

29 July 2022

**ANGLICAN DIOCESE OF CANBERRA & GOULBURN
C/- Colliers**

Attention: Iain Davidson / Michael Taurasi

iain.b.davidson@colliers.com
michael.taurasi@colliers.com.au

Dear Iain / Michael

**ST PETER'S ANGLICAN SCHOOL, BROULEE, NSW
DA MASTERPLAN ESTIMATE**

Please find attached our DA Masterplan estimate dated 29 July 2022 for the above project.

Please do not hesitate to contact us to discuss any aspect which requires clarification or amendment to the assumed scope of works on our part.

Yours sincerely



JAMES OSENTON

WT Partnership
National Director

WT REF: PR-015016 - St Peter's Anglican School, Broulee



ST PETER'S ANGLICAN SCHOOL,
BROULEE, NSW

DA MASTERPLAN ESTIMATE

29 July 2022

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APPENDICES

APPENDIX A: DA MASTERPLAN ESTIMATE

1 QUALITY ASSURANCE

	INITIALS	DATE
DRAFT PREPARED BY	JO / YR	25-28 July 2022
REVIEWED BY	JO	28 July 2022
APPROVED BY	JO	29 July 2022

2 ESTIMATE SUMMARY

We estimate the cost of construction at current day costs as set out below:

	\$ (EXCL GST)
Stage 1 (Excl GST)	17,450,009
Stage 2 (Excl GST)	5,632,380
TOTAL COSTS FOR STAGE 1 & 2 (Excl GST)	23,082,388

See Appendix A for details.

The above Cost Estimate includes for items documented in the current DA submission documentation.

This cost advice is based on pricing as of July 2022. It does NOT take into account current and future disruption of both cost and programme as a result of COVID-19. Costs implications resulting from COVID-19 may include (but is not limited to) any costs arising from delays in the delivery of plant and materials, increased costs relating to substitution of plant and materials required for the project, increased costs due to shortage of labour either in Australia or overseas or any direction of any government as a result of COVID-19.

WT recommend a review once the situation has stabilised and WT are able to assess the construction market at that time to cover price increases up to the proposed start of construction date. This rate will be affected by supply chain delays and a surge in global demand when the supply and construction markets normalise.

3 PROJECT DEFINITION

The site is located at 61 Train Street, Broulee, NSW.

- The works comprise of various educational / administration / community sports buildings, associated landscaping and civil works.

4 DOCUMENTATION

The estimate is based on the following documentation:

- Development Application design report - Cox Architecture
- Acoustic Report for Development Application - ACOR Consultants
- Detailed site plan markup - Civil works - ACOR Consultants
- Hydraulic site plan concept - ACOR Consultants
- Landscape plans - Harris Hobbs Landscapes
- Aboriginal objects due diligence assessment - Niche
- Bin collection location plan - LID Consulting
- Biodiversity development assessment report - Lodge Environmental
- Safer by design report - Rygate & West
- Traffic impact assessment - Stantec
- BCA assessment report - Steve Watson & Partners

5 SPECIFIC EXCLUSIONS

Specifically excluded from this estimate are the following items:

- GST
- Archaeological Dig
- Contamination, removal of hazardous materials and site remediation
- Underpinning of adjacent footings
- Abnormal and unforeseen ground conditions (e.g. Rock Excavation, Piling etc)
- Piling used as a foundation system
- Diaphragm wall retention system
- Water table issues
- Hydrostatic slabs
- Blinds and Curtains (Window coverings)
- Works outside the site boundary
- ESD initiatives other than specially noted within the Estimate
- Adjoining owner issues
- Artwork and sculptures
- Site access restrictions
- Loose furniture
- Infrastructure Services other than identified in Estimate
- Staging of the works / work out of normal working hours
- Negotiated contracts / Construction Management
- Future cost escalation in construction prices beyond July 2022
- Consultant fees
- Authority fees, charges and headworks
- Construction contingency
- Client contingency
- Any non construction development cost
- Delay and prolongation allowances
- Financing costs
- Land / legal and holding costs
- Marketing / leasing and pre-opening expenses
- Costs associated with the possible effects of the COVID19 pandemic

6 CONCLUSION / DISCLAIMER

This cost advice is based on pricing as of July 2022. It does NOT take into account current and future disruption of both cost and programme as a result of COVID-19. Costs implications resulting from COVID-19 may include (but is not limited to) any costs arising from delays in the delivery of plant and materials, increased costs relating to substitution of plant and materials required for the project, increased costs due to shortage of labour either in Australia or overseas or any direction of any government as a result of COVID-19.

WT recommend a review once the situation has stabilised and WT are able to assess the construction market at that time to cover price increases up to the proposed start of construction date. This rate will be affected by supply chain delays and a surge in global demand when the supply and construction markets normalise.

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design scope or quality.

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed. Please review the detail of our Estimate, in particular the many assumptions as to scope, quality, performance and finishes of the current design intent to ensure it generally reflects your requirements.

The estimate has been prepared expressly for the ADCG for the purpose of preparing a budget and is not to be used for any other purpose or distributed to any third party.



APPENDIX A: DA MASTERPLAN ESTIMATE

DA MASTERPLAN ESTIMATE



DA MASTERPLAN ESTIMATE - 29 JULY 2022

Estimate Summary 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	STAGE 1				
	Relocate Demountables				85,500
	P3 - Extended bus drop off				1,566,755
	P6 - Specialist Music Areas				1,831,117
	P7 - Community Hub				2,338,757
	P9 - External Learning				177,212
	P10 - Sports & Recreation Centre				10,076,032
	P11 + P13 - Proposed staff parking				695,315
	External Works / Landscaping				679,320
	STAGE 1 TOTAL				17,450,009
	STAGE 2				
	P4 - Proposed parking				1,317,028
	P5 - Junior learning area				2,697,772
	P12 - Hard-courts, tennis courts & cricket				659,030
	P14 - Open Air Structure				99,533
	P15 - New oval				411,313
	P16 - Waste enclosure				184,859
	P17 - Bike storage				88,500
	External Works / Landscaping				174,345
	STAGE 2 TOTAL				5,632,380
	TOTAL COSTS FOR STAGE 1 & 2 (Excl GST)				23,082,388

DA MASTERPLAN ESTIMATE



DA MASTERPLAN ESTIMATE - 29 JULY 2022

Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RELOCATE DEMOUNTABLES</u>				
2/A	Allowance to relocate existing demountable classrooms	1	item	75,000.00	75,000
	Works Total				75,000
2/B	Builder's Preliminaries / Margin	1	item	10,500.00	10,500
	Construction Cost - Excl GST				85,500
	Total - Relocate Demountables				85,500
	<u>P3 - EXTENDED BUS DROP OFF</u>				
2/C	Allowance for demolition of existing	1	item	30,000.00	30,000
2/D	Site clearance	3,485	m2	15.00	52,275
2/E	Tree removal	2	no	1,500.00	3,000
2/F	Bus drop off /roadway - excavation / bitumen	1,798	m2	180.00	323,640
2/G	Kerbs	490	m	100.00	49,000
2/H	Connection into Train Street	1	item	10,000.00	10,000
2/I	Linemarking	1	item	1,500.00	1,500
2/K	Stormwater	1,798	m2	15.00	26,970
2/L	Lighting	1,798	m2	50.00	89,900
2/M	Bus shelter	2	no	35,000.00	70,000
2/N	Seat	6	no	2,500.00	15,000
2/P	Trees	6	no	1,500.00	9,000
2/Q	Make good / landscaping	1,687	m2	50.00	84,350
2/R	Substation / pad / earthmat / connection	1	item	300,000.00	300,000
2/S	Fire hydrant booster pump & equipment / connection / enclosure	1	item	50,000.00	50,000
2/T	Meter panel / connection	1	item	30,000.00	30,000
2/U	Stormwater pipe including trenching / pipework / joints / backfill	109	m	300.00	32,700
2/V	Grated stormwater pit	1	no	5,000.00	5,000
2/W	Atlantis flow tank absorption system	1	item	150,000.00	150,000
	Works Total				1,302,335
2/X	Builder's Preliminaries / Margin	1	item	234,420.30	234,420
	Construction Cost - Excl GST				1,536,755
	Total - P3 - Extended bus drop off				1,566,755
	<u>P6 - SPECIALIST MUSIC AREAS</u>				
	<u>Demolition</u>				
2/Y	Tree removal	4	no	1,500.00	6,000

DA MASTERPLAN ESTIMATE



DA MASTERPLAN ESTIMATE - 29 JULY 2022

Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P6 - SPECIALIST MUSIC AREAS</u>				<i>(continued)</i>
3/A	Demolish existing external wall including doors	50	m2	200.00	10,000
3/B	Demolish existing partition to Building E10	9	m2	100.00	900
3/C	Demolish existing floor finishes	66	m2	25.00	1,650
3/D	Demolish existing ceiling finishes	66	m2	25.00	1,650
3/E	Demolish existing single doors to Building E10	2	no	300.00	600
3/F	Allowance for miscellaneous demolition	1	item	15,000.00	15,000
3/G	Temporary protection / hoarding	1	item	10,000.00	10,000
	<u>Substructure</u>				
3/H	Site preparation	508	m2	100.00	50,800
3/J	Ground slab including foundations	508	m2	200.00	101,600
	<u>Columns</u>				
3/K	Allowance for columns to support roof	462	m2	50.00	23,100
	<u>Roof</u>				
3/L	Roof structure - trusses	462	m2	250.00	115,500
3/M	Roof covering / purlins/12mm fc sheet	462	m2	170.00	78,540
3/N	Roof plumbing / rainwater disposal	462	m2	25.00	11,550
3/P	Insulation / sarking/2 layers of plasterboard lining	462	m2	80.00	36,960
3/Q	Eaves lining	34	m2	90.00	3,060
3/R	Fall prevention / safety system	1	item	2,000.00	2,000
	<u>External Walls / Windows / Doors</u>				
3/S	Solid external walls comprising brickwork external facade / insulation / sarking / internal lining	223	m2	600.00	133,800
3/T	Solid external walls comprising fibre cement cladding / insulation / sarking / internal lining	89	m2	320.00	28,480
3/U	Windows	63	m2	1,200.00	75,600
3/V	External glazed double doors	2	no	10,000.00	20,000
3/W	External glazed single doors	1	no	3,500.00	3,500
3/X	Allowance to patch and repair existing external walls affected by surrounding works	1	item	5,000.00	5,000
	<u>Internal Walls / Screens / Doors</u>				
3/Y	Internal walls including stud and plasterboard linings / insulation	129	m2	270.00	34,830
3/Z	Internal glazed walls	65	m2	850.00	55,250
3/AA	Internal glazed door / frame / hardware	10	no	5,000.00	50,000
3/AB	Internal double door / frame / hardware	1	no	4,000.00	4,000

DA MASTERPLAN ESTIMATE



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Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P6 - SPECIALIST MUSIC AREAS</u>				<i>(continued)</i>
4/A	Infill to Building E10 cavities after door removal	2	no	1,000.00	2,000
	<u>Wall Finishes</u>				
4/B	Paint	437	m2	30.00	13,110
4/C	Acoustic panels	1	item	30,000.00	30,000
	<u>Floor Finishes</u>				
4/D	Floor finish to staff office	20	m2	75.00	1,500
4/E	Floor finish to practice rooms	86	m2	75.00	6,450
4/F	Floor finish to store	19	m2	120.00	2,280
4/G	Floor finish to recording / control rooms	72	m2	75.00	5,400
4/H	Floor finish to Classroom 02	70	m2	75.00	5,250
4/J	Floor finish to music store room	69	m2	120.00	8,280
4/K	Floor finish to internal deck	104	m2	120.00	12,480
4/L	Floor mat	2	no	3,000.00	6,000
	<u>Ceiling Finishes</u>				
4/M	Acoustic plasterboard / ceiling tiles / grid	267	m2	250.00	66,750
4/N	Plasterboard / ceiling tiles / grid	173	m2	100.00	17,300
4/P	Allowance for bulkheads	1	item	2,000.00	2,000
4/Q	Allowance for access hatches	1	item	2,000.00	2,000
	<u>Fittings</u>				
4/R	Joinery / benches	336	m2	200.00	67,200
4/S	General metalwork	336	m2	15.00	5,040
4/T	Signage	336	m2	10.00	3,360
4/U	Loose furniture	336	m2		Excluded
4/V	Allowance for specialty recording equipment	1	item		Excluded
	<u>Services</u>				
4/W	Hydraulics	440	m2	100.00	44,000
4/X	Mechanical	440	m2	320.00	140,800
4/Y	Electrical	440	m2	250.00	110,000
4/Z	Fire	440	m2	15.00	6,600
4/AA	Comms	440	m2	50.00	22,000
4/AB	AV	440	m2	75.00	33,000
4/AC	Security	440	m2	20.00	8,800
4/AD	BWIC	1	item	7,304.00	7,304
	<u>Final Clean</u>				

DA MASTERPLAN ESTIMATE



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Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P6 - SPECIALIST MUSIC AREAS</u>				<i>(continued)</i>
5/A	Final clean	440	m2	8.00	3,520
	<u>External Works</u>				
5/B	Allowance to make good surrounding landscaping	1	item	15,000.00	15,000
5/C	Allowance to upgrade / connection to existing infrastructure (electricity / water / sewer etc)	1	item	25,000.00	25,000
	Works Total				1,551,794
5/D	Builder's Preliminaries / Margin	1	item	279,322.92	279,323
	Construction Cost - Excl GST				1,831,117
	Total - P6 - Specialist Music Areas				1,831,117
	<u>P7 - COMMUNITY HUB</u>				
	<u>Demolition</u>				
5/E	Allowance for miscellaneous demolition	1	item	15,000.00	15,000
	<u>Substructure</u>				
5/F	Site preparation	808	m2	100.00	80,800
5/G	Ground slab including foundations	808	m2	200.00	161,600
	<u>Columns</u>				
5/H	Allowance for columns to support roof	624	m2	50.00	31,200
	<u>Roof</u>				
5/J	Roof structure - trusses	836	m2	300.00	250,800
5/K	Roof covering / purlins	836	m2	100.00	83,600
5/L	Roof plumbing / rainwater disposal	836	m2	25.00	20,900
5/M	Insulation / sarking/plasterboard lining	836	m2	50.00	41,800
5/N	Eaves lining	174	m2	90.00	15,660
5/P	Allowance for celestory glazing	17	m2	1,000.00	17,000
5/Q	Fall prevention / safety system	1	item	2,000.00	2,000
	<u>External Walls / Windows / Doors</u>				
5/R	Solid external walls comprising brickwork external facade / insulation / sarking / internal lining	75	m2	600.00	45,000
5/S	Solid external walls comprising metal cladding / insulation / sarking / internal lining	74	m2	320.00	23,680
5/T	Windows	181	m2	1,200.00	217,200
5/U	External glazed double doors	2	no	10,000.00	20,000
5/V	External single doors	5	no	2,000.00	10,000
	<u>Internal Walls / Screens / Doors</u>				
5/W	Internal walls including stud and plasterboard lining	178	m2	200.00	35,600

DA MASTERPLAN ESTIMATE



DA MASTERPLAN ESTIMATE - 29 JULY 2022

Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P7 - COMMUNITY HUB</u>				<i>(continued)</i>
6/A	Extra over for moisture resistant plasterboard	131	m2	10.00	1,310
6/B	Internal glazed walls	29	m2	850.00	24,650
6/C	Internal door / frame / hardware	9	no	2,000.00	18,000
6/D	Internal cavity sliding door / frame / hardware	1	no	2,300.00	2,300
6/E	Internal double door / frame / hardware	2	no	4,000.00	8,000
	<u>Wall Finishes</u>				
6/F	Paint	453	m2	30.00	13,590
6/G	Tiling	131	m2	160.00	20,960
6/H	Splashbacks	1	item	2,500.00	2,500
6/J	Acoustic panels	1	item	10,000.00	10,000
	<u>Floor Finishes</u>				
6/K	Carpet	370	m2	75.00	27,750
6/L	Vinyl	39	m2	120.00	4,680
6/M	Tiling	34	m2	160.00	5,440
6/N	Timber decking	165	m2	200.00	33,000
6/P	Floor mat	2	no	3,000.00	6,000
	<u>Ceiling Finishes</u>				
6/Q	Plasterboard / ceiling tiles / grid	442	m2	150.00	66,300
6/R	Extra over for moisture resistant plasterboard	34	m2	10.00	340
6/S	Allowance for bulkheads	1	item	2,000.00	2,000
6/T	Allowance for access hatches	1	item	2,000.00	2,000
	<u>Fittings</u>				
6/U	Signage	442	m2	10.00	4,420
6/V	Clothes hooks	6	no	35.00	210
6/W	Toilet roll holder	6	no	120.00	720
6/X	Grab rails	2	no	800.00	1,600
6/Y	Hand drier	5	no	1,500.00	7,500
6/Z	Soap dispenser	7	no	300.00	2,100
6/AA	Vanity units	5	m	1,000.00	5,000
6/AB	Mirrors	5	m2	400.00	2,000
6/AC	Shower screen	1	no	350.00	350
6/AD	Boardroom table	1	no		Excluded
6/AE	Breakout table to principle / kitchenette	2	no		Excluded
6/AF	Principle desk	1	no		Excluded

DA MASTERPLAN ESTIMATE



DA MASTERPLAN ESTIMATE - 29 JULY 2022

Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P7 - COMMUNITY HUB</u>				<i>(continued)</i>
7/A	Reception desk	1	no		Excluded
7/B	Waiting area table	1	no		Excluded
7/C	Workstation to PA	1	no		Excluded
7/D	Workstation to closed offices	4	no		Excluded
7/E	Workstations to open offices	6	no		Excluded
7/F	Monitor arms	14	no		Excluded
7/G	Coffee / visitor table	4	no		Excluded
7/H	Task chairs	18	no		Excluded
7/J	1 Seat visitor chair	13	no		Excluded
7/K	2 Seat visitor chair	2	no		Excluded
7/L	Chairs to boardroom	12	no		Excluded
7/M	Breakout chair to kitchenette / principle	8	no		Excluded
7/N	Sick bay bed	2	no		Excluded
7/P	Tambour unit	2	no		Excluded
7/Q	Kitchenette to staffroom including overhead cupboard	3	m	2,600.00	7,800
7/R	Storage / joinery to IT / photocopy	4	m	800.00	3,200
7/S	Storage / joinery to reception area	6	m	800.00	4,800
7/T	Trophy / museum display joinery to reception area	6	m	1,500.00	9,000
7/U	Storage / joinery to PA area	9	m	800.00	7,200
7/V	Banquette seating	4	m	2,000.00	8,000
7/W	Storage / joinery to principle	5	m	800.00	4,000
	<u>Services</u>				
7/X	Hydraulics including fittings	472	m2	250.00	118,000
7/Y	Mechanical	472	m2	350.00	165,200
7/Z	Electrical	472	m2	250.00	118,000
7/AA	Allowance to relocate main switchboard	1	item	50,000.00	50,000
7/AB	Fire	472	m2	20.00	9,440
7/AC	Comms	472	m2	50.00	23,600
7/AD	AV	472	m2	75.00	35,400
7/AE	Security	472	m2	20.00	9,440
7/AF	BWIC	1	item	10,581.60	10,582
	<u>Final Clean</u>				
7/AG	Final clean	472	m2	8.00	3,776
	<u>External Works</u>				

DA MASTERPLAN ESTIMATE



DA MASTERPLAN ESTIMATE - 29 JULY 2022

Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P7 - COMMUNITY HUB</u>				<i>(continued)</i>
8/A	Allowance for relocation of existing LPG gas tank including new gas line	1	item	25,000.00	25,000
8/B	Allowance to upgrade / connection to existing infrastructure (electricity / water / sewer etc)	1	item	25,000.00	25,000
	Works Total				1,981,998
8/C	Builder's Preliminaries / Margin	1	item	356,759.57	356,760
	Construction Cost - Excl GST				2,338,757
	Total - P7 - Community Hub				2,338,757
	<u>P9 - EXTERNAL LEARNING</u>				
8/D	Demolition of existing / site clearance	742	m2	25.00	18,550
8/E	Soft landscaping including grassing / groundcover	708	m2	150.00	106,200
8/F	Footpath / hard landscaping	34	m2	200.00	6,800
8/G	Trees	5	no	1,500.00	7,500
8/H	Stormwater	742	m2	15.00	11,130
8/J	Lighting	742	m2		Excluded
	Works Total				150,180
8/K	Builder's Preliminaries / Margin	1	item	27,032.40	27,032
	Construction Cost - Excl GST				177,212
	Total - P9 - External Learning				177,212
	<u>P10 - SPORTS & RECREATION CENTRE</u>				
	<u>Demolition</u>				
8/L	Demolition of existing for new building	1	item	25,000.00	25,000
	<u>Substructure</u>				
8/M	Site preparation	2,399	m2	100.00	239,900
8/N	Lift pit	1	item	10,000.00	10,000
8/P	Ground slab including foundations	2,399	m2	200.00	479,800
	<u>Columns</u>				
8/Q	Allowance for columns to support roof - double height space	1,939	m2	140.00	271,460
8/R	Allowance for columns from Ground to Mezzanine	489	m2	50.00	24,450
8/S	Allowance for columns from Mezzanine to Roof	489	m2	50.00	24,450
	<u>Upper Floors</u>				
8/T	Mezzanine floor slab	489	m2	370.00	180,930
	<u>Stairs</u>				
8/U	Stair / landing / balustrades - Ground to Mezzanine	1	item	20,000.00	20,000

DA MASTERPLAN ESTIMATE



DA MASTERPLAN ESTIMATE - 29 JULY 2022

Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P10 - SPORTS & RECREATION CENTRE</u>				<i>(continued)</i>
	<u>Roof</u>				
9/A	Roof structure - trusses	2,416	m2	250.00	604,000
9/B	Roof covering / purlins/6mm fc sheet	2,416	m2	150.00	362,400
9/C	Roof plumbing / rainwater disposal	2,416	m2	25.00	60,400
9/D	Insulation / sarking	2,416	m2	15.00	36,240
9/E	Gable ends	46	m2	90.00	4,140
9/F	Fall prevention / safety system	1	item	10,000.00	10,000
9/G	Concrete roof structure / membrane to lift shaft / store	189	m2	400.00	75,600
9/H	Soffit lining / framing at low level	164	m2	125.00	20,500
	<u>External Walls / Windows / Doors</u>				
9/J	Solid external walls comprising face brickwork external facade / insulation / sarking / internal lining	473	m2	600.00	283,800
9/K	Aluminium framed window assembly	492	m2	1,000.00	492,000
9/L	Extra over for glazed double door / frame / hardware	12	no	6,500.00	78,000
9/M	Anodised aluminium fin	150	m	500.00	75,000
9/N	Polycarbonate wall cladding / framing	1,097	m2	465.00	510,105
9/P	Concrete walls to store	267	m2	450.00	120,150
9/Q	Allowance for earth berm against store wall	125	m3	250.00	31,250
9/R	Concrete walls / section along grid SR-2	25	m	2,070.00	51,750
9/S	Insulation to external wall / heat pump enclosure	20	m2	50.00	1,000
9/T	Allowance for acoustic louvres	1	item	35,000.00	35,000
9/U	External double door / frame / hardware	3	no	3,000.00	9,000
9/V	External single door / frame / hardware	2	no	2,000.00	4,000
	<u>Internal Walls / Screens / Doors</u>				
9/W	Internal walls	1,002	m2	180.00	180,360
9/X	Lift shaft walls	102	m2	400.00	40,800
9/Y	Internal glazed walls	25	m2	850.00	21,250
9/Z	Internal single door / frame / hardware	19	no	2,000.00	38,000
9/AA	Internal double door / frame / hardware	5	no	3,000.00	15,000
9/AB	Internal glazed door / frame / hardware	2	no	5,000.00	10,000
9/AC	Balustrade	4	m	1,500.00	6,000
9/AD	Roller shutter	2	no	6,000.00	12,000
	<u>Wall Finishes</u>				
9/AE	Wall tiling to amenities / changerooms	513	m2	150.00	76,950

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Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P10 - SPORTS & RECREATION CENTRE</u>				<i>(continued)</i>
10/A	Waterproofing to wet area showers	40	m2	65.00	2,600
10/B	Paint	2,442	m2	30.00	73,260
10/C	Acoustic panels	1	item	20,000.00	20,000
	<u>Floor Finishes</u>				
10/D	Waterproofing / tiling to amenities / changerooms	159	m2	190.00	30,210
10/E	Vinyl to other area (excl stores)	498	m2	120.00	59,760
10/F	Resilient vibration isolation mats to weights / cardio rooms	202	m2	200.00	40,400
10/G	Sprung timber sports flooring	1,687	m2	350.00	590,450
10/H	Linemarking to sports hall floor	2	no	15,000.00	30,000
10/J	Floor mat	2	no	3,000.00	6,000
10/K	Division strips	1	item	2,500.00	2,500
	<u>Ceiling Finishes</u>				
10/L	Acoustic ceiling to main hall	1,687	m2	200.00	337,400
10/M	Plasterboard / ceiling tiles / grid	859	m2	200.00	171,800
10/N	Allowance for bulkheads	1	item	15,000.00	15,000
10/P	Allowance for access hatches	1	item	5,000.00	5,000
	<u>Fittings</u>				
10/Q	Signage	2,887	m2	10.00	28,870
10/R	Timber bench to change rooms	40	m	750.00	30,000
10/S	Clothes hooks to change rooms	80	no	35.00	2,800
10/T	Toilet roll holder	10	no	120.00	1,200
10/U	Shower seats	6	no	600.00	3,600
10/V	Grab rails	4	no	800.00	3,200
10/W	Hand drier	4	no	1,500.00	6,000
10/X	Soap dispenser	10	no	300.00	3,000
10/Y	Vanity units	11	m	1,000.00	11,000
10/Z	Mirrors	10	m2	400.00	4,000
10/AA	Shower curtain / rail	2	no	500.00	1,000
10/AB	Reception desk	1	item	5,000.00	5,000
10/AC	Reception storage and chairs	1	item		Excluded
10/AD	Uniform Shop storage	1	item		Excluded
10/AE	PE Office allowance	1	item		Excluded
10/AF	Shelving to storage	1	item		Excluded
10/AG	Classroom joinery	1	item		Excluded

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Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P10 - SPORTS & RECREATION CENTRE</u>				<i>(continued)</i>
11/A	Fixed bench spectator seating	57	m	2,000.00	114,000
11/B	Drop down dividing curtain between Show Court and other courts	1	item		Excluded
11/C	Allowance for scoring table and bench areas for each court	2	no	5,000.00	10,000
11/D	Tactile indicators	1	item	10,000.00	10,000
	<u>Sports Equipment</u>				
11/E	Basketball roof mounted retractable nets	4	no	14,000.00	56,000
11/F	Bodet BS-F3 scoreboard from RMA Sports	2	no	11,000.00	22,000
11/G	SC-F3 shot clock from RMA Sports	4	no	5,500.00	22,000
	<u>Services</u>				
11/H	Hydraulics	2,887	m2	175.00	505,230
11/J	Mechanical	2,887	m2	175.00	505,231
11/K	Electrical	2,887	m2	190.00	548,543
11/L	Fire - detection only	2,887	m2	25.00	72,175
11/M	Comms	2,887	m2	25.00	72,175
11/N	AV	1	item	15,000.00	15,000
11/P	Security	2,887	m2	10.00	28,870
11/Q	Vertical Transport	1	no	150,000.00	150,000
11/R	BWIC	1	item	37,944.49	37,944
	<u>Final Clean</u>				
11/S	Final clean	2,887	m2	8.00	23,096
	<u>External Works</u>				
11/T	External paving	956	m2	200.00	191,200
11/U	Stormwater	1	item	15,000.00	15,000
11/V	External lighting	1	item	20,000.00	20,000
11/W	Trees	7	no	1,500.00	10,500
11/X	Grass	3,531	m2	10.00	35,310
11/Y	Allowance for retaining walls	1	item	15,000.00	15,000
	<u>Services Infrastructure</u>				
11/Z	Allowance to update existing infrastructure for new building (electricity / water / sewer etc)	1	item	35,000.00	35,000
	Works Total				8,539,010
11/AA	Builder's Preliminaries / Margin	1	item	1,537,021.78	1,537,022

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Estimate Details 29th July 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P10 - SPORTS & RECREATION CENTRE</u>				<i>(continued)</i>
	Construction Cost - Excl GST				10,076,032
	Total - P10 - Sports & Recreation Centre				10,076,032
	<u>P11 + P13 - PROPOSED STAFF PARKING</u>				
	<u>P11 - Staff Parking (by Caitlin Crescent)</u>				
12/A	Site clearance	1,546	m2	15.00	23,190
12/B	Staff parking /roadway - excavation / gravel	1,546	m2	100.00	154,600
12/C	Kerbs	365	m	100.00	36,500
12/D	Connection into Caitlin Crescent	1	item	5,000.00	5,000
12/E	Linemarking	1	item	1,500.00	1,500
12/F	Stormwater	1,546	m2	15.00	23,190
12/G	Lighting	1,546	m2		Excluded
12/H	Trees	3	no	1,500.00	4,500
12/J	Make good / landscaping	1	item	10,000.00	10,000
	Works Total				258,480
12/K	Builder's Preliminaries / Margin	1	item	46,526.40	46,526
	Construction Cost - Excl GST				305,006
	<u>P13 - Staff Parking (by Bus Dropoff)</u>				
12/L	Site clearance	1,447	m2	15.00	21,705
12/M	Tree removal	1	no	1,500.00	1,500
12/N	Staff parking /roadway - excavation / bitumen	1,447	m2	180.00	260,460
12/P	Kerbs	169	m	100.00	16,900
12/Q	Linemarking	1	item	1,000.00	1,000
12/R	Stormwater	1,447	m2	15.00	21,705
12/S	Lighting	1,447	m2		Excluded
12/T	Trees	5	no	1,500.00	7,500
	Works Total				330,770
12/U	Builder's Preliminaries / Margin	1	item	59,538.60	59,539
	Construction Cost - Excl GST				390,309
	Total - P11 + P13 - Proposed staff parking				695,315
	<u>EXTERNAL WORKS / LANDSCAPING</u>				
12/V	2.4m acoustic fence including footings	150	m	1,850.00	277,500
12/W	Footpath / hard landscaping	993	m2	200.00	198,600
12/X	Soft landscaping	611	m2	50.00	30,550

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REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>EXTERNAL WORKS / LANDSCAPING</u>				<i>(continued)</i>
13/A	Trees	3	no	1,500.00	4,500
13/B	Stormwater	993	m2	15.00	14,895
13/C	Lighting	993	m2	50.00	49,650
	Works Total				575,695
13/D	Builder's Preliminaries / Margin	1	item	103,625.10	103,625
	Construction Cost - Excl GST				401,820
	Total - External Works / Landscaping				679,320
	<u>P4 - PROPOSED PARKING</u>				
13/E	Allowance for demolition of existing	1	item	30,000.00	30,000
13/F	Site clearance	5,570	m2	15.00	83,550
13/G	Tree removal	6	no	1,500.00	9,000
13/H	Carpark /roadway - excavation / bitumen	2,710	m2	180.00	487,800
13/J	Kerbs	421	m	100.00	42,100
13/K	Linemarking	1	item	3,600.00	3,600
13/L	Stormwater	2,710	m2	15.00	40,650
13/M	Lighting	2,710	m2	50.00	135,500
13/N	Make good / landscaping	2,166	m2	50.00	108,300
13/P	Trees	31	no	1,500.00	46,500
13/Q	Tree grates	5	no	1,500.00	7,500
13/R	Hard landscaping / footpath	695	m2	175.00	121,625
	Works Total				1,116,125
13/S	Builder's Preliminaries / Margin	1	item	200,902.50	200,903
	Construction Cost - Excl GST				1,287,028
	Total - P4 - Proposed parking				1,317,028
	<u>P5 - JUNIOR LEARNING AREA</u>				
	<u>Demolition</u>				
13/T	Allowance for miscellaneous demolition	1	item	25,000.00	25,000
	<u>Substructure</u>				
13/U	Site preparation	958	m2	100.00	95,800
13/V	Ground slab including foundations	958	m2	200.00	191,600
	<u>Columns</u>				
13/W	Allowance for columns to support roof	958	m2	50.00	47,900
	<u>Roof</u>				

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REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P5 - JUNIOR LEARNING AREA</u>				<i>(continued)</i>
14/A	Roof structure - trusses	964	m2	300.00	289,200
14/B	Roof covering / purlins	964	m2	100.00	96,400
14/C	Roof plumbing / rainwater disposal	964	m2	25.00	24,100
14/D	Insulation / sarking/plasterboard lining	964	m2	50.00	48,200
14/E	Eaves lining	278	m2	90.00	25,020
14/F	Allowance for celestory glazing	17	m2	1,000.00	17,000
14/G	Fall prevention / safety system	1	item	2,000.00	2,000
	<u>External Walls / Windows / Doors</u>				
14/H	Solid external walls comprising brickwork external facade / insulation / sarking / internal lining	131	m2	600.00	78,600
14/J	Solid external walls comprising metal cladding / insulation / sarking / internal lining	24	m2	320.00	7,680
14/K	Windows	104	m2	1,200.00	124,800
14/L	External double doors	2	no	3,000.00	6,000
14/M	External single doors	2	no	2,000.00	4,000
	<u>Internal Walls / Screens / Doors</u>				
14/N	Internal walls including stud and plasterboard lining	239	m2	200.00	47,800
14/P	Extra over for moisture resistant plasterboard	121	m2	10.00	1,210
14/Q	Internal glazed walls	72	m2	850.00	61,200
14/R	Internal door / frame / hardware	7	no	2,000.00	14,000
14/S	Internal glazed door / frame / hardware	5	no	5,000.00	25,000
	<u>Wall Finishes</u>				
14/T	Paint	474	m2	30.00	14,220
14/U	Tiling	121	m2	160.00	19,360
14/V	Splashbacks	1	item	2,500.00	2,500
14/W	Acoustic panels	1	item	10,000.00	10,000
	<u>Floor Finishes</u>				
14/X	Carpet	515	m2	75.00	38,625
14/Y	Vinyl	51	m2	160.00	8,160
14/Z	Tiling	55	m2	160.00	8,800
14/AA	Floor mat	2	no	3,000.00	6,000
	<u>Ceiling Finishes</u>				
14/AB	Plasterboard / ceiling tiles / grid	620	m2	150.00	93,000
14/AC	Extra over for moisture resistant plasterboard	55	m2	10.00	550

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REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P5 - JUNIOR LEARNING AREA</u>				<i>(continued)</i>
15/A	Allowance for bulkheads	1	item	2,000.00	2,000
15/B	Allowance for access hatches	1	item	2,000.00	2,000
	<u>Fittings</u>				
15/C	Signage	620	m2	10.00	6,200
15/D	Clothes hooks	7	no	35.00	245
15/E	Toilet roll holder	7	no	120.00	840
15/F	Grab rails	2	no	800.00	1,600
15/G	Hand drier	3	no	1,500.00	4,500
15/H	Soap dispenser	1	no	300.00	300
15/J	Vanity units	5	m	1,000.00	5,000
15/K	Mirrors	4	m2	400.00	1,600
15/L	5P student desk	4	no		Excluded
15/M	1P Student desk	72	no		Excluded
15/N	Teacher desk	4	no		Excluded
15/P	Staff rectangular breakout table to staff room	1	no		Excluded
15/Q	Circular breakout table to staff room	1	no		Excluded
15/R	Collaboration table	7	no		Excluded
15/S	Office workstations	2	no		Excluded
15/T	Monitor arms to workstations	2	no		Excluded
15/U	Office visitor table	1	no		Excluded
15/V	Student chair	96	no		Excluded
15/W	Teacher chair	4	no		Excluded
15/X	Task chair to offices	7	no		Excluded
15/Y	Breakout chair to staff room	8	no		Excluded
15/Z	Collaboration stool	14	no		Excluded
15/AA	Collaboration booth bench / table	4	no		Excluded
15/AB	Kitchenette to staffroom including overhead cupboard	3	m	2,600.00	7,800
15/AC	Banquette seating	3	m	2,000.00	6,000
15/AD	Storage / joinery	12	m	800.00	9,600
15/AE	Allowance for joinery to classrooms	4	item		Excluded
	<u>Services</u>				
15/AF	Hydraulics	666	m2	250.00	166,500
15/AG	Mechanical	666	m2	350.00	233,100
15/AH	Electrical	666	m2	250.00	166,500

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REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P5 - JUNIOR LEARNING AREA</u>				<i>(continued)</i>
16/A	Fire	666	m2	20.00	13,320
16/B	Comms	666	m2	50.00	33,300
16/C	AV	666	m2	75.00	49,950
16/D	Security	666	m2	20.00	13,320
16/E	BWIC	1	item	13,519.80	13,520
	<u>Final Clean</u>				
16/F	Final clean	666	m2	8.00	5,328
	<u>External Works</u>				
16/G	Allowance to update existing infrastructure for new building (electricity / water / sewer etc)	1	item	35,000.00	35,000
16/H	Allowance for external works / landscaping	1	item	25,000.00	25,000
16/J	Allowance for relocation of existing water and irrigation services	1	item	25,000.00	25,000
16/K	Allowance for external works / landscaping	1	item	25,000.00	25,000
	Works Total				2,286,248
16/L	Builder's Preliminaries / Margin	1	item	411,524.60	411,525
	Construction Cost - Excl GST				2,697,772
	Total - P5 - Junior learning area				2,697,772
	<u>P12 - HARD-COURTS, TENNIS COURTS & CRICKET</u>				
16/M	Allowance for new Hard-courts including concrete slabs / linemarking / fencing / lighting / equipment etc	2,234	m2	250.00	558,500
	Works Total				558,500
16/N	Builder's Preliminaries / Margin	1	item	100,530.00	100,530
	Construction Cost - Excl GST				659,030
	Total - P12 - Hard-courts, tennis courts & cricket				659,030
	<u>P14 - OPEN AIR STRUCTURE</u>				
16/P	Allowance for open air structure	241	m2	350.00	84,350
	Works Total				84,350
16/Q	Builder's Preliminaries / Margin	1	item	15,183.00	15,183
	Construction Cost - Excl GST				99,533
	Total - P14 - Open Air Structure				99,533
	<u>P15 - NEW OVAL</u>				
16/R	Allowance for trimming existing levels / topsoil / grass to form new oval	3,873	m2	90.00	348,570

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REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>P15 - NEW OVAL</u>				<i>(continued)</i>
	Works Total				348,570
17/A	Builder's Preliminaries / Margin	1	item	62,742.60	62,743
	Construction Cost - Excl GST				411,313
	Total - P15 - New oval				411,313
	<u>P16 - WASTE ENCLOSURE</u>				
17/B	Site clearance	517	m2	15.00	7,755
17/C	Tree removal	4	no	1,500.00	6,000
17/D	Waste enclosure	81	m2	500.00	40,500
17/E	Hard landscaping from Staff carpark to Waste enclosure	517	m2	150.00	77,550
17/F	Kerbs	121	m	100.00	12,100
17/G	Stormwater	517	m2	15.00	7,755
17/H	Lighting	517	m2		Excluded
17/J	Make good / landscaping	1	item	5,000.00	5,000
	Works Total				156,660
17/K	Builder's Preliminaries / Margin	1	item	28,198.86	28,199
	Construction Cost - Excl GST				184,859
	Total - P16 - Waste enclosure				184,859
	<u>P17 - BIKE STORAGE</u>				
17/L	Allowance for bike storage	50	m2	1,500.00	75,000
	Works Total				75,000
17/M	Builder's Preliminaries / Margin	1	item	13,500.00	13,500
	Construction Cost - Excl GST				88,500
	Total - P17 - Bike storage				88,500
	<u>EXTERNAL WORKS / LANDSCAPING</u>				
17/N	Footpath / hard landscaping	270	m2	200.00	54,000
17/P	Soft landscaping	1,524	m2	50.00	76,200
17/Q	Stormwater	270	m2	15.00	4,050
17/R	Lighting	270	m2	50.00	13,500
	Works Total				147,750
17/S	Builder's Preliminaries / Margin	1	item	26,595.00	26,595
	Construction Cost - Excl GST				174,345
	Total - External Works / Landscaping				174,345