

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 22-June-2017

This OPC is based on

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

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
Rotary Club Option	\$ 1,150,400

The following are excluded

Latent conditions
Mechanical services except ventilation to toilets
Specialist lighting, power & communication for future fitout
Security
Soft landscaping
External lighting
Stormwater drainage to paved areas
Loose furniture and equipment
Services upgrades and headworks fees
Escalation beyond June 2017

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HMAS Sydney Toilet & Storage Facility
Rotary Club Option
Opinion of Probable Cost
Elemental Analysis

Fully Enclosed Covered Area 258 m2

ELEMENT	Elem Quant	Unit	Unit Rate	Elemental Cost		Cost/m2 FECA
Substructure	314	m2	234.71		73,700	285.66
Columns	314	m2	50.32	15,800		61.24
Roof	314	m2	606.05	190,300		737.60
External Walls	29	m2	217.24	6,300		24.42
Windows	91	m3	791.21	72,000		279.07
External Doors				8,800		34.11
Internal Walls	122	m2	104.10	12,700		49.22
Internal Screens & Borrowed Lights			-	20,600		79.84
Internal Doors				4,900		18.99
					Superstructure	
					331,400	1,284.50
Wall Finishes	427	m2	62.06	26,500		102.71
Floor Finishes	246	m2	155.69	38,300		148.45
Ceiling Finishes	254	m2	152.36	38,700		150.00
					Finishes	
					103,500	401.16
Fitments				11,300		43.80
					Fittings	
					11,300	43.80
Sanitary Plumbing				81,500		315.89
Ventilation				11,800		45.74
Electric Light And Power				20,000		77.52
					Services	
					113,300	439.15
					Proportion of Preliminaries	
					63,200	244.96
					Building Cost	
					696,400	2,699.22
Site Preparation				71,500		277.13
Roads & Paving				113,800		441.09
Screen Walls and Fencing				22,200		86.05
Landscaping And Improvements				-		0.00
					Siteworks	
					207,500	804.26
External Stormwater Drainage				4,300		16.67
External Sewer Drainage				3,500		13.57
External Water Supply				3,100		12.02
External Electric Light And Power				5,800		22.48
					External Services	
					16,700	64.73
					Proportion of Preliminaries	
					22,500	87.21
					Net Project Cost	
					943,100	3,655.43
Design Contingency					47,100	182.56
Construction Contingency					47,100	182.56
Professional fees					113,100	438.37
					Gross Project Cost	
					1,150,400	4,458.91
					GST	
					115,040	
					Total including GST	
					1,265,440	

Erik Postmus

Quantity Surveyor

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Trade Summary

Trade	Cost
Preliminaries	85,700
Earthworks	71,500
Concretework	210,300
Brickwork	55,400
Stonework	22,200
Metalwork	34,800
Joinery	24,800
Cabinetwork	4,900
Windows	80,800
Ceilings & Linings	37,300
Plastering	22,400
Ceramic Tiling	38,300
Painting	11,100
Plumbing	92,200
Mechanical Services	31,800
Electrical Services	5,800
Paving	113,800
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	943,100
Design Contingency	5% 47,100
Construction Contingency	5% 47,100
Professional Fees	12% 113,100
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	1,150,400
GST	115,040
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	1,265,440

HMAS Sydney Toilet & Storage Facility - 2
Rotary Club Option

ELEMENTS PR PRELIMINARIES					85,636
<u>TRADES PR Preliminaries</u>					85,636
<u>Building Areas</u>					
5204	Fully Enclosed Covered Area	m2	258		
ELEMENTS SB SUBSTRUCTURE					73,651
<u>TRADES CO Concretework</u>					
<u>N25 Concrete to:</u>					
5205	Strip footing	m3	2	415.80	832
5210	pad footing	m3	4	415.80	1,663
5209	Ground slab	m3	32	369.60	11,827
5207	Retaining wall footing	m3	9	415.80	3,742
5225	Retaining wall cavity	m3	18	462.00	8,316
<u>Reinforcement</u>					
5206	Trench mesh to strip footing	m	21	13.86	291
5212	SL72 to ground slab	m2	258	17.33	4,471
5211	SL82 mesh to pad footing	m2	14	23.10	323
5208	Retaining wall footing	t	0.31	2,541.00	788
5226	Retaining wall cavity	t	1.71	2,541.00	4,345
<u>Sundries</u>					
5213	Polythene membrane	m2	310	2.31	716
<u>TRADES BK Brickwork</u>					
<u>Common Brickwork</u>					
5227	Concealed leaf of retaining wall	m2	143	103.95	14,865
5228	Exposed leaf of retaining wall	m2	143	103.95	14,865

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	<u>Sundries</u>				
5229	Waterproofing to retaining wall	m2	143	46.20	6,607
<u>ELEMENTS CL COLUMNS</u>					15,708
<u>TRADES CO Concretework</u>					
5222	600 x 600 column	m	4	750.75	3,003
5223	600 x 300 column	m	22	577.50	12,705
<u>ELEMENTS RF ROOF</u>					190,284
<u>TRADES CO Concretework</u>					
<u>N40 Concrete to:</u>					
5216	Suspended slab	m3	81	404.25	32,744
5217	Attached beams	m3	6	404.25	2,426
<u>Formwork</u>					
5214	Soffit of suspended slab	m2	314	138.60	43,520
5218	Sides & soffit of attached beams	m2	43	173.25	7,450
5215	Edge of suspended slab	m	80	46.20	3,696
5220	Drip groove	m	37	23.10	855
<u>Reinforcement</u>					
5219	Suspended slab and beams	t	8.7	2,541.00	22,107
<u>Sundries</u>					
5221	Waterproofing to roof	m2	314	69.30	21,760
5238	Upstand beam	m	49	462.00	22,638
<u>TRADES MW Metalwork</u>					
5240	Stainless steel balustrade	m	49	577.50	28,298

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	<u>TRADES PL Plastering</u>					
	<u>External Rendering</u>					
5239	Acrylic render to upstand beam	m2	73	41.58	3,035	
5249	Acrylic render to soffit	m2	38	46.20	1,756	
<u>ELEMENTS EW EXTERNAL WALLS</u>						6,237
	<u>TRADES BK Brickwork</u>					
	<u>Common Brickwork</u>					
5230	External leaf	m2	31	103.95	3,222	
5231	Internal leaf	m2	29	103.95	3,015	
<u>ELEMENTS WW WINDOWS</u>						71,957
	<u>TRADES WW Windows</u>					
	<u>Aluminium Windows</u>					
5235	Windows to toilets	m2	7	577.50	4,043	
5236	Glazed wall	m2	84	808.50	67,914	
<u>ELEMENTS ED EXTERNAL DOORS</u>						8,778
	<u>TRADES WW Windows</u>					
	<u>Aluminium Glazed Doors</u>					
5237	Double door and frame	No.	2	4,389.00	8,778	
<u>ELEMENTS NW INTERNAL WALLS</u>						12,682
	<u>TRADES BK Brickwork</u>					
	<u>Common Brickwork</u>					
5232	90 thick wall	m2	122	103.95	12,682	

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ELEMENTS NS INTERNAL SCREENS					20,559
<u>TRADES JO Joinery</u>					
<u>Toilet and Shower Screens</u>					
5256	Main panel	m2	24	404.25	9,702
5257	Pilaster	No.	12	462.00	5,544
5258	Door	No.	10	531.30	5,313
ELEMENTS ND INTERNAL DOORS					4,851
<u>TRADES JO Joinery</u>					
<u>Internal Doors</u>					
<u>Door and aluminium frame</u>					
5233	Single door including hardware	No.	6	693.00	4,158
<u>TRADES PT Painting</u>					
<u>Internal Painting to:</u>					
5234	Single door	No.	6	115.50	693
ELEMENTS WF WALL FINISHES					26,401
<u>TRADES PL Plastering</u>					
<u>Internal Plastering and Rendering</u>					
5247	Glass face render	m2	382	40.43	15,444
5224	Glass face render to columns	m2	45	46.20	2,079
<u>TRADES PT Painting</u>					
<u>Internal Painting to:</u>					
5246	Glass face render	m2	427	20.79	8,877

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<u>ELEMENTS FF FLOOR FINISHES</u>					38,219
<u>TRADES TL Ceramic Tiling</u>					
<u>Floor Tiling</u>					
5244	To falls and cross falls	m2	63	173.25	10,915
5248	To floors	m2	183	138.60	25,364
5245	Cove skirting	m	56	34.65	1,940
<u>ELEMENTS CF CEILING FINISHES</u>					38,670
<u>TRADES CL Ceilings & Linings</u>					
<u>Suspended Ceilings</u>					
5241	Moisture resistant flush plasterboard ceiling	m2	84	92.40	7,762
5242	Perforated ply ceiling	m2	170	173.25	29,453
<u>TRADES PT Painting</u>					
<u>Internal Painting to:</u>					
5243	ceiling	m2	84	17.33	1,456
<u>ELEMENTS FT FITMENTS</u>					11,296
<u>TRADES MW Metalwork</u>					
5250	Toilet paper dispenser	No.	11	92.40	1,016
5251	Set of disabled grab rails	No.	1	462.00	462
5252	Set of ambulant grab rails	No.	2	288.75	578
5253	Mirror	m2	8	173.25	1,386
5254	Signage	Item			924
5255	Hand dryer	No.	3	693.00	2,079
<u>TRADES CB Cabinetwork</u>					
5259	Vanity bench	m	7	693.00	4,851

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	ELEMENTS PD SANITARY PLUMBING					81,428
	<u>TRADES PD Plumbing</u>					
	<u>Fixture, tapware, soil, waste, vent, cold and hot water pipework to:</u>					
5260	WC pan and cistern	No.	11	3,465.00	38,115	
5261	Basin	No.	9	2,887.50	25,988	
5262	Urinal 7000 long	No.	1	17,325.00	17,325	
	ELEMENTS VE VENTILATION					11,760
	<u>TRADES ME Mechanical Services</u>					
	<u>Ventilation</u>					
5264	To toilets	m2	84	140.00	11,760	
	ELEMENTS LP ELECTRIC LIGHT & POWER					20,000
	<u>vicesTRADES LP Electrical Services</u>					
5263	Electrical	Item			20,000	
	ELEMENTS XP SITE PREPARATION					71,414
	<u>TRADES EA Earthworks</u>					
	<u>Site Preparation</u>					
5268	Clear site	m2	1550	5.78	8,959	
5269	Cut and fill	m3	2790	15.00	41,850	
	<u>Filling</u>					
5270	Sand fill	m3	308	23.10	7,115	
5271	Level and compact fill	m2	788	11.55	9,101	
5272	Form bank	m2	190	23.10	4,389	

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	ELEMENTS XR PAVING					113,744
	<u>TRADES PV Paving</u>					
5265	Brick paving	m2	651	92.40	60,152	
5266	Brick paving over roof slab	m2	314	115.50	36,267	
5267	Step	m	30	577.50	17,325	
	ELEMENTS XN WALLS & FENCING					22,176
	<u>TRADES SN Stonework</u>					
	<u>Limestone</u>					
5273	Retaining wall with balustrade wall over to steps	m	16	1,386.00	22,176	
	ELEMENTS XK EXTERNAL STORMWATER DRAINAGE					4,300
	<u>TRADES PD Plumbing</u>					
	<u>Stormwater Drainage</u>					
5274	Subsoil drain	m	43	100.00	4,300	
	ELEMENTS XD EXTERNAL SEWER DRAINAGE					3,465
	<u>TRADES PD Plumbing</u>					
5275	Sewer drain and connection	Item			3,465	
	ELEMENTS XW EXTERNAL WATER SUPPLY					3,003
	<u>TRADES PD Plumbing</u>					
5276	Water main and connection	Item			3,003	
	ELEMENTS XE EXTERNAL ELECTRICAL SERVICES					5,775
	<u>TRADES LP Electrical Services</u>					
5277	External electrical	Item			5,775	
				TOTAL		941,992
						941,992