



INSITUGROUP

9th JUNE 2023

LOCKBRIDGE
44 Leveson Street
North Melbourne VIC 3051

Attention: Mr Matthew Bourke
Email: mbourke@lockbridge.com.au

CHILDCARE MUSWELLBROOK NSW
COST PLAN SUBMISSION
REF: 23.073-1

Dear Matthew,

We are pleased to submit herewith our Cost Plan No. 1 for the above-mentioned project for the amount of **Two Million, Nine Hundred and Sixty Thousand, Two Hundred and Eighty Dollars (EXCL GST)** or **(\$2,960,280 EXCL GST)** for your consideration.

Please find included and attached to this letter details regarding our submission including clarifications & exclusions

1.0 SUMMARY

Item	\$
Preliminaries (10%)	269,117
Site Retention / Excavation	3,161
Concrete	237,091
Structural Steel	142,254
Carpentry	221,285
Joinery	118,545
Roofing	197,575
Metalworks	79,030
Tiling	39,515
Vinyl / Resilient Finishes	94,836
Carpet	3,161
Building Fit Out	9,483
Plasterboard Walls / Ceilings	213,382
Windows / Glazed Doors	158,060
Glazing	7,112
Painting	59,272
Hydraulic Services	213,382
Electrical Services	173,866
Mechanical Services	181,769
Specialist Equipment / Services	55,321
Builders Work in Connection	15,806
Professional Cleaning	6,322
External Area (Pavements & Landscaping excl building area)	260,935
Childcare Playground Fitout	200,000
TOTAL COST PLAN SUM (EXCL GST)	\$2,960,280

We would like to highlight that due to the status of documentation and information provided, we have made a number of assumptions of scope, all of which should be confirmed prior to construction.

2.0 CLARIFICATIONS

The following items should be noted in respect of our submission:

- All provisional sums as nominated within our tenders are deemed to include for all required trade works, BWIC, temps, permits, design fees and the like
- If engaged under a Design & Construct Contract we reserve the right to substitute the specified product & materials with comparable alternatives
- Where we have nominated specific contractors, we reserve the right to use alternate sub-contractors
- This tender is subject to the availability of the specified materials required for construction
- We have allowed for waste recycling reports to ensure all demolished materials are recycled are properly disposed of
- All materials on this project have been sourced from local subcontractors / suppliers unless specifically stated
- Consideration has been given to materials selection at design phase and at tender as to its life cycle impact
- We assume free and reasonable use of existing power & water
- We assume free and reasonable access to complete the works
- Warranties as per Australian Standards

3.0 EXCLUSIONS

The following items are specifically excluded from our submission:

- Out of hours works
- Security guard during construction
- Usage of utilities during construction
- Consultant / design fees
- Consultant / design fees associated with client value management re-design and variations
- Latent conditions / soft spots / blinding concrete
- Auditing, testing, removal/treatment of hazardous materials, contaminated soil or groundwater including any costs associated with make good works
- All Headwork's fees, applications, utilities charges, metering (including any alterations to existing services) from any authority. Any delays to the program relating to the performance of the supply authority and application/approval process will constitute a compensable EOT
- Building/council/authority applications, permits, levies and fees
- Building permit delays including issuing of IFC Documentation with any resulting delays constituting a compensable EOT
- Town planning requirements unless reflected in the tender documents
- Cost escalation post 60-day tender validity period
- Design Contingency
- GST

Should you have any further clarification regarding this Tender Submission, please do not hesitate to contact us.

Yours sincerely,

Insitu Group Pty Ltd



Sam Jacobson



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