

MUSWELLBROOK COUNCIL DEPOT

DA Estimate

Issue 3

28 February 2025

Job No: 24023

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DOCUMENT ISSUE SHEET

Issue	Document	Issue Date	Prepared By	Reviewed By
1	Budget Estimate	30/05/2024	BW	NT
1a	Budget Estimate	5/06/2024	BW	NT
2	Budget Estimate	12/07/2024	BW	NT
3	DA Estimate	28/02/2025	TW/YZ	NT

1.0 EXECUTIVE SUMMARY

1.1 Brief

Wilde and Woollard have been commissioned by CCG Architects to provide a budget estimate for the proposed council depot in Muswellbrook.

1.2 Estimate Summary

Wilde and Woollard's estimate is based on the provided documentation. The total estimate is as follows:

DESCRIPTION	AREA	UNIT	COST/M2	TOTAL
PRELIMINARIES & MARGIN				\$ 1,932,000
DEMOLITION & SITE PREP				\$ 1,230,000
BUILDING WORKS	1,812	m2	\$ 2,763	\$ 5,006,000
EXTERNAL WORKS & SERVICES				\$ 3,546,000
SUB-TOTAL				\$ 11,714,000
DESIGN CONTINGENCY (7%)				\$ 820,000
CONSTRUCTION CONTINGENCY (10%)				\$ 1,253,000
CONSULTANT FEES				Excluded
AUTHORITY FEES (1.5%)				\$ 176,000
LOCALITY INDICES (6%)				\$ 703,000
TOTAL ESTIMATE				\$ 14,666,000

2.0 BASIS OF ESTIMATE

2.1 Overview

The estimate has been based upon the following documentation:

Architectural Documents

- DA000, Rev 5
- DA101, Rev 6
- DA102, Rev 7
- DA103, Rev 6
- DA104, Rev 6
- DA201, Rev 4
- DA202, Rev 4
- DA203, Rev 7
- DA204, Rev 7
- DA301, Rev 7
- DA302, Rev 7
- DA303, Rev 5
- DA304, Rev 4
- DA305, Rev 7
- DA401, Rev 5
- DA501, Rev 2
- DA601, Rev 2
- DA602, Rev 2
- DA603, Rev 2
- DA604, Rev 2

Civil Documents

- DA01 to DA12, Rev B

Other Documents

- As per those included in the previous Issue 2 estimate, where updated information has not been made available if applicable.

2.2 Assumptions

We note the following assumptions have been included within our estimate:

- The estimates are based upon a competitive lump sum tender.
- Work being undertaken in standard construction working hours.
- Other assumptions are listed throughout the estimate.
- Inclusion of provisional allowances for services pending receipt of estimates from consultant engineers

2.3 Value Management

The estimates includes the following value management savings as per the previous issue:

- No finish to internal concrete slabs to the LGF and to GF workshop + store
- No ceilings and internal wall linings (other than wall linings where required to walls dividing into separate rooms) to the LGF and GF workshop + store
- No perforated plasterboard ceilings – all areas with ceilings to be flush plasterboard
- AC paving throughout the site is a 2 coat seal
- All excavated soil to be reused as fill on the site. All other required soil needed for fill to be supplied free of charge from a local site (ie supplied by council).
- All soft landscaped areas removed from scope and will be undertaken by council separately after construction
- Provisional allowance for truck wash \$50k

2.4 Exclusions

The estimates exclude the following items:

- Latent conditions.
- Relocation and temporary decanting costs
- IT active equipment
- Computers, photocopiers, telephones, faxes, etc
- Consultant fees
- Cost escalation from the date of this estimate.
- Other exclusions as specifically noted within this estimate.
- Goods and services tax (GST)

3.0 APPENDIX A – ESTIMATE

Project: Muswellbrook Council Depot

Cost Plan: ISSUE 3 - DA ESTIMATE

No.	Item Description	Quantity	Unit	\$/m2	Total
1	DEMOLITION & SITE PREPARATION	1,812	m2	679	1,230,000
2	SUBSTRUCTURE	1,812	m2	297	539,000
3	COLUMNS	1,812	m2	114	207,000
4	UPPER FLOORS	1,812	m2	140	254,000
5	STAIRCASES	1,812	m2	10	18,000
6	ROOF	1,812	m2	499	905,000
7	EXTERNAL WALLS	1,812	m2	283	513,000
8	WINDOWS	1,812	m2	139	252,000
9	EXTERNAL DOORS	1,812	m2	111	202,000
10	INTERNAL WALLS	1,812	m2	176	319,000
11	INTERNAL DOORS	1,812	m2	41	75,000
12	WALLS FINISHES	1,812	m2	49	89,000
13	FLOOR FINISHES	1,812	m2	64	116,000
14	CEILING FINISHES	1,812	m2	63	115,000
15	FITMENTS	1,812	m2	87	157,000
16	FF&E	1,812	m2	192	347,000
17	HYDRAULIC SERVICES	1,812	m2	104	189,000
18	ELECTRICAL SERVICES	1,812	m2	244	442,000
19	MECHANICAL SERVICES	1,812	m2	133	241,000
20	FIRE SERVICES	1,812	m2	14	26,000
21	EXTERNAL WORKS	1,812	m2	1,026	1,860,000
22	EXTERNAL SERVICES	1,812	m2	930	1,686,000
23	PRELIMINARIES	1,812	m2	729	1,321,000
24	MARGIN	1,812	m2	337	611,000
	SUB-TOTAL ESTIMATE (EXCL GST)	1,812	m2	6,465	11,714,000
25	DESIGN CONTINGENCY (7%)	1,812	m2	453	820,000
26	CONSTRUCTION CONTINGENCY (10%)	1,812	m2	692	1,253,000
27	CONSULTANT FEES	1,812	m2		Excluded
28	AUTHORITY FEES (1.5%)	1,812	m2	97	176,000
29	LOCALITY INDICES (6%)	1,812	m2	388	703,000
	TOTAL ESTIMATE (EXCL GST)	1,812	m2	8,094	14,666,000

Project: Muswellbrook Council Depot
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Item No.	Item Description	Quantity	Unit	Rate	Amount
DEMOLITION & SITE PREPARATION					
DEMOLITION					
1	No requirement for major demolition to any existing buildings		note		
2	Existing road leading to the recycling shed to remain as it will connect to new car park.		note		
3	Demolish existing gravel paving, etc	1,300	m2	10	13,000
4	Allow for miscellaneous demolition within site boundary		item		10,000
5	Allow for removal of skip / council bins		item		Excluded
6	Grubbing up redundant foul and surface water drainage, including manholes, soak-aways, catch pits, interceptors, etc., including disposal and filling resulting void.		item		Excluded
SITE PREPARATION					
<u>Site Clearance</u>					
7	Allow to clear site of vegetation, debris, rubbish and the like.	13,541	m2	6	81,246
8	Allow to proof roll site to construction areas	11,000	m2	4	44,000
<u>Taking down trees</u>					
9	Demolish trees		item		35,000
10	Allow for protection to retained trees	40	no	165	6,600
<u>Structures</u>					
11	For the purposes of this estimate we have assumed a standard timber decommissioned pole		note		
12	Allow to remove existing redundant power poles	3	no	3,000	9,000
13	Remove existing redundant power poles (Provisional)	1	no	3,000	3,000
<u>Fences</u>					
14	Remove existing post and wire fencing to entrance.	243	m	25	6,075
<u>Batter Area</u>					
15	Allow for additional demolition work where a batter is being constructed in lieu of a retaining wall (ie site area extends under this additional batter)	755	m2	20	15,100
BULK EXCAVATION					
<u>Excavation and earthworks to form new site contours and adjust existing site levels (cut, fill, import)</u>					
16	Allow for excavation across site for reuse as fill	4,847	m3	35	169,645
17	Allow to fill onsite with excavated soil	4,847	m3	20	96,940
18	Allow to fill onsite with suitable soil supplied by council	15,767	m3	35	551,845
19	Allow to form grass lined swale		item		N/A
20	Allow to form batter	2,238	m2	20	44,760
HAZMAT / CONTAMINATION					
21	Allow for removal of contaminated soils (Provisional)		item		100,000

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Item No.	Item Description	Quantity	Unit	Rate	Amount
DEMOLITION & SITE PREPARATION					<i>(Continued)</i>
SITE ESTABLISHMENT					
22	Allow for erosion control		item		7,500
SUNDRIES					
23	Allowance for sundries		item		36,289
DEMOLITION & SITE PREPARATION TOTAL					1,230,000
SUBSTRUCTURE					
PILING					
24	Allow for piling to building area (only footings noted as required)	1,620	m2	0	Excluded
REINFORCED CONCRETE FOOTINGS					
25	Allow for footings to future detail (Provisional)	1,620	m2	110	178,200
FOUNDATION WALLS					
26	Concrete block retaining wall to upper floor - assume not required as there is a secondary wall outside the building line at the stairs on the east + west elevations	74	m2	0	Excluded
27	Allow for reinforced concrete footings to above		item		Excluded
SLAB ON GROUND					
28	Reinforced concrete slab on ground to lower ground building area	553	m2	250	138,250
29	Reinforced concrete slab on ground to upper floor building area	798	m2	250	199,500
SLAB SETDOWN					
30	Allow for slab set down to wet and changing areas		item		2,500
TERMITE TREATMENT					
31	Allow for termite treatment		item		10,000
SUNDRIES					
32	Allow for sundry unmeasured items		item		10,550
SUBSTRUCTURE TOTAL					539,000
COLUMNS					
COLUMNS					
33	Allow for reinforced concrete columns to lower ground	588	m2	70	41,160
34	Allow for steel columns for building	1,583	m2	100	158,300
35	Allow for steel columns for awning	14	m2		N/A
SUNDRIES					
36	Allow for sundry unmeasured items		item		7,540
COLUMNS TOTAL					207,000
UPPER FLOORS					
REINFORCED CONCRETE SLABS					

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Item No.	Item Description	Quantity	Unit	Rate	Amount
UPPER FLOORS					<i>(Continued)</i>
37	200 thick reinforced concrete suspended slabs including beams	508	m2	480	243,840
STEEL MEZZANINE					
38	Allow for steel structure including plywood floor covering to mezzanine level in Workshop		item		Excluded
EXTERNAL AREAS					
39	Membrane and tiles included in floor finishes element		item		Included
SLAB SETDOWN					
40	Allow for slab set down to wet and changing areas		item		500
SUNDRIES					
41	Allow for sundry unmeasured items		item		9,660
UPPER FLOORS TOTAL					254,000
STAIRCASES					
REINFORCED CONCRETE STAIRS					
42	1200 wide reinforced concrete stair, including handrails, concrete finish, tactile, waterproofing, etc	3	m/rise	5,667	17,000
MEZZANINE STAIRS					
43	1000mm wide steel structure staircase including balustrade/handrail		item		Excluded
SUNDRIES					
44	Allow for sundry unmeasured items		item		1,000
STAIRCASES TOTAL					18,000
ROOF					
ROOF FRAMING					
45	Allow for roof framing to main roof	1,590	m2	235	373,650
46	Ditto to awning roof	14	m2	350	4,900
47	Allow for galvanising to steelwork		item		Excluded
48	Allow for fire protection to steelwork		item		Excluded
ROOFING					
49	0.35 BMT Lysaght Longline standing seam standard colorbond roofing, in Colorbond 'Ironstone' finish including insulation to main roof (RFS)	1,590	m2	240	381,600
50	Colorbond roofing to metal awning - assume no insulation required	14	m2	165	2,310
ROOF PLUMBING					
51	Allow for roof plumbing to metal roofing		item		25,000
52	Allow for drainage to deck		item		2,000
FLASHINGS / CAPPINGS					
53	Allow for roof flashings and capping		item		25,000

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Item No.	Item Description	Quantity	Unit	Rate	Amount
ROOF					<i>(Continued)</i>
INSULATION					
54	Insulation to under side of suspended slab (eg between stores / mowers / tractors and admin above) - potentially may be required, but instructed not to include		item		Excluded
SOFFIT					
55	Painted FC soffits to main roof and awning roof	324	m2	150	48,600
SKYLIGHTS					
56	Allow for skylights and roof wells		item		N/A
ROOF SAFETY SYSTEM					
57	Allow for roof safety system including anchor points, harness etc		item		16,000
SUNDRIES					
58	Allow for sundry unmeasured items		item		25,940
ROOF TOTAL					905,000
EXTERNAL WALLS					
STRUCTURAL STEEL FRAMING					
59	Allow for structural steel framing / bracing		item		10,000
MASONRY WALLS					
<u>Retaining wall</u>					
60	Reinforced concrete block wall retaining wall to lower ground	234	m2	485	113,490
61	Extra for plasterboard lining on furring channel		item		Excluded
<u>Block wall</u>					
62	Concrete block wall with core filled Including reinforcement	49	m2	335	16,415
63	Extra over for exposed reinforced concrete wall to visible areas (including section of retaining wall below it as applicable) - not clear the finish; taken as monoclاد aluminium lining further below	64	m2	0	Excluded
64	Extra for plasterboard lining on furring channel	49	m2		Excluded
CLAD WALL					
65	Mondoclاد 3mm solid aluminium metal cladding wall including joints, flashing, capping, stud, top hats and plasterboard lining (CLD01)	163	m2	535	87,205
66	Mondoclاد 3mm solid aluminium metal cladding wall including joints, flashing, capping, stud, top hats but no internal lining at workshop/store (CLD01)	196	m2	490	96,040
67	Ditto to clerestory	17	m2	620	10,540
68	Mondoclاد 3mm solid aluminium metal cladding wall including joints, flashing, capping, stud, top hats to wrap around blade wall (all faces of wall are measured in the quantity)	40	m2	600	24,000

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Item No.	Item Description	Quantity	Unit	Rate	Amount
EXTERNAL WALLS					<i>(Continued)</i>
69	Mondoclad 3mm solid aluminium metal cladding with furring channel to concrete block wall at lower level (CLD01)	49	m2	370	18,130
70	Allow for metal reveals to openings in façade (CLD01)	461	m	35	16,135
71	Lysaght Longline standing seam clad wall lined each side including openings of vertical louvred screens (CLD02)	125	m2	640	80,000
REVEALS					
72	Allow for Lysaght Longline standing seam metal cladding reveals to façade in east elevation (CLD02)		item		10,000
PARAPET					
73	Allow for parapets		item		N/A
BALUSTRADE					
74	Vertical flat bar steel balustrade to deck area (no handrail)	19	m	850	16,150
75	Balustrades to other external areas are included in external works		note		
SUNDRIES					
76	Allow for sundries unmeasured items		item		14,895
EXTERNAL WALLS TOTAL					513,000
WINDOWS					
GLAZED WINDOWS					
77	Assume most windows are 2700 high (typical ceiling height), except windows in entry which are 4500 high		note		
78	Assume windows indicated in elevations at low level behind meal room joinery isn't a window but instead wall cladding to match surrounding areas		note		
79	Clear anodized aluminium framed fixed double glazed windows (ALW)	167	m2	1,050	175,350
80	Clear anodized aluminium framed sliding double glazed window to reception	4	m2	1,000	4,000
81	Glazed stack sliding double glazed window including hardware	9	m2	1,500	13,500
LOUVRES					
82	Austral Monsoon Stormglaze louvre in clear anodized aluminium framed clerestory louvres	46	m2	1,000	46,000
SUNSHADING					
83	Solinear Brise Soleil Solinear fabric sun shading (SHD:01)	6	no	1,300	7,800
84	Allow for sun shading to other windows, clerestory windows, etc		item		N/A
SECURITY MESH					
85	Allow for security mesh to windows GF		item		N/A
FLYSCREEN					

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Item No.	Item Description	Quantity	Unit	Rate	Amount
WINDOWS					<i>(Continued)</i>
86	Security screens / flyscreen to windows		item		N/A
DECALS					
87	Allow decal safety strip to windows		item		N/A
SUNDRIES					
88	Allowance for sundries		item		5,350
WINDOWS TOTAL					252,000
EXTERNAL DOORS					
GLAZED DOORS					
<u>Hinged Doors</u>					
89	Aluminium framed single leaf glazed door including hardware	1	no	2,500	2,500
90	Aluminium framed double leaf glazed door including hardware	3	no	4,500	13,500
91	Extra for fire rated steel framed double leaf glazed doors including auto operation (instructed that these are not required)	2	no		Excluded
92	Extra for acoustic seals to glazed doors		item		2,500
<u>Sliding Doors</u>					
93	6110mm wide aluminium framed glazed stack sliding doors including hardware (NB: 2400mm high)	1	no	18,000	18,000
94	Allow for structural supports to sliding doors including support columns / beams		item		8,000
SOLID CORE DOORS					
95	Single leaf solid core door and frame including hardware and paint finish	5	no	1,850	9,250
FIRE RATED DOORS					
96	Single leaf fire rated fire exit doors and frame including hardware and paint finish		item		N/A
ROLLER SHUTTERS					
97	Roller shutter to store rooms (RD.01) (4900 x 2600)	1	no	8,500	8,500
98	Ditto to Mowers & Tractors (5000 x 2600)	1	no	8,500	8,500
99	Ditto to Store rooms (6000 x 2600)	3	no	10,000	30,000
100	Ditto to store room and workshop (6200 x 3600)	3	no	13,000	39,000
101	Ditto to Mowers & Tractors (7500 x 2600)	3	no	12,000	36,000
102	Allow for motor operation to above panel lift doors		item		Included
103	Manual roller shutter to delivery office (2000 x 1400)	1	no	2,000	2,000
104	Allow for secondary steel (Provisional)		item		18,000
FILM / STRIP					
105	Allow decal safety strip for glazed doors	10	m	90	900
SUNDRIES					

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Item No.	Item Description	Quantity	Unit	Rate	Amount
EXTERNAL DOORS					<i>(Continued)</i>
106	Allow for sundries unmeasured items		item		5,350
EXTERNAL DOORS TOTAL					202,000
INTERNAL WALLS					
STRUCTURAL STEEL FRAMING					
107	Allow for structural steel framing / bracing not included elsewhere		item		2,000
MASONRY WALLS					
108	Concrete block wall with core filled Including reinforcement	440	m2	350	154,000
109	Ditto to balustrade / low height wall at internal stair	11	m2	400	4,400
110	Plasterboard lining with furring channel to one side of masonry wall to administration spaces only (NB: Allowed for Ceiling height 2700mm)	228	m2	90	20,520
111	E/O moisture resistance plasterboard lining	54	m2	10	540
PARTITION WALL					
112	Stud partition wall with one layer of plasterboard lining to both side including insulation	292	m2	240	70,080
113	Ditto to dwarf wall in administration		item		N/A
114	E/O moisture resistance plasterboard lining	223	m2	10	2,230
GLAZED SCREEN					
115	Aluminium framed glazed screens (assume 2100 high)	38	m2	680	25,840
SAFETY DECALS					
116	Allow for safety decals to glazed screens	19	m	90	1,710
CHAIN WIRE PARTITIONS					
117	Allow for chain wire mesh partitions comprising chain mesh and framing to lower ground stores	71	m2	100	7,100
TOILET PARTITIONS					
118	Toilet partitions including doors	8	no	1,900	15,200
119	Ditto to shower partitions	4	no	1,900	7,600
120	Allow for urinal partitions	3	no	450	1,350
SUNDRIES					
121	Allow for sundries unmeasured items		item		6,430
INTERNAL WALLS TOTAL					319,000
INTERNAL DOORS					
GLAZED DOORS					
122	Aluminium framed single leaf glazed door including hardware	8	no	2,500	20,000
123	Aluminium framed double leaf glazed door including hardware	1	no	4,500	4,500
SOLID CORE DOORS					

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Item No.	Item Description	Quantity	Unit	Rate	Amount
INTERNAL DOORS					<i>(Continued)</i>
124	Single leaf solid core door and frame including hardware and paint finish	6	no	1,850	11,100
125	Double leaf solid core door and frame including hardware and paint finish	1	no	3,000	3,000
FIRE RATED DOORS					
126	Single leaf fire rated door and frame including hardware and paint finish	2	no	2,500	5,000
127	Double leaf fire rated doors and frame including hardware and paint finish	1	no	5,000	5,000
ROLLER SHUTTERS					
128	Manual roller shutter to Delivery Office (1100 x 1650)	1	no	1,000	1,000
OPERABLE WALL					
129	Allow for operable wall to meeting rooms	1	no	18,000	18,000
130	Allow for structural supports		item		3,000
FILM / STRIP					
131	Allow decal safety strip for glazed doors	10	m	90	900
SUNDRIES					
132	Allow for sundries unmeasured items		item		3,500
INTERNAL DOORS TOTAL					75,000
WALLS FINISHES					
WATERPROOFING					
133	Allow for waterproofing membrane to wet area walls		item		3,000
SPLASHBACK					
134	Allow for tile splash back to Meal room, Workshop and First-aid room	7	m2	300	2,100
TILING					
135	Glennon Ceramic tiles to toilets (TIL) (NB: Assume 2400mm high)	212	m2	250	53,000
FEATURE WALL FINISH					
136	Allow for feature wall finish to one reception wall (Provisional)		item		5,000
ACOUSTIC					
137	Allow for acoustic panels		item		N/A
PAINTING					
138	Painting to walls	1,070	m2	20	21,400
SUNDRIES					
139	Allowance for sundries		item		4,500
WALLS FINISHES TOTAL					89,000

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Item No.	Item Description	Quantity	Unit	Rate	Amount
FLOOR FINISHES					
FLOOR PREPARATION					
140	Floor preparation to carpet flooring	567	m2	15	8,505
WATERPROOFING					
141	Allow for waterproofing to wet area	86	m2	65	5,590
142	Ditto to outdoor deck	36	m2	100	3,600
CARPET					
143	Allow carpet flooring to Offices, Administration, Meeting room, Delivery office, Reception , first-aid room and meals room (CPT)	567	m2	85	48,195
TILING					
144	Ceramic floor tiling to wet areas	91	m2	175	15,925
145	Ditto, to outdoor deck	36	m2	175	6,300
CONCRETE SEALER					
146	Concrete sealer to interior slab including seal to Store rooms, Workshops and Mowers & tractors		item		Excluded
SKIRTINGS					
147	Allow for skirting				14,625
DIVISION STRIPS					
148	Allow for division strips to wet area doorway		item		1,000
ENTRY MATS					
149	Allow for entry mat		item		5,000
LINE MARKING					
150	Allow for line marking to lower ground floor for egress path	55	m2	75	4,125
151	Allow for additional line marking		item		750
SUNDRIES					
152	Allow for sundries unmeasured items		item		2,385
FLOOR FINISHES TOTAL					116,000
CEILING FINISHES					
INTERNAL SUSPENDED CEILINGS					
153	Suspended flush plasterboard ceiling including suspension system to office / admin areas	571	m2	120	68,520
154	Suspended moisture resistant plasterboard ceiling including suspension system to wet areas	86	m2	135	11,610
155	Allow for ceilings to other areas		item		Excluded
156	E/O for raked ceiling to Reception	48	m2	30	1,440
157	E/O for perforated plasterboard ceilings		item		Excluded
FEATURE CEILING					
158	Allow for feature ceiling to reception area		item		Excluded

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Item No.	Item Description	Quantity	Unit	Rate	Amount
CEILING FINISHES					<i>(Continued)</i>
EDGE					
159	Edge trim	426	m	15	6,390
BULKHEADS					
160	Allow for miscellaneous bulkheads		Item		4,000
ACCESS PANEL					
161	Allow for access panels		item		5,000
INSULATION					
162	Allow for insulation to ceilings where required		item		Included
PAINTING					
163	Painting to ceiling	657	m2	20	13,140
SUNDRIES					
164	Allow for sundries unmeasured items		item		4,900
CEILING FINISHES TOTAL					115,000
FITMENTS					
JOINERY					
165	Allow for joinery to Reception / Delivery Office		item		12,000
166	Allow for joinery to Utility area		item		5,000
167	Allow for joinery to Meal room		item		23,000
168	Allow for joinery to Administration		item		2,500
169	Allow for joinery to Workshop		item		14,000
170	Allow for joinery to First-aid room		item		5,000
171	Allow for joinery to Amenities		item		25,000
172	Allow for joinery to Meeting room		item		N/A
173	Allow for joinery to Offices		item		N/A
174	Allow for joinery to Entry		item		N/A
175	Allow for joinery to Store		item		N/A
176	Allow for joinery to lower level		item		N/A
TOILET FITMENTS					
177	Allow for toilet accessories and fitments		item		16,000
178	Allow for fixtures to the first aid room		item		1,500
179	Allow for standard hand dryers	5	no	850.00	4,250
180	Toilet cubicles are included in internal doors		item		Included
KITCHEN APPLIANCES					
181	Allow for appliances for meal room (included in FF&E)		item		Included
BLINDS					
182	Allow for roller blinds to north windows	105	m2	150	15,750

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Item No.	Item Description	Quantity	Unit	Rate	Amount
FITMENTS					<i>(Continued)</i>
183	Allow for roller blinds to clerestory windows	51	m2		Excluded
184	Allow for roller blinds to other windows		item		Excluded
SIGNAGE					
185	Allow for statutory and door signage		item		9,000
186	Allow for building signage (Provisional)		item		20,000
SUNDRIES					
187	Allow for sundries unmeasured items		item		4,000
FITMENTS TOTAL					157,000
FF&E					
METAL SHELVING					
188	Allow for metal shelving for store rooms (Provisional)		item		150,000
LOCKERS					
189	Allow for lockers to administration		item		5,000
190	Allow for lockers to change rooms		item		15,000
WHITEBOARD / PINBOARDS / NOTICE BOARDS					
191	Allow for whiteboard / pinboard / notice boards to administration		item		5,000
LOOSE FURNITURE					
192	Allow for loose furniture		item		165,000
APPLIANCES					
193	Allow for appliances for meal room		item		7,000
FF&E TOTAL					347,000
HYDRAULIC SERVICES					
HYDRAULIC SERVICES					
194	Allow for Hydraulic Services to building (Provisional - pending services estimate)		item		180,000
195	10000L rainwater tank to LG plant room	1	no		Included
BWIC					
196	Allow for BWIC		item		9,000
HYDRAULIC SERVICES TOTAL					189,000
ELECTRICAL SERVICES					
ELECTRICAL SERVICES					
197	Allow for electrical services - FECA (Provisional - pending services estimate)	1,776	m2	195	346,320
198	Ditto to UCA	36	m2	40	1,440
199	Allow for security services including cameras and card entries - FECA (Provisional - pending services estimate)	1,776	m2	28	50,000
200	Ditto to UCA	36	m2		Included

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Item No.	Item Description	Quantity	Unit	Rate	Amount
ELECTRICAL SERVICES					<i>(Continued)</i>
201	Allow for 2x EV charging points		item		25,000
	BWIC				
202	Allow for BWIC		item		19,240
	ELECTRICAL SERVICES TOTAL				442,000
MECHANICAL SERVICES					
	MECHANICAL SERVICES				
203	Allowance for Mechanical Services including ventilation (Provisional - pending services estimate)	1,776	m2	130	230,000
204	Roof-mounted Vertical-Vane type ventilators ('whirlybirds')		item		Included
	BWIC				
205	Allow for BWIC		item		11,001
	MECHANICAL SERVICES TOTAL				241,000
FIRE SERVICES					
	FIRE SERVICES				
206	Allow for dry fire (Blankets & Extinguishers)		item		9,000
207	Allow for wet fire (FHR only)		item		15,000
208	Allow for fire sprinklers		item		Excluded
209	Allow for fire detection (Included in Electrical)		item		Included
	BWIC				
210	Allow for BWIC		item		2,000
	FIRE SERVICES TOTAL				26,000
EXTERNAL WORKS					
	RETAINING WALL				
211	Allow for reinforced concrete retaining wall including footings.	414	m2	840	347,760
	REINFORCED CONCRETE STEPS				
212	1500 wide reinforced concrete external stair, including handrails, concrete finish, etc (balustrade included separately)	4	m/rise	5,250	21,000
213	2800 wide reinforced concrete external stair, including handrails, concrete finish, etc (balustrade included separately)	2	m/rise	9,500	19,000
	WALLS & SCREEN				
214	Besser blockwork gate wall to gates and washbay (BLK:01)	59	m2	380	22,420
215	Innowood aluminium batten screen, lock-in fixing system, in natural timber finish, to wash bay and bin enclosures	101	m2	600	60,600
216	E/O for double leaf gate to bin enclosure	2	no	1,200	2,400
	PAVEMENT				
	<u>Concrete Pavement</u>				

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Item No.	Item Description	Quantity	Unit	Rate	Amount
EXTERNAL WORKS					<i>(Continued)</i>
217	Allow for concrete pavements <u>Spray Seal</u>	2,168	m2	210	455,280
218	Two coat spray seal finish generally (specification TBC) <u>Carpark Ancillaries</u>	8,777	m2	40	351,080
219	Allow for kerb and gutter	273	m	185	50,505
220	Allow for kerb only	296	m	135	39,960
221	Allow for crash barriers (not documented)		item		Excluded
222	Allow for precast concrete wheel stops (Provisional)		item		25,000
223	Allow for bollards		item		7,500
224	Line marking		item		20,000
FENCE AND GATES					
225	2100mm high palisade steel fence (FEN:01)	253	m	300	75,900
226	Automatic sliding vehicle gate and manual pedestrian gate (GT:01)		item		45,000
227	Allow for alterations to retained cyclone fence		item		Excluded
BALUSTRADE					
228	20mm flatbar vertical steel balustrade (BAL:01)	47	m	850	39,950
229	E/o for balustrade up to 3.3m high to external stairs on east & west elevations	8	m	1,600	12,800
230	Allow for handrails to ramps (not documented)		item		Excluded
231	Allow for handrails to stairs (included in stairs)		item		Included
SOFT LANDSCAPING					
232	Allow for soft landscaping including gravel, planting, turf, topsoil, irrigation & maintenance (undertaken separately by council)	4,150	m2		Excluded
MATERIALS BAY					
233	Allow for precast walls and columns to materials bay (concrete slab included elsewhere)		item		85,000
234	Allow for roof structure, lighting, etc		item		Excluded
SIGNAGE STORE					
235	Allow for sign store structure (assume no lining internally to walls/soffit)		item		65,000
236	Extra for gates, lighting, etc		item		Excluded
PUMP ROOM					
237	Allow for pump room (included in external services)		item		Included
SHADE STRUCTURE					
238	Allow for shade structure to plant parking		item		45,000
239	Allow for soffit lining, lighting, etc		item		Excluded
EXTERNAL FEATURES					

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Item No.	Item Description	Quantity	Unit	Rate	Amount
EXTERNAL WORKS					<i>(Continued)</i>
240	Allow for furniture for outdoor BBQ area: chairs, tables, other sun-shades		item		Excluded
SIGNAGE					
241	Allow for signage to front fence		item		10,000
242	Allow for car park signage (assume very minimal)		item		5,000
SUNDRIES					
243	Allowance for sundries		item		53,845
EXTERNAL WORKS TOTAL					1,860,000
EXTERNAL SERVICES					
GENERALLY					
244	Below services estimates are provisional - awaiting services estimates from consultants		note		
SUBSTATION WORK					
245	New electrical substation		item		350,000
246	Allow for substation pad		item		17,000
ELECTRICAL SERVICES					
247	Allow for power supply / connections		item		45,000
248	Allow for communications trunk services		item		25,000
249	Allow for external lighting		item		50,000
250	Allow for 9x EV charging points		item		100,000
251	Allow for PV system		item		Excluded
FIRE PROTECTIONS / HYDRANTS					
252	New fire hydrant/booster including demolition of existing pavement and making good, hydrant/booster, hydrant system service valve and pipe connection		item		75,000
253	Allow for fire hydrant booster assembly pad		item		15,000
254	Allow for hydrant tank		item		20,000
255	Fire pump room (assume no lining to walls / soffit internally)		item		50,000
256	Fire sprinkler tanks / assembly		item		Excluded
SEWER					
257	Allow for sewer main pipework including detailed excavation and backfilling complete, including connecting to connect into existing council sewer line		item		45,000
258	Allow for separate drainage to catch the contaminated water from the emulsion truck wash bay		item		20,000
259	Grease arrestor to fuelling bay		item		20,000
WATERMAIN SUPPLY					
260	Allow for main connection / supply		item		35,000
261	Allow for control valves		item		25,000

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Item No.	Item Description	Quantity	Unit	Rate	Amount
EXTERNAL SERVICES					<i>(Continued)</i>
GAS SUPPLY					
262	Allow for new gas connection / supply		item		15,000
STORMWATER					
263	Allow for stormwater pipes, pits, headwalls, GPT's, drainage, etc.		item		545,000
264	Allow for OSD		item		Excluded
SPECIALIST					
265	Allow for portable truck wash system (Provisional)		item		50,000
266	Allow for in ground fuel tank, services to fuel pump to fuelling bay		item		85,000
267	Allow for supply and installation of a emulsion tank, including connecting required services and protection		item		50,000
BUILDERS WORKS					
268	Allow for BWIC		item		49,000
EXTERNAL SERVICES TOTAL					1,686,000