



Quantity Surveying Services for

Stanton Dahl Architects





Cost Plan No.1 - Rev 2

for

MidCoast Christian College - Forster

Client:	Stanton Dahl Architects 18-20 Oxford St, Epping NSW 2121 Australia
Date:	15-Dec-2021
Prepared by: Reviewed by:	George Zaferis Luke Foster

General Information



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description
-----------	-------------

1 General Information

	Cost Plan No.1 - Rev 2
1	MidCoast Christian College - Forster
	For
2	Stanton Dahl Architects
3	Prepared By:
4	George Zaferis
5	Reviewed By:
6	Luke Foster
	Introduction
7	This cost plan has been developed to determine the Broad order of Costs for the proposed MidCoast Christian College - Forster for Stanton Dahl Architects.
8	This cost plan is based on our professional opinion and the source material listed below.
	Document Issue Schedule
9	Cost Plan No.1 - issued 02-12-2021
10	Cost Plan No.1 Rev 1 - issued 09-12-2021
11	Cost Plan No.1 Rev 2 - issued 15-12-2021
	Consultants
12	<i>Project Manager</i>
13	TBA
14	<i>Architect</i>
15	Stanton Dahl Architects
16	<i>Consulting Engineers</i>
17	TBA
18	<i>Quantity Surveyor</i>
19	Blue Stone Management
	Basis of Estimate
20	<i>The following information provided by Stanton Dahl received - 25th November 2021 - 29th November 2021 via email:</i>
21	DA01 P02 Cover sheet
22	DA02 P02 Site Plan
23	DA03 P02 Ground Floor Plan part B
24	DA04 P02 Ground Floor Plan Part A
25	DA05 P02 First Floor Plan Part B

General Information



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description
-----------	-------------

1 General Information

(Continued)

26	DA06 P02 First Floor Plan Part A
27	DA07 P02 Roof Plan
28	DA08 P02 elevation 01
29	DA09 P02 elevation 02
30	DA10 P01 Sections

2 Assumptions & Exclusions

	Assumptions
1	Assumptions as noted in the cost plan item descriptions
2	We have assumed the drawings provided are accurate representations of project size and scale
3	We have assumed the substructure to be piled with a slab on ground
4	We have assumed student numbers per room as noted in Loose Furniture trade
5	We have assumed the ground slab to be allowed to internal areas only and where indicated on the sections
	Exclusions
6	Costs associated with additional connection to Sydney Water's watermain
7	Upgrade, modification and/or relocation of existing site services unless noted otherwise
8	Items noted "EXCL" in the Cost Plan
9	Unknown site conditions in excess of allowances made
10	Any works outside the extent of works shown on drawings
11	Out of hours works
12	Operation & maintenance Costs
13	Hazardous materials removal
14	Rock excavation
15	Land Acquisition Costs
16	Staging
17	Legal Fees
18	Escalation beyond December 2021
19	GST
	Option Cost
20	\$50k deduction to the project total for bitumen in lieu of a concrete carpark

Trade Summary



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	% of Cost	Total
1	Demolition & Site Preparation	1.40	203,650
2	Substructure	2.72	394,600
3	Columns	1.47	213,960
4	Upper Floors	2.72	395,389
5	Staircase	0.51	74,168
6	Roof	8.40	1,219,614
7	External Walls	7.98	1,158,448
8	Windows	0.44	63,200
9	External Doors	1.35	196,100
10	Internal Walls	1.81	262,070
11	Internal Screens	0.96	139,500
12	Internal Doors	0.45	66,000
13	Wall Finishes	1.19	172,180
14	Floor Finishes	1.14	165,400
15	Ceiling Finishes	2.33	337,563
16	Fitments and Metalwork	4.28	620,603
17	Hydraulic Services	1.84	266,459
18	Mechanical Services	3.27	474,756
19	Fire Services	0.40	57,349
20	Electrical Services	5.53	801,950
21	Special Services	1.01	146,370
22	Special Equipment	0.00	EXCL
23	Transportation Services	0.60	87,125
24	External Services	1.73	250,625
25	External Works	6.85	994,645
26	Subtotal (Trade Cost)		8,761,722
27	Preliminaries (11%)	6.64	963,789
28	Margin (6%)	4.02	583,531
29	Design Contingency (5%)	3.55	515,452
30	Subtotal (Construction Cost/Forecast PTE)		10,824,494
31	Loose Furniture	3.29	477,229
32	Audio Visual	0.86	124,538
33	Professional & Authority Fees (12%)	9.45	1,371,151
34	Contingency (5%)	4.41	639,871
35	Project Cost (excl. GST)		13,437,282

Trade Summary



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	% of Cost	Total
36	Separated Project Cost's	0.00	
37	COLA	4.63	672,234
38	BBQ	0.38	54,662
39	Bus Shed	1.41	204,750
40	Maintenance Shed	1.00	145,600

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
1 Demolition & Site Preparation					
	Demolition				
1	Allowance to remove existing soft landscaping	1	item	10,000.00	10,000
2	Allowance for top soil removal, removal and stockpile on site (quantity provided by Stanton Dahl)	7,800	m2	10.00	78,000
	Site Preparation				
3	Allowance to clear site generally (quantity provided by Stanton Dahl)	7,800	m2	5.00	39,000
	Groundwork				
4	Allowance for bulk excavation - balance cut and fill	1,533	m3	50.00	76,650
Demolition & Site Preparation					203,650
2 Substructure					
1	Allowance for pile establishment on site	1	item	15,000.00	15,000
2	Allowance for screw piles - assumed to building footprint with levels above	924	m2	150.00	138,600
3	Allowance for new substructure comprising slab on ground to internal areas of the building only as indicated in the provided sections. (Qty provided by Stanton Dahl)	924	m2	250.00	231,000
4	Allowance for lift pit - 150mm deep	1	item	10,000.00	10,000
Substructure					394,600
3 Columns					
1	<i>Allowance for columns to:</i>				
2	GFA	3,566	m2	60.00	213,960
Columns					213,960
4 Upper Floors					
1	Allowance for partial Ground Floor slab - assumed 150mm thick				EXCL
2	Allowance for Level 1 slab - assumed 150mm thick	1,236	m2	320.00	395,389
Upper Floors					395,389
5 Staircase					
1	Allowance for concrete stairs to Level 1 from Ground Floor including all finishes, nosings and tactiles				
2	Stair 1	3.41	m/rise	7,250.00	24,723
3	Stair 2	3.41	m/rise	7,250.00	24,723
4	Stair 3	3.41	m/rise	7,250.00	24,723
Staircase					74,168

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
-----------	-------------	----------	------	------	-------

6 Roof

(Continued)

6 Roof

1	Allowance for new metal deck roof comprising steel frame with insulation, sarking and colorbond roof sheeting including all roof plumbing, fascias	2,330	m2	500.00	1,165,140
2	E.O. for COLA steel framing	689	m2	50.00	34,474
3	Allowance for fall arrest system	1	item	20,000.00	20,000
4	Allowance for skylights				EXCL

Roof

1,219,614

7 External Walls

1	Allowance for the following new external walls:				
2	92 mm thick steel stud framing wall, with lining to one side, and prefinished fibre cement lining to other side, including thermal insulation	178	m2	495.00	87,877
3	92 mm thick steel stud framing wall, with lining to one side, and colorbond metal cladding to other side, including thermal insulation	1,191	m2	400.00	476,395
4	92 mm thick steel stud framing wall, with lining to one side, and timber looking aluminium cladding to other side, including thermal insulation	314	m2	675.00	211,915
5	Allowance for external glazed walls	226	m2	1,200.00	271,200
6	Allowance for aluminium battens	202	m2	550.00	111,062

External Walls

1,158,448

8 Windows

1	Allowance for glazed windows				
2	Glazed windows	79	m2	800.00	63,200

Windows

63,200

9 External Doors

1	Allowance for the following doors including hardware:				
2	Glazed double swing doors	3	no	4,500.00	13,500
3	Glazed single swing doors	28	no	2,500.00	70,000
4	Solid core single doors	23	no	2,200.00	50,600
5	Manual BBQ metal roller doors - 3420mm length	2	no	9,500.00	19,000
6	Manual door to canteen servery	1	no	6,000.00	6,000
7	Bus shed automatic door	1	no	15,000.00	15,000
8	Maintenance shed automatic door	1	no	10,000.00	10,000
9	Allowance for external glazed bifold wall to staff area (Qty provided by Stanton Dahl)	6	m2	2,000.00	12,000

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
9	External Doors				(Continued)
	External Doors				196,100
10	Internal Walls				
1	Allowance for the following new internal walls:				
2	Stud framed walls, insulated and lined both sides with plasterboard (assumed floor-to-ceiling)	669	m2	180.00	120,420
3	E.O. for acoustic treatment to music practice room	50	m2	220.00	11,000
4	Altro Whiterock wall to the canteen	70	m2	250.00	17,500
5	Glazing to offices and student rooms	106	m2	800.00	84,800
6	Lift shaft and riser walls (assumed core-filled blockwork)	63	m2	450.00	28,350
	Internal Walls				262,070
11	Internal Screens				
1	Acoustic Operable walls (assumed 2.8m high)	24	m2	1,750.00	42,000
2	Solid sliding doors - (pinboards and whiteboards measured separately)	78	m2	1,250.00	97,500
	Internal Screens				139,500
12	Internal Doors				
1	Allowance for the following doors including hardware:				
2	Glazed double doors	3	no.	4,500.00	13,500
3	Glazed single doors	21	no.	2,500.00	52,500
	Internal Doors				66,000
13	Wall Finishes				
	<u>Walls</u>				
1	Paint to walls	2,529	m2	20.00	50,580
2	Extra over for tiles to amenities	534	m2	150.00	80,100
3	Allowance for 1 x pinboard to each learning space	12	no.	2,500.00	30,000
	<u>Doors</u>				
4	Paint new solid doors - single	23	no.	500.00	11,500
5	Paint to solid core sliding door				INCL
	Wall Finishes				172,180
14	Floor Finishes				
1	Allowance for vinyl where indicated	192	m2	85.00	16,320

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
-----------	-------------	----------	------	------	-------

14 Floor Finishes

(Continued)

2	Allowance for carpet	1,544	m2	65.00	100,360
3	Allowance for entry floor mats	1	item	10,000.00	10,000
4	Allowance for tiling to amenities	130	m2	160.00	20,800
5	Allowance for brushed concrete finish to level 1 slab	256	m2	70.00	17,920

Floor Finishes

165,400

15 Ceiling Finishes

1	Allowance for set plasterboard (including paint finish)	1,865	m2	100.00	186,500
2	E.O. for moisture resistance to amenities	130	m2	15.00	1,947
3	E.O. music practice rooms	13	m2	200.00	2,676
4	Allowance for metal cladding to external soffits	1,012	m2	120.00	121,440
5	Allowance for access hatches, bulkheads, etc.	1	item	25,000.00	25,000

Ceiling Finishes

337,563

16 Fitments and Metalwork

	Fitments				
1	Accessories to amenities (hooks, etc.)	23	no.	1,500.00	34,500
	Joinery				
2	Measured where indicated on floor plans		note		
	<u>Foyer</u>				
3	No joinery allowed				EXCL
	<u>Interview 1 & 2</u>				
4	No joinery allowed				EXCL
	<u>Reception</u>				
5	Reception desk	1	item	15,000.00	15,000
	<u>Sick Bay</u>				
6	General joinery	1	item	5,000.00	5,000
	<u>Student</u>				
7	No joinery allowed				EXCL
	<u>Office 1</u>				
8	No joinery allowed				EXCL
	<u>Office 2</u>				

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
16	Fitments and Metalwork				(Continued)
9	No joinery allowed				EXCL
	<u>Head of Campus</u>				
10	No joinery allowed				EXCL
	<u>Canteen</u>				
11	Stainless steel bench with storage below and above	15	m	2,800.00	43,120
12	Stainless steel bench island with below storage	1	item	12,000.00	12,000
13	Cooking and refrigeration	1	item	70,000.00	70,000
	<u>Kitchen</u>				
14	Kitchenette	4	m	2,500.00	9,000
15	Kitchen Island	2	m	2,800.00	6,720
	<u>Staff Room</u>				
16	Storage cupboards	4	m	1,750.00	6,650
	<u>Food Tech</u>				
17	Demonstration bench	1	item	7,500.00	7,500
18	Student benches	6	no	5,000.00	7,500
	<u>Year K-4</u>				
19	Storage cupboards	28	m	1,750.00	49,700
20	PAA bench	4	no	3,000.00	12,000
	<u>Withdrawal</u>				
21	No joinery allowed				EXCL
	<u>IT</u>				
22	Fixed Desk	4	m	1,000.00	3,600
23	General joinery	1	item	5,000.00	5,000
	<u>Information Centre</u>				
24	Cushioned window seating	9	m	1,800.00	16,200
25	Booth Seating	2	no	12,000.00	24,000
26	Storage cupboards	4	m	1,750.00	7,700
27	Circulation Desk	1	item	10,000.00	10,000
28	Fixed Desk (work room)	6	m	1,000.00	6,000
	<u>Seminar Room</u>				

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
-----------	-------------	----------	------	------	-------

16 Fitments and Metalwork

(Continued)

29	No joinery allowed				EXCL
	<u>Music Practice 1 & 2</u>				
30	No joinery allowed				EXCL
	<u>Education Support</u>				
31	No joinery allowed				EXCL
	<u>Music</u>				
32	No joinery allowed				EXCL
	<u>Year 5-8</u>				
33	Storage cupboards	28	m	1,750.00	49,700
34	PAA bench	4	no	3,000.00	12,000
	<u>Science and Art</u>				
35	Demonstration bench	1	item	10,000.00	10,000
36	Student benches	6	no	5,000.00	30,000
	<u>Store</u>				
37	Storage cupboards	15	m	1,750.00	26,250
38	Allowance for science prep storage	1	item	5,000.00	5,000
	Metalwork				
39	Balustrade to voids, stairs and balconies (assumed steel)	158	m	750.00	118,463
	Whiteboards				
40	Allowance for white boards to each learning space - 1800mm x 900mm	12	no.	1,500.00	18,000

Fitments and Metalwork

620,603

17 Hydraulic Services

1	Allowance for hydraulic services including fixtures and reticulation:		note		
2	WC	21	no.	1,750.00	36,750
3	Hand basin	21	no.	1,800.00	37,800
4	Sinks to staff rooms, learning spaces and canteens	21	no.	1,800.00	37,800
5	Zip unit	1	no.	4,000.00	4,000
6	Drinking troughs	7	no.	3,000.00	21,000
7	Fire hose reel	2	no.	1,500.00	3,000
8	Allowance for gas fixtures to science room	6	no	2,500.00	15,000

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
17 Hydraulic Services (Continued)					
9	Allowance for hydraulic connections to above fixtures	1	item	87,600.00	87,600
10	Allowance for gas connection to science and canteen	1	item	20,000.00	20,000
11	BWIC (2.5%)	1	item	3,508.75	3,509
Hydraulic Services					266,459
18 Mechanical Services					
1	Allowance for cassette systems to learning spaces, specialist spaces, canteen and staff room	14	no.	20,000.00	280,000
2	Allowance for cassette systems to withdrawal rooms, IT and well being rooms.	8	no.	15,000.00	120,000
3	Allowance for fully ducted A/C to admin only	166	m2	350.00	58,177
4	Exhaust to food tech	1	no.	5,000.00	5,000
5	BWIC (2.5%)	1	item	11,579.43	11,579
Mechanical Services					474,756
19 Fire Services					
1	Allowance for dry fire services including smoke detection	1,865	m2	30.00	55,950
2	BWIC (2.5%)	1	item	1,398.75	1,399
Fire Services					57,349
20 Electrical Services					
1	Allowance for solar panels				EXCL
2	Allowance for new electrical services (including power, lighting, communications and access control) to internal areas	1,865	m2	310.00	578,150
3	Allowance for new electrical services (including power, lighting, communications and access control) to external covered areas	1,702	m2	120.00	204,240
4	BWIC (2.5%)	1	item	19,559.75	19,560
Electrical Services					801,950
21 Special Services					
1	Allowance for public address system	1	item	30,000.00	30,000
2	Allowance for signage (way finding and statutory)	1	item	20,000.00	20,000
3	Allowance for school name sign	1	item	10,000.00	10,000
4	Allowance for swipe cards and CCTV	1	item	82,800.00	82,800
5	BWIC (2.5%)	1	item	3,570.00	3,570
Special Services					146,370

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
-----------	-------------	----------	------	------	-------

22 Transportation Services

(Continued)

1	Supply and installation of new internal lift serving two levels	1	item	85,000.00	85,000
2	BWIC (2.5%)	1	item	2,125.00	2,125

Transportation Services

87,125

23 External Services

1	Allowance for submain connection	55	m	1,000.00	55,000
2	Allowance for new substation / kiosk	1	item		EXCL
3	Allowance for connection to NBN	1	item	15,000.00	15,000
4	Allowance for cold water supply	1	item	20,000.00	20,000
5	Allowance for connection to sewerage	1	item	25,000.00	25,000
6	Allowance for connection to stormwater	1	item	20,000.00	20,000
7	Allowance for connection to gas	1	item	30,000.00	30,000
8	Allowance for new fire hydrant pump	1	item	30,000.00	30,000
9	On-site detention tank	1	item		EXCL
10	Allowance for rainwater tanks	1	item	30,000.00	30,000
11	Basin on ground near pond	1	item	20,000.00	20,000
12	BWIC	1	item	5,625.00	5,625

External Services

250,625

24 External Works

1	Allowance for concrete pavement to ground floor undercroft and COLA	2,084	m2	150.00	312,600
2	E.O. for line marking to COLA	690	m2	15.00	10,350
3	Allowance for concrete carpark	866	m2	180.00	155,828
4	Allowance for footpath - including kerbs	589	m2	150.00	88,335
5	Allowance for playground area - excluding play equipment	164	m2	220.00	36,122
6	Allowance for remainder of site to be turf - Grass seed allowed (based off 7,800m2 site area, quantity provided by Stanton Dahl)	3,118	m2	10.00	31,180
7	Garden beds to stairs	3	no	5,000.00	15,000
8	Allowance for new trees and bushes - Qty not documented	1	PSum	20,000.00	20,000
9	Allowance for stormwater drainage	1	PSum	150,000.00	150,000
10	Modifications to existing road				EXCL
	<u>External Fixtures</u>				
11	Allowance for external furniture (benches, etc.)	1	PSum	10,000.00	10,000

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
-----------	-------------	----------	------	------	-------

24 External Works

(Continued)

12	Allowance for planterboxes	1	item	10,000.00	10,000
13	Automatic double gates to carpark	2	no	15,000.00	30,000
14	Entry double gates	3	no	5,000.00	15,000
15	Bus Shelter	3	no	7,500.00	22,500
16	Kiss and drop				INCL
17	Bicycle parking	1	item	5,000.00	5,000
18	New fence along the Southern Parkway	105	m	500.00	52,730
19	Play equipment	1	item	30,000.00	30,000
20	Boom Gates				EXCL

External Works

994,645

25 Loose Furniture

1	Allowance for the following loose furniture to:				
2	28 students allowed within each classroom	252	students	600.00	151,200
3	Withdrawal rooms	5	no	2,700.00	13,500
4	24 students allowed within each specialist spaces	72	students	500.00	36,000
5	Staff Room	1	no	15,000.00	15,000
6	Offices - Workstations measures separately	3	no	2,500.00	7,500
7	Interview room	2	no	5,000.00	10,000
8	General allowance for miscellaneous throughout	1	item	46,619	46,619
	<u>Student</u>				
9	Fixed desk	4	m	1,000.00	3,660
	<u>Office 1</u>				
10	Workstation	4	no	2,000.00	8,000
11	General FF&E	1	item	1,750.00	1,750
	<u>Office 2</u>				
12	Workstation	1	no	2,000.00	2,000
13	General FF&E	1	item	2,500.00	2,500
	<u>Head of Campus</u>				
14	Workstation	1	no	2,000.00	2,000

Trade Detail



Client: Stanton Dahl Architects

Details: Cost Plan No.1 - Rev 2

Project: MidCoast Christian College - Forster

Auto Code	Description	Quantity	Unit	Rate	Total
-----------	-------------	----------	------	------	-------

25 Loose Furniture

(Continued)

15	General FF&E	1	item	2,500.00	2,500
	<u>Music</u>				
16	General FF&E	1	item	17,500.00	17,500
	<u>Well Being</u>				
17	General FF&E	1	item	18,500.00	18,500
	<u>Smartboards</u>				
18	Allowance for smartboards to classrooms	12	no	7,500.00	90,000
	<u>Appliances</u>				
19	Fitments to staff room including microwave, fridge, coffee machine, etc	1	no.	10,000.00	10,000
	<u>Mobile Benches</u>				
20	Mobile stove benches	6	no	2,000.00	12,000
	<u>Bag Storage</u>				
21	Bag storage allowance	9	no	3,000.00	27,000

Loose Furniture

477,229

26 Audio Visual

1	Allowance for AV equipment:				
2	Classrooms	9	no.	8,000.00	72,000
3	Specialist Areas	3	no.	8,000.00	24,000
4	Staff Room	1	no.	8,000.00	8,000
5	Offices / Interview rooms	5	no.	2,500.00	12,500
6	Foyer / Information Centre	2	no.	2,500.00	5,000
7	BWIC (2.5%)	1	item	3,037.50	3,038

Audio Visual

124,538



BLUE STONE
MANAGEMENT

www.bluestonemanagement.com

Dallas | Fort Lauderdale | Honolulu | Macau | Mexico City | New York | Phnom Penh | Shanghai | Singapore

Sydney | Los Angeles | Hong Kong