

## HMAS Sydney Toilet & Storage Facility

### Geraldton Opinion of Probable Cost Indicative Cost

This opinion of probable cost of construction (OPC) is based on my experience and qualifications and represent my judgement as a consultant familiar with the construction industry but shall not be a guarantee that construction costs will not vary from this OPC. It is further noted that I have no control over the cost of labour, material or equipment, the means methods and procedures of the construction process or the competitive bidding process.

This OPC is Current at 06-June-2017

This OPC is based on

Eastman Poletti Sherwood Architects Drawing A01 & to A04 rev A dated 19/05/2017

No specialist design or cost advice has been received for

Electrical services  
Mechanical services  
Hydraulic services  
Structural design

#### Cost Summary

Excluding GST

|          |    |         |
|----------|----|---------|
| Option 1 | \$ | 443,100 |
| Option 2 | \$ | 304,900 |

The following are excluded

Latent conditions  
Loose furniture and equipment  
Services upgrades and headworks fees  
Escalation beyond June 2017

Erik Postmus AAIQS  
Quantity Surveyor

655 Liberton Road Chidlow 6556

Telephone 08 9572 3200

Mobile 0419 865 741

Email [gserik@gidgenet.com.au](mailto:gserik@gidgenet.com.au)

**HMAS Sydney Toilet & Storage Facility**  
**Option 1**  
**Opinion of Probable Cost**  
**Elemental Analysis**

Fully Enclosed Covered Area

80 m2

| <b>ELEMENT</b>                          | <b>Elem<br/>Quant</b>              | <b>Unit</b> | <b>Unit<br/>Rate</b> | <b>Elemental<br/>Cost</b> |                | <b>Cost/m2<br/>FECA</b> |
|---|------------------------------------|-------------|----------------------|---------------------------|----------------|-------------------------|
| <b>Substructure</b>                     | 80                                 | m2          | 117.50               |                           | 9,400          | 117.50                  |
| Roof                                    | 80                                 | m2          | 417.50               | 33,400                    |                | 417.50                  |
| External Walls                          | 109                                | m2          | 389.91               | 42,500                    |                | 531.25                  |
| External Doors                          |                                    |             |                      | 8,900                     |                | 111.25                  |
| Internal Walls                          | 96                                 | m2          | 139.58               | 13,400                    |                | 167.50                  |
| Internal Doors                          |                                    |             |                      | 900                       |                | 11.25                   |
|   | <b>Superstructure</b>              |             |                      |                           | 99,100         | 1,238.75                |
| Wall Finishes                           | 110                                | m2          | 67.27                | 7,400                     |                | 92.50                   |
| Floor Finishes                          | 24                                 | m2          | 237.50               | 5,700                     |                | 71.25                   |
| Ceiling Finishes                        | 74                                 | m2          | 129.73               | 9,600                     |                | 120.00                  |
|   | <b>Finishes</b>                    |             |                      |                           | 22,700         | 283.75                  |
| Fitments                                |                                    |             |                      | 7,100                     |                | 88.75                   |
|   | <b>Fittings</b>                    |             |                      |                           | 7,100          | 88.75                   |
| Sanitary Plumbing                       |                                    |             |                      | 51,000                    |                | 637.50                  |
| Electric Light And Power                |                                    |             |                      | 15,000                    |                | 187.50                  |
|   | <b>Services</b>                    |             |                      |                           | 66,000         | 825.00                  |
|   | <b>Proportion of Preliminaries</b> |             |                      |                           | 20,300         | 253.75                  |
|   | <b>Building Cost</b>               |             |                      |                           | <b>224,600</b> | <b>2,807.50</b>         |
| <b>Alterations to existing building</b> |                                    |             |                      |                           | 0              | 0.00                    |
| Site Preparation                        |                                    |             |                      | 17,700                    |                | 221.25                  |
| Roads & Paving                          |                                    |             |                      | 17,300                    |                | 216.25                  |
| Screen Walls and Fencing                |                                    |             |                      | 66,700                    |                | 833.75                  |
| Landscaping And Improvements            |                                    |             |                      | -                         |                | 0.00                    |
|   | <b>Siteworks</b>                   |             |                      |                           | 101,700        | 1,271.25                |
| External Stormwater Drainage            |                                    |             |                      | 4,000                     |                | 50.00                   |
| External Sewer Drainage                 |                                    |             |                      | 3,500                     |                | 43.75                   |
| External Water Supply                   |                                    |             |                      | 3,100                     |                | 38.75                   |
| External Electric Light And Power       |                                    |             |                      | 5,800                     |                | 72.50                   |
|   | <b>External Services</b>           |             |                      |                           | 16,400         | 205.00                  |
|   | <b>Proportion of Preliminaries</b> |             |                      |                           | 11,900         | 148.75                  |
|   | <b>Net Project Cost</b>            |             |                      |                           | <b>354,600</b> | <b>4,432.50</b>         |
| Design Contingency                      |                                    |             |                      |                           | 17,700         | 221.25                  |
| Construction Contingency                |                                    |             |                      |                           | 17,700         | 221.25                  |
| Professional fees                       |                                    |             |                      |                           | 53,100         | 663.75                  |
|   | <b>Gross Project Cost</b>          |             |                      |                           | <b>443,100</b> | <b>5,538.75</b>         |
|   | <b>GST</b>                         |             |                      |                           | 44,310         |                         |
|   | <b>Total including GST</b>         |             |                      |                           | 487,410        |                         |

Erik Postmus

Quantity Surveyor

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**HMAS Sydney Toilet & Storage Facility**  
**Option 1**  
**Opinion of Probable Cost**  
**Trade Summary**

| <b>Trade</b>             |      | <b>Cost</b>    |
|--------------------------|------|----------------|
| Preliminaries            |      | 32,200         |
| Earthworks               |      | 17,700         |
| Concretework             |      | 11,000         |
| Precast Concrete         |      | 51,300         |
| Brickwork                |      | 13,400         |
| Stonework                |      | 34,700         |
| Steelwork                |      | 26,300         |
| Metalwork                |      | 7,100          |
| Joinery                  |      | 8,800          |
| Roofing                  |      | 19,600         |
| Ceilings & Linings       |      | 8,200          |
| Plastering               |      | 5,100          |
| Ceramic Tiling           |      | 5,700          |
| Painting                 |      | 14,000         |
| Plumbing                 |      | 61,400         |
| Electrical Services      |      | 20,800         |
| Paving                   |      | 17,300         |
|                          |      | <hr/>          |
|                          |      | 354,600        |
| Design Contingency       | 5.0% | 17,700         |
| Construction Contingency | 5.0% | 17,700         |
| Professional Fees        | 15%  | 53,100         |
|                          |      | <hr/>          |
|                          |      | 443,100        |
| GST                      |      | 44,310         |
|                          |      | <hr/>          |
|                          |      | <u>487,410</u> |

**HMAS Sydney Toilet & Storage Facility  
Option 2  
Opinion of Probable Cost  
Elemental Analysis**

Fully Enclosed Covered Area

34 m2

| ELEMENT                                 | Elem<br>Quant                      | Unit | Unit<br>Rate | Elemental<br>Cost |                | Cost/m2<br>FECA |
|---|------------------------------------|------|--------------|-------------------|----------------|-----------------|
| <b>Substructure</b>                     | 54                                 | m2   | 103.70       |                   | 5,600          | 164.71          |
| Columns                                 | 54                                 | m2   | 90.74        | 4,900             |                | 144.12          |
| Roof                                    | 54                                 | m2   | 388.89       | 21,000            |                | 617.65          |
| External Walls                          | 99                                 | m2   | 321.21       | 31,800            |                | 935.29          |
| Windows                                 | 7                                  | m3   | 814.29       | 5,700             |                | 167.65          |
| External Doors                          |                                    |      |              | 7,400             |                | 217.65          |
| Internal Walls                          | 37                                 | m2   | 189.19       | 7,000             |                | 205.88          |
| Internal Doors                          |                                    |      |              | 700               |                | 20.59           |
|   | <b>Superstructure</b>              |      |              |                   | 78,500         | 2,308.82        |
| Wall Finishes                           | 75                                 | m2   | 68.00        | 5,100             |                | 150.00          |
| Floor Finishes                          | 11                                 | m2   | 245.45       | 2,700             |                | 79.41           |
| Ceiling Finishes                        | 31                                 | m2   | 132.26       | 4,100             |                | 120.59          |
|   | <b>Finishes</b>                    |      |              |                   | 11,900         | 350.00          |
| Fitments                                |                                    |      |              | 5,100             |                | 150.00          |
|   | <b>Fittings</b>                    |      |              |                   | 5,100          | 150.00          |
| Sanitary Plumbing                       |                                    |      |              | 34,000            |                | 1,000.00        |
| Electric Light And Power                |                                    |      |              | 10,800            |                | 317.65          |
|   | <b>Services</b>                    |      |              |                   | 44,800         | 1,317.65        |
|   | <b>Proportion of Preliminaries</b> |      |              |                   | 14,500         | 426.47          |
|   | <b>Building Cost</b>               |      |              |                   | <b>160,400</b> | <b>4,717.65</b> |
| <b>Alterations to existing building</b> |                                    |      |              |                   | 0              | 0.00            |
| Site Preparation                        |                                    |      |              | 5,400             |                | 158.82          |
| Roads & Paving                          |                                    |      |              | 9,200             |                | 270.59          |
| Screen Walls and Fencing                |                                    |      |              | 50,400            |                | 1,482.35        |
| Landscaping And Improvements            |                                    |      |              | -                 |                | 0.00            |
|   | <b>Siteworks</b>                   |      |              |                   | 65,000         | 1,911.76        |
| External Stormwater Drainage            |                                    |      |              | 4,000             |                | 117.65          |
| External Sewer Drainage                 |                                    |      |              | 3,500             |                | 102.94          |
| External Water Supply                   |                                    |      |              | 3,100             |                | 91.18           |
| External Electric Light And Power       |                                    |      |              | 5,800             |                | 170.59          |
|   | <b>External Services</b>           |      |              |                   | 16,400         | 482.35          |
|   | <b>Proportion of Preliminaries</b> |      |              |                   | 8,200          | 241.18          |
|   | <b>Net Project Cost</b>            |      |              |                   | <b>250,000</b> | <b>7,352.94</b> |
| Design Contingency                      |                                    |      |              |                   | 12,500         | 367.65          |
| Construction Contingency                |                                    |      |              |                   | 12,500         | 367.65          |
| Professional fees                       |                                    |      |              |                   | 29,900         | 879.41          |
|   | <b>Gross Project Cost</b>          |      |              |                   | <b>304,900</b> | <b>8,967.65</b> |
|   | <b>GST</b>                         |      |              |                   | 30,490         |                 |
|   | <b>Total including GST</b>         |      |              |                   | 335,390        |                 |

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Quantity Surveyor

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**HMAS Sydney Toilet & Storage Facility**  
**Option 2**  
**Opinion of Probable Cost**  
**Trade Summary**

| <b>Trade</b>             |     |  | <b>Cost</b>    |
|--------------------------|-----|--|----------------|
| Preliminaries            |     |  | 22,700         |
| Earthworks               |     |  | 5,400          |
| Concretework             |     |  | 6,100          |
| Precast Concrete         |     |  | 21,500         |
| Brickwork                |     |  | 7,300          |
| Stonework                |     |  | 30,500         |
| Steelwork                |     |  | 15,900         |
| Metalwork                |     |  | 26,500         |
| Carpentry                |     |  | 8,100          |
| Joinery                  |     |  | 7,400          |
| Roofing                  |     |  | 12,500         |
| Ceilings & Linings       |     |  | 3,500          |
| Plastering               |     |  | 3,500          |
| Ceramic Tiling           |     |  | 2,700          |
| Painting                 |     |  | 6,200          |
| Plumbing                 |     |  | 44,400         |
| Electrical Services      |     |  | 16,600         |
| Paving                   |     |  | 9,200          |
|                          |     |  | <hr/>          |
|                          |     |  | 250,000        |
| Design Contingency       | 5%  |  | 12,500         |
| Construction Contingency | 5%  |  | 12,500         |
| Professional Fees        | 12% |  | 29,900         |
|                          |     |  | <hr/>          |
|                          |     |  | 304,900        |
| GST                      |     |  | 30,490         |
|                          |     |  | <hr/>          |
|                          |     |  | <u>335,390</u> |