

Client:	Seventh Day Adventist
Property:	Wahroonga Adventist School
Date of Estimate:	30-Jan-13
Brief Description of property:	Masterplan Works - Stages 1-4
Basis of Estimate:	Drawings received 14 January 2013

ESTIMATE SUMMARY

	QTY	UNIT	COST /M2	TOTAL
FECA:	4,712	m2		
Stage 1				
Preliminaries		Item	\$329	\$ 1,550,000
Demolition / site clearance		Item	\$8	\$ 40,000
Bulk earthworks		Item	\$97	\$ 456,000
Substructure		Item	\$79	\$ 370,000
Columns		Item	\$65	\$ 306,000
Upper Floors		Item	\$282	\$ 1,327,000
Staircases		Item	\$53	\$ 252,000
Roof		Item	\$199	\$ 940,000
External walls / windows		Item	\$395	\$ 1,863,000
External doors		Item	\$10	\$ 47,000
Internal walls / doors / finishes		Item	\$98	\$ 462,000
Floor finishes		Item	\$57	\$ 269,000
Ceiling finishes		Item	\$62	\$ 292,000
Fitments		Item	\$127	\$ 600,000
Hydraulic services (provisional)		Item	\$139	\$ 653,000
Electrical services		Item	\$236	\$ 1,114,000
Mechanical services		Item	\$218	\$ 1,029,000
Fire services		Item	\$51	\$ 239,000
Lift services		Item	\$28	\$ 130,000
Temporary works		Item	\$50	\$ 235,000
External works		Item	\$98	\$ 460,000
TOTAL - STAGE 1				\$ 12,634,000

	QTY	UNIT	COST /M2	TOTAL
FECA:	3,030	m2		
Stage 2				
Preliminaries		Item	\$290	\$ 880,000
Demolition / site clearance		Item	\$4	\$ 12,000
Bulk earthworks		Item	\$78	\$ 237,000
Substructure		Item	\$70	\$ 211,000
Columns		Item	\$58	\$ 177,000
Upper Floors		Item	\$254	\$ 771,000
Staircases		Item	\$15	\$ 44,000
Roof		Item	\$236	\$ 715,000
External walls / windows		Item	\$465	\$ 1,409,000
External doors		Item	\$19	\$ 59,000
Internal walls / doors / finishes		Item	\$128	\$ 387,000
Floor finishes		Item	\$55	\$ 167,000
Ceiling finishes		Item	\$64	\$ 194,000
Fitments		Item	\$76	\$ 230,000
Hydraulic services (provisional)		Item	\$81	\$ 245,000
Electrical services		Item	\$175	\$ 529,000
Mechanical services		Item	\$189	\$ 573,000
Fire services		Item	\$23	\$ 69,000
Lift services		Item	\$20	\$ 60,000
External works		Item	\$78	\$ 235,000
TOTAL - STAGE 2				\$ 7,204,000

	QTY	UNIT	COST /M2	TOTAL
Stage 3				
Preliminaries		Item		\$ 880,000
Site earthworks and retaining walls		Item		\$ 645,000
Turfed playing field and PE courts		Item		\$ 148,000
Basketball courts and shade structure		Item		\$ 677,000
Store building		Item		\$ 70,000
Fencing and misc other works		Item		\$ 60,000
TOTAL - STAGE 3				\$ 2,480,000

	QTY	UNIT	COST /M2	TOTAL
FECA:	5,493	m2		
Stage 4				
Preliminaries		Item	\$249	\$ 1,370,000
Demolition / site clearance		Item	\$15	\$ 84,000
Bulk earthworks		Item	\$63	\$ 344,000
Substructure		Item	\$55	\$ 302,000
Columns		Item	\$49	\$ 269,000
Upper Floors		Item	\$237	\$ 1,300,000
Staircases		Item	\$61	\$ 334,000
Roof		Item	\$143	\$ 785,000
External walls / windows		Item	\$307	\$ 1,689,000
External doors		Item	\$10	\$ 53,000
Internal walls / doors / finishes		Item	\$142	\$ 781,000
Floor finishes		Item	\$84	\$ 461,000
Ceiling finishes		Item	\$81	\$ 445,000
Fitments		Item	\$88	\$ 482,000
Hydraulic services (provisional)		Item	\$35	\$ 195,000
Electrical services		Item	\$168	\$ 924,000
Mechanical services		Item	\$194	\$ 1,064,000
Fire services		Item	\$18	\$ 99,000
Lift services		Item	\$0	\$ -
External works		Item	\$32	\$ 177,000
TOTAL - STAGE 4				\$ 11,158,000

	QTY	UNIT	COST /M2	TOTAL
Access Road				
Preliminaries		Item		\$ 150,000
Roadworks		Item		\$ 400,000
Traffic lights		Item		\$ 900,000
TOTAL - ACCESS ROAD				\$ 1,450,000

	QTY	UNIT	COST /M2	TOTAL
SUMMARY				
Stage 1		Item		\$ 12,634,000
Stage 2		Item		\$ 7,204,000
Stage 3		Item		\$ 2,480,000
Stage 4		Item		\$ 11,158,000
Access Road		Item		\$ 1,450,000
TOTAL - SUMMARY				\$ 34,926,000
Authority Fees & Charges (say 1.6%)		Item		\$ 559,000
Professional & Design Fees (say 11%)		Item		\$ 3,842,000
TOTAL - CAPITAL INVESTMENT VALUE				\$ 39,327,000

Exclusions

Goods and services tax
 Escalation
 Fire detection, occupant warning systems
 Sewer pump station, rainwater reuse, etc
 OOSH fitout
 Design & tech fitout
 Library fitout / shelving
 FF&E (eg lockers, tables, chairs, projectors/screens, etc)

Assumptions

Provisional estimate included for hydraulic services until services consultant estimates are clarified
 Low/medium/class 3 rock is encountered approx 1m below ground level and building founded on pad footings
 Access road costs are indicative as the scope is not overly defined