



South Gippsland Shire Council
9 Smith Street
Leongatha
Vic 3953.

9th June 2017

Attention: Mr. Alister Fixter

Dear Alister,

Re: Fish Creek Pre-School Refurbishment

We have pleasure in reporting our Cost Plan at Schematic Design Stage on the above project in the amount of Two Hundred and Thirty Thousand Dollars (\$230,000) plus GST as follows.

Alterations & Extension	\$ 163,148
Siteworks	\$ 25,303
External Services	\$ 5,000

Net Construction Cost	\$ 193,451
Design Contingency 10%	\$ 19,345
Cost Escalation 3%	\$ 6,384
Construction Contingency 5%	\$ 10,959

Total Construction Cost	\$ 230,139
Rounded to	\$ 230,000

A copy of the cost plan is attached as an appendix.

The cost plan is based on preliminary design documentation and is indicative only of the possible order of cost. All components of the cost plan will require confirmation once further design documentation is available. The cost plan assumes that the project will be appropriately documented prior to tender.

If prices are obtained by negotiation with builders it may be appropriate to allow a contingency for the reduced element of competition.

Contingencies:

Allowances of 10% and 5% have been included for design & construction contingencies respectively.

Cost Escalation:

An allowance of 3% has been included for cost escalation assuming the project is completed by June 2018.

Exclusions:

GST
Asbestos removal
Loose furniture & equipment
Consultant design fees
Authority fees & charges
Diversion and/or upgrade of existing services
Site penalties

Limitations

This report is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted for any third party who may use or rely on the report (either in its entirety or part).

We trust we have correctly interpreted your requirements and thank you for the opportunity to be of assistance on this project.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Chris Humble

MAIN
SUMMARYFISH CREEK KINDERGARTEN
RYAN STREET FISH CREEK

9/06/17

BUILDING WORKS		\$	163,148
SITWORKS		\$	25,303
EXTERNAL SERVICES		\$	5,000
NET CONSTRUCTION COST		\$	193,451
DESIGN CONTINGENCY	10%	\$	19,345
		\$	212,796
COST ESCALATION	3%	\$	6,384
		\$	219,180
CONSTRUCTION CONTINGENCY	5%	\$	10,959
TOTAL CONSTRUCTION COST		\$	230,139
ROUNDED TO		\$	<u>230,000</u>

				DATE :	M2	70
CODE	ELEMENT	% B.C.	ELEMENT COST	COST		COST/M2
00 PR	PRELIMINARIES	15.5	\$ 25,233	\$ 25,233		\$ 360
01 SB	SUBSTRUCTURE	2.6	\$ 4,280	\$ 4,280		\$ 61
	SUPERSTRUCTURE	20.3		\$ 33,163		
02 CL	Columns		\$ 1,400			\$ 20
03 UF	Upper Floors		\$ -			\$ -
04 SC	Staircases		\$ -			\$ -
05 RF	Roof		\$ 1,976			\$ 28
06 EW	External Walls		\$ 7,863			\$ 112
07 WW	Windows		\$ 6,340			\$ 91
08 ED	External Doors		\$ 4,300			\$ 61
09 NW	Internal Walls		\$ 2,984			\$ 43
10 NS	Toilet Partitions		\$ 3,600			\$ 51
11 ND	Internal Doors		\$ 4,700			\$ 67
	FINISHES	16.5		\$ 26,861		
12 WF	Wall Finishes		\$ 13,873			\$ 198
13 FF	Floor Finishes		\$ 7,700			\$ 110
14 CF	Ceiling Finishes		\$ 5,288			\$ 76
	FITTINGS	15.5		\$ 25,260		
15 FT	Fitments		\$ 25,260			\$ 361
16 SE	Special Equipment		\$ -			\$ -
	SERVICES	22.7		\$ 37,026		
17 SF	Sanitary Fixtures		\$ 12,640			\$ 181
18 PD	Sanitary Plumbing		\$ 2,925			\$ 42
19 WS	Water Supply		\$ 5,700			\$ 81
20 GS	Gas Service		\$ -			\$ -
21 SH	Space Heating		\$ -			\$ -
22 VE	Ventilation		\$ 3,308			\$ 47
23 EC	Evaporative Cooling		\$ -			\$ -
24 AC	Mechanical Services		\$ 3,675			\$ 53
25 FP	Fire Protection		\$ -			\$ -
26 LP	Electrical Services		\$ 6,468			\$ 92
27 CM	Communications		\$ 2,310			\$ 33
27 DE	DEMOLITION			\$ 11,326		\$ 162
TOTAL BUILDING COST				\$ 163,148		\$ 2,169
SITE WORKS & EXTERNAL SERVICES				\$ 30,303		
32 XP	Site Preparation		\$ 2,640			
31 AR	External Buildings		\$ -			
33 XR	Ramps & Paving		\$ 22,163			
35 XF	Fencing		\$ -			
36 XL	Landscaping		\$ 500			
37 XK	Stormwater Drainage		\$ 3,000			
38 XD	Ext.Sewer Drainage		\$ 2,000			
39 XW	Ext.Water Supply		\$ -			
40 XG	External Gas		\$ -			
41 XF	Ext.Fire Protection		\$ -			
42 XE	Ext.Electrical		\$ -			
42 XC	Ext.Comms		\$ -			
TOTAL COST - CURRENT DATE				\$ 193,451		

ELEMENTAL
BREAKDOWNFISH CREEK KINDERGARTEN
RYAN ST FISH CREEK

9/06/17

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT	QTY	RATE	COST
PRELIMINARIES							
00 PR	Preliminaries	15.22	360.5				25233
	Preliminary Items as defined by the Aust. Standard Method of Measurement						25233
SUBSTRUCTURE							
01 SB	Substructure	2.58	61.1				4280
	concrete ground slab for student toilets			m2	12	200	2400
	dowel bars into existing footings			No	25	28	700
	pad footings for veranda columns			No	2	350	700
	make good veranda floor for new store			m2	4	120	480
SUPERSTRUCTURE							
01 CL	Columns	0.84	20.0				1400
	89x6shs veranda columns			m	6	200	1200
	connections			litem	1	200	200
03 UF	Upper floors	0.00	0.0				0
04 SC	Staircases	0.00	0.0				0
05 RF	Roof	1.19	28.2				1976
	veranda roof framing			m2	8	135	1080
	colorbond roof sheeting & sarking			m2	8	92	736
	rainwater disposal			m2	8	20	160
06 EW	External walls	4.74	112.3				7863
	timber stud wall framing, sarking & insulation			m2	38	81	3078
	lightweight cladding to stud walls			m2	33	145	4785
07 WW	Windows	3.82	90.6				6340
	1200x600 high single glazed aluminium framed openable window to new toilets			No	1	760	760
	900x600 high single glazed aluminium framed openable windows to new toilets			No	3	625	1875
	1000x2100 high single glazed aluminium framed window to new entry			No	1	1135	1135
	500x2100 high single glazed aluminium framed window to new entry			No	1	770	770
	1800x1500 high single glazed aluminium framed openable window to new office			No	1	1800	1800
08 ED	External doors	2.59	61.4				4300
	single leaf aluminium framed fully glazed door, frame & hardware			No	1	2800	2800
	single leaf timber door, glazed panel, frame, hardware & paint			No	1	1500	1500

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CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT	QTY	RATE	COST
09 NW	Internal walls	1.80	42.6				2984
	timber stud framing & acoustic insulation 2700h			m2	22	68	1496
	double timber stud framing & acoustic insulation to rsd & door openings			m2	6	120	720
	batten out existing brick wall			m2	32	24	768
10 NS	Toilet Partitions	2.17	51.4				3600
	student toilet partition panels			No	3	1200	3600
11 ND	Internal doors	2.83	67.1				4700
	single leaf timber door, frame, hardware & paint			No	1	1100	1100
	single leaf sliding timber door, frame, hardware & paint			No	1	1500	1500
	lockable doors to cleaners room			No	1	2100	2100
FINISHES							
12 WF	Wall finishes	8.37	198.2				13873
	9 villaboard wall linings			m2	61	55	3355
	13 plasterboard wall linings			m2	54	36	1944
	repairs to existing linings			m2	90	15	1350
	ceramic splashback tiles PC \$45/m2			m2	3	165	495
	vinyl wall lining to 1200 high in student toilets			m2	16	80	1280
	skirting & arc treatment			m	96	14	1344
	paint finish to new & existing linings			m2	205	16	3280
	applied finish to external cladding			m2	33	25	825
13 FF	Floor finishes	4.64	110.0				7700
	vinyl sheeting			m2	70	110	7700
14 CF	Ceiling finishes	3.19	75.5				5288
	10 flush plasterboard on battens			m2	16	65	1040
	repairs to existing ceiling linings			m2	12	70	840
	veranda eaves lining			m2	8	80	640
	paint finish to new & existing linings			m2	173	16	2768
FITTINGS							
15 FT	Fitments	15.24	360.9				25260
	new kitchen joinery			Item	1	14000	14000
	kitchen appliances			Item	1	4500	4500
	re-install lockers to new entry area			Hrs	8	90	720
	cleaners room shelf			No	1	150	150
	toilet roll holder			No	4	120	480
	mirrors 600x1100			No	4	180	720
	soap dispenser			No	3	180	540
	disabled grab rails			No	1	1600	1600
	hand drier			No	2	900	1800
	vanity bench			m	1	450	450
	statutory signage			Item	1	300	300
16 SE	Special equipment	0.00	0.0				0

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CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT	QTY	RATE	COST
SERVICES							
17 SF	Sanitary fixtures	7.62	180.6				12640
	child suite			No	2	900	1800
	wc suite			No	1	1400	1400
	dwc suite			No	1	3200	3200
	wall hung basin & mixer			No	3	760	2280
	vanity basin & mixer			No	1	580	580
	kitchen & mixer			No	1	1050	1050
	cleaners sink & mixer			No	1	1850	1850
	floor waste gully			No	3	160	480
18 PD	Sanitary plumbing	1.76	41.8				2925
	sewer connection			No	13	225	2925
19 WS	Water supply	3.44	81.4				5700
	water connection			No	10	450	4500
	tmv			No	1	1200	1200
20 GS	Gas service	0.00	0.0				0
21 SH	Space heating	0.00	0.0				0
22 VE	Ventilation	2.00	47.3				3308
	roof mounted fans to new toilets & staff wc			m2	15	150	2250
	kitchen range hood vent			No	1	900	900
	builders work			Item	5%	3150	158
23 EC	Evaporative cooling	0.00	0.0				0
24 AC	Air Conditioning	2.22	52.5				3675
	wall mounted split unit in new office			No	1	3500	3500
	builders work			Item	5%	3500	175
25 FP	Fire protection	0.00	0.0				0
26 LP	Electrical Services	3.90	92.4				6468
	modifications to existing switchboard			Item	1	600	600
	light & power in new toilets & store			m2	16	160	2560
	alterations to existing light & power			Item	1	3000	3000
	builders work			Item	5%	6160	308
27 CM	Communications	1.39	33.0				2310
	new voice / data in office			No	4	550	2200
	builders work			Item	5%	2200	110

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CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT	QTY	RATE	COST
28 DE	Demolition	7.15	161.8				11326
	internal lightweight walls & doors			m2	54	80	4320
	external roller shutter door			No	1	360	360
	external single leaf rear entry door			No	1	180	180
	form opening for rear window			No	1	900	900
	form opening for front entry door & windows			No	1	1600	1600
	form opening for door to student toilets			No	1	900	900
	floor finishes			m2	53	12	636
	eaves lining for new toilets & storage room			m2	17	30	510
	kitchen joinery			Hrs	8	90	720
	sanitary fixtures			Hrs	6	120	720
	electrical works			Hrs	4	120	480
SITEWORKS							
32 XP	Site preparation						2640
	earthworks for new toilets, veranda & ramps			m2	44	60	2640
31 AR	External Buildings						0
33 XR	Ramps and paved areas						22163
	concrete ramps			m2	23	550	12650
	50mm galv pipe handrail with posts at 1800 c/s			m	25	285	7125
	50mm galv pipe handrail fixed to block wall			m	6	140	840
	tactile indicators 300x300			No	21	28	588
	concrete in paving under veranda			m2	8	120	960
35 XF	Fencing						0
36 XL	Landscaping and improvements						500
	allowance for general clean up & minimal grassing			Item	1	500	500
EXTERNAL SERVICES							
37 XK	External stormwater drainage						3000
	allow to connect new toilets & veranda to existing main			No	2	1500	3000
38 XD	External sewer drainage						2000
	connect into existing main			Item	1	2000	2000
39 XW	External water supply						0
40 XG	External gas						0
41 XF	External fire protection						0
42 XE	External electric light and power						0
43 XC	External communications						0