

21 February 2025

Catholic Diocese of Maitland – Newcastle
C/- Principle PM
PO Box 32
The JUNCTION NSW 2291

ATTENTION: ELLIOT MCLEOD / BEAU BRAZEL

Dear Elliot / Beau,

**RE: ST PATRICK'S PRIMARY SCHOOL, LOCHINVAR
PROPOSED PRESBYTERY BUILDING REFURBISHMENT
ESTIMATED DEVELOPMENT COST REPORT**

As per your request dated 13th February 2025, Muller Partnership has prepared an Estimated Development Cost Report for the above development totalling **\$1,120,000 excl GST**.

Please note the attached Estimated Development Cost Report has been prepared based on the currently available information and should be updated when 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 the undersigned.

Yours faithfully

MULLER PARTNERSHIP



LUKE BROOKS MAIOS, COS – Director

LB:BC – 25061 – Principle PM – Proposed Presbytery Building Refurbishment – EDC



Newcastle | Sydney | Melbourne

ST PATRICK'S PRIMARY SCHOOL, LOCHINVAR
PROPOSED PRESBYTERY BUILDING REFURBISHMENT
ESTIMATED DEVELOPMENT COST REPORT

21 February 2025





Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Principle Project Management on behalf of Catholic Diocese of Maitland Newcastle.

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 Catholic Diocese of Maitland Newcastle 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 Catholic Diocese of Maitland Newcastle, 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 Catholic Diocese of Maitland Newcastle 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
0	21/02/2025	Estimated Development Cost Report	BC	LB	LB



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Glossary of Key Terms

Preliminaries & Margin

The Preliminaries and Margin Allowance is an allowance for the builders' 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, craneage, site cleaning, OH&S management, QA, etc.

Project Description

Muller Partnership has been engaged by Principle Project Management on behalf of Catholic Diocese of Maitland Newcastle (the Applicant) to prepare an Estimated Development Cost (EDC) Report for the proposed presbytery building refurbishment at St Patrick's Primary School, Lochinvar.

The Estimated Development Cost Report has been prepared in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes and is based on the DA level documentation provided in order to calculate the Estimated Development Cost of the proposed project.

This report is to be considered commercial-in confidence.

Scope

The scope of works is based on the information provided in the DA level documentation.

The project scope includes demolition of existing verandah enclosure, portion of lightweight building, roof plumbing, internal walls / doors, floor / wall / ceiling finishes, metalwork, fitments, joinery, siteworks, electrical services, external services and hazardous material removal to allow for the new refurbishment.

New works generally comprise site clearance, minor earthworks, structural timber, Colorbond metal roof sheeting / plumbing, powdercoated aluminium glazed external / internal doors, lightweight internal walls, timber internal doors, floor / wall / ceiling finishes, painting, loose furniture, joinery, metalwork / fittings, hydraulic / mechanical / electrical / fire services, external services and siteworks as required.

GFA: 247m²

Cost Summary – Commercial-in Confidence

Ref	Element	\$ / Excl. GST
1.0	Demolition, Excavation & Site Preparation	\$153,214
2.0	Columns, Structural Timber & External Walls	\$14,582
3.0	Roof	\$21,402
4.0	Windows, Internal Walls & Doors	\$16,690
5.0	Surface Finishes	\$78,232
6.0	Fitments	\$76,322
7.0	Special Equipment	N/A
8.0	Building Services	\$481,876
9.0	External Works	\$102,680
10.0	Construction Subtotal (Excl. GST)	\$945,000
11.0	Construction Contingency	\$50,000
12.0	Consultant Fees	\$100,000
13.0	Authority Fees (LSL)	\$5,000
14.0	Cost Escalation to July 2025	\$20,000
15.0	Construction Total (Excl. GST)	\$1,120,000



2.0 BASIS OF PREPARATION

This Estimated Development Cost (EDC) Report has been prepared for submission to Maitland City Council (consent authority) for planning purposes, as required by the Maitland City Council Section 7.11 and 7.12 Development Contributions Plan.

This Estimated Development Cost (EDC) Report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating the EDC
- AIQS practice standard for calculating the EDC for State significant projects in NSW

Muller Partnership has used the following information in compiling our Estimated Development Cost Report:

1. Architectural drawings prepared by SHAC dated 28th January 2025 (21 No. drawings)
2. Structural Engineering drawings prepared by MPC Consulting Engineers dated 19th November 2021 (4 No. drawings)
3. Civil Engineering drawings prepared by MPC Consulting Engineers dated 19th November 2021 (2 No. drawings)
4. Electrical Services drawings prepared by Electrical Projects Australia Pty Limited dated 16th November 2021 (3 No. drawings)
5. Hydraulic Services drawings prepared by Plumbing Fire Consultants Australia dated 18th November 2021 (3 No. drawings)
6. Survey drawing prepared by de Witt Consulting dated 7th December 2021 (1 No. drawing)
7. Asbestos Building Material Register Report prepared by Banksia EnviroSciences dated 28th August 2021
8. Email / Telephone correspondence with Principle Project Management (February 2025).

All rates used within our Estimated Development Cost Report have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.



3.0 ASSUMPTIONS / INCLUSIONS


We have made the following assumptions / inclusions in the preparation of our Estimated Development Cost Report: -

Generally

1. The works will be competitively tendered to a number of suitable contractors under a fixed lump sum
2. Works to be completed in a single stage
3. All works will be undertaken during normal work hours
4. Assumed no after-hours works are required
5. No allowance included for accelerated works
6. Assumed builder will have clear access to the work area
7. No works have been allowed for other than those noted on the provided drawings
8. Allowances have been made using benchmarking due to the current level of preliminary design
9. Assumed mid standard of finishes and fixtures if not nominated
10. We have included an unallocated contingency sum of 5% of the construction costs for latent condition / unforeseen works due to the nature of documentation / site investigations currently available

Project Specific

11. We have included forecast cost escalation to July 2025 based on program provided by Principle Project Management. We have used the AIQS Building Cost Index to forecast cost escalation and do not expect the recent volatile market conditions to continue long term
12. Extent of demolition and reinstatement required for site services works assumed
13. Assumed demolition will require sufficient care / time due to live school environment with adjacent buildings and the surrounding area
14. Allowances included for hazardous material removal as per the Asbestos Building Material Register Report provided
15. Allowed for minor floor preparation after demolition of existing finishes

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16. Extent of metalwork & fitments assumed based on typical requirements
 17. Existing ceiling finishes / wall linings to remain requiring minor patch / repair and paint only unless noted otherwise
 18. Assumed no existing fire & mechanical services to the existing presbytery building
 19. Assumed existing building subfloor will have clear access for new services works
 20. No allowances made for authority fees other than Long Service Levy.



4.0 EXCLUSIONS

Within the following Estimated Development Cost Report 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. Amounts payable on the cost of land including development contributions.
2. Any costs associated with separate developments requiring approval.
3. Land costs such as purchasing, holding or marketing.
4. On-going maintenance of use of the development.
5. GST.
6. Finance costs.



APPENDIX A – ESTIMATED DEVELOPMENT COST BREAKDOWN

St Patrick's Primary School, Lochinvar
Proposed Presbytery Building Refurbishment
Estimated Development Cost
February 2025

MAIN COST SUMMARY

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	DEMOLITION, EXCAVATION & SITE PREPARATION	11.03	500.24	123,560	123,560
2.0	COLUMNS, STRUCTURAL TIMBER & EXTERNAL WALLS	1.05	47.61	11,760	11,760
3.0	ROOF	1.54	69.88	17,260	17,260
4.0	WINDOWS, DOORS & INTERNAL WALLS	1.20	54.49	13,460	13,460
5.0	SURFACE FINISHES	5.63	255.43	63,090	63,090
6.0	FITMENTS	5.50	249.19	61,550	61,550
7.0	SPECIAL EQUIPMENT				
8.0	BUILDING SERVICES	34.70	1,573.32	388,610	388,610
9.0	EXTERNAL WORKS	7.33	332.49	82,125	82,125
10.0	PRELIMINARIES & MARGIN	16.39	743.26	183,585	183,585
11.0	CONSTRUCTION SUBTOTAL (EXCL. GST)				<u>945,000</u>
12.0	CONSTRUCTION CONTINGENCY	4.46	202.43	50,000	50,000
13.0	CONSULTANT FEES	8.93	404.86	100,000	100,000
14.0	AUTHORITY FEES (LSL)	0.45	20.24	5,000	5,000
15.0	COST ESCALATION TO JULY 2025	1.79	80.97	20,000	20,000
16.0	CONSTRUCTION TOTAL (EXCL. GST)				<u>1,120,000</u>
		100.00	4,534.41	1,120,000	1,120,000

GFA: 247 m2.

St Patrick's Primary School, Lochinvar
Proposed Presbytery Building Refurbishment
Estimated Development Cost
February 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
1.0	DEMOLITION, EXCAVATION & SITE PREPARATION				
	<u>Building Works</u>				
1	Demolish and remove existing verandah enclosure including making good to adjacent surfaces upon completion	27.00	m2	40.00	1,080.00
2	Ditto existing lightweight extension building ditto	24.00	m2	70.00	1,680.00
	<u>Roof</u>				
3	Demolish and remove existing eaves gutters	82.00	m	20.00	1,640.00
4	Ditto downpipes	38.00	m	20.00	760.00
	<u>Internal Walls & Doors</u>				
5	Demolish and remove existing lightweight walls including making good to adjacent surfaces upon completion	6.00	m2	50.00	300.00
6	Ditto doors including frame and hardware complete	3.00	No	250.00	750.00
7	Ditto skirting	14.00	m	10.00	140.00
8	Seal existing door closed	1.00	No	500.00	500.00
	<u>Floor Finishes</u>				
9	Demolish and remove existing external floor tiles	79.00	m2	50.00	3,950.00
10	Ditto internal floor finishes	137.00	m2	25.00	3,425.00
11	Floor preparation for new works - assume minor only	216.00	m2	20.00	4,320.00
	<u>Wall Finishes</u>				
12	Demolish and remove existing wall tiling	42.00	m2	30.00	1,260.00
	<u>Metalwork & Fitments</u>				
13	Allowance to demolish and remove existing metalwork and fitments	1.00	Item	500.00	500.00
	<u>Joinery</u>				
14	Demolish and remove existing joinery unit	5.00	m	150.00	750.00
15	Ditto shelf surface	5.00	m	100.00	500.00
	<u>Siteworks</u>				
16	Demolish and remove existing fencing	72.00	m	20.00	1,440.00
17	Ditto double gate	1.00	No	500.00	500.00
18	Demolish, remove and drain existing oil storage tank	1.00	No	500.00	500.00
19	Remove and relocate of existing fencing	118.00	m	150.00	17,700.00
20	Saw cut, break out and chase existing concrete slabs for services pipework	45.00	m	200.00	9,000.00
21	Remove existing soft landscaping for new external services connection	213.00	m2	20.00	4,260.00
22	Ditto playground footpath ditto	22.00	m2	40.00	880.00

St Patrick's Primary School, Lochinvar
Proposed Presbytery Building Refurbishment
Estimated Development Cost
February 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
1.0	DEMOLITION, EXCAVATION & SITE PREPARATION				(Continued)
	<u>Services</u>				
23	Temporarily disconnect existing water & sewer services to allow for new works	1.00	Item	3,000.00	3,000.00
24	Ditto electrical & communications ditto	1.00	Item	3,000.00	3,000.00
25	Temporarily disconnect and make safe overhead conductors ditto	1.00	Item	5,000.00	5,000.00
26	Disconnect, cap and remove existing septic tank and associated plumbing	1.00	No	1,500.00	1,500.00
27	Ditto water services pipework	58.00	m	100.00	5,800.00
28	Disconnect and remove existing electrical services	150.00	m2	10.00	1,500.00
29	Ditto overhead conductors	68.00	m	70.00	4,760.00
	<u>Miscellaneous</u>				
30	Protection of existing building during construction works	1.00	Item	5,000.00	5,000.00
	<u>Hazardous Material Removal</u>				
31	NB: Hazardous Material removal scope based on Asbestos Building Material Register Report provided by Banksia EnviroSciences dated 28 August 2021		Note		
	<u>Preparation</u>				
32	Allow to spray water on contaminated walls, floors and ceilings in preparation for removal to minimise dust	205.00	m2	3.00	615.00
	<u>Removal</u>				
33	Demolish and remove asbestos fibre cement ceiling lining	50.00	m2	30.00	1,500.00
34	Ditto asbestos fibre cement wall lining	105.00	m2	30.00	3,150.00
	<u>Clean Down</u>				
35	Allow to HEPA vacuum and wet wipe down all wall surfaces	105.00	m2	8.00	840.00
36	Ditto all floor surfaces	50.00	m2	8.00	400.00
37	Ditto ceiling cavities	50.00	m2	15.00	750.00
38	Allow to wash walls with sugar soap	105.00	m2	5.00	525.00
39	Allow to wash floor surfaces with sugar soap	50.00	m2	5.00	250.00
	<u>Disposal</u>				
40	Allow for disposal of asbestos, lead and SMF contaminated material as special waste to licensed facility	2.05	t	600.00	1,230.00
	<u>Asbestos Contractor</u>				
41	Allowance for Licensed Asbestos Assessor site inspections and reports	1.00	Item	5,000.00	5,000.00
42	Site manager	3.00	Days	1,200.00	3,600.00
43	200um thick black plastic sheeting barrier	205.00	m2	7.00	1,435.00

St Patrick's Primary School, Lochinvar
Proposed Presbytery Building Refurbishment
Estimated Development Cost
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ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
1.0	DEMOLITION, EXCAVATION & SITE PREPARATION				(Continued)
44	Mobile scaffolding hire	3.00	Days	300.00	900.00
45	2 no. air monitors per day	3.00	Days	1,900.00	5,700.00
46	Decontamination unit	3.00	Days	200.00	600.00
47	Suits, gloves and overboots [NB: Allowed 3 suits per man, per day; assumed 3 men for 3 days]	27.00	No	140.00	3,780.00
48	Full face reusable respirator mask including filters and allowance to clean <u>Site Clearance</u>	5.00	No	600.00	3,000.00
49	General site scrape	91.00	m2	10.00	910.00
50	General site clean surrounding existing building area	1.00	Item	500.00	500.00
51	Tree removal <u>Earthworks</u>	1.00	No	750.00	750.00
52	Allow minor cut to fill earthworks to achieve required levels	91.00	m2	30.00	2,730.00
				Total :	123,560.00
2.0	COLUMNS, STRUCTURAL TIMBER & EXTERNAL WALLS				
	<u>Structural Timber</u>				
	<u>Columns</u>				
1	Allow to patch, repair and paint existing columns	13.00	No	100.00	1,300.00
2	Allowance for 200 dia. timber column to match existing :[C1]	9.00	m	110.00	990.00
	<u>Beams</u>				
3	140 x 45 F17 :[RB1]	7.00	m	80.00	560.00
	<u>Ledger Plates</u>				
4	120 x 35 F7 :[LP1]	7.00	m	70.00	490.00
	<u>Rafters</u>				
5	120 x 35 F7 :[R1]	34.00	m	70.00	2,380.00
	<u>Bracing</u>				
6	30 x 0.8 GI strap bracing	17.00	m	10.00	170.00
	<u>External Walls</u>				
	<u>Masonry</u>				
	<u>Existing</u>				
7	Allow to patch and make good to existing brick walls in preparation for new paint finish (taken elsewhere)	231.00	m2	20.00	4,620.00
	<u>Screens</u>				

St Patrick's Primary School, Lochinvar
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Ref	Description	Quantity	Unit	Rate	Amount
2.0	COLUMNS, STRUCTURAL TIMBER & EXTERNAL WALLS				(Continued)
	<u>Existing</u>				
8	Allow to patch and make good to existing valance & decorative fret work	15.00	m2	50.00	750.00
	<u>New</u>				
9	New valance & decorative fret work to match existing	2.00	m2	250.00	500.00
				Total :	11,760.00
3.0	ROOF				
	<u>Roof</u>				
	<u>Awning</u>				
1	Colorbond metal roof sheeting including safety mesh, insulation, sarking, cappings and flashings complete	22.00	m2	110.00	2,420.00
	<u>Roof Plumbing</u>				
2	Colorbond eaves gutter	91.00	m	120.00	10,920.00
3	Colorbond downpipe	38.00	m	90.00	3,420.00
4	Downpipe spreader	1.00	No	500.00	500.00
				Total :	17,260.00
4.0	WINDOWS, DOORS & INTERNAL WALLS				
	<u>Windows</u>				
1	Patch and make good to existing external window shutters	17.00	m2	100.00	1,700.00
	<u>External Doors</u>				
	<u>Glazed</u>				
2	Powdercoated aluminium framed glazed single swing door including frame and hardware complete :[DU05]	1.00	No	1,800.00	1,800.00
3	New lock to existing single door	2.00	No	250.00	500.00
4	Ditto double door	2.00	No	500.00	1,000.00
	<u>Internal Doors</u>				
	<u>Timber</u>				
5	Single swing solid core timber door including frame and hardware complete	2.00	No	1,500.00	3,000.00
6	Reinstate salvaged five panel timber swing door	2.00	No	500.00	1,000.00
7	Patch and make good to existing timber swing door	3.00	No	200.00	600.00
	<u>Glazed</u>				
8	Powdercoated aluminium framed glazed single swing door including frame and hardware complete	1.00	No	1,600.00	1,600.00

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ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
4.0	WINDOWS, DOORS & INTERNAL WALLS				(Continued)
	<u>Internal Walls</u>				
	Lightweight				
9	Allowance for lightweight internal walls comprising metal stud frame & insulation with plasterboard lining & skirting to both sides	9.00	m2	220.00	1,980.00
	Skirting				
10	Timber skirting to one side of existing walls	14.00	m	20.00	280.00
				Total :	13,460.00
5.0	SURFACE FINISHES				
	<u>Floor Finishes</u>				
	External				
	<u>Floor Tiling</u>				
1	Floor tiles to verandah areas including cement screed, adhesive and grouting complete	79.00	m2	175.00	13,825.00
	Internal				
	<u>Floor Tiling</u>				
2	Floor tiles to wet areas including cement screed, adhesive and grouting complete	3.00	m2	175.00	525.00
	<u>Waterproofing</u>				
3	Waterproofing to wet areas	3.00	m2	75.00	225.00
	<u>Carpet</u>				
4	Carpet tiles	116.00	m2	80.00	9,280.00
	<u>Vinyl</u>				
5	Vinyl flooring	18.00	m2	80.00	1,440.00
	<u>Wall Finishes</u>				
	Internal				
	<u>Existing</u>				
6	Patch and make good to existing wall linings in preparation for new paint finish (taken elsewhere)	402.00	m2	20.00	8,040.00
	<u>New</u>				
	<u>Tiling</u>				
7	Wall tiling to wet areas	21.00	m2	150.00	3,150.00
	<u>Ceiling Finishes</u>				
	External				
	<u>New</u>				

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Ref	Description	Quantity	Unit	Rate	Amount
5.0	SURFACE FINISHES				(Continued)
8	Fibre cement soffit lining to underside of roof framing	22.00	m2	150.00	3,300.00
	Internal				
	<u>Existing</u>				
9	Patch and make good to existing ceiling linings in preparation for new paint finish (taken elsewhere)	150.00	m2	25.00	3,750.00
	Painting				
	External				
10	Paint finish to existing brick walls	231.00	m2	20.00	4,620.00
11	Ditto to fibre cement soffit lining	128.00	m2	20.00	2,560.00
	Internal				
12	Paint finish to plasterboard walls	420.00	m2	15.00	6,300.00
13	Ditto to existing plasterboard ceilings	150.00	m2	18.00	2,700.00
14	Ditto to single door and frame	7.00	No	125.00	875.00
15	Allowance to paint trims etc	1.00	Item	2,500.00	2,500.00
				Total :	63,090.00

6.0 FITMENTS

Joinery

Bench

1	600 deep laminate finish cupboard over fridge space	1.00	m	600.00	600.00
2	600 deep laminate finish kitchen bench unit including benchtop, overhead / underbench cupboards, sink cutout, hardware and fittings complete	3.00	m	2,000.00	6,000.00

Shelving

3	350 deep new plywood shelf surface to existing brackets	5.00	m	600.00	3,000.00
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Storage

4	600 deep laminate finish storage cupboard unit comprising hardware and fittings complete	2.00	m	800.00	1,600.00
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Fire Places

5	Repair and make good to existing fire place	5.00	No	2,000.00	10,000.00
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Metalwork & Fitments

6	Toilet roll holder	1.00	No	150.00	150.00
7	Robe hook	2.00	No	50.00	100.00
8	Mirror	1.00	No	350.00	350.00
9	Grab rail	2.00	No	450.00	900.00

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Ref	Description	Quantity	Unit	Rate	Amount
6.0	FITMENTS				(Continued)
10	Soap dispenser	1.00	No	350.00	350.00
11	Allowance for building signage	1.00	Item	1,000.00	1,000.00
	<u>Loose Furniture</u>				
12	New loose furniture based on floor area	150.00	m2	250.00	37,500.00
				Total :	61,550.00
7.0	SPECIAL EQUIPMENT				
1	Special Equipment	1.00	Item		N/A
				Total :	
8.0	BUILDING SERVICES				
	<u>Building Internal Services</u>				
	<u>Hydraulic Services</u>				
	<u>Allow for the following fittings including taps, traps, supply, waste, vent pipes and connections to existing services:</u>				
1	Accessible WC	1.00	No	3,500.00	3,500.00
2	Wall basin	1.00	No	2,700.00	2,700.00
3	Double bowl bench sink	1.00	No	2,700.00	2,700.00
4	Zip HydroTap G4 4 in 1 BCHA 240/175 Classic Mixer	1.00	No	11,000.00	11,000.00
5	Isolated floor waste	1.00	No	400.00	400.00
6	Stiebel Eltron DHB-E 13 LCD Instantaneous Electric Hot Water Unit	1.00	No	2,500.00	2,500.00
7	Enware Aquablend SQX Basin Mixer Thermostatic Mixing Valve Tap	1.00	No	2,500.00	2,500.00
	<u>Electrical Services</u>				
8	General lighting & power based on FECA	150.00	m2	100.00	15,000.00
9	Ditto based on UCA	97.00	m2	40.00	3,880.00
10	PA speaker to existing PA system	2.00	No	500.00	1,000.00
11	Comms rack	1.00	Item	5,000.00	5,000.00
12	65" LED display including structural backing	2.00	No	2,500.00	5,000.00
13	75" LED display ditto	1.00	No	3,000.00	3,000.00
	<u>Communications</u>				
14	Data based on FECA	150.00	m2	40.00	6,000.00
	<u>Appliances</u>				
15	Fridge	1.00	No	1,200.00	1,200.00

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ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
8.0	BUILDING SERVICES				(Continued)
16	Microwave	1.00	No	250.00	250.00
	Mechanical Services				
17	Wall mounted split system air-conditioner	6.00	No	3,000.00	18,000.00
18	Reinstate existing wall vent	1.00	No	500.00	500.00
	Fire Services				
19	Dry fire services based on FECA	150.00	m2	25.00	3,750.00
	External Services				
	Stormwater				
20	Allowance for 100 dia. stormwater pipe including excavation and backfilling complete	82.00	m	115.00	9,430.00
21	Connection to existing pit	1.00	Item	2,000.00	2,000.00
	Sewer				
22	100 dia. uPVC sewer pipe including excavation and backfilling complete	38.00	m	150.00	5,700.00
23	Clearout point	5.00	No	500.00	2,500.00
24	Sewer connection to existing site main	1.00	Item	2,500.00	2,500.00
	Water Supply				
25	20 dia. water pipe including excavation and backfilling complete	43.00	m	60.00	2,580.00
26	25 dia. ditto	71.00	m	70.00	4,970.00
27	Vandal resistant hoesetap	1.00	No	350.00	350.00
28	Isolation valve	1.00	No	350.00	350.00
29	Water connection to existing site main	1.00	Item	2,500.00	2,500.00
30	Sub meter assembly	1.00	No	350.00	350.00
31	Water meter assembly	1.00	Item	500.00	500.00
	Electrical Supply				
32	Private power pole including footing	1.00	No	7,500.00	7,500.00
33	Electrical pit	5.00	No	1,800.00	9,000.00
34	Distribution board	2.00	No	10,000.00	20,000.00
35	Main switch board	1.00	No	65,000.00	65,000.00
36	Overhead conductor	52.00	m	100.00	5,200.00
37	1 x 50mm HDUPVC electrical conduits including excavation, backfilling and cabling complete	63.00	m	105.00	6,615.00
38	2 x 80mm & 3 x 32mm ditto	109.00	m	300.00	32,700.00
39	2 x 100mm & 3 x 32mm ditto	71.00	m	300.00	21,300.00

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ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
8.0	BUILDING SERVICES				(Continued)
40	4 x 100mm & 3 x 32mm ditto	58.00	m	465.00	26,970.00
41	Ditto including support brackets to existing building	17.00	m	410.00	6,970.00
42	Allowance for penetration to existing building	2.00	No	500.00	1,000.00
43	Electrical meter assembly	1.00	Item	500.00	500.00
44	Electrical connection to existing main	1.00	Item	10,000.00	10,000.00
	<u>Lighting</u>				
45	Bollard lighting	5.00	No	1,000.00	5,000.00
	<u>Communications</u>				
46	1 x 100mm white communications conduits including 1 x 12 Core OS2 Fibre Optic cable, excavation and backfilling complete	110.00	m	100.00	11,000.00
47	2 x 100mm ditto	52.00	m	160.00	8,320.00
48	1 x 100mm ditto including support brackets to existing building	11.00	m	110.00	1,210.00
49	2 x 100mm ditto	31.00	m	165.00	5,115.00
50	Communications pit	4.00	No	900.00	3,600.00
51	Comms rack	3.00	No	5,000.00	15,000.00
52	Allowance for penetration to existing building	4.00	No	500.00	2,000.00
53	Connection to authority main	1.00	Item	3,000.00	3,000.00
				Total :	388,610.00
9.0	EXTERNAL WORKS				
	<u>Pavement</u>				
1	Trim and compact existing subgrade	91.00	m2	5.00	455.00
2	100 thick reinforced concrete [32MPa] slab on ground including SL82 mesh top, joints and edge formwork complete	53.00	m2	120.00	6,360.00
3	150 thick reinforced concrete [32MPa] suspended slab including SL92 mesh top & bottom, loss & edge formwork complete	15.00	m2	305.00	4,575.00
4	150 thick reinforced concrete [32MPa] slab on ground including SL92 mesh top & bottom, joints and compacted fill complete	23.00	m2	145.00	3,335.00
5	Smooth connection of new slab to existing structure	12.00	m	100.00	1,200.00
6	Allow infill reinforced concrete to existing concrete slab to infill chasid area	27.00	m2	200.00	5,400.00
	<u>Strip Footings</u>				
7	300 wide x 400 deep reinforced concrete [32MPa] strip footings including detailed excavation and reinforcement complete :[SF1]	19.00	m	150.00	2,850.00

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ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
9.0	EXTERNAL WORKS				(Continued)
	Edge Thickening				
8	Allowance for 200 wide x 450 deep reinforced concrete [32MPa] edge thickening including detailed excavation and reinforcement complete :[ET1]	24.00	m	120.00	2,880.00
	Piers				
9	110 wide x 230 deep single skin face brickwork pier	10.00	No	50.00	500.00
10	230 wide x 230 deep double ditto	10.00	No	100.00	1,000.00
	Fencing				
11	Allowance for 1500 high powdercoated palisade fence to match existing	75.00	m	200.00	15,000.00
12	Double swing gate	1.00	No	3,500.00	3,500.00
13	Connection of new fence to existing	1.00	Item	500.00	500.00
	Miscellaneous				
14	Reinstate and make good to existing concrete path	119.00	m2	120.00	14,280.00
15	Ditto decking area	28.00	m2	250.00	7,000.00
16	Ditto soft landscaping	213.00	m2	50.00	10,650.00
17	Ditto playground footpath	22.00	m2	120.00	2,640.00
				Total :	82,125.00
10.0	PRELIMINARIES & MARGIN				
				Total :	
11.0	CONSTRUCTION SUBTOTAL (EXCL. GST)				
1					
				Total :	
12.0	CONSTRUCTION CONTINGENCY				
1					
				Total :	
13.0	CONSULTANT FEES				
1					
				Total :	

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ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
14.0	AUTHORITY FEES (LSL)				
1					
					Total :
15.0	COST ESCALATION TO JULY 2025				
1					
					Total :
16.0	CONSTRUCTION TOTAL (EXCL. GST)				
1					
					Total :