

Bay Partnership
Quantity Surveyors & Construction Cost Consultants



BAY/833

29 April 2011

Pymble Ladies' College
C/o PMDL Architecture and Design
PO Box 1465
CROWS NEST NSW 2065

Attention: Mr. Andrew Pender

Dear Andrew,

Re: Pymble Ladies' College – Masterplan

Further to our discussion meeting yesterday, we enclose herewith a copy of our Indicative Masterplan Estimate No. 5 rev. 1 for the above duly amended as discussed.

We draw your attention to our list of exclusions from the estimate.

Please do not hesitate to contact us should you have any queries or require further assistance with the project.

Yours sincerely,
BAY PARTNERSHIP PTY LIMITED

Alan Duncan

Encl.



INDICATIVE MASTERPLAN ESTIMATE No. 5 Rev.1

PYMBLE LADIES' COLLEGE MASTERPLAN

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QUANTITY SURVEYORS

Reviewed by: AD	Job No. BAY/833
Issue Schedule	
Document Title:	Issue Date:
Indicative Masterplan Estimate No. 1	21.08.08
Indicative Masterplan Estimate No. 1 (Revision 1)	02.09.08
Indicative Masterplan Estimate No. 1 (Revision 2)	05.09.08
Indicative Masterplan Estimate No. 2 – Middle/Upper School	15.03.10
Indicative Masterplan Estimate No. 3 – Aquatic Centre, etc	14.07.10
Indicative Masterplan Estimate No. 3 rev – Aquatic Centre, etc	15.07.10
Indicative Masterplan Estimate No. 4 – New Aquatic Centre	30.11.10
Indicative Masterplan Estimate No. 5	27.04.11
Indicative Masterplan Estimate No. 5 Rev.1	29.04.11

PYMBLE LADIES' COLLEGE – MASTERPLAN
INDICATIVE MASTERPLAN ESTIMATE NO. 5 REV.1

1.0 BASIS OF ESTIMATE

Further to our Indicative Masterplan Estimate No. 5 prepared based on the briefing meeting on 28 March 2011 including drawings and information received up until 21 April 2011 we have amended our Estimate following our discussion meeting on 28/07/11. Prices reflect our opinion of current market rates within the Sydney Metropolitan area based on competitive tendering.

As requested, our estimate for Stage 2a - The Aquatic Centre has been measured in Elements. It is further split up into Scenarios 1, 2 & 3 incorporating the various staging of works. Stage 2a – Health Care & Counselling, Stage 3 – Hockey Field with Carpark Under, Stage 4 – Dining Facilities have been measured in a 'Masterplan' format.

The swimming pools structure has been costed as detailed by Geoff Ninnes Fong & Partners (GNFP). We have also incorporated the budgets for pool equipment, pool furniture, pool drainage, etc as provided by GNFP on 20/04/11.

Budgets for the ESD strategy have been included as advised by Cundall Engineers. As instructed, these costs have been shown separately.

We have also included an allowance of \$900K for a commercial kitchen fitout to cater for 600 people as provided by Cini Little Australia on 21/04/11.

Also included is an allowance of 10% for design & contract contingencies in the cost summary following. We have also included in our estimate a 12% allowance for professional fees, council contributions, fees & charges, etc.

We stress that this estimate is indicative only and is based on very preliminary information with many assumptions being made. We strongly recommend that more detailed cost estimates be prepared once more information becomes available.

2.0 COST SUMMARY

Refer to appended summary.

3.0 ASSUMPTIONS

1. No provision for storage facility under suspended pool deck
2. No allowance for acoustic treatment/screening to reduce noise impact on neighbouring buildings – assumed not needed due to new building location
3. No provision for fire sprinklers to the Carparking under new Hockey Field
4. No allowance for scoreboard & floodlighting to New Hockey Field – not in brief
5. No allowance for water feature, artworks, playground equipment to Piazza – not in brief or separate budget if required
6. Onsite stormwater detention – assumed not required
7. Dining Facilities (for 600 people) costed based on the areas provided – areas to be confirmed

PYMBLE LADIES' COLLEGE – MASTERPLAN
INDICATIVE MASTERPLAN ESTIMATE NO. 5 REV.1

4.0 EXCLUSIONS

1. Out-of-hours work
2. Relocation & decanting costs
3. Temporary accommodation
4. Working with and/or removal of hazardous materials including asbestos & contaminated soils
5. Abnormal foundations including underpinning of existing structures
6. Upgrade works to existing structures, roof & facades (unless noted otherwise)
7. Blinds & curtains
8. Computers incl. peripherals, interactive whiteboards, etc
9. New Loose Furniture, Fittings & Equipment
10. POPE provisions for the Dining Facilities
11. Stage 1 Driveway Upgrade works – separate budget
12. Diversion of existing services (unless noted otherwise)
13. Infrastructure services upgrades (unless noted otherwise)
14. Future increases in costs beyond April 2011 (say 5% p.a.)

PYMBLE LADIES' COLLEGE

MASTERPLAN ESTIMATE COMPARATIVE SUMMARY (NO. 3 vs NO. 5 REV 1) - AS AT 29 APRIL 2011

ITEM DESCRIPTION	EST#3 (ISSUED 15/07/10) escalated to current costs	EST#5 (Rev 1) SCENARIO 3 (ISSUED 29/04/11)
NEW AQUATIC CENTRE	GFA = 4537m2 incl. healthcare & counselling	GFA = 4354m2 excl. healthcare & counselling
Preliminaries	\$ 2,858,509	\$ 2,508,220
Site Preparation/Bulk Earthworks/Demolitions	\$ 357,000	\$ 383,250
New Building Works - Pool hall, ancillary building, bleachers, etc (incl. work at junction with existing)	\$ 15,348,063	\$ 14,868,530
Colonnade	\$ 455,328	n/a
External Works & Services	\$ 433,500	\$ 765,000
ADD cost escalations	incl.	n/a
NEW AQUATIC CENTRE TOTAL (A)	\$ 19,452,400	\$ 18,525,000
NEW HEALTH CARE & COUNSELLING	GFA = incl. above	GFA = 186m2
Preliminaries	incl. above	\$ 109,670
Site Preparation/Bulk Earthworks	incl. above	\$ 25,230
New Building Works	incl. above	\$ 555,100
External Works & Services	incl. above	\$ 55,000
NEW HEALTH CARE & COUNSELLING TOTAL (B)	\$ -	\$ 745,000
NEW AQUATIC CENTRE & HEALTH CARE TOTAL (A+B)	\$ 19,452,400	\$ 19,270,000
NEW HOCKEY FIELD WITH CARPARK UNDER		
Preliminaries	\$ 1,168,660	\$ 1,140,456
Site Preparation/Bulk Earthworks	\$ 377,400	\$ 455,000
New Building Works - hockey field & carpark under	\$ 6,052,940	\$ 5,663,294
External Works & Services	\$ 193,800	\$ 991,250
NEW HOCKEY FIELD WITH CARPARK UNDER (C)	\$ 7,792,800	\$ 8,250,000
NEW PIAZZA AND EXTERNAL WORKS		
Preliminaries	\$ 275,094	incl.
Site Preparation/Bulk Earthworks	\$ 137,700	incl.
External Works & Services	\$ 1,464,006	incl.
NEW PIAZZA AND EXTERNAL WORKS (D)	\$ 1,876,800	\$ -
TOTAL ALL NEW WORKS (A+B+C+D)	\$ 29,122,000	\$ 27,520,000

OTHER COSTS		
Pool furniture	\$ 50,000	\$ 80,000
Dive bubbler machine (\$300K if required - includes tank)	excluded	excluded
Other FF&E	excluded	excluded
ESD provisions	excluded	\$ 905,000

The following items have been included above and are provided for information only (note costs shown are nett):		
Pools structure, finishes & fitout	\$ 2,217,000 <small>budget by Paul Stephenson</small>	\$ 2,466,240 <small>estimate by Bay, structural info by GHFP</small>
Pool water treatment, heating & common plant (excl. bwic)	\$ 1,912,000 <small>budget by Paul Stephenson</small>	\$ 1,995,000 <small>budget by GHFP</small>
Diving platform & springboards	\$ 140,000 <small>budget by Bay</small>	\$ 140,000 <small>budget by Bay</small>
Movable boom	\$ 479,000 <small>budget by Bay</small>	\$ 450,000 <small>budget by GHFP</small>
Mechanical services	\$ 748,000 <small>budget by Paul Stephenson</small>	\$ 1,075,000 <small>budget by Cundall</small>

NOTE: All above costs are net and exclude contingencies, fees, GST and escalation beyond April 2011

PYMBLE LADIES' COLLEGE

MASTERPLAN ESTIMATE SUMMARY NO. 5 REV.1 - AS AT 9 MAY 2011

ITEM DESCRIPTION	SCENARIO 1 (Stage 3 built 6-9 months after Stages 2a & 2b)	SCENARIO 2 (Stage 3 built 5 years after Stages 2a & 2b)	SCENARIO 3 (Stages 2a, 2b & 3 built concurrently)
STAGE 2A - NEW AQUATIC CENTRE			
Preliminaries	\$ 2,773,220	\$ 2,863,220	\$ 2,508,220
Demolitions & Bulk Earthworks	\$ 383,250	\$ 383,250	\$ 383,250
General Building Works & Services	\$ 8,627,290	\$ 8,627,290	\$ 8,627,290
Pool structure, finishes, fitout, water treatment, common plant & heating	\$ 5,121,240	\$ 5,121,240	\$ 5,121,240
Mechanical Services	\$ 1,120,000	\$ 1,120,000	\$ 1,120,000
External Works & Services	\$ 680,000	\$ 730,000	\$ 765,000
Temporary works	\$ 240,000	\$ 710,000	\$ -
Stage 2A - New Aquatic Centre Total (A)	\$ 18,945,000	\$ 19,555,000	\$ 18,525,000
OTHER COSTS			
Pool Furniture	\$ 80,000	\$ 80,000	\$ 80,000
Dive bubbler machine (\$300K if required - includes tank)	excluded	excluded	excluded
Other FF&E	excluded	excluded	excluded
ESD Provisions	\$ 915,000	\$ 915,000	\$ 905,000
OTHER COSTS Total (B)	\$ 995,000	\$ 995,000	\$ 985,000
TOTAL ALL NEW WORKS (A+B)	\$ 19,940,000	\$ 20,550,000	\$ 19,510,000
10% Design & Contract Contingencies	\$ 1,994,000	\$ 2,055,000	\$ 1,951,000
12% Project Costs & Fees	\$ 2,632,100	\$ 2,712,600	\$ 2,575,300
TOTAL (excl. GST)	\$ 24,566,100	\$ 25,317,600	\$ 24,036,300
10% GST	\$ 2,456,610	\$ 2,531,760	\$ 2,403,630
TOTAL (Incl. GST)	\$ 27,022,710	\$ 27,849,360	\$ 26,439,930

PYMBLE LADIES' COLLEGE

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ITEM DESCRIPTION	SCENARIO 1 (Stage 3 built 6-9 months after Stages 2a & 2b)	SCENARIO 2 (Stage 3 built 5 years after Stages 2a & 2b)	SCENARIO 3 (Stages 2a, 2b & 3 built concurrently)
STAGE 2B - HEALTH CARE & COUNSELLING			
Preliminaries	\$ 114,670	\$ 114,670	\$ 109,670
Site Preparation/Bulk Earthworks	\$ 25,230	\$ 25,230	\$ 25,230
General Building Works & Services	\$ 555,100	\$ 555,100	\$ 555,100
External Works & Services	\$ 55,000	\$ 55,000	\$ 55,000
Stage 2B - Health Care & Counselling Total	\$ 750,000	\$ 750,000	\$ 745,000
10% Design & Contract Contingencies	\$ 75,000	\$ 75,000	\$ 74,500
12% Project Costs & Fees	\$ 99,000	\$ 99,000	\$ 98,300
TOTAL (excl. GST)	\$ 924,000	\$ 924,000	\$ 917,800
10% GST	\$ 92,400	\$ 92,400	\$ 91,780
TOTAL (incl. GST)	\$ 1,016,400	\$ 1,016,400	\$ 1,009,580

PYMBLE LADIES' COLLEGE

MASTERPLAN ESTIMATE SUMMARY NO. 5 REV.1 - AS AT 9 MAY 2011

ITEM DESCRIPTION	SCENARIO 1 (Stage 3 built 6-9 months after Stages 2a & 2b)	SCENARIO 2 (Stage 3 built 5 years after Stages 2a & 2b)	SCENARIO 3 (Stages 2a, 2b & 3 built concurrently)
STAGE 3 - NEW HOCKEY FIELD WITH CARPARK UNDER			
Preliminaries	\$ 1,245,456	\$ 1,255,456	\$ 1,140,456
Site Preparation/Bulk Earthworks	\$ 455,000	\$ 455,000	\$ 455,000
Demolish temporary works in Stage 2a	\$ 20,000	\$ 50,000	\$ -
New Hockey Field/Undercroft Carpark	\$ 5,663,294	\$ 5,663,294	\$ 5,663,294
External Works & Services	\$ 961,250	\$ 991,250	\$ 991,250
Stage 3 - New Hockey Field with carpark under	\$ 8,345,000	\$ 8,415,000	\$ 8,250,000
10% Design & Contract Contingencies	\$ 834,500	\$ 841,500	\$ 825,000
12% Project Costs & Fees	\$ 1,101,500	\$ 1,110,800	\$ 1,089,000
TOTAL (excl. GST)	\$ 10,281,000	\$ 10,367,300	\$ 10,164,000
10% GST	\$ 1,028,100	\$ 1,036,730	\$ 1,016,400
TOTAL (incl. GST)	\$ 11,309,100	\$ 11,404,030	\$ 11,180,400

PYMBLE LADIES' COLLEGE
MASTERPLAN ESTIMATE SUMMARY NO. 5 REV.1 - AS AT 29 APRIL 2011

ITEM DESCRIPTION	CONSTRUCTION COSTS	5% DESIGN CONTINGENCY	5% CONTRACT CONTINGENCY	12% PROJECT COSTS & FEES	TOTAL (EXCL. GST)	10% GST	TOTAL (INCL. GST)
STAGE 4 - DINING FACILITIES FOR 600 PEOPLE							
Preliminaries	\$ 823,800	\$ 41,190	\$ 41,190	\$ 108,742	\$ 1,014,922	\$ 101,492	\$ 1,116,414
Site Preparation/Bulk Earthworks/Demolitions	\$ 425,000	\$ 21,250	\$ 21,250	\$ 56,100	\$ 523,600	\$ 52,360	\$ 575,960
New Building Works	\$ 3,864,700	\$ 193,235	\$ 193,235	\$ 510,140	\$ 4,761,310	\$ 476,131	\$ 5,237,441
External Works & Services	\$ 336,500	\$ 16,825	\$ 16,825	\$ 44,418	\$ 414,568	\$ 41,457	\$ 456,025
STAGE 4 - DINING FACILITIES FOR 600 PEOPLE	\$ 5,450,000	\$ 272,500	\$ 272,500	\$ 719,400	\$ 6,714,400	\$ 671,440	\$ 7,385,840
STAGE 4 - FF&E		\$ -	\$ -				
Commercial Kitchen Fitout + BWIC	\$ 920,000	NIL	\$ 46,000	\$ 115,920	\$ 1,081,920	\$ 108,192	\$ 1,190,112
Other FF&E - furniture, pots, pans, utensils, plates, glassware, etc	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
STAGE 4 - FF&E	\$ 920,000	\$ -	\$ 46,000	\$ 115,920	\$ 1,081,920	\$ 108,192	\$ 1,190,112
Stage 4 Total	\$ 6,370,000	\$ 272,500	\$ 318,500	\$ 835,320	\$ 7,796,320	\$ 779,632	\$ 8,575,952

Note: above are all current costs as at April 2011 - no allowance for future cost escalations