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3 November 2020

Sibling Architecture
1/479 Bourke Street
SURRY HILLS NSW 2010

Attention: Qianyi Lim
Email: qianyi@siblingarchitecture.com

Dear Qianyi

**CONCEPT DESIGN ESTIMATE REV A
BEGA VALLEY SHIRE COUNCIL ADMIN OFFICES**

Please find attached our Concept Design Estimate REV A for the proposed development of Bega Valley Shire Council Admin Offices located at Zingel Pl, Bega, NSW.

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Should you have any queries or require any further information or comment, please do not hesitate to contact Jack Pierson or me.

Yours faithfully



Mark Hocking

Director
Rider Levett Bucknall

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ISO 9001
FS 548756

CONCEPT DESIGN ESTIMATE REV A

NOVEMBER 2020

BEGA VALLEY SHIRE COUNCIL ADMIN OFFICES

ZINGEL PLACE, BEGA

Prepared For

Sibling Architecture
1/479 Bourke Street
Surry Hills NSW 2010

Issued on

3 November 2020

Prepared By

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides preliminary costs for the proposed refurbishment works to Bega Valley Shire Council Admin Offices located at Zingel Place, Bega, NSW. The purpose of this exercise is to provide an estimate of the possible construction cost based on the current design documentation. This report has been prepared on the basis that further cost planning will be undertaken in order to guide the project within budget parameters.

1.2 COST SUMMARY

The costs can be summarised as follows:

Element	Cost
Construction Cost	\$6,321,922
Builder's Preliminaries	Incl.
Builder's Margin	Incl.
Professional Fees	\$474,146
Project Management Fees	\$203,882
Project Contingency	\$699,997
Construction Contingency	\$384,997
Authority Fees & Charges	\$161,701
Escalation to January 2023	\$527,786
Land and Legal Fees	Excl.
Finance Cost and Interest Charges	Excl.
Staging / Phasing Costs	Excl.
Goods & Services Tax (GST)	Excl.
Rounding	\$569
CONSTRUCTION COST TOTAL (Excluding GST)	\$8,775,000
Staging / Phasing Costs - budget as advised by Sibling Architecture	\$200,000
Desk Setup - budget as advised by Sibling Architecture	\$200,000
Substation / Kiosk - budget as advised by Sibling Architecture	\$250,000

1.3 COVID-19 IMPACT

Our estimate has been prepared to reflect the anticipated changed market conditions due to the impact of COVID-19.

Our estimate makes provisions for amended site requirements and head contractor preliminaries including items such as:

- Additional worker shed facilities
- Additional regular site cleaning of facilities
- Longer site operating times to facilitate movement of workers with restricted numbers in lifts and hoists

RLB advise our current estimate does not account for exacerbated risks such as:

- Imported material delivery delays
- Further tightening of social distancing rules impacting on programme
- Exchange rate fluctuations

RLB recommends that a project contingency provision is made for COVID-19 impacts dependent of the status of the design and delivery cycle of the project. We would be pleased to discuss suitable provisions.

RLB recommends undertaking a risk analysis of this issue and we would be pleased to assist in the preparation of an order of cost assessment and/or sensitivity analysis for the project based on defined criteria. Our recently added programming capability can also be of assistance in these matters.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances hence this will be subject to ongoing monitoring.

1.4 MAJOR ASSUMPTIONS

This report is based on a number of assumptions, as per Section 3.6 further within this report.

1.5 STATEMENT OF RELIANCE

This report is prepared for the reliance for 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 our prior knowledge and written consent. Further, no portion of this report (included 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.

2.0 PROJECT INFORMATION

2.1 PROJECT TEAM

Client:	Bega Valley Shire Council
Quantity Surveyor:	Rider Levett Bucknall
Architect:	Sibling Architecture
Structural Engineer	Geoff Metzler & Associates
Mechanical Services Engineer	Acorrudds Consultants

2.2 PROJECT DESCRIPTION

The project comprises of the redevelopment to the existing Bega Valley Shire Council Admin Offices located at Zingel Place, Bega, NSW. The project includes the following scope of works:

- The redevelopment of existing internal ground floor and first floor spaces;
- The addition of new rooms including quiet workspaces, small and large meeting rooms, break out spaces, staff kitchen, staff courtyard etc.

Works include all associated demolition, site preparation, external works and services.

3.0 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF COST REPORT

This cost report has been prepared to forecast the total cost of the project as currently detailed. It has been based on conceptual information only.

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current conceptual stage of the design.

The purpose of this estimate is to assist in the cost planning for the development and has been prepared on the basis that further cost estimates will be undertaken in order to guide the project within budget parameters.

3.2 BASIS OF PROCUREMENT

The costs in this report are based on the assumption that a competitive tender will be obtained from suitably experienced contractors.

3.3 PROGRAMME

To be advised.

3.4 FORECAST ESCALATION

We have included an allowance for forecast escalation to January 2023.

3.5 INFORMATION USED

The costs in this report are based upon rates applied to measured elemental quantities/square metre rate allowances applied to measured areas and are current as at November 2020.

Information used in preparation of this estimate are:

- Documents used – refer Appendix B

3.6 KEY ASSUMPTIONS

Due to the stage of the project, much of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses. We have employed the following assumptions in preparing this report:

- Architectural specification and finishes where unspecified
- FF&E, fittings and equipment where unspecified
- Incoming services: We have not been provided with service infrastructure upgrade details. Our allowance is therefore subject to further information and investigation.
- Current ground conditions
- Site preparation requirements
- Building structure upgrades: We have not been provided with structural upgrades details. Our allowance is therefore subject to further information and investigation.
- Works to void openings: We have included an allowance for structural steel supports to void openings in accordance with Geoff Metzler & Associates advice dated 18 September 2020.

- Workstations: Our allowance for workstations is in accordance with the quotation from P4 dated 14 August 2020 as provided by Sibling Architecture.
- Code compliance upgrades: We have not been provided with code compliance upgrade details. Our allowance is therefore subject to further information and investigation.
- Loose FF&E: The allowance within our estimate is subject to further information during the design process.
- We have included a provisional sum allowance for relocation and decanting costs. We suggest this be reviewed to confirm adequacy of this cost allowance. We also recommend further investigation to ensure adequate cost allowances are included in the project budget.
- Mechanical services: We have included services budget for mechanical services as provided by Acorruids Consultants dated 1 October 2020.
- Electrical, fire, gas and hydraulic services: No information has been provided in regards to the scope of works. As such, we have made assumptions regarding particular requirements and specifications.
- Security Systems and AV & IT equipment: No information has been provided in regards to the scope of works. As such, we have made assumptions regarding particular requirements and specifications.
- We have included budgets for Staging Costs (\$200,000), Desk Setup (\$200,000) and Substation / Kiosk (\$250,000) as advised by Sibling Architecture via email correspondence on 30 October 2020. These budgets are included as 'below the line' items.

Due to the stage of the project, much of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

3.7 INCLUSIONS

The estimate includes the following allowances:

- Professional Fees
- Authority Fees and Charges
- Project Management Fees
- Relocation and Decanting – Provisional Allowance
- Project Contingency
- Construction Contingency
- Escalation to January 2023
- Allowance for substation and kiosks, subject to future detail
- Allowance for detention tanks or stormwater reuse system, subject to future detail.

3.8 EXCLUSIONS

In compiling this Concept Design Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Diversion of existing services
- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- Destructive testing
- Dealing with heritage, cultural and archaeological artefacts / findings
- Excavation in rock
- Dewatering
- Removal of contaminated soils and hazardous materials
- Treatment of reactive soil and acid sulphate soils

- Work outside site boundaries
- Finance costs and interest charges
- Relocation and decanting costs other than specified
- Cost increases beyond January 2023
- Goods and Services Tax
- Stand-by power generators
- Substation and kiosks
- Legal fees

4.0 SCHEDULE OF AREAS

4.1 DEFINITION

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.

4.2 SCHEDULE

We refer to our estimate attached to Appendix A.

**APPENDIX A:
CONCEPT DESIGN ESTIMATE**

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Summary

GFA: Gross Floor Area
Rates Current At November 2020

Location	GFA m ²	Cost/m ²	Total Cost
A SITE PREPARATION AND DEMOLITION WORKS			333,112
B BUILDING WORKS	1,762	3,148	5,546,115
C EXTERNAL WORKS AND SERVICES			263,925
D RELOCATION / DECANTING COST			178,770
ESTIMATED NET COST	1,762	\$3,588	\$6,321,922
MARGINS & ADJUSTMENTS			
Professional Fees	7.5%		\$474,146
Project Management Fees	3.0%		\$203,882
Project Contingency	10.0%		\$699,997
Construction Contingency	5.0%		\$384,997
Authority Fees and Charges	2.0%		\$161,701
Escalation to January 2023	6.4%		\$527,786
Land and Legal Fees			Excl.
Finance Cost and Interest Charges			Excl.
Staging / Phasing Costs			Excl.
Goods and Services Tax			Excl.
Rounding	0.0%		\$569
ESTIMATED TOTAL COST	1,762	\$4,980	\$8,775,000
Staging Costs - budget as advised by Sibling Architecture			\$200,000
Desk Setup - budget as advised by Sibling Architecture			\$200,000
Substation / Kiosk - budget as advised by Sibling Architecture			\$250,000

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

A SITE PREPARATION AND DEMOLITION WORKS

Rates Current At November 2020

Description	Unit	Qty	Rate	Total
AR ALTERATIONS AND RENOVATIONS				
1 Allowance to remove single door	No	39	50	1,950
2 Allowance to remove pair of doors	No	1	80	80
3 Allowance to demolish and remove internal walls and partitions	m ²	1,683	30	50,490
4 Allowance to demolish and remove strong room internal walls	m ²	47	80	3,760
5 Allowance to demolish and remove external walls	m ²	53	50	2,650
6 Allowance to remove glazed sliding entrance doors	No	3	250	750
7 Allowance to demolish fitments and fittings to changerooms	No	2	550	1,100
8 Allowance to remove floor finishes to general floor areas	m ²	1,699	15	25,485
9 Allowance to remove existing tile flooring	m ²	18	25	450
10 Allowance to demolish existing raised floor	m ²	22	70	1,540
11 Allowance to demolish and remove existing stair	No	1	5,000	5,000
12 Allowance to remove single exit door	No	1	50	50
13 Allowance to demolish existing ceiling	m ²	1,717	15	25,755
14 Allowance to demolish existing roof sheeting and make good	m ²	821	20	16,420
15 Allowance to demolish portion of existing suspended slab and make good	m ²	59	250	14,750
16 Allowance to demolish portion of existing ground floor slab and make good	m ²	3	200	600
17 Allowance to disconnect and cap existing services	m ²	1,717	30	51,510
18 Allowance to demolish fitout to office	m ²	1,717	20	34,340
19 Allowance to demolish portion of slab to allow for new lift shaft and make good	m ²	3	250	750
20 Allowance to demolish and remove existing awning	m ²	15	50	750
22 Allowance to make good to internal and external walls following alterations	Item			10,000
23 Allowance to demolish and remove existing bridge	Item			10,000
130 Allowance for protection of existing windows during construction	Item			10,000
26 Allowance for temporary propping and supports to suspended slab demolition	Item			5,000
24 Demolition to Stage 01 Gallery Works - EXCLUDED	Item			Excl.
25 Allowance for dealing with hazardous materials; asbestos etc - EXCLUDED	Item			Excl.
ALTERATIONS AND RENOVATIONS				\$273,180
XP SITE PREPARATION				
27 Allowance for site clearance and preparation - stripping topsoil, removal of rubbish etc	m ²	98	5	490
124 Removal of contaminated soils and materials - EXCLUDED	Item			Excl.
125 Treatment of reactive soils and acid sulphate soils - EXCLUDED	Item			Excl.
126 Mine grouting and mine subsidence works - EXCLUDED	Item			Excl.
127 Dealing with heritage, cultural and archaeological artifacts / findings - EXCLUDED	Item			Excl.
SITE PREPARATION				\$490

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

A SITE PREPARATION AND DEMOLITION WORKS (continued)

Rates Current At November 2020

Description	Unit	Qty	Rate	Total
PR PRELIMINARIES				
121 Builders Preliminaries (18%)	Item			49,261
122 Extra Over for Covid-19 Preliminaries	Item			493
123 Staging - EXCLUDED	Item			Excl.
PRELIMINARIES				\$49,754
BM BUILDERS MARGIN				
120 Builders Margin (3%)	Item			9,688
BUILDERS MARGIN				\$9,688
SITE PREPARATION AND DEMOLITION WORKS				\$333,112

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

GFA: 1,762 m² Cost/m²: \$3,148
Rates Current At November 2020

B BUILDING WORKS

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
29 Allowance for lift pit	No	1	10,000	10,000
30 Allowance for external slab on ground	m ²	98	120	11,760
133 Allowance for levelling compound to existing concrete paved area to match new floor finish level	m ²	51	100	5,100
149 Allowance for topping slab to existing slab on ground - subject to future detail	m ²	932	60	55,920
134 Allowance to connect new slab to existing	Item			2,000
135 Allowance for structural upgrades / alterations not specified to existing substructure - subject to future detail	Item			50,000
SUBSTRUCTURE			\$76/m²	\$134,780
CL COLUMNS				
132 Allowance for structural upgrades / alterations not specified to existing columns and support structures - subject to future detail	Item			50,000
COLUMNS			\$28/m²	\$50,000
UF UPPER FLOORS				
31 Allowance for structural steel supports to void openings, as advised by Geoff Metzler & Associates advice M9129 dated 18 September 2020	t	2.65	13,500	35,775
32 Allowance for raised outdoor deck, assumed steel construction	m ²	90	800	72,000
150 Allowance for topping slab to existing suspended slab - subject to future detail	m ²	1,007	60	60,420
136 Allowance for structural upgrades / alterations not specified to existing upper floors - subject to future detail	Item			50,000
UPPER FLOORS			\$124/m²	\$218,195
SC STAIRCASES				
50 Allowance for internal stair case	Item			25,000
STAIRCASES			\$14/m²	\$25,000
RF ROOF				
51 Allowance for new roof sheeting	m ²	821	85	69,785
128 Allowance for skylights	m ²	46	950	43,700
61 Allowance for modifications to existing roof framing to suit new skylights and PV solar panels	Item			25,000
137 Other upgrades / alterations to existing roof structure - EXCLUDED	Item			Excl.
ROOF			\$79/m²	\$138,485
EW EXTERNAL WALLS				
33 Allowance for external curtain walls	m ²	46	850	39,100
34 Allowance for external walls	m ²	79	500	39,500
35 Allowance to match new to existing walls	Item			5,000
39 Allowance for balustrade to outdoor deck	m	31	500	15,500
EXTERNAL WALLS			\$56/m²	\$99,100
ED EXTERNAL DOORS				
36 Allowance for bi-fold glazed doors to Staff Kitchen	No	1	20,000	20,000

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

GFA: 1,762 m² Cost/m²: \$3,148
Rates Current At November 2020

B BUILDING WORKS (continued)

Description	Unit	Qty	Rate	Total
37 Allowance for automatic sliding glazed door	No	1	10,000	10,000
48 Allowance for roller door to Art Store	No	1	5,000	5,000
76 Allowance for double leaf glazed entry door	No	1	5,000	5,000
138 Upgrades / works to existing doors - EXCLUDED	Item			Excl.
EXTERNAL DOORS			\$23/m²	\$40,000
NW INTERNAL WALLS				
40 Allowance for internal partition walls	m ²	959	110	105,490
41 Allowance for internal partition walls to quiet work spaces	m ²	150	180	27,000
42 Extra over allowance to internal partition walls for private office acoustic treatment to internal walls	m ²	98	40	3,920
43 Allowance for internal glazed partitions	m ²	266	750	199,500
44 Allowance for internal core walls to lift	m ²	40	450	18,000
45 Allowance for internal balustrade to voids	m	43	550	23,650
INTERNAL WALLS			\$214/m²	\$377,560
NS INTERNAL SCREENS AND BORROWED LIGHTS				
46 Allowance for toilet partition screens	No	14	1,500	21,000
47 Allowance for shower partition screens including shower seat	No	3	1,800	5,400
INTERNAL SCREENS AND BORROWED LIGHTS			\$15/m²	\$26,400
ND INTERNAL DOORS				
67 Allowance for internal single leaf door	No	21	1,000	21,000
68 Allowance for internal double leaf glazed door	No	1	4,500	4,500
69 Allowance for glazed internal door	No	20	2,500	50,000
70 Allowance for single cavity sliding doors	No	8	1,500	12,000
71 Allowance for stacking sliding doors to Break Out / Meeting Area	No	1	15,000	15,000
73 Allowance for glazed sliding door to Meeting Space / War Room	No	1	7,500	7,500
74 Allowance for single leaf door to Phone Booth	No	2	1,800	3,600
INTERNAL DOORS			\$64/m²	\$113,600
WF WALL FINISHES				
56 Allowance for paint finish to new internal walls	m ²	1,752	15	26,280
60 Allowance for paint finish to existing internal face of external walls	m ²	467	18	8,406
83 Allowance for full height ceramic wall tiling including waterproofing	m ²	362	150	54,300
84 Allowance for pinup boards	m ²	103	120	12,360
85 Allowance for feature wall finishes	m ²	222	150	33,300
WALL FINISHES			\$76/m²	\$134,646
FF FLOOR FINISHES				
52 Allowance for floor finish generally	m ²	1,476	80	118,080
53 Allowance for feature floor finish	m ²	113	150	16,950
57 Allowance for skirting and trims	m	798	15	11,970
82 Allowance for ceramic floor tiling including waterproofing	m ²	93	200	18,600

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

GFA: 1,762 m² Cost/m²: \$3,148
Rates Current At November 2020

B BUILDING WORKS (continued)

Description	Unit	Qty	Rate	Total
139 Allowance for sundry floor finishes; entry mats, tactile indicators, dividers etc.	Item			8,500
FLOOR FINISHES			\$99/m²	\$174,100
CF CEILING FINISHES				
54 Allowance for ceiling finish	m ²	1,720	90	154,800
55 Extra over allowance for feature ceiling finishes to ceiling finishes	m ²	86	150	12,900
59 Extra over allowance for ceiling finishes to feature timber bulkheads	m ²	172	250	43,000
58 Allowance for cornice and trims	m ²	798	15	11,970
140 Allowance for sundry ceiling finishes; bulkheads, ceiling access panels etc.	Item			12,000
CEILING FINISHES			\$133/m²	\$234,670
FT FITMENTS				
62 Workstations as per quote provided by Sibling Architecture from P4 dated 14.08.2020	Item			353,045
63 Allowance for fitout to DDA WC	No	3	1,600	4,800
64 Allowance for fitout to Female WC	No	2	3,900	7,800
65 Allowance for fitout to Male WC	No	2	3,400	6,800
66 Allowance for fitout to Reception and Foyer area	No	1	35,000	35,000
72 Allowance for fitout to Staff Kitchen	No	1	12,000	12,000
75 Allowance for fitout to Quiet Work Spaces	No	5	3,300	16,500
77 Allowance for fitout to Phone Booth	No	2	750	1,500
78 Allowance for fitout to EA Reception	No	1	3,500	3,500
79 Allowance for circular bench to common area	No	1	4,000	4,000
80 Allowance for lockers, allowed 1,800mm high x 300mm deep	m	11	1,000	11,000
81 Allowance for fitout to End of Trip Facilities	No	1	6,000	6,000
88 Allowance for fitout to Breakout Space	No	1	11,000	11,000
92 Allowance for storage cupboards, allowed 1,800mm high	m	23	800	18,400
99 Allowance for fitout to small Meeting / Quiet Work Room	No	6	2,000	12,000
101 Allowance for fitout to Enclosed / Private Office	No	13	1,500	19,500
105 Allowance for large Meeting Room	No	4	5,000	20,000
106 Allowance for fitout to GM / Mayor Offices	No	2	2,500	5,000
107 Allowance for fitout to enclosed Breakout / Meeting Area	No	1	3,500	3,500
108 Allowance for fitout to open Breakout / Meeting Area	No	1	11,000	11,000
115 Allowance for fitout to Data Room	No	1	4,000	4,000
141 Allowance for fitout to Art Store	No	1	35,000	35,000
93 Allowance for bike racks	Item			1,000
114 Allowance for fitout to open office areas	Item			15,000
118 Allowance for statutory and identification signage	Item			10,000
116 Allowance for sundry fitments	Item			29,500
104 Provisional sum allowance for loose FF&E, subject to future detail	Item			250,000

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

GFA: 1,762 m² Cost/m²: \$3,148
Rates Current At November 2020

B BUILDING WORKS (continued)

Description	Unit	Qty	Rate	Total
146 Allowance for artworks - subject to future detail	Item			20,000
FITMENTS			\$526/m²	\$926,845
HS HYDRAULIC SERVICES				
87 Allowance for hydraulic services to suit new layout	m ²	1,720	100	172,000
HYDRAULIC SERVICES			\$98/m²	\$172,000
GS GAS SERVICE				
89 Allowance for gas services; subject to future detail	Item			20,000
GAS SERVICE			\$11/m²	\$20,000
MS MECHANICAL SERVICES				
90 Allowance for mechanical services; as per Acorrudds Consultants Mechanical Services Budget dated 1 October 2020	Item			850,000
MECHANICAL SERVICES			\$482/m²	\$850,000
FP FIRE PROTECTION				
91 Allowance for modification to wet and dry fire services to suit new layout	m ²	1,720	25	43,000
142 Sprinklers - EXCLUDED	Item			Excl.
FIRE PROTECTION			\$24/m²	\$43,000
ES ELECTRICAL SERVICES				
94 Allowance for modifications to light, electric and power services to suit new layout	m ²	1,720	150	258,000
119 Allowance for security, comms and access control services	m ²	1,720	25	43,000
129 Allowance for solar PV system; allowed 30kW system (STC rebate included) - subject to future detail	Item			38,000
152 Allowance for AV & IT equipment - subject to future detail	Item			50,000
147 Allowance for computer installations including wiring - EXCLUDED	Item			Excl.
148 Allowance for substation / kiosk - EXCLUDED	Item			Excl.
95 Allowance for upgrades to MSB - EXCLUDED	Item			Excl.
ELECTRICAL SERVICES			\$221/m²	\$389,000
TS TRANSPORTATION SYSTEMS				
49 Allowance for passenger lift servicing two levels	No	1	120,000	120,000
TRANSPORTATION SYSTEMS			\$68/m²	\$120,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
86 Builders work in connection with services (5%)	Item			79,700
BUILDERS WORK IN CONNECTION WITH SERVICES			\$45/m²	\$79,700
XL LANDSCAPING AND IMPROVEMENTS				
100 Allowance for internal soft landscaping including imported topsoil	m ²	44	120	5,280
102 Allowance for internal timber planters including waterproofing	m ²	103	450	46,350
154 Allowance for irrigation - EXCLUDED	Item			Excl.
LANDSCAPING AND IMPROVEMENTS			\$29/m²	\$51,630

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

GFA: 1,762 m² Cost/m²: \$3,148
Rates Current At November 2020

B BUILDING WORKS (continued)

Description	Unit	Qty	Rate	Total
YY SPECIAL PROVISIONS				
145 Allowance for code compliance upgrades works - subject to future detail	Item			150,000
			<i>SPECIAL PROVISIONS</i>	
			<i>\$85/m²</i>	<i>\$150,000</i>
PR PRELIMINARIES				
121 Builders Preliminaries (18%)	Item			808,022
122 Extra Over for Covid-19 Preliminaries	Item			8,080
123 Staging - EXCLUDED	Item			Excl.
			<i>PRELIMINARIES</i>	
			<i>\$463/m²</i>	<i>\$816,102</i>
BM BUILDERS MARGIN				
120 Builders Margin (3%)	Item			161,302
			<i>BUILDERS MARGIN</i>	
			<i>\$92/m²</i>	<i>\$161,302</i>
			<i>BUILDING WORKS</i>	
			<i>\$3,148/m²</i>	<i>\$5,546,115</i>

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

C EXTERNAL WORKS AND SERVICES

Rates Current At November 2020

Description	Unit	Qty	Rate	Total
XR ROADS, FOOTPATHS AND PAVED AREAS				
112 Allowance for timber external floor finish	m ²	53	250	13,250
117 Allowance for feature outdoor paving and floor finishes	m ²	20	250	5,000
ROADS, FOOTPATHS AND PAVED AREAS				\$18,250
XN BOUNDARY WALLS, FENCING AND GATES				
28 Retaining wall to Staff Courtyard - EXCLUDED	Item			Excl.
BOUNDARY WALLS, FENCING AND GATES				Excl.
XB OUTBUILDINGS AND COVERED WAYS				
113 Allowance for covered walkway including timber soffit	m ²	53	500	26,500
OUTBUILDINGS AND COVERED WAYS				\$26,500
XL LANDSCAPING AND IMPROVEMENTS				
110 Allowance for external soft landscaping	m ²	77	140	10,780
111 Allowance for external timber planters including waterproofing	m ²	28	450	12,600
109 Allowance for irrigation to landscaped areas in staff courtyard	Item			2,000
103 Allowance for ongoing maintenance to landscaping - EXCLUDED	Item			Excl.
LANDSCAPING AND IMPROVEMENTS				\$25,380
XK EXTERNAL STORMWATER DRAINAGE				
144 Allowance for minor works to existing stormwater drainage to suit new staff courtyard and covered walkway	Item			10,000
151 Allowance for stormwater detention tank / stormwater reuse system - subject to future detail	Item			75,000
EXTERNAL STORMWATER DRAINAGE				\$85,000
XD EXTERNAL SEWER DRAINAGE				
98 Allowance for upgrades/modifications to incoming sewer supply services infrastructure - subject to future detail	Item			10,000
EXTERNAL SEWER DRAINAGE				\$10,000
XW EXTERNAL WATER SUPPLY				
97 Allowance for upgrades/modifications to incoming water supply services infrastructure - subject to future detail	Item			10,000
EXTERNAL WATER SUPPLY				\$10,000
XE EXTERNAL ELECTRIC LIGHT AND POWER				
96 Allowance for upgrades/modifications to electrical services infrastructure - subject to future detail	Item			10,000
153 Allowance for power and lighting to external areas	m ²	178	150	26,700
EXTERNAL ELECTRIC LIGHT AND POWER				\$36,700
XC EXTERNAL COMMUNICATIONS				
143 Allowance for upgrades/modifications to communication infrastructure - subject to future detail	Item			5,000
EXTERNAL COMMUNICATIONS				\$5,000
PR PRELIMINARIES				
121 Builders Preliminaries (18%)	Item			39,029
122 Extra Over for Covid-19 Preliminaries	Item			390

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

C EXTERNAL WORKS AND SERVICES (continued)

Rates Current At November 2020

Description	Unit	Qty	Rate	Total
123 Staging - EXCLUDED	Item			Excl.
			PRELIMINARIES	\$39,419
BM BUILDERS MARGIN				
120 Builders Margin (3%)	Item			7,676
			BUILDERS MARGIN	\$7,676
			EXTERNAL WORKS AND SERVICES	\$263,925

Bega Valley Shire Council Admin Offices

Concept Design Estimate

Location Element Item

D RELOCATION / DECANTING COST

Rates Current At November 2020

Description	Unit	Qty	Rate	Total
PR PRELIMINARIES				
121 Builders Preliminaries (18%)	Item			27,000
122 Extra Over for Covid-19 Preliminaries	Item			1,770
131 Relocation of existing staff office spaces - scope TBC (Provisional Allowance)	Item			150,000
			PRELIMINARIES	\$178,770
			RELOCATION / DECANTING COST	\$178,770

**APPENDIX B:
DOCUMENT REGISTER**

DOCUMENT REGISTER

Architectural drawings prepared by Sibling Architecture dated 21 September 2020:

- A-001 – Existing & Demolition Floor Plan - Ground Plan – Rev A
- A-002 – Existing & Demolition Floor Plan - First Floor – Rev A
- A-100 – Proposed Floor Plan - Ground Floor – Rev A
- A-101 – Proposed Floor Plan - First Floor – Rev A
- Roof Plan

Architectural Concept Design Package by Sibling Architecture dated August 2020

Concept Design Report on Existing Structure by Geoff Metzler & Associates dated 18 September 2020

Office Workstations Quote by P4. dated 14 August 2020

Mechanical Services Budget by Acorrudds Consultants dated 1 October 2020

Email correspondence from Nicholas Braun of Sibling Architecture dated 19 October 2020 and 30 October 2020

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