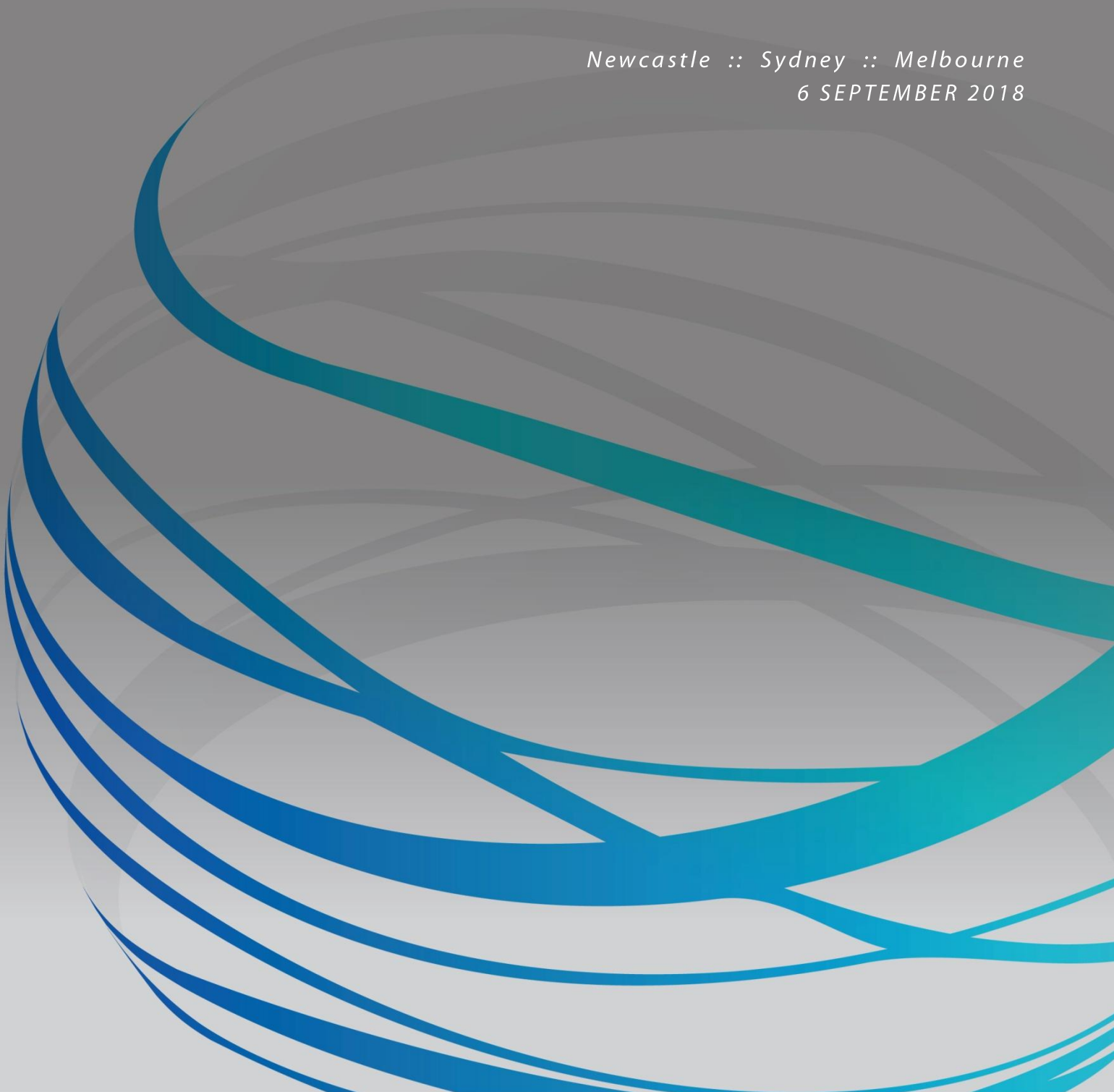


MULLER *partnership*

MEDOWIE CHRISTIAN SCHOOL
WORAPARA ROAD, MEDOWIE
PROPOSED SCIENCE & TECHNOLOGY BUILDING
STAGE 1 BUDGET ESTIMATE

Newcastle :: Sydney :: Melbourne
6 SEPTEMBER 2018



6 September 2018

18197 - Medowie Christian School

Medowie Christian School
C/- SHAC
224 Maitland Road
ISLINGTON NSW 2296

ATTENTION: JUSTIN PEARSON

Dear Justin,

**RE: MEDOWIE CHRISTIAN SCHOOL
WORAPARA ROAD, CESSNOCK
NEW SCIENCE AND TECHNOLOGY BUILDING
STAGE 1 BUDGET ESTIMATE**

As per your request dated 3 September 2018, Muller Partnership has prepared a Budget Estimate for the above development as follows:-

• Construction Cost	\$ 4,507,000
• Identified Risk Items	\$ 200,000
• Construction Contingency	\$ 236,000
• Consultant Fees	\$ 544,000
• Authority Fees	\$ 138,000
• Total	\$5,625,000 excl. GST

Please note the attached Budget Estimate has been prepared based on the current preliminary information and should be updated once additional information becomes available. Please take note of our Assumptions (Item 3.0) and Exclusions (Item 4.0).

Should you have any queries or require any further information please do not hesitate to contact *Jacky Dodds* or the undersigned.

Yours faithfully

MULLER PARTNERSHIP

C.R. Beard

CAMERON BEARD – Director

CB:JD 18197 - Medowie Christian School - Science and Technology Building

Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Justin Pearson from SHAC Pty Ltd.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by SHAC Pty Ltd and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for SHAC Pty Ltd, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should SHAC Pty Ltd require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
1	05/09/2018	Budget Estimate	JD	CB	CB
2	06/09/2018	Budget Estimate	JD	CB	CB
3	06/09/2018	Budget Estimate	JD	CB	CB

MEDOWIE CHRISTIAN SCHOOL
 WAROPARA ROAD, MEDOWIE
 PROPOSED NEW SCIENCE & TECHNOLOGY BUILDING
 BUDGET ESTIMATE
 6 SEPTEMBER 2018

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Glossary of Key Terms

<i>Construction Contingency</i>	The Construction Contingency is a contingency allowance made for unknowns that may occur during construction due to latent conditions or issues with the documentation.
<i>Design Development Allowance</i>	The Design Development Allowance is a contingency included within our estimate to allow for the unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as all of the project will have been designed and costed accordingly.
<i>Preliminaries & Margin</i>	The Preliminaries and Margin Allowance is an allowance for the builder margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, scaffolding & hoarding, craneage, site cleaning, OH&S management, QA, etc.

1.0 EXECUTIVE SUMMARY

Muller Partnership has been engaged by Medowie Christian School C/- SHAC to prepare a Budget Estimate for the proposed new science and technology building located at Medowie Christian School's Waropara Road, Medowie campus.

Scope

The scope of work involves the construction of a 3 No. storey Science and Technology Building comprising general learning areas, art room, TAS workshop, open learning spaces, STEM makers space, STEM Exhibition area, STEM printing room, science labs, store rooms, and circulation spaces as required.

Construction & demolition generally comprises as follows:-

Demolition works includes demolition of the existing demountable structures, existing precast concrete/metal roof structure, concrete pavements, retaining walls, concrete driveway and removal and relocation of existing small trees as required.

Construction works comprise of steel screw piers, reinforced concrete waffle pod slab on ground with edge & internal beams, reinforced concrete insitu columns, concrete stairs, timber stairs, structural steel, post tensioned concrete upper floors, steel roof framing comprising of conventional roof trusses and Custom Orb Colorbond roof sheeting, blockwork external walls, lightweight steel framed external walls with Colorbond wall sheeting, glazed external windows and doors, aluminium sunshades, internal stacking sliding doors to general learning areas, stud partition internal walls with plasterboard linings, exposed ceiling system with acoustic panels to teaching areas and open informal areas, joinery / fitout, passenger lift servicing 3 No. levels, hydraulic / mechanical / fire and electrical services as required along with floor, wall and ceiling finishes.

2.0 SCHEDULE OF INFORMATION

Muller Partnership has used the following information in compiling our Budget Estimate for the works:

1. Architectural drawings prepared by SHAC dated & received 3 September 2018 and numbered as follows:-
 - DA2101 Rev E - Ground Floor Plan
 - DA2102 Rev E - First Floor Plan- Entry Level
 - DA2103 Rev E - Second Floor Plan
 - DA2301 Rev B - Roof Plan
 - DA3201 Rev B - Sections 01
 - 5 No. Perspective Images
2. Structural sketch drawings prepared by MPC dated 21 June 2018 received 22 June 2018 and numbered SK1-SK6 [6 Pages].
3. Civil sketch drawing prepared by MPC dated 21 June 2018 received 22 June 2018 and numbered SK01 [1 Page].
4. Email & phone correspondence with Justin Pearson of SHAC to 6 September 2018.
5. Project benchmarking against previous tendered projects.

All rates used within our Budget Estimate have been gathered from project consultants, suppliers and Muller Partnership in-house databases to reflect current market and project specific value.

3.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our Budget Estimate:-

Generally:-

1. The works will be competitively tendered to a number of suitably qualified contractors on a lump sum basis;
2. Existing main service connections are assumed sufficient and can be connected within close proximity (N.B: Unless noted otherwise in our estimate);
3. Assumed the works are to be completed during normal work hours;
4. The works will be completed in one stage;
5. Assumed builder will have clear access to the work area;
6. Assumed there is no asbestos hazardous removal required;
7. A design development allowance has been included given the current level of design information;
8. In the absence of any outline specification, we have assumed and adopted materials and finishes as noted here under and within our budget estimate.

Specifically:-

1. Assumed temporary shoring will be required to protect existing building;
2. Assumed spoil to remain on site for reuse by client;
3. Small tree removal has been excluded as advised by the Architect;
4. Assumed proposed building structure based on structural sketches dated 21 June 2018;
5. Reduced ground floor awnings to over doorways only;
6. Reduced window sunshades to top of windows only;
7. No double glazing has been allowed based on architects feedback that it is no longer required for noise restrictions;
8. Vertical screening has been excluded to the north and south fire stair walls and replaced with bagged/painted finish to blockwork;

9. Vertical screening has remained to the open eastern end of the fire stair;
10. Included window blinds to teaching and learning spaces;
11. Included fire rating to meet BAL29 requirements to eastern facade;
12. Included internal roller doors to timber and art stores;
13. Assumed acoustic panels to 80% of overall ceiling area to teaching spaces and 50% overall ceiling area to large open informal learning areas;
14. Assumed feature tiles to main wall in amenities to 2700 high with skirting tiles elsewhere;
15. Allowed for 2700 high tiling to accessible bathroom;
16. Allowed for fixed suspended plasterboard ceiling to wet areas;
17. Assumed concrete columns to have paint finish only;
18. Included exposed ceiling with no paint finish internally (excluding amenities);
19. Allowed for split system air conditioning to learning/teaching areas only;
20. Assumed no fire sprinklers are required;
21. Assumed no site infrastructure services comprising of detention tanks, fire boosters, kiosk substations, grease arrestors and/or dilution tanks are required;
22. Assumed stormwater services based on civil sketches dated 21 June 2018;
23. Assumed 110 thick concrete pavement to external pavement areas [NB: No detail provided];

4.0 EXCLUSIONS

Within the following Budget Estimate the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

Generally:-

1. Work outside site nominated area;
2. Cost escalation;
3. Staging allowance;
4. BCA Compliance;
5. GST;
6. Authority's fees and charges & legal fees;
7. Delay costs;
8. Cost of finance;

Specifically:-

9. Tree removal;
10. Groundwater control;
11. Roof skylights;
12. Shelving to timber store;
13. Electric hand dryers;
14. Cable TV reticulation;
15. Special equipment to TAS/Art/Science/STEM etc;
16. PV Panels;
17. Loose Furniture;
18. Road upgrades;
19. Alterations / Upgrades to existing services (Unless otherwise noted);
20. Hazardous material removal (Unless otherwise noted);
21. Fire sprinklers;
22. Fire Booster Assembly;
23. Detention tank;
24. Fencing/Gates;

APPENDIX A – BUDGET ESTIMATE

Proposed Science & Technology Building
 Medowie Christian School
 Waropara Road, Medowie
 Stage 1 Budget Estimate September 2018

MAIN COST SUMMARY

Ref	Description	%	Cost/ m2	Sub Total	Total
1.0	DEMOLITION	0.96	37.90	55,300	55,300
2.0	SITE PREPARATION	0.41	16.25	23,710	23,710
3.0	SUBSTRUCTURE	4.11	162.38	236,917	236,917
4.0	STAIRCASES & BALUSTRADES	1.04	41.26	60,200	60,200
5.0	UPPER FLOORS	6.06	239.64	349,635	349,635
6.0	COLUMNS	0.66	25.91	37,800	37,800
7.0	STRUCTURAL STEEL	1.10	43.61	63,632	63,632
8.0	ROOF	3.59	141.91	207,045	207,045
9.0	EXTERNAL WALLS	9.46	373.75	545,300	545,300
10.0	WINDOWS & EXTERNAL DOORS	2.03	80.05	116,800	116,800
11.0	INTERNAL WALLS	1.72	67.83	98,970	98,970
12.0	INTERNAL DOORS	2.02	79.78	116,400	116,400
13.0	WALL FINISHES	0.24	9.51	13,875	13,875
14.0	FLOOR FINISHES	2.11	83.33	121,575	121,575
15.0	CEILING FINISHES	4.53	178.90	261,020	261,020
16.0	PAINTING	0.84	33.05	48,219	48,219
17.0	JOINERY AND METALWORK	3.24	128.25	187,110	187,110
18.0	SPECIAL EQUIPMENT	1.04	41.12	60,000	60,000
19.0	HYDRAULIC SERVICES	2.80	110.75	161,590	161,590
20.0	MECHANICAL SERVICES	1.73	68.44	99,850	99,850
21.0	ELECTRICAL SERVICES	5.12	202.36	295,240	295,240
22.0	FIRE PROTECTION SERVICES	0.52	20.66	30,140	30,140
23.0	LIFT SERVICES	1.73	68.54	100,000	100,000
24.0	EXTERNAL SERVICES	4.26	168.25	245,480	245,480
25.0	SITEWORKS & LANDSCAPING	2.45	97.00	141,518	141,518
26.0	STAGING WORKS	0.40	15.82	23,081	23,081
27.0	DESIGN DEVELOPMENT ALLOWANCE	3.21	126.80	184,999	185,000
28.0	PRELIMINARIES AND MARGIN	10.78	426.04	621,592	621,593
29.0	SUBTOTAL Excl GST				4,507,000
30.0	IDENTIFIED RISK ITEMS	3.47	137.08	200,000	200,000
31.0	CONSTRUCTION CONTINGENCY	4.09	161.75	236,000	236,000
32.0	FF&E & LOOSE FURNITURE				
33.0	AV/IT EQUIPMENT				
34.0	CONSULTANT FEES (11%)	9.43	372.86	544,000	544,000
35.0	AUTHORITY FEES & CHARGES (2.5%)	2.39	94.59	138,000	138,000
36.0	CONSULTANT COSTS - SUBTOTAL Excl GST				1,118,000
37.0	PROJECT COST - TOTAL Excl GST				5,625,000
38.0	OPTIONAL EXTRAS: -				
39.0	OPTION 1 - AMPITHEATRE	1.49	58.94	86,000	86,000
40.0	OPTION 2 - BUS SHELTER	0.97	38.38	56,000	56,000
41.0	OPTIONAL EXTRAS - GST EXCLUSIVE TOTAL				142,000
42.0	BASEBUILD BUILDING COST PER m/2 [Items 1-29]			3,089	
		100.00	3,952.71	5,770,088	5,767,000

GFA: 1,459 m2.

Proposed Science & Technology Building
 Medowie Christian School
 Waropara Road, Medowie
 Stage 1 Budget Estimate September 2018

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
1.0	DEMOLITION				
	Whole Structures				
1	Demolish and remove existing single storey tilt up precast concrete / metal roof structure including footings and inground services complete [NB: Provisional - 853m2]	1.00	Item	27,000.00	27,000.00
2	Ditto lightweight demountable structure including associated decking, footings, and inground services complete [NB: Advised by Architect this will be done by others]		Item		EXCL
	Siteworks				
3	Demolish and remove existing concrete footpath	45.00	m2	20.00	900.00
4	Ditto external concrete stairs and handrail	1.00	No	400.00	400.00
5	Ditto 900 high concrete retaining wall	25.00	m	60.00	1,500.00
6	Demolish and remove existing concrete driveway including kerbs as required	150.00	m2	30.00	4,500.00
7	Remove and relocate existing small trees [NB: Advised by Architect students to complete]		No		EXCL
	Temporary Works				
8	Allowance for maximum 2000 high temporary shoring to existing building [NB: Provisional]	30.00	m	700.00	21,000.00
				Total :	55,300.00
2.0	SITE PREPARATION				
	Site Clearance				
1	Allowance for site clearance	2,320.00	m2	5.00	11,600.00
2	Tree removal allowance [NB: Provisional]		No		EXCL
	Bulk Excavation				
3	Allowance for cut to fill	244.00	m3	35.00	8,540.00
4	Bulk excavation to reduced levels	119.00	m3	30.00	3,570.00
5	Allowance for removal of excess spoil to DA approved site [NB: Assumed spoil to remain on site for reuse by client]	119.00	m3		EXCL
6	Groundwater control		Item		EXCL
				Total :	23,710.00
3.0	SUBSTRUCTURE				
	Steel Screw Piers				
1	Allowance for steel screw piers [NB: PROVISIONAL - Assumed 3000 deep]	50.00	No	360.00	18,000.00
	Pile Caps				

Proposed Science & Technology Building
 Medowie Christian School
 Waropara Road, Medowie
 Stage 1 Budget Estimate September 2018

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
3.0	SUBSTRUCTURE				(Continued)
2	2000 wide x 2000 long x 800 deep reinforced concrete [40MPa] pile caps including reinforcement and formwork complete [PC1, PC2, PC3, PC4] Footings	15.00	No	3,000.00	45,000.00
3	400 wide x 420 deep reinforced concrete [32MPa] internal beams including reinforcement and formwork complete [IB1]	62.00	m	300.00	18,600.00
4	400 wide x 470 deep reinforced concrete [32MPa] edge beams including reinforcement and formwork complete [EB1] Slab on Ground	94.00	m	315.00	29,610.00
5	420 thick reinforced concrete [32MPa] waffle pod slab including SL102 fabric mesh, 200um thick plastic membrane and 50 thick sand bedding complete Subfloor Walls	379.00	m2	160.00	60,640.00
6	Allowance for 1000 wide x 300 deep reinforced concrete retaining wall footings [RW2; NB: Provisional; No Details Provided]	26.00	m	240.00	6,240.00
7	Allowance for 1600 wide x 400 deep reinforced concrete retaining wall footings [RW1; NB: Provisional; No Details Provided]	42.00	m	480.00	20,160.00
8	190 thick reinforced corefilled blockwork wall	109.00	m2	200.00	21,800.00
9	Waterproofing to last	109.00	m2	60.00	6,540.00
10	Subsoil drainage to last Lift Pit Slab on Ground	68.00	m	65.00	4,420.00
11	500 thick reinforced concrete [32MPa] slab on ground including reinforcement and hydrophobic admixture, laid on 0.2 thick plastic membrane and 50 thick concrete blinding complete	7.00	m2	241.00	1,687.00
12	Allow for waterproofing to last Walls	7.00	m2	50.00	350.00
13	225 thick reinforced concrete [32MPa] walls including reinforcement, hydrophobic admixture and formwork complete	18.00	m2	215.00	3,870.00
Total :					236,917.00

4.0 STAIRCASES & BALUSTRADES

[Stairs](#)

[Internal](#)

1	2000 wide timber framed staircase rising 3000 in two flights including mid landing and timber balustrade and handrail complete External	1.00	No	9,300.00	9,300.00
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Proposed Science & Technology Building
Medowie Christian School
Waropara Road, Medowie
Stage 1 Budget Estimate September 2018

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
4.0	STAIRCASES & BALUSTRADES				(Continued)
2	2400 wide reinforced concrete staircase rising 3000 in three flights including mid landing complete	1.00	No	15,000.00	15,000.00
3	Ditto rising 4000 ditto	1.00	No	16,000.00	16,000.00
	<u>Stair Nosings</u>				
4	Pathfinder systems 'SC14' series or equally approved anti slip PVC stair nosing to internal stairs	80.00	m	75.00	6,000.00
	<u>Balustrades</u>				
	<u>Internal</u>				
5	Allowance for 1200 high vertical aluminium batten balustrade including frame and powdercoated finish complete	15.00	m	200.00	3,000.00
	<u>External</u>				
6	Allowance for 1200 high stainless steel handrail fixed to concrete substrate	8.00	m	400.00	3,200.00
7	Allowance for 1200 high galvanised steel balustrade fixed to concrete substrate	22.00	m	350.00	7,700.00
				Total :	60,200.00
5.0	UPPER FLOORS				
	<u>Suspended Slab</u>				
1	200 thick reinforced suspended concrete [40MPa] slab including reinforcement and formwork complete	985.00	m2	275.00	270,875.00
	<u>Suspended Beams</u>				
2	900 wide x 350 deep reinforced [40MPa] concrete suspended edge beams including formwork complete	227.00	m	130.00	29,510.00
	<u>Post Tensioning</u>				
3	Allowance for post tensioning to suspended slabs & beams	985.00	m2	50.00	49,250.00
				Total :	349,635.00
6.0	COLUMNS				
	<u>In situ Columns</u>				
1	450 wide x 450 wide reinforced concrete [40MPa] columns including bar reinforcement and formwork complete	90.00	m	420.00	37,800.00
				Total :	37,800.00
7.0	STRUCTURAL STEEL				
	<u>Beams</u>				
1	150 x 100 x 6.0 RHS [HB2]	0.46	t	8,000.00	3,680.00
2	250PFC [HB1]	1.20	t	8,000.00	9,600.00
3	250 UB 37.3 [HB3]	0.45	t	8,000.00	3,600.00

Proposed Science & Technology Building
Medowie Christian School
Waropara Road, Medowie
Stage 1 Budget Estimate September 2018

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
7.0	STRUCTURAL STEEL				(Continued)
4	310 UB 40 [B1; B2]	0.99	t	8,000.00	7,920.00
	<u>Columns</u>				
5	100 x 100 x 5.0 SHS [SC4; Assumed thickness]	0.57	t	8,000.00	4,560.00
6	150 x 150 x 5.0 SHS [SC5; Assumed thickness]	0.14	t	8,000.00	1,120.00
7	150 UC 30 [SC2, SC3]	0.90	t	8,000.00	7,200.00
8	200 UC 46 [SC1; Assumed]	0.19	t	8,000.00	1,520.00
	<u>Window Headers</u>				
9	150 x 150 x 5.0 SHS [WH1; Assumed thickness]	0.43	t	8,000.00	3,440.00
	<u>Wall Bracing</u>				
10	100 x 100 x 5.0 SHS [WB1; Assumed thickness]	0.18	t	8,000.00	1,440.00
	<u>Purlins</u>				
11	Allowance for purlins [NB: Provisional; Assumed 900 centres]	165.00	m	30.00	4,950.00
	<u>Surface Connections & Treatment</u>				
12	Allowance for loose plates and connections [10%]	0.55	t	10,000.00	5,510.00
13	Allowance for hot dip galvanising to structural steel	6.06	t	1,500.00	9,091.50
				Total :	63,631.50

8.0 ROOF

Roof Framing

Structural Steel

1	Allowance for single low pitch structural steel roof framing comprising structural steel roof trusses with 200 x 100 x 6.0 RHS top and bottom chords and 75 x 75 x 5.0 bracing, 200 x 100 x 6.0 tie beams and rafters, 75 x 3 flat plate bracing, connections and galvanised steel treatment finish [NB: Provisional; Details Assumed]	634.00	m2	175.00	110,950.00
2	Allowance for purlins to last [NB: Refer to Structural Steel Trade]		m		I NCL

Suspended Slab

3	200 thick reinforced suspended concrete [40MPa] slab including reinforcement and formwork complete	7.00	m2	275.00	1,925.00
	<u>Roof Sheetting</u>				
4	Allowance for Colorbond Custom Orb roof sheetting to BAL 29 requirements	634.00	m2	75.00	47,550.00
5	Allow for insulation	634.00	m2	10.00	6,340.00
6	Colorbond metal fascia and barge capping	188.00	m	40.00	7,520.00

Roof Plumbing

Proposed Science & Technology Building
 Medowie Christian School
 Waropara Road, Medowie
 Stage 1 Budget Estimate September 2018

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
8.0	ROOF				(Continued)
7	Allowance for roof plumbing comprising of 200 dia half round Colorbond metal eaves gutter	49.00	m	90.00	4,410.00
8	Allowance for box gutters	8.00	m	250.00	2,000.00
9	Allow for gutter guards to all gutters complete (leaves)	56.00	m	65.00	3,640.00
10	Allow for 150 dia. Colorbond downpipes [NB: Provisional Quantity] : [10 No] Skylights	120.00	m	110.00	13,200.00
11	Allowance for roof skylights Miscellaneous Fall Arrest System	1.00	Item		EXCL
12	Allowance for roof fall arrest system [NB: Provisional]	634.00	m2	15.00	9,510.00
				Total :	207,045.00

9.0 EXTERNAL WALLS

[External Walls](#)

[Lightweight Cladding System](#)

1	Lightweight external wall comprising Lysaght 'Custom Orb' series metal cladding fixed with furring channels on 150 thick steel stud framing, acoustic insulation, 13 thick plasterboard lining and skirting internally complete Block Walls	660.00	m2	210.00	138,600.00
2	190 thick reinforced corefilled blockwork wall	816.00	m2	200.00	163,200.00
3	Allowance for bagged and painted finish to last [NB: To fire stairs north and south blockwalls only]	264.00	m2	50.00	13,200.00
4	Allowance for steel stud frame, insulation, 13 thick plasterboard and skirting fixed to blockwork walls [NB: Refer to Substructure for Subfloor Blockwork Retaining Walls]	872.00	m2	100.00	87,200.00
5	Allowance for furring channels and Lysaght 'Custom Orb' series metal cladding fixed to blockwork walls Glazed External Walls	31.00	m2	100.00	3,100.00
6	Allowance for double glazed external wall system Screens	56.00	m2	1,200.00	67,200.00
7	Allowance for powdercoated aluminium vertical screening fixed to steel frame [NB: Provisional; Assumed to open eastern facade of fire stair only] Sunshades	82.00	m2	600.00	49,200.00
8	Allowance for 500 wide aluminium sunshade blades including powdercoated finish complete [NB: Provisional; Assumed to horizontal tops of specified windows only]	59.00	m	400.00	23,600.00

Proposed Science & Technology Building
 Medowie Christian School
 Waropara Road, Medowie
 Stage 1 Budget Estimate September 2018

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
				Total :	545,300.00

10.0 WINDOWS & EXTERNAL DOORS

Windows

1	Fixed anodised commercial aluminium framed Low - E fixed glazed windows including hardware and fixings complete : [22 No]	131.00	m2	400.00	52,400.00
2	Extra over for 6mm toughened glass to meet BAL 29 requirements : [8 No]	48.00	m2	100.00	4,800.00
3	Extra over for louvre windows [NB: Assumed to be sliding glazed windows] : [8 No]	40.00	m2		EXCL

Blinds

4	Hunter Douglas Commercial 'Edge' chain drive standard roller system holland blind fixed to plasterboard ceiling lining including 1:1.75 stainless steel chain drive, HD37mm tube, anodised finish eclipse rail with 400 gsm and 3% perforated sunscreen fabric fixed to recessed plasterboard lined bulkhead [NB: Assumed] : [16 No]	95.00	m2	260.00	24,700.00
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Doors

Timber

5	900 wide x 2100 high solidcore timber single door including frame, hardware and accessories complete	1.00	No	1,400.00	1,400.00
6	1200 wide x 2400 high solidcore timber single door including frame, hardware and accessories complete	2.00	No	2,450.00	4,900.00

Glazed

Hinged

7	1940 wide x 2400 high double leaf glazed hinged door including frame, hardware and fittings complete	9.00	No	2,700.00	24,300.00
8	Extra over for fire rating to last	3.00	No	600.00	1,800.00

Metal

9	2100 wide x 2400 high metal roller shutter in Dulux 'Duratec' powdercoated finish including windlock slats spring loaded manual control	1.00	No	2,500.00	2,500.00
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Total : 116,800.00

11.0 INTERNAL WALLS

Internal Walls

Stud Partition Walls

1	142 thick overall internal stud partition wall comprising 92 thick steel stud framing, acoustic insulation, and 13 thick plasterboard lining and skirting to both sides complete	654.00	m2	110.00	71,940.00
2	Extra over for fibre cement lining to wet areas	206.00	m2	5.00	1,030.00

Glazed Walls

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Ref	Description	Quantity	Unit	Rate	Amount
11.0 INTERNAL WALLS					(Continued)
3	Powdercoated aluminium framed fixed glazed internal walls including hardware and fixings complete	65.00	m2	400.00	26,000.00
Total :					98,970.00
12.0 INTERNAL DOORS					
<u>Doors</u>					
Timber					
1	920 wide x 2400 high solidcore timber single door including frame, hardware and accessories complete	4.00	No	1,350.00	5,400.00
2	1000 wide x 2100 high double door ditto	4.00	No	1,750.00	7,000.00
3	1800 wide x 2400 high double door ditto	4.00	No	2,150.00	8,600.00
<u>Glazed</u>					
<u>Hinged</u>					
4	1000 wide x 2400 high single leaf glazed hinged door including frame, hardware and fittings complete	2.00	No	1,800.00	3,600.00
<u>Sliding</u>					
5	1940 wide x 2400 high double leaf glazed sliding door including frame, hardware and fittings complete	1.00	No	3,500.00	3,500.00
<u>Stacking Doors</u>					
6	2400 wide overall x 2400 high glazed stacking door unit comprising equal door leaves, structural steel header beam, frame, hardware and fittings complete	2.00	No	5,200.00	10,400.00
7	4800 wide overall x 2400 high ditto	8.00	No	8,800.00	70,400.00
<u>Metal</u>					
8	2100 wide x 2400 high metal roller shutter in Dulux 'Duratec' powdercoated finish including windlock slats spring loaded manual control	3.00	No	2,500.00	7,500.00
Total :					116,400.00
13.0 WALL FINISHES					
<u>Internal</u>					
<u>Tiles</u>					
1	Allowance for feature ceramic wall tiles to 2700 high fixed with adhesive and pointed with grout complete [PC Supply \$50/m2]	76.00	m2	150.00	11,400.00
2	Waterproofing to last	6.00	m2	45.00	270.00
<u>Splashbacks</u>					
3	Allowance for 600 high splashback ceramic tiles fixed with adhesive and pointed with grout complete [PC Supply \$100/m2]	9.00	m2	200.00	1,800.00
4	Waterproofing to last	9.00	m2	45.00	405.00

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Ref	Description	Quantity	Unit	Rate	Amount
				Total :	13,875.00

14.0 FLOOR FINISHES

Resilient Finishes

Carpet

1	Allowance for commercial grade carpet tiles fixed to concrete substrate	260.00	m2	65.00	16,900.00
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Entry Mats

2	2400 long x 1500 wide x 12 deep Spectrum Floors 'Nuway Tuftiguard Speciguard' recessed entry mat including clear anodised aluminium frame & structure, PVC scraper bars and Charcoal carpet inserts [NB: Assumed]	7.00	No	2,000.00	14,000.00
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Vinyl

3	Allowance for vinyl sheet flooring fixed to concrete slab	891.00	m2	80.00	71,280.00
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Vinyl Skirting

4	150 high coved vinyl skirting including cove fillets and all necessary accessories	498.00	m	20.00	9,960.00
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Floor Tiles

Internal

5	Ceramic floor tiles fixed with adhesive and pointed with grout complete [PC Supply \$50/m2]	51.00	m2	140.00	7,140.00
6	Waterproofing to last	51.00	m2	45.00	2,295.00

Total : 121,575.00

15.0 CEILING FINISHES

Internal

Plasterboard

1	Suspended plasterboard ceiling system including suspension frame, hardware and fixings complete	51.00	m2	80.00	4,080.00
2	Extra over for wet area plasterboard lining	51.00	m2	5.00	255.00
3	Allow for ceiling insulation	487.00	m2	15.00	7,305.00

Acoustic Panels

4	Autex 'Quietspace Frontier' Dune acoustic ceiling panels on Autex channel and connector clip suspension frame including hardware and fixings complete [NB: Provisional; Assumed 80% Ceiling Area Allowance to Teaching Spaces with 50% Area Allowance to Open Informal Areas]	666.00	m2	350.00	233,100.00
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Access Panels

5	530 long x 530 wide Rondo 'Panther' set bead flush lined access ceiling panel to suit plasterboard ceiling [NB: Provisional]	16.00	No	350.00	5,600.00
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Ref	Description	Quantity	Unit	Rate	Amount
15.0	CEILING FINISHES				(Continued)
	<u>Ceiling Treatment</u>				
6	Allowance for ceiling treatment to suspended concrete soffit	60.00	m2	30.00	1,800.00
7	Allowance for FC lining to eaves	148.00	m2	60.00	8,880.00
				Total :	261,020.00
16.0	PAINTING				
	<u>Allowance for following paint as specified to the following:-</u>				
	<u>External</u>				
1	Fibre cement eave cladding	148.00	m2	30.00	4,440.00
2	Single timber doors and frame	3.00	No	85.00	255.00
	<u>Internal</u>				
3	Plasterboard lined walls	2,761.00	m2	12.00	33,132.00
4	Plasterboard lined ceilings	51.00	m2	12.00	612.00
5	Concrete columns	162.00	m2	20.00	3,240.00
6	Underside of concrete soffit/exposed ceiling services		m2		EXCL
7	Single timber doors and frame	4.00	No	85.00	340.00
8	Double timber doors ditto	8.00	No	150.00	1,200.00
	<u>Sundry</u>				
9	Allowance to paint trims, etc [NB: Provisional]	1.00	No	5,000.00	5,000.00
				Total :	48,219.00
17.0	JOINERY AND METALWORK				
	<u>Joinery</u>				
	<u>Ground Floor</u>				
	<u>Art Room</u>				
1	9,600 long x 600 deep joinery bench unit comprising laminate benchtop, moisture resistant particleboard carcass, laminate finish and including all necessary hardware complete [NB: Assumed loose furniture as advised by Architect]	1.00	No		EXCL
	<u>Store Rooms</u>				
2	9,000 long x 600 deep overall wall mounted steel shelving units including all necessary hardware complete	1.00	No	3,600.00	3,600.00
	<u>First Floor</u>				
	<u>GLA/Makers Space</u>				

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Ref	Description	Quantity	Unit	Rate	Amount
17.0	JOINERY AND METALWORK				(Continued)
3	3,000 long x 600 deep joinery bench unit comprising laminate benchtop, moisture resistant particleboard carcass, laminate finish and including all necessary hardware complete	1.00	No	3,600.00	3,600.00
4	6,800 long x 600 deep joinery bench unit ditto	2.00	No	8,160.00	16,320.00
5	13,400 long x 600 deep joinery bench unit ditto	1.00	No	16,080.00	16,080.00
	Circulation				
6	2,200 long x 400 deep joinery bench unit comprising laminate benchtop, moisture resistant particleboard carcass, laminate finish and including all necessary hardware complete	1.00	No	2,200.00	2,200.00
	Second Floor				
	Eye Wash				
7	2500 long x 700 deep joinery bench unit comprising laminate benchtop, moisture resistant particleboard carcass, laminate finish and including all necessary hardware complete	1.00	No	3,000.00	3,000.00
	Science Lab				
8	4000 long x 600 deep science bench unit comprising laminate benchtop, moisture resistant particleboard carcass, laminate finish and including all necessary hardware complete	3.00	No	8,000.00	24,000.00
9	15,400 long x 900 deep joinery desk unit comprising laminate benchtop and including all necessary hardware complete	2.00	No	12,320.00	24,640.00
	Preparation				
10	3600 long x 1600 deep science preparation bench unit comprising laminate benchtop, moisture resistant particleboard carcass, laminate finish and including all necessary hardware complete	2.00	No	12,600.00	25,200.00
	Store Rooms				
11	3000 long x 600 deep overall wall mounted steel shelving units including all necessary hardware complete	1.00	No	1,200.00	1,200.00
12	6400 long x 600 deep ditto	2.00	No	2,560.00	5,120.00
	Circulation				
13	2,200 long x 400 deep joinery bench unit comprising laminate benchtop, moisture resistant particleboard carcass, laminate finish and including all necessary hardware complete	2.00	No	2,200.00	4,400.00
	Toilet Partitions				
14	Full height toilet partitions compact laminate floor and ceiling mounted with 1950 high cubicle door including indicator bolts, handles, hinges, door hooks complete	7.00	No	2,100.00	14,700.00
	Metalwork				

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Ref	Description	Quantity	Unit	Rate	Amount
17.0 JOINERY AND METALWORK					(Continued)
<u>Bathroom/ WC Fixtures</u>					
15	Stainless steel soap dispenser	4.00	No	265.00	1,060.00
16	Stainless steel paper towel dispenser	3.00	No	1,300.00	3,900.00
17	Stainless steel grab rail to toilet partitions	2.00	No	130.00	260.00
18	Stainless steel toilet paper dispenser	8.00	No	230.00	1,840.00
19	Stainless steel towel rail	1.00	No	250.00	250.00
20	Allowance for disabled grab rails and bathroom fittings [NB: Provisional Allowance]	1.00	Item	2,000.00	2,000.00
21	450 wide x 1200 high mirror fixed to plasterboard walls inset flush with wall tiling including calking to all sides to match tile grout	8.00	No	400.00	3,200.00
22	Allowance for shower seat	1.00	No	500.00	500.00
<u>Miscellaneous</u>					
23	Stainless steel robe hook	8.00	No	69.00	552.00
24	300 wide x 220 deep x 251 high JD Macdonald 'Autobeam' heavy duty, sensor operation, high traffic use white powder coated hand dryer with polished chrome nozzle	3.00	No	1,064.00	3,192.00
25	950 wide x 355 deep Bobrick 'Bobrick Accessible Compliant Folding Shower Seat' with solid phenolic seat finish and stainless steel frame & brackets	1.00	No	870.00	870.00
26	1635 x 1500 RBA adjustable stainless shower curtain rail	1.00	No	226.00	226.00
27	1780 x 1830 Bobrick shower curtain including curtain hooks (Codes: B204-3 & B204-1)	1.00	No	200.00	200.00
<u>Miscellaneous</u>					
28	White board		No		EXCL
29	Statutory and directional signage allowance : [NB: Provisional]	1.00	Item	10,000.00	10,000.00
30	Building signage allowance : [NB: Provisional]	1.00	Item	15,000.00	15,000.00
				Total :	187,110.00
18.0 SPECIAL EQUIPMENT					
1	Allowance for equipment to TAS/Art [NB: Provisional]		No		EXCL
2	Allowance for equipment to Science/Bio Labs [Ditto]		No		EXCL
3	Allowance for equipment to STEM [Ditto]		No		EXCL
4	Allowance for fume cupboard [NB: Provisional Allowance]	2.00	No	30,000.00	60,000.00
				Total :	60,000.00
19.0 HYDRAULIC SERVICES					

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Ref	Description	Quantity	Unit	Rate	Amount
19.0 HYDRAULIC SERVICES					
	<u>Hydraulic Services</u>				
	<u>Allow for the following fittings including taps, traps, supply, waste, vent pipes and connections:</u>				
1	WC	7.00	No	2,400.00	16,800.00
2	Disabled WC	1.00	No	3,340.00	3,340.00
3	Shower	1.00	No	2,400.00	2,400.00
4	Wall basins	10.00	No	2,400.00	24,000.00
5	Stainless steel single round bowl kitchen sink	11.00	No	2,000.00	22,000.00
6	Stainless steel single rectangle kitchen sink	6.00	No	2,400.00	14,400.00
7	1300 long hand wash trough	5.00	No	5,000.00	25,000.00
8	Emergency Shower and Eyewash Station	1.00	No	4,499.28	4,499.28
9	Allowance for clay and plaster arrestor system [Provisional Allowance]	1.00	No	6,400.00	6,400.00
10	Thermostatic mixing valve	14.00	No	1,500.00	21,000.00
11	Floor wastes	5.00	No	250.00	1,250.00
12	Hose tap	2.00	No	250.00	500.00
13	Allowance for External Hot Water Unit [NB: Provisional]	1.00	No	20,000.00	20,000.00
				Total :	161,589.28

20.0 MECHANICAL SERVICES

Mechanical Services

1	Allowance for VRV ducted air conditioning system	m2			EXCL
2	Allowance for wall mounted split cycle air conditioning system to Ground Floor [NB: Included as advised by Architect]	2.00	No	3,500.00	7,000.00
3	Ditto to First Floor [Ditto]	6.00	No	4,200.00	25,200.00
4	Ditto to Second Floor [Ditto]	6.00	No	5,000.00	30,000.00
5	Allowance for builder's work in connection	1.00	Item	10,000.00	10,000.00

Mechanical Ventilation

6	Toilet exhaust systems	51.00	m2	150.00	7,650.00
7	Allowance for dust extraction system to TAS workshop [NB: Provisional]	1.00	Item	20,000.00	20,000.00

Total : 99,850.00

21.0 ELECTRICAL SERVICES

Lighting & Power

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Ref	Description	Quantity	Unit	Rate	Amount
21.0	ELECTRICAL SERVICES				(Continued)
1	Electrical services based on FECA including light fittings	1,216.00	m2	150.00	182,400.00
2	Ditto based on UCA	244.00	m2	50.00	12,200.00
3	Allowance for feature lighting to communal area [NB: Provisional Allowance] Miscellaneous	1.00	Item	15,000.00	15,000.00
4	Allow for data cabling	1,216.00	m2	40.00	48,640.00
5	Electric hand dryers		No		EXCL
6	Reticulation for cable TV		No		EXCL
7	Allowance for lights generally		Item		INCL
8	Allowance for PA system [NB: Provisional Allowance]	1.00	Item	13,000.00	13,000.00
9	Security system including expanded panel, keypad, motion sensors and connections complete [NB: Provisional Allowance]	1.00	Item	24,000.00	24,000.00
10	Allowance for PV panels		Item		EXCL
11	Ceiling fans		Item		EXCL
				Total :	295,240.00

22.0 FIRE PROTECTION SERVICES

[Main Building](#)

Dry Fire

1	Allowance for fire services based on GFA to comply with standards	1,459.00	m2	10.00	14,590.00
Wet Fire					
2	Allow for fire extinguisher	7.00	No	350.00	2,450.00
3	1820 x 1220 fire blanket to meet AS3504	7.00	No	200.00	1,400.00
4	Allow for new fire hose reel	3.00	No	2,400.00	7,200.00
5	Allow for new internal hydrant	3.00	No	1,500.00	4,500.00

Total : 30,140.00

23.0 LIFT SERVICES

[Vertical Transportation](#)

1	Allow for passenger lift servicing 3 No. levels including installation complete [NB: Provisional]	1.00	No	100,000.00	100,000.00
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Total : 100,000.00

24.0 EXTERNAL SERVICES

[Stormwater](#)

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Ref	Description	Quantity	Unit	Rate	Amount
24.0 EXTERNAL SERVICES					(Continued)
1	Supply and install 150 dia. uPVC stormwater pipe including excavation and backfill complete	72.00	m	150.00	10,800.00
2	225 dia. ditto	172.00	m	165.00	28,380.00
3	Allowance for supply and install of stormwater pits [NB: Provisional]	20.00	No	3,500.00	70,000.00
4	Supply and install grated drain [NB: Provisional]	13.00	m	600.00	7,800.00
5	Allowance to connect into stormwater system : [NB: Provisional Allowance]	1.00	Item	5,000.00	5,000.00
6	Allowance for stormwater detention tank : [NB: Provisional Allowance] Sewer	1.00	Item		EXCL
7	Allowance for sewer reticulation : [NB: Provisional Allowance]	1.00	Item	10,000.00	10,000.00
8	Allowance for sewer connection : [NB: Provisional Allowance]	1.00	Item	2,500.00	2,500.00
9	Allowance for 1500L concrete grease arrestor with 'Type B' Gati gas tight lids with all necessary risers complete : [NB: Provisional Allowance] Water	1.00	Item		EXCL
10	Allowance for water reticulation : [NB: Provisional Allowance]	1.00	Item	15,000.00	15,000.00
11	Allowance for water connection : [NB: Provisional Allowance]	1.00	Item	1,500.00	1,500.00
12	Allowance for fire hydrant reticulation : [NB: Provisional Allowance]	1.00	Item	15,000.00	15,000.00
13	Allowance for fire connection : [NB: Provisional Allowance]	1.00	Item	3,500.00	3,500.00
14	100 dia fire booster assembly system including double check valve assembly and water meter Electrical	1.00	Item		EXCL
15	Allowance for electrical reticulation : [NB: Provisional Allowance]	1.00	Item	25,000.00	25,000.00
16	Allowance for electrical connection : [NB: Provisional Allowance]	1.00	Item	10,000.00	10,000.00
17	Allowance for kiosk substation [NB: Refer to Identified Risk Items] Telecommunications		Item		EXCL
18	Allowance to connect into telecommunications system [NB: Provisional Allowance] Gas	1.00	Item	2,500.00	2,500.00
19	Allowance for gas points to laboratory benches [NB: Provisional Allowance; Assumed one to each desk and prep room]	24.00	No	1,500.00	36,000.00
20	Main gas meter	1.00	No	2,500.00	2,500.00
Total :					245,480.00

25.0 SITEWORKS & LANDSCAPING

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Ref	Description	Quantity	Unit	Rate	Amount
25.0 SITEWORKS & LANDSCAPING					
	<u>Siteworks</u>				
	<u>Rigid Pavement</u>				
1	Trim and compact subgrade	150.00	m2	5.00	750.00
2	Allow to supply and place 150 thick basecourse	150.00	m2	19.00	2,850.00
3	150 thick reinforced concrete pavement including reinforcement complete	150.00	m2	108.00	16,200.00
4	150 concrete kerb	60.00	m	65.00	3,900.00
5	Allowance to connect into existing road structure	10.00	m	50.00	500.00
	<u>Retaining Walls</u>				
6	Refer to Substructure Trade for Retaining Walls		Note		
	<u>Footpaths</u>				
7	Trim and compact subgrade	324.00	m2	5.00	1,620.00
8	150 thick reinforced concrete (32MPa) footpath including SL92 mesh reinforcement and edge formwork laid on 50 thick sand bedding complete	323.00	m2	132.00	42,636.00
	<u>Concrete Pavements</u>				
9	Trim and compact subgrade	238.00	m2	5.00	1,190.00
10	100 thick reinforced concrete footpath including mesh reinforcement	238.00	m2	99.00	23,562.00
11	Supply and install slip resistant external floor tiling to last	238.00	m2	120.00	28,560.00
12	Pram ramps [NB: Provisional]	2.00	No	1,500.00	3,000.00
13	Allow for tactile flooring indicators to footpaths [NB: Assumed]	8.00	m2	1,200.00	9,600.00
14	Allowance for stainless steel handrails to footpaths [NB: Provisional Allowance]	10.00	m	400.00	4,000.00
	<u>Miscellaneous</u>				
15	Allow for stainless steel bollard [NB: Provisional]	2.00	No	1,200.00	2,400.00
16	Allowance for linemarking to road	30.00	m	5.00	150.00
17	Directional arrows	4.00	No	150.00	600.00
	<u>Landscaping</u>				
18	Refer to Staging Trade for Landscaping Works		Note		
	<u>Fencing & Gates</u>				
19	Allowance to install sliding driveway entry gate including motor, track and access control		No		EXCL
20	1900 high aluminium palisade fence with powdercoat finish including concrete pad footings complete		m		EXCL
Total :					141,518.00

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Ref	Description	Quantity	Unit	Rate	Amount
26.0 STAGING WORKS					
	<u>Landscaping</u>				
1	Trim and cultivate subgrade	376.00	m2	5.00	1,880.00
2	Allow for 100 thick topsoil to turf areas [NB: Provisional Area]	21.00	m3	85.00	1,785.00
3	Ditto 300 thick topsoil to all mass planting areas [NB: Provisional Area]	52.00	m3	85.00	4,420.00
4	Allowance for turf	202.00	m2	18.00	3,636.00
5	75 thick pine bark mulch to mass planting [NB: Provisional Area]	13.00	m3	50.00	650.00
6	Allowance for timber edging to landscaped areas [NB: Assumed]	27.00	m	10.00	270.00
	<u>Plants</u>				
7	Allow for mass planting [NB: Assumed 4 plants per m2]	174.00	m2	60.00	10,440.00
8	Allow for irrigation		Item		EXCL
				<i>Total :</i>	<i>23,081.00</i>
27.0 DESIGN DEVELOPMENT ALLOWANCE					
				<i>Total :</i>	
28.0 PRELIMINARIES AND MARGIN					
1					
				<i>Total :</i>	
29.0 SUBTOTAL Excl GST					
1					
				<i>Total :</i>	
30.0 IDENTIFIED RISK ITEMS					
	<u>Identified Risk Items</u>				
1	Allowance for kiosk substation [NB: Provisional Allowance; No details provided]	1.00	Item	200,000.00	200,000.00
				<i>Total :</i>	<i>200,000.00</i>
31.0 CONSTRUCTION CONTINGENCY					
				<i>Total :</i>	

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Ref	Description	Quantity	Unit	Rate	Amount
32.0	FF&E & LOOSE FURNITURE				
1	FF&E & Loose Furniture		Item		EXCL
Total :					
33.0	AV/IT EQUIPMENT				
1	AV & IT Equipment		Item		EXCL
Total :					
34.0	CONSULTANT FEES (11%)				
Total :					
35.0	AUTHORITY FEES & CHARGES (2.5%)				
1					
Total :					
36.0	CONSULTANT COSTS - SUBTOTAL Excl GST				
1					
Total :					
37.0	PROJECT COST - TOTAL Excl GST				
1					
Total :					
38.0	OPTIONAL EXTRAS:-				
1					
Total :					
39.0	OPTION 1 - AMPITHEATRE				
	<u>Site Preparation</u>				
1	Allowance for site clearance	94.00	m2	5.00	470.00
2	Allowance for site stripping to reach required levels	94.00	m2	20.00	1,880.00
	<u>Substructure</u>				
	<u>Slab on Ground</u>				
3	150 thick reinforced concrete (32MPa) slab on ground including SL92 mesh reinforcement, edge formwork and slab finishes complete	94.00	m2	132.00	12,408.00

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Ref	Description	Quantity	Unit	Rate	Amount
39.0	OPTION 1 - AMPITHEATRE				(Continued)
4	150 thick x 500 deep reinforced concrete edge beams to last : [143 m] Metalwork	72.00	m2	300.00	21,600.00
5	Allowance for 1200 high stainless steel handrail fixed to concrete substrate	16.00	m	400.00	6,400.00
6	Allow for tactile flooring indicators to concrete substrate [NB: Assumed] Design Development Allowance	12.00	m2	1,200.00	14,400.00
7	Design Development Allowance Preliminaries and Margin	1.00	Item	3,000.00	3,000.00
8	Preliminaries and Margin	1.00	Item	9,842.00	9,842.00
9	OPTION 2 - Amphitheatre Subtotal Excl GST Construction Contingency				<u>70,000.00</u>
10	Construction Contingency Consultants Fees	1.00	Item	4,000.00	4,000.00
11	Consultants Fees Authority Fees and Charges	1.00	Item	9,000.00	9,000.00
12	Authority Fees and Charges	1.00	Item	3,000.00	3,000.00
13	OPTION 2 - Amphitheatre Total Excl GST				<u>86,000.00</u>
				Total :	86,000.00
40.0	OPTION 2 - BUS SHELTER				
	Bus Shelter/Covered Walkway				
1	Supply and install bus shelter roof structure including steel columns, footings, Colorbond Custom Orb roof, roof plumbing, downpipes, and connection to existing stormwater system complete [NB: Provisional]	168.00	m2	222.00	37,296.00
2	Eave lining to last Design Development Allowance		m2		EXCL
3	Design Development Allowance Preliminaries and Margin	1.00	Item	2,000.00	2,000.00
4	Preliminaries and Margin	1.00	Item	6,704.00	6,704.00
5	OPTION 3 - Bus Shelter Subtotal Excl GST Construction Contingency				<u>46,000.00</u>
6	Construction Contingency Consultants Fees	1.00	Item	2,300.00	2,300.00
7	Consultants Fees	1.00	Item	5,800.00	5,800.00

Proposed Science & Technology Building
 Medowie Christian School
 Waropara Road, Medowie
 Stage 1 Budget Estimate September 2018

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
40.0	OPTION 2 - BUS SHELTER				(Continued)
	<u>Authority Fees and Charges</u>				
8	Authority Fees and Charges	1.00	Item	1,900.00	1,900.00
9	OPTION 3 - Bus Shelter Total Excl GST				<u>56,000.00</u>
				Total :	56,000.00
41.0	OPTIONAL EXTRAS - GST EXCLUSIVE TOTAL				
				Total :	
42.0	BASEBUILD BUILDING COST PER m/2 [Items 1-29]				
1					
				Total :	