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10 July 2024

Hunter and Central Coast Regional Planning Panel
C/- NBRS Architecture
4 Glen Street
MISONS POINT NSW 2061

Attention: Ms. Melania Karaca
Email: melanie.karaca@nbrs.com.au

Dear Madam

**PACIFIC BROOK CHRISTIAN SCHOOL, MUSWELLBROOK – (STAGE 1)
ESTIMATED DEVELOPMENT COST (EDC) REPORT
NON-STATE SIGNIFICANT DEVELOPMENT - OVER \$3 MILLION**

As requested, we have prepared an Estimated Development Cost Report for the above project.

Our EDC amounts to \$7,892,500.00 Including GST.

The proposed development comprises the following general scope of works which is detailed in the Commercial-in-Confidence report.

- Site preparation and tree removal to the site to accommodate Stage 1 works.
- On-site remediation of excavated contaminated as noted in the Douglas Partners Revised Remediation Action Plan for Stage 1.
- Construction of six new classrooms/GLAs and one administration office including covered walkways, etc. to accommodate 140 students and 16 staff members.
- Construction of a new amenities block including walkways, etc.
- Construction of a new on-grade carpark.
- Construction of new Covered Outdoor Learning Area (COLA).
- Hard and soft landscaping works and associated works applicable for the Stage 1 works.

We confirm that this EDC has been prepared in accordance with the requirements of the Planning Circular PS24-002 and the AIQS Practice Standard 1st Edition.

Yours faithfully



Stephen Mee
Rider Levett Bucknall
Managing Director / CQS, AAQS 1482 MPM
email: stephen.mee@au.rlb.com

**ESTIMATE DEVELOPMENT COST (EDC) REPORT
NON-STATE SIGNIFICANT PROJECT OVER \$3M**

JULY 2024

COMMERCIAL-IN-CONFIDENCE

PACIFIC BROOK CHRISTIAN SCHOOL – STAGE 1

**MUSWELLBROOK
PACIFIC BROOK CHRISTIAN SCHOOL**

Prepared For

Hunter & Central Coast Regional
Planning Panel &
Pacific Brook Christian School
c/- NBR Architecture
4 Glen Street
Milsons Point NSW 2061

Prepared By

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Our Ref

Project number

17405

Submitted on

10 July 2024

REPORTS ISSUED

Revision	Date	Title Description	Released By
	10 July 2024	EDC Report – Stage 1	Director

Prepared by:	Reviewed by:	Project Director:
Stephen Mee	Stephen Mee	Stephen Mee
Managing Director	Managing Director	Managing Director
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1 EXECUTIVE SUMMARY

This report is an objective calculation of the Estimated Development Cost (EDC) for the proposed project and the EDC amounts to \$7,892,500.00 including GST and is based on the development application design information detailed in Section 2 of this report.

Project Details	
Project Description	Pacific Brook Christian School – Stage 1
Project Location	72 – 74 Maitland Street, Muswellbrook
Project Stage	Development Application
Date of Assessment	tba

The EDC Summary Table is as follows

Item	Cost (Excl GST)
Demolition and remediation	\$ 181,970
Construction (Item A)	\$ 6,006,030
Mitigation of Impact Items	n/a
Consultants Fees	\$ 310,000
Authorities Fees (LSLL)	\$ 18,000
Plant & Equipment (Item B)	n/a
Furniture, Fittings & Equipment	\$ 196,000
Contingency	\$ 336,000
Escalation	\$ 127,000
TOTAL EDC (excl GST) for SSD/SSI	\$ 7,175,000
GST	\$ 717,500
TOTAL EDC (incl GST) for Non SSD/SSI	\$ 7,892,500

GROSS FLOOR AREA (AIQS) 679 m2

Construction Cost Only \$/m2 GFA (AIQS) \$ 8,845

Rates used in the formulation of this estimate are current as at July 2024. Our estimate is based upon an indicative a construction period of 7 months and assumes procurement through a competitive tender process.

In accordance with the Planning Circular PS-24-002 dated 27 February 2024, the Estimated Development Cost (EDC) is defined as the following:

the estimated cost of carrying out the development, including the following:

- the design and erection of a building and associated infrastructure
- the carrying out of a work
- the demolition of a building or work
- fixed or mobile plant and equipment.


but does not include:

- amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement

- costs relating to a part of the development or project that is the subject of a separate development consent or approval
- land costs, including costs of marketing and selling land
- costs of the ongoing maintenance or use of the development

Our EDC has been prepared on this basis and we certify that the calculation is accurate and covers the full scope of the works, stages and activities in the development proposal and we understand the EIS lodgement is to occur within 30 days of the date of this report.

This report is signed by an AIQS Certified Quantity Surveyor as follows:

Name	Qualification	Signature
Stephen Mee	CQS, AAIQS 1482 MPM	

2 BASIS OF PREPARATION

2.1 PURPOSE OF REPORT

The report has been prepared in accordance with legislative and regulatory requirements of the consent authority for estimating the EDC including the EP&A Act & EP&A Regulation, SEPPs, Planning Circular PS24-002 and SEARS.

We note it is not our role to verify that the design contains all the legislation design requirements.

This report has been prepared in accordance with the AIQS Practice Standard – Construction Cost Assessments for NSW Estimated Development Cost Reports for Non-State Significant projects and is an elemental estimate in accordance with the AIQS Australian Cost Management Manual including detailed measurement and pricing. Documentation

The development proposal documents (including the EIS report, drawings and associated reports), upon which this EDC has been calculated are listed with dates in the Schedule of Information in Appendix B of this report.

2.2 STATEMENT OF LIMITATIONS

The EDC is an indicative order of development cost and is based on preliminary information. The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside site boundaries, etc. Hence, this report is for the benefit of NSW Department of Planning only and is not to be relied upon by third parties.

2.2.1 OUTSTANDING INFORMATION

In preparing this report we list below the information that forms part of the application and EIS that has not been made available to us to the best of our knowledge that could influence the accuracy of the calculation of the EDC.

Outstanding Information
Nil

2.2.2 INHERENT UNCERTAINTY

We confirm any inherent uncertainty in the estimation process that has not been able to be incorporated into the detailed calculation schedule as follow:

Inherent Uncertainty in the Estimate
The extent of in-ground contamination and treatment of contaminated material on site as noted in the Douglas Partners Revised Remediation Action Plan and hence an allowance of \$131,970 (Incl. Prelims & Margin) for Stage 1 is included in the Estimated Development Cost as a Provisional Sum

2.3 STATEMENT OF QUALIFICATIONS

The qualifications of the quantity surveyor signing this report are AIQS Certified Quantity Surveyor.

We confirm the quantity surveyor and the supporting team have proficient experience in project construction costs in NSW.

2.4 DISCLAIMER

We confirm the following matters that may have impaired the objectivity of the calculation of the EDC are as follows:

Matters Impairing Objectivity of the EDC Calculation
Nil

This report is prepared for the reliance of the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without the prior knowledge and written consent of Rider Levett Bucknall.

In preparing this report we have read and understood the scope of the project as defined by the EIS.

No portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

3 SCOPE OF THE CALCULATION

3.1 DEVELOPMENT PROPOSAL DETAILS

The development proposal details are set out as follows:

Item	Description
Development Proponent	Pacific Brook Christian School Ltd
Development Name	Pacific Brook Christian School – Stage 1
Planning reference Identifier / Number	tba

3.2 DESCRIPTION OF THE PROJECT

The project is known as Pacific Brook Christian School – Stage 1 and located in 72 – 74 Maitland Street, Muswellbrook.

The project comprises the following:

- Site preparation and tree removal to the site to accommodate Stage 1 works.
- On-site remediation of excavated contaminated as noted in the Douglas Partners Revised Remediation Action Plan for Stage 1.
- Construction of six new classrooms/GLAs and one administration office including covered walkways, etc. to accommodate 140 students and 16 staff members.
- Construction of a new amenities block including walkways, etc.
- Construction of a new on-grade carpark.
- Construction of new Covered Outdoor Learning Area (COLA).
- Hard and soft landscaping works and associated works applicable for the Stage 1 works.

3.3 DETAILED CALCULATION SCHEDULE

The Estimated Development Costs is in the amount of \$7,892,500 including GST as summarised in the Executive Summary of this report. An elemental breakdown is contained in Appendix A of this report which provides detail to the calculation of the EDC.

3.4 BASIS OF ESTIMATE

3.4.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon measured elemental quantities priced with rates current as at July 2024.

Gross Floor Areas (GFAs) are measured in accordance with the standard AIQS definitions as detailed in Appendix C.

The documentation used in the preparation of this estimate are listed in the Schedule of Information in Appendix B of this report:

The extent of uncertainty in the calculations is provided for within the following lump sum allowances:

- The extent of in-ground contamination and treatment of contaminated material on site as noted in the Douglas Partners Revised Remediation Action Plan and hence an allowance of \$131,970 (Incl. Prelims & Margin) is included in the Estimated Development Cost as a Provisional Sum.

And the provisions for escalation and contingency as outlined below.

3.4.2 BASIS OF PROCUREMENT

We have prepared this estimate based on the project being procured through a competitive tender process based on suitably advanced documentation.

3.4.3 PRELIMINARIES & PROGRAMME

Our estimate has been prepared based on assessing the preliminaries costs for the project considering indicative value (insurance), materials handling, scaffolding and a gross construction duration of 6 - 8 months as assumed by RLB based on previous experience. This duration is a guide only and we recommend a programme be prepared in order to determine the adequacy of this duration. Should the construction duration vary from the period stated above then adjustment to the preliminaries portion of the estimate would be required accordingly.

3.4.4 ESCALATION

The item rates within our estimate are current as at July 2024 and a separate allowance has been included to account for potential escalation beyond the date of this report to an anticipated construction start date on site of February 2025, we have included an escalation allowance of \$127,000 which is equivalent to 1.8%.

3.4.5 CONTINGENCY

The estimate includes a contingency of \$336,000 which equates to as a provision for uncertainties such as development of design and unforeseen events during construction.

3.4.6 CLARIFICATIONS AND ASSUMPTIONS

The following items are included in the EDC estimate:

- Long service levy (0.25% on the GST inclusive construction value)
- Professional fees as 5% of the Construction Cost
- Contingency (5%)
- As per the Planning Circular, demolition (excluding demolition works submitted under a separate DA) and remediation works relating to Stage 1 only is included
- Loose FF&E allowance
- Works outside the boundary – Allowance for new bus stop and cost to upgrade footpath along Maitland Street
- EDC assumes that the new classrooms/GLA, administration and amenities block will be constructed as new modular units
- We have assumed a waffle slab will be constructed under the modular classrooms, administration and amenities blocks
- EDC includes GST

3.4.7 ITEMS SPECIFICALLY EXCLUDED

The following items are excluded from the EDC estimate:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval
- Land costs, including costs of marketing and selling land

- Demolition costs of existing buildings approved under a separate Development Application
- Costs of the ongoing maintenance or use of the development
- Finance Costs

4 JOB CREATION / EMPLOYMENT BENEFIT

Employment Benefit from Construction Phase

The entire construction of the project has a forecasted perceived employment contribution throughout the community of 24 job years during the life of the project comprising:

- | | |
|---|----|
| ▪ Direct employment on site | 17 |
| ▪ Manufacture & supply of intermediate goods & services | 5 |
| ▪ Indirect supply of goods & services | 2 |

The methodology used to calculate these job creation forecasts is outlined in Appendix D.

APPENDIX A:
EDC Elemental Estimate

PACIFIC BROOK CHRISTIAN SCHOOL
STAGE 1 - EDC ESTIMATE



GFA: Gross Floor Area
Rates Current At July 2024

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	Stage 1 Construction Works			
A1	Demolition Works			50,000
A2	Site Preparation & Remediation Works			390,000
A3	Classrooms/General Learning Areas	451	6,408	2,890,000
A4	Amenities	60	8,017	481,000
A5	Circulation (Walkways, stairs, etc.)	168	2,351	395,000
A6	COLA			301,000
A7	External Services			770,000
A8	External Works			911,000
A - Stage 1 Construction Works		679	9,113	6,188,000
ESTIMATED NET COST		679	9,113	6,188,000
MARGINS & ADJUSTMENTS				
Consultant Fees		5.0%		310,000
LS Levy (0.25% on the GST inclusive cost)		0.3%		18,000
Authority fees incl Section 7.11/12 contributions - (Not applicable to EDC)				Excl.
Allowance for loose FF&E, etc.		3.0%		196,000
Contingency Allowance		5.0%		336,000
Escalation until start of Construction (Aug 24 - Jan 25)		1.8%		127,000
Goods & services tax		10.0%		717,500
ESTIMATED TOTAL COST		679	11,624	7,892,500

PACIFIC BROOK CHRISTIAN SCHOOL

STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A1 Demolition Works

Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XP	SITE PREPARATION				
1	Demolish existing steel post and chainwire fence	m	516	65	33,540
2	Demolish existing gates	No	2	250	500
5	Sundry Demolition Works including paths, etc.	Lot	1	6,880	6,880
7	Remove existing clothes line	No	1	80	80
	XP - SITE PREPARATION				41,000
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			6,000
	PR - PRELIMINARIES				6,000
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			3,000
	MA - BUILDERS MARGIN & OVERHEAD				3,000
DEMOLITION WORKS					50,000

PACIFIC BROOK CHRISTIAN SCHOOL

STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A2 Site Preparation & Remediation Works

Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XP	SITE PREPARATION				
6	Clear site	m ²	2,513	20	50,260
8	Allowance to cut down existing trees (medium and large trees)	No	8	1,000	8,000
9	Allowance for minor cut and fill across the site to achieve required levels	m ²	2,513	25	62,825
10	Allowance for removal and stockpile 100mm thick excavated as Asphalt Soil on site including covering with and geofabric etc, as required by the Environmental Consultant - Provisional Sum	m ³	252	100	25,200
12	Allowance for tree protection	Lot	1	10,000	10,000
13	Allowance for, testing, 'Dial before You Dig', etc.	Lot	1	10,000	10,000
14	Allowance for erosion and sedimentation fence	m	637	25	15,925
15	Allowance for stabilised site access site entry	m ²	116	100	11,600
16	Allowance for inlet filters around pits	No	11	150	1,650
17	Allowance for inlet filter around OSD	No	1	1,000	1,000
18	Allowance for sedimentation basin	Lot	1	5,000	5,000
80	Allowance for additional testing of excavated contaminated material - Provisional Sum	Lot	1	50,000	50,000
81	Allowance to sort out stockpiled excavated material into non contaminated and contaminated material - Provisional Sum	m ³	252	60	15,120
82	Allowance to excavate circa 500mm deep to area of proposed carpark	m ³	210	80	16,800
83	Allowance to take from stockpile, cart and bury asphalt material under proposed carpark - Provisional Sum	m ³	105	50	5,250
84	Allowance for placing new geofabric layer over placed asphalt spoil - Provisional Sum	m ²	419	20	8,380
85	Allowance for new layer of clean fill over asphalt layer - Ready for Construction of new carpark above - Provisional Sum	m ³	63	100	6,300
86	Sundry Works	Lot	1	1,530	1,530
89	Allowance for excavation of 100mm topsoil layer across the site	m ³	252	80	20,160
XP - SITE PREPARATION					325,000
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			46,000
PR - PRELIMINARIES					46,000
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			19,000
MA - BUILDERS MARGIN & OVERHEAD					19,000
SITE PREPARATION & REMEDIATION WORKS					390,000

PACIFIC BROOK CHRISTIAN SCHOOL

STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A3 Classrooms/General Learning Areas

GFA: 451 m² Cost/m²: 6,408
Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
78	Allowance for concrete waffle slab to support demountables, etc.	m ²	933	180	167,940
	SB - SUBSTRUCTURE			372/m²	167,940
BU	BUILDING RATES \$/M2				
19	Demountable pricing based on Marathon Modular pricing	Note			
20	Supply and install new modular classroom/GLA size 7.5m x 9.0m complete including foundations, air-conditioning, electrical and plumbing	No	7	290,000	2,030,000
90	Allowance for upgrading external facade to classroom/GLA from standard finish as per Architects Schedule	No	7	15,000	105,000
	BU - BUILDING RATES \$/M2			4,734/m²	2,135,000
YY	SPECIAL PROVISIONS				
23	Allowance for hooking up classrooms/GLA to site services	No	7	15,000	105,000
24	Allowance for BWIC	Lot	1	10,060	10,060
	YY - SPECIAL PROVISIONS			255/m²	115,060
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			336,000
	PR - PRELIMINARIES			745/m²	336,000
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			136,000
	MA - BUILDERS MARGIN & OVERHEAD			302/m²	136,000
CLASSROOMS/GENERAL LEARNING AREAS				6,408/m²	2,890,000

PACIFIC BROOK CHRISTIAN SCHOOL
STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A4 Amenities

GFA: 60 m² Cost/m²: 8,017
Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
78	Allowance for concrete waffle slab to support demountables, etc.	m ²	168	180	30,240
	SB - SUBSTRUCTURE			504/m²	30,240
BU	BUILDING RATES \$/M2				
19	Demountable pricing based on Marathon Modular pricing	Note			
25	Supply and install new modular amenities block including ventilation, electrical and plumbing	No	1	300,000	300,000
92	Allowance for upgrading external facade to amenities from standard finish to match classroom/GLA as per Architect's Schedule	Lot	1	40,000	40,000
	BU - BUILDING RATES \$/M2			5,667/m²	340,000
YY	SPECIAL PROVISIONS				
26	Allowance for hooking up amenities to site services	Lot	1	25,000	25,000
27	Allowance for BWIC	Lot	1	5,760	5,760
	YY - SPECIAL PROVISIONS			513/m²	30,760
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			57,000
	PR - PRELIMINARIES			950/m²	57,000
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			23,000
	MA - BUILDERS MARGIN & OVERHEAD			383/m²	23,000
AMENITIES				8,017/m²	481,000

PACIFIC BROOK CHRISTIAN SCHOOL
STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A5 Circulation (Walkways, stairs, etc.)

GFA: 168 m² Cost/m²: 2,351
Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
78	Allowance for concrete waffle slab to support demountables, etc.	m ²	168	180	30,240
	SB - SUBSTRUCTURE			180/m²	30,240
BU	BUILDING RATES \$/M2				
19	Demountable pricing based on Marathon Modular pricing	Note			
28	Supply and install modular deck to classrooms/GLA	Lot	1	100,000	100,000
29	Supply and install modular ramps leading to classrooms/GLA	Lot	1	40,000	40,000
30	Supply and install modular deck to amenities	Lot	1	135,000	135,000
31	Supply and install modular ramp and steps to amenities	Lot	1	20,000	20,000
87	Sundry Works	Lot	1	3,760	3,760
	BU - BUILDING RATES \$/M2			1,778/m²	298,760
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			47,000
	PR - PRELIMINARIES			280/m²	47,000
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			19,000
	MA - BUILDERS MARGIN & OVERHEAD			113/m²	19,000
CIRCULATION (WALKWAYS, STAIRS, ETC.)				2,351/m²	395,000

PACIFIC BROOK CHRISTIAN SCHOOL
STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A6 COLA

Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BU	BUILDING RATES \$/M2				
32	Construction of concrete waffle slab to COLA area	m ²	419	180	75,420
33	Extra over for coloured concrete	m ²	336	80	26,880
34	Allowance for bike racks	No	6	650	3,900
35	Shade sail fixed to steel posts	m ²	266	500	133,000
36	Allowance for synthetic turf	m ²	51	150	7,650
88	Sundry Works	Lot	1	3,150	3,150
	BU - BUILDING RATES \$/M2				250,000
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			36,000
	PR - PRELIMINARIES				36,000
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			15,000
	MA - BUILDERS MARGIN & OVERHEAD				15,000
COLA					301,000

PACIFIC BROOK CHRISTIAN SCHOOL

STAGE 1 - EDC ESTIMATE

LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A7 External Services

Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
56	Allowance for BWIC	Lot	1	26,605	26,605
	BW - BUILDERS WORK IN CONNECTION WITH SERVICES				26,605
XK	EXTERNAL STORMWATER DRAINAGE				
50	Allowance for connecting into existing stormwater line	Item			10,000
51	300mm Dia UPVC stormwater pipe in trench, ne 2m depth	m	123	280	34,440
52	225mm Dia UPVC stormwater pipe in trench, ne 2m depth	m	94	185	17,390
53	900 x 900 pit including excavation	No	3	3,000	9,000
54	900 x 900 including excavation and ocean guard insert	No	13	3,600	46,800
55	Allowance inground OSD tank	Lot	1	80,000	80,000
	XK - EXTERNAL STORMWATER DRAINAGE				197,630
XD	EXTERNAL SEWER DRAINAGE				
41	Services prices based on ACOR Consultant's budget	Note			
42	Allowance for connecting into existing sewer system	Item			8,000
43	Allowance for sewer to site	Item			25,000
	XD - EXTERNAL SEWER DRAINAGE				33,000
XW	EXTERNAL WATER SUPPLY				
44	Services prices based on ACOR Consultant's budget	Note			
45	Allowance for connecting into existing water line	Item			8,000
46	Allowance for water supply and HW	Item			25,000
	XW - EXTERNAL WATER SUPPLY				33,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
37	Services prices based on ACOR Consultant's budget	Note			
38	Allowance for consumer mains, main switchboard, DB's, etc.	Item			180,000
39	Allowance for external lighting to external areas, carpark, driveway and COLA	Item			80,000
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				260,000
XC	EXTERNAL COMMUNICATIONS				
47	Services prices based on ACOR Consultant's budget	Note			
48	Allowance for communication services	Item			70,000
	XC - EXTERNAL COMMUNICATIONS				70,000
XS	EXTERNAL SPECIAL SERVICES				
49	Allowance for security system	m ²	679	35	23,765
	XS - EXTERNAL SPECIAL SERVICES				23,765
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			90,000
	PR - PRELIMINARIES				90,000

PACIFIC BROOK CHRISTIAN SCHOOL
STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A7 External Services (continued)

Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			36,000
	MA - BUILDERS MARGIN & OVERHEAD				36,000
EXTERNAL SERVICES					770,000

Commercial-In-Confidence

PACIFIC BROOK CHRISTIAN SCHOOL

STAGE 1 - EDC ESTIMATE

LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A8 External Works

Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS				
62	Allowance for final reshape of area of on-grade carpark	m ²	394	15	5,910
63	Construction of new on-grade carpark	m ²	394	220	86,680
64	Allowance for connecting new carpark with existing driveway	Lot	1	2,500	2,500
65	Allowance for kerb and gutters	m	93	95	8,835
66	Allowance for sub-soil drainage	m ²	394	25	9,850
67	Allowance for forming new pedestrian crossing	Lot	1	2,000	2,000
68	Wheelstops	No	15	180	2,700
69	Allowance for new concrete footpaths	m ²	494	125	61,750
77	Allowance for new concrete path outside school boundary along Maitland Street	m ²	874	180	157,320
	XR - ROADS, FOOTPATHS AND PAVED AREAS				337,545
XN	BOUNDARY WALLS, FENCING AND GATES				
57	New lapped and capped timber fence	m	111	165	18,315
58	New metal fence within school site	m	237	150	35,550
59	Allowance for new double gate	No	4	1,200	4,800
60	New boundary fence (along Maitland Street)	m	330	225	74,250
61	Allowance for new Entry and Exit gates (Gate 01 & 02)	No	2	12,500	25,000
	XN - BOUNDARY WALLS, FENCING AND GATES				157,915
XB	OUTBUILDINGS AND COVERED WAYS				
75	Allowance for new bus stop	Lot	1	15,000	15,000
76	Allowance for new bench outside Gate 03	No	1	2,000	2,000
	XB - OUTBUILDINGS AND COVERED WAYS				17,000
XL	LANDSCAPING AND IMPROVEMENTS				
70	Allowance for statutory, wayfinding and external signage	m ²	2,513	10	25,130
71	Allowance for planting and landscaping	m ²	422	50	21,100
72	Allowance for sandstone log (FX01)	No	17	1,000	17,000
73	Allowance for new rolled turf (TRF01)	m ²	5,003	25	125,075
74	Allowance to scrape, reshape existing area to receive new rolled turf	m ²	5,003	10	50,030
79	Allowance for irrigation	m ²	422	20	8,440
91	Sundry Works	Lot	1	1,765	1,765
	XL - LANDSCAPING AND IMPROVEMENTS				248,540
PR	PRELIMINARIES				
3	Contractor's Preliminaries (14%)	Item			106,000
	PR - PRELIMINARIES				106,000

PACIFIC BROOK CHRISTIAN SCHOOL
STAGE 1 - EDC ESTIMATE



LOCATION ELEMENT ITEM

A Stage 1 Construction Works

A8 External Works (continued)

Rates Current At July 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MA	BUILDERS MARGIN & OVERHEAD				
4	Contractor's Margin (5%)	Item			44,000
	MA - BUILDERS MARGIN & OVERHEAD				44,000
EXTERNAL WORKS					911,000
Commercial-In-Confidence					

APPENDIX B:
Schedule of Information

Document Title

COMMERCIAL– IN-CONFIDENCE

ARCHITECTURAL - NBR5

DA-01 Rev 3 – Cover Sheet and Drawing List
DA-02 Rev 3 – Site Analysis
DA-03 Rev 2 – Adjacency Map
DA-04 Rev 3 – Movement Map
DA-05 Rev 3 – View impact assessment
DA-06 Rev 3 – View Analysis
DA-12 Rev 4 – 3D Perspective
DA-13 Rev 4 – Site Elevations Concept Masterplan
DA-14 Rev 5 – Stage 1 Site Plan
DA-15 Rev 4 – Stage 1 Demolition Plan
DA-16 Rev 5 – Stage 1 Floor Plans
DA-17 Rev 3 – Stage 1 – Elevations – Sheet 1
DA-18 Rev 3 – Stage 1 – Elevations – Sheet 2
DA-19 Rev 3 – Stage 1 Sections
DA20 Rev 3 – Colours / Materials Schedule
DA21 Rev 3 – Shadow Diagrams
DA23 Rev 4 – Signage Plan

LANDSCAPING – NBR5-

Stage 1

DR-A-0000 Rev 3 – Cover Sheet
DR-A-0001 Rev 3 – General Notes
DR-A-0100 Rev 3 – General Arrangement Plan
DR-A-0201 Rev 3 – Stage 1 Level & Finish Plan
DR-A-0301 Rev 3 – Stage 1 Planting Plan
DR-A0401 Rev 3 – Typical Details – Hardworks
DR-A402 Rev 3 – Typical Details – Softworks

STORMWATER DRAINAGE AND CIVIL WORKS - BIRZULIS

C.00 Rev A – Cover Sheet
C.01 Rev A – Construction Notes – Sheet 01
C.02 Rev A – Construction Notes – Sheet 02
C.10 Rev A – Sediment and Erosion Control Plan
C.11 Rev A – Soil Erosion and Sediment Control Details
C.20 Rev A – Overall Site Plan
C.21 Rev A – Stormwater and External Works – Sheet 01
C.22 Rev A – Stormwater and External Works – Sheet 02
C.23 Rev A - Stormwater and External Works – Sheet 02 Part Plan 1
C.24 Rev A - Stormwater and External Works – Sheet 02 Part Plan 2
C.30 Rev A - Stormwater Drainage Details – Sheet 01
C.31 Rev A - Stormwater Drainage Details – Sheet 02
C.32 Rev A - Stormwater Drainage Details – Sheet 03
C.40 Rev A – Civil External Works Detail – Sheet 01
C.41 Rev A – Civil External Works Detail – Sheet 02

COMMERCIAL-IN-CONFIDENCE

ELECTRICAL SERVICES

Electrical Services Budget provided by ACOR (Escalated by RLB to reflect June 2024 pricing) – Stage 1

HYDRAULIC AND FIRE SERVICES

Hydraulic Services Budget provided by ACOR (Escalated by RLB to reflect June 2024 pricing) – Stage 1

COMMUNICATION

Communication Budget provided by ACOR (Escalated by RLB to reflect June 2024 pricing) – Stage 1

REMEDIATION ACTION PLAN

Douglas Partners dated May 2024

APPENDIX C:
Standard Area Definitions

STANDARD AREA DEFINITIONS

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

APPENDIX D:
Employment Benefit

Employment Benefit Methodology

Employment Benefit from Construction Phase

As requested, Rider Levett Bucknall (RLB) have undertaken an analysis of the perceived employment benefits derived from the construction of the proposed development. RLB would emphasise that we have assessed the potential “gross” benefits regarding the project. Our approach is that the economic and employment impact of the project has been viewed in isolation, ignoring external contributory influences and we have assumed that all benefits identified are a result of this project alone.

The benefits attributable to the project can be direct, indirect, or induced. The Initial Effect benefits are those derived from the direct employment on site within the construction industry based on the project value. The Production Induced Benefits are those employment outcomes that are derived from all industries that directly support the construction industry by the supply of materials and services directly to the project.

Employment Multiplier Effects Calculation

The following tables highlight the Employment Generation Analysis of the proposed phases of the project (not including land, occupancy, and financing costs), highlighting the employment outcomes associated with the project.

The unit measure for employment is the equivalent of one full-time job for one year.

Multiples as at July 2024 with escalation (for each \$1m of construction value)

Employment Multiplier (Full Time Job Years)	Initial Effects	Production Induced Effects			Total
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (Res & Non Res) including Civil works	2.292	0.681	0.350	1.030	3.323

As at July 2024 with escalation

Project Value: \$28.897 million

Employment Output (Full Time Job Years)	Initial Effects	Production Induced Effects			Total Employment Output
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (Res & Non-Res) including Civil Works	16.50	4.90	2.52	7.42	23.92

The employment output represents that for each \$1,000,000 of construction work done, the initial employment effect would be that 3 workers would be engaged to undertake the works on site, 0.7 workers would be employed in the manufacture and supply of intermediate goods and services used in the construction of the project and a further 0.4 workers would be employed through the indirect supply of goods and services to those companies supplying the construction companies involved.

The entire construction of the project has a forecasted perceived employment contribution throughout the community of 24 job years during the life of the project.

The forecast outcomes are derived from established methodological approaches and measures. As the analysis involves forecasting, it can be affected by a number of unforeseeable variables. It represents a forecast, for the party to whom it is addressed, the best estimates of Rider Levett Bucknall, but no assurance is, or can be, given that the forecast outcomes will be achieved.

Notes to Rider Levett Bucknall's Employment Benefit Analysis

Methodology

The method used to estimate the direct, indirect and induced effects of a project is by means of an "input-output" analysis. The main application of this analysis is to examine the effects on the economy as a whole in private or government spending.

Input / Output analysis utilises multipliers to assess additional economic activity, measured in dollars (Economic Multipliers) and employment measured in jobs (Employment Multipliers) that result from increased production in a particular industry.

There are two types of multipliers – Production Induced Multipliers and Consumption Induced Multipliers.

Production Induced Multipliers consist of:

- (1) First Round Effects which comprise all outputs and employment required to produce the inputs for construction and;
- (2) Industrial Support Effects which are the induced extra output and employment from all industries to support the production of the first round effect.

Consumption Induced Multipliers relate to the demand for additional goods and services due to increased spending by the wage and salary earners, across all industries, arising from employment. These multipliers have not been used in this example as they have been deemed too distant for real analysis.

Input-output multipliers used within this analysis have been derived from ABS published data tables and adjusted for inflationary & productivity factors together with Rider Levitt Bucknall's assessment of the project being undertaken.

ABS input/output tables have been derived from the Australian construction industry as a whole and is calculated on all work performed within the sector.

Definitions

Full Time Job Years	The number of full-time jobs of 1 year in length
Initial Effects	The employment or economic benefit generated directly from the project spend on the construction process.
Production Induced Effects	Indirect wages and economic benefit generated by companies supporting the production of goods and services to the project.
First Round Effects	Wages and economic benefit generated by companies directly supplying goods and services to the construction effort.
Industrial Support	Indirect wages and economic benefit arising from the generation of the First Round Effects

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