

1996.CMS002-CIV

19<sup>th</sup> August 2014

**St Catherine's School**

C / O Sandrick Project Directions

Suite 412 Nexus Norwest

4 Columbia Court

Norwest Business Park

Baulkham Hills NSW 2153

**Attention: Adam Martinez**

Dear Adam,

**Re: St Catherine's School Masterplan**

Further to your request, please find below a summary of the outcomes to specifically address the "General Requirements – Qualified Quantity Surveyor to provide" Section of the Director General's Environmental Assessment Requirements:

1. We confirm our current estimated Capital Investment Value (CIV) for the Masterplan Works at St Catherine's School to be **\$62,490,000** excluding GST. A copy of the Estimated Cost is attached for reference.

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *"Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division [b] costs relating to any part of the development or project that is the subject of a separate development consent or project approval [c] land costs (including any costs of marketing and selling land) [d] GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

We stress that our Estimated Cost is based on Functional Areas of the development which differs from Gross Floor Areas that are noted within the Application.

2. We confirm that there will be approximately **94 full time jobs** created during the **Stage 1** development comprising the construction of the new Research, Performing Arts and Aquatic Centre ( RPAC). A copy of the labour calculation is attached for reference.
3. We confirm that the information provided is accurate at the date of preparation.

Should you require any further information please do not hesitate to contact the undersigned.

Yours Faithfully,  
**Altus Group Cost Management Pty Ltd**



Niall McSweeney  
Senior Director

1996.CMS002-CIV

19<sup>th</sup> August 2014

**St Catherine's School**

C / O Sandrick Project Directions  
Suite 412 Nexus Norwest  
4 Columbia Court  
Norwest Business Park  
Baulkham Hills NSW 2153

**Attention: Adam Martinez**

Dear Adam,

**Re: St Catherine's School – Masterplan**

Further to your request, we wish to confirm our current estimated Capital Investment Value (CIV) for the Masterplan Works at St Catherine's School to be **\$62,490,000** excluding GST. A copy of the Estimated Cost is attached for reference.

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**Altus Group Cost Management Pty Ltd**



Niall McSweeney  
Senior Director

Project ST CATHERINE'S SCHOOL  
 Report CIV ESTIMATE - MASTERPLAN  
 Reference COST SUMMARY  
 Option MASTER PLAN DOCUMENTS  
 Facilities MASTER PLAN  
 Date 19TH AUG 2014

			TOTAL			
Item	Details	Unit	Quantity	Rate	Amount	
				\$/Sqm	\$	
1	Research, Performing Arts Theatre and Aquatic Centre Page 3 - 15	m2	7,720	\$ 4,095	\$ 31,614,050	
2	Dame Jane Sutherland Centre Page 16 - 17	m <sup>2</sup>	1,319	\$ 1,726	\$ 2,276,000	
3	Lenthall Building Page 18 - 20	m <sup>2</sup>	1,513	\$ 2,408	\$ 3,644,000	
4	Junior School Page 21 - 22	m <sup>2</sup>	740	\$ 1,972	\$ 1,459,000	
5	JB Hall Site and J Block Renovation Page 23 - 25	m <sup>2</sup>	4,118	\$ 2,333	\$ 9,606,000	
6	Administration Building Page 26 - 27	m <sup>2</sup>	979	\$ 1,914	\$ 1,874,000	
7	St John's Building and Isabel Hall Wing Page 28 - 29	m <sup>2</sup>	758	\$ 1,259	\$ 954,000	
8	Allowance for removal of contaminated excavation	Prov	1	\$ 100,000	\$ 100,000	
<b>Total for Base Building Works</b>		<b>m2</b>	<b>18,120</b>	<b>\$ 2,844</b>	<b>\$ 51,527,050</b>	
11	Design & Consultant Fees (10%)				\$ 5,153,000	
12	Contingencies (5%)				\$ 2,834,000	
I	<b>Total Construction</b>				<b>\$ 59,514,050</b>	
II	<b>Furniture, Fittings and Equipment</b>					
1	Research, Performing Arts Theatre and Aquatic Centre Page 3	m2	6,394	\$ 318	\$ 2,034,260	
2	Dame Jane Sutherland Centre Page 32	m2	1,320	\$ 345	- Re Use Existing	
3	Lenthall Building Page 32	m2	1,519	\$ 398	- Re Use Existing	
4	Junior School Page 32	m2	741	\$ 368	- Re Use Existing	
5	JB Hall Site and J Block Renovation Page 32	m2	1,410	\$ 513	723,500	
6	Administration Building Page 32	m2	979	\$ 362	- Re Use Existing	
7	St John's Building and Isabel Hall Wing Page 32	m2	760	\$ 232	- Re Use Existing	
<b>Total for Furniture, Fittings and equipment</b>					<b>\$ 2,757,760</b>	
<b>CIV ESTIMATE - MASTERPLAN</b>		<b>m2</b>	<b>18,120</b>	<b>\$ 3,437</b>	<b>\$ 62,271,810</b>	
Standard Deviation of Risk +/-10%					6,200,000	
<b>Low Range</b>					<b>56,071,810</b>	
<b>High Range</b>					<b>68,471,810</b>	
<b>Capital Investment Value (Based on Mid Range + LSL)</b>					<b>62,490,000</b>	



Project ST CATHERINE'S SCHOOL  
 Report CIV ESTIMATE - MASTERPLAN  
 Reference COST SUMMARY  
 Option MASTER PLAN DOCUMENTS  
 Facilities MASTER PLAN  
 Date 19TH AUG 2014

## COMMENTS

1. The following items are **excluded** from this estimate:

- **Automated Book Retrieval System and IT equipment, are excluded.**
- Structure transfer slab, apart from the Super "T" structure
- Raised floor system.
- Chilled beam mechanical system.
- Double skin facade.
- Long service levee. *(Note: Included In CIV)*
- Upgrading of existing building to current BCA code compliance.
- Major site dewatering.
- Major services upgrades or diversions (over the provision above).
- Works outside site boundary. (other than street pavement in front of site only)
- No allowance for Archaeological investigation
- Excludes Authority Fees And Charges
- Escalation beyond August 2014
- Land costs, holding costs and stamp duty.
- GST.

2. The following items are **assumed** for this estimate:

- **\$993K Provisional allowance for site decontamination and remediation . (\$893k in RPAC+ \$100k elsewhere)**
- Landscape as indicated on drawings
- All areas associated with the function of the building are included within the respective level.
- **Orchestra pit lift included at a value of \$105,000**
- **\$100K Provisional allowance for Junior School Playground upgrade has been included in Junior School Estimate ( Stage 4)**

3. General Notes

- No additional input from Services Engineer

4. Drawings Used - Masterplan Drawings

A.MP.020	Master plan - Level 1 Rev A	3/07/2014
A.MP.021	Master plan - Level 2 Rev A	3/07/2014
A.MP.022	Master plan - Level 3 Rev A	3/07/2014
A.MP.023	Master plan - Level 4 Rev A	3/07/2014
A.MP.024	Master plan - Level 5 Rev A	3/07/2014
A.MP.025	Master plan - Level 6 Rev A	3/07/2014
A.MP.026	Master plan - Level 7 Rev A	3/07/2014
A.MP.027	Master plan - Level 8 Rev A	3/07/2014
A.MP.028	Master plan - Roof Plan Rev A	3/07/2014

5. Attention should be drawn to the specific notes and assumptions made in the detailed breakdown sheets

Project  
Report  
Reference  
Option  
Facilities  
Date

St Catherine's School - Research, Performing Arts and Aquatic Centre  
FEASIBILITY ESTIMATE  
COST SUMMARY (Rev H) Mk3

RESEARCH, PERFORMING ARTS AND ACQUATIC CENTRE  
19th August 2014



Item	Details	Unit	Quantity	Rate	Amount	Comments
<b>I Base Building Works</b>						
I.1	Demolition and alterations	Item		\$	272,750	1. Demolition works inside Jo Karaolis building \$30,000 2.Reduction in nr of trees to be removed (- \$25,000)
I.2	Research Centre	m <sup>2</sup>	1,325	\$ 2,986	\$ 3,957,016	change to metal cladding on a built-up substrate, change from copper window surrounds
I.3	Theatre 500 Seats	m <sup>2</sup>	2,602	\$ 3,406	\$ 8,862,490	change to metal cladding on a built-up substrate, change from copper window surrounds, reduced rate on R&P masonry, reduced feature allowances. Savings from the VM to the current design is \$402,000
I.4	Pool	m <sup>2</sup>	2,467	\$ 3,061	\$ 7,550,413	
I.5	Basement	m <sup>2</sup>	1,326	\$ 2,624	\$ 3,479,983	
I.6	External Landscape	m <sup>2</sup>	7,720	\$ 91	\$ 703,797	
I.7	Connection of Services (incl substation)	Item	1	\$ 596,119	\$ 596,119	
I.8	Allowance for removal of contaminated excavation	Item	1	\$ 893,000	\$ 893,000	Based on 2,595 Cum i.e. top 1m of fill as GSW
I.9	Sprinkler Protection to the main buildings but not the Research centre	Item	1	\$ 476,000	\$ 476,000	New item previously excluded but will need clarification during Design Development
I.10	Main Contractors Preliminaries and Margin				4,822,482	
<b>Total for Base Building Works - Forward to Main Summary</b>		<b>m2</b>	<b>7,720</b>	<b>\$ 4,095</b>	<b>\$ 31,614,050</b>	
<b>II Furniture, Fittings and Equipment</b>						
II.1	Allow for ALL NEW FF&E (basic grade) to Library	m2	1,325	\$ 537	\$ 711,920	See schedule of Fit Out Costs for a summary of what is included in these budgets
II.2	Allow for fitout to Auditorium (excl audio equipment)	m2	2,160	\$ 143	\$ 309,400	
II.3	Allow for fitout to Multi Purpose Hall (excl audio equipment)	m2	442	\$ 450	\$ 199,000	
II.4	Allow for fitout to Aquatic Centre (excl audio equipment)	m2	2,467	\$ 155	\$ 382,500	
II.5	Theatre Equipment	m2	2,602	\$ 166	\$ 431,440	New Item Previously Excluded, but need some scope from specialist
<b>Total for Furniture, Fittings and equipment - Forward to Main Summary</b>		<b>m2</b>	<b>6,394</b>	<b>\$ 318</b>	<b>\$ 2,034,260</b>	

## COMMENTS

1. The following items are notes or excluded from this estimate:

### Main Exclusions;

- 1.1 Automated Book Retrieval System and IT equipment, are excluded.
- 1.2 GST, is excluded from all costs.
- 1.3 Covered Link to Isabel Hall Wing, is excluded
- 1.4 Excludes Junior School Playground upgrade as Landscape Drawing indicates existing is being retained
- 1.5 Upgrading of existing building to current BCA code compliance, is excluded.
- 1.6 No allowance for an Operable wall between lounge and boardroom on Level 5
- 1.7 No allowance for Archaeological Investigation
- 1.8 Major site dewatering, is not allowed for.
- 1.9 No allowance for actuated louvers
- 1.10 Works outside site boundary. (other than street pavement in front of site only), are excluded
- 1.11 Escalation beyond August 2014
- 1.12 Land costs, holding costs and stamp duty, if required to be paid for this project.
- 1.13 Double skin façade, if required.
- 1.14 Allows for forming openings where adjoins DJSC, however does not include for rearranging interiors of DJSC
- 1.15 NO Allowance for the Fire Compartments between mezz in Research Centre and the floor below, if required
- 1.16 Rework of stairs between Junior School Courtyard and Research Centre Paved Area, is excluded from the costs, if required
- 1.17 No specific allowance for Heritage Works with the exception of rebuilding the stone rubble wall at street level, if required
- 1.18 An additional costs for Major services upgrades or diversions (over the provision above).
- 1.19 Chilled beam mechanical system, if requested.
- 1.20 the only Structure transfer slab, is the Super "T" structure
- 1.21 Raised floor system, if required.
- 1.22 Long service levy
- 1.24 Excludes Authority Fees And Charges
- 1.25 Section 73 - Depends on Water Usage unknown

2. The following items are assumed for this estimate:

- 2.1 Pool cost based on Atlas DE Filters and Ozone / Bromine Chemical Disinfectant as per e mail from Robert Collingridge on 03.10.13
- 2.2 Assumed the Auditorium will be fire separated from the other floors, but in this estimate we have allowed for the sprinklers throughout as per Sandrick email dated 30.7.14
- 2.3 Consideration should be given to how to successfully sprinker the fly tower.
- 2.4 An allowance of \$150,000 has been made for works to the existing sub station - this requires further investigation to understand the extent of upgrade works required
- 2.5 We have made an attempt to figure out what might be needed for the theatre fitout & equipment but we need to get advise from the school or a specialist on this.
- 2.6 Preliminaries based on Mainbrace program of 78 weeks

3. General Notes Regarding Revision H

- 3.1 No additional input from Mechanical Engineer / Pool Consultant
- 3.2 The additional Cost of Sprinkler to the whole of the Aquatic Centre and Theatre ( Incl Basement) would be approximately Is now included this in this estimate

4. The following Information was used in the preparation of this estimate

### 4.1 Architects Drawings

Name	Rev	Nr
Floor Plan Level 1	SK8	A.100
Floor Plan Level 2	SK8	A.101
Floor Plan Level 3	SK8	A.102
Floor Plan Level 4	SK8	A.103
Floor Plan Level 5	SK8	A.104
Floor Plan Level 6	SK9	A.105
Floor Plan Level 7	SK9	A.106
Roof Plan	SK9	A.107
South and east Elevations	SK8	A.150
Elevations North and West	SK8	A.151
Sections A,B, & C	SK9	A.160
Sections D,E, & F	SK9	A.161

### 4.3 Landscape Drawings

Development Application Landscape Plan	B	DA-L-01
Stage 1 PRAC - Tree Management Plan	B	DA-L-02
Development Application Landscape Sections	A	DA-L-03
Landscape Masterplan	B	MP-100

### 4.2

Name	Nr
Footing Plan	SK01
Level 2 Plan	SK02
Level 3 Plan	SK03
Level 4 Plan	SK04
Level 5 Plan	SK05
Level 6 Plan	SK06
Level 7 Plan	SK07
Roof Plan	SK08
Shoring Wall Elevations Sheet 1	SK09
Shoring Wall Elevations Sheet 2	SK10
Shoring Wall Details	SK11

### 4.4

Cover Sheet, Drawing Schedule,	
Notes & Locality Sketch	14165_DA_C000
GA - Basement Level	14165_DA_C110
GA - Level 2	14165_DA_C120
GA - Level 4	14165_DA_C140
STW Misc. Details & Pit Lid Sch	14165_DA_C200
OSD Tank Details	14165_DA_C201
STW Catchment Plan - Post Dev	14165_DA_C250
STW Catchment Plan - Pre Dev	14165_DA_C251
Services Overall Site Plan	14165_DA_C800
Services Detail Site Plan	14165_DA_C801
Sediment & Erosion Control Plan	14165_DA_SE01
Sediment & Erosion Control - Details	14165_DA_SE02

### 4.5 Other Documentation

Preliminary Program Prepared in October 2013 by Mainbrace Constructions  
Site Management Plan Prepared by ADCO - Draft Dated 28th May 2014  
Geotechnical Investigation Prepared by JK Geotechnics dated 08.11.13  
Land Survey Drawings prepared by Chase Burke Harvey - Sheets 1 - 6  
Preliminary Environmental Site Assessment Prepared by EIS dated 27th May 2014  
Electrical And Hydraulic Service Brief Prepared by Wood & Grieve Engineers Rev 01 dated 08.05.14

Project	St Catherine's School - Research, Performing Arts and Acquatic Centre				
Report	FEASIBILITY ESTIMATE				
Option	Option				
Reference	COST BREAKDOWN				
Facilities	Demolition				
Date	19th August 2014				
<b>Demolition and alterations</b>					
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	<b>Comment</b>
Demolition and alteration					
Demolish existing buildings					
In ground pool	nr	1	50,000	50,000	
Shade Structure	nr	1	2,000	2,000	
Changing rooms	nr	1	20,000	20,000	
Covered Playground	nr	2	5,000	10,000	
Service tanks	nr	2	1,000	2,000	
Portable classrooms	nr	1	5,000	5,000	
				-	
Retaining walls	m	75	150	11,250	
Underpinning/Support existing walls	m	30	1,500	45,000	
Remove demolish existing hard landscaping	m2	350	100	35,000	
Removal of trees	Item	11	2,500	27,500	
Protection of the existing substation	Item	1	25,000	25,000	
ditto to Switch-room	Item	1	10,000	10,000	
Demolish Glass Box in Jo Karaolis SC	Item	1	30,000	30,000	
Preliminaries & Margin				see summary	
	<b>TOTAL</b>			<b>272,750</b>	



Project	St Catherine's School - Research, Performing Arts and Aquatic Centre					
Report	FEASIBILITY ESTIMATE					
Option	Option					
Reference	COST BREAKDOWN					
Facilities	Resource Centre					
Date	19th August 2014					
<b>RESEARCH CENTRE</b>						
	<b>1,039</b>	<b>total ext wall (m2)</b>		<b>1,325</b>		<b>total flr area (m2)</b>
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	<b>\$ / Sqm</b>	<b>Comment</b>
Demolition and alteration						
Demolish existing surface	m2	607	50	30,335		Grd flr area taken
Underpinning/Support existing walls	Item	1	30,000	30,000		for link & Sub
Forming openings to existing	No	1	15,000	15,000		
Services Diversion	Item	1		-		in Summary
Making good existing	Item	1	50,000	50,000		allowance
			<b>Sub Total</b>	<b>125,335</b>	95	
Foundations						
Excavation	m3		65	-		In basement
Extra over for rock	m3	-	100	-		In Basement
Pad footings	m2	607	200	121,340		
Staircase Pit	No	2	7,500	15,000		
Lift pit	No	1	10,000	10,000		needs to be considered as built in
			<b>Sub Total</b>	<b>146,340</b>	110	suspended slab of undercroft
Ground Slab	m2	94	120	11,280	9	Incl in upper floor
Columns	m2	1,932	47	90,790	69	
Upper Floors	m2					
Level 6 - In situ concrete including beams	m2	645	333	214,785		
Level 7 - Timber Floor including steel structure	m2	274	776	212,624		
Allow for modification works to the slab to top of stair at Junior Entry	m2	183	100	18,300		Build up levels
** Raised timber floor (Level 6)	m2	302	200	60,400		
			<b>Sub Total</b>	<b>506,109</b>	382	
Stairs						
Allow for featured s/c (Stair 1)	m/rise	4	3,500	14,000		
Allow for featured s/c (at void)	m/rise	4	10,000	40,000		
External Stairs to Undercroft - Off Form	m/rise	6	15,000	90,000		
			<b>Sub Total</b>	<b>144,000</b>	109	
Roof						
Non-Trafficable	m2	1,091	100	109,100		Assumed Metal Deck
Extra over for Roof Overhang	m2	90	500	45,000		
E/O for Edge feature	m2	140	150	21,000		
Extra over for Roof over terrace	m2	188	650	122,200		
Gutters	m2	102	100	10,200		
Extra over for Glass Roof	m2	12	1,400	17,136		Excludes covered walkway to Isabel
Roof - Structural steel frame	tn	22	8,000	179,820		Hall Wing
Roof - Purlins	m	859	25	21,475		
Roof - concrete columns	m	166	292	48,550		
			<b>Sub Total</b>	<b>574,481</b>	434	
External Walls						
Render and Paint on Solid Background	Sqm	324	320	103,576		
Face Brick	Sqm	215	325	69,869		Face Brick supply rate of \$1500 / 1000
Precast Wall - Sandstone Colour	Sqm	166	750	124,200		
Curtain Walling with Black Frame	Sqm	248	500	124,135		
Extra over for glass louvers	Sqm	17	1,500	25,673		
Fixed Vertical Louvers	Sqm	46	1,000	46,200		assume not open to elements
Horizontal Louvers	Sqm	40	750	30,248		
EO for punch Windows	m2	36	150	5,400		
Framing Detail around windows / louvers	m	102	700	71,540		
Glazed balustrade to terrace	m	12	750	9,000		
			<b>Sub Total</b>	<b>609,840</b>	460	
External Doors						
Double leaf glazed doors	No	4	5,000	20,000		
Glazed doors	No	2	2,500	5,000		
Sundries external doors	No	4	900	3,600		
			<b>Sub Total</b>	<b>28,600</b>	22	
Internal Walls						
Partition walls	m2	320	150	48,015		
Extra Over for Core walls	m2	204	175	35,700		allow for stair well, lift, plant room etc.
			<b>Sub Total</b>	<b>83,715</b>	63	
Internal Screens						
Toilet Partitions	No	-	2,000	-		
Operable walls	m2	38	800	30,096		acoustic
Glazed Screen To Void	m2	43	650	27,885		
Glazed Fronts to Seminar Rooms	m2	99	750	74,250		

Project Report Option Reference Facilities Date	St Catherine's School - Research, Performing Arts and Acquatic Centre FEASIBILITY ESTIMATE Option COST BREAKDOWN Resource Centre 19th August 2014					
RESEARCH CENTRE						
	1,039	total ext wall (m2)		1,325		total flr area (m2)
	Unit	Quantity	Rate	Amount	\$ / Sqm	Comment
E / O for doors to glazed screens	Nr	7	1,000	7,000		
			Sub Total	139,231	105	
Internal Doors						
Single leaf doors	No	2	600	1,200		
Single leaf doors fire rated	No	3	900	2,700		Allowance for service risers
Double leaf glazed doors	No	3	5,000	15,000		
			Sub Total	18,900	14	
Wall Finishes						
Paint finish	m2	589	12	7,066		
e/o tiling	m2	72	90	6,480		toilets
e/o acoustic panelling	m2	250	350	87,500		allowance
			Sub Total	101,046	76	
Floor Finishes						
Carpet	m2	1,325	70	92,750		
Ducted Skirting	m	300	85	25,500		
e/o for tiling	m2	14	80	1,120		toilets
Extra for Tiling to Terrace	m2	351	130	45,630		includes area outside Junior Entry
			Sub Total	165,000	125	
Ceiling Finishes						
Grid ceiling and paint	m2	1,325	65	86,125		
e/o for perforated plasterboard ceiling	m2	810	100	81,000		Open Plan areas
Paint underside of colonnade	m	693	50	34,650		
			Sub Total	201,775	152	
Fitments						
Sundries	m2	1,325	10	13,250		
Signage	m2	1,325	15	19,875		
Toilets	No	9	750	6,750		
Provision for Tea Station	No	1	10,000	10,000		Including appliances and joinery
			Sub Total	49,875	38	
Hydraulic Services						
Water point	pts	9	4,000	36,000		
Staff Kitchen	item	1	5,000	5,000		
Roof Drainage	m2	1,091	50	54,550		
			Sub Total	95,550	72	
Mechanical	m2	1,325	317	420,025	317	AC & Vent
Fire	m2	1,325	10	13,250		
Fire Sprinkler	m2	1,325	50	Excluded		
			Sub Total	13,250	10	
Electrical						
Lights & Power & Data	m2	1,325	175	231,875	175	
Lift						
Serving 2 levels	No	1	100,000	100,000	75	
External Works						
Connection to existing	Item	1	100,000	100,000	75	general alterations due to existing site conditions
Preliminaries & Margin	%			see summary		
	TOTAL		;			
				3,957,016	2,986	

Project	St Catherine's School - Research, Performing Arts and Aquatic Centre					
Report	FEASIBILITY ESTIMATE					
Option						
Reference	COST BREAKDOWN					
Facilities	Pool & Theatre					
Date	19th August 2014					
<b>POOL &amp; THEATRE</b>	<b>4,157</b>	<b>total ext wall (m2)</b>		<b>5,069</b>		<b>total flr area (m2)</b>
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	<b>\$ / Sqm</b>	<b>Comment</b>
Demolition and alteration						
Demolish existing buildings	m2			-		in Summary
Underpinning/Support existing walls	m			-		in Summary
Forming openings to existing	Item	1	100,000	100,000		
Services Diversion	Item			-		in Summary
making good existing	Item			-		in Summary
			<b>Sub Total</b>	<b>100,000</b>	20	
Foundations						
Excavation	M3		65			in Basement
Extra over for rock	m3	-	50	-		in Basement
Pad footings	m2	862	100	86,200		
Staircase Pit	No	-	7,500	-		in basement
Lift pit	No	-	15,000	-		in basement
			<b>Sub Total</b>	<b>86,200</b>	17	
Ground Slab	m2	862	95	81,890	16	
				-		
Columns	m2	5,069	75	380,175		see cost x for detailed breakdown
Extra over for double height space	m2	4,055	25	<b>Incl above</b>		
Support for Fly-tower	m2	300	100	30,000		
Extra for Off Form Concrete - White Pigment to Columns on East Elevation & West Elevation	item	1	25,000	25,000		12 columns in total
			<b>Sub Total</b>	<b>435,175</b>	86	
Upper Floors	m2	2,388	350	835,800		
Infill Slab - for plant	m2	115	384	<b>Incl</b>		see cardno mark up; formed at height
Extra over for orchestra pit floor - 300 mm thick	m2	271	34	Excl		
Raked Theatre Floor	m2	405	500	<b>Incl</b>		
Extra for Super "T" structural beams	nr	13	80,300	1,043,900		
Headstock beam under super T	m	47	1,350	63,180		
Additional Cranage associated with the Super T	item	1	50,000	50,000		
Exposed Steel Beams - Black Powder Coat	m	140	318	44,382		Including Cost of Steel - assume 17.7kg/m
250mm thick suspended pool base	m2	824	250	206,000		see cost x for detailed breakdown
Pool wall	m2	320	396	126,720		see cost x for detailed breakdown
Topping slab on super 'T'	m2	995	110	109,450		
Auditorium Stairs	m2	270	321	86,670		see cost x for detailed breakdown
Plenum slab under auditorium stairs - raking soffit	m2	270	458	123,660		
			<b>Sub Total</b>	<b>2,689,762</b>	531	
Stairs						
Entry Stair from Mc Pherson St	m/rise	1	15,000	18,750		
Feature Main Stair - Foyer to DJSC level - 4.6m wide	m/rise	2	15,000	25,500		
Feature main Stair - Foyer to Terrace - 3 m wide	m/rise	6	15,000	94,500		
Access to DJSC Carpark	m/rise	2	3,500	5,950		
Stairs up to weight room	m/rise	4	15,000	65,700		
Stairs from green room	m/rise	4	3,500	12,670		
Stairs beside Change Room 2 up to stage	m/rise	4	3,500	12,670		
External Stairs off Leichardt Lane	m/rise	2	2,500	5,450		
Stairs from MP Hall to Tiered Seating (2 Nr) - 1.6m wide	m/rise	5	5,000	24,800		
Steps to Tiered seating	nr	52	500	26,000		
Stairs beside Control Room to level 6 corridor	m/rise	2.34	3,500	8,190		
Steps within control room	Nr	8	500	4,000		
Stairs to Stage	m/rise	7	3,500	24,500		
Ramp at main entrance	m	14	2,000	28,000		
Off Form conc stairs to internal Courtyard	m long	24	1,500	36,000		1 m wide
			<b>Sub Total</b>	<b>392,680</b>	77	
Roof						
Coverings						
Entrance Foyer - Curved Zinc	Sqm	223	550	122,760		Includes allowance for structure as not indicated on Cardno drgs
Metal deck roof	m2	1,694	100	169,400		
Multi purpose Hall -	Sqm	650	320			200 thick Hebel; Top Hats; Corrugated sheeting
Auditorium	Sqm	479	320			
Fly Tower	Sqm	221	320			
Over Chillers / Access Corridor	Sqm	201	280			

Project	St Catherine's School - Research, Performing Arts and Aquatic Centre					
Report	FEASIBILITY ESTIMATE					
Option						
Reference	COST BREAKDOWN					
Facilities	Pool & Theatre					
Date	19th August 2014					
<b>POOL &amp; THEATRE</b>	<b>4,157</b>	<b>total ext wall (m2)</b>		<b>5,069</b>		<b>total flr area (m2)</b>
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	<b>\$ / Sqm</b>	<b>Comment</b>
Other	Sqm	87	280			
Lift	Sqm	12	280			
Passage on East Elev	Sqm	44	280			
Provision for roof trims / fascia detailing	item			25,000		
Allowance for steel Gantries to stage etc.	item			75,000		walkways in ceiling
Screening Blades to Chiller Room Roof	item	24	750	75,000		
Roof - Steel frame	tn	32	8,000	259,470		
Roof - purlin	m	1,467	25	36,675		
Steel truss - Theatre	tn	17	8,000	135,120		
Concrete Roof Slab	m2	101	330	33,330		
Concrete Roof Slab - Level 4	m2	280	340	95,200		including waterproofing
			<b>Sub Total</b>	<b>1,026,955</b>	203	
External Walls						
Solid Retaining Walls to Level 2+3	m2	479	300	50,000		
Face Brick Wall to East Side of Pool	m2	477	325	154,893		Face Brick supply rate of \$1500 / 1000
Glazing to East side of Pool on Level 2/3	m2	77	550	42,174		Ozone Glass????
Framed glazed curtain wall	m2	662	1,100	728,171		
Curtain Walling to Multipurpose Hall - spider fixings	m2	344	1,450	498,545		
Window Framing Element - Weathered Steel / Copper painted detail	m	139	600	83,400		
Silver Ventilation Louvre to South Elev Plant	m2	50	700	35,280		
Wall to top of secant wall facing courtyard	m2	91	300	27,150		
Solid wall around stair and lift at Resource Centre	m2	195	500	97,440		
Wall to stage / Fly tower	m2	369	480	176,973		Including Hebel
Metal cladding on built-up frame - Grey	m2	669	480	320,916		Including Hebel
Louvers to Chillers	m2	80	700	55,930		
Louvers on roof	m2	78	550	42,735		
Sliding Doors 2400mm high	m2	52	900	46,656		
Allowance for support structure above bi fold doors	m	19	1,000	19,200		
Precast Concrete Wall - sandstone colour - at main entry foyer and beside research centre	Sqm	315	750	236,019		
Solid Wall to lift core	Sqm	87	500	43,260		
Wall Features	item	1		30,000		
Glazed balustrade to terrace	m	12	650	7,800		
Render and Paint to Solid Walls	m2	352	50	17,583		
	m2	322	650	209,073		
Climbing Vegetation Supported on Steel Cables						
Planters along East Elev	m	45	750	33,750		
Balustrade in front of bi fold doors to internal courtyard	m	19	650	12,350		
Conc / Steel Framing Detail to match Sports centre - West Elev	m	24	500	12,000		
Entrance Canopy	Sqm	35	1,500	52,080		
		730	<b>Sub Total</b>	<b>3,033,378</b>	598	
External Doors						
Double leaf automatic glazed doors	No	3	7,500	22,500		
Double Doors	No	2	3,500	7,000		
Single Doors	No	2	1,500	3,000		
Single Door and screen	No	1	3,500	3,500		
Sundries external doors	No	5	900	4,500		allowance
Gate to Leichardt Lane	No	1	4,500	4,500		
Stage Delivery Door	Ni	1	7,500	7,500		
			<b>Sub Total</b>	<b>52,500</b>	10	
Internal Walls						
Partition walls	m2	3,427	150	513,988		allowance
Extra over for Core walls	m2	255	230	58,650		allow for stair well, etc.
Maintenance Access Corridor Liner Wall	m2	880	150	132,000		
			<b>Sub Total</b>	<b>704,638</b>	139	
Internal Screens						
Toilet / Shower Partitions	No	23	2,000	46,000		
Glassed screen to Pool L2	m2	248	550	136,400		
Transparent / Protective net to LTS Pool	m2	56	550	30,839		
Glassed Screen to Airlock on L2	m2	62	550	33,963		
Extra over internal wall for Glazed screen to Pool Office	m2	9	400	3,528		Assumed 1.5 m high
Louvre Screen to Boiler Room	m2	43	550	23,774		
Glazed Screen to Weights / Fitness	m2	111	550	61,124		
Dividing wall to fitness / weight room	m2	33	550	17,919		

Project	St Catherine's School - Research, Performing Arts and Aquatic Centre					
Report	FEASIBILITY ESTIMATE					
Option						
Reference	COST BREAKDOWN					
Facilities	Pool & Theatre					
Date	19th August 2014					
<b>POOL &amp; THEATRE</b>	<b>4,157</b>	<b>total ext wall (m2)</b>		<b>5,069</b>		<b>total flr area (m2)</b>
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	<b>\$ / Sqm</b>	<b>Comment</b>
Glazed screens to board room / lounge on I5	m2	50	550	27,407		
Operable walls - L3	m2	29	800	23,168		
Operable walls - L4 - MP Room	m2	119	1,000	118,560		Extra for acoustics
Operable walls - L5	m2	20	800			Excluded
Glazed balustrade - L4	m	19	800	15,280		
Glazed balustrade - L5	m	15	650	9,815		
Glazed Partition to Control Room	item	1	5,000	5,000		
			<b>Sub Total</b>	<b>552,776</b>	109	
Internal Doors						
Single leaf doors	No	25	600	15,000		
Double Leaf Doors	No	11	1,200	13,200		
Double leaf doors fire rated	No	11	1,800	19,800		
Single leaf doors fire rated	No	25	900	22,500		
Double leaf glazed doors	No	7	5,000	35,000		
Single Leaf Glazed	No	3	4,000	12,000		
Extra Over for Acoustic doors	No	10	2,800	28,000		
Roller shutter to servery	Sqm	10	1,000	10,000		
3 m wide door to Pool Store	No	1	3,500	3,500		
			<b>Sub Total</b>	<b>159,000</b>	31	
Wall Finishes						
Paint finish	m2	12,045	12	144,541		
e/o tiling to amenities	m2	648	140	90,720		Including Wp
e/o wall finish to Kitchen	m2	77	188	14,438		
e/o acoustic panelling	m2	410	200	82,054		
Stone Featured Entry Lobby	m2	265	500	132,600		Allowance - 20 m x height
			45			
Finish to DJSC wall (previously an external Wall)	m2	186		8,354		assume acid wash and clean only
Tiling to pool walls	m2	300	200	60,038		includes waterproofing
Feature walls	item			50,000		
Mirrors to MP Hall	m2	96	350	33,600		
			<b>Sub Total</b>	<b>616,345</b>	122	
Floor Finishes						
Carpet Generally	m2	5,069	50	253,450		
Skirting	m	1,670	20	33,400		
Extra over for Tiling to Pool & Foyer	m2	1,223	150	183,489		includes waterproofing
Brushed Concrete finish to Pool surround	m2	609	(20)	(12,175)		Epoxy ??
Extra over for Feature entry tiling	m2	220	50	11,000		
Extra over for tiling to Amenities / Kitchen	m2	284	100	28,400		including WP
Extra over for Timber to the MP Room - 25% of the area	m2	101	350	35,438		
Extra over for tiling to Terrace	m2	511	150	76,650		
Extra over for training carpet to weights room	m2	168	40	6,720		
Paint / Sealer to Plant Rooms / Stores	m2	362		-		
			<b>Sub Total</b>	<b>616,372</b>	122	
Ceiling Finishes						
Grid ceiling and paint	m2	2,651	75	198,862		
e/o for acoustic ceiling	m2	803	200	160,600		
Finish to pool	m2	1,223	50	61,163		
Feature plasterboard ceiling	m2	691	135	93,319		Entry Foyer; Theatre Foyer and MP Hall
Set VB to Terrace	m2	141	90	12,690		
Paint to Plant Rooms / Store rooms	m2	362	15	5,430		
			<b>Sub Total</b>	<b>532,063</b>	105	
Fitments						
Sundries	m2	5,069	5	25,345		
Signage	m2	5,069	10	50,690		
			3,000			
Toilets	No	23		69,000		Average allowance including vanities and Sanitary ware accessories
Provision for Tea Station	No	2	10,000	20,000		
Servery	item	1	25,000	25,000		
Kitchen	item	1	150,000	150,000		Provisional Allowance for Kitchen Equipment and Benches/ Storage
Theatre seating	No	508	650	330,200		
Stage	M2	270	250	67,500		
Joinery to Storage Areas	M2	171	60	10,260		
Ditto to Circulation	M2	220	75	16,500		
Poolside Seating - Allowance	item	1		Incl in FF & E		
Staging equipment to fly tower	item	1	100,000	100,000		
Pool Equipment - Goals, Ropes, Diving Boards etc	item	1		Incl in FF & E		
			<b>Sub Total</b>	<b>864,495</b>	171	

Project Report Option Reference Facilities Date		St Catherine's School - Research, Performing Arts and Aquatic Centre FEASIBILITY ESTIMATE  COST BREAKDOWN Pool & Theatre 19th August 2014				
<b>POOL &amp; THEATRE</b>	<b>4,157</b>	<b>total ext wall (m2)</b>	<b>5,069</b>		<b>total flr area (m2)</b>	
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	<b>\$ / Sqm</b>	<b>Comment</b>
Pool Equipment						
Filtration and heating	m3	1,730	500	865,000		Volume of water
Extra over for risk associated with Pool Equipment Escalation	item	1	100,000	100,000		
Balance Tanks - waterproofing / linings / fittings	item	1	49,400	49,400		
Cover	item	1	75,000	75,000		
			<b>Sub Total</b>	<b>1,089,400</b>	215	
Hydraulic Services						
Water point	pts	60	4,000	240,000		
Hydraulics to Kitchen on Level 4	item	1	35,000	35,000		NEW
Roof Drainage	m2	3,567	70	249,704		
Subsoil	m2	862	50	43,100		
			<b>Sub Total</b>	<b>567,804</b>	112	
Mechanical	m2	2,881	390	1,123,590		AC to pool, theatre, Board room & MPS
	m2	2,188	60	131,280		Mech Ventilation only to balance of areas
AC to pool office	item	1	15,000	15,000		
			<b>Sub Total</b>	<b>1,269,870</b>	251	
Fire	m2	5,069	20	101,380		EWIS + hydrant only
Fire Sprinkler -to Level 5 - Theatre Only	m2	1,190	100	119,000		NEW
Extra Over for Sprinkler Tank	item	1	50,000	50,000		
Sprinkler allowance to remaining areas						
Pool	m2	2,467	65	160,355		
Tank Allocation	item	1	58,675	58,675		
rest of building	m2	1,412	65	91,780		
Tank Allocation	item	1	49,000	49,000		
H&HR	no	10	3,500	35,000		
			<b>Sub Total</b>	<b>665,190</b>	131	
Electrical						
Lights & Power & Data	m2	4,707	180	847,260		
Plant / Store Rooms	m3	362	80	28,960		
Replace School Site Main Dist Board	item	1	55,000	55,000		NEW
			<b>Sub Total</b>	<b>931,220</b>	184	
Lift						
Serving from L1, L2, L4, L5 and L6	No	1	125,000	125,000		18.8
Lift from Green Room to Stage	No	1	105,000	105,000		
Platform Lift to Foyer	No	1	40,000	40,000		NEW
			<b>Sub Total</b>	<b>270,000</b>	53	
External Works						
External lighting	Item	1	25,000	25,000		façade lighting;
Entry Signage	Item	1	10,000	10,000		
			<b>Sub Total</b>	<b>35,000</b>	7	
Preliminaries & Margin	%			-	-	
				<b>16,772,713</b>	<b>3,309</b>	



Project	St Catherine's School - Research, Performing Arts and Aquatic Centre					
Report	FEASIBILITY ESTIMATE					
Option	Option					
Reference	COST BREAKDOWN					
Facilities	Basement - Carpark and Plant Room					
Date	19th August 2014					
<b>BASEMENT</b>						
	<b>701</b>	<b>total ext wall (m2)</b>		<b>1,326</b>		<b>total flr area (m2)</b>
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>		<b>Comment</b>
Demolition and alteration						
Demolish existing buildings	m2		100	-		in Library
Underpinning/Support existing walls	m2		150	-		in Library
Forming openings to existing	Item	1	50,000	50,000		
Services Diversion	Item	1		-		in Summary
making good existing	Item		10,000	-		in Library
			<b>Sub Total</b>	<b>50,000</b>	38	
Foundations						
Excavation+ Disposal as VENM	m3	16,167	61	986,187		
Extra over for rock	m3	8,084	40	323,340		Based on ave 50% rock
Excavation at Boundary to remove sand	M3		65	-		included above
Backfilling after removal of sand	m3	1,148	90	103,320		
Extra for battering back to change rooms	M3	450	65	29,250		
Extra for backfilling batter area after	M3	450	90	40,500		
Pad footings	m2	1,326	100	132,600		
Staircase Pit	No	2	7,500	15,000		
Lift pit	No	1	15,000	15,000		
			<b>Sub Total</b>	<b>1,645,197</b>	1,241	
Ground Slab	m2	1,326	95	125,970	95	
Columns	m2	1,326	65	86,190	65	
Upper Floors	m2		200	-		included in Pool / Theatre
Pool Box						
Base slab	m2	861	125	Incl in theatre/pool		extra to the ground slab
Walls	m2	323	425	Incl in theatre/pool		
			<b>Sub Total</b>	<b>-</b>	-	
Stairs	m/rise	6	3,000	17,550	13	2 sets - Basement to ground
Roof						
Trafficable	m2	-	550	-		covered by building above
External Walls						
Secant Pile Wall	m2	698	850	593,300		
Allowance for rock anchors	Nr	35	1,500	52,500		
Waler	m	119	750	89,250		
Mass Concrete wall in front of shoring wall (in lieu of anchors)	m2	85	740	Excluded		
Capping Beam to Secant Pile Wall	m	97	350	33,950		
Basement retaining wall	m2	686	290	199,056		
Temporary Steel Frames	item	1	25,000	25,000		
			<b>Sub Total</b>	<b>993,056</b>	749	
External Doors						
Roller shutter	No	1	10,000	10,000	8	
Internal Walls						
Internal Walls Generally	m2	652	150	97,800		allowance
Extra over pool plant walls to RL72.2	m2	32	150	4,826		
Extra Over for Core walls	m2	96	150	14,400		allow for stair well, lift, plant room etc.
Extra over for concrete walls to tanks	m2	58	260	14,976		includes waterproofing
			<b>Sub Total</b>	<b>132,002</b>	100	
Internal Screens						
Toilet Partitions	No	-	2,000	-		
Glazed screen	m2	-	950	-		lobby
			<b>Sub Total</b>	<b>-</b>	-	
Internal Doors						
Single leaf doors	No	-	600	-		Non shown
Single leaf doors fire rated	No	7	900	6,300		
Double leaf doors fire rated	No	2	1,800	3,600		
Sundry service doors	No	2	900	1,800		
Allowance for wider / Roller doors to plan	item	1	10,000	10,000		
			<b>Sub Total</b>	<b>21,700</b>	16	
Wall Finishes						
Paint finish	m2	2,005	12	24,058		
e/o tiling	m2		80	-		not required
			<b>Sub Total</b>	<b>24,058</b>	18	
Floor Finishes						
Sealer to floor	m2	1,326	30	39,780		
e/o for tiling	m2	-	150	-		not required

Project  
Report  
Option  
Reference  
Facilities  
Date

St Catherine's School - Research, Performing Arts and Aquatic Centre  
FEASIBILITY ESTIMATE  
Option  
COST BREAKDOWN  
Basement - Carpark and Plant Room  
19th August 2014

<b>BASEMENT</b>						
	<b>701</b>	<b>total ext wall (m2)</b>		<b>1,326</b>		<b>total flr area (m2)</b>
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>		<b>Comment</b>
			<b>Sub Total</b>	<b>39,780</b>	30	
Ceiling Finishes						
paint finish	m2	1,326		-	-	Excluded
Fitments						
Sundries	m2	1,326	10	13,260		
Signage	Item	1,326	15	19,890		allowance
Bike Storage	Item	1	10,000	10,000		
			<b>Sub Total</b>	<b>43,150</b>	33	
Hydraulic Services						
Subsoil	m2	1,326	50	66,300		
Stormwater	m2	1,326	10	13,260		
Water point	No	3	3,000	9,000		plantroom
			<b>Sub Total</b>	<b>88,560</b>	67	
Mechanical	m2	1,326	60	79,560	60	Ventilation Only
Fire	m2	1,326	10	13,260		FD only
Fire Sprinkler	m2	1,326	65	86,190		
tank allocation	item			30,000		
H&HR	no	3	3,500	10,500		
			<b>Sub Total</b>	<b>139,950</b>	106	
Electrical	m2	1,326	75	99,450	75	
Lift						
	No	-	-	-		In Pool
External Works						
Connection of services	Item	1		-		in Summary
Preliminaries & Margin	%			in Summary		
	<b>TOTAL</b>			<b>3,596,173</b>	2,712	

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Project	St Catherine's School - Research, Performing Arts and Aquatic Centre				
Report	FEASIBILITY ESTIMATE				
Option	Option				
Reference	COST BREAKDOWN				
Facilities	External Landscape				
Date	19th August 2014				
<b>EXTERNAL SERVICES</b>		<b>total ext wall (m2)</b>		<b>total flr area (m2)</b>	
	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	<b>Comment</b>
<b>DEMOLITION &amp; ALTERATION</b>					
Demolish existing Sewer line	m	114	150	17,157	
Demolish existing stormwater pipe	m	26	150	3,942	
Demolish rising mains (MSD on plan)	m	23	150	3,422	
Demolish grated Pit	no	3	2,500	7,500	
Demolish sewer manhole	no	2	1,000	2,000	
Demolish junction pits	no	7	2,500	17,500	
Demolish existing water taps	no	7	200	1,400	
Relocate sewer manhole	no	2	4,000	8,000	
Relocate sprinkler tap and stop valve	no	3	3,500	10,500	
<b>STORMWATER</b>				-	
150mm uPVC stormwater pipework laid in trenches including bedding and backfilling and reinstate footpath	m	42	330	14,002	
225mm uPVC stormwater pipework laid in trenches including bedding and backfilling and reinstate footpath	m	45	380	16,978	
300mm uPVC stormwater pipework laid in trenches including bedding and backfilling and reinstate footpath	m	4	645	2,399	
'300mm dia uPVC stormwater overflow pipe to fixed to plenum	m	114	300	34,227	
Allow for new stormwater rising main	m	81	300	24,363	
'450 x 450mm reinforced concrete pits including all necessary excavation, concrete, reinforcement, formwork, step irons, backfill, all as detailed and specified	no	4	2,150	8,600	
'600 x 600mm reinforced concrete pits including all necessary excavation, concrete, reinforcement, formwork, step irons, backfill, all as detailed and specified	no	2	2,867	5,733	
'900 x 900mm reinforced concrete pits including all necessary excavation, concrete, reinforcement, formwork, step irons, backfill, all as detailed and specified	no	3	4,300	12,900	
'1200 x 1200mm reinforced concrete pits including all necessary excavation, concrete, reinforcement, formwork, step irons, backfill, all as detailed and specified	no	1	5,733	5,733	
'2500 x 1200mm x 1000mm deep reinforced concrete pump out pits including all necessary excavation, concrete, reinforcement, formwork, step irons, backfill, all as detailed and specified	no	1	10,000	10,000	
Break into existing stormwater pit and provide new connection	item	1	3,500	3,500	
Reconnect existing subsoil beneath tennis court to stormwater pipe	item	1	500	500	
<b>SUBSOIL</b>					
New subsoil drainage pipe	m	103	110	11,325	
Flush points/Intermediate risers	no	6	500	3,000	
<b>SEWER</b>					
New sewer pipe	m	144	250	36,038	
Sewer manhole	no	2	1,500	3,000	
Reconnect new sewer pipe with existing	no	2	200	400	
<b>OSD</b>					
102m3 volume OSD tank	no	1	150,000	150,000	
RWH Tank	no	1	32,000	32,000	
<b>ELECTRICAL</b>					
Upgrade works to Existing Sub Station	item	1	150,000	150,000	
Preliminaries & Margin	%				
	<b>TOTAL</b>			<b>596,119</b>	

Project	ST CATHERINE'S SCHOOL
Report	CIV ESTIMATE - MASTERPLAN
Reference	COST SUMMARY
Option	MASTER PLAN DOCUMENTS
Facilities	Dame Jane Sutherland Centre (DJSC)
Date	19TH AUG 2014

**Unit Rate Build-Up**

**Total Building Floor Area (GFA)**  
3,853 Sqm

**Area of Alterations**  
1,319 Sqm

Description	Unit	Quantity	Rate	Amount	Comment	\$ / Sqm
<b>Demolition and alteration</b>						
Demolitions and Alterations to Change of Use Area	Sqm	1,319	150	197,850	Includes removal of existing floor wall and ceiling finishes; sanitary fittings; Internal Doors; Internal walls;	
Miscellaneous other demolitions to non change of use area	Sqm	2,534	50	126,700		
Remove existing Stairs	Item	1	30,000	30,000	over three levels	
Remove existing Services	Item	1,319	20	26,380		
Form opening in existing external wall to adjoin with theatre	item	1	30,000		included in RPAC	
			<b>Sub total</b>	<b>380,930</b>		289
<b>Foundations</b>					Assumed no new foundation works required	
<b>Ground Slab</b>					Building not being extended;	
<b>Columns</b>					No Allowance for adjustment to existing structure	
<b>Upper Floors</b>					No Allowance for adjustment to existing upper floors	
Raked Theatre Floor	m2	233	650	151,301	Work within an existing building	
Infill Floor where existing stair has been removed	item	2	15,000	30,000	two levels	
			<b>Sub total</b>	<b>181,301</b>		137
<b>Stairs</b>					No new stairs identified	
<b>Roof</b>					No works identified to existing roof	
<b>External Walls</b>						
Minor provision for alterations to external walls;	item	1	20,000	20,000	Nothing identified on drawings	15
<b>External Doors</b>					No new External Doors identified	
<b>Internal Walls</b>						
Partition walls	m2	795	150	119,268	Allowance for new walls	90
						-
<b>Internal Screens</b>						
Glazed Screen/ Partition	m2	-	550	-		
Operable walls	m2		800	-		
Glazed balustrade	m	10	650	6,500	Provision for balustrade at mezzanine	
			<b>Sub total</b>	<b>6,500</b>		2
<b>Internal Doors</b>						
Single leaf doors	No	12	600	7,200		
Double leaf doors	No	-	1,200	-		
Single leaf doors fire rated	No	5	900	4,500		
Double leaf doors fire rated	No	6	1,800			
Double leaf glazed doors	No		5,000	-		
			3,400			
Extra over for single Acoustic doors	No	4		13,600	Note: No allowance to replace existing doors to Performance Studio / Playbox Theatre	
			<b>Sub total</b>	<b>25,300</b>		19
<b>Wall Finishes</b>						
Wall finishes Generally	GFA	1,319	26	34,294	Based on area of Space Reallocation	
Paint finish to new walls	m2	1,590	15	23,854		
e/o tiling to amenities	m2	144	150	21,600	Allowance	
e/o acoustic panelling to theatre and music rooms	m2	789	200	157,860		
			<b>Sub total</b>	<b>237,608</b>		180
<b>Floor Finishes</b>						
Carpet	m2	1,319	50	65,950		
Skirting	item	1	13,190	13,190		
Extra Over for tiling to amenities	m2	62	140	8,680		
Extra Over for floor finish to theatre	m2	233	150	34,916		
			<b>Sub total</b>	<b>122,736</b>		93
<b>Ceiling Finishes</b>						
Plasterboard ceiling and paint	m2	1,319	75	98,925	Area of changed use only	
e/o for acoustic ceiling to theatre	m2	284	250	71,000		
			<b>Sub total</b>	<b>169,925</b>		129
<b>Fittings</b>						

Project	ST CATHERINE'S SCHOOL					
Report	CIV ESTIMATE - MASTERPLAN					
Reference	COST SUMMARY					
Option	MASTER PLAN DOCUMENTS					
Facilities	Dame Jane Sutherland Centre (DJSC)					
Date	19TH AUG 2014					
	Sundries	m2	3,853	10	38,530	
	Signage	m2	3,853	10	38,530	
	Theatre seating	No	100	650	65,000	Assume existing balcony seating remains
	Allowance for upgrade of existing balcony seating	item	1	30,000	30,000	Assume existing balcony seating remains
	Stage	item	-		-	Excluded
	Joinery to Storage Areas	M2	70	60	4,200	
	Provision for Kitchenette to Staff Room	item	1	10,000	10,000	
			<b>Sub total</b>		<b>186,260</b>	141
	Sanitary Fittings					
	WC	m2	4	550	2,200	
	WHB incl tapware	m2	4	470	1,880	
	Shower	No	2	1,000	2,000	
	Shower Screen	No	2	2,000	4,000	
	Toilet Partitions	No	4	2,000	8,000	
	Vanity Units	m	10	850	8,500	
			<b>Sub total</b>		<b>26,580</b>	20
	Hydraulic Services					
	Water point	pts	10	4,000	40,000	
	Roof Drainage	m2	-	70	-	not required
	Subsoil	m2	-	50	-	not required
			<b>Sub total</b>		<b>40,000</b>	30
	Mechanical					
	Toilet Ventilation	m2	64	120	7,680	
	Air Conditioning - theatre	m2	284	380	107,920	No Air Con to other areas
	Air Conditioning - office	m2	55	350	19,250	
			<b>Sub total</b>		<b>134,850</b>	102
	Fire	m2	1,319	40	52,760	Applied to area of change of use only
						40
	Electrical					
	Lights & Power & Data	m2	1,319	170	224,230	
			<b>Sub total</b>		<b>224,230</b>	170
	Lift					No Lift Works Required
	External Works					
						no details shown
			<b>Sub total</b>		-	-
	Preliminaries & Margin	%	18		348,000	264
		<b>TOTAL</b>			<b>2,276,000</b>	<b>1,726</b>



Project	ST CATHERINE'S SCHOOL
Report	CIV ESTIMATE - MASTERPLAN
Reference	COST SUMMARY
Option	MASTER PLAN DOCUMENTS
Facilities	LENTHALL BUILDING
Date	19TH AUG 2014

<u>Unit Rate Build-Up</u>		Total Building Floor Area (GFA) 2,042 Sqm		Area of Alterations 1,247 Sqm		Area of New Build/ Extension 266 Sqm	
		Unit	Quantity	Rate	Amount	Comment	\$ / Sqm
Demolition and alteration							
	Demolish existing buildings	m2	47	500	23,500	Small area; three locations lv 4	
	Demolitions and Alterations to Change of Use Area	Sqm	1,247	150	187,050	Includes removal of existing floor wall and ceiling finishes; sanitary fittings; Internal Doors; Internal walls;	
	Miscellaneous other demolitions to non change of use area	Sqm	529	50	26,450		
	Remove existing external Stairs	Item	1	10,000	10,000		
	Remove existing Services	Item	1,247	20	24,940		
	Underpinning/Support existing walls	m	34	1,800	61,200		
	Demolish existing slab at level 4	Sqm	71	150	10,650	Existing ground slab to be replaced with suspended slab	
	Allowance for temporary propping	item	1	50,000	50,000		
	Remove excising building façade	Sqm	270	200	53,940	Levels 4, 5 and 6	
	Break up existing Hardpaving	Sqm	658	50	32,900		
	Break up and remove existing planter and external stair	item	1	20,000	20,000		
	Form opening in existing slab for new lift	level	3	10,000	30,000		
	Form opening in slab from boarders common room to dorm; including all necessary trimming etc	item	2	10,000	20,000		
	Demolish existing wide concrete stairs at Lv 5	item	1	20,000	20,000		
	Demolish existing wide concrete stairs at Lv 6	item	1	20,000	20,000		
	Allowance to reconfigure staff apartment on level 6 where lift causes relocation of bathroom	item	1	30,000	30,000		
				Sub total	620,630		410
Foundations							
	Excavate for extended laundry and lift pit	M3	249	100	24,850	rate includes disposal	
	Extra over excavation for confined space		249	80	19,880		
	Pad footings	m2	71	200	14,200	Nothing identified on drawings	
	Staircase Pit	No	1	7,500	7,500		
	Lift pit	No	1	25,000	25,000	working in confined space	
				Sub total	91,430		60
	Ground Slab	m2	71	200	14,200	small qty in confined space	9
					-		
	Columns	m2	266	75	19,950		13
							-
	Upper Floors	m2	71	350	24,850	new upper floor over borders laundry	16
						no new floor / roof slab to boarders common room on lv 4 - assume existing undercroft will be used	
							-
Stairs							
	Extend existing external stairs	m/rise	3	3,500	11,760		
	new stairs to boarders common room	m/rise	7	3,000	20,160		
				Sub total	31,920		21
Roof							
						no allowance for works to existing roof	
External Walls							
	Basement retaining wall	m2	72	290	20,880	Lvl 3 Laundry	
	Capping beam to increased plant L 1	m	24	350	8,400		
	Extra over for working in a confined space	m	24	100	2,400		
	Internal Lining	m2	72	190	13,680		
	Framed glazed curtain wall / bifold doors	m2	134	1,250	168,000	level 4	
	Glazing to Boarders common room	m2	148	1,250	185,220	assume 70% glass; 30% solid	
	Solid external wall to boarders common	m2	64	500	31,752		
	Glazing to New External Wall to Dorm on Lv 5	m2	58	1,250	73,080	assume 60% glass; 40% solid	
	Solid Wall New External Wall to Dorm on Lv 5	m2	39	500	19,488		
				Sub total	522,900		346
External Doors							
	Double leaf automatic glazed doors	No			-		
	Double leaf glazed doors	No			-		

Project	ST CATHERINE'S SCHOOL					
Report	CIV ESTIMATE - MASTERPLAN					
Reference	COST SUMMARY					
Option	MASTER PLAN DOCUMENTS					
Facilities	LENTHALL BUILDING					
Date	19TH AUG 2014					
	Glazed doors	No			-	
	Sundries external doors	No			-	
				<b>Sub total</b>	-	-
Internal Walls						
	Core walls	m2	121	350	42,336	
	Partition walls	m2	381	150	57,096	no internal walls allowed to boarders common room
				<b>Sub total</b>	<b>99,432</b>	66
Internal Screens						
	Glazed Screen/ Partition	m2	-	550	-	
	Operable walls	m2	-	800	-	
	Glazed balustrade	m	16	650	10,400	assumed around stairs to dorms; levels 5+6
				<b>Sub total</b>	<b>10,400</b>	7
Internal Doors						
	Single leaf doors	No	8	600	4,800	
	Double leaf doors	No	2	1,200	2,400	
	Single leaf doors fire rated	No	2	900	1,800	
	Double leaf doors fire rated	No	2	1,800	3,600	
	Double leaf glazed doors	No		5,000	-	
	Acoustic doors	No		3,400	-	
				<b>Sub total</b>	<b>12,600</b>	8
Wall Finishes						
	Wall finishes Generally	GFA	1,513	26	39,338	Based on area of Space Reallocation
	Paint finish to new walls	m2	761	15	11,419	
	e/o tiling to amenities / laundry	m2	457	140	63,974	
	e/o finish to kitchen / cold stores	m2	292	200	58,464	
				<b>Sub total</b>	<b>173,196</b>	114
Floor Finishes						
	Carpet	m2	1,513	50	75,650	
	Skirting	item	1	15,130	15,130	
	Extra over for Tiling to kitchen	m2	95	150	14,250	
	Extra over for tiling to toilet block	m2	72	150	10,800	
	Allowance for coved skirting	m	97	75	7,308	
				<b>Sub total</b>	<b>123,138</b>	81
Ceiling Finishes						
	Plasterboard and Paint	m2	1,513	75	113,475	
				<b>Sub total</b>	<b>113,475</b>	75
Fitments						
	Sundries	m2	2,042	10	20,420	
	Signage	m2	2,042	10	20,420	
	Commercial Kitchen	item	1	50,000	50,000	
	Laundry Equipment	item	1	50,000	50,000	
				<b>Sub total</b>	<b>140,840</b>	93
Sanitary Fittings						
	WC	m2	12	350	4,200	to Staff Flat on Lv 6 & Relocated toilet block (location unknown)
	WHB incl tapware	m2	10	470	4,700	
	Shower	No	11	1,000	11,000	
	Shower Screen	No	-	2,000	-	
	Toilet Partitions	No	21	2,000	42,000	
	Vanity Units	m	12	850	10,200	
				<b>Sub total</b>	<b>72,100</b>	48
Hydraulic Services						
	Water point	pts	43	4,000	172,000	Assume 10 Wet points to Boarders Laundry on Lv 4
	Hydraulics to kitchen	item	1	40,000	40,000	
	Grease trap to kitchen	item	1	35,000	35,000	
	Roof Drainage	m2	-	70	-	
	Subsoil	m2	71	50	3,550	
				<b>Sub total</b>	<b>250,550</b>	166
Mechanical						
	No Mechanical ventilation	m2	-	60	-	
	Toilet Extract	m2	72	120	8,640	
	Mechanical services to cold room	item	1	15,000	15,000	
	Kitchen Extract	m2	95	250	23,750	
				<b>Sub total</b>	<b>47,390</b>	31
Fire						
	Extra over for fire to kitchen	m2	1,513	40	60,520	
		m2	95	50	4,750	
				<b>Sub total</b>	<b>65,270</b>	43
Electrical						
	Lights & Power & Data	m2	1,513	170	257,210	
	Provision for further adjustments to areas outside change of use	m3	529	20	10,580	
				<b>Sub total</b>	<b>267,790</b>	177

Project	ST CATHERINE'S SCHOOL					
Report	CIV ESTIMATE - MASTERPLAN					
Reference	COST SUMMARY					
Option	MASTER PLAN DOCUMENTS					
Facilities	LENTHALL BUILDING					
Date	19TH AUG 2014					
Lift						
	Serving from L3 - L6	No	1	120,000	120,000	
				<b>Sub total</b>	<b>120,000</b>	79
External Works						
	External lighting	Item	1	25,000	25,000	
	Entry Signage	Item	1	10,000	10,000	
	Area of External Hard Paving	m2	636	250	159,000	
	External Soft Landscaping	Item	1	30,000	30,000	
	Provision for making up levels to hardpaved area	m2	415	100	41,500	assume 1 m of fill
				<b>Sub total</b>	<b>265,500</b>	175
Preliminaries & Margin		%	18		556,000	367
		<b>TOTAL</b>			<b>3,644,000</b>	<b>2,408.46</b>

# Unit Rate Build-Up

Total Building Floor

Area of Alterations

785 Sqm

740 Sqm

Total Bid area much larger: Only includes area of alterations on Level 5+ level 6

	Unit	Quantity	Rate	Amount	Comment	\$ / Sqm
Demolition and alteration						
Demolitions and Alterations to Change of Use Area	Sqm	740	150	111,000	Includes removal of existing floor wall and ceiling finishes; sanitary fittings; Internal Doors; Internal walls;	
Miscellaneous other demolitions to non change of use area	Sqm	45	50	2,250		
Remove existing internal Stairs	Item	1	10,000	10,000		
Remove existing mezzanine floor	Item	1	20,000	20,000		
Remove existing Services	Item	740	20	14,800		
Make good existing	Item	45	10	450	general allowance	
			<b>Sub total</b>	<b>158,500</b>		214
Foundations					NO NEW WORK TO FOUNDATIONS	
Work to existing footings / slab to take new upper level slab	Item	1	50,000	50,000		68
Ground Slab					NO NEW WORK TO GROUND FLOOR SLAB	
Columns	m2	200	75	15,000		
Extra over for small qty / area	Item	1	10,000	10,000		
			<b>Sub total</b>	<b>25,000</b>		34
Upper Floors	m2	200	350	70,000		
Infill Floor where existing stair has been removed	item	1	15,000	15,000		
			<b>Sub total</b>	<b>85,000</b>		115
Stairs					NO NEW STAIRS	
Roof					no allowance for works to existing roof	
External Walls					No alterations to external walls on level 3 level 5	
New Façade to Multipurpose Space	m2	68	1,250	85,500		
Minor provision for adjustment to external walls on level 3, 5 and 6	item	1	25,000	25,000		
			<b>Sub total</b>	<b>110,500</b>		149
External Doors						
Double leaf glazed doors	No	2	5,000	10,000		
			<b>Sub total</b>	<b>10,000</b>		14
Internal Walls						
Partition walls	m2	531	150	79,650		
			<b>Sub total</b>	<b>79,650</b>		108
Internal Screens						
Operable walls	m2	13	800	10,400	Multipurpose Room - provisional	14
Internal Doors						
Single leaf doors	No	3	600	1,800		
Double leaf doors	No	-	1,200	-		
Single leaf doors fire rated	No	6	900	5,400		
Double leaf doors fire rated	No	4	1,800	7,200		
Sundry Doors	No	5	1,200	6,000		
			<b>Sub total</b>	<b>20,400</b>		28
Wall Finishes						
Wall finishes Generally	GFA	740	26	19,240	Based on area of Space Reallocation	
Paint finish to new walls	m2	531	15	7,965		
e/o tiling to classroom whb's	m2	10	140	1,400	Provisional	
e/o tiling to lv 6 bathroom	m2	102	140	14,280		
			<b>Sub total</b>	<b>42,885</b>		58
Floor Finishes						
Carpet	m2	740	50	37,000		
Skirting	item	1	7,400	7,400		
Extra over for Tiling to bathroom	m2	44	150	6,600		
Extra over for floor finish to multipurpose	m2	175	150	26,250		
			<b>Sub total</b>	<b>77,250</b>		104
Ceiling Finishes						
Plasterboard and Paint	m2	740	75	55,500		
Extra over for acoustic ceiling to multipurpose hall	m2	175	200	35,000		

Project	ST CATHERINE'S SCHOOL						
Report	CIV ESTIMATE - MASTERPLAN						
Reference	COST SUMMARY						
Option	MASTER PLAN DOCUMENTS						
Facilities	JUNIOR SCHOOL						
Date	19TH AUG 2014						
				Sub total	90,500		122
Fitments							
	Sundries	m2	785	10	7,850		
	Signage	m2	785	10	7,850		
	Sundry Joinery items - Multipurpose Rm	item	1	10,000	10,000		
				Sub total	25,700		35
Sanitary Fittings							
	WC	m2	9	350	3,150		
	WHB incl tap ware	m2	8	470	3,760		
	Shower	No		1,000	-		
	Shower Screen	No		2,000	-		
	Toilet Partitions	No	8	2,000	16,000		
	Vanity Units	m	11	850	9,350	level 5 classrooms	
	Extra over for disabled access suite	item	1	1,000	1,000		
				Sub total	33,260		45
Hydraulic Services							
	Water point	pts	17	4,000	68,000		
				Sub total	68,000		92
Mechanical							
	Toilet Extract	m2	44	120	5,280		
	office	m2	108	350	37,800		
				Sub total	43,080		58
Fire							
		m2	740	40	29,600		40
Electrical							
	Lights & Power & Data	m2	740	170	125,800		
Lift					125,800		170
			-		-		
External Works							
	Create off street access to uniform shop	Item	1	50,000	50,000	No adjustments to external works with the exception of the access to the uniform shop	
	Works to Junior School playground	Item	1	100,000	100,000	Provisional allowance - no details available	
				Sub total	150,000	Provisional allowance - no details available	203
Preliminaries & Margin							
		%	18		223,000		301
		TOTAL			1,459,000		1,972

<b>Unit Rate Build-Up</b>	<b>Total Building Floor</b>	<b>Area of New Build/ Extension</b>
	<b>Area (GFA)</b>	
	<b>- Sqm</b>	<b>2,421 Sqm</b>
		<b>1,697 Sqm</b>

Description	Unit	Quantity	Rate	Amount	Comment	\$ / Sqm
<b>Demolition and alteration</b>						
Demolitions and Alterations to Change of Use Area	Sqm	2,421	150	363,150	Includes removal of existing floor wall and ceiling finishes; sanitary fittings; Internal Doors; Internal walls;	
Remove existing Services	Item	2,421	20	48,420		
Remove existing building façade	Sqm	168	200	33,600	level 5 - new VA Studios	
Demolition of Jane Barker Hall and Green Lab	m2	907	200	181,400		
Temporary propping / underpinning existing buildings	item	1	50,000	50,000		
Form opening for new lift	Nr	3	10,000	30,000		
Break up existing hard paved area	m2	590	50	29,500		
			<b>Sub total</b>	<b>736,070</b>		179
<b>Foundations</b>						
Excavation	m3	836	65	54,308		
Extra over for Rock	m3	418	65	27,154	say 50%	
Pad Footings	m2	827	200	165,400		
Lift pit	No	1	15,000	15,000		
			<b>Sub total</b>	<b>261,861</b>		64
Ground Slab	m2	557	120	66,840	Building not being extended;	16
Columns	m2	1,697	75	127,275	No Allowance for adjustment to existing structure	
Double height columns to undercover play area	m2	270	75	20,250		
Covered Walkway	m2	130	75	9,750		
			<b>Sub total</b>	<b>157,275</b>		38
Upper Floors	m2	1,140	350	399,000	No Allowance for adjustment to existing upper floors	
Covered Walkway	m2	130	350	45,500		
			<b>Sub total</b>	<b>444,500</b>		108
Stairs					No new stairs identified	
Alterations to existing stairs	item	1	20,000	20,000		5
Roof					Now works identified to existing roof allow +20% for overhangs	
non trafficable	m2	668	350	233,940		
E/ O for edge feature	m2	154	250	38,500		
Gutters	item	1	20,000	20,000		
Roof to covered play area	m2	270	500	135,000	includes structure and finish below	
Lv 7 - covered walkway	m2	138	500	69,000		
			<b>Sub total</b>	<b>496,440</b>		121
External Walls						
Lift Surround - level 4	Sqm	51	500	25,500	Nothing identified on drawings	
new façade to VA Studios - lv 5	Sqm	168	1,250	210,000		
Food lab / Tech Workshop - glass	Sqm	176	1,250	219,375	Assume 50% glass	
Food lab / Tech Workshop - solid	Sqm	176	500	87,750		
Level 6 External Walls - glass	Sqm	318	1,250	397,500	Assume 50% glass	
Level 6 External Walls - solid	Sqm	318	500	159,000		
Level 7 External Walls - glass	Sqm	237	1,250	296,250	Assume 50% glass	
Level 7 External Walls - solid	Sqm	237	500	118,500		
			<b>Sub total</b>	<b>1,513,875</b>		368
External Doors					No new External Doors identified	
				-		
Internal Walls						
Partition walls	m2	888	150	133,200	Allowance for new walls	32
Internal Screens						
Glazed Screen/ Partition	m2	-	550	-		
Operable walls	m2	35	800	28,000	Tas / VA Computer lab level 5: L6 SEM	
Glazed balustrade	m	21	650	13,650	level 6 at void	



Project	ST CATHERINE'S SCHOOL					
Report	CIV ESTIMATE - MASTERPLAN					
Reference	COST SUMMARY					
Option	MASTER PLAN DOCUMENTS					
Facilities	J BLOCK and JANE BARKER HALL					
Date	19TH AUG 2014					
	Glazed balustrade - covered walkway	m	90	650	58,500	
				<b>Sub total</b>	<b>100,150</b>	24
Internal Doors						
	Single leaf doors	No	31	600	18,600	
	Double leaf doors	No	3	1,200	3,600	
	Single leaf doors fire rated	No	25	900	22,500	
	Double leaf doors fire rated	No	4	1,800		
	Double leaf glazed doors	No		5,000	-	
				<b>Sub total</b>	<b>44,700</b>	11
Wall Finishes						
	Wall finishes Generally	GFA	4,118	26	107,068	Based on area of Space Reallocation
	Paint finish to new walls	m2	1,776	15	26,640	
	e/o tiling to amenities	m2	104	150	15,525	Allowance
	Lift Core Walls	m2	180	350	63,000	
				<b>Sub total</b>	<b>212,233</b>	52
Floor Finishes						
	Carpet	m2	4,118	50	205,900	
	Skirting	item	1	41,180	41,180	
	Extra Over for tiling to amenities	m2	44	140	6,160	
	Extra Over for floor finish to food, tech and science labs	m2	2,886	100	288,600	
	Finish to outdoor work area	m2	156	150	23,400	
	Finish to covered walkway	m2	130	150	19,500	
				<b>Sub total</b>	<b>584,740</b>	142
Ceiling Finishes						
	Plasterboard ceiling and paint	m2	4,118	75	308,850	
				<b>Sub total</b>	<b>308,850</b>	75
Fitments						
	Sundries	m2	4,118	10	41,180	
	Signage	m2	4,118	10	41,180	
				<b>Sub total</b>	<b>82,360</b>	20
Sanitary Fittings						
	WC	m2	8	350	2,800	
	WHB incl tap ware	m2	8	470	3,760	
	Shower	No		1,000	-	
	Shower Screen	No		2,000	-	
	Toilet Partitions	No	8	2,000	16,000	
	Vanity Units	m	10	850	8,500	
				<b>Sub total</b>	<b>31,060</b>	8
Hydraulic Services						
	Water point	pts	16	4,000	64,000	
	Hydraulics to lab rooms	pts	240	2,500	600,000	12 new science / food labs - assume
	Extra over for gas supply to labs	pts	240	1,000	240,000	
	Roof Drainage	m2	938	70	65,688	
	Subsoil	m2	557	50	27,850	
				<b>Sub total</b>	<b>997,538</b>	242
Mechanical						
	Toilet Ventilation	m2	44	120	5,280	
	Air Conditioning -offices	m2	263	350	92,050	
	Ventilation to labs		2,886	120	346,320	
	Modifications to ventilation to staff carpark	item	1	30,000	30,000	
				<b>Sub total</b>	<b>473,650</b>	115
Fire						
		m2	4,118	40	164,720	40
Electrical						
	Lights & Power & Data - alterations	m2	2,421	170	411,570	
	Lights & Power & Data - new building	m2	1,697	200	339,400	
				<b>Sub total</b>	<b>750,970</b>	182
Lift						
	Serving 4 levels	No	1	120,000	120,000	29
External Works						
	Provision for upgrade to external works	Item	1	50,000	50,000	
	Repave play area which now gets covered	Sqm	270	150	40,500	
	New Senior ramp	item	1	200,000	200,000	
	Extra for entrance gate and signage to senior entry	item	1	50,000	50,000	
	New Soft landscaped area	Sqm	320	150	48,000	

Project	ST CATHERINE'S SCHOOL						
Report	CIV ESTIMATE - MASTERPLAN						
Reference	COST SUMMARY						
Option	MASTER PLAN DOCUMENTS						
Facilities	J BLOCK and JANE BARKER HALL						
Date	19TH AUG 2014						
	Provision for alterations to existing carpark	item	1	50,000	50,000		
			<b>Sub total</b>		<b>438,500</b>		106
	Preliminaries & Margin	%	18		1,466,000		356
		<b>TOTAL</b>			<b>9,606,000</b>		<b>2,333</b>

# Unit Rate Build-Up

Total Building Floor  
1,488 Sqm

Area of Alterations  
979 Sqm

	Unit	Quantity	Rate	Amount	Comment	\$ / Sqm
Demolition and alteration						
Demolitions and Alterations to Change of Use Area	Sqm	979	150	146,850	Includes removal of existing floor wall and ceiling finishes; sanitary fittings; Internal Doors; Internal walls;	
Remove existing internal Stairs	Item	4	10,000	40,000	level 4 5 and two on 6	
Remove existing Services	Item	979	20	19,580		
Make good existing	Item	509	10	5,090	general allowance	
Break up existing Hardpaving	Sqm	658	50	32,900		
Blank off and remove existing toilet block - including floor; walls and roof	item	1	50,000	50,000		
Remove existing infill pieces to open up covered walkway	m	25	200	5,000		
Form opening in slab at level 6 for new stair; including all necessary trimming etc	item	1	10,000	10,000		
			<b>Sub total</b>	<b>309,420</b>		316
Foundations					NO NEW WORK TO FOUNDATIONS	
Ground Slab					NO NEW WORK TO GROUND FLOOR SLAB	
Columns					NO STRUCTURAL ALTERATIONS ALLOWED	
Upper Floors					NO STRUCTURAL ALTERATIONS ALLOWED	
Infill Floor Slabs where stairs are removed	Sqm	10	500	5,000		
Extra over for trimming / support etc	Nr	2	5,000	10,000	Nothing identified on drawings	
			<b>Sub total</b>	<b>15,000</b>		15
Stairs						
new stairs to level 6	m/rise	4	3,000	10,500		11
Roof					no allowance for works to existing roof	
Reconstruct roof where toilet block has	Sqm	25	800	20,000		
Extra over for structural trimming etc	item	1	10,000	10,000		
			<b>Sub total</b>	<b>30,000</b>		31
External Walls						
Minor provision for adjustment to external walls	item	1	50,000	50,000		
New External Wall where Toilet block is removed on level 6	sqm	30	1,000	30,000		
			<b>Sub total</b>	<b>80,000</b>		82
External Doors						
Allowance for new doors to reception	No	1	10,000	10,000		
			<b>Sub total</b>	<b>10,000</b>		10
Internal Walls						
Partition walls	m2	390	150	58,500		
			<b>Sub total</b>	<b>58,500</b>		60
Internal Screens						
Operable walls	m2	16	800	12,800	Provisional Allowance	13
Internal Doors						
Single leaf doors	No	10	600	6,000		
Double leaf doors	No	4	1,200	4,800		
Single leaf doors fire rated	No	6	900	5,400		
Double leaf doors fire rated	No	10	1,800	18,000		
			<b>Sub total</b>	<b>34,200</b>		35
Wall Finishes						
Wall finishes Generally	GFA	979	26	25,454	Based on area of Space Reallocation	
Paint finish to new walls	m2	390	15	5,850		
Wall tiling to staff kitchen	Sqm	120	174	20,880		
			<b>Sub total</b>	<b>52,184</b>		53
Floor Finishes						
Carpet	m2	979	50	48,950		
Skirting	item	1	9,790	9,790		
Extra over for Tiling to staff kitchen	m2	72	150	10,800		
Make good to external veranda	m2	74	150	11,100		

Project	ST CATHERINE'S SCHOOL					
Report	CIV ESTIMATE - MASTERPLAN					
Reference	COST SUMMARY					
Option	MASTER PLAN DOCUMENTS					
Facilities	ADMINISTRATION BUILDING					
Date	19TH AUG 2014					
				<b>Sub total</b>	<b>80,640</b>	82
Ceiling Finishes						
	Plasterboard and Paint	m2	979	75	73,425	
				<b>Sub total</b>	<b>73,425</b>	75
Fitments						
	Sundries	m2	1,488	5	7,440	
	Signage	m2	1,488	10	14,880	
	Equipment to Staff Kitchen	item	1	50,000	50,000	
	Reception Desk	item	1	10,000	10,000	
				<b>Sub total</b>	<b>82,320</b>	84
Sanitary Fittings						
	WC	m2		350	-	
	WHB incl tap ware	m2		470	-	
	Shower	No		1,000	-	
	Shower Screen	No		2,000	-	
	Toilet Partitions	No		2,000	-	
	Vanity Units	m		850	-	
	Extra over for disabled access suite	item		1,000	-	
				<b>Sub total</b>	<b>-</b>	-
Hydraulic Services						
	Water point	pts		4,000	-	
	Hydraulics to Staff Kitchen	item	1	20,000	20,000	
				<b>Sub total</b>	<b>20,000</b>	20
Mechanical		m2	-	350	-	
	Kitchen Extract	m2	72	120	8,640	
	Office - Air Con	m2	493	350	172,550	
				<b>Sub total</b>	<b>181,190</b>	185
Fire		m2	979	40	39,160	40
Electrical						
	Lights & Power & Data	m2	979	170	166,430	
Lift				<b>Sub total</b>	<b>166,430</b>	170
			-		-	
External Works						
	Refurbishment of Stairs from Macpherson Street;	item	1	150,000	150,000	
	Creation of new rose garden - soft landscaping	Sqm	291	250	72,750	
	Hard Landscaping	Sqm	194	250	48,500	
	Fittings	item	1	20,000	20,000	
	Relocation of Thomas Holt Memorial Fountain	item	1	100,000	100,000	
				<b>Sub total</b>	<b>391,250</b>	400
Preliminaries & Margin	%	18			227,000	232
	<b>TOTAL</b>				<b>1,874,000</b>	<b>1,914</b>

# Unit Rate Build-Up

Total Building Floor  
- Sqm

Area of Alterations  
758 Sqm

	Unit	Quantity	Rate	Amount	Comment	\$ / Sqm
Demolition and alteration						
Demolitions and Alterations to Change of Use Area	Sqm	758	150	113,700	Includes removal of existing floor wall and ceiling finishes; sanitary fittings; Internal Doors; Internal walls;	
Remove existing Services	Item	758	20	15,160		
			<b>Sub total</b>	<b>128,860</b>		170
Foundations					NO NEW WORK TO FOUNDATIONS	
Ground Slab		-		-	NO NEW WORK TO GROUND FLOOR SLAB	
Columns	m2	-	75	-	NO STRUCTURAL ALTERATIONS ALLOWED	
Upper Floors	m2	-	-	-	NO STRUCTURAL ALTERATIONS ALLOWED	
Stairs					NO NEW STAIRS	
Roof					NO ALLOWANCE FOR WORK TO EXISTING STAIR	
External Walls					No alterations to external walls on level 3	
Minor provision for adjustment to external walls on levels 6, 7 and 8	item	1	30,000	30,000		
Glazed Wall to cafeteria	Sqm	38	1,250	46,875		
			<b>Sub total</b>	<b>76,875</b>		101
External Doors					NO NEW WORK TO EXTERNAL DOORS	
Internal Walls						
Partition walls	m2	240	150	36,000		47
Internal Screens						
Operable walls	m2	16	800	12,800	Student Centre & Y12 Common Rm	17
Internal Doors						
Single leaf doors	No	9	600	5,400		
Double leaf doors	No	-	1,200	-		
Single leaf doors fire rated	No	2	900	1,800		
Double leaf doors fire rated	No	3	1,800	5,400		
Sundry Doors	No	3	1,200	3,600		
			<b>Sub total</b>	<b>16,200</b>		21
Wall Finishes						
Wall finishes Generally	GFA	758	26	19,708	Based on area of Space Reallocation	
Paint finish to new walls	m2	240	15	3,600		
			<b>Sub total</b>	<b>23,308</b>		31
Floor Finishes						
Carpet	m2	758	50	37,900		
Skirting	item	1	7,580	7,580		
Extra over for Tiling to sick bay	m2	24	150	3,600		
Provision for upgrade to Cafeteria	m2	93	150	13,950		
Allowance for feature flooring	item	1	5,000	5,000		
			<b>Sub total</b>	<b>68,030</b>		90
Ceiling Finishes						
Plasterboard and Paint	m2	758	60	45,480		
Feature Ceiling	item	1	5,000	5,000		
			<b>Sub total</b>	<b>50,480</b>		67
Fitments						
Sundries	m2	758	10	7,580		
Signage	m2	758	10	7,580		
Cafeteria Equipment- semi commercial	item	1	75,000	75,000		
Lockers				Excl	Assume re use of existing	
			<b>Sub total</b>	<b>90,160</b>		119
Sanitary Fittings						
WC	m2		350	-		
WHB incl tap ware	m2	1	470	470	sick bay	
Shower	No		1,000	-		
Shower Screen	No		2,000	-		

Project	ST CATHERINE'S SCHOOL						
Report	CIV ESTIMATE - MASTERPLAN						
Reference	COST SUMMARY						
Option	MASTER PLAN DOCUMENTS						
Facilities	ST JOHNS BOARDING AND ISABEL HALL WING						
Date	19TH AUG 2014						
	Toilet Partitions	No		2,000	-		
	Vanity Units	m	2	850	1,700	sick bay	
	Extra over for disabled access suite	item		1,000	-		
				<b>Sub total</b>	<b>2,170</b>		3
Hydraulic Services							
	Water point	pts	1	4,000	4,000	sick bay	
	Hydraulics to Cafeteria	item	1	40,000	40,000		
				<b>Sub total</b>	<b>44,000</b>		58
Mechanical							
	Extract to Cafeteria	item	1	15,000	15,000		-
							20
Fire		m2	758	40	30,320		40
Electrical							
	Lights & Power & Data	m2	758	170	128,860		
				<b>Sub total</b>	<b>128,860</b>		170
Lift							
			-		-		
External Works							
	Provision for new bridge link and external stair	item	1	100,000	100,000	No adjustments to external works with the exception of the access stair and bridge	-
							132
Preliminaries & Margin		%	18		131,000		173
		<b>TOTAL</b>			<b>954,000</b>		<b>1,259</b>



Project	ST CATHERINE'S SCHOOL						
Report	RPAC (STAGE 1) FULL TIME LABOUR CALCULATION						
Date	18-Aug-14						
Month	Construction Cashflow Based on 18 month Period	Value of Labour/Month (At 60% of Construction Cashflow)	Cost of Labour/Week	Hours/week	Cost per man hour	Cost per man per week	No. of Labour on Site
	A	B=A x 60%	C=B/4.33 Weeks	D	E	F=D x E	G=C/F
1	\$ 559,166	\$ 335,500	\$ 77,429	45	\$ 75	\$ 3,375	23
2	\$ 928,863	\$ 557,318	\$ 128,622	45	\$ 75	\$ 3,375	38
3	\$ 1,298,560	\$ 779,136	\$ 179,814	45	\$ 75	\$ 3,375	53
4	\$ 1,668,256	\$ 1,000,954	\$ 231,007	45	\$ 75	\$ 3,375	68
5	\$ 2,037,953	\$ 1,222,772	\$ 282,200	45	\$ 75	\$ 3,375	84
6	\$ 2,407,650	\$ 1,444,590	\$ 333,393	45	\$ 75	\$ 3,375	99
7	\$ 2,777,346	\$ 1,666,408	\$ 384,585	45	\$ 75	\$ 3,375	114
8	\$ 3,147,043	\$ 1,888,226	\$ 435,778	45	\$ 75	\$ 3,375	129
9	\$ 3,244,508	\$ 1,946,705	\$ 449,274	45	\$ 75	\$ 3,375	133
10	\$ 2,945,391	\$ 1,767,235	\$ 407,855	45	\$ 75	\$ 3,375	121
11	\$ 2,642,911	\$ 1,585,747	\$ 365,970	45	\$ 75	\$ 3,375	108
12	\$ 2,340,432	\$ 1,404,259	\$ 324,085	45	\$ 75	\$ 3,375	96
13	\$ 2,037,953	\$ 1,222,772	\$ 282,200	45	\$ 75	\$ 3,375	84
14	\$ 1,735,474	\$ 1,041,284	\$ 240,315	45	\$ 75	\$ 3,375	71
15	\$ 1,432,994	\$ 859,796	\$ 198,430	45	\$ 75	\$ 3,375	59
16	\$ 1,130,516	\$ 678,310	\$ 156,545	45	\$ 75	\$ 3,375	46
17	\$ 828,037	\$ 496,822	\$ 114,660	45	\$ 75	\$ 3,375	34
18	\$ 525,557	\$ 315,334	\$ 72,775	45	\$ 75	\$ 3,375	22
<b>Total</b>	<b>\$ 33,688,610</b>	<b>\$ 20,213,166</b>					<b>1382</b>

Project	ST CATHERINE'S SCHOOL
Report	RPAC (STAGE 1) FULL TIME LABOUR CALCULATION
Date	18-Aug-14

**Assumptions:**

- Construction programme based on Mainbrace 78 weeks

- Working period:

Mon - Friday - 7.30 - 3.30 x 5 days = 40Hrs

Sat - 7.30 - 12.30 x 1 day = 5Hrs

Total Working hrs per week = **45 hrs**

- Full-time Job created during duration of project :

Total labour hour for duration of project =  $1,382 \times 4.33\text{wks} \times 45 \text{ hrs} = 269,322$

Total hour for duration of project =  $48\text{wks} \times 40\text{hrs/wk} \times 1.5 \text{ yrs} = 2,880$

Avg full time job during duration of project =  $269,322/2,880 = \mathbf{94}$