Total
11	Internal Doors				
11.1	Single Doors	11	no	950	10,450
11.2	Double Doors - GLA Entry	4	no	1,600	6,400
11.3	Double Doors - Service Cupboards	3	no	1,500	4,500
11.4	Sliding Doors	2	no	1,200	2,400
	Internal Doors TOTAL				23,750
12	Wall Finishes				
12.1	Plasterboard & paint (both sides)	802	m2	50	40,100
12.2	Allowance to paint existing (FECA)	1,096	m2	20	21,920
12.3	Acoustic Lining to Amphitheater	184	m2	600	110,400
12.4	Wall tiling to Wet Areas - full height	271	m2	150	40,650
	Wall Finishes TOTAL				213,070
13	Floor Finishes				
13.1	Carpet	1,096	m2	60	65,760
13.2	E/O for Tiles to wet area	42	m2	90	3,780
13.3	E/O for Vinyl to storage	23	m2	30	690
13.4	Amphitheater	54	m2	600	32,400
	Floor Finishes TOTAL				102,630
14	Ceiling Finishes				
14.1	Plasterboard + paint	1,096	m2	110	120,560
14.2	Allowance for ceiling insulation to L03	367	m2	20	7,340
14.3	MR plasterboard+paint to wet area	42	m2	90	3,780
14.4	Extra for acoustic ceiling to amphitheater/GLA	475	m2	150	71,250
	Ceiling Finishes TOTAL				202,930
15	Fitments				
15.1	Allowance for general fitments	1,096	m2	200	219,200
	Fitments TOTAL				219,200
16	Special Equipment				
16.1	Allowance for AV to amphitheater	54	m2	600	32,400
	Special Equipment TOTAL				32,400
17	Hydraulic Services				
17.1	General Allowance for hydraulic services	1,096	m2	30	34,524
17.2	Allowance for HS Point	22	no	3,800	87,780
17.3	Allowance for Zip Boiler and point	1	no	6,500	6,825
	Hydraulic Services TOTAL				129,129

Ref.	Description	Quantity	Unit	Rate	Total
21	Ventilation				
21.1	Allowance for Ventilation to Wet Areas	42	m2	150	6,300
	Ventilation TOTAL				6,300
23	Mechanical Services				
23.1	Allowance for air conditioning	1,096	m2	400	460,320
23.2	Allowance for BMS	1,096	m2	30.00	EXCL
	Mechanical Services TOTAL				460,320
24	Electrical Services				
24.1	Allowance for electrical services	1,096	m2	300	345,240
24.2	Allowance for security services	1,096	m2	45	51,786
	Electrical Services TOTAL				397,026
25	Fire Protection				
25.1	Allowance for dry fire protection services	1,096	m2	30	34,524
25.2	Allowance for sprinklers	1,096	m2	65	74,802
	Fire Protection TOTAL				109,326
26	Communications				
26.1	Allowance for comms services	1,096	m2	45	51,786
	Communications TOTAL				51,786

Ref.	Description	Quantity	Unit	Rate	Total
A.5.2	YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL - DEMOLITION				
1	Demolish existing buildings - existing roof structure at L03	394	m2	200	78,800
2	General internal demolition allowance	1,096	m2	50	54,800
3	Allow for demolition of existing walls	654	m2	50	32,700
4	Allow for carefully removing existing windows at L01	21	m2	100	2,100
YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL - DEMOLITION TOTAL					169,000

Ref.	Description	Quantity	Unit	Rate	Total
A.9	PROPOSED SECONDARY ENTRY				
	External Works				
	New Road				
1	Relocated existing garbage compactor	1	item	5,000.00	0
2	Demolition of existing fence	10	m	100	998
3	Demolition of existing garden/road	1,110	m2	25	27,750
4	Allowance for new double gate (3m Wide each)	1	no	5,000	5,000
5	Excavation for new driveway	555	m3	150	83,250
6	Driveway sub-base and base course	1,110	m2	40	44,400
7	Concrete kerb	343	m	150	51,450
8	150 thick concrete pavement	1,110	m2	150	166,500
9	Crossover (6m wide)	6	m	300	1,800
	Allowance for Storm-water Drains				
10	Allowance for drainage	1,110	m2	120	133,200
11	Preliminaries	0.15	item	514,348	77,152
12	Builder's O&M	0.05	item	591,500	29,575
	Construction Sub-Total				
13	Design Contingency	0.05	item	621,075	31,054
14	Contract Contingency	0.05	item	652,129	32,606
	Sub-Total				
15	Professional Fees 12%	0.12	item	684,735	82,168
PROPOSED SECONDARY ENTRY TOTAL					767,000

Ref.	Description	Quantity	Unit	Rate	Total
A.9.1	ELEVATED FOOT BRIDGE				
	External Works				
	New Footpath				
1	150mm thick concrete pavement	74	m2	150	11,100
2	Concrete kerb	63	m	150	9,450
3	Allow for tree protection	1	item	5,000	5,000
	Footbridge				
4	Allow for elevated open uncovered footbridge approximately 9000mm length 2500mm width at 1:14 gradient including balustrade and steel support	404	m2	2,910	1,175,640
5	Extra-over for stairs	9	m2	400	3,588
6	Lift access to footbridge				Excluded
7	Preliminaries	0.15	item	1,204,778	180,717
8	Builder's O&M	0.05	item	1,385,495	69,275
	Construction Sub-Total				
9	Design Contingency	0.05	item	1,454,769	72,738
10	Contract Contingency	0.05	item	1,527,508	76,375
	Sub-Total				
11	Professional Fees 12%	0.12	item	1,603,883	192,466
ELEVATED FOOT BRIDGE TOTAL					1,797,000

Ref.	Description	Quantity	Unit	Rate	Total
B.6	SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)				
	Refurbishment to Main Entry Reception				
1	Deputy Principal	27	m2	1,277	34,479
2	Director Offices	41	m2	1,277	52,357
3	Boardroom	97	m2	1,277	123,869
4	Reception/Informal Meeting	92	m2	1,277	117,484
5	Main Hallway & Foyer	138	m2	1,277	176,226
6	Meeting Rooms	128	m2	1,277	163,456
7	General Offices	72	m2	1,277	91,944
8	Storage Room	14	m2	1,277	17,878
9	Preliminaries	0.15	item	777,693	116,654
10	Builder's O&M	0.05	item	894,347	44,717
	Construction Sub-Total				
11	Design Contingency	0.05	item	939,064	46,953
12	Contract Contingency	0.05	item	939,064	46,953
	Sub-Total				
13	Professional Fees 12%	0.12	item	1,032,971	123,956
14	Allowance for FF & E	609	m2	400	243,600
15					
	SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)				1,401,000
	TOTAL				

Ref.	Description	Quantity	Unit	Rate	Total
B.6.1	SENIOR SCHOOL - GLA RELOCATION				
1	Board room to GLA	55	m2	1,422	78,200
2	Preliminaries	0.15	item	78,200	11,730
3	Builder's O&M	0.05	item	89,930	4,497
	Construction Sub-Total				
4	Design Contingency	0.05	item	94,426	4,721
5	Contract Contingency	0.05	item	99,148	4,957
	Sub-Total				
6	Professional Fees 12%	0.12	item	104,105	12,493
7	Allowance for FF & E	68	m2	400	27,200
	SENIOR SCHOOL - GLA RELOCATION TOTAL				144,000

Ref.	Description	Quantity	Unit	Rate	Total
B.7	SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP				
	External Works				
	Landscaping				
1	Demolish existing pavers/regrade existing levels	1,424	m2	80	113,920
2	Sandstone Paved footpath	266	m2	500	133,000
3	Ramp including steps	75	m2	600	45,000
4	Sandstone balustrade to ramp	64	m	600.00	38,400
5	Stainless steel tactile indicators	1	item	3,000	3,000
	Soft Landscaping				
6	Softlandscaping	245	m2	180	44,100
7	Allow for steel edge to edge of footpath	251	m	50	12,550
8	Auto irrigation system	1	item	3,000	3,000
9	Trees	1	item	1,500	1,500
10	Stormwater	1,424	m2	30	42,720
11	Preliminaries	0.15	item	437,190	65,579
12	Builder's O&M	0.05	item	502,769	25,138
	Construction Sub-Total				
13	Design Contingency	0.05	item	527,907	26,395
14	Contract Contingency	0.05	item	554,302	27,715
	Sub-Total				
15	Professional Fees 12%	0.12	item	582,017	69,842
	SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP TOTAL				652,000

Ref.	Description	Quantity	Unit	Rate	Total
B.8	SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03)				
1	Alterations and Additions				31,670
2	Columns				
3	Upper Floors	165	m2		0
4	Staircases				
5	Roof	791	m2	417	330,087
6	External Walls	500	m2	410	204,800
7	Windows				0
8	External Doors	2	no	2,500	5,000
9	Internal Walls	119	m2	317	37,667
10	Internal Screens	58	m2	1,300	75,400
11	Internal Doors				n.a.
12	Wall Finishes	492	m2	52	25,500
13	Floor Finishes	475	m2	60	28,680
14	Ceiling Finishes	1,252	m2	65	80,995
15	Fitments	445	m2	200	89,000
16	Special Equipment				
17	Hydraulic Services	363	m2	60	21,645
18	Water Supply				
19	Gas Services				
20	Space Heating				
21	Ventilation				
22	Evaporative Cooling				
23	Mechanical Services	1,541	m2	121	186,900
24	Electrical Services	445	m2	341	151,856
25	Fire Protection	445	m2	100	44,389
26	Communications	445	m2	47	21,026
27	Lift				n.a.
28					
29	Preliminaries	0.15	item	1,334,615	200,192
30	Builder's O&M	0.05	item	1,534,808	76,740
	Construction Sub-Total				
31	Design Contingency	0.05	item	1,611,548	80,577
32	Contract Contingency	0.05	item	1,692,125	84,606
	Sub-Total				
33	Professional Fees 12%	0.12	item	1,776,732	213,208
34	Allowance for FF & E	331	m2	400	132,400
35					
	SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03) TOTAL				2,123,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Alterations and Additions				
1.1	Relocate existing condenser units at roof top	1	item	6,000	6,000
1.2	Remove existing waterproofing from roof	230	m2	35	8,050
1.3	Allow for leveling screed to existing roof slab	230	m2	50	11,500
1.4	Remove xtg roof deck	102	m2	60.00	6,120
	Alterations and Additions TOTAL				31,670
3	Upper Floors				
3.1	Allowance for RC Slab	165	m2	336	0
	Upper Floors TOTAL				0.00
5	Roof				
5.1	Allowance for steel framed roof including rwg	361	m2	517	186,637
5.2	Extra for heritage treatment/roof light/box gutter	361	m2	300	108,300
5.3	Allowance for pavers/waterproofing	69	m2	350	24,150
5.4	Allowance to repair existing parapet and paint	22	m2	50	1,100
5.5	Allowance for handrail	18	m	550	9,900
	Roof TOTAL				330,087
6	External Walls				
6.1	Masonry wall	400	m2	350	140,000
6.2	Allowance for sun shading - 20% of EW	52	m2	600	31,200
6.3	Windows	48	m2	700.00	33,600
	External Walls TOTAL				204,800
7	Windows				
7.1	Windows		m2	700.00	
	Windows TOTAL				0.00
8	External Doors				
8.1	Glazed doors	2	no	2,500	5,000
	External Doors TOTAL				5,000
9	Internal Walls				
9.1	Stud wall with insulation	61	m2	47	2,867
9.2	Internal glazing	58	m2	600	34,800
	Internal Walls TOTAL				37,667
10	Internal Screens				
10.1	Operable Wall	58	m2	1,300	75,400
	Internal Screens TOTAL				75,400

Ref.	Description	Quantity	Unit	Rate	Total
12	Wall Finishes				
12.1	Plasterboard and paint	486	m2	50	24,300
12.2	Allow for splash-back to kitchenette	6	m2	200	1,200
	Wall Finishes TOTAL				25,500
13	Floor Finishes				
13.1	Carpet	445	m2	60	26,700
13.2	E/O for vinyl to kitchenette	21	m2	30	630
13.3	Allow for new ramp	9	m2	150.00	1,350
	Floor Finishes TOTAL				28,680
14	Ceiling Finishes				
14.1	New area - rakimng perforated Plasterboard	361	m2	175	63,175
14.2	Allowance for ceiling insulation	361	m2	20	7,220
14.3	Paint to new and existing	530	m2	20	10,600
	Ceiling Finishes TOTAL				80,995
15	Fitments				
15.1	General Allowance	445	m2	200	89,000
	Fitments TOTAL				89,000
17	Hydraulic Services				
17.1	Roof drainage	361	m2	30	10,830
17.2	Allowance forsink	1	no	3,800	3,990
17.3	Allowance for Zip Boiler and point	1	no	6,500	6,825
	Hydraulic Services TOTAL				21,645
23	Mechanical Services				
23.1	Allowance for air conditioning	445	m2	400	186,900
23.2	Allowance for BMS	1,096	m2	30.00	EXCL
	Mechanical Services TOTAL				186,900
24	Electrical Services				
24.1	Allowance for electrical services	445	m2	280	130,830
24.2	Allowance for security services	445	m2	45	21,026
	Electrical Services TOTAL				151,856
25	Fire Protection				
25.1	Allowance for dry fire protection services	445	m2	30	14,018
25.2	Allowance for sprinklers	445	m2	65	30,371
	Fire Protection TOTAL				44,389

Ref.	Description	Quantity	Unit	Rate	Total
26	Communications				
26.1	Allowance for comms services	445	m2	45	21,026
Communications TOTAL					21,026

Ref.	Description	Quantity	Unit	Rate	Total
B.10	TRAFFIC MANAGEMENT - MAIN ENTRY DRIVEWAY ROUTE				
	Demolition				
1	Demolish existing roundabout	1	item	3,000	3,000
2	Demolish existing landscaping	808	m2	20	16,160
3	Protect and make good to heritage roundabout and existing fixtures	1	item	5,000	5,000
	External Works				
4	Paved footpath	59	m2	500	29,500
5	Allow for steel edge to edge of footpath	106	m	50	5,300
6	Allow for making good to existing driveway (assume existing driveway retained)	565	m2	20	11,300
7	Auto irrigation system	1	item	7,000	7,000
	Soft Landscaping				
8	Turf and mulch including topsoil and edging	243	m2	30	7,290
9	Trees	1	item	1,500	1,500
10	Drainage layer	243	m2	5	1,215
11	Preliminaries	0.15	item	77,260	11,589
12	Builder's O&M	0.05	item	98,854	4,943
	Construction Sub-Total				
13	Design Contingency	0.05	item	103,797	5,190
14	Contract Contingency	0.05	item	108,987	5,449
	Sub-Total				
15	Professional Fees 12%	0.12	item	114,436	13,732
	TRAFFIC MANAGEMENT - MAIN ENTRY DRIVEWAY ROUTE TOTAL				129,000

Ref.	Description	Quantity	Unit	Rate	Total
B.13	TRAFFIC MANAGEMENT - BUS + CAR PARKING				
	External Works				
	Car & Bus Parking Area - Preparation				
1	Demolish existing grass area	1	item	1,000	1,000
2	Demolish existing concrete path	1	item	1,500	1,500
3	Demolish existing fence	1	item	1,000	1,000
4	Demolish existing retaining wall	1	item	10,000	10,000
5	Bulk excavation (assume 1750mm deep in average)	1,631	m3	100	163,100
6	Allow for detailed excavation	1	item	8,000	8,000
7	Allow for de-watering	1	item	5,000	5,000
8	Disposal of GSW				Excluded
9	Retain and make good existing services	1	item	5,000	5,000
10	Retain and make good heritage stone retaining wall	1	item	3,000	3,000
	Car & Bus Parking Area - Footings / Bored Piers				
	<u>600mm dia x 3000mm deep bored pier:</u>				
11	300mm socket (P1)	12	no	580	6,960
12	1000mm socket (P2)	12	no	2,180	26,160
13	3500mm socket (P3)	9	no	22,265	200,385
14	1000 x 1000 x 500mm deep pile cap (PC1)	9	no	687	6,183
15	300mm deep 600mm wide strip footing (SF1)	23	m	217	4,980
16	300mm deep 1500mm wide retaining wall footing	16	m	528	8,444
17	Allow for forming piling platform, mobilisation and demobilisation	1	item	20,000	20,000
	Car & Bus Parking Area - Columns				
18	450mm dia columns (C1)	9	m	496	4,466
19	800 x 300mm columns (C2)	28	m	638	17,875
20	Allow for pad footings	13	no	687	8,931
	Car & Bus Parking Area - Basement Level				
21	450mm dia piled shoring wall at 3000mm height	159	m	777	123,543
22	150mm thick shotcrete infill	282	m2	250	70,500
23	800 x 800mm capping beam	94	m	790	74,303
24	150mm thick RC slab on ground	932	m2	159	148,188
25	200mm thick RC slab on ground	28	m2	182	5,087
26	Allow for concrete sundries - kerbs & plinths	1	item	5,000	5,000
27	Storm-water pit and connection to existing service	1	item	10,000	10,000
28	Allow for lighting and GPO	1	item	20,000	20,000
29	Connection to existing electricity	1	item	20,000	20,000
	Car & Bus Parking Area - Ground Level				
30	180mm thick post tensioned suspended slab	941	m2	290	273,073
31	500mm deep 1200mm width post tensioned beams	8	m	404	3,228
32	500mm deep 2400mm width post tensioned beams	139	m	694	96,473
33	RC staircase including stainless steel handrails and nosing	2.8	m/rise	2,800	7,840

Ref.	Description	Quantity	Unit	Rate	Total
34	180mm thick RC suspended slab	4	m2	286	1,146
35	1000mm height reinforced concrete up-stand to driveway edge	20	m	494	9,872
36	Allow for balustrade	52	m	494	25,667
37	Allow for concrete sundries - kerbs & plinths	1	item	2,000	2,000
38	Allow for lighting and GPO	1	item	20,000	20,000
Car & Bus Parking Area - Ramp					
39	180mm thick RC suspended driveway ramp in groove finish	50	m2	341	17,044
40	400 x 600mm edge beams to suspended ramp	24	m	354	8,497
41	1000mm height reinforced concrete up-stand to driveway ramp	24	m	514	12,326
42	Allow for concrete sundries - kerbs & plinths	1	item	2,000	2,000
Car & Bus Parking Area - Miscellaneous					
43	Stainless steel tactile indicators	1	item	3,000	3,000
44	Line marking	1	item	5,000	5,000
45	Concrete wheel stop	26	no	300	7,800
46	Soft landscaping	1	item	3,000	3,000
47	RC Planter Boxes to Bus Parking including waterproofing	72	m2	439	31,608
48	Timber batten screen	117	m2	400	46,800
Car Parking Slab (Area as shown on drawing 19949-SK03.02 [01])					
49	180mm thick RC suspended slab	136	m2	295	40,172
50	Allow for 200mm thick x 300mm H up-stand wall at edge of suspended slab	9	m2	477	4,295
51	400 x 600mm RC beams	49	m	342	16,760
52	Extra for scaffold - say 2000mm H	60	m2	75.00	4,500
53	Allow for pre-cast wheel stop	10	no	300.00	3,000
Pavement Slab (Area as shown on drawing 19949-SK03.02 [01])					
54	150mm thick RC slab on ground	313	m2	156	48,828
55	Preliminaries	0.15	item	1,672,533	250,880
56	Builder's O&M	0.05	item	1,923,413	96,171
Construction Sub-Total					
57	Design Contingency	0.05	item	2,019,583	100,979
58	Contract Contingency	0.05	item	2,120,562	106,028
Sub-Total					
59	Professional Fees 12%	0.12	item	2,226,590	267,191
TRAFFIC MANAGEMENT - BUS + CAR PARKING TOTAL					2,494,000

Ref.	Description	Quantity	Unit	Rate	Total
B.9	SENIOR SCHOOL - CIRCULATION HUB (EXISTING LIFT)				
1	Senior School Circulation Hub	594	m2	1,150	683,100
2	Preliminaries	0.15	item	683,100	102,465
3	Builder's O&M	0.05	item	785,565	39,278
	Construction Sub-Total				
4	Design Contingency	0.05	item	824,843	41,242
5	Contract Contingency	0.05	item	866,085	43,304
	Sub-Total				
6	Professional Fees 12%	0.12	item	909,390	109,127
7	Allowance for FF & E	594	m2	400	237,600
	SENIOR SCHOOL - CIRCULATION HUB (EXISTING LIFT) TOTAL				1,257,000

Ref.	Description	Quantity	Unit	Rate	Total
B.10	SENIOR SCHOOL - HUGHES CENTRE				
1	Senior School Circulation Hub	641	m2	2,340	1,499,762
2	Preliminaries	0.15	item	1,499,762	224,964
3	Builder's O&M	0.05	item	1,724,726	86,236
	Construction Sub-Total				
4	Design Contingency	0.05	item	1,810,963	90,548
5	Contract Contingency	0.05	item	1,901,511	95,076
	Sub-Total				
6	Professional Fees 12%	0.12	item	1,996,586	239,590
7	Allowance for FF & E	641	m2	400	256,400
	SENIOR SCHOOL - HUGHES CENTRE TOTAL				2,493,000

Ref.	Description	Quantity	Unit	Rate	Total
C.15.1	BOARDING ACCOMMODATION - EXTENSION				
1	3 store boarding accommodation	669	m2	4,558	3,048,991
2					
	BOARDING ACCOMMODATION - EXTENSION TOTAL				3,049,000

Ref.	Description	Quantity	Unit	Rate	Total
C.15.2	BOARDING ACCOMMODATION - EXTERNAL WORKS				
1	Site clearing	1	item	50,000	50,000
2	Joining to existing	1	item	50,000	50,000
3	Entry Link	12	m2	3,000	36,000
4	External services				550,000
5	Preliminaries	0.15	item	686,000	102,900
6	Builder's O&M	0.05	item	788,900	39,445
					<u>828,345</u>
	BOARDING ACCOMMODATION - EXTERNAL WORKS TOTAL				<u>829,000</u>

Ref.	Description	Quantity	Unit	Rate	Total
4	External services				
4.1	Hydraulic services	1	item	150,000	150,000
4.2	Electrical services	1	item	250,000	250,000
4.3	Storm-water and storm-water management system	1	item	150,000	150,000
External services TOTAL					550,000

Appendix C – List of Drawings

KRB_SSD_Masterplan_4
 MASTERPLAN COST ESTIMATE_4
 B13-A0-00 - COVER SHEET (04)
 B13-B0-00 - EXISTING PLAN - EAST(03)
 B13-B0-01 - DEMOLITION PLAN - EAST(03)
 B13-B0-02 - EXISTING PLAN - WEST(01)
 B13-B0-03 - DEMOLITION PLAN - WEST(01)
 B13-B1-00 - PROPOSED PLAN - LEVEL G - EAST(03)
 B13-B1-01 - PROPOSED PLAN - LEVEL LG - EAST(03)
 B13-B1-02 - PROPOSED PLAN - LEVEL G - WEST(01)
 B13-C1-00 - PROPOSED ELEVATION (SOUTH)(03)
 B13-D1-00 - SECTION SHEET 01(03)
 B13-D1-01 - SECTION SHEET 02(02)
 B13-M1-00 - AXONOMETRIC VIEW(03)
 B13-M1-01 - EXISTING AND NEW - PERSPECTIVE VIEW(03)
 B13-T0-01 - SHADOW STUDIES - WINTER SOLSTICE(03)
 B13-T0-02 - SHADOW STUDIES - SUMMER SOLSTICE(03)
 B13-T0-03 - SHADOW STUDIES - EQUINOX(03)
 B13-Y1-00 - MATERIALS AND FINISHES(03)
 Transmittal - 00028
 A-A0-00_PRECINCT A - COVER SHEET(05)
 A-A0-01_SITE - PROJECT IDENTIFICATION PLAN(04)
 A-A0-02_SITE - EXISTING- DEMOLITION PLAN(04)
 A-A1-00_SITE - PROPOSED SITE PLAN(05)
 A-A1-10_SITE - EXISTING- PROPOSED SECTIONS(02)
 A-B0-00(A)_SITE ENTRY - EXISTING DEMOLITION PLAN NORTH(03)
 A-B0-00(B)_SITE ENTRY - EXISTING DEMOLITION PLAN SOUTH(02)
 A-B0-01_ELC - EXISTING-DEMOLITION PLAN - LEVEL -03(04)
 A-B0-02_ELC - EXISTING-DEMOLITION PLAN - LEVEL -02(04)
 A-B0-04_EXISTING-DEMOLITION PLAN - LEVEL -02(04)
 A-B0-05_EXISTING-DEMOLITION PLAN - LEVEL -01(04)
 A-B0-06_EXISTING-DEMOLITION PLAN - LEVEL 00(04)
 A-B0-07_EXISTING-DEMOLITION PLAN - LEVEL 01(04)
 A-B0-09_EXISTING-DEMOLITION PLAN - LEVEL 02(03)
 A-B0-10_EXISTING-DEMOLITION PLAN - LEVEL 03(04)
 A-B0-11_EXISTING-DEMOLITION PLAN - ROOF(04)
 A-B1-00(A)_SITE ENTRY - PROPOSED PLAN NORTH(03)
 A-B1-00(B)_SITE ENTRY - PROPOSED PLAN SOUTH(02)
 A-B1-01_ELC - PROPOSED GA PLAN - LEVEL -03(07)
 A-B1-02_ELC - PROPOSED GA PLAN - LEVEL -02(06)
 A-B1-03_ELC - PROPOSED ROOF PLAN(05)
 A-B1-04_PROPOSED GA PLAN - LEVEL -02(06)
 A-B1-05_PROPOSED GA PLAN - LEVEL -01(06)

A-B1-06_PROPOSED GA PLAN - LEVEL 00(06)
 A-B1-07_PROPOSED GA PLAN - LEVEL 01(04)
 A-B1-09_PROPOSED GA PLAN - LEVEL 02(06)
 A-B1-10_PROPOSED GA PLAN - LEVEL 03(06)
 A-B1-11_PROPOSED GA PLAN - ROOF(06)
 A-C1-00_SITE ENTRY - ELEVATIONS & SECTION(03)
 A-C1-01_PROPOSED ELEVATION - EAST (ADMIN)(04)
 A-C1-02_PROPOSED ELEVATIONS - EAST(06)
 A-C1-03_PROPOSED ELEVATIONS - NORTH(03)
 A-C1-04_PROPOSED ELEVATIONS - WEST(03)
 A-C1-05_PROPOSED ELEVATIONS - SOUTH(06)
 A-C1-06_ELC - PROPOSED ELEVATIONS - NORTH & EAST(04)
 A-C1-07_ELC - PROPOSED ELEVATIONS - SOUTH & WEST(04)
 A-D1-01_GA SECTIONS(05)
 A-D1-02_GA SECTIONS(05)
 A-D1-03_GA SECTIONS(05)
 A-M1-01_AXONOMETRIC - NORTH WEST - EXISTING AND NEW(06)
 A-M1-02_AXONOMETRIC - SOUTH EAST - EXISTING AND NEW(03)
 A-T1-01_EXISTING AND NEW - SHADOW STUDIES - WINTER SOLSTICE JUNE 21ST(03)
 A-T1-02_EXISTING AND NEW - SHADOW STUDIES - SUMMER SOLSTICE DECEMBER 21ST(03)
 A-T1-03_EXISTING AND NEW - SHADOW STUDIES - EQUINOX MARCH 21ST(03)
 A-U0-01_JS AND ELC - EXISTING GFA PLANS(03)
 A-U1-01_JS AND ELC - PROPOSED GFA PLANS(03)
 A-Y1-00_SITE - MATERIALS AND FINISHES(03)
 A-Y1-01_ELC - MATERIALS AND FINISHES(03)
 A-Y1-02_JS - MATERIALS AND FINISHES(06)
 A-Y1-03_LANDSCAPE - MATERIALS AND FINISHES(02)
 Transmittal - 00030
 ABC-A0-01 - SITE - EXISTING SITE PLAN (04)
 ABC-A0-02 - SITE ANALYSIS PLAN DIAGRAMS (01)
 ABC-A1-00 - SITE - PRECINCT AND PROJECT IDENTIFICATION PLAN (02)
 ABC-A1-01 - SITE - PROPOSED SITE PLAN (04)
 Transmittal - 00025
 B6-A0-00 - COVER SHEET(03)
 B6-B0-00 - EXISTING PLAN(03)
 B6-B0-02 - DEMOLITION PLAN(03)
 B6-B1-00 - PROPOSED PLAN - LEVEL 02(03)
 B6-C1-00 - PROPOSED ELEVATION - EAST(03)
 B6-D0-00 - PROPOSED SECTION(03)
 B6-M1-00 - PERSPECTIVE VIEWS(03)
 B6-Y1-00 - MATERIAL AND FINISHES(01)
 Transmittal - 00027
 B8-A0-00 - COVER SHEET(03)
 B8-B0-00 - EXISTING-DEMOLITION PLAN - LEVEL 03(03)
 B8-B1-00 - PROPOSED GA PLAN - LEVEL 03(03)
 B8-B1-01 - PROPOSED ROOF PLAN(3)

B8-C1-00 - PROPOSED ELEVATIONS - WEST AND EAST(03)
B8-C1-01 - PROPOSED ELEVATIONS - NORTH AND SOUTH(03)
B8-D1-00 - PROPOSED SECTIONS(03)
B8-D1-01 - EXISTING & PROPOSED SITE SECTION(02)
B8-M1-01 - VIEW STUDIES 01(03)
B8-M1-02 - VIEW STUDIES 02(03)
B8-U0-01 - EXISTING AND NEW GFA PLANS - LEVEL 03(03)
B8-Y1-01 - MATERIALS AND FINISHES(03)
Transmittal - 00026