

**PRELIMINARY OPINION OF PROBABLE
CONSTRUCTION COSTS**

Proposed Animal Pound

at

Sippy Creek Road, Sippy Creek, Qld

for

GHD & Sunshine Coast Council

November 5 2014

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High Level Cost Opinion Summary

Job Name : SIPPY CREEK POUND 2	Job Description
Client's Name: GHD	High Level Cost Opinion from Updated Concept Plans
	Sippy Creek Animal Pound - November 2014

Trd No.	Trade Description	Cost/m2	Trade Total
1	Notes and Exclusions		
2	Large Animal Enclosure		145,086
3	Kennels		586,470
4	Cattery		197,946
5	Poultry		148,908
6	Euthanasia/Coldroom		149,316
7	Administration/Offices		353,064
8	Laundry/Bathroom/Transfer Bay		162,152
9	Carports		230,400
10	Temporary Holding Pen		79,200
11	Covered Walkways		210,000
12	Carparking		261,840
13	External Works		362,400
14	Civil Work		346,980
15	Hydraulic Services (whole project)		273,678
16	Electrical Services (whole project)		491,520
17	Mechanical Services (whole project)		96,000
18	Option 1 - Four additional dog runs		20,160
19	Option 2 - Surrender		40,800
20	Contingency Allowance - 10%		400,000
			4,555,920

Final Total :\$ 4,555,920

Sippy Creek Pound Cost Opinion

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 <u>Notes and Exclusions</u>					
	<u>Documents</u>				
1	This preliminary high level opinion of probable construction cost is prepared from the following documents and is based on current building rates at November 2014 :-		note		
2	Dimond Architects A100A; A101H; A201B; A202B; A203B; A204B; A205A		note		
3	GHD Civil, hydraulic, electrical and mechanical budgets. Note we have added a mark up to these budgets to allow for builders preliminaries, overheads and margin		note		
4	This high level cost opinion is based on very preliminary documentation and advice and is indicative only. We strongly recommend further cost opinions and cost checks be initiated as design develops		note		
	<u>Exclusions</u>				
5	Goods and Services Tax		note		EXCL
6	Cost escalation after November 2014		note		EXCL
7	Latent conditions - not allowance for soft spots or rock. High level footings assumed (no piling allowed)		note		EXCL
8	Gas Services		note		EXCL
9	Works outside the site		note		EXCL
10	Furniture fittings and equipment		note		EXCL
11	Building and Authorities fees		note		EXCL
12	Headwork/Infrastructure Costs		note		EXCL
13	Professional fees		note		EXCL
14	Land costs		note		EXCL
15	Legal costs		note		EXCL
16	Any item not specifically mentioned herein		note		EXCL
	<u>Provisional Allowances</u>				
17	Note Provisional Allowances are included for items subject to later selection or design and are indicative only. Please ensure they are sufficient for the clients requirements.		note		
	<u>Quantities</u>				

Sippy Creek Pound Cost Opinion

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 <u>Notes and Exclusions</u> <i>(Continued)</i>					
18	Quantities in this cost opinion are estimated quantities only and must not be used for other purposes		note		
<u>Notes and Exclusions</u> Total :					

Sippy Creek Pound Cost Opinion

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 2 <u>Large Animal Enclosure</u>					
1	Livestock fencing - similar to RPM econopanel	1.00	item	15,504.00	15,504.00
2	Livestock gates	1.00	item	2,592.00	2,592.00
3	Centre covered area approx 16.5m x 13.5m	1.00	item	80,190.00	80,190.00
4	Race, crush and ramp	1.00	item	18,000.00	18,000.00
5	Turfing to enclosures	1.00	item	10,800.00	10,800.00
6	Hay store	1.00	item	18,000.00	18,000.00
Large Animal Enclosure Total :					145,086.00

Sippy Creek Pound Cost Opinion

Job Name : <u>SIPPY CREEK POUND 2</u> Client's Name: <u>GHD</u>	Job Description High Level Cost Opinion from Updated Concept Plans Sippy Creek Animal Pound - November 2014
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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 3 Kennels					
1	Substructure	300.00	m2	288.00	86,400.00
2	Columns	300.00	m2	90.00	27,000.00
3	Roof	364.00	m2	210.00	76,440.00
4	External Walls	234.00	m2	240.00	56,160.00
5	Internal Walls	220.00	m2	210.00	46,200.00
6	Ply panel ceilings	47.00	m2	210.00	9,870.00
7	Fittings and Fixtures (Proprietary T Kennels)	32.00	no	7,200.00	230,400.00
8	Hydraulic Services - internally	1.00	item	30,000.00	30,000.00
9	Electrical Services - refer separate element				
10	Mechanical Services - refer separate element				
11	External Works (Exercise Run - 10 x 1.5m)	4.00	no	6,000.00	24,000.00
Kennels Total :					586,470.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 4 <u>Cattery</u>					
1	Substructure	121.00	m2	264.00	31,944.00
2	Columns	121.00	m2	90.00	10,890.00
3	Roof	144.00	m2	240.00	34,560.00
4	External Walls (mesh to 2400, plywood above)	132.00	m2	216.00	28,512.00
5	Internal Walls and Screens - mesh walls	68.00	m2	150.00	10,200.00
6	Ply ceiling finishes	24.00	m2	210.00	5,040.00
7	Fittings and Fixtures	8.00	m	600.00	4,800.00
8	Provisional Allowance for proprietary cat cages (double) - to later selection	16.00	no	3,000.00	48,000.00
9	Hydraulic Services internally	1.00	item	24,000.00	24,000.00
10	Electrical Services - refer separate element				
11	Mechanical Services - refer separate element				
<u>Cattery Total :</u>					197,946.00

Sippy Creek Pound Cost Opinion

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 5 Poultry					
1	Substructure	116.00	m2	264.00	30,624.00
2	Columns	116.00	m2	90.00	10,440.00
3	Roof	139.50	m2	240.00	33,480.00
4	External Walls (textured block, plywood above 2400)	121.50	m2	240.00	29,160.00
5	External doors	2.00	no	1,200.00	2,400.00
6	Internal Walls and Screens - mesh walls	105.30	m2	180.00	18,954.00
7	Internal Doors	6.00	no	960.00	5,760.00
8	Ceiling Finishes	29.00	m2	210.00	6,090.00
9	Hydraulic Services - internally	1.00	item	12,000.00	12,000.00
10	Electrical Services - refer separate element				
11	Mechanical Services - refer separate element				
<u>Poultry Total :</u>					148,908.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 6 <u>Euthanasia/Coldroom</u>					
1	Substructure	40.00	m2	264.00	10,560.00
2	Columns	40.00	m2	90.00	3,600.00
3	Roof - frame and line	55.00	m2	288.00	15,840.00
4	Roof - painted soffit	15.00	m2	120.00	1,800.00
5	External Walls (textured block)	81.20	m2	240.00	19,488.00
6	Windows	4.00	m2	300.00	1,200.00
7	External doors	3.00	no	1,200.00	3,600.00
8	Internal Walls and Screens - block	10.80	m2	180.00	1,944.00
9	Internal Doors	1.00	no	960.00	960.00
10	Wall Finishes (vinyl?)	103.00	m2	108.00	11,124.00
11	Floor Finishes (vinyl)	40.00	m2	114.00	4,560.00
12	Ceiling Finishes (painted plasterboard)	40.00	m2	66.00	2,640.00
13	Provisional Sum for euthanasia fit out	1.00	item	60,000.00	60,000.00
14	Hydraulic Services - internally	1.00	item	12,000.00	12,000.00
15	Electrical Services - refer separate element				
16	Mechanical Services - refer separate element				
<u>Euthanasia/Coldroom</u> Total :					149,316.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 7 <u>Administration/Offices</u>					
1	Substructure	138.00	m2	264.00	36,432.00
2	Columns	138.00	m2	150.00	20,700.00
3	Roof - frame and line	164.00	m2	300.00	49,200.00
4	Roof - painted soffit	26.00	m2	120.00	3,120.00
5	External Walls (textured block, plywood above 2400)	190.00	m2	240.00	45,600.00
6	Windows	63.00	m2	300.00	18,900.00
7	Vertical sunscreens	35.00	m	600.00	21,000.00
8	External doors	3.00	no	2,400.00	7,200.00
9	Internal Walls and Screens - lightweight	141.00	m2	84.00	11,844.00
10	Internal Doors	12.00	no	1,200.00	14,400.00
11	Wall Finishes (painted plasterboard)	415.80	m2	60.00	24,948.00
12	Extra for tiling	48.00	m2	60.00	2,880.00
13	Floor Finishes (carpet/vinyl/tiles)	138.00	m2	108.00	14,904.00
14	Ceiling Finishes (painted plasterboard)	138.00	m2	72.00	9,936.00
15	Fittings and Fixtures	1.00	item	24,000.00	24,000.00
16	Hydraulic Services - refer separate estimate				INCL
17	Electrical Services - refer separate element				INCL
18	Mechanical Services - refer separate element				INCL
19	Roofed entry and paving	1.00	item	48,000.00	48,000.00
Administration/Offices Total :					353,064.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 8 <u>Laundry/Bathroom/Transfer Bay</u>					
1	Substructure	32.00	m2	300.00	9,600.00
2	Slab on ground	118.00	m2	150.00	17,700.00
3	Columns	32.00	m2	264.00	8,448.00
4	Roof	189.00	m2	240.00	45,360.00
5	External Walls (textured block)	115.20	m2	240.00	27,648.00
6	Windows	5.00	m2	360.00	1,800.00
7	External doors	2.00	no	2,400.00	4,800.00
8	Internal Walls and Screens - lightweight	10.80	m2	84.00	907.20
9	Internal Doors	1.00	no	960.00	960.00
10	Wall Finishes (painted plasterboard)	216.00	m2	60.00	12,960.00
11	Floor Finishes (tiles/vinyl)	32.00	m2	108.00	3,456.00
12	Ceiling Finishes (painted plasterboard)	32.00	m2	66.00	2,112.00
13	Fittings and Fixtures	1.00	item	2,400.00	2,400.00
14	Hydraulic Services - internally	1.00	item	24,000.00	24,000.00
15	Electrical Services - refer separate element				INCL
16	Mechanical Services - refer separate element				INCL
<u>Laundry/Bathroom/Transfer Bay</u> Total :					162,151.20

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 9 <u>Carports</u>					
1	Carports comprising ground slab, columns, bracing, steel roof structure, sheeted, basic lighting, plumbing and drainage, washdown bay	1.00	item	230,400.00	230,400.00
<u>Carports Total :</u>					230,400.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 10 <u>Temporary Holding Pen</u>					
1	THP structure comprising slab on ground, columns, trussed roof structure over (no ceiling finish), basic lighting, plumbing and drainage to suit 4 kennels	1.00	item	38,400.00	38,400.00
2	Provisional Allowance for proprietary cages - to later selection	4.00	no	6,000.00	24,000.00
3	Associated fencing and gate	1.00	item	16,800.00	16,800.00
<u>Temporary Holding Pen</u> Total :					79,200.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 11 <u>Covered Walkways</u>					
1	Covered walkways comprising slabs on ground, steel posts, lightweight steel framed roof and metal roof sheeting, basic lighting, gutters and downpipes	1.00	item	210,000.00	210,000.00
<u>Covered Walkways</u> Total :					210,000.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 12 <u>Carparking</u>					
1	Concrete parking and driveways on sub bases, linemarking	1.00	item	224,640.00	224,640.00
2	Crossover	1.00	item	7,200.00	7,200.00
3	Security fence to Staff Carpark	1.00	item	12,000.00	12,000.00
4	Motorised access gate	1.00	item	18,000.00	18,000.00
Carparking Total :					261,840.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 13 <u>External Works</u>					
1	Chainlink Boundary Fencing	1.00	item	44,400.00	44,400.00
2	Provisional Sum for Landscaping	1.00	item	180,000.00	180,000.00
3	Provisional Sum for Fire Services	1.00	item	120,000.00	120,000.00
4	Provisional Sum for Signage	1.00	item	12,000.00	12,000.00
5	Provisional Sum for Bin Store	1.00	item	6,000.00	6,000.00
<u>External Works Total :</u>					362,400.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 14 <u>Civil Work</u>					
<u>Budget estimates supplied by GHD - margin added for builders overheads and profit</u>					
1	Preliminaries - traffic control, survey, environmental management, safety, erosion and sediment control, existing services (GHD)	1.00	item	24,600.00	24,600.00
2	Earthworks, bulk excavation, filling, topsoil management, prepare building pads (GHD)	1.00	item	126,000.00	126,000.00
3	Roadworks (GHD)	1.00	item	4,080.00	4,080.00
4	Stormwater Drainage (GHD)	1.00	item	183,900.00	183,900.00
5	Miscellaneous, testing, clean up (GHD)	1.00	item	8,400.00	8,400.00
<u>Civil Work Total :</u>					346,980.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 15 <u>Hydraulic Services (whole project)</u>					
<u>Provisional Allowance for the Supply of Sanitary Fittings and Tapware</u>					
1	WC suite	3.00	no	900.00	2,700.00
2	Disabled WC suite	1.00	no	780.00	780.00
3	Wall hung basin and mixer tap set	5.00	no	660.00	3,300.00
4	Wall hung disabled basin and disabled mixer tap set	1.00	no	600.00	600.00
5	Staff sink units	3.00	no	780.00	2,340.00
6	Cleaners sink with grate and wall mounted bib tap set	1.00	no	1,440.00	1,440.00
7	Disabled shower mixer tap set, head and rose	1.00	no	420.00	420.00
8	Hose tap	1.00	no	180.00	180.00
9	Eltron instantaneous hws	2.00	no	1,560.00	3,120.00
<u>Internal Plumbing and Drainage</u>					
10	Internal Plumbing and Drainage	1.00	item	34,320.00	34,320.00
<u>External Water Supply</u>					
11	Hydraulics - water supply	200.00	m	60.00	12,000.00
12	Connection	1.00	item	9,000.00	9,000.00
<u>External Sewer</u>					
13	Hydraulics - sewer	300.00	m	180.00	54,000.00
14	Pits	10.00	no	2,400.00	24,000.00
<u>Septic Systems</u>					
15	Septic Tanks and Trenches	1.00	item	67,200.00	67,200.00
<u>Rainwater Harvesting</u>					
16	Allowance for two 5000 litre above ground rainwater storage tanks, pumps, stormwater drains from downpipes and reticulation of recycled water to irrigation system	1.00	item	18,000.00	18,000.00
17	Allowance for 50000 litre above ground rainwater storage tank, pumps, stormwater drains from downpipes and reticulation of recycled water to irrigation system	1.00	item	36,000.00	36,000.00
<u>Bathroom Accessories</u>					
18	Allow for grab rails to disabled toilet	1.00	no	1,080.00	1,080.00
19	Toilet roll holder	4.00	no	114.00	456.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 15 <u>Hydraulic Services (whole project)</u> (Continued)</i>					
20	Coat hooks in pwd	1.00	no	42.00	42.00
21	Electric hand dryer	3.00	no	900.00	2,700.00
	<u>Gas Service</u>				
22	Excluded		note		EXCL
<u>Hydraulic Services (whole project) Total :</u>					273,678.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 16 <u>Electrical Services (whole project)</u>					
<u>Budget estimates supplied by GHD - margin added for builders overheads and profit</u>					
1	Electrical services	1.00	item	491,520.00	491,520.00
<u>Electrical Services (whole project) Total :</u>					491,520.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 17 <u>Mechanical Services (whole project)</u>					
<u>Budget estimates supplied by GHD - margin added for builders overheads and profit</u>					
1	Mechanical Services budget estimate	1.00	item	96,000.00	96,000.00
<u>Mechanical Services (whole project) Total :</u>					96,000.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 18 <u>Option 1 - Four additional dog runs</u>					
1	External Works (Exercise Run - 10 x 1.5m)	4.00	no	5,040.00	20,160.00
<u>Option 1 - Four additional dog runs</u> Total :					20,160.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 19 <u>Option 2 - Surrender</u>					
1	Surrender structure comprising slab on ground, columns, trussed roof structure over (no ceiling finish), basic lighting, plumbing and drainage to suit 4 cages/kennels	1.00	item	33,600.00	33,600.00
2	Provisional Allowance for proprietary cages - to later selection	4.00	no	1,800.00	7,200.00
<u>Option 2 - Surrender</u> Total :					40,800.00

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 20 <u>Contingency Allowance - 10%</u>					
1	Contingency Allowance for unforeseen cost and expense - approximately 10% allowance	1.00	item	400,000.00	400,000.00
<u>Contingency Allowance - 10% Total :</u>					400,000.00