

HOPEPOINT CHRISTIAN SCHOOL



STAGE 1 - PROPOSED BLOCK F, SITEWORKS & SITE SERVICES

DA ESTIMATE

Issue 1

Job No: 24270

Date: 25 November 2024

Level 8

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DOCUMENT ISSUE SHEET

Issue No	Document	Issue Date	Prepared By	Reviewed By
1	DA Estimate / EDC Report	25 November 2024	TK	JT

25 November 2024

**Hopepoint Christian School
c/- Leaf Architecture
Level 1, 12-16 Queen Street
Chippendale NSW 2008**

Dear Ms Lucia Uribe Perez,

Proposed School Development Including Demolition, Construction of Block F, Siteworks and Site Services at 42a Beale Street, Georges Hall, 2198

We enclose the summary of the latest Cost Plan indicating a Total Construction Cost including GST, Fees, Equipment and Contingencies as per the EDC totaling \$8,451,000 *Including GST*. This figure includes all associated fees regarding site infrastructure and fixed/mobile equipment, for the proposed works.

We trust the above meets your approval, but should you have any queries please don't hesitate to contact the undersigned.

Yours Faithfully,



Jacob Tamplin, MAIQS, CQS

Associate

Wilde and Woollard

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1.0 EXECUTIVE SUMMARY

1.1 Brief

Wilde and Woollard (WW) have been commissioned by Hopepoint Christian School C/o Leaf Architecture to prepare a DA estimate for the proposed new building (Block F) at Beale Street, Georges Hall NSW.

The project comprises of Demolition of existing Block D, including external works and external services. Construction of a new building (Block F), including new foundations, staircases. Concrete slabs, metal roof, metal cladding, external brick walls, Aluminium framed glazed windows and doors, Internal walls and operable walls, finishes, Fitments and services including a new lift.

This Estimated Development Cost report has been prepared in accordance with the following:

- **Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).**
- **The AIQS practice standard for calculating EDC in NSW.**
- **Other named guidance that has been used as a basis for calculating the EDC such as AS1181- 1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.**

Wilde and Woollard confirms EDC calculation is accurate and address all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

Per section 6 of the EP&A Regulation, the EDC, of the proposed development means:

The estimated cost of carrying out the development, including the following:

- **The design and erection of a building and associated infrastructure.**
- **The carrying out of a work.**
- **The demolition of a building or work.**
- **Fixed or mobile plant and equipment.**

But does not include:

- **Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement.**
- **Costs relating to a part of the development or project that is the subject of a separate development consent or approval.**
- **Land costs, including costs of marketing and selling land.**
- **Costs of the ongoing maintenance or use of the development**
- **GST**

PROJECT DESCRIPTION	Demolition and construction of a new school building	
PROJECT LOCATION	42a Beale Street, Georges Hall, 2198	
PROJECT STAGE	DA (Concept Estimate)	
DATE OF ASSESSMENT	25 November 2024	
ITEM	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	\$ 130,000.00	Demolition of existing Building block B
Construction (item A)	\$ 5,795,000.00	Measured Cost Plan
Mitigation of Impact Items	N/A Defined by EIS	
Consultant Fees	\$ 711,000.00	Based on 12% of the total estimated construction cost
Authorities Fees	\$ 89,000.00	1.25% of Construction
Plant & Equipment (item B)	\$ -	
Furniture, Fittings & Equipment	\$ 395,000.00	Estimated based on current design information
Contingency	\$ 296,000.00	5% of Construction for Non-Government application or P90 Risk Assessment for Government application
Escalation	\$ 267,000.00	Escalation allowance to October 2025 = 5.0% based upon 5.0% pa
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 7,683,000.00	
GST	\$ 768,300.00	
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$ 8,451,300.00	
GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY – PRACTICE NOTE
GFA m ² (AIQS)	1,235	
Construction Cost Only \$/m ² GFA (AIQS)	\$ 4,692.31	Assessed based on Construction Cost and Plant and Equipment Only — items A & B above
Circular	PS 24-002	
Issued	25-Nov-24	
Related	Replaces PS 21-020 and PS 21-022	

Throughout Construction, the project will create up to 16 full-time equivalent jobs in construction and 3 jobs during the design process

Total Non Construction Fees	\$ 711,000.00
Based upon 85% Labour Component	\$ 604,000.00
Average rate per hour	\$ 160.00
Total Hours created	3,775.00
Total hrs/employee - 12 months	1,299
Approx F/T jobs across 8 months	3
Total Construction Value	\$ 5,925,000.00
Based upon 45:55 Labour: Materials	\$ 2,666,000.00
Average rate per hour	\$ 85.00
Total hours created	31,365
Total hrs/employee - 20 months	
Approx F/T jobs across 12 months	16

It is important to note that the following is not an estimate of all the jobs that will be created as not every tradesperson will be involved on this project full time, it is simply an estimate of the full-time equivalent this development will create.

1.2 Overview

The Estimates have been based upon:

- Demolition of Block D
- Construction of Block F
- Construction of External works
- Construction of External services

Architectural

- DA000 COVER SHEET
- DA010 EXISTING SITE PLAN
- DA011 DEMOLITION SITE PLAN
- DA012 PROPOSED SITE PLAN
- DA013 SITE PLANS (EXISTING, ENABLING WORKS & PROPOSED)
- DA020 SITE ANALYSIS

- DA021 STREETSCAPE ELEVATION
- DA030 HEIGHT STUDY
- DA100 DEMOLITION PLAN - GROUND FLOOR PLAN
- DA101 PROPOSED PLAN - GROUND FLOOR
- DA102 PROPOSED PLAN - LEVEL 1
- DA103 PROPOSED PLAN – ROOF
- DA200 PROPOSED SECTIONS
- DA210 PROPOSED ELEVATIONS & EXTERNAL COLOURS & FINISHES
- DA211 PROPOSED ELEVATIONS & EXTERNAL COLOURS & FINISHE
- DA700 SHADOW DIAGRAMS - MID-WINTER SOLSTICE 8AM
- DA701 SHADOW DIAGRAMS - MID-WINTER SOLSTICE 12PM
- DA702 SHADOW DIAGRAMS - MID-WINTER SOLSTICE 4PM
- DA703 SHADOW DIAGRAMS - MARCH EQUINOX 8AM
- DA704 SHADOW DIAGRAMS - MARCH EQUINOX 12PM
- DA705 SHADOW DIAGRAMS - MARCH EQUINOX 4PM
- DA706 SHADOW DIAGRAMS - SEPTEMBER EQUINOX 8AM
- DA707 SHADOW DIAGRAMS - SEPTEMBER EQUINOX 12PM
- DA708 SHADOW DIAGRAMS - SEPTEMBER EQUINOX 4PM
- DA800 CLASSROOM & PLAYGROUND AREA CALCULATION
- DA810 PROPOSED BLOCK F - SIGNAGE PLAN
- DA820 PROPOSED BLOCK F - ARTIST'S IMPRESSION

1.3 Area Schedule

LOCATION	FECA (m ²)	UCA (m ²)	GFA (m ²)
Block F Ground - Student Acc. WC	8	0	8
Block F Ground - Student female WC	11	0	11
Block F Ground - Student Male WC	12	0	12
Block F Ground - GLA	350	0	350
Block F Ground – Services Cupboards	8	0	8
Block F Ground – Circulation	139	0	139
Block F Ground – Lift	6	0	6
Block F Ground – Stair 1	29	0	29
Block F Level 1 – Circulation	147	0	146
Block F Level 1 – GLA's	350	0	350
Block F Level 1 – EDB Cupboards	2	0	2
Block F - External covered area	0	173	172
TOTALS	1,062	173	1,235

1.4 Limitations

Wilde and Woollard note the following statements and cost considerations that could influence the accuracy of the calculation of the ESD:

- Level of design is at the Development Application Stage, hence pricing has been drafted from plans and elevations. WW believe the contingency carried within the estimate will mitigate any design and construction risks.

1.5 Statement and Qualifications

I, Jacob Tamplin (Associate WW Sydney), MAIQS have proficient experience (14 years) encompassing all aspects of Quantity Surveying services including estimating, cost planning, bills of quantities, schedule of quantities and post contract management services on a large range of project types.

I have been involved in cost planning and post contract work for many projects including education projects such as Student schools, universities, and TAFE facilities. Jacob has also gained experience with universities, councils, aged care, commercial, industrial, residential, and retail sectors.

1.6 Scope of Calculations of the EDC

The development proposal proponent is identified as the following:

- The development proposal proponent is \$7,683,000 [Excl.GST].
- The EDC includes all activities and scope of work scheduled.

1.7 Scope of Calculations of the EDC

The Construction of Main Works is one stage and the proposed works is expected to take up to 13 months.

1.8 Schedule of Key Exclusion

The estimate excludes allowances for the following main items in relation to the EDC calculation:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2, or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Land costs, including costs of marketing and selling land.
- Costs of the ongoing maintenance or use of the development.
- Refurbishment of existing buildings on the current land.
- Major infrastructure works

1.9 Certification

This report has been reviewed and certified by Jacob Tamplin, AAIQS #13092, CQS.



Jacob Tamplin

Associate (AIQS, CQS)

2.0 COST ESTIMATE

HOPEPOINT CHRISTIAN SCHOOL PROPOSED BLOCK F
EDC ESTIMATE - ISSUE 1 [25-11-24]

	STAGE 1 WORKS
STAGE 1 WORKS	
DEMOLITION	\$ 130,000
REFURBISHMENT TO BLOCK A	NIL
REFURBISHMENT TO BLOCK B	NIL
SITE PREPARATION	\$ 65,000
BLOCK F	\$ 3,828,000
DEMOUNTABLES (3 No) - TEMPORARY HIRE	\$ 200,000
LANDSCAPING & EXTERNAL WORKS	\$ 180,000
EXTERNAL SERVICES	\$ 375,000
TOTAL ESTIMATED CONSTRUCTION COST	\$ 4,778,000
PRELIMINARIES & MARGIN 24%	\$ 1,147,000
TOTAL ESTIMATED CONSTRUCTION COST	\$ 5,925,000
<u>FEES</u>	
Consultant Fees 12%	\$ 711,000
Authority Fees & Charges 1.5%	\$ 89,000
<u>CLIENT DIRECT</u>	
FF&E - General	\$ 250,000
ICT / AV	\$ 145,000
<u>OTHER</u>	
Relocation Costs	Excluded
TOTAL ESTIMATED CONSTRUCTION COST	\$ 7,120,000
<u>ESCALATION</u>	
Design Contingency 5%	\$ 267,000
<u>CONTINGENCY</u>	
Contingency 5%	\$ 296,000
TOTAL ESTIMATED PROJECT END COST (EXCLUDING GST)	\$ 7,683,000
GOODS & SERVICES TAX	\$ 7,683,000
GST 10.0%	\$ 768,000
TOTAL ESTIMATED PROJECT END COST (INCLUDING GST)	\$ 8,451,000

2.0 APPENDIX A – EDC

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

No.	Item Description	Quantity	Unit	\$/m2	Total
1	STAGE 1 WORKS				
2	DEMOLITION		m2		130,000
3	REFURBISHMENT TO BLOCK A	423	m2		NIL
4	REFURBISHMENT TO BLOCK B		m2		NIL
5	SITE PREPARATION		m2		65,000
6	BLOCK F	1,235	m2	3,100	3,828,000
7	DEMOUNTABLES (3 No) - TEMPORARY HIRE	275	m2	727	200,000
8	LANDSCAPING & EXTERNAL WORKS				180,000
9	EXTERNAL SERVICES				375,000
	TOTAL TRADE WORKS				4,778,000
10	PRELIMINARIES & MARGIN				1,147,000
	TOTAL CONSTRUCTION WORKS				5,925,000
11	CONSULTANT FEES				711,000
12	AUTHORITY FEES & CHARGES				89,000
	PROFESSIONAL & AUTHORITY FEES				800,000
13	FF&E - GENERAL				250,000
14	ICT / AV				145,000
	FF&E / AV				395,000
	TOTAL NET CONSTRUCTION COST				7,120,000
15	ESCALATION				267,000
16	CONTINGENCY				296,000
	TOTAL NET CONSTRUCTION COST (EXCLUDING GST)				7,683,000
17	GST (10%)				768,000
	TOTAL NET CONSTRUCTION COST (INCLUDING GST)				8,451,000

ELEMENTAL SUMMARY

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Code	Description	Quantity	Unit	\$/m2	Total
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DEMOLITION

1	DEMOLITION	1,235	m2	105	130,000
DEMOLITION TOTAL					130,000

SITE PREPARATION

1	SITE PREPARATION				65,000
SITE PREPARATION TOTAL					65,000

BLOCK F

1	SUBSTRUCTURE	1,235	m2	150	185,000
2	COLUMNS	1,235	m2	65	80,000
3	UPPER FLOORS	1,235	m2	177	219,000
4	STAIRS	1,235	m2	85	105,000
5	ROOF	1,235	m2	339	419,000
6	EXTERNAL WALLS / WINDOWS	1,235	m2	701	866,000
7	EXTERNAL DOORS	1,235	m2	16	20,000
8	INTERNAL WALLS / SCREENS / DOORS	1,235	m2	372	460,000
9	WALL FINISHES	1,235	m2	46	57,000
10	FLOOR FINISHES	1,235	m2	83	102,000
11	CEILING FINISHES	1,235	m2	169	209,000
12	FITMENTS	1,235	m2	206	254,000
13	HYDRAULIC SERVICES	1,235	m2	100	124,000
14	MECHANICAL SERVICES	1,235	m2	221	273,000
15	FIRE PROTECTION	1,235	m2	38	47,000
16	ELECTRICAL SERVICES	1,235	m2	257	318,000
17	TRANSPORTATION SERVICES	1,235	m2	73	90,000
BLOCK F TOTAL				3,100	3,828,000

DEMOUNTABLES (3 No) - TEMPORARY HIRE

1	DEMOUNTABLES (3 No) - TEMPORARY HIRE	275	m2		200,000
DEMOUNTABLES (3 No) - TEMPORARY HIRE TOTAL					727 200,000

LANDSCAPING & EXTERNAL WORKS

1	LANDSCAPING & EXTERNAL WORKS				180,000
LANDSCAPING & EXTERNAL WORKS TOTAL					180,000

EXTERNAL SERVICES

1	EXTERNAL SERVICES				375,000
EXTERNAL SERVICES TOTAL					375,000

FF&E - GENERAL

	FF&E				250,000
FF&E - GENERAL TOTAL					250,000

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Code	Description	Quantity	Unit	\$/m2	Total
ICT / AV					
1	ICT / AV				145,000
ICT / AV TOTAL					145,000

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
DEMOLITION					
DEMOLITION					
DEMOLITION					
Whole Structures					
1	Demolish single story building down to substructure and dispose of all materials, including brick walls, metal roofs and services complete	395	m2	200	79,000
2	Allow for grubbing up footings for demountables and inground services complete		item		Included
Demolish External Works					
3	Demolish and dispose existing external works, including concrete pavements, soft landscaping, planters, etc	601	m2	45	27,045
4	Remove existing seating (13 No.)		item		4,850
5	Allow for indicative portion of metal fence to be removed to accommodate hydrant booster & pumpset		item		1,000
6	Allow for demolishing brick walls to external paths		item		Included
7	Allow for demolishing timber wall to north face of existing building		item		Included
8	Remove and dispose of existing astro turf		item		Included
9	Remove existing awning to building D		item		Included
10	Allow for demolish and disposal of existing shade sail. including posts and footings		item		4,600
Existing Services (Building & External)					
11	Disconnect and decommission existing services connected to nominated demolished buildings including removing and capping off existing light poles and relocating existing electrical pillars and meter box	995	m2	13	12,935
Other					
12	Allow for asbestos removal		item		Excluded
SUNDRIES					
13	Allow for sundry unmeasured items		item		571
DEMOLITION TOTAL					130,000
DEMOLITION TOTAL					130,000
SITE PREPARATION					
SITE PREPARATION					
ENVIRONMENTAL MEASURES					
14	Allow for sediment & erosion controls	1	item	7,500	7,500
TREE PROTECTION & REMOVAL					
15	Tree removal - Medium	3	No.	650	1,950
16	Tree removal - Large	4	No.	900	3,600
17	Allow for tree protection (NB: PROVISIONAL)	1	item	4,500	4,500

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
SITE PREPARATION					<i>(Continued)</i>
SITE PREPARATION					<i>(Continued)</i>
SITE CLEARANCE					
18	Allow to clear site of rubbish, vegetation, debris and the like	958	m2	15	14,370
EARTH WORKS					
19	Allow for minor earthworks across the site and to retaining wall	498	m3	65	32,370
20	Allow for hazardous / contaminated material in ground		item		Excluded
21	Allow for excavation in rock		item		Excluded
DE-WATERING					
22	Allow for de-watering		item		Excluded
SHORING					
23	Allow for shoring where required		item		Excluded
UNDERPINNING					
24	Allow for underpinning to adjacent buildings		item		Excluded
SUNDRIES					
25	Allow for misc demolition works		item		710
SITE PREPARATION TOTAL					65,000
SITE PREPARATION TOTAL					65,000
BLOCK F					
SUBSTRUCTURE					
SUBSTRUCTURE					
<u>Bored Piles</u>					
26	At this stage there is no current design for footings and substructure.		note		Excluded
27	Allow for drilling rig establishment and pier set-out	1	Item		Excluded
28	Allowance for bored piles to internal and external substructure area	600	m2		Excluded
<u>Footings</u>					
29	Allowance for footings to building footprint	600	m2	150	90,000
SLAB ON GROUND					
30	Reinforced concrete slab on ground including formwork and reinforcement complete	600	m2	145	87,000
31	Allow for internal / edge beams		m2		Included
JOINTS					
32	Allowance for joints to internal / external slabs		m2		Included
LIFT PIT					
33	Allow for lift pits		item		Included
SUBFLOOR WALLS					
34	Allow for subfloor walls to building		m2		

Project: Hope Point Christian School - Stage 1
 Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
BLOCK F					<i>(Continued)</i>
<u>SUBSTRUCTURE</u>					<i>(Continued)</i>
35	Allow for footing to last		m		
SETDOWNS					
36	Allow for slab setdowns to wet areas and slab perimeter		item		Included
TERMITE BARRIER					
37	Termite control	1	item	5,940	5,940
SUNDRIES					
38	Allow for sundry unmeasured items		item		2,060
<u>SUBSTRUCTURE TOTAL</u>					<u>185,000</u>
<u>COLUMNS</u>					
COLUMNS					
39	Allow for columns	1,061	m2	75	79,575
SUNDRIES					
40	Allow for sundry items		item		425
<u>COLUMNS TOTAL</u>					<u>80,000</u>
<u>UPPER FLOORS</u>					
SUSPENDED SLABS					
41	Reinforced suspended concrete slab on ground including formwork and reinforcement complete	520	m2	420	218,400
Joints					
42	Allowance for joints to internal slabs		m2		Included
SUNDRIES					
43	Allow for sundry unmeasured items		item		600
<u>UPPER FLOORS TOTAL</u>					<u>219,000</u>
<u>STAIRS</u>					
REINFORCED CONCRETE STAIRS					
44	Stair 1: 1600mm wide concrete stair including reinforcement, formwork, finishes, balustrade, handrail, nosings and tactile (Internal)	4	m/ris e	11,500	46,000
45	Stair 2: 1700mm wide concrete stair including reinforcement, formwork, finishes, balustrade, handrail, nosings and tactile (External)	4	m/ris e	14,250	57,000
SUNDRIES					
46	Allow for sundry items		item		2,000
<u>STAIRS TOTAL</u>					<u>105,000</u>
<u>ROOF</u>					
ROOF FRAMING					

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
BLOCK F					(Continued)
ROOF					(Continued)
47	Allowance for structural steel roof framing based on roof area, including steel beams, rafters, purlins, roof bracing, headers, connections and fireproofing	739	m2	280	206,920
METAL ROOFING					
48	Metal roofing including roof sheeting, sarking and insulation	739	m2	110	81,290
49	Coloured metal clad entrance overhang	39	m2	150	5,850
ROOF PARAPET					
50	Allow for 500mm high double brick parapet including apron flashing	53	m	500	26,500
ROOF PLUMBING					
51	Allow for roof plumbing	1	item	23,000	23,000
FLASHINGS / CAPPINGS					
52	Allow for roof flashings and capping	1	item	20,000	20,000
53	E/O for curved roof	15	m	45	675
EAVES / SOFFIT LINING					
54	Fibre cement eaves/soffit lining including paint finish	172	m2	180	30,960
ROOF SAFETY/ACCESS SYSTEM					
55	Allow for roof safety system including anchor points, harness etc	1	item		20,000
SUNDRIES					
56	Allow for sundry unmeasured items		item		3,805
ROOF TOTAL					419,000
EXTERNAL WALLS / WINDOWS					
MASONRY WALLS					
57	Allow for cavity brickwall façade	902	m2	490	441,980
58	Allow for double brick blade walls to covered walkway	15	m2	570	8,550
CLAD WALLS					
59	Fibre Cement cladding including framing complete	29	m2	450	13,050
60	Metal cladding to entrance	35	m2	700	24,500
WINDOWS					
61	Aluminium framed fixed glazed windows	232	m2	850	197,200
SECURITY SCREENS					
62	Allow for fly screens		item		Included
63	Crimsafe bushfire mesh screening		item		Excluded
SUNSHADING					
64	Coloured sunshade perforated screen including framing	58	m2	900	52,200
65	External staircase metal perforated screen including framing	160	m2	700	112,000

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
BLOCK F					(Continued)
EXTERNAL WALLS / WINDOWS					(Continued)
66	Parapet perforated screen including framing	17	m2	700	11,900
SUNDRIES					
67	Allow for sundry unmeasured items		item		4,620
EXTERNAL WALLS / WINDOWS TOTAL					866,000
EXTERNAL DOORS					
GLAZED DOORS					
68	Aluminium framed glazed door, double leaf, including frame, hardware	3	no	2,700	8,100
69	Aluminium framed glazed door, single leaf, including frame, hardware	3	no	2,700	8,100
FILM/STRIP					
70	Allow decal safety strip for glazed doors	11	m	110	1,210
SOLID CORE DOORS					
71	Single leaf solid core door including frame, hardware and paint finish (D03)	1	no	1,500	1,500
SUNDRIES					
72	Allow for sundry unmeasured items		item		1,090
EXTERNAL DOORS TOTAL					20,000
INTERNAL WALLS / SCREENS / DOORS					
REINFORCED CONCRETE WALLS					
73	Allow for reinforced concrete walls to lift	108	m2	540	58,320
74	Plasterboard lining to last	108	m2	75	8,100
PARTITION					
75	Stud partition walls with plasterboard lining to both sides including insulation	757	m2	200	151,400
76	Stud partition walls with moisture resistant plasterboard including insulation	21	m2	210	4,410
CUBICLE					
77	Allow for toilet cubicles, including doors	8	no	2,200	17,600
GLAZED SCREENS					
78	Allow for glazed screens to GLA rooms	63	m2	775	48,825
STACKED SLIDING DOORS					
79	Allow for glazed stacked sliding doors, 2700mm high	98	m2	1,200	117,600
80	Allow for structural support	36	m	350	12,600
INTERNAL DOORS					
<u>Glazed door</u>					
81	Single leaf, glazed door, aluminium framed, including door hardware	10	no	2,700	27,000

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
BLOCK F					(Continued)
INTERNAL WALLS / SCREENS / DOORS					(Continued)
	<u>Solid core door</u>				
82	Double leaf, solid core doors, including door hardware	5	no	2,000	10,000
	SUNDRIES				
83	Allow for sundry unmeasured items		item		4,145
	INTERNAL WALLS / SCREENS / DOORS TOTAL				460,000
WALL FINISHES					
	PAINT				
84	Paint to plasterboard walls to ground floor and first floor levels	2,425	m2	16	38,800
	TILING				
85	Allow for tile finish to amenities (NB:Allowed 2.4m high)	70	m2	220	15,400
	FEATURE WALL				
86	Allow for feature walls		item		Excluded
	SUNDRIES				
87	Allow for sundry unmeasured items		item		2,800
	WALL FINISHES TOTAL				57,000
FLOOR FINISHES					
	FLOOR FINISHES				
88	Allow for floor preparation		m2		N/A
	MEMBRANE				
89	Allow for waterproof membrane to wet area	31	m2	80	2,480
	CARPET				
90	Carpet tiles to GLAs and seminars	701	m2	80	56,080
91	Carpet tiles to Circulation	317	m2	80	25,360
	TILES				
92	Ceramic floor tiles	31	m2	175	5,425
	EPOXY				
93	Allow for epoxy flooring to Block F EDB, ST and services	12	m2	100	1,200
	SKIRTING				
94	Allow for skirting		item		10,000
	DIVISION STRIPS/DOOR MATS				
95	Allow for division strips		item		Included
96	Allow for door mats		item		N/A
	SUNDRIES				
97	Allow for sundry unmeasured items		item		1,455
	FLOOR FINISHES TOTAL				102,000

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
BLOCK F					(Continued)
CEILING FINISHES					
CEILING FINISHES					
98	Allow for standard flush plasterboard / perforated plasterboard ceiling finishes including edge trim	1,026	m2	190	194,940
	<u>Grid Ceiling</u>				
99	1200 x 600mm Acoustic tiles in exposed two way T grid & flush PB margins) suspended grid ceiling fixed suspension system to underside of roof to admin and back of house areas		m2		Excluded
FEATURE CEILINGS					
100	Allow for feature ceilings		item		Excluded
PAINTING					
101	Allow for painting to concrete soffit to service cupboards		m2		N/A
BULKHEADS / PELMETS					
102	Allowance for bulkheads / pelmets		item		Excluded
ACCESS PANEL					
103	Allow for access panels		item		6,000
CORNICES / EDGE TRIMS					
104	Allow for edge trims	593	m	10	5,930
SUNDRIES					
105	Allow for sundry unmeasured items		item		2,130
<u>CEILING FINISHES TOTAL</u>					<u>209,000</u>
FITMENTS					
FITMENTS					
106	Allow for fitments to GLA Classrooms (Provisional)	10	no	7,500	75,000
107	Allow for fitments to seminar		no		N/A
108	Allow for fitments and accessories to WC		item		13,000
WALL PANELS					
109	Allow for pinboard / whiteboard lining 2700 high to plasterboards wall to GLA/Seminar (assumed extent)	537	m2	220	118,140
BLINDS					
110	Allow for blinds to windows and glazed walls	232	m2	120	27,787
SIGNAGE					
111	Allow for Building signage	1	item	13,500	13,500
112	Allow for internal signage		item		3,700
SUNDRIES					
113	Allow for sundry unmeasured items		item		2,873
<u>FITMENTS TOTAL</u>					<u>254,000</u>

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
BLOCK F					<i>(Continued)</i>
<u>HYDRAULIC SERVICES</u>					
HYDRAULIC SERVICES					
114	Allow for hydraulic services	1,233	m2	97	120,000
115	WC		no		Included
116	Basin		no		Included
117	Floor Waste		item		Included
118	Sewer Drainage		item		Included
119	Cold Water		item		Included
120	Rainwater Outlets		item		Included
121	Miscellaneous		item		Included
122	Site services		item		Included
BUILDERS WORKS					
123	Allow for BWIC		item		4,000
<u>HYDRAULIC SERVICES TOTAL</u>					<u>124,000</u>
<u>MECHANICAL SERVICES</u>					
MECHANICAL SERVICES					
124	Allow for mechanical services	1,061	m2	250	265,250
125	FCU's		item		Included
126	Condenser Units		item		Included
127	Fans		item		Included
128	Installation		item		Included
129	Ducting and Louvre		item		Included
130	Mechanical control panel upgrade		item		Included
131	Fire control		item		Included
BUILDERS WORKS					
132	Allow for BWIC		item		7,750
<u>MECHANICAL SERVICES TOTAL</u>					<u>273,000</u>
<u>FIRE PROTECTION</u>					
FIRE PROTECTION SERVICES					
133	Allow for fire services	1,061	m2	40	42,440
134	Smoke		item		Included
135	CS Smoke		item		Included
136	FIP/MIMIC		item		Included
137	Fire Speaker		item		Included
138	Horn		item		Included
EXTINGUISHER / BLANKET					

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
BLOCK F					(Continued)
FIRE PROTECTION					(Continued)
139	Allow for fire extinguisher / blankets		item		2,500
BUILDERS WORKS					
140	Allow for BWIC		item		2,060
FIRE PROTECTION TOTAL					47,000
ELECTRICAL SERVICES					
ELECTRICAL SERVICES					
141	Allow for electrical services	1,234	m2	250	308,500
142	Power and data		item		Included
143	Lighting		item		Included
144	Switch Boards		item		Included
145	Cabling		item		Included
146	Communications		item		Included
147	Security		item		Included
BUILDERS WORK					Included
148	Allow for BWIC		item		9,500
ELECTRICAL SERVICES TOTAL					318,000
TRANSPORTATION SERVICES					
149	Allowance for lift serving 2 levels	1	item	85,000	85,000
150	Allowance for lift fitout	1	item		Included
BUILDERS WORKS					
151	Allow for BWIC		item		5,000
TRANSPORTATION SERVICES TOTAL					90,000
BLOCK F TOTAL					3,828,000
DEMOUNTABLES (3 No) - TEMPORARY HIRE					
DEMOUNTABLES (3 No) - TEMPORARY HIRE					
152	Delivery and installation of the buildings including assembly of piers, electrical looping, installation of compliant stairs and 7mm plastic lattice sub floor cover	3	no	27,000	81,000
153	Removal of buildings at termination of contract	3	no	18,000	54,000
154	Allow for hire of demountables over a 6mth period	3	no	15,000	45,000
SUNDRIES					
155	Allow for site preparation, demolition, relocations and the like		item		20,000
DEMOUNTABLES (3 No) - TEMPORARY HIRE TOTAL					200,000
DEMOUNTABLES (3 No) - TEMPORARY HIRE TOTAL					200,000

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
LANDSCAPING & EXTERNAL WORKS					
LANDSCAPING & EXTERNAL WORKS					
PAVING					
156	Allow for reinforced concrete paving surrounding building	287	m2	130	37,310
TIMBER DECKS					
157	Allow for timber decks	81	m2	535	43,335
RETAINING WALLS					
158	Allow for retaining wall around Stair 2 (NB: PROVISIONAL)	34	m2	500	17,000
159	Allow for footing to last	46	m	350	16,100
160	Allow for capping block to last	46	m	85	3,910
BALUSTRADE					
161	Metal balustrades fixed to concrete slab	50	m	650	32,500
162	Metal handrail fixed to balustrade	50	m	250	12,500
EXTERNAL FURNITURE					
163	Allow for bike hoops		no		Excluded
164	Allow for external seating (Provisional)		item		Excluded
FENCING					
165	Allow for new fencing	5	m	500	2,500
166	Allow for gate	1	no	1,850	1,850
SOFT LANDSCAPING					
<u>Garden beds</u>					
167	Allow for garden beds including mulch, soil mixes and etc.		item		2,500
<u>Plants</u>					
168	Allow for proposed planting to soft landscaping areas		item		2,000
<u>Irrigation</u>					
169	Allow for irrigation system to planting		item		2,500
<u>Maintenance</u>					
170	Allow for maintenance to planting (Allow for 12 months)		item		5,000
SUNDRIES					
171	Allow for sundry unmeasured items		item		995
LANDSCAPING & EXTERNAL WORKS TOTAL					180,000
LANDSCAPING & EXTERNAL WORKS TOTAL					180,000
EXTERNAL SERVICES					
EXTERNAL SERVICES					
SUBSTATION WORK					
172	Allow for new substation or upgrade of existing		item		Excluded
ELECTRICAL WORKS					

Project: Hope Point Christian School - Stage 1
Cost Plan: 1. ISSUE 1 - DA ESTIMATE - STAGE 1

Item No.	Item Description	Quantity	Unit	Rate	Amount
EXTERNAL SERVICES					<i>(Continued)</i>
EXTERNAL SERVICES					<i>(Continued)</i>
173	Allow for electrical LV cable, pits and connections		item		65,000
174	Allow for external lighting		item		25,000
COMMS					
175	Allow for NBN/comms connection		item		30,000
FIRE PROTECTION					
176	Allow for fire booster assembly system		item		35,000
177	Allow for Double Pillar Hydrants		item		10,000
178	Allow for reticulation to last		item		15,000
HYDRAULIC SERVICES					
179	Allow for domestic water		item		15,000
180	Allow for metering		item		6,500
181	Allow for sewer		item		40,000
182	Allow for connections		item		2,500
STORMWATER					
183	Allow for OSD Tank		item		40,000
184	Allow for stormwater pipework and pits		item		80,000
BUILDERS WORKS					
185	Allow for BWIC		item		11,000
EXTERNAL SERVICES TOTAL					375,000
EXTERNAL SERVICES TOTAL					375,000
FF&E - GENERAL					
FF&E					
FF&E					
186	Allow for FFE to GLA	10	no	25,000	250,000
187	Allow for FF&E to other areas		item		N/A
FF&E TOTAL					250,000
FF&E - GENERAL TOTAL					250,000
ICT / AV					
ICT / AV					
AUDIO VISUAL					
188	Allow for new A/V to GLA				145,000
ICT / AV TOTAL					145,000
ICT / AV TOTAL					145,000