

ESTIMATE SUMMARY

**Project:** T19-084 Sorell School**Details:** Estimate of likely Cost - Master Plan**Building:** T19-084 School Redevelopment

Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
1	Area A - Grades K-2	1,400	m2	2,015	2,821,000
2	Area B - Admin	600	m2	2,520	1,512,000
3	Area C - Grades 3-6	1,059	m2	2,533	2,682,000
4	Area D - Grades 7 - 8	910	m2	1,707	1,553,000
5	Area E - Year 9 & 10	1,100	m2	2,558	2,814,000
6	Area F - Food	250	m2	2,616	654,000
7	Area H - Years 11 & 12	327	m2	2,480	811,000
8	Area I - Art	150	m2	487	73,000
9	Area J - Big Picture	1	item		30,000
10	Siteworks				5,570,000
11	Site Services				1,370,000
	Estimated Construction Cost [excl gst]	5,797	m2		19,890,000
	<u>Additional Options</u>				
12	Area G - Gym	1,250	m2	2,504	3,130,000
13	Area K - Performing Arts & Music	890	m2	1,408	1,253,000
14	Exclusions				0
15	Estimate Basis & Disclaimers				0

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
-----	-------------	----------	------	------	---------------------

1 Area A - Grades K-2

1.A	Demolition and structural modifications - forming openings for new doors , extensions etc	1	item	60,000.00	60,000
1.B	New glazed external walls and doors to existing classrooms and corridors incl demo of existing	92	m2	1,000.00	92,000
1.C	Extra over for gut out of science classrooms	240	m2	100.00	24,000
1.D	Wet area extensions	144	m2	3,100.00	446,400
1.E	Corridor / circulation extension	35	m2	1,800.00	63,000
1.F	Refurbish class base - make good carpet, new ceiling tiles, repainting , new lighting	846	m2	900.00	761,400
1.G	Extra over for removal of asbestos - advised not required		note		0
1.H	Refurbish corridor / circulation - carpet tiles on existing vinyl floor, make good ceiling , new lighting, repaint	388	m2	600.00	232,800
1.I	Refurbish existing space to form staff room	60	m2	1,400.00	84,000
1.J	Refurbish existing space to form new toilets	64	m2	2,300.00	147,200
1.K	Outdoor learning spaces / covered decks to refurbished GLA [not shown assumed required]	480	m2	800.00	384,000
	<i>Area excluding external decks</i>	1,537	m2		
1.L	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		298,324
1.M	Proportion of design contingency and market conditions	1	item		227,876
1.N	No making good included to facade , windows or roof elements		note		

Area A - Grades K-2

2,821,000

2 Area B - Admin

2.A	Admin buildings	600	m2	2,050.00	1,230,000
2.B	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		159,900
2.C	Proportion of design contingency and market conditions	1	item		122,100

Area B - Admin

1,512,000

3 Area C - Grades 3-6

3.A	New class base / GLA [8 no]	580	m2	2,140.00	1,241,200
-----	------------------------------	-----	----	----------	-----------

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
-----	-------------	----------	------	------	---------------------

3 Area C - Grades 3-6

(Continued)

3.B	Circulation / connecting corridors etc	420	m2	1,580.00	663,600
3.C	Staff office	36	m2	3,030.00	109,080
3.D	Student Toilets	25	m2	3,630.00	90,750
3.E	Existing class bases retained - no work		note		
	<i>subtotal excl decks</i>	1,061	m2		
3.F	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		273,602
3.G	Proportion of design contingency and market conditions	1	item		303,768

Area C - Grades 3-6

2,682,000

4 Area D - Grades 7 - 8

4.A	Demolition and structural modifications - forming openings for new doors , extensions etc	1	item	30,000.00	30,000
4.B	Hub extension including roof over deck	93	m2	2,300.00	213,900
4.C	Refurbish class base - some new walls, internal finishes, joinery and lighting only - assumed existing AC	520	m2	840.00	436,800
4.D	Refurbish corridor / circulation	183	m2	800.00	146,400
4.E	Refurbish existing space to form new toilets	35	m2	2,300.00	80,500
4.F	Refurbish existing space to form new cooking class	75	m2	2,200.00	165,000
4.G	No work to studio or staff areas		note		
4.H	Extra over for removal of asbestos and making good	1	item	150,000.00	150,000
4.I	External deck	51	m2	800.00	40,800
	<i>Sub-total area excluding deck</i>	906	m2		
4.J	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		164,242
4.K	Proportion of design contingency and market conditions	1	item		125,357

Area D - Grades 7 - 8

1,553,000

5 Area E - Year 9 & 10

5.A	Classroom [8 no]	720	m2	2,140.00	1,540,800
5.B	Circulation / connecting corridors etc	315	m2	1,600.00	504,000
5.C	Staff office	37	m2	3,060.00	113,220

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
-----	-------------	----------	------	------	---------------------

5 Area E - Year 9 & 10

(Continued)

5.D	Student Toilets	36	m2	3,630.00	130,680
	<i>Sub-total area</i>	1,108	m2		
5.E	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		297,531
5.F	Proportion of design contingency and market conditions	1	item		227,769

Area E - Year 9 & 10

2,814,000

6 Area F - Food

6.A	Food building	250	m2	2,130	532,500
6.B	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		69,225
6.C	Proportion of design contingency and market conditions	1	item		52,275

Area F - Food

654,000

7 Area H - Years 11 & 12

7.A	Classroom [4 no]	300	m2	2,140.00	642,000
7.B	Circulation / connecting corridors etc	27	m2	1,600.00	43,200
	<i>Subtotal</i>	327	m2		
7.C	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		89,076
7.D	Proportion of design contingency and market conditions	1	item		36,724

Area H - Years 11 & 12

811,000

8 Area I - Art

8.A	Wet area in existing canteen	30	m2	2,000.00	60,000
8.B	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		7,800
8.C	Proportion of design contingency and market conditions	1	item		5,200

Area I - Art

73,000

9 Area J - Big Picture

9.A	Allowance for making good external walls after demolition of existing adjacent structures	1	item	25,000.00	25,000
-----	---	---	------	-----------	--------

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
-----	-------------	----------	------	------	---------------------

9 Area J - Big Picture

(Continued)

9.B	Proportion of Preliminaries, off-site overheads and margin [13%]	1	item		3,250
9.C	Proportion of design contingency and market conditions	1	item		1,750

Area J - Big Picture

30,000

10 Siteworks

	<u>Site preparation</u>				
10.A	Demolition of redundant buildings including asbestos	2,773	m2	150.00	415,950
10.B	Strip site of topsoil and stockpile, remove redundant hot mix	38,012	m2	4.00	152,048
10.C	Minor levelling / filling etc for new roads, footpaths, landscaping and buildings etc	38,012	m2	20.00	760,240
10.D	Retaining walls - assumed not applicable		note		
10.E	Allowance for making good after demolition works	1	item	50,000.00	50,000
	<u>Roads, Footpaths and Paved Areas</u>				
10.F	Carparking and Roadway paving including sub-base and preparation [covered way slabs included in landscaping]	3,565	m2	150.00	534,750
10.G	Walker street carpark replacement excluded		note		
10.H	Making good existing basketball courts and other retained paved areas excluded		note		
	<u>Boundary Walls, fencing and Gates</u>				
10.I	Allowance for fencing to primary and Early years playground areas	1	item	60,000.00	60,000
10.J	Fencing around basketball courts excluded		note		
	<u>Outbuildings and Covered ways</u>				
10.K	Covered way steel framing and roof [slab included in landscape costs separate budget	2,178	m2	450.00	980,100
10.L	Outdoor shelter constructed around existing MSB	1	item	24,100.00	24,100
	<u>Landscaping and Improvements [as advised by playstreet 31/10/2019]</u>				

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
-----	-------------	----------	------	------	---------------------

10 Siteworks

(Continued)

10.M	Hard and soft landscaping - zone A to Zone J	1	item	1,254,480.00	1,254,480
10.N	Zone K - circulation paths, play paving etc	1	item	246,000.00	246,000
	<u>General Requirements</u>				
10.O	Proportion of Preliminaries, offsite overheads and margin [13%]	1	item		582,097
10.P	Proportion of Design Contingency and Market Conditions [10%]	1	item		510,235

Siteworks

5,570,000

11 Site Services

	<u>External Stormwater Drainage</u>				
11.A	Allowance for drainage mains pipework	700	m	170.00	119,000
11.B	Allowance for branches to buildings	200	m	170.00	34,000
11.C	Allowance for manholes , pits and grated drains	10	no	3,000.00	30,000
11.D	Allowance for connection to existing drains / manholes	1	item	10,000.00	10,000
	<u>External Sewer Drainage</u>				
11.E	Allowance for drainage mains pipework	700	m	100.00	70,000
11.F	Allowance for branches to buildings	200	m	100.00	20,000
11.G	Allowance for manholes	10	no	3,000.00	30,000
11.H	Allowance for connection to existing drains / manholes	1	item	10,000.00	10,000
	<u>External Water Supply / Fire protection</u>				
11.I	Water and fire main	500	m	100.00	50,000
11.J	Valves and hydrants	20	no	1,000.00	20,000
11.K	Allowance for connection to existing	1	item	7,000.00	7,000
11.L	Allowance for landscape irrigation	1	item	300,000.00	300,000
	<u>External Electric Light and Power</u>				
11.M	Allowance for new main switchboard and sub-mains to new buildings [estimate as advised by JMG 17/10/2019	1	item	150,000.00	150,000
11.N	Allowance for fire detection switchboard and sub-mains to new buildings	1	item	100,000.00	100,000

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
-----	-------------	----------	------	------	---------------------

11 Site Services

(Continued)

11.O	Allowance for comms and security siteworks cabling	1	item	50,000.00	50,000
11.P	Allowance for external lighting	1	item	100,000.00	100,000
<u>Notes</u>					
11.Q	Service mains diversions excluded				
<u>General Requirements</u>					
11.R	Proportion of Preliminaries, offsite overheads and margin [13%]	1	item		143,000
11.S	Proportion of Design Contingency and Market Conditions [10%]	1	item		127,000

Site Services

1,370,000

12 Area G - Gym

12.A	Gymnasium	775	m2	1,980.00	1,534,500
12.B	Staff office	59	m2	3,030.00	178,770
12.C	Student Toilets / changerooms	85	m2	3,630.00	308,550
12.D	Circulation / Multi-purpose	331	m2	1,580.00	522,980
	<i>subtotal area</i>	1,250	m2		
12.E	Proportion of Preliminaries, offsite overheads and margin [13%]	1	item		330,824
12.F	Proportion of Design Contingency and Market Conditions [10%]	1	item		254,376

Area G - Gym

3,130,000

13 Area K - Performing Arts & Music

13.A	Demolition and forming new openings externally	1	item	20,000.00	20,000
13.B	Refurbish existing gym for new performing arts and dance including new acoustic operable wall - assumed existing heating and services remain	520	m2	500.00	260,000
13.C	Refurbish existing gp hall for new music classrooms , internal walls and doors, internal finishes, joinery and services only	223	m2	1,700.00	379,100
13.D	Corridor refurbishment including forming new entries and demolition of stage [assumed existing slab goes under stage]	135	m2	900.00	121,500

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
-----	-------------	----------	------	------	---------------------

13 Area K - Performing Arts & Music

(Continued)

13.E	Refurbish existing space to form staff room	29	m2	1,400.00	40,600
13.F	Toilet refurbishment including all finishes / partitions , services	78	m2	2,500.00	195,000
	<i>Sub-total Area</i>	985	m2		
13.G	Proportion of Preliminaries, offsite overheads and margin [13%]	1	item		132,106
13.H	Proportion of Design Contingency and Market Conditions [10%]	1	item		104,694

Area K - Performing Arts & Music

1,253,000

14 Exclusions

14.A	Increased costs to time of tender [all costs are as at date of estimate]				
14.B	Property Purchase and associated costs				
14.C	Finance, holding charges , cost of money provisions and legal fees				
14.D	G.S.T or Input tax credits				
14.E	Works outside of boundary, Authorities fees and headworks charges				
14.F	Any works to existing buildings not shown shaded on masterplan				
14.G	Loose furniture and Equipment, curtains and blinds, etc.				
14.H	Removal or decanting costs				
14.I	Professional & Statutory Fees				
14.J	Staging or accelerated construction program				
14.K	Additional costs associated with poor ground conditions, piling , rock etc				
14.L	Child and Family learning facility				
14.M	Science and other specialist classbases				
14.N	New Oval				
14.O	Walker street carpark				

Exclusions

0

15 Estimate Basis & Disclaimers

Estimate Basis				
-----------------------	--	--	--	--

ESTIMATE DETAILS

Project: T19-084 Sorell School
Building: T19-084 School Redevelopment

Details: Estimate of likely Cost - Master Plan
 Version T19-084 A7 4 Dec2019

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
15 Estimate Basis & Disclaimers					(Continued)
15.A	This estimate is based on the following documentation provided by separate consultants without the benefit of detail area drawings, detailed scope of alterations, structural information, specification, schedules and Landscaping design, siteworks and site services design ;				
15.B	Masterplan Drawing from hbv dated 3 December 2019				
15.C	The advised indication of cost is an estimate based on available information and as such is our opinion of likely cost for scope as described on the documents.				
15.D	Engineering services and landscaping estimates are included as budgets pending specialist consultant scope and input				
	Disclaimers				
15.E	The contents of this estimate should only be treated as advice on quantity surveying and like matters and not architectural, building surveying or engineering advice. We recommend that Clients consult with their respective advisors before relying upon it.				
15.F	Estimates and other data advised by third parties has been included on face value and has not been independently verified.				
15.G	This estimate is intended for use only by the client noted. WT Partnership does not accept any liability which may result of any other person acting upon or using the information contained in this report.				
15.H	Quantities are approximate and are not suitable for use in tendering documentation, marketing or lease purposes.				

Estimate Basis & Disclaimers

0