

Project St Catherine's School
Report FEASIBILITY ESTIMATE
Reference COST SUMMARY (Updated Rev E)
Option DESIGN DATED 01.10.13 + Structural Input dated 21.10.13
Facilities Pool + Theatre + Research Ctr
Date 24th October 2013

		TOTAL Estimate E				Estimate D	Estimate C	Estimate B	
Item	Details	Unit	Quantity	Rate	Amount	Dated 04.10.13	Dated 17.09.13	Dated 27.08.13	Variance - (E-D)
I	Base Building Works								
I.1	Demolition and alterations	Item			\$ 321,750	\$ 321,750	\$ 321,750	\$ 321,750	\$ -
I.2	Basement - Carpark and Plant Room	m ²	-	\$ -	Excluded	Excluded	\$ -	\$ 3,826,662	
I.3	Resource Centre	m ²	1,294	\$ 3,847	\$ 4,979,782	\$ 4,979,782	\$ 4,979,782	\$ 4,979,782	\$ -
I.4	Theatre 500 Seats	m ²	2,192	\$ 4,704	\$ 10,310,219	\$ 9,958,268	\$ 9,843,272	\$ 10,788,267	\$ 351,951
I.4.1	Pool	m ²	3,633	\$ 3,695	\$ 13,423,360	\$ 12,806,785	\$ 12,069,854	\$ 11,007,933	\$ 616,575
I.5	External Landscape	m ²	1,470	\$ 532	\$ 782,400	\$ 782,400	\$ 782,400	\$ 782,400	\$ -
I.6	Connection of Services (incl substation)	Prov	1	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
I.7	Allowance for removal of contaminated excavation	Prov	1	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
I.8	Diversion of Services	Prov	1	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Total for Base Building Works		m2	3,486	\$ 8,710	\$ 30,367,511	\$ 29,398,984	\$ 28,547,058	\$ 32,256,794	\$ 968,526
I.10	Design & Consultant Fees (10%)				\$ 3,037,000	\$ 2,940,000	\$ 2,855,000	\$ 3,226,000	\$ 97,000
I.11	Contingencies (5%)				\$ 1,518,000	\$ 1,470,000	\$ 1,427,000	\$ 1,613,000	\$ 48,000
I	Total Construction				\$ 34,922,511	\$ 33,808,984	\$ 32,829,058	\$ 37,095,794	\$ 1,113,526
II	Furniture, Fittings and Equipment								
II.1	Allow for ALL NEW FF&E (basic grade) to Library	m2	1,294	\$ 550	\$ 711,920	\$ 711,920	\$ 711,920	\$ 711,920	\$ -
II.2	Allow for fitout to Auditorium (excl audio equipment)	m2	884	\$ 350	\$ 309,400	\$ 309,400	\$ 309,400	\$ 309,400	\$ -
II.3	Allow for fitout to Multi Purpose Hall (excl audio equipment)	m2	398	\$ 500	\$ 199,000	\$ 199,000	\$ 199,000	\$ 199,000	\$ -
II.4	Allow for fitout to Aquatic Centre (excl audio equipment)	m2	1,530	\$ 250	\$ 382,500	\$ 382,500	\$ 382,500	\$ 382,500	\$ -
	Total for Furniture, Fittings and equipment	m2	4,106	\$ 390	\$ 1,602,820	\$ 1,602,820	\$ 1,602,820	\$ 1,602,820	\$ -
FEASIBILITY ESTIMATE		m2	3,486	\$ 10,477	\$ 36,525,331	\$ 35,411,804	\$ 34,431,878	\$ 38,698,614	\$ 1,113,526
Standard Deviation of Risk +/-5%					1,800,000	1,800,000	1,700,000	1,900,000	56,000
Low Range					34,725,331	33,611,804	32,731,878	36,798,614	1,057,526
High Range					38,325,331	37,211,804	36,131,878	40,598,614	1,169,526
Capital Investment Value (Based on Mid Range - Excluding FF+E)					35,045,000				

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COMMENTS

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

- **ARS, AV and IT equipment.**
- 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)
- Escalation beyond August 2013 (Annualised at 3.75%pa equates to \$1,200,000/pa)
- Land costs, holding costs and stamp duty.
- GST.

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

- **\$200K Provisional allowance for site decontamination and remediation .**
- 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 \$125,000**

3. General **Notes** Regarding Revision E

- No additional input from Mechanical Engineer
- Incorporates comments from Robert Collingridge on the pool equipment

4 Drawings Used

Nr	Rev	Name
A.090	SK5	Floor Plan Level 1
A.100	SK5	Floor Plan Level 2
A.101	SK5	Floor Plan Level 3
A.102	SK5	Floor Plan Level 4
A.103	SK5	Floor Plan Level 5
A.104	SK5	Floor Plan Level 6
A.105	SK5	Floor Plan Level 7
A.106	SK5	Roof Plan
A.150	SK5	South and east Elevations
A.151	SK5	South and East Elevations (Should Read North & West)
A.160	SK5	Sections A,B, & C
A.161	SK5	Sections D,E, & F
NA80813847-SK1		Mark Up of Floor Plan Level 1 for Foundations
NA80813847-SK2		Mark Up of Floor Plan Level 2 for Foundations
NA80813-SK3		Orchestra Pit Mark Up
NA80813847-SK4		Auditorium Concepts
NA80813847-SK5		Infill Slab Make Up
NA80813847-SK-TW		Auditorium / Orchestra Pit Prelim Sketch (Revised)

5 The additional information available for this Cost Estimate is the input from the Structural Engineer. The reasons for Increase between Rev D and Rev E are as follows;

	\$
1. Ground Conditions indicate Sand - cost of excavating additional sand and backfilling;	248,000
2. Infill Slab over stage for Plant	44,000
3. Structural Design for Orchestra Pit	29,000
4. Structural Design for Roof	119,000
5. Secant Pile to Foundations in lieu of assumed soldier Pile	249,000
6. 1,8 m thick Mass Concreate wall to Secant Pile at Sub Station and Lane	63,000
7. Other Miscellaneous Modifications	54,500
8. Preliminaries and Margin on the above	162,000
Total Base Building Works Increase	968,500