

Mr Travis Lythall
Willow Tree Planning
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060

27 September 2019

Dear Sir,

RE: CIV SUBMISSION FOR SIKH GRAMMAR SCHOOL – REVISED

As requested, we have prepared an estimate of Capital Investment Value (CIV) for the above project and advise the estimated cost shown in the attached Summary is;

	\$
Estimated Capital Investment Value at September 2019 rates	\$167,533,780
Note: The above costs exclude GST	

We note the estimate has been based on design documentation prepared by PDML.

The estimate has been prepared based on the documents attached in Appendix A. We have relied on the documents prepared by the Consultants.

Our estimate is prepared based on the definition of Capital Investment Value (CIV) per the SEPP Amendment and Environmental Planning and Assessment Regulations 2000 and Planning Circular PS10-008, as follows:

“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 the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of 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 specifically note that our estimate is based on preliminary and conceptual design information and as a consequence, we have made a number of assumptions in relation to the project requirements. The estimates may be subject to change as the design develops.

The revised CIV estimate now includes certain works outside the boundary which we have now been made aware form part of this DA.

As requested, the 'high level' estimates of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support 250 jobs in the construction industry over the development period;
- Operational Phase – In total, the Sikh Grammar School has the potential to accommodate 315 jobs once the project has been completed.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully
WT Partnership



GARY BOYD
State Director

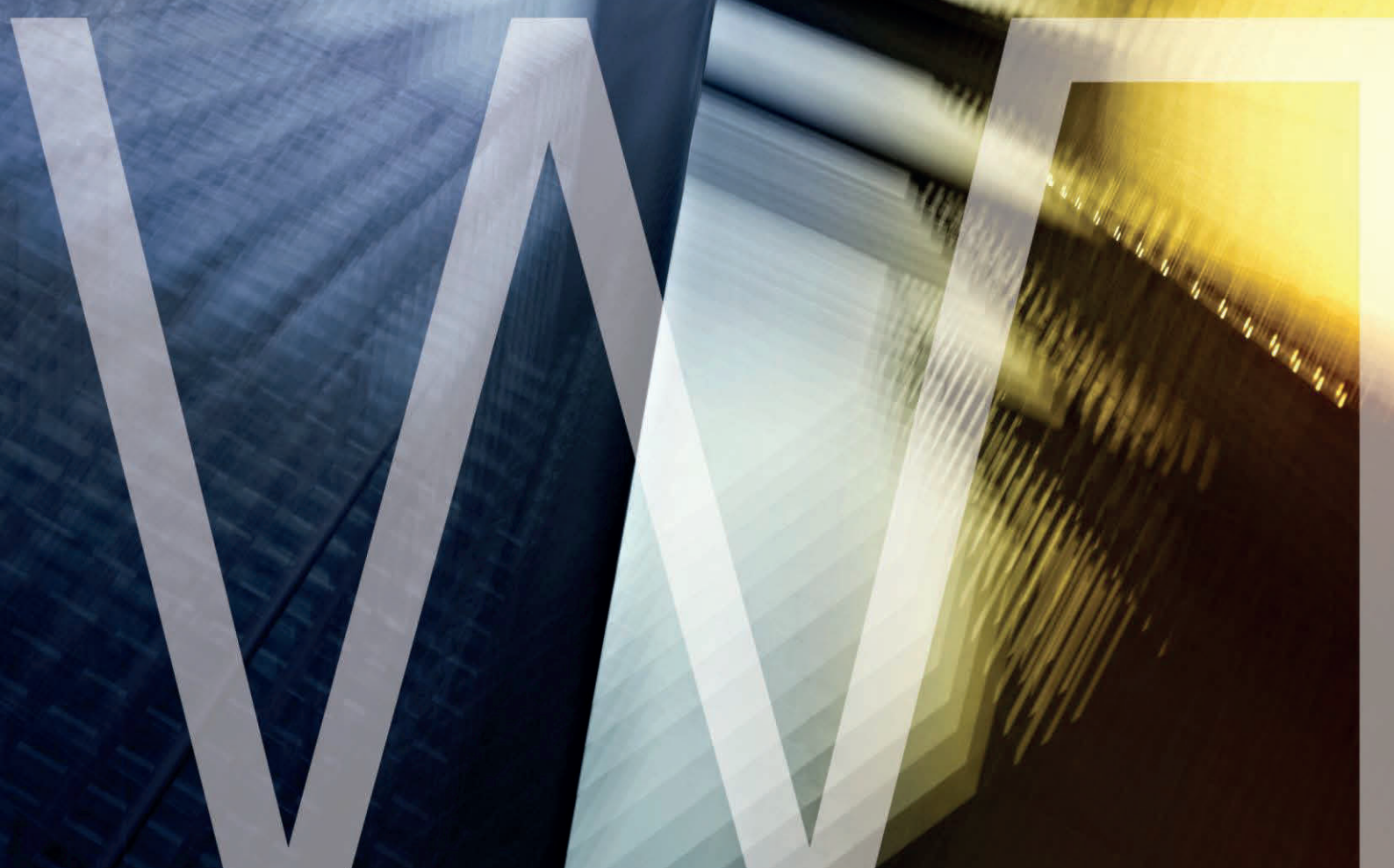
1 ESTIMATED APPROVAL

SUMMARY OF ESTIMATED COSTS

	\$
BUILDING WORKS INCLUDING PRELIMINARIES, PROFIT, AND OVERHEADS	147,371,283
PROFESSIONAL FEES	17,684,554
DEPARTMENT COSTS	2,497,943
AUTHORITY FEES (OTHER THAN LONG SERVICE LEVIES)	Excluded
SECTION 94 CONTRIBUTIONS	Excluded
MARKETING FEES	Excluded
SALES COSTS/ FEES	Excluded
FINANCE COSTS/ FEES	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE (EXCLUDING GST)	\$167,553,780

APPENDIX A

SCHEDULE OF DOCUMENTATION USED



SCHEDULE OF INFORMATION USED

SIKH GRAMMAR SCHOOL

27th September 2019

DOCUMENTS

Concept Design

2757_Draft Civil by Martens & Associates

DA 501 Stage One Floor Plan by PMDL

DA 502 Stage One Elevations by PMDL

2757-1-Site Plans & Sections by PMDL

2757-1-Site Plans, Sections & Elevations – as at 2019-07-11 by PMDL

Staging & Programme

2757 Staging REDUCED SIZE by PMDL

SIKH GRAMMAR SCHOOL

REVISED MASTERPLAN - ORIGINAL STAGING - R2

27 September 2019

SIKH GRAMMAR SCHOOL

MASTERPLAN ESTIMATE - MAIN - ORIGINAL STAGING - R2



Code	Description	Quantity	Unit	Rate	Total
SIKH GRAMMAR SCHOOL					
MASTERPLAN SCHEME – PRIMARY & SECONDARY SCHOOL					
Masterplan Estimate – Original Staging					
	Information Relied Upon				0
	Assumptions & Exclusions				0
<u>Stage 1 – Demountable School</u>					
	Site Preparation				898,272
	Site Infrastructure Services				771,089
	Teaching Facility				700,512
	School Hall				527,576
	Undercover Practical Activity				638,307
	COLA				335,964
	External Works				669,972
	External Works outside boundary				266,000
	<u>Sub-Total</u>				<u>4,807,693</u>
<u>Stage 2 – Village School Block</u>					
	Site Preparation				595,003
	Site Infrastructure Services				3,578,903
	Building Works	1,835	m2	3,590.28	6,588,158
	External Works				1,632,869
	<u>Sub-Total</u>				<u>12,394,933</u>
<u>Stage 3a– Primary School Block + Library & Staff</u>					
	Site Preparation				466,104
	Site Infrastructure Services				80,325
	Building Works	3,471	m2	3,800.14	13,190,286
	External Works				361,624
	<u>Sub-Total</u>				<u>14,098,339</u>

Code	Description	Quantity	Unit	Rate	Total
<u>Stage 3B- Early Learning Centre</u>					
	Site Preparation				254,469
	Site Infrastructure Services				136,850
	Building Works	1,532	m2	3,956.34	6,061,110
	External Works				624,352
	External Works outside boundary				16,000
	<u>Sub-Total</u>				<u>7,092,781</u>
<u>Stage 4- Secondary School Block</u>					
	Site Preparation				686,092
	Site Infrastructure Services				136,850
	Building Works	1,491	m2	4,304.56	6,418,095
	External Works				556,747
	<u>Sub-Total</u>				<u>7,797,784</u>
<u>Stage 5- Secondary School Block</u>					
	Site Preparation				572,724
	Site Infrastructure Services				136,850
	Building Works	5,372	m2	3,922.60	21,073,602
	External Works				1,099,871
	<u>Sub-Total</u>				<u>22,883,047</u>
<u>Stage 6- Secondary School Block (Re-arranged to suit underground car park construction)</u>					
	Site Preparation				1,442,681
	Site Infrastructure Services				630,700
	Basement Car Park	8,338	m2	883	7,360,243
	Basement Car Park Lid	8,637	m2	554	4,786,302
	Building Works	1,864	m2	4,217.80	7,861,857
	External Works				343,846
	External Works outside boundary				16,000
	<u>Sub-Total</u>				<u>22,441,629</u>

SIKH GRAMMAR SCHOOL

MASTERPLAN ESTIMATE - MAIN - ORIGINAL STAGING - R2



Code	Description	Quantity	Unit	Rate	Total
<u>Stage 7– Gurdwara & Langar</u>					
	Site Preparation				28,705
	Site Infrastructure Services				83,300
	Building Works	5,131	m2	4,644.04	23,829,436
	External Works				1,333,297
	<u>Sub-Total</u>				<u>25,274,738</u>
<u>Stage 8– Admin & GLA</u>					
	Site Preparation				347,216
	Site Infrastructure Services				83,300
	Building Works	1,716	m2	4,180.01	7,172,893
	External Works				873,538
	<u>Sub-Total</u>				<u>8,476,947</u>
<u>Stage 9– Boarding House</u>					
	Site Preparation				110,757
	Site Infrastructure Services				83,300
	Basement Car Park	1,022	m2	1,780.07	1,819,640
	Basement Car Park Lid	1,022	m2	536	547,404
	Building Works	4,718	m2	3,995.95	18,852,875
	External Works				689,416
	<u>Sub-Total</u>				<u>22,103,392</u>
	<u>Construct Only Cost Sub-Total:</u>	<u>27,131</u>	<u>m2</u>	<u>5,431.94</u>	<u>147,371,283</u>
<u>CONSULTANTS FEES</u>					
	PM, QS, Consultant Fees, Insurances incl Disbursements	12.0	%	1,473,713	17,684,554
	Authority Fees	1.0	%	1,473,713	1,473,713
	<u>Sub-Total:</u>				<u>166,529,550</u>
<u>DEPARTMENT COSTS</u>					
	Sikh Grammar School Office Costs (Internal Management Costs)	1.50	%	1,665,295	2,497,943

Code	Description	Quantity	Unit	Rate	Total
	Sub-Total:				169,027,493
	FURNITURE & EQUIPMENT				
	Loose FF&E incl ICT				3,528,000
	Miscellaneous Equipment Allowance				250,000
	Sub-Total:				172,805,493
	PROJECT CONTINGENCIES				
	Design Development Contingency	5.0	%	1,728,055	8,640,275
	Construction / Project Contingency	5.0	%	1,814,458	9,072,288
	Programme Contingency	5.0	%	1,905,181	9,525,903
	Sub-Total:				200,043,959
	ESCALATION				
	Escalation				Excluded
	Rounding				6,041
	OVERALL TOTAL:	27,131	m2		200,050,000
				TOTAL COST	200,050,000

Code	Description	Quantity	Unit	Rate	Total
<u>INFORMATION RELIED UPON</u>					
	2757 Staging REDUCED SIZE by PMDL				
	2757_Draft Civil by Marteb's & Associates, Revision B				
	2757-1 - Site Plans & Sections by PMDL				
	2757-1 - Site Plans, Sections & Elevations by PMDL = as at 2019-07-011				
Total Information Relied Upon					0

Code	Description	Quantity	Unit	Rate	Total
<u>ASSUMPTIONS & EXCLUSIONS</u>					
<u>Assumptions</u>					
	Assumed that new facility will have airconditioning to learning areas		Note		
	Allowance made for Facade efficiency to all building		Note		
	Assumed roadworks will be part of Housing sub-division DA		Note		
	The depth of the Dam has been assumed		Note		
	Future subdivision has been excluded from the estimate		Note		
	Assumed no works to Tallawong Roads – As by others		Note		
	Rippable rock excavation assume not required		Note		
	GSW removal assume not required		Note		
	RSW removal assumed at Nil		Note		
<u>Exclusions</u>					
	Escalation		Note		
	Allowance for portable food truck		Note		
	Sect73 Headworks Fees		Note		
	EA Contributions		Note		
	Allow for other sundry services diversions (Assume not required)		Note		
	Land costs, site acquisition and legal fees		Note		
	Holding costs and interest charges		Note		
	GST		Note		
Total Assumptions & Exclusions					0

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
3/A	Allowance for fencing	575	m	65.00	37,348
3/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Demolition</u>					
3/C	Allow for demolition to existing house	1	no	30,000.00	30,000
3/D	Allow for demolition to hardstand	900	m2	20.00	18,000
3/E	Take down & remove xtg trees, fencing etc (Part of Seperate DA)	1	Item	0.00	Excluded
3/F	Sundry demolition works	1	item	2,500.00	2,500
<u>Site Preparation</u>					
3/G	Stip topsoil and stockpile on site	9,556	m2	3.00	28,668
3/H	Allow to excavate and stockpile on site	16,301	m3	22.50	366,773
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	0
	EXTRA for GSW removal (Assume not required)	0	t	240.00	0
	EXTRA for RSW removal (say Nil%)	0	t	0.00	0
3/J	Trim & compact across site	9,556	m2	2.80	26,757
<u>Existing Dam</u>					
	Note: No works associated with overland flow across site				Excluded
3/K	Allowance for dewatering to existing Dam	1	Item	15,000.00	15,000
	Risk: Allowance to remove unsuitable material from base of Dam (Assumed not required)				Excluded
3/L	Note: Fill for Dam from remainder of cut/fill from site	1	Note		
3/M	Allowance for filling to Dam with imported material – Not Required	12,678	m3		Excluded
3/N	Allowance to fill dam with stockpile material	12,678	m3	10.00	126,780
3/P	Extra to compact in layers	3,729	m2	27.50	102,548
3/Q	Allow for GPT or similar complete	1	Item	15,000.00	15,000
<u>Site Retention</u>					
	Allowance for retaining walls – Assume batter only	0	m2	250.00	Excluded
	<u>Sub-total:</u>		<u>m2</u>		<u>774,373</u>
3/R	Contractor Prelims & Margins	16	%	7,744	123,900
Total Site Preparation					898,272

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions (Assume not required)		Item		Excluded
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
4/A	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	100	m	1,500.00	150,000
4/B	Allowance for draw-pits	1	No	15,000.00	15,000
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
4/C	HV transformer – say 1 x 1000kW	1	No	80,000.00	80,000
	HV feeder		Item		35,000
	Design approval fees		Item		25,000
	Sundry builders work		Item		10,000
<u>Water & Sewer Services</u>					
4/D	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
4/E	Water mains connection (treat as sub-divided site)	1	Item		20,000
4/F	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item		60,950
	Hydrant ring main & stand pipes – Assume not required	0	Item	0.00	0
4/G	Extra for booster assembly	1	No	30,000.00	30,000
4/H	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
	Sundry bwic		Item		20,000
4/J	No Allowance for rising main and pumping stations	1	item		Excluded
<u>Gas Services</u>					
	Allowance for bottled gas infrastructure – Assuming no gas mains		Item		10,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (Assume not required)		Item		0
4/K	Temporary OSD and Bioretention	1	item	50,000.00	50,000
4/L	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	30,000.00	30,000
4/M	Temporary Drainage line	290	m	225.00	65,194
4/N	Pits	17	no	1,500.00	25,500
4/P	Headwall	4	no	2,500.00	10,000
4/Q	Temp Swale	308	m	75.00	23,088
4/R	Allow for rainwater tanks	1	No.	5,000.00	5,000
	<u>Sub-total:</u>				<u>664,732</u>
4/S	Contractor Prelims & Margins	16	%	6,647	106,357

Code	Description	Quantity	Unit	Rate	Total
Total Site Infrastructure Services					771,089

Code	Description	Quantity	Unit	Rate	Total
<u>TEACHING FACILITY</u>					
6/A	GLA	5	no	46,660	233,300
6/B	Admin	1	no	46,660	46,660
6/C	Library	1	no	46,660	46,660
6/D	Amenities	2	no	60,680	121,360
6/E	Seminar	1	no	46,660	46,660
6/F	Allowance for portable food truck (Canteen)	1	no		Excluded
	<u>Sub-total:</u>				<u>494,640</u>
6/G	EXTRA for A/C (Assume Split system) to GLA, Admin, Library & Seminar	8	no	7,500.00	60,000
6/H	EXTRA for fitout of Amenities	65	m2	450.00	29,250
	<u>Sub-total:</u>				<u>583,890</u>
6/J	Allow for drinking facilities	1	Item	20,000.00	20,000
	<u>Sub-total:</u>				<u>603,890</u>
6/K	Contractor Prelims & Margins	16	%	6,039	96,622
Total Teaching Facility					700,512

Code	Description	Quantity	Unit	Rate	Total
<u>SCHOOL HALL</u>					
7/A	School Hall – As per Asset Building Quote Assume no Internal Walls	400	m2	1,137	454,807
					Excluded
		<u>Sub-total:</u>			<u>454,807</u>
7/B	Contractor Prelims & Margins	16	%	4,548	72,769
Total School Hall					527,576

Code	Description	Quantity	Unit	Rate	Total
<u>UNDERCOVER PRACTICAL ACTIVITY</u>					
8/A	Undercover Practical Activity including slab, external walls & Windows, roof, lighting etc	609	m2	843.20	513,710
8/B	Extra for Softfall (Say 50%)	305	m2	120.00	36,554
	<u>Sub-Total</u>				<u>550,265</u>
8/C	Contractor Prelims & Margins	16	%	5,503	88,042
Total Undercover Practical Activity					638,307

Code	Description	Quantity	Unit	Rate	Total
<u>COLA</u>					
9/A	COLA including slab, roof, lighting & Main Entry	370	m2	615.65	227,624
9/B	Main Entry including Signage	1	item	62,000.00	62,000
	<u>Sub-Total</u>				<u>289,624</u>
9/C	Contractor Prelims & Margins	16	%	2,896	46,340
Total COLA					335,964

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
<u>External Works</u>					
10/A	On-Grade Car park	1,693	m2	120.00	203,150
10/B	Main entry feature	1	Item	5,000.00	5,000
10/C	Allow for turf	2,153	m2	30.00	64,594
10/D	Allow for Landscaping/paved areas to front entry of school	353	m2	100.00	35,346
10/E	Allowance for plants	1	item	15,000.00	15,000
10/F	Allowance for Lighting/Signage to external area (Msd overall)	4,200	m2	47.00	197,377
10/G	Allowance for security fence around school	357	m	160.00	57,094
<u>Sub-total:</u>					<u>577,562</u>
10/H	Contractor Prelims & Margins	16	%	5,776	92,410
Total External Works					669,972

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS OUTSIDE BOUNDARY</u>					
11/A	Allowance for Bus layby	1	item	250,000.00	250,000
11/B	Allowance for Cross overs	2	no	8,000.00	16,000
Total External Works outside boundary					266,000

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
12/A	Allowance for fencing	549	m	65.00	35,666
12/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Site Preparation</u>					
12/C	Strip topsoil and stockpile on site	6,044	m2	3.00	18,132
12/D	Allow to excavate OSD Tank	1	item	0.00	Msd Elsewhere
12/E	Allow to fill and level site from OSD excavated materials	3,426	m3	12.00	41,112
12/F	Allow to fill and level site from imported materials and compact	4,799	m3	65.00	311,935
12/G	Batter to perimeter of staged area with imported materials	1,096	m3	65.00	71,235
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	Excluded
	EXTRA for GSW removal (Assume not required)	0	t	240.00	Excluded
	EXTRA for RSW removal (say Nil%)	0	t	0.00	Excluded
12/H	Trim & compact across site	6,044	m2	2.80	16,923
	<u>Sub-total:</u>		<u>m2</u>		<u>500,003</u>
12/J	Contractor Prelims & Margins	19	%	5,000	95,001
Total Site Preparation					595,003

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions (Assume not required)		Item		Excluded
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
13/A	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	200	m	1,500.00	300,000
13/B	Allowance for draw-pits	2	No	15,000.00	30,000
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
13/C	HV transformer – say 1 x 1000kW	1	No	80,000.00	80,000
13/D	HV feeder	1	Item		35,000
13/E	Design approval fees	1	Item		25,000
13/F	Sundry builders work	1	Item		10,000
<u>Water & Sewer Services</u>					
13/G	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
13/H	Water mains connection (treat as sub-divided site)	1	Item	15,000.00	15,000
13/J	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	25,000.00	25,000
13/K	Hydrant ring main & stand pipes	1	Item	70,000.00	70,000
13/L	Extra for booster assembly	1	No	45,000.00	45,000
13/M	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
13/N	Sundry bwic	1	Item	40,000.00	40,000
<u>Gas Services</u>					
13/P	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	10,000.00	10,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
13/Q	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	25,000.00	25,000
13/R	Stormwater Services	1	item		284,406
13/S	OSD Tank	1	no	2,449,597	2,449,597
	<u>Sub-total:</u>				<u>710,000</u>
13/T	Contractor Prelims & Margins	19	%	7,100	134,900
Total Site Infrastructure Services					3,578,903

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
<u>Primary School Block</u>					
14/A	Primary School	1,834	m2	2,472.97	4,536,126
14/B	<u>Sub-total:</u>	<u>1,834</u>	<u>m2</u>	<u>2,472.97</u>	<u>4,536,126</u>
14/C	EXTRA for facade efficiency	1,247	m2	189.00	235,683
14/D	EXTRA for piling / footings	394	m2	130.00	51,220
14/E	Allow for sunshading / facade treatment to full area of building	1,247	m2	150.00	187,050
14/F	EXTRA for A/C To teaching spaces only	767	m2	380.00	291,285
14/G	EXTRA for A/C – Tempered Air – To remainder of building	1,068	m2	220.00	234,903
14/H	<u>Sub-total:</u>	<u>1,834</u>	<u>m2</u>	<u>3,018.22</u>	<u>5,536,267</u>
	Allow for lift & shaft to serve 3 x floors	0	No	220,000	Excluded
14/J	<u>Sub-total:</u>	<u>1,834</u>	<u>m2</u>	<u>3,146.71</u>	<u>5,536,267</u>
14/K	Contractor Prelims & Margins	19	%	55,363	1,051,891
Total Building Works					6,588,158

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
15/A	Sports Pavilion	312	m2	850.00	265,047
15/B	EXTRA for Sports courts	1	No	85,000.00	85,000
15/C	EXTRA for Cricket Nets	2	No	25,000.00	50,000
15/D	Main entry feature	1	Item	10,000.00	10,000
15/E	Paved area/walkways	1,456	m2	150.00	218,406
15/F	Primary Play	1,261	m2	100.00	126,058
15/G	Landcaping/Planters	422	m2	200.00	84,402
15/H	Allowance for trees	23	no	2,000.00	46,000
15/J	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	2,717	m2	120.00	325,994
15/K	On-Grade Car park	1,133	m2	120.00	135,911
15/L	Allowance for footpath	70	m2	120.00	8,352
15/M	Landscaping to car park	1,133	m	15.00	16,989
	<u>Sub-total:</u>				<u>1,372,159</u>
15/N	Contractor Prelims & Margins	19	%	13,722	260,710
Total External Works					1,632,869

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
16/A	Allowance for fencing	240	m	65.00	15,600
16/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Site Preparation</u>					
16/C	Strip topsoil and stockpile on site	3,039	m2	3.00	9,117
16/D	Allow to fill and level site from imported materials	5,042	m3	65.00	327,730
16/E	Batter to perimeter of staged area with imported materials and compaction	396	m3	65.00	25,728
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	Excluded
	EXTRA for GSW removal (Assume not required)	0	t	240.00	Excluded
	EXTRA for RSW removal (say Nil%)	0	t	0.00	Excluded
16/F	Trim & compact across site	3,039	m2	2.80	8,509
	<u>Sub-total:</u>		<u>m2</u>		<u>391,684</u>
16/G	Contractor Prelims & Margins	19	%	3,917	74,420
Total Site Preparation					466,104

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions (Assume not required)		Item		Excluded
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	0	m	1,500.00	0
	Allowance for draw-pits	0	No	15,000.00	0
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
	HV transformer – say 1 x 1000kW	0	No	80,000.00	0
	HV feeder	0	Item	35,000.00	0
	Design approval fees	0	Item	25,000.00	0
	Sundry builders work	0	Item	10,000.00	0
17/A	Allowance for Submain connection to existing MSB	1	item	35,000.00	35,000
<u>Water & Sewer Services</u>					
17/B	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
17/C	Water mains connection (treat as sub-divided site)	1	Item	5,000.00	5,000
17/D	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	5,000.00	5,000
	Hydrant ring main & stand pipes	0	Item	70,000.00	0
	Extra for booster assembly	0	No	45,000.00	0
17/E	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
17/F	Sundry bwic	1	Item	5,000.00	5,000
<u>Gas Services</u>					
17/G	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	5,000.00	5,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
17/H	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	12,500.00	12,500
<u>Sub-total:</u>					<u>67,500</u>
17/J	Contractor Prelims & Margins	19	%	675	12,825
Total Site Infrastructure Services					80,325

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
<u>Primary School Block</u>					
18/A	Allowance to make openings in existing building to allow to attachment to new building	3	no	20,000.00	60,000
18/B	Primary School + Library & Staff	3,091	m2	2,872.97	8,881,309
18/C	Roof Terrace	380	m2	850.00	322,592
18/D	<u>Sub-total:</u>	<u>3,094</u>	<u>m2</u>	<u>2,993.83</u>	<u>9,263,901</u>
18/E	EXTRA for facade efficiency	1,507	m2	189.00	284,823
18/F	EXTRA for piling / footings	677	m2	130.00	88,010
18/G	Allow for columns to support, 800mm dia incl pad footing	290	m2	180.00	52,261
18/H	Allow for sunshading / facade treatment to full area of building	1,507	m2	150.00	226,050
18/J	EXTRA for A/C – To teaching spaces only	624	m2	380.00	236,968
18/K	EXTRA for A/C – Tempered Air – To remainder of building	2,468	m2	220.00	542,901
18/L	EXTRA for fire rating to top level	580	m2	292.00	169,360
18/M	<u>Sub-total:</u>	<u>3,094</u>	<u>m2</u>	<u>3,511.03</u>	<u>10,864,274</u>
18/N	Allow for lift & shaft to serve 4 x floors	1	No	220,000	220,000
18/P	<u>Sub-total:</u>	<u>3,094</u>	<u>m2</u>	<u>3,674.17</u>	<u>11,084,274</u>
18/Q	Contractor Prelims & Margins	19	%	110,843	2,106,012
Total Building Works					13,190,286

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
19/A	Paved area/walkways	613	m2	150.00	91,950
19/B	Temporary Play Space	1,549	m2	65.00	100,696
19/C	Landcaping/Planters	138	m2	200.00	27,680
19/D	Allowance for trees	5	no	2,000.00	10,000
19/E	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	613	m2	120.00	73,560
	<u>Sub-total:</u>				<u>303,886</u>
19/F	Contractor Prelims & Margins	19	%	3,039	57,738
Total External Works					361,624

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
20/A	Allowance for fencing	360	m	65.00	23,379
20/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Site Preparation</u>					
20/C	Strip topsoil and stockpile on site	3,961	m2	3.00	11,882
20/D	Allow to fill and level site from imported materials	2,500	m3	65.00	162,488
20/E	No Batters required at this stage	1	Note		
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	Excluded
	EXTRA for GSW removal (Assume not required)	0	t	240.00	Excluded
	EXTRA for RSW removal (say Nil%)	0	t	0.00	Excluded
20/F	Trim & compact across site	3,961	m2	2.80	11,090
	<u>Sub-total:</u>		<u>m2</u>		<u>213,840</u>
20/G	Contractor Prelims & Margins	19	%	2,138	40,630
Total Site Preparation					254,469

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions (Assume not required)		Item		Excluded
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	0	m	1,500.00	0
	Allowance for draw-pits	0	No	15,000.00	0
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
	HV transformer – say 1 x 1000kW	0	No	80,000.00	0
	HV feeder	0	Item	35,000.00	0
	Design approval fees	0	Item	25,000.00	0
	Sundry builders work	0	Item	10,000.00	0
21/A	Allowance for Submain connection to existing MSB	1	item	50,000.00	50,000
<u>Water & Sewer Services</u>					
21/B	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
21/C	Water mains connection (treat as sub-divided site)	1	Item	15,000.00	15,000
21/D	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	15,000.00	15,000
	Hydrant ring main & stand pipes	0	Item	70,000.00	0
	Extra for booster assembly	0	No	45,000.00	0
21/E	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
21/F	Sundry bwic	1	Item	10,000.00	10,000
<u>Gas Services</u>					
21/G	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	5,000.00	5,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
21/H	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	20,000.00	20,000
<u>Sub-total:</u>					<u>115,000</u>
21/J	Contractor Prelims & Margins	19	%	1,150	21,850
Total Site Infrastructure Services					136,850

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
	<u>ELC</u>				
22/A	Early Learning Centre	1,531	m2	2,600.00	3,981,250
22/B	<u>Sub-total:</u>	<u>1,531</u>	<u>m2</u>	<u>2,600.00</u>	<u>3,981,250</u>
22/C	EXTRA for facade efficiency	1,153	m2	189.00	217,917
22/D	EXTRA for piling / footings	1,033	m2	130.00	134,290
22/E	Allow for sunshading / facade treatment to full area of building	1,153	m2	150.00	172,950
22/F	EXTRA for A/C – To teaching spaces only	563	m2	380.00	213,959
22/G	EXTRA for A/C – Tempered Air – To remainder of building	968	m2	220.00	213,004
22/H	<u>Sub-total:</u>	<u>1,531</u>	<u>m2</u>	<u>3,221.79</u>	<u>4,933,370</u>
22/J	Allow for lift & shaft to serve 2 x floors	1	No	160,000	160,000
22/K	<u>Sub-total:</u>	<u>1,531</u>	<u>m2</u>	<u>3,468.60</u>	<u>5,093,370</u>
22/L	Contractor Prelims & Margins	19	%	50,934	967,740
Total Building Works					6,061,110

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
23/A	Paved area/walkways	572	m2	150.00	85,791
23/B	Outdoor Play Space including landscaping	610	m2	100.00	61,043
23/C	Allowance for Large trees	5	no	5,000.00	25,000
23/D	On-Grade Car park	1,292	m2	140.00	180,827
23/E	Allowance for footpath	126	m2	120.00	15,120
23/F	EXTRA for Kiss & Drop	1	item	15,000.00	15,000
23/G	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	1,182	m2	120.00	141,884
	<u>Sub-total:</u>				<u>524,665</u>
23/H	Contractor Prelims & Margins	19	%	5,247	99,686
Total External Works					624,352

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS OUTSIDE BOUNDARY</u>					
24/A	Allowance for Cross overs	2	no	8,000.00	16,000
Total External Works outside boundary					16,000

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
25/A	Allowance for fencing	219	m	65.00	14,236
25/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Site Preparation</u>					
25/C	Strip topsoil and stockpile on site	2,503	m2	3.00	7,509
25/D	Allow to fill and level site from imported materials	7,315	m3	65.00	475,505
25/E	Batter to perimeter of staged area with imported materials and compaction	1,035	m3	65.00	67,289
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	Excluded
	EXTRA for GSW removal (Assume not required)	0	t	240.00	Excluded
	EXTRA for RSW removal (say Nil%)	0	t	0.00	Excluded
25/F	Trim & compact across site	2,503	m2	2.80	7,008
	<u>Sub-total:</u>		<u>m2</u>		<u>576,548</u>
25/G	Contractor Prelims & Margins	19	%	5,765	109,544
Total Site Preparation					686,092

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions (Assume not required)		Item		Excluded
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	0	m	1,500.00	0
	Allowance for draw-pits	0	No	15,000.00	0
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
	HV transformer – say 1 x 1000kW	0	No	80,000.00	0
	HV feeder	0	Item	35,000.00	0
	Design approval fees	0	Item	25,000.00	0
	Sundry builders work	0	Item	10,000.00	0
26/A	Allowance for Submain connection to existing MSB	1	item	50,000.00	50,000
<u>Water & Sewer Services</u>					
26/B	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
26/C	Water mains connection (treat as sub-divided site)	1	Item	15,000.00	15,000
26/D	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	15,000.00	15,000
	Hydrant ring main & stand pipes	0	Item	70,000.00	0
	Extra for booster assembly	0	No	45,000.00	0
26/E	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
26/F	Sundry bwic	1	Item	10,000.00	10,000
<u>Gas Services</u>					
26/G	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	5,000.00	5,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
26/H	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	20,000.00	20,000
<u>Sub-total:</u>					<u>115,000</u>
26/J	Contractor Prelims & Margins	19	%	1,150	21,850
Total Site Infrastructure Services					136,850

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
<u>Secondary School Block</u>					
27/A	High School Block with Specialist Science	1,490	m2	2,993.78	4,461,204
27/B	<u>Sub-total:</u>	<u>1,490</u>	<u>m2</u>	<u>2,993.78</u>	<u>4,461,204</u>
27/C	EXTRA for facade efficiency	1,148	m2	189.00	216,972
27/D	EXTRA for piling / footings	406	m2	130.00	52,780
27/E	Allow for sunshading / facade treatment to full area of building	1,148	m2	150.00	172,200
27/F	EXTRA for A/C – To teaching spaces only	1,015	m2	380.00	385,620
27/G	EXTRA for A/C – Tempered Air – To remainder of building	475	m2	220.00	104,581
27/H	<u>Sub-total:</u>	<u>1,490</u>	<u>m2</u>	<u>3,619.31</u>	<u>5,393,357</u>
	Allow for lift & shaft to serve 3 x floors	0	No	160,000	EXCLUDED
27/J	<u>Sub-total:</u>	<u>1,490</u>	<u>m2</u>	<u>3,764.92</u>	<u>5,393,357</u>
27/K	Contractor Prelims & Margins	19	%	53,934	1,024,738
Total Building Works					6,418,095

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
28/A	Paved area/walkways	409	m2	150.00	61,301
28/B	Part Village Green	1,498	m2	100.00	149,797
28/C	Allowance for trees	6	no	2,500.00	15,000
28/D	Allowance for Footpath	108	m2	120.00	12,960
28/E	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	1,907	m2	120.00	228,797
	<u>Sub-total:</u>				<u>467,854</u>
28/F	Contractor Prelims & Margins	19	%	4,679	88,892
Total External Works					556,747

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
29/A	Allowance for fencing	234	m	65.00	15,197
29/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Site Preparation</u>					
29/C	Strip topsoil and stockpile on site	3,057	m2	3.00	9,171
29/D	Allow to fill and level site from imported materials	6,550	m3	65.00	425,757
29/E	Batter to perimeter of staged area with imported materials and compaction	271	m3	65.00	17,597
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	Excluded
	EXTRA for GSW removal (Assume not required)	0	t	240.00	Excluded
	EXTRA for RSW removal (say Nil%)	0	t	0.00	Excluded
29/F	Trim & compact across site	3,057	m2	2.80	8,559
	<u>Sub-total:</u>		<u>m2</u>		<u>481,281</u>
29/G	Contractor Prelims & Margins	19	%	4,813	91,443
Total Site Preparation					572,724

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions (Assume not required)		Item		Excluded
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	0	m	1,500.00	0
	Allowance for draw-pits	0	No	15,000.00	0
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
	HV transformer – say 1 x 1000kW	0	No	80,000.00	0
	HV feeder	0	Item	35,000.00	0
	Design approval fees	0	Item	25,000.00	0
	Sundry builders work	0	Item	10,000.00	0
30/A	Allowance for Submain connection to existing MSB	1	item	50,000.00	50,000
<u>Water & Sewer Services</u>					
30/B	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
30/C	Water mains connection (treat as sub-divided site)	1	Item	15,000.00	15,000
30/D	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	15,000.00	15,000
	Hydrant ring main & stand pipes	0	Item	70,000.00	0
	Extra for booster assembly	0	No	45,000.00	0
30/E	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
30/F	Sundry bwic	1	Item	10,000.00	10,000
<u>Gas Services</u>					
30/G	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	5,000.00	5,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
30/H	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	20,000.00	20,000
<u>Sub-total:</u>					<u>115,000</u>
30/J	Contractor Prelims & Margins	19	%	1,150	21,850
Total Site Infrastructure Services					136,850

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
<u>Secondary School Block</u>					
31/A	Allowance to make openings in existing building to allow to attachment to new building	5	no	20,000.00	100,000
31/B	High School Block with cafe, TAS, performing and visual arts	4,710	m2	2,993.78	14,099,423
31/C	Roof Terrace	663	m2	850.00	563,363
31/D	<u>Sub-total:</u>	<u>4,715</u>	<u>m2</u>	<u>3,131.30</u>	<u>14,762,786</u>
31/E	EXTRA for facade efficiency	2,163	m2	189.00	408,807
31/F	EXTRA for piling / footings	813	m2	130.00	105,690
31/G	Allow for columns to support, 800mm dia incl pad footing	944	m2	180.00	169,846
31/H	Allow for sunshading / facade treatment to full area of building	2,163	m2	150.00	324,450
31/J	Allow for Kitchen Exhaust	1	item	50,000.00	50,000
31/K	EXTRA for A/C – To teaching spaces only	1,978	m2	380.00	751,560
31/L	EXTRA for A/C – Tempered Air – To remainder of building	2,732	m2	220.00	600,994
31/M	EXTRA for fire rating to top level	1,078	m2	292.00	314,776
31/N	<u>Sub-total:</u>	<u>4,715</u>	<u>m2</u>	<u>3,709.54</u>	<u>17,488,909</u>
31/P	Allow for lift & shaft to serve 4 x floors	1	No	220,000	220,000
31/Q	<u>Sub-total:</u>	<u>4,715</u>	<u>m2</u>	<u>3,842.91</u>	<u>17,708,909</u>
31/R	Contractor Prelims & Margins	19	%	177,089	3,364,693
Total Building Works					21,073,602

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
32/A	Part Civic Heart	2,015	m2	250.00	503,690
32/B	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	2,015	m2	120.00	241,771
32/C	Allowance for trees and landscape	1	item	15,000.00	15,000
32/D	Allowance for temporary on-grade car park (90 spaces)	2,520	m2	65.00	163,800
	<u>Sub-total:</u>				<u>924,261</u>
32/E	Contractor Prelims & Margins	19	%	9,243	175,610
Total External Works					1,099,871

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
33/A	Allowance for fencing	557	m	65.00	36,210
33/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Demolition</u>					
33/C	Allow to demolish multi-purpose hall	1	item	40,000.00	40,000
33/D	Sundry demolition works	1	item	5,000.00	5,000
<u>Site Preparation</u>					
33/E	Stip topsoil and stockpile on site	10,179	m2	3.00	30,538
<u>Basement Car Park</u>					
33/F	Allow to excavate and stockpile on site	24,598	m3	22.50	553,466
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	Excluded
	EXTRA for GSW removal (Assume not required)	0	t	240.00	Excluded
	EXTRA for RSW removal (say Nil%)	0	t	0.00	Excluded
33/G	Allow to dispose stockpiled material off-site	24,598	m3	20.00	491,970
33/H	Allow excavate and dispose batter material from previous stage	631	m3	42.50	26,806
33/J	Trim & compact across site	8,338	m2	2.80	23,348
	<u>Sub-total:</u>		<u>m2</u>		<u>1,212,337</u>
33/K	Contractor Prelims & Margins	19	%	12,123	230,344
Total Site Preparation					1,442,681

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
34/A	Allow for other sundry services diversions	1	Item	30,000.00	30,000
<u>Electrical Services</u>					
EA Contributions (EXCLUDED)			Item		Excluded
34/B	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	50	m	1,500.00	75,000
34/C	Allowance for draw-pits	1	No	15,000.00	15,000
Assumed no requirement for HV ring main (EXCLUDED)			Item		Excluded
34/D	HV transformer – say 1 x 1000kW	1	No	80,000.00	80,000
34/E	HV feeder	1	Item	35,000.00	35,000
34/F	Design approval fees	1	Item	25,000.00	25,000
34/G	Sundry builders work	1	Item	10,000.00	10,000
34/H	Allowance for Submain connection to existing MSB	1	item	50,000.00	50,000
<u>Water & Sewer Services</u>					
34/J	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
34/K	Water mains connection (treat as sub-divided site)	1	Item	15,000.00	15,000
34/L	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	15,000.00	15,000
34/M	Hydrant ring main & stand pipes	1	Item	70,000.00	70,000
34/N	Extra for booster assembly	1	No	45,000.00	45,000
34/P	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
34/Q	Sundry bwic	1	Item	20,000.00	20,000
<u>Gas Services</u>					
34/R	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	10,000.00	10,000
<u>Stormwater Services</u>					
Allow for stormwater services diversions (msd elsewhere)			Item		Included
34/S	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	35,000.00	35,000
<u>Sub-total:</u>					<u>530,000</u>
34/T	Contractor Prelims & Margins	19	%	5,300	100,700
Total Site Infrastructure Services					630,700

Code	Description	Quantity	Unit	Rate	Total
<u>BASEMENT CAR PARK</u>					
<u>Basement Carpark (requires fire sprinklers)</u>					
	Bulk Excavation		Msd Elsewhere		
35/A	Basement carpark – assumed concrete slab on grade	8,338	m2	620	5,168,093
35/B	Allow for bored piers or piles under column footings	8,338	m2	50.00	416,924
35/C	EXTRA for raised kerbs & walkways etc – allowance only	834	m2	120.00	100,062
35/D	Allow for lift & shaft	3	No	150,000.00	450,000
35/E	Ramp to GF	1	item	50,000.00	50,000
35/F	<u>Sub-Total</u>	<u>8,338</u>	m2	741.75	<u>6,185,078</u>
35/G	Contractor Prelims & Margins	19	%	61,850.78	1,175,165
Total Basement Car Park					7,360,243

Code	Description	Quantity	Unit	Rate	Total
<u>BASEMENT CAR PARK LID</u>					
36/A	Basement Car Park	8,637	m2	450.00	3,886,565
36/B	Finishes to basement roof deck measured sep	1	Note		
36/C	Balustrade Around Void	209	m	650.00	135,538
36/D	<u>Sub-total:</u>	<u>8,637</u>	<u>m2</u>	<u>465.69</u>	<u>4,022,103</u>
36/E	Contractor Prelims & Margins	19	%	40,221	764,199
36/F	<u>Sub-total:</u>	<u>8,637</u>	<u>m2</u>	<u>554.17</u>	<u>4,786,302</u>
Total Basement Car Park Lid					4,786,302

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
<u>Secondary School Block</u>					
37/A	Allowance to make openings in existing building to allow to attachment to new building	3	no	20,000.00	60,000
37/B	High School Block with TAS and remaining homebases	1,864	m2	2,835.61	5,285,498
37/C	Services Pavilion	126	m2	1,800.00	226,098
37/D	<u>Sub-total:</u>	<u>1,867</u>	<u>m2</u>	<u>2,984.30</u>	<u>5,571,596</u>
37/E	EXTRA for facade efficiency	1,215	m2	189.00	229,635
37/F	EXTRA for piling / footings	517	m2	130.00	67,210
37/G	Allow for sunshading / facade treatment to full area of building	1,215	m2	150.00	182,250
37/H	EXTRA for A/C – To teaching spaces only	911	m2	380.00	346,366
37/J	EXTRA for A/C – Tempered Air – To remainder of building	952	m2	220.00	209,546
37/K	<u>Sub-total:</u>	<u>1,867</u>	<u>m2</u>	<u>3,538.68</u>	<u>6,606,603</u>
	Allow for lift & shaft to serve 3 x floors	0	No	220,000	EXCLUDED
37/L	<u>Sub-total:</u>	<u>1,867</u>	<u>m2</u>	<u>3,661.68</u>	<u>6,606,603</u>
37/M	Contractor Prelims & Margins	19	%	66,066	1,255,255
Total Building Works					7,861,857

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
38/A	Landscaped/open space	395	m2	100.00	39,516
38/B	Paved area/walkways	521	m2	220.00	114,536
38/C	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	916	m2	120.00	109,894
38/D	Allowance for trees	1	item	25,000.00	25,000
	<u>Sub-total:</u>				<u>288,946</u>
38/E	Contractor Prelims & Margins	19	%	2,889	54,900
Total External Works					343,846

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS OUTSIDE BOUNDARY</u>					
39/A	Allowance for cross overs	2	no	8,000.00	16,000
Total External Works outside boundary					16,000

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
40/A	Allowance for fencing	294	m	65.00	19,122
40/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Site Preparation</u>					
40/C	Site Preparation completed in previous stage due to underground car park construction	1	Note		
	<u>Sub-total:</u>		<u>m2</u>		<u>24,122</u>
40/D	Contractor Prelims & Margins	19	%	241	4,583
Total Site Preparation					28,705

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions	0	Item	30,000.00	0
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	0	m	1,500.00	0
	Allowance for draw-pits	0	No	15,000.00	0
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
	HV transformer – say 1 x 1000kW	0	No	80,000.00	0
	HV feeder	0	Item	35,000.00	0
	Design approval fees	0	Item	25,000.00	0
	Sundry builders work	0	Item	10,000.00	0
41/A	Allowance for Submain connection to existing MSB	1	item	30,000.00	30,000
<u>Water & Sewer Services</u>					
41/B	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
41/C	Water mains connection (treat as sub-divided site)	1	Item	5,000.00	5,000
41/D	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	5,000.00	5,000
	Hydrant ring main & stand pipes	0	Item	70,000.00	0
	Extra for booster assembly	0	No	45,000.00	0
41/E	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
41/F	Sundry bwic	1	Item	10,000.00	10,000
<u>Gas Services</u>					
41/G	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	5,000.00	5,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
41/H	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	15,000.00	15,000
<u>Sub-total:</u>					<u>70,000</u>
41/J	Contractor Prelims & Margins	19	%	700	13,300
Total Site Infrastructure Services					83,300

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
	<u>Gurdwara & Langar</u>				
42/A	Multi Purpose Hall, Gurdwara & Langar (Double Height)	4,604	m2	3,600.00	16,576,128
42/B	EXTRA for Mezzanine	527	m2	1,500.00	790,065
42/C	Link Bridge	98	m2	800.00	78,392
42/D	EXTRA for Stage and equipment	1	item	500,000.00	500,000
42/E	<u>Sub-total:</u>	<u>4,604</u>	<u>m2</u>	<u>3,897.20</u>	<u>17,944,585</u>
42/F	EXTRA for facade efficiency	3,229	m2	189.00	610,281
42/G	EXTRA for piling / footings	2,746	m2	130.00	356,980
42/H	Allow for sunshading / facade treatment to full area of building	3,229	m2	150.00	484,350
42/J	EXTRA for A/C – Tempered Air (Only to Langar and Foyer)	1,857	m2	220.00	408,540
42/K	<u>Sub-total:</u>	<u>4,604</u>	<u>m2</u>	<u>4,301.19</u>	<u>19,804,736</u>
42/L	Allow for lift & shaft to serve 4 x floors	1	No	220,000	220,000
42/M	<u>Sub-total:</u>	<u>4,604</u>	<u>m2</u>	<u>4,481.51</u>	<u>20,024,736</u>
42/N	Contractor Prelims & Margins	19	%	200,247	3,804,700
Total Building Works					23,829,436

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
43/A	Remainder of Civil Heart	2,350	m2	220.00	516,971
43/B	Landscaping/Planters	151	m2	200.00	30,140
43/C	Secondary School Courtyard incl planters, landscaping, paved walkways	940	m2	250.00	234,990
43/D	Allowance for footpath	110	m2	120.00	13,248
	Allowance for footpath to Tallawong Road – By others				Excluded
43/E	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	2,501	m2	120.00	300,068
43/F	Allowance for landscaping along tallawong road	1	item	25,000.00	25,000
	<u>Sub-total:</u>				<u>1,120,418</u>
43/G	Contractor Prelims & Margins	19	%	11,204	212,879
Total External Works					1,333,297

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
44/A	Allowance for fencing	258	m	65.00	16,739
44/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Demolition</u>					
44/C	Allowance for fencing to Stage 1 Area	233	m	65.00	15,153
44/D	Relocate Demountables off-site	10	no	15,000.00	150,000
44/E	Demolish existing Roof of Stage 1 open spaces	979	m2	50.00	48,949
44/F	Ditto Hardstands	979	m2	20.00	19,579
44/G	Demolish existing Stage 1 Car Park	1,693	m2	20.00	33,858
44/H	Sundry demolition works	1	item	2,500.00	2,500
<u>Site Preparation</u>					
44/J	Site Preparation completed in previous stage due to underground car park construction	1	Note		
<u>Sub-total:</u>			<u>m2</u>		<u>291,778</u>
44/K	Contractor Prelims & Margins	19	%	2,918	55,438
Total Site Preparation					347,216

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions	0	Item	30,000.00	0
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	0	m	1,500.00	0
	Allowance for draw-pits	0	No	15,000.00	0
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
	HV transformer – say 1 x 1000kW	0	No	80,000.00	0
	HV feeder	0	Item	35,000.00	0
	Design approval fees	0	Item	25,000.00	0
	Sundry builders work	0	Item	10,000.00	0
45/A	Allowance for Submain connection to existing MSB	1	item	30,000.00	30,000
<u>Water & Sewer Services</u>					
45/B	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
45/C	Water mains connection (treat as sub-divided site)	1	Item	5,000.00	5,000
45/D	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	5,000.00	5,000
	Hydrant ring main & stand pipes	0	Item	70,000.00	0
	Extra for booster assembly	0	No	45,000.00	0
45/E	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
45/F	Sundry bwic	1	Item	10,000.00	10,000
<u>Gas Services</u>					
45/G	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	5,000.00	5,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
45/H	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	15,000.00	15,000
<u>Sub-total:</u>					<u>70,000</u>
45/J	Contractor Prelims & Margins	19	%	700	13,300
Total Site Infrastructure Services					83,300

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
<u>Secondary School Block</u>					
46/A	Allowance to make openings in existing building to allow to attachment to new building	3	no	20,000.00	60,000
46/B	Admin and GLA	1,716	m2	2,872.97	4,929,276
46/C	<u>Sub-total:</u>	<u>1,719</u>	<u>m2</u>	<u>2,902.87</u>	<u>4,989,276</u>
46/D	EXTRA for facade efficiency	1,019	m2	189.00	192,591
46/E	EXTRA for piling / footings	475	m2	130.00	61,750
46/F	Allow for sunshading / facade treatment to full area of building	1,019	m2	150.00	152,850
46/G	EXTRA for A/C – To teaching facilities	211	m2	380.00	80,066
46/H	EXTRA for A/C – Tempered Air – To remainder of building	1,505	m2	220.00	331,109
46/J	<u>Sub-total:</u>	<u>1,719</u>	<u>m2</u>	<u>3,379.01</u>	<u>5,807,641</u>
46/K	Allow for lift & shaft to serve 3 x floors	1	No	220,000	220,000
46/L	<u>Sub-total:</u>	<u>1,719</u>	<u>m2</u>	<u>3,619.07</u>	<u>6,027,641</u>
46/M	Contractor Prelims & Margins	19	%	60,276	1,145,252
Total Building Works					7,172,893

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
47/A	Landscaped/open space	673	m2	100.00	67,252
47/B	Arrival Forecourt	1,612	m2	220.00	354,686
47/C	Allowance for footpath	108	m2	120.00	12,960
47/D	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	2,285	m2	120.00	274,168
47/E	Allowance for trees	1	item	25,000.00	25,000
	<u>Sub-total:</u>				<u>734,066</u>
47/F	Contractor Prelims & Margins	19	%	7,341	139,473
Total External Works					873,538

Code	Description	Quantity	Unit	Rate	Total
<u>SITE PREPARATION</u>					
<u>Temporary Works</u>					
48/A	Allowance for fencing	233	m	65.00	15,153
48/B	Allowance to make good construction site access on completion	1	Item	5,000.00	5,000
<u>Demolition</u>					
48/C	Completed in previous stage	1	Note		
<u>Site Preparation</u>					
48/D	Site Clearance	2,835	m2	3.00	8,505
<u>Basement Car Park</u>					
48/E	Allow to excavate basement car park	1,329	m3	22.50	29,900
	EXTRA for rippable rock excavation (Assume not required)	0	m3	40.00	Excluded
	EXTRA for GSW removal (Assume not required)	0	t	240.00	Excluded
	EXTRA for RSW removal (say Nil%)	0	t	0.00	Excluded
48/F	Allow to dispose material off-site	1,329	m3	20.00	26,578
48/G	Trim & compact across site	2,835	m2	2.80	7,938
	<u>Sub-total:</u>		<u>m2</u>		<u>93,073</u>
48/H	Contractor Prelims & Margins	19	%	931	17,684
Total Site Preparation					110,757

Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE SERVICES</u>					
<u>Services Diversions</u>					
	Allow for other sundry services diversions	0	Item	30,000.00	0
<u>Electrical Services</u>					
	EA Contributions (EXCLUDED)		Item		Excluded
	Allowance for HV reticulation to new padmount transformer (Provisional Quantity)	0	m	1,500.00	0
	Allowance for draw-pits	0	No	15,000.00	0
	Assumed no requirement for HV ring main (EXCLUDED)		Item		Excluded
	HV transformer – say 1 x 1000kW	0	No	80,000.00	0
	HV feeder	0	Item	35,000.00	0
	Design approval fees	0	Item	25,000.00	0
	Sundry builders work	0	Item	10,000.00	0
49/A	Allowance for Submain connection to existing MSB	1	item	30,000.00	30,000
<u>Water & Sewer Services</u>					
49/B	Sect73 Headworks Fees (EXCLUDED)	1	Item		Excluded
49/C	Water mains connection (treat as sub-divided site)	1	Item	5,000.00	5,000
49/D	Sewer mains connection – Assumed sewer connection in street – No upgrade to existing infrastructure	1	Item	5,000.00	5,000
	Hydrant ring main & stand pipes	0	Item	70,000.00	0
	Extra for booster assembly	0	No	45,000.00	0
49/E	Allow for water storage tanks for fire services (assumed not required – water pressure testing required) (EXCLUDED)	1	Item		Excluded
49/F	Sundry bwic	1	Item	10,000.00	10,000
<u>Gas Services</u>					
49/G	Allowance for bottled gas infrastructure – Assuming no gas mains	1	Item	5,000.00	5,000
<u>Stormwater Services</u>					
	Allow for stormwater services diversions (msd elsewhere)		Item		Included
49/H	Allowance for stormwater connections to xtg stormwater infrastructure	1	Item	15,000.00	15,000
<u>Sub-total:</u>					<u>70,000</u>
49/J	Contractor Prelims & Margins	19	%	700	13,300
Total Site Infrastructure Services					83,300

Code	Description	Quantity	Unit	Rate	Total
<u>BASEMENT CAR PARK</u>					
<u>Basement Carpark (requires fire sprinklers)</u>					
	Bulk Excavation		Msd Elsewhere		
50/A	Basement carpark – assumed concrete slab on grade	1,022	m2	637	651,665
50/B	Allow for bored piers or piles under column footings	1,022	m2	130.00	132,890
50/C	EXTRA for raised kerbs & walkways etc – allowance only	102	m2	120.00	12,267
50/D	Allow for lift & shaft	1	No	150,000.00	150,000
50/E	EXTRA for amenities & EOT facilities	208	m2	2,800.00	582,288
50/F	<u>Sub-Total</u>	<u>1,022</u>	m2	1,495.86	<u>1,529,109</u>
50/G	Contractor Prelims & Margins	19	%	15,291.09	290,531
Total Basement Car Park					1,819,640

Code	Description	Quantity	Unit	Rate	Total
<u>BASEMENT CAR PARK LID</u>					
51/A	Basement Car Park	1,022	m2	450.00	460,004
51/B		<u>Sub-total:</u>	<u>1,022</u>	<u>m2</u>	<u>460,004</u>
51/C	Contractor Prelims & Margins	19	%	4,600	87,401
51/D		<u>Sub-total:</u>	<u>1,022</u>	<u>m2</u>	<u>547,404</u>
Total Basement Car Park Lid					547,404

Code	Description	Quantity	Unit	Rate	Total
<u>BUILDING WORKS</u>					
	<u>Boarding House</u>				
52/A	Boarding House/Staff apartments	4,157	m2	3,114.00	12,944,898
52/B	Roof Terrace	560	m2	850.00	476,068
52/C	<u>Sub-total:</u>	<u>4,157</u>	<u>m2</u>	<u>3,228.52</u>	<u>13,420,966</u>
52/D	EXTRA for facade efficiency	2,232	m2	189.00	421,848
52/E	EXTRA for piling / footings	1,031	m2	130.00	134,030
52/F	Allow for sunshading / facade treatment to full area of building	2,232	m2	150.00	334,800
52/G	EXTRA for A/C – To bedrooms	971	m2	420.00	407,631
52/H	EXTRA for A/C – Tempered Air – to remainder of building	3,186	m2	260.00	828,477
52/J	Kitchen Exhaust	1	item	75,000.00	75,000
52/K	<u>Sub-total:</u>	<u>4,157</u>	<u>m2</u>	<u>3,758.18</u>	<u>15,622,752</u>
52/L	Allow for lift & shaft to serve 4 x floors	1	No	220,000	220,000
52/M	<u>Sub-total:</u>	<u>4,157</u>	<u>m2</u>	<u>3,912.58</u>	<u>15,842,752</u>
52/N	Contractor Prelims & Margins	19	%	158,428	3,010,123
Total Building Works					18,852,875

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL WORKS</u>					
	<u>External Works</u>				
53/A	Landscaped/open space	1,037	m2	100.00	103,656
53/B	Paved Areas	787	m2	150.00	118,032
53/C	Allowance for footpath	96	m2	120.00	11,520
53/D	External works allowance to remaining areas – msd overall – includes sundry retaining walls, signage, landscaping, stairs, pathways, covered ways, lighting etc	1,823	m2	120.00	218,813
53/E	Allowance for trees	1	item	15,000.00	15,000
53/F	Fence to perimeter of school	624	m	180.00	112,320
	<u>Sub-total:</u>				<u>579,341</u>
53/G	Contractor Prelims & Margins	19	%	5,793	110,075
Total External Works					689,416

Code	Description	Quantity	Unit	Rate	Total
<u>LOOSE FF&E INCL ICT</u>					
<u>FF&E Allowance</u>					
54/A	FF&E & ICT – no. of students assumed	1,260	students	2,800.00	3,528,000
Total Loose FF&E incl ICT					3,528,000