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DA ESTIMATE REPORT

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Jordan Springs Public School – Early Works DA Estimate

Prepared For SINSW | 2067-0033 – 15th February 2019

Prepared by Sabrina Tapson/Batho Kosie

Reviewed by Richard Smith



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1. Executive Summary

MBM have been requested by SINSW to prepare a DA Estimate based on early works DA documentation for the works at Jordan Springs Public School. The early works consist of bulk earthworks and stormwater.

Our current estimate in its current form totals: \$ 970,839 (Excl GST)

This estimate is based on current design documentation and includes preliminaries, margin and professional fees

1.1. Basis of Estimate

MBM costs are based on Jordan Springs Public School Civil Engineering Works Package dated 13/02/19.

Preliminaries and Builders Margin are based on typical current market benchmarks and have considered the project specifics such as size, location, programme and site access.

MBM have included professional fees based on current market expectation.



2. Potential Cost Range

Whilst MBM's cost plan is intended to reflect the likely overall cost of construction based on the current conceptual design, MBM suggest that a range of costs is considered given the preliminary nature of the documentation and project stage.

We suggest the following range of cost is considered:



- **HIGH RANGE - \$ 1.1m:** This cost would include for an increased scope of work following further on-site investigations or the manifestation of any latent conditions, particularly with regard to the unknowns around current services and the installation of new services. This higher range also allows for the construction management procurement strategy to be utilised.
- **CURRENT - \$ 970k.** The Initial Budget Estimate reflects the current level of documentation and our understanding of the project. The rates used in the estimate are based on recent, market costs for other projects offering a similar product. While this initial estimate is based on current documentation we believe it is reflective of the likely project cost.
- **LOWER RANGE - \$ 880K** for this sum to be achievable a number of factors would need to align e.g. design is simplified during the development process and pricing optimised as a result. An increased level of competition amongst contractors at the time of tender may also result in a lower project cost.



3. Appendix

3.1. Summary, Detail and Cost Plan

COST PLAN

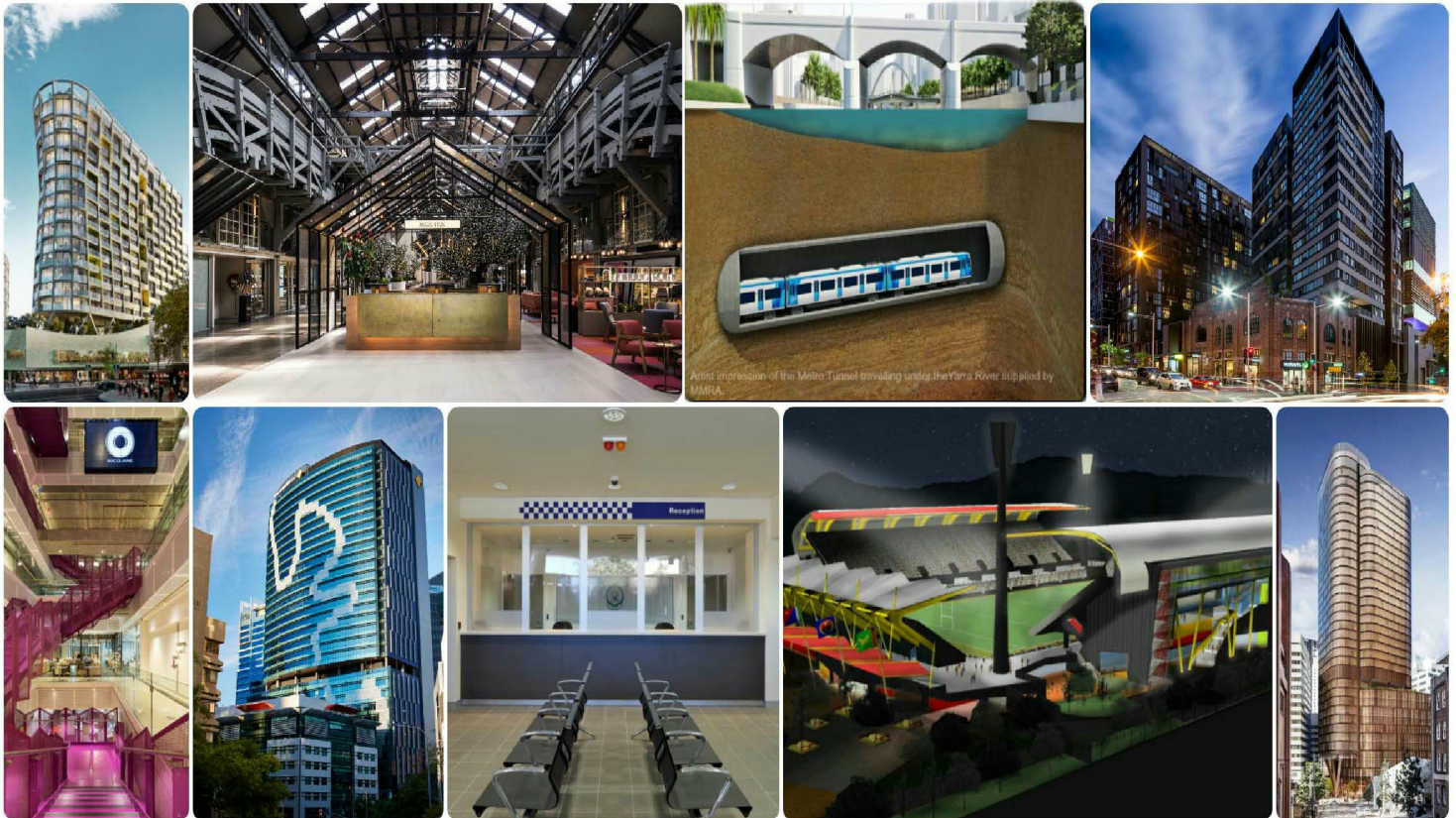


Jordan Springs

Early Works DA Estimate

School Infrastructure

2067-0034

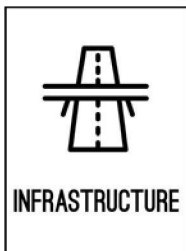
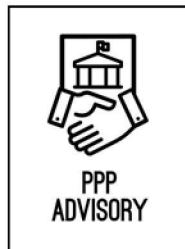


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Jordan Springs

School Infrastructure

Early Works DA Estimate



Project Number: 2067-0034

Reviewed By: Richard Smith

Prepared By: Sabrina Tapson

Document Title

Issued To:

Issue Date:

DA Estimate

SINSW/ TSA

15/02/2019



SUMMARY



Client: School Infrastructure
Project: Jordan Springs

Details: Early Works DA Estimate
MBM2067-0034
Date - 15/02/2019

Code	Description	Page	% of Cost	Cost/m2	Total
1	General Information	4			
2	<u>Early Works</u>				
3	Site Preparation and Remediation	5	14.62		141,920
4	Bulk Excavation	5	31.99		310,605
5	Stormwater and Rainwater	5	36.02		349,673
6	Sediment and Soil Erosion Control	6	1.54		14,937
7	Trade Subtotal (Excl. GST)		84.17		817,135
8	Preliminaries and Margin (Based on tender returns - 9%)		7.58		73,542
9	CONSTRUCTION SUBTOTAL (Excl. GST)		91.74		890,678
10	Professional Fees (Allowance based on 9% market expectation)		8.26		80,161
11	Authority Charges / DA (Excluded from CIV)				
12	SINSW Management Charge (Actual cost incurred by SINSW)				
13	Contingency (Excluded from CIV)				
14	Land Acquisition (Excluded from CIV)				
15	TOTAL ESTIMATED DEVELOPMENT COST (Excl GST)		100.00		970,839
GFA: 0.00 m2			Cost/m2 (excl GST): N/A/m2		Project Total (excl GST): 970,839

REPORT DETAILS



Client: School Infrastructure

Project: Jordan Springs

Details:

Early Works DA Estimate

MBM2067-0034

Date - 15/02/2019

Code	Description	Quantity	Unit	Rate	Amount
1	General Information				
1.1	TENDER ESTIMATE				
1.2	<i>Project: Jordan Springs Public School</i>				
1.3	<i>Address: Lakeside Parade, Jordan Springs, NSW 2747</i>				
1.4	<i>Client: SINSW</i>				
1.5	<u>Measured By: Sabrina Tapson</u>				
1.6	<u>Reviewed By: Richard Smith</u>				
1.7	Introduction				
1.8	This indicative high level estimate has been developed to determine the estimated construction cost of the proposed works at Jordan Springs Public School		note		
1.9	This cost plan is based on our professional opinion and the source material listed below		note		
1.10	Owing to the conceptual nature of the current design we have made various assumptions regarding the construction material and methodology. The estimate should therefore be considered as indicative only		note		
1.11	Issue Schedule				
1.12	DA Early works Estimate - 15/02/2019		note		
1.13	Consultants				
1.14	<u>Project Manager</u>				
1.15	TSM				
1.16	<u>Engineer</u>				
1.17	Northrop		note		
1.18	<u>Quantity Surveyor</u>				
1.19	MBMpl		note		
1.20	Information Used				
1.21	DAC01.01 COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN		note		
1.22	DAC01.11 SPECIFICATION NOTES		note		
1.23	DAC01.21 GENERAL ARRANGEMENT PLAN		note		
1.24	DAC02.01 SEDIMENT AND SOIL EROSION CONTROL PLAN		note		
1.25	DAC02.11 SEDIMENT AND SOIL EROSION CONTROL DETAILS		note		
1.26	DAC03.01 BULK EARTHWORKS CUT AND FILL PLAN		note		
1.27	DAC04.01 SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 01		note		
1.28	DAC04.02 SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 02		note		
1.29	DAC04.03 SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 03		note		
1.30	DAC04.21 STORMWATER LONGITUDINAL SECTIONS - SHEET 01		note		
1.31	DAC04.22 STORMWATER LONGITUDINAL SECTIONS - SHEET 02		note		
1.32	DAC04.23 STORMWATER LONGITUDINAL SECTIONS - SHEET 03		note		
1.33	DAC04.23 STORMWATER LONGITUDINAL SECTIONS - SHEET 03		note		
1.34	DAC09.01 DETAILS - SHEET 01		note		
1.35	Assumptions				

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Code	Description	Quantity	Unit	Rate	Amount
1.36	Assumptions as noted in the cost plan		note		
1.37	Exclusions				
1.38	Items noted "EXCL" in the Cost Plan		note		EXCL
1.39	Unknown Site conditions in excess of allowances made		note		EXCL
1.40	Any works outside the extent of works shown on drawings		note		EXCL
1.41	Land acquisition costs		note		EXCL
1.42	Legal costs, Land holding cost, stamp duty etc		note		EXCL
1.43	SINSW internal Costs		note		EXCL
1.44	Out of hours works		note		EXCL
1.45	Goods & Service Tax (GST)		note		EXCL
1.46	Escalation		note		EXCL
1.47	Removal of Hazardous Material		note		EXCL
1.48	SINSW Internal Project Costs		note		EXCL
1.49	Contingency		note		EXCL
1.50	Authority Fees		note		EXCL
1.51	Locality Allowance (N/A - Sydney location)		note		EXCL
					0

3	Site Preparation and Remediation				
3.1	Clear site of all vegetation and rubbish (Allow to site area)	28,384	m2	2.00	56,768
3.2	Strip 150mm of topsoil and stockpile on site	28,384	m2	3.00	85,152
3.3	Site Fence and access (Included within Preliminaries)		note		INCL

141,920

4	Bulk Excavation				
4.1	Bulk Earthworks QTY as per Northrop Design DAC03.01 Rev 3		note		
4.2	Bulk earthworks (Cut)	5,148	m3	28.00	144,144
4.3	Bulk earthworks (Fill)	2,905	m3	7.50	21,788
4.4	Extra over for removal of excess cut material (Assume VENM)	2,243	m3	64.50	144,674
4.5	Hazardous Material Removal		m3		EXCL

310,605

5	Stormwater and Rainwater				
5.1	<u>Stormwater</u>				
5.2	<u>UPVC pipes including trenching</u>				
5.3	300 dia	165	m	236.00	38,940
5.4	2 x 300 dia	224	m	382.00	85,568
5.5	3 x 300 dia	57	m	528.00	30,096
5.6	4 x 300 dia	11	m	674.00	7,414
5.7	<u>RRJ3 Class 3 RC pipes including trenching</u>				

REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
5.8	375 dia	91	m	400.00	36,400
5.9	2 x 375 dia	48	m	610.00	29,280
5.10	450 dia	38	m	420.00	15,960
5.11	600 dia	7	m	535.00	3,745
5.12	<u>Pits</u>				
5.13	Allowance for stormwater pit including excavation	21	no	2,500.00	52,500
5.14	<u>Sundries</u>				
5.15	Stormwater swale	87	m	60.00	5,220
5.16	Install stormwater 360 enviropod or equivalent	2	no	500.00	1,000
5.17	Install stormwater 360 PSORB stormwater filter and enviropod or equivalent	1	no	2,000.00	2,000
5.18	Allowance for connection into existing stormwater system on Cullen Avenue	1	Psum	10,000.00	10,000
5.19	Allowance for connection to existing creek (Exact Location TBC)	1	Psum	20,000.00	20,000
5.20	<u>Rainwater</u>				
5.21	<u>UPVC pipes including trenching</u>				
5.22	Allowance for UPVC pipe including excavation for trenches (No detail provided - assumed 175 dia pipe)	165	m	70.00	11,550
5.23	<u>Sundries</u>				
5.24	Allowance for Stormwater tank including connection (Excluded as does not form part of early works)		note		EXCL
					349,673
6	Sediment and Soil Erosion Control				
6.1	Sediment fence	515	m	18.00	9,270
6.2	Geotextile inlet trap	18	no	30.00	540
6.3	Sediment trap to exposed drainage inlets	5	no	25.49	127
6.4	Temporary sediment basin	1	no	5,000.00	5,000
					14,937

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Quantity Surveying

- Feasibility studies
- Cost planning and estimating
- Bills of Quantities
- Tender estimates, analysis and evaluation
- Contract administration
- Financier reporting
- Replacement cost analysis



PPP Advisory

- Business case and reference project
- Technical and services specifications
- Public sector comparator (PSC)
- Bid evaluation and negotiation
- Post contract administration and audit
- Support to private sector bidder



Building Consultancy

- Technical due diligence
- Make good schedules
- Condition audits
- Life cycle costing
- Asset registers
- Sinking funds
- Capital expenditure forecasting and analysis
- BCA consultancy and certification
- Sustainability services



Infrastructure

- Independent/Probabilistic estimating
- Cost planning
- Cost & contract administration
- Audits/assurance reviews
- Expert witness and dispute resolution



Tax & Assets Services

- Tax depreciation and capital allowance schedules
- Management of fixed asset registers
- Depreciation modelling and auditing
- Transaction support for acquisition, disposal and leasing



Facilities Management Advisory

- Review of maintenance services
- Redevelopment of contract models
- Preparation/review of scope of works and specifications
- Procurement of FM maintenance and cleaning
- Assistance with transition



Expert Witness

- Financial evaluation of claims
- Negotiation of costs
- Dispute Resolution
- Tribunal and Court Proceedings
- Quantum Reports

OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and the Gold Coast.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

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