

ESTIMATE OF CONSTRUCTION COST (SECTION 94A REPORT)

REVISION 01

PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW

FOR

FAMILY PLANNING NSW

Job No. 20035 Aug-20

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AUSTRALIAN INSTITUTE OF QUANTITY SURVEYORS



PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW ESTIMATE OF CONSTRUCTION COST (SECTION 94A REPORT)

REVISION 01

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QUALITY SYSTEM STATUS

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PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 Holker Street, Newington NSW for

Family Planning NSW

PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW

ESTIMATE OF CONSTRUCTION COST

(SECTION 94A REPORT) REVISION 01

A. PREAMBLE

PROJECT DESCRIPTION

The works involve the strip out of the existing building works and the internal alterations and additions to facilitate a change of use to office premises, medical centre and education establishment

PROJECT DETAILS

Address: Ground & Level 1; 8 Holker Street, Newington NSW Applicant: Family Planning NSW

COST PLAN OWNERSHIP

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ASSUMPTIONS & CLARIFICATIONS

Your attention is drawn to the following Assumptions and Clarifications made during the preparation of this Cost Plan

Refer also to the body of the report for all other assumptions or clarifications made during the compiling of this Cost Plan

General Exclusions:

The following items have been excluded from this Cost Plan;

- * Financing Costs
- * Rise & Fall beyond the date of this Cost Plan
- * Legal costs
- * Any exclusions/disclaimers and the like made within the body of this Cost Plan
- * Computer Hardware and Software
- * Computer monitoring system to other electrical equipment other than emergency & EXIT lighting
- * Furniture, fixtures and equipment other than what has been allowed for within this Cost Plan

Specific Exclusions

The following items have been specifically excluded from this Cost Plan;

* Lessor's Works

VERSION

This is the FIRST version of this Cost Plan.



PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 Holker Street, Newington NSW for Family Planning NSW



Registered* Qua [Development cost in exces * A member of the Australian	s of \$	\$3,000,000.00]	-		ed COST REPORT		CITY OF PARRAMATTA		
DEVELOPMENT APPLICATI	ION	С	×		REFERENCE:				
or CONSTRUCTION CERTIFIC	ATE	_			DATE:		03/08/2020		
APPLICANT'S NAME APPLICANT'S ADDRESS		Family Planning NSW 328-336 Liverpool Road, Ashfield NSW			DEVELOPMENT NAME DEVELOPMENT ADDRESS		8 Holker Street, Newington 8 Holker Street, Newington		
OCCUPIER'S NAME		Vacant					-		
DESCRIPTION OF WORKS		The works invol premises, medie				ns and	additions to facilitate a change of use to office		
TOTAL DEVELOPMENT	•		\$	5,650,160		m²			
COST TOTAL CONSTRUCTION COST	\$ \$		\$	5,297,038	GROSS FLOOR AREA (Retail) GROSS FLOOR AREA (Ground & Level 1) - AFFECTED	m²	2,287		
TOTAL GST	\$:	\$	513,651	Total GST Cost				
TOTAL SITE AREA (AFFECTED)	m²				GROSS FLOOR AREA) (Retail)	m²			
TOTAL GROSS FLOOR AREA "AFFECTED"	m²			-	GROSS FLOOR AREA (Parking)	m²	N/A		
					NUMBER OF PARKING SPACES		N/A		
PROFESSIONAL FEES	%			6.7%	of construction cost				
	%			6.2%	of development cost				
DEMOLITION & SITE PREPARATION	\$ \$		\$ \$	291,197 127.33	total construction cost [affected areas /m² of GFA [ditto]	ONL	Y]		
EXCAVATION	\$ \$			N/A N/A	total construction cost [affected areas /m² of GFA [ditto]	ONL	Y]		
CONSTRUCTION Commerc	ia\$ \$	-	\$ \$	23,683 10.36	total construction cost [affected areas /m² of commercial area [NLA]	ONL	Y]		
CONSTRUCTION Residentia	al\$ \$			N/A	total construction cost [affected areas /m² of commercial area [ditto]	ONL	Y]		
CONSTRUCTION Retail	\$ \$			N/A N/A	total construction cost [affected areas /m² of commercial area [ditto]	ONL	Y]		
FITOUT Commercial	\$ \$		\$ \$	4,982,158 2,178.47	total construction cost [affected areas /m² of commercial area [ditto]	ONL	Y]		
FITOUT Residential	\$ \$			N/A	total construction cost [affected areas /m² of commercial area [ditto]	ONL	Y]		
FITOUT Retail	\$ \$			N/A N/A	total construction cost [affected areas /m² of commercial area [ditto]	ONL	Y]		
LANDSCAPE	\$ \$			N/A N/A		ONL	Y]		
 Prepared and attach an Quantity Surveyors. Referred to Section 25. Included GST in the car Measured Gross Floor 	e subje elen J and/ clulation Areas	or Section 255 on of developm	ation for c generally of the Env ent cost with the N	levelopment cc / prepared in a /ironmental Pla /lethod of Meas	onsent or construction certificate ccordance with the Australian Cost Man anning & Assessment Regulation, 2000 surement of Building Areas in the AIQS	Cost	nent Manuals from the Australian Institute of Management Manual Volume 1, Appendix A2		
 acknowledge that Count 	ncil ma	ay review the inf	ormation	provided and i	may seek further information or make its	sown	tee determination		
Prepared by (name o	f orga	anisation): <u>(</u>	QS1 Pty L	td		_			
		Signed:	M	DUM	lins	_			
		Name: Name:	/lichael M	ullins		_			
Position and	Qua	lifications:	Director B.	App.Sc (Hons) C	S FAIQS Reg. 2742	_	Q S 1		
		Date: 0	3/08/202	0		_			

PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY

8 HOLKER STREET, NEWINGTON NSW

ESTIMATE OF CONSTRUCTION COST

(SECTION 94A REPORT)

REVISION 01

D. AREA SCHEDULE

(Note: Areas taken from CostX Electronic take off)

The following schedule is a list of "FUNCTIONAL AREAS" as per the

current design

UCA (% of GFA)

NLA (% of GFA)

No. of Levels



Level	Functional Area	Area	a	Delta	Area Allo	cation
OFF	ICE LEVELS (Ground & Level 1)	Cost Plan No.1.0			GFA	NLA
		[a]	[b]	[c]=[a]-[b]		
1.0 Ground	Level	1,124	-	1,124	1,124	1,069
	1.1 - Baby Change	9		9	9	9
	1.2 - Circulation	147		147	147	147
	1.3 - Clinic/Day Surgery	430		430	430	430
	1.4 - Clinical Trial	8		8	8	8
	1.5 - Communications	10		10	10	10
	1.6 - Consult Rooms	88		88	88	88
	1.7 - Equipment Store	14		14	14	14
	1.8 - Flexible Training	152		152	152	152
	1.9 - Informal Presentation	17		17	17	17
	1.10 - Interview Rooms	23		23	23	23
	1.11 - Kitchen/Refresh	121		121	121	121
	1.12 - Multi-Purpose	50		50	50	50
	1.13 - Toilets	55		55	55	-
2.0 Level 1		1,163	-	1,163	1,163	1,127
	2.1 - CEO/EA	21		21	21	21
	2.2 - Circulation	225		225	225	225
	2.3 - Kitchen	71		71	71	71
	2.4 - Meeting Rooms	88		88	88	88
	2.5 - Quiet Rooms	42		42	42	42
	2.6 - Store Rooms	16		16	16	16
	2.7 - Toilets	36		36	36	-
	2.8 - Utilities	22		22	22	22
	2.9 - Wating Area	59		59	59	59
	2.10 - Wellness	20			20	20
				20		
	2.11 - Workstation Area	563		563	563	563
TOTAL ARE	AS	2,287	-	2,287	2,287	2,196
		N	lovement	- m2	100.00%	96.02%
		%	Movement	0.00%		
<u>Analysis</u>						
GFA	2,287 m2	PERCENTAGE A		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
FECA	2,287 m2	1.0 Ground Level		1,069	48.7%	
UCA	- m2	2.0 Level 1		1,127	51.3%	
NLA	2,196 m2					
Affected NLA	2,196 m2					
No. of Lifts	1 No.					
Ave NLA/Lift	2,196.00 m2/lift			2,196	100.0%	
FECA (% of GF	A) 100.00%					

Definitions

0.00%

96.02%

2

GFA - Gross Floor Area (addition of FECA + UCA)

NLA - Nett Lettable Area (measuring internal areas from inside face or centre of division walls)

PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY

8 HOLKER STREET, NEWINGTON NSW ESTIMATE OF CONSTRUCTION COST

(SECTION 94A REPORT) REVISION 01

REVISIONUT

D. AREA SCHEDULE

(Note: Areas taken from CostX Electronic take off)

The following schedule is a list of "FUNCTIONAL AREAS" as per the

current design



Level	Functional Area	Area		Delta	Area Allocation		
0	FFICE LEVELS (Ground & Level 1)	Cost Plan No.1.0			GFA	NLA	
		[a]	[b]	[c]=[a]-[b]			



PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 Holker Street, Newington NSW for

Family Planning NSW





PROPOSED REPRODUCTION & SEXUAL HEALTH FACILITY 8 Holker Street, Newington NSW COST PLAN DETAIL



Elemental Summary

	Project: 20035 - 8 Holker Street, NewingtonBuilding: New Corporate Fitout - Family Planning NSW						 1.0 - Estimate of Cost - S94A PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020 			
е	Description	% BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total	
	PROPOSED FACILITY FITOUT FOR FAMILY PLANNING NSW									
	GROUND & LEVEL 1 INCLUSIVE 8 HOLKER STREET, NEWINGTON NSW									
	COST PLAN NO.1 - ESTIMATE OF CONSTRUCTION COSTS FOR S94A									
	JULY 2020									
	=======================================									
	ESTIMATE OF CONSTRUCTION COSTS FOR FITOUT									
	Revision 01									
	= >>>> PREAMBLE <<<<<									
	Generally	0.00	0.00				0			
	Area Analysis	0.00	0.00				0			
	>>>FITOUT WORKS<<<			>>NLA<<						
	Enabling Works	4.23	104.37	2,287	m2	104	.37 238,700		238,70	
	Ground Floor + Level 1	<u>67.31</u>	<u>1,662.87</u>	<u>2,287</u>	<u>m2</u>	<u>1,662</u>	.87 3,802,978	-	3,802,9	
	Subtotal - FITOUT WORKS [1]			2,287	m2	1,662	.87 3,802,978	4	4,041,6	
	>>>INTERNAL STAIR<<<									
	Lift Works (Shaft included in Fitout Works)	1.48	36.51	2,287	m2	36	.51 83,500		83,5	
	Internal Stair Works (Handrails & Balustrades)	<u>0.62</u>	<u>15.30</u>	<u>2,287</u>	<u>m2</u>	<u>15</u>	.30 35,000		<u>35,0</u>	
	Subtotal - INTERNAL STAIR [2]			2,287	m2	15	.30 35,000		35,0	
	>>>FF&E/IT/AV<<<									
	FF&E - Loose Furniture	0.00	0.00	2,287	m2	0	.00 0	0.00 EXCL	•	
	FF&E - Workstations	0.00	0.00	2,287	m2	0	.00 0	0.00 EXCL	•	
	IT	<u>0.00</u>	<u>0.00</u>	<u>2,287</u>	<u>m2</u>	<u>0</u>	<u>.00</u>	0.0000 EXCL	<u>-</u>	
	Subtotal - FF&E/IT/AV [3]			2,287	m2	0	.00 0			
	Preliminaries & Margin									
	- Preliminaries [based on 6%]	4.42	109.14	2,287	m2	109	.14 249,611		249,6	
	- Margin & Overhead [based	<u>3.13</u>	<u>77.13</u>	<u>2,287</u>	m2	80	.21 183,447		<u>176,3</u>	



Elemental Summary

	Project: 20035 - 8 Holker Building: New Corporate F	•	Details: 1.0 - Estimate of Cost - S94A PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020						
Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Subtotal - PRELIMINARIES & MARGIN [4]			2,287	m2	186.27	426,002		426,002
	Subtotal - NETT CONSTRUCTION COSTS [1+2+3+4] = 5			2,287	m2	2,005.33	4,586,180		4,586,180
	<u>Contingencies</u>								
	- Contract Contingency (say 5%);	<u>4.06</u>	<u>100.27</u>	<u>2,287</u>	<u>m2</u>	<u>100.27</u>	<u>229,309</u>		<u>229,309</u>
	Subtotal - CONTINGENCIES [6]			2,287	m2	100.27	229,309		229,309
	Subtotal - GROSS CONSTRUCTION COSTS [5]+[6]			2,287	m2	2,105.59	4,815,489		4,815,489
	>>>> SOFT COSTS <<<<<								
	Consultants Fees	5.69	<u>140.37</u>	<u>2,287</u>	<u>m2</u>	<u>140.37</u>	<u>321,020</u>		<u>321,020</u>
	Subtotal - SOFT COSTS [7]			2,287	m2	140.37	321,020		321,020
	TOTAL CONSTRUCTION + FEES [5+6+7]			2,287	m2	2,245.96	5,136,509		5,136,509
	GST	<u>9.10</u>	<u>224.60</u>	<u>2,287</u>	<u>m2</u>	<u>224.60</u>	<u>513,651</u>		<u>513,651</u>
	TOTAL PROJECT COSTS			2,287	m2	2,470.56	5,650,160		5,650,160
	GFA: 2,287.00 m2	100.00	2,470.56						5,650,160



	Project: 20035 - 8 Holker Street, NewingtonBuilding: New Corporate Fitout - Family Planning NSW					s: 1.0 - Estimate of Cost - S94A PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020			
Code		Description	Quantity	Unit	Rate	Subtotal	Factor	Total	
A	Generally								
1.A	PROJECT	DESCRIPTION							
1.B	works and the facilitate a c	nvolve the strip out of the existing building he internal alterations and additions to hange of use to office premises, medical education establishment							
1.C	PROJECT	DETAILS							
I.D	Address: Gr NSW	round & Level 1; 8 Holker Street, Newington		Note					
I.E	Applicant: F	amily Planning NSW							
1.F	COST PLA	N OWNERSHIP							
1.G	LTD and it s in part, nor s project or pa is specifical	ht of this Cost Plan is vested in QS1 PTY shall not be copied or reproduced in whole or shall it be used in whole or in part for any art of any project other than that for which it ly produced, without the express permission LTD, given in writing.		Note					
.H	ASSUMPTI	ONS & CLARIFICATIONS							
1.1		on is drawn to the following Assumptions ations made during the preparation of this		Note					
l.J		o the body of the report for all other s or clarifications made during the compiling Plan		Note					
.K	General Ex	clusions:							
.L	The followin Plan;	g items have been excluded from this Cost							
.М	* Financir	ng Costs		Note					
.N	* Rise & F	Fall beyond the date of this Cost Plan		Note					
.0	* Legal co	osts		Note					
.Р		lusions/disclaimers and the like made within this Cost Plan		Note					
.Q	* Compute	r Hardware and Software		Note					
.R		r monitoring system to other electrical ther than emergency & EXIT lighting		Note					
.S		, fixtures and equipment other than what has d for within this Cost Plan		Note					
.Т	Specific Exe	clusions							
.U	The followin from this Co	g items have been specifically excluded st Plan;							
.V	* Lessor's V	Vorks							
.W	VERSION								
.Х	This is the F	IRST version of this Cost Plan.		Note					

0



	Project: 20035 - 8 Holker Street, NewingtonBuilding: New Corporate Fitout - Family Planning	Details:	Is: 1.0 - Estimate of Cost - S94A PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020				
Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Α	Generally						(Continued)
	Generally				0		0
в	Area Analysis						
2.A	Area Analysis						
2.B	The following is an area analysis of each Levels functional area breakdown. This is an important tool for future value engineering exercises		Note				
2.C	Ground Floor						
2.D	G - Baby Change	9	m2				
2.E	G - Circulation	147	m2				
2.F	G - Clinic/Day Surgery	430	m2				
2.G	G - Clinical Trial	8	m2				
2.H	G - Comms	10	m2				
2.1	G - Consult Rooms	88	m2				
2.J	G - Equipment Store	14	m2				
2.K	G - Flexible Training	152	m2				
2.L	G - Informal Presentation	17	m2				
2.M	G - Interview Rooms	23	m2				
2.N	G - Kitchen/Refresh	121	m2				
2.0	G - Multipurpose	50	m2				
2.P	G - Toilets	<u>55</u>	m2				
2.Q	Sub Total - Ground Floor	1, 124	m2				
2.R	Level 1						
2.S	L1 - CEO/EA	21	m2				
2.T	L1 - Circulation	225	m2				
2.U	L1 - Kitchen	71	m2				
2.V	L1 - Meeting Rooms	88	m2				
2.W	L1 - Quiet Rooms	42	m2				
2.X	L1 - Store Rooms	16	m2				
2.Y	L1 - Toilets	36	m2				
2.Z	L1 - Utilities	22	m2				
2.AA	L1 - Waiting	59	m2				
2.AB	L1 - Wellness	20	m2				
2.AC	L1 - Workstation Area	<u>562</u>	m2				
2.AD	Sub Total - Level 1	1, 163	m2				
2.AE	TOTAL GROSS FLOOR AREA	2,286	m2				
I						To Collection	0



	Project: 20035 - 8 Holker Street, NewingtonBuilding: New Corporate Fitout - Family Plann	ing NSW		F F S	ils: 1.0 - Estimate of Cost - S94A PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020			
Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total	
в	Area Analysis						(Continued)	
3.A	TOTAL NET LETTABLE AREA	2,195						
3.B	(Core & Balconies excluded from NLA calculation)		Note					
3.C	Efficiency Factor	95.99	%					
3.D	Circulation Space as a percentage of NLA	16.92	%					
	Area Analysis				0		0	
С	Enabling Works							
3.E	ENABLING WORKS							
3.F	Demolition Works							
3.G	Allow to strip out of existing walls, floors, ceilings and part services as shown	2,287	m2	100.0	0 228,700		228,700	
3.H	Make Good & Minor Works							
3.1	Allow for new suspended slabs/ramps as shown including make good works in preparation for fitout	1	Item	10,000.0	0 10,000		10,000	
	Enabling Works				238,700		238,700	
D	Ground Floor + Level 1							
3.J	<u>GROUND FLOOR</u>							
3.K	Area Analysis							
3.L	G - Baby Change	9	m2					
3.M	G - Circulation	147	m2					
3.N	G - Clinic/Day Surgery	430	m2					
3.0	G - Clinical Trial	8	m2					
3.P	G - Comms	10	m2					
3.Q	G - Consult Rooms	88	m2					
3.R	G - Equipment Store	14	m2					
3.S	G - Flexible Training	152	m2					
3.T	G - Informal Presentation	<u>17</u>	m2					
3.U	G - Interview Rooms	23	m2					
3.V	G - Kitchen/Refresh	121	m2					
3.W	G - Multipurpose	50	m2					
3.X	G - Toilets	55	m2					
3.Y	L1 - CEO/EA	21	m2					
3.Z	L1 - Circulation	225	m2					
3.AA	L1 - Kitchen	71	m2					
3.AB	L1 - Meeting Rooms	88	m2					
3.AC	L1 - Quiet Rooms	42	m2					
3.AD	L1 - Store Rooms	16	m2					
					Т	o Collection	238,700	



Project: 20035 - 8 Holker Street, Newington

Trade Detail

Details: 1.0 - Estimate of Cost - S94A

	Building: New Corporate Fitout - Family Planning		PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020				
Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
D	Ground Floor + Level 1						(Continue
4.A	L1 - Toilets	36	m2				
4.B	L1 - Utilities	22	m2				
4.C	L1 - Waiting	59	m2				
4.D	L1 - Wellness	20	m2				
4.E	L1 - Workstation Area	<u>562</u>	m2				
4.F	FECA	2,287	<i>m2</i>				
4.G	UCA	0	m2				
4.H	GFA	2,287	m2				
4.1	Space Purpose						
4.J	The space(s) for part of new reproductive and sexual health clinic with a new Clinic/Day Procedure and training rooms to Ground Floor and Administration to Level 1		Note				
4.K	Assumptions						
4.L	No Allowance for loose furniture		Note				
4.M	Work Measured Elsewhere						
4.N	Works associated with the following elements have been included elsewhere		Note				
4.0	- Demolition/Strip Out						
4.P	- Minor Make Good/Preparation Works						
4.Q	- Existing Stair Amendments						
4.R	- New Lift						
4.S	Elemental Analysis						
4.T	STRUCTURE						
4.U	Detail Excavation (assume face of excavation is self supporting)	2,287	m2	1	47 3,362	2	3,36
4.V	Foundations (Lift Pit; not shown but assumed at 400mm deep slab/200 mm thick walls)	2,287	m2	2	29 5,238	3	5,23
4.W	Ground Slab (not applicable)	2,287	m2	0	00 0	0.00	N/A
4.X	Columns (not applicable)	2,287	m2	0	00 0	0.00	N/A
4.Y	Suspended Slabs (not applicable)	2,287	m2	0	00 0	0.00	N/A
4.Z	Stairs (refer elsewhere)	2,287	m2	0	00 0	0.00	INCL.
4.AA	Roof Structure (roof over garage)	2,287	m2	0	00 0	0.00	N/A
4.AB	Façade/External Walls/External Doors	2,287	m2	0	00 0	0.00	N/A
4.AC	Internal Walls & Screens (includes Operable Wall)	2,287	m2	223	22 510,580)	510,58
4.AD	Internal Doors	2,287	m2	96	94 221,735	5	221,73
4.AE	FINISHES - GENERALLY						
4.AF	Wall Finishes (includes Graphics)	2,287	m2	74	83 171,162	2	171,16
	· · · ·	·				To Collection	912,077



Project:20035 - 8 Holker Street, NewingtonBuilding:New Corporate Fitout - Family Planning NSW

Details: 1.0 - Estimate of Cost - S94A PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
D	Ground Floor + Level 1						(Continued)
5.A	Floor Finishes	2,287	m2	173.64	397,174		397,174
5.B	Ceilings Finishes	2,287	m2	103.66	237,106		237,106
5.C	FITTINGS (FF&E included Elsewhere)						
5.D	Generally (Metalwork & Joinery)	2,287	m2	257.98	590,088		590,088
5.E	Fittings (Bathrooms & Kitchens)	2,287	m2	19.68	45,015		45,015
5.F	Window Furnishings to Clinical Areas	2,287	m2	26.24	60,020		60,020
5.G	SERVICES						
5.H	Hydraulic Services	2,287	m2	84.83	194,035		194,035
5.I	Fire Services	2,287	m2	31.82	72,783		72,783
5.J	Electrical Services (Power/Automation/Security/Phone/Solar)	2,287	m2	239.42	547,635		547,635
5.K	Electrical Services (Generator & Associated Works)	2,287	m2	33.94	77,632		77,632
5.L	Mechanical Services	2,287	m2	292.66	669,413		<u>669,413</u>
5.M	Subtotal						3,802,977
	Ground Floor + Level 1				3,802,977		3,802,977
Е	Lift Works (Shaft included in Fitout Works)						
5.N	LIFT						
5.O	The following allowance is based on a standard finished		Note				
5.P	Main Building						
5.Q	Allow for lift complete	2	Stops	40,000.00	80,000		80,000
5.R	Add for BWIC	2	Stops	1,500.00	3,500		3,500
	Lift Works (Shaft included in Fitout Works)				83,500		83,500
F	Internal Stair Works (Handrails & Balustrades)						
5.S	INTERNAL STAIR WORKS						
5.T	Allow for the replacement of existing stair treads and balustrades	1	PCSU M	35,000.00	35,000		35,000
	Internal Stair Works (Handrails & Balustrades)				35,000		35,000
G	FF&E - Loose Furniture						
5.U	<u>FIXED FURNITURE & EQUIPMENT - LOOSE</u> FURNITURE						
5.V	Loose Furniture does not qualify as an item to be included with this calculation		Note				
	FF&E - Loose Furniture				0		0
н	FF&E - Workstations						
5.W	FIXED FURNITURE & EQUIPMENT - workstations						
5.X	Workstations does not qualify as an item to be included with this calculation		Note				
					Т	o Collection	3,009,400



	Project: 20035 - 8 Holker Street, NewingtonBuilding: New Corporate Fitout - Family Planni	Details:	1.0 - Estimate of Cost - S94A PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 HOLKER STREET, NEWINGTON NSW Project No. 20035; July 2020				
Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
н	FF&E - Workstations						(Continued)
	FF&E - Workstations					0	0
I	п						
6.A	IT WORKS						
6.B	We have been advised that no allowance for the following to be included						
6.C	- IT Infrastructure Costs		Note				
6.D	- IT Desktop/Laptop/Tablet Upgrade		Note				
6.E	- IT Telephony - Microsoft Link		Note				
	IT					0	0
J	Consultants Fees						
6.F	PROFESSIONAL FEES						
6.G	The following design consultants fees have been advised by Linked project Management:-		Note				
6.H	* Project Manager - EXCLUDED						
6.I	* Architect						
6.J	* Structural Engineer						
6.K	* Services(Multi) Engineer						
6.L	* Private Certifier/BCA Consultant						
6.M	* Quantity Surveyor - QS1						
6.N	* Access						
6.O	Total Estimated Professional Fees - 7.0%	4.586	\$	0	.07 321,02	20	321,020
6.P							
	Consultants Fees				321,02	20	321,020



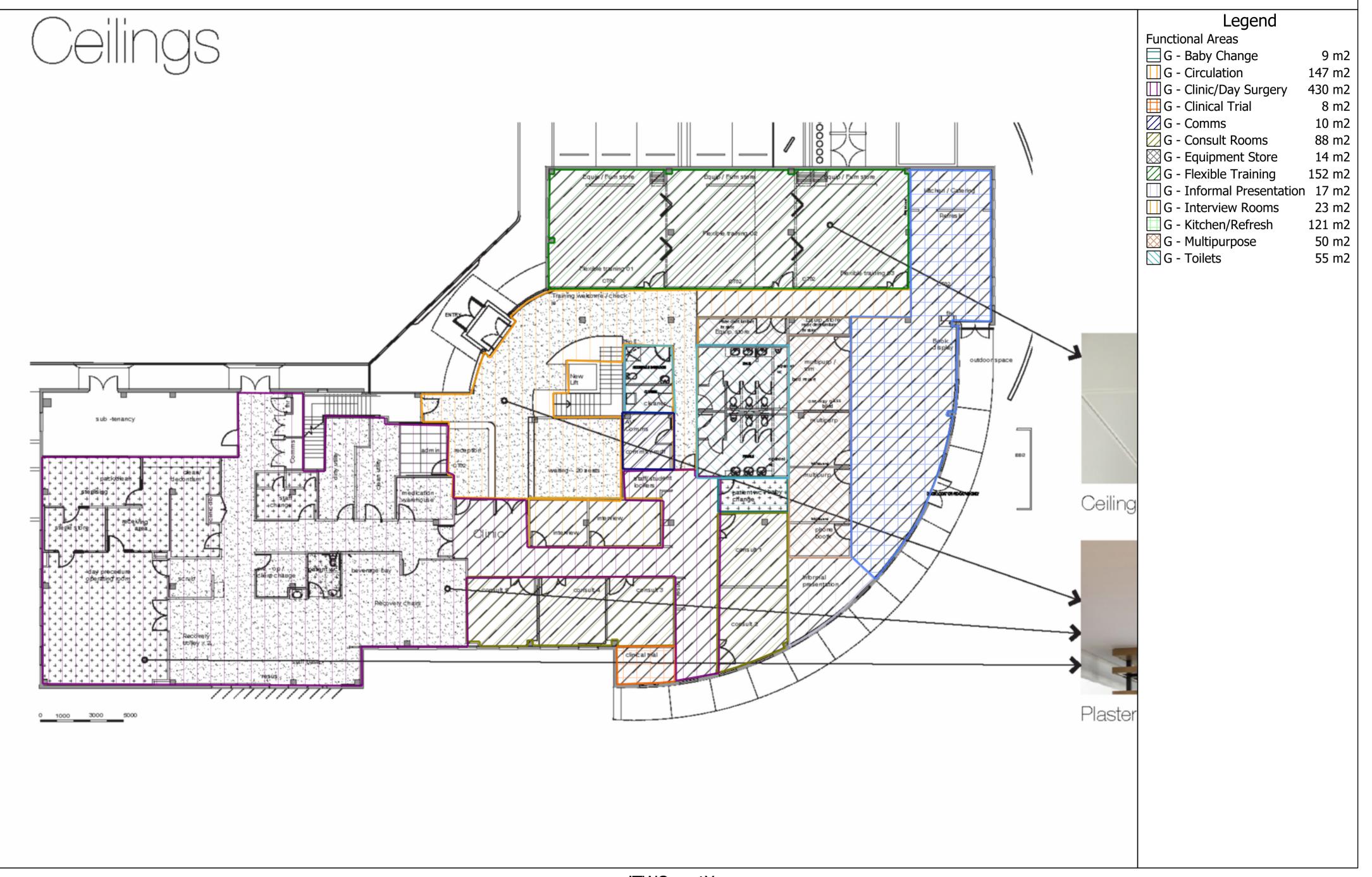


PROPOSED REPRODUCTIVE & SEXUAL HEALTH FACILITY 8 Holker Street, Newington NSW MARKED UP DRAWINGS

iTWO costX Drawing

Project: 20035 - 8 Holker Street, Newington Building: New Corporate Fitout - Family Planning NSW

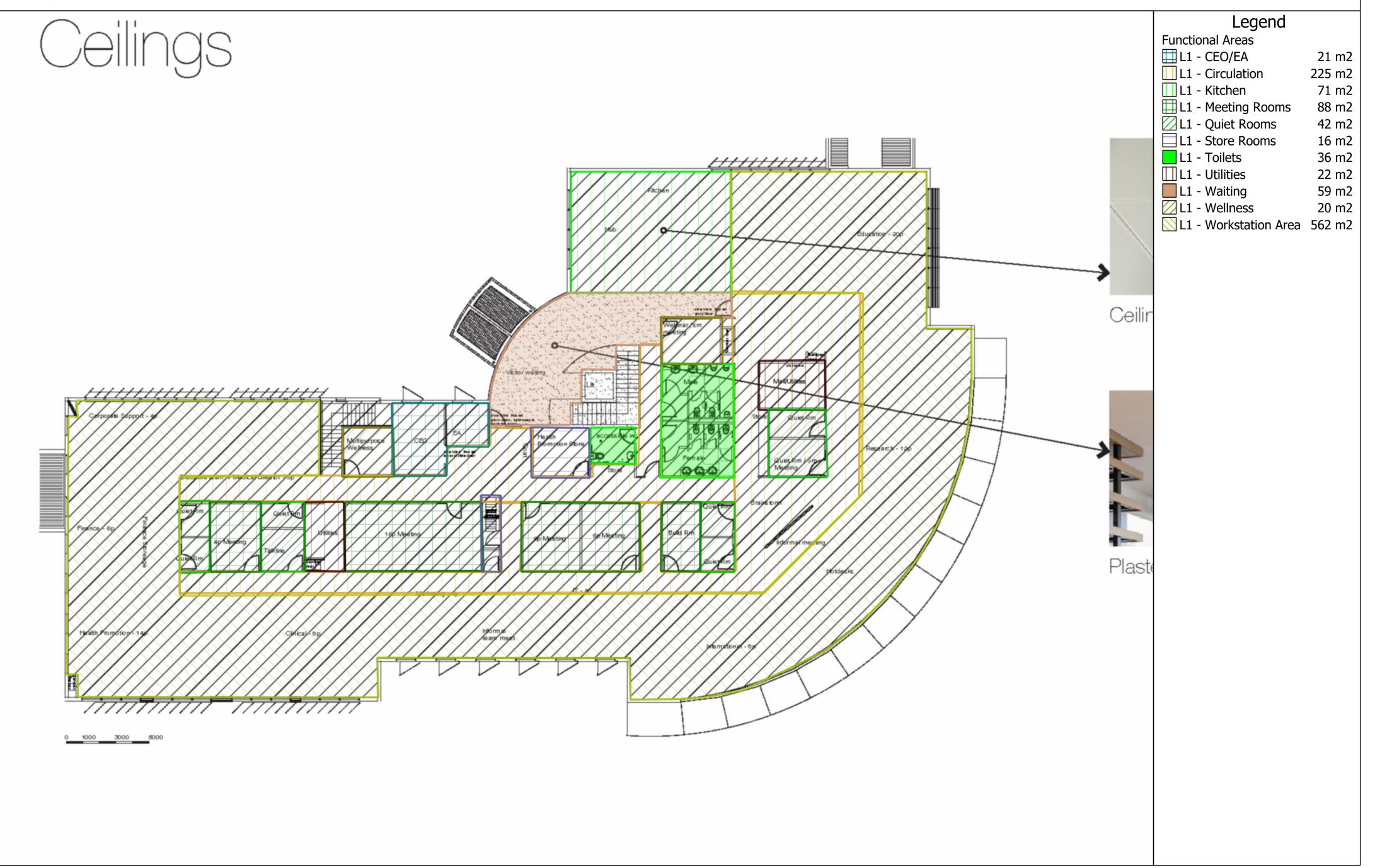
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iTWO costX Drawing

Project: 20035 - 8 Holker Street, Newington Building: New Corporate Fitout - Family Planning NSW Drawing: Architectural\Page 002



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