

Broadwater Public School

Capital Investment Value (CIV)

Reviewed By : Peter Dowbiggin

Prepared By: Adrian Budiono

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Level 32, 200 George Street
Sydney NSW 2000
www.genusadvisory.com.au

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1 Executive Summary

Genus Advisory has been requested to provide a Capital Investment Value (CIV) for the works associated with the Broadwater Public School Project refer to DA application no. PAN-403335 - DA2024/0087. On this basis, we certify that the estimated Capital Investment Value at the time of February 2024 is:

Seventeen Million, Hundred Ten Thousand, Six Hundred and Seventy-Four Dollars (\$17,110,674) excluding GST.

2 Project Description

The Broadwater Public School site is located at 9 Byrnes Street, Broadwater and comprises Lots 501 DP 755624, Lot 5 DP 1043232 and Lot 4 DP 1043232.

Issue and Assessment Requirements – Concept Proposal	Addressed in the Following Sections of this Report
2. Capital Investment Value and Employment	
Provide a detailed calculation of the capital investment value (CIV) of the development prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with Planning Circular PS 21- 022: Calculation of Capital Investment Value. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived.	Section 3.2 & Appendix A
Provide an estimate of the retained and new jobs that would be created during the construction of the development, including details of the methodology to determine the figures provided.	Section 4

3 Basis of Estimate

3.1 Definition of Capital Investment Value

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2021:

“Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs—

(a) amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 of the Act or a planning agreement under that Division,

(b) costs relating to a part of the development or project that is the subject of a separate development consent or project approval,

(c) land costs, including costs of marketing and selling land,

(d) GST, within the meaning of the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth”

3.2 Calculation of CIV

The CIV is estimated at **\$17,110,674** excluding GST.

3.3 Cost Plan Inclusions

We note that this estimate is based on the documentation and project information available at the time of preparing the estimate. Genus Advisory have made appropriate allowances benchmarked against similar projects complemented by assumptions that account for areas of undefined scope as well as utilising actual costs from sub-contractor.

The Total Construction Cost is inclusive of:

1. Building and Construction Works.
2. FF&E and ICT.
3. Preliminaries & Builder's Overhead & Margin.
4. Professional Fees.
5. Escalation.
6. SINSW Management Costs.

4 Job Creation

4.1 Job Creation During Construction

Genus Advisory estimate **96** jobs will be created by the development of Broadwater Public School during the construction as per the following calculation:

- \$7,460,428 (Labour cost - based on 50% labour Material Split of Construction Costs)
- \$7,460,428 / \$75 per hour = 99,472 hrs
- 99,472 hrs / 1,034 hrs (1 person = 40 hrs x 25.86 weeks) = 96 jobs

We estimate the job creation to be split as per the following:

- Indirect: 10 Jobs
- Direct: 86 Jobs

5 Report Parameters

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Genus Advisory. This report has been prepared from documentation and/or information provided to Genus Advisory by third parties in circumstances where Genus Advisory:

- Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- Do not, in any way, adopt the said documentation and information as our own.

Genus Advisory note this report is an expression of opinion based upon the documentation and/or information provided by third parties and Genus Advisory expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

Appendix A – Capital Investment Value



Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



SUMMARY

Code	Description	Quantity	Unit	Rate	Total
A	LIST OF ASSUMPTIONS	1,163			\$0
B	KEY DATA	1,163			\$0
C	TRANCHE 1				
D	DEMOLITION	1,163	m2	\$290	\$336,900
E	GROUNDWORKS	1,163	m2	\$301	\$349,803
F	PILING	1,163	m2	\$147	\$170,888
G	EXTERNAL STORMWATER DRAINAGE	1,163	m2	\$364	\$422,892
H	EXTERNAL SEWER DRAINAGE	1,163	m2	\$132	\$153,697
I	EXTERNAL WATER SUPPLY	1,163	m2	\$50	\$57,743
J	EXTERNAL FIRE PROTECTION	1,163	m2	\$129	\$149,872
K	EXTERNAL LIGHT & POWER	1,163	m2	\$338	\$393,494
L	EXTERNAL COMMUNICATIONS	1,163	m2	\$67	\$78,397
M	AUTHORITY FEES - TRANCHE 1	1,163	m2	\$0	EXCL
N	Sub-total	1,163	m2	\$1,817	\$2,113,685
O	TRANCHE 2				
P	CONCRETE	1,163	m2	\$166	\$192,796
Q	FORMWORK	1,163	m2	\$84	\$97,330
R	REINFORCEMENT	1,163	m2	\$86	\$99,785
S	BLOCKWORK	1,163	m2	\$59	\$68,040
T	WATERPROOFING	1,163	m2	\$110	\$127,636
U	AUTHORITY FEES - TRANCHE 2	1,163	m2	\$0	EXCL
V	Sub-total	1,163	m2	\$504	\$585,586
W	TRANCHE 3 - MODSCAPE				
X	GANTRY STRUCTURE	1,163	m2	\$724	\$841,856
Y	STRUCTURAL FRAME MODULES	1,163	m2	\$621	\$722,549
Z	EXTERNAL WALLS	1,163	m2	\$348	\$405,134
AA	ROOF STRUCTURE	1,163	m2	\$0	INCL
AB	ROOF COVERING	1,163	m2	\$508	\$590,700
AC	EXTERNAL WALL FINISHES	1,163	m2	\$70	\$81,255
AD	EXTERNAL WINDOWS & DOORS	1,163	m2	\$318	\$370,039
AE	INTERNAL WALL FINISHES, PARTITIONS, WALL LININGS	1,163	m2	\$793	\$922,504
AF	INTERNAL DOORS & WINDOWS	1,163	m2	\$147	\$171,394
AG	CEILINGS	1,163	m2	\$0	INCL
AH	FLOOR FINISHES	1,163	m2	\$115	\$134,103
AI	JOINERY	1,163	m2	\$95	\$110,000
AJ	FURNITURE	1,163	m2	\$97	\$112,498
AK	HYDRAULIC	1,163	m2	\$98	\$113,517
AL	ELECTRICAL	1,163	m2	\$639	\$743,694
AM	ICT / AV	1,163	m2	\$160	\$186,562
AN	DRY FIRE	1,163	m2	\$52	\$60,593
AO	MECHANICAL WORKS	1,163	m2	\$460	\$534,862

Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



SUMMARY

Code	Description	Quantity	Unit	Rate	Total
AP	WALKWAYS, SOFFIT LINING & BALLUSTRADE	1,163	m2	\$193	\$224,437
AQ	INSTALLATION OF GANTRY	1,163	m2	\$30	\$35,290
AR	GANTRY SOFFIT LINING	1,163	m2	\$287	\$333,585
AS	MODULE PREPARATION & DISPATCH	1,163	m2	\$121	\$141,097
AT	SITE MOBILISATION	1,163	m2	\$0	INCL
AU	TRANSPORT OF MODULES	1,163	m2	\$470	\$547,015
AV	CRANE	1,163	m2	\$208	\$241,719
AW	INSTALLATION OF MODULES	1,163	m2	\$224	\$261,016
AX	LIFT	1,163	m2	\$178	\$206,742
AY	RAMPS	1,163	m2	\$0	N/A
AZ	STAIRS	1,163	m2	\$0	INCL
BA	ARCHITECTURAL SCREENINGS	1,163	m2	\$206	\$239,347
BB	SITE DEMOBILISATION	1,163	m2	\$0	INCL
BC	PRELIMINARIES - MODSCAPE	1,163	m2	\$0	INCL
BD	MODSCAPE DESIGN WORKS	1,163	m2	\$118	\$137,571
BE	AUTHORITY FEES - TRANCHE 3	1,163	m2	\$0	EXCL
BF	Sub-total	1,163	m2	\$7,282	\$8,469,079
BG	TRANCHE 4				
BH	FENCING	1,163	m2	\$187	\$216,982
BI	HARD & SOFT LANDSCAPING	1,163	m2	\$734	\$854,198
BJ	AUTHORITY FEES - TRANCHE 4	1,163	m2	\$0	EXCL
BK	Sub-total	1,163	m2	\$921	\$1,071,180
BL	TRANCHE 5				
BM	FFE	1,163	m2	\$250.00	\$290,750
BN	ICT / AV	1,163	m2	\$125.00	\$145,375
BO	AUTHORITY FEES - TRANCHE 5	1,163	m2	\$0	EXCL
BP	Sub-total	1,163	m2	\$375	\$436,125
BQ	NETT CONSTRUCTION COST TRANCHE 1 - 5	1,163	m2	\$10,899	\$12,675,656
BR	ESCALATION				INCL
BS	ADCO PRELIMS & MARGIN				\$1,617,284
BT	DESIGN FEES				\$1,404,926
BU	SINSW PMO FEE				\$784,893
BV	SINSW FEE (ESTABLISHMENT GRANT, OPERATION READINESS , DECANT & RELOCATION)				\$627,915

\$17,110,674

Code	Description	Quantity	Unit	Rate	Total
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A LIST OF ASSUMPTIONS

A.A	LIST OF ASSUMPTIONS				
A.B	Assume minimum bulk earthwork required 0.1m depth to building footprints & Playing field				
A.C	No removal or on site management of contaminated materials- No information on inground asbestos at the time of costing. Provisional allowance made to remove asbestos within the existing building				
A.D	Above ground services such as Cold & Hot Water Supply, Sewer pipes above Undercroft level and electrical connections are included within MODSCAPE Pricing				
A.E	Assumed all excavated materials to be removed off site as GSW non putrescible				
A.F	No allowance made for Irrigation system				
A.G	Concrete, Formwork and Reinforcement is for Tranche 1 is only associated with Ground floor Slab.				
A.H	MODSCAPE pricing includes any above ground rainwater pipes including connection to above ground rain water tanks				
A.I	PV Cells are included within MODSCAPE pricing				
A.J	MODSCAPE Pricing includes costs associated with structural columns				
A.K	MODSCAPE price includes Metalworks associated with External Staircases				
A.L	No allowance made for contingency				
A.M	No separate allowance made for escalation as price are as current and based on market feedback and deemed to include escalation amount.				
A.N	Allowance made to demolish existing perrimeter fencing and replace with new palisade fencing				
A.O	No allowance made for services outside boundaries and external infrastructure outside boundaries. Works associated with Civil drawings dated 08/02/24 are captured within the enclosed estimate				
A.P	All external staircases are captured within Tranche 3 MODSCAPE pricing				
A.Q	Playing field are based on natural turf. No Synthetic turf allowed for				
A.R	No allowance for new external signage				

LIST OF ASSUMPTIONS

\$0

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Code	Description	Quantity	Unit	Rate	Total
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B KEY DATA

B.A	From Latest MODSCAPE Pricing				\$0
B.B	FECA	857			
B.C	UCA	306			
B.D	Total GFA	1,163			

KEY DATA

\$0

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Code	Description	Quantity	Unit	Rate	Total
D DEMOLITION					
D.A	EXTERNAL				
D.B	<u>External Works</u>				
D.C	Removal of existing trees - Large	13	No	\$1,000	\$13,000
D.D	Removal of existing trees - Small - Medium	5	No	\$500	\$2,500
D.E	Demolish existing Play ground	207	m2	\$80	\$16,542
D.F	Demolish existing fence	450	m	\$80.00	\$36,004
D.G	Demolish existing COLA	84	m2	\$150	\$12,600
D.H	<u>Demolition of existing buildings including all associated substructure, structure, building envelopments and finishes as specified</u>				
D.I	Complete demolition existing building including walls, floor, footings, roof and all associated structure	331	m2	\$150	\$49,716
D.J	Demolition of existing Concrete Pavement and Covered walkways (Shade Structures)	331	m2	\$110	\$36,434
D.K	GENERAL				
D.L	Allowance for removal, decommissioning, disconnection and capping off existing services	1	Item	\$50,000	\$50,000
D.M	Demolition of existing Sheds	1	Item	\$5,000.00	\$5,000
D.N	Demolition of existing Sand Pit	1		\$500.00	\$500
D.O	Allowance to remove to coat layer of existing carpark	464	m2	\$40.00	\$18,560
D.P	Provisional allowance for removal of asbestos material	1	Item	\$80,000	\$80,000
D.Q	Allowance for sundries / unmeasured items	1	Item	\$16,043	\$16,043
DEMOLITION					\$336,900

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Code	Description	Quantity	Unit	Rate	Total
E GROUNDWORKS					
E.A	SITE PREPARATION				
<u>E.B</u>	<u>Site clearing</u>				
E.C	Allowance for clearing and general levelling of site including site strip of topsoil	8,905	m2	\$20	\$178,096
E.D	BULK EXCAVATION				
<u>E.E</u>	<u>Excavate commencing at topsoil reduced levels in materials as found to a level at or near the observed water table; include disposal off site</u>				
E.F	Bulk excavation to achieve required level (assume 0.1m under building footprint minimum required)	273	m3	\$50	\$13,650
E.G	DETAILED EXCAVATION				
<u>E.H</u>	<u>Excavation commencing at finished platform level</u>				
E.I	Footing beam	23	m3	\$80	\$1,840
E.J	Concrete lift pit	12	m3	\$80	\$960
E.K	GENERAL				
E.L	Allowance for GSW (non- Putrescible) removal; bulking factor 1.8	554	t	\$250	\$138,600
E.M	Allowance for sundries / unmeasured items	1	Item	\$16,657	\$16,657
GROUNDWORKS					\$349,803

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Code	Description	Quantity	Unit	Rate	Total
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F PILING

F.A	SITE ESTABLISHMENT				
<u>F.B</u>	Allow for establishment of piling equipment on site	1	Item	\$20,000	\$20,000
F.C	Screw Piling				
<u>F.D</u>	Allowance for 12m Screw Piles piles commencing at existing ground level as specified - assume 1 piles at 5 m centres :[48 no]	571	m	\$250	\$142,750
F.E	GENERAL				
<u>F.F</u>	Allowance for sundries / unmeasured items	1	Item	\$8,138	\$8,138

PILING

\$170,888

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Code	Description	Quantity	Unit	Rate	Total
G EXTERNAL STORMWATER DRAINAGE					
G.A	Option C - Pipe Diversion to Existing Headwall				
G.B	UPVC Stormwater pipes including excavation, backfilling, planking and strutting, benching, joints, fixing and accessories				\$0
G.C	150mm dia	15	m	\$220.00	\$3,190
G.D	225mm dia	43	m	\$300.00	\$12,825
G.E	375mm dia	56	m	\$380.00	\$21,246
G.F	475mm dia	56	m	\$500.00	\$27,840
G.G	Stormwater pits including excavation, concrete, formwork, reinforcement, backfilling, step runs, lintels, kerb/gutter transitions, gratings and frames, and making good to bitumen paved road surface as specified				\$0
G.H	Precast Headwall - 450	1	Item	\$10,000.00	\$10,000
G.I	Stormwater grated surface inlet pit with galvanised steel grate and frame (900X 900)	5	No	\$6,000.00	\$30,000
G.J	Heavy Duty Junction Pit	2	No	\$9,000.00	\$18,000
G.K	Allowance for Rain Water Tank above ground	1		\$40,000.00	\$40,000
G.L	Allowance for connection to existing drainage system	1	Item	\$20,000.00	\$20,000
G.M	Additional allowance for hand excavation around Trees - Assumed circa 33 m3	1	Item	\$31,920.00	\$31,920
G.N	Allowance for site clearance outside boundaries	1,260	m2	\$10.00	\$12,604
G.O	Allowance to make good Blackwall Drive Pavement	1	Item	\$45,360.00	\$45,360
G.P	Allowance for traffic controllers. Assumed 2 weeks - 2 person Traffic controller crew. No allowance for overtime	80	hrs	\$152.00	\$12,160
G.Q	Supply & install variable message / directional arrow board	14	day	\$195.00	\$2,730
G.R	Supply, erect, maintain and remove jersey kerbs - 112 LM	1	Item	\$20,500.00	\$20,500
G.S	Allowance for sundries / unmeasured items	1	Item	\$15,418.74	\$15,419
G.T	BWIC				
G.U	Allowance for BWIC	1	Item	\$32,379	\$32,379
G.V	Additional Consultant Fees				
G.W	Allowance for arborists fee	1	Item	\$5,000.00	\$5,000
G.X	Allowance for additional engineering design fees	1	Item	\$25,000.00	\$25,000
G.Y	Additional Authority Fees				
G.Z	Allowance for government charges - TfNsw (Section 138), DPE & NSW Office of water	1	Item	\$35,000.00	\$35,000
G.AA	Road Traffic Permit	1	Item	\$1,719.00	\$1,719
EXTERNAL STORMWATER DRAINAGE					\$422,892

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Code	Description	Quantity	Unit	Rate	Total
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H EXTERNAL SEWER DRAINAGE

H.A	SEWER				
H.B	Sewer pipes including excavation, planking and strutting, benching, joints, fixing and accessories				
H.C	65mm dia	36	m	\$95.00	\$3,430
H.D	100mm dia	159	m	\$150.00	\$23,855
H.E	Allowance for sewer diversion	1	Item	\$25,000.00	\$25,000
H.F	Allowance for 5000L in ground sewer pump station	1	Item	\$35,000.00	\$35,000
H.G	Grease arrestors 1500L and other pre-treatment	1	Item	\$40,000.00	\$40,000
H.H	Allowance for sundries / unmeasured items	1	Item	\$6,364.25	\$6,364
H.I	BWIC				
H.J	Allowance for BWIC	1	Item	\$20,047.38	\$20,047

EXTERNAL SEWER DRAINAGE

\$153,697

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Code	Description	Quantity	Unit	Rate	Total
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I EXTERNAL WATER SUPPLY

I.A	WATER SERVICES				
I.B	Allowance for water connection	1	Item	\$10,000.00	\$10,000
I.C	Water services including trench				
I.D	40mm dia Cold Water	47	m	\$60.00	\$2,820
I.E	Rainwater filtration & Pumping System	1	Item	\$35,000.00	\$35,000
I.F	Allowance for sundries / unmeasured items	1	Item	\$2,391.00	\$2,391
I.G	BWIC				
I.H	Allowance for BWIC	1	Item	\$7,531.65	\$7,532

EXTERNAL WATER SUPPLY

\$57,743

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Code	Description	Quantity	Unit	Rate	Total
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J EXTERNAL FIRE PROTECTION

J.A	EXTERNAL FIRE SERVICES				
J.B	Fire Hydrant Pipe - 100 dia	27	m	\$150.00	\$4,118
J.C	Fire hydrant storage tank (2 x 144kl) and pumps	1	Item	\$80,000.00	\$80,000
J.D	Allowance for fire booster assemblies	1	Item	\$40,000.00	\$40,000
J.E	Allowance for sundries / unmeasured items	1	Item	\$6,205.88	\$6,206
J.F	BWIC				
J.G	Allowance for BWIC	1	Item	\$19,548.51	\$19,549

EXTERNAL FIRE PROTECTION

\$149,872

Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



Code	Description	Quantity	Unit	Rate	Total
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K EXTERNAL LIGHT & POWER

K.A	EXTERNAL ELECTRICAL SERVICES				
K.B	Allowance for 100mm electrical conduit including excavation	79	m	\$50.00	\$3,970
K.C	Allowance for Electrical cabling	1,163	m2	\$5.00	\$5,815
K.D	Electrical Pit	1	No	\$1,200.00	\$1,200
K.E	Allowance for External Lighting	1,163	m2	\$20.00	\$23,260
K.F	Allowance for external Security	1,163	m2	\$10.00	\$11,630
K.G	Allowance for New Substation include private power pole	1	No	\$280,000.00	\$280,000
K.H	Allowance for sundries / unmeasured items	1	Item	\$16,293.75	\$16,294
K.I	BWIC				
K.J	Allowance for BWIC	1	Item	\$51,325.31	\$51,325

EXTERNAL LIGHT & POWER

\$393,494

Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



Code	Description	Quantity	Unit	Rate	Total
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L EXTERNAL COMMUNICATIONS

L.A	Allowance for COMMS conduit including excavation	86	m	\$120.00	\$10,291
L.B	Allowance for COMMS Cabling	1,163	m2	\$5.00	\$5,815
L.C	Comms Pit	1	No	\$1,200.00	\$1,200
L.D	Provisional allowance for NBN supply	1	Item	\$50,000.00	\$50,000
L.E	Allowance for sundries / unmeasured items	1	Item	\$865.31	\$865
L.F	BWIC				
L.G	Allowance for BWIC	1	Item	\$10,225.73	\$10,226

EXTERNAL COMMUNICATIONS

\$78,397

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Code	Description	Quantity	Unit	Rate	Total
P CONCRETE					
P.A	REINFORCED CONCRETE				
<u>P.B</u>	<u>Below Ground Level</u>				
P.C	Concrete lift pit base	3	m3	\$550	\$1,650
P.D	Pile cap :[48 no]	5	m3	\$550	\$2,750
<u>P.E</u>	<u>Ground Level</u>				
P.F	160mm thick concrete slab on ground	191	m3	\$550	\$105,050
P.G	Lift Lid	3	m3	\$550	\$1,650
P.H	Concrete lift pit wall 8m high	15	m3	\$550	\$8,250
P.I	Ground Beam	23	m3	\$550	\$12,650
P.J	Concrete wall		m3	\$550	EXCL
P.K	Rectangle and square columns		m3	\$550	EXCL
P.L	Stair (incl riser)	33	m3	\$550	EXCL
P.M	SURFACE FINISHES				
<u>P.N</u>	<u>Selected concrete surface finishes including curing</u>				
P.O	Slabs on ground	1,189	m2	\$20	\$23,780
P.P	Stair landings and treads	33	m2	\$20	EXCL
P.Q	JOINTS				
P.R	<u>Joints shall include for supply and installation of dowel supports, joint formers, additional formwork, reinforcement, saw cutting and sealant as specified</u>				
P.S	Allowance for construction joints	1,189	m2	\$15	\$17,835
P.T	GENERAL				
<u>P.U</u>	<u>Plinths</u>				
P.V	Allow for plinths not shown on drawings, including surface preparations, galvanised steel surrounds, concrete, formwork, reinforcement, surface finishes and curing	1	Item	\$10,000	\$10,000
<u>P.W</u>	<u>Allowance for sundries / unmeasured items</u>	1	Item	\$9,181	\$9,181
CONCRETE					\$192,796

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Code	Description	Quantity	Unit	Rate	Total
Q FORMWORK					
Q.A	FORMWORK				
Q.B	<u>Below Ground Level</u>				
Q.C	Edges of ground beam	262	m2	\$170	\$44,540
Q.D	Edges of lift pit base	4	m2	\$170	\$680
Q.E	Edges of pile caps :[48 no]	29	m2	\$170	\$4,930
Q.F	<u>Ground Level</u>				
Q.G	Edges of slabs on ground ne. 160mm high	163	m	\$60	\$9,780
Q.H	Lift Lid	17	m2	\$170	\$2,890
Q.I	Formwork to concrete wall - Lift Pit	203	m2	\$170	\$34,510
Q.J	Faces of rectangle and square columns		m2	\$170	EXCL
Q.K	<u>Soffits of stair landings</u>				
Q.L	Soffits of suspended stair	56	m2	\$170	EXCL
Q.M	Edges of suspended stair B1& B2 slab	3	m2	\$170	EXCL
Q.N	Faces of stair risers	24	m2	\$170	EXCL
Q.O	GENERAL				
Q.P	Allowance for sundries / unmeasured items		Item	\$4,867	\$0
FORMWORK					\$97,330

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Code	Description	Quantity	Unit	Rate	Total
R REINFORCEMENT					
R.A	BAR REINFORCEMENT				
<u>R.B</u>	<u>Below Ground Level</u>				
R.C	Lift pit base (assume 150kg/m3)	0.38	t	\$3,500	\$1,330
R.D	Pile cap (assume 150kg/m3) :[40 no]	0.54	t	\$3,500	\$1,890
<u>R.E</u>	<u>Ground Level</u>				
R.F	Ground Slab (assume 115kg/m3)	21.88	t	\$3,500.00	\$76,580
R.G	Ground Beam (assume 100kg/m3)	2.25	t	\$3,500	\$7,875
R.H	Lift Wall - concrete wall (assume 200kg/m3)	3.00	t	\$3,500	\$10,500
R.I	Lift lid (assume 180kg/m3)	0.46	t	\$3,500	\$1,610
R.J	GENERAL				
<u>R.K</u>	<u>Allowance for sundries / unmeasured items</u>		Item	\$4,989	\$0
REINFORCEMENT					\$99,785

Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



Code	Description	Quantity	Unit	Rate	Total
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S BLOCKWORK

S.A	BLOCKWORK				
<u>S.B</u>	<u>Allowance for reinforced blockwork comprising Boral Concrete Blocks 390 x 190 x 190 in mortar including 25MPa concrete core filling and bar reinforcement to cores, all as specified:</u>				
S.C	190mm thick reinforced concrete blockwork	216	m2	\$300	\$64,800
S.D	GENERAL				
S.E	Allowance for sundries / unmeasured items	1	Item	\$3,240	\$3,240

BLOCKWORK

\$68,040

Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



Code	Description	Quantity	Unit	Rate	Total
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T WATERPROOFING

T.A	Allowance for waterproofing to Ground Floor Slab	1,189	m2	\$85.00	\$101,038
T.B	Allowance for water proofing to blockwork	216	m2	\$95.00	\$20,520
T.C	GENERAL				
T.D	Allowance for sundries / unmeasured items	1	Item	\$6,078	\$6,078

WATERPROOFING

\$127,636

Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



Code	Description	Quantity	Unit	Rate	Total
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BH FENCING

BH.A	Fencings - 2.1m High	449	m	\$350.00	\$156,982
BH.B	Gates - Main & Secondary	1	Item	\$60,000.00	\$60,000

FENCING

\$216,982

Broadwater Public School

Broadwater Public School Cost Plan_V3_CIV



Code	Description	Quantity	Unit	Rate	Total
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BI HARD & SOFT LANDSCAPING

BI.A	Soft Landscaping	6,974	m2	\$50.00	\$348,700
BI.B	Playground	214	m2	\$125.00	\$26,753
BI.C	Basketball Court	226	m2	\$230.00	\$51,872
BI.D	Sports Field	1,100	m2	\$125.00	\$137,516
BI.E	Garden Patch	123	m2	\$100.00	\$12,292
BI.F	Footpath	218	m2	\$250.00	\$54,610
BI.G	Yarning Circle	50	m2	\$155.00	\$7,755
BI.H	Painted Court (undercroft)	533	m2	\$200.00	\$106,580
BI.I	Allwoance for external furniture/ fixture	1	Item	\$50,000.00	\$50,000
BI.J	Wayfinding Signage	1,163	m2	\$15.00	\$17,445
BI.K	GENERAL				
BI.L	Allowance for sundries / unmeasured items	1	Item	\$40,676	\$40,676

HARD & SOFT LANDSCAPING

\$854,198

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Level 32, 200 George Street
Sydney NSW 2000
www.genusadvisory.com.au