



INDICATIVE COST ESTIMATE

PERTH MODERN SCHOOL
SPORTS HALL

BUILDING MANAGEMENT AND WORKS

14 SEPTEMBER 2011

Ralph Beattie Bosworth
Construction Cost Consultants
Ralph B. Beattie Bosworth Pty Ltd is a trustee for the Ralph B. Beattie
Trust Fund No. 1 4892 558 228 942 931

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14 September 2011

Taylor Robinson
234 Railway Parade
West Leederville WA 6007

Attention: Mr. L. Robinson

Dear Sir

**PERTH MODERN SCHOOL
SPORTS HALL**

Herewith our Indicative Cost Estimates for Options 1 and 2 with estimated Total Commitments of \$7,440,300 excluding GST for Option 1 and \$5,735,400 excluding GST for Option 2.

These estimates are based on 1:500 A3 drawings dated 6 September 2011.

The estimate excludes refurbishment of the top floor and external facade of the existing building.

Cost escalation has been allowed for a tender in January 2013.

Should you require any further information please contact us.

Yours faithfully
Ralph Beattie Bosworth

A handwritten signature in black ink, appearing to read 'Kevin Daniels', is written over a faint, larger version of the signature.

Kevin Daniels
Director

Ralph Beattie Bosworth Pty Ltd
Construction Cost Consultants

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SUMMARY

Option 1

Construction Cost	\$	4,599,100
Other Costs		2,421,200
Cost Escalation		420,000

ESTIMATED TOTAL COMMITMENT

\$ 7,440,300

Option 2

Construction Cost	\$	3,508,900
Other Costs		1,901,500
Cost Escalation		325,000

ESTIMATED TOTAL COMMITMENT

\$ 5,735,400

OPTION 1

Business Case Capital Cost Plan (Buildings)

A. Fill in each of the boxes or write "n/a" if the element is not applicable.
 B. Elemental Costs include design contingency, locally costs, market conditions and escalation during construction
 C. All Elemental Costs are exclusive of GST

		Cost Plan Date:	14/09/2011	
		Building Cost Index:	189.2	
PROJECT:		PERTH MODERN SCHOOL - SPORTS HALL (OPTION 1)		
Location:		PERTH		
BUILDINGS	Gross Floor Area	GFA Rate	Elemental Cost	
NEW BUILDINGS	1,180	\$ 2,075	\$2,449,000	
EXISTING BUILDINGS	380	\$ 2,576	\$979,000	
EVAPORATIVE COOLING TO NEW BUILDINGS	1,100	\$ 250	\$290,000	
Total GFA and Building Cost		2,720	\$ 1,367	\$ 3,718,000
		Site Works	\$265,100	
		Site Services	\$218,000	
		Sub-Division Works and Services		
		Other Costs (incl Preliminaries)	\$400,000	
		External Works and Services Subtotal		\$881,100
NET PROJECT COST SUBTOTAL (Total Construction Cost)				\$ 4,599,100
		Land Acquisition		
		Construction Contingency	\$345,000	
		Design Contingency	\$500,000	
		Headworks	incl	
		ESD	\$110,000	
		Percent for Art	\$55,000	
		Loose Furniture and Equipment	\$75,000	
		Other - Special Provisions	\$330,000	
		Professional Fees (excl Lead Consultant ConAdmin)	\$600,000	
		BMW Management (incl Lead Consultant ConAdmin)	\$405,200	
		Subtotal		\$2,421,200
GROSS PROJECT COST (At Current Prices)				\$ 7,020,300
		Escalation Allowance	Expected Tender Date: Jan 2013	Escalation Rate (%): 6.0%
				\$ 420,000
ESTIMATED TOTAL COMMITMENT				\$ 7,440,300
		Goods and Services Tax		\$ 744,030
TOTAL ETC ANTICIPATED CASHFLOW (excl GST)				
Year 1 2010/11	Year 2 2011/12	Year 3 2012/13	Year 4 2013/14	Carryover 20 / /
	\$ 400,000	\$ 5,000,000	\$ -	\$ 2,040,300

TOTAL CASHFLOW EXCLUDING BMW APPROPRIATION (if applicable)				
Year 1 2010/11	Year 2 2011/12	Year 3 2012/13	Year 4 20 / /	Year 5 20 / /
	\$ 300,000	\$ 4,800,000	\$ -	\$ 1,934,100

BMW MANAGEMENT APPROPRIATED CASHFLOW (if applicable)				
Year 1 2010/11	Year 2 2011/12	Year 3 2012/13	Year 4 20 / /	Year 5 20 / /
	\$ 100,000	\$ 200,000	\$ -	\$105,200

Is there an asset disposal associated with this project? No Yes
 (if so, please include a separate anticipated revenue cash flow information.)



PROJECT COST PLAN SUMMARY

	Indicative Cost <input checked="" type="checkbox"/>	Cost Plan Date	14/09/2011
	Preliminary Estimate <input type="checkbox"/>	Building Cost Index	189.2
	Limit of Cost Estimate <input type="checkbox"/>		
	Tender Estimate <input type="checkbox"/>		
PROJECT	PERTH MODERN SCHOOL - SPORTS HALL (OPTION 1)		
Location	PERTH		
BUILDINGS			
	(From Single Building Cost Plans)	Gross Floor Areas	Elemental Cost
1	NEW BUILDINGS	1,180	\$2,449,000
2	EXISTING BUILDINGS	300	\$979,000
3	EVAPORATIVE COOLING TO NEW BUILDINGS	1,160	\$290,000
4			
5			
	Total GFA and Building Cost	2,720	\$3,718,000
Code	AQS Element		
CE	Centralised Energy Systems		
AR	Alterations and Renovations (Demolition Works)		
XP	Site Preparation	\$12	\$32,000
XR	Roads, Footpaths and Paved Areas	\$54	\$147,100
XN	Boundary Walls, Fencing and Gates	\$9	\$25,000
XB	Outbuildings and Covered Ways - Carports	Insert N/A	
XL	Landscaping and Improvements	\$22	\$61,000
	External Works Subtotal (CE to XL)	\$97	\$265,100
XK	External Stormwater Drainage	\$6	\$15,000
XD	External Sewer Drainage	\$13	\$36,000
XW	External Water Supply	\$4	\$12,000
XG	External Gas	\$2	\$6,000
XF	External Fire Protection	\$9	\$24,000
XE	External Electric Light and Power	\$17	\$45,000
XC	External Communications	\$7	\$18,000
XS	External Special Services	\$22	\$60,000
	External Services Subtotal (XK to XS)	\$79	\$216,000
XR	Roads, Footpaths and Paved Areas		
XK	External Stormwater Drainage		
XD	External Sewer Drainage		
XW	External Water Supply		
XG	External Gas		
XE	External Electric Light and Power		
XC	External Communications		
	Sub-Division Works and Services Subtotal (XR to XC)		
XX	External Alterations and Renovations		incl
PR	Proportion of Preliminaries	\$147	\$400,000
	NET PROJECT COST SUBTOTAL (Total Construction Cost)	\$1,591	\$4,599,100
YY	Construction Contingency (7.5%)		\$345,000
YY	Design Contingency (10%)		\$500,000
YY	Headworks and Statutory Charges		incl
YY	ESD Allowance (2%)		\$110,000
YY	Public Art Allowance (1%)		\$55,000
LC	Land Costs (if applicable)		nil
FE	Loose Furniture and Equipment		\$75,000
YYSP	Other Costs - Special Provisions		
YYSP	Client Contingency, Relocation Costs and Disbursements (5%)		\$280,000
YYSP	Computing Equipment and Services		\$50,000
PF	Professional Fees (excl Lead Consultant ConAdmin: incl BS certification fees) (10%)		\$800,000
BMW	BMW Management (incl Lead Consultant ConAdmin) (4%)		\$400,000
BMW	Building Services Levy (0.09%)		\$6,200
	GROSS PROJECT COST (At Current Prices)		\$7,020,300
ET	Escalation to Tender	Tender Date Jan 2013 BCI 200.2	420,000
	ESTIMATED TOTAL COMMITMENT		\$7,440,300
	GOODS and SERVICES TAX		744,030

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OPTION I

New Building

Sports Hall	m ²	1,000	\$ 2,000	\$ 2,000,000
Fitness Centre	m ²	80	2,800	224,000
Stores	m ²	100	2,250	225,000
				<u>\$ 2,449,000</u>

Existing Building

Staff Room	m ²	80	\$ 2,300	\$ 184,000
Change rooms and WC's	m ²	240	3,000	720,000
Upgrade existing stairs	m ²	60	250	15,000
Make good to walkway	m ²	210	100	21,000
Demolish existing fitout (ground level)	m ²	260	150	39,000
				<u>\$ 979,000</u>

External Works

Preliminaries	Item			\$ 400,000
				<u>\$ 400,000</u>

Site Preparation

• Site strip	m ²	1,400	\$ 5	\$ 7,000
• Site cut and fill	m ³	400	10	4,000
• Imported fill	m ³	700	30	21,000
				<u>\$ 32,000</u>

Roads, Paths and Paving

• New access road	m ²	300	\$ 50	\$ 15,000
• Remove and lay new paving	m ²	300	70	21,000
• New hardcourt surface	m ²	1,900	25	47,500
• New plexi pave finish	m ²	1,900	15	28,500
• New paving	m ²	140	65	9,100
• New court marking	No.	4	1,500	6,000
• Basketball posts and gear	No.	8	2,500	20,000
				<u>\$ 147,100</u>



Boundary Walls and Fencing

▪ Allow modification to existing fencing	Item			\$ 25,000
				<u>\$ 25,000</u>

Landscaping and Improvements

▪ Remove existing bitumen paving	m ²	1,000	\$ 15	\$ 15,000
▪ New grass and reticulation	m ²	1,200	30	36,000
▪ Sundry planting	Item			10,000
				<u>\$ 61,000</u>

External Services

External stormwater drainage	m ²	1,500	\$ 10	\$ 15,000
External sewer drainage	m ²	1,200	30	36,000
External water supply	m ²	1,200	10	12,000
External gas supply	m ²	1,200	5	6,000
External fire protection	m ²	1,200	20	24,000
External electric light and power	m ²	1,500	30	45,000
External communication	m ²	1,200	15	18,000
External special services (headworks)	m ²	1,200	50	60,000
				<u>\$ 216,000</u>



OPTION 2

Business Case Capital Cost Plan (Buildings)

A. Fill in each of the boxes or write "n/a" if the element is not applicable
 B. Elemental Costs include design contingency, locally costs, market conditions and escalation during construction
 C. All Elemental Costs are exclusive of GST

	Cost Plan Date	14/09/2011			
	Building Cost Index	189.2			
PROJECT PERTH MODERN SCHOOL - SPORTS HALL (OPTION 2)					
Location PERTH					
BUILDINGS	Gross Floor Areas	GFA Rate			
		Elemental Cost			
NEW BUILDINGS	724	\$ 2,124			
EXISTING BUILDINGS	444	\$ 2,460			
EVAPORATIVE COOLING TO NEW BUILDINGS	754	\$ 250			
		\$ 186,500			
Total GFA and Building Cost		1,922 \$ 1,466 \$ 2,818,300			
	Site Works	\$212,000			
	Site Services	\$178,000			
	Sub-Division Works and Services				
	Other Costs (incl Preliminaries)	\$300,000			
	External Works and Services Subtotal	\$690,000			
NET PROJECT COST SUBTOTAL (Total Construction Cost)		\$ 3,508,300			
	Land Acquisition				
	Construction Contingency	\$265,000			
	Design Contingency	\$380,000			
	Headworks	incl			
	ESD	\$85,000			
	Percent for Art	\$42,000			
	Loose Furniture and Equipment	\$75,000			
	Other - Special Provisions	\$270,000			
	Professional Fees (excl Lead Consultant ConAdmin)	\$480,000			
	BMW Management (incl Lead Consultant ConAdmin)	\$324,500			
	Subtotal	\$1,901,500			
GROSS PROJECT COST (At Current Prices)		\$ 5,410,400			
	Escalation Allowance				
	Expected Tender Date	Jan 2013			
	Escalation Rate (%)	6.0%			
		\$ 325,000			
ESTIMATED TOTAL COMMITMENT		\$ 5,735,400			
	Goods and Services Tax	\$ 573,540			
TOTAL ETC ANTICIPATED CASHFLOW (excl. GST)					
	Year 1 2010/11	Year 2 2011/12	Year 3 2012/13	Year 4 2013/14	Carryover 20 /
	\$ -	\$ 300,000	\$ 3,900,000	\$ -	\$ 1,535,400

TOTAL CASHFLOW EXCLUDING BMW APPROPRIATION (if applicable)					
	Year 1 2010/11	Year 2 2011/12	Year 3 2012/13	Year 4 20 /	Year 5 20 /
	\$ -	\$ 220,000	\$ 3,740,000	\$ -	\$ 1,450,900

BMW MANAGEMENT APPROPRIATED CASHFLOW (if applicable)					
	Year 1 2010/11	Year 2 2011/12	Year 3 2012/13	Year 4 20 /	Year 5 20 /
	\$ 80,000	\$ 160,000	\$ -	\$ -	\$ 84,500

Is there an asset disposal associated with this project? No Yes
 (If so, please include a separate anticipated revenue cash flow information.)



PROJECT COST PLAN SUMMARY

Indicative Cost	✓
Preliminary Estimate	
Limit of Cost Estimate	
Tender Estimate	

Cost Plan Date	14/09/2011
Building Cost Index	189.2

PROJECT **PERTH MODERN SCHOOL - SPORTS HALL (OPTION 2)**
 Location **PERTH**

	BUILDINGS			
	(From Single Building Cost Plans)	Gross Floor Areas	GFA Rate	Elemental Cost
1	NEW BUILDINGS	724	\$2,124	\$1,537,500
2	EXISTING BUILDINGS	444	\$2,460	\$1,092,300
3	EVAPORATIVE COOLING TO NEW BUILDINGS	754	\$250	\$188,500
4				
5				
Total GFA and Building Cost		1,922	\$1,466	\$2,818,300

Code	AIQS Element		
CE	Centralised Energy Systems		
AR	Alterations and Renovations (Demolition Works)		
XP	Site Preparation	\$19	\$35,800
XR	Roads, Footpaths and Paved Areas	\$71	\$137,400
XN	Boundary Walls, Fencing and Gates	\$13	\$25,000
XB	Outbuildings and Covered Ways - Carports	\$7	\$14,400
XL	Landscaping and Improvements	Insert N/A	
External Works Subtotal (CE to XL)		\$111	\$212,600
XK	External Stormwater Drainage	\$6	\$12,000
XD	External Sewer Drainage	\$16	\$30,000
XW	External Water Supply	\$5	\$10,000
XG	External Gas	\$3	\$5,000
XF	External Fire Protection	\$10	\$20,000
XE	External Electric Light and Power	\$19	\$36,000
XC	External Communications	\$8	\$15,000
XS	External Special Services	\$26	\$50,000
External Services Subtotal (XK to XS)		\$93	\$178,000
XR	Roads, Footpaths and Paved Areas		
XK	External Stormwater Drainage		
XD	External Sewer Drainage		
XW	External Water Supply		
XG	External Gas		
XE	External Electric Light and Power		
XC	External Communications		
Sub-Division Works and Services Subtotal (XR to XC)			
XX	External Alterations and Renovations		incl
PR	Proportion of Preliminaries	\$156	\$300,000
NET PROJECT COST SUBTOTAL (Total Construction Cost)		\$1,826	\$3,508,900
YY	Construction Contingency (7.5%)		\$265,000
YY	Design Contingency (10%)		\$380,000
YY	Headworks and Statutory Charges		incl
YY	ESD Allowance (2%)		\$85,000
YY	Public Art Allowance (1%)		\$42,000
LC	Land Costs (if applicable)		nil
FE	Loose Furniture and Equipment		\$75,000
YYSP	Other Costs - Special Provisions		
YYSP	Client Contingency, Relocation Costs and Disbursements (5%)		\$220,000
YYSP	Computing Equipment and Services		\$50,000
PF	Professional Fees (excl Lead Consultant ConAdmin: incl BS certification fees) (10%)		\$460,000
BMW	BMW Management (incl Lead Consultant ConAdmin) (4%)		\$320,000
BMW	Building Services Levy (0.03%)		\$1,500
GROSS PROJECT COST (At Current Prices)			\$5,410,400
ET	Escalation to Tender	Tender Date Jan 2013 BCI 200.2	325,000
ESTIMATED TOTAL COMMITMENT			\$5,735,400
GOODS and SERVICES TAX			573,540

RBB

OPTION 2New Building

Sports Hall	m ²	610	\$ 2,100	\$ 1,281,000
Sports Hall Stores	m ²	114	2,250	256,500
				<u>\$ 1,537,500</u>

Existing Building

Staff Room	m ²	72	\$ 2,300	\$ 165,600
Fitness Centre	m ²	72	2,600	187,200
Change rooms and WC's	m ²	234	3,000	702,000
Upgrade existing stairs	m ²	66	250	16,500
Make good to walkway	m ²	210	100	21,000
				<u>\$ 1,092,300</u>

External Works

Preliminaries	Item			\$ 300,000
				<u>\$ 300,000</u>

Site Preparation

* Site strip	m ²	1,100	\$ 5	\$ 5,500
* Site cut and fill	m ³	330	10	3,300
* Imported fill	m ³	500	30	15,000
* Remove existing bitumen paving	m ²	800	15	12,000
				<u>\$ 35,800</u>

Roads, Paths and Paving

* New access road	m ²	330	\$ 50	\$ 16,500
* Remove and lay new paving	m ²	270	70	18,900
* New hardcourt surface	m ²	1,900	25	47,500
* New plexi pave finish	m ²	1,900	15	28,500
* New court marking	No.	4	1,500	6,000
* Basketball posts of gear	No.	8	2,500	20,000
				<u>\$ 137,400</u>

Outbuildings and Covered Ways

* New covered link	m ²	24	\$ 600	\$ 14,400
				<u>\$ 14,400</u>



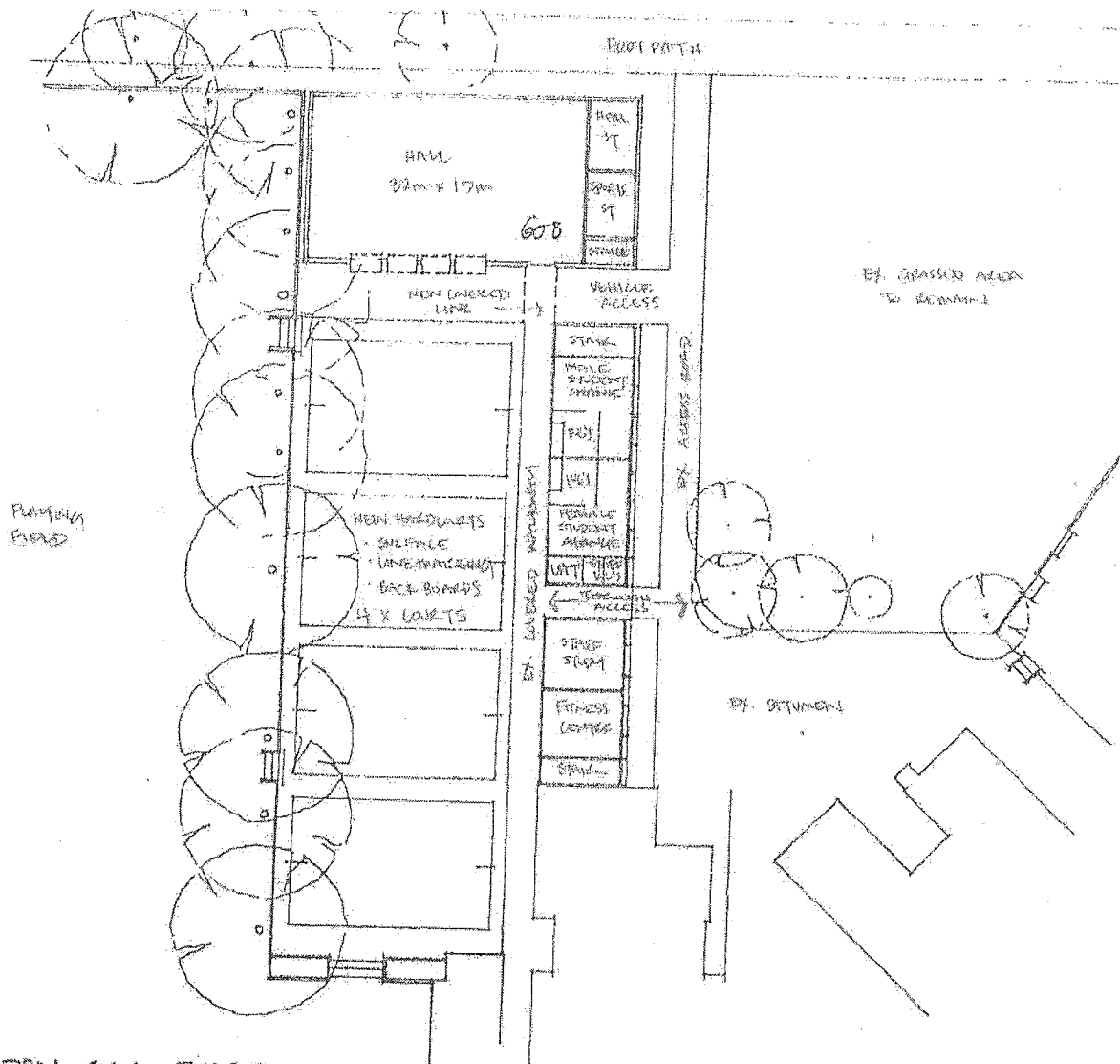
Boundary walls of fencing

* Allow modification to existing fencing	Item	\$ 25,000
		<u>\$ 25,000</u>

External Services

External stormwater drainage	m ²	1,200	\$ 10	\$ 12,000
External sewer drainage	m ²	1,000	30	30,000
External water supply	m ²	1,000	10	10,000
External gas supply	m ²	1,000	5	5,000
External fire protection	m ²	1,000	20	20,000
External electric light and power	m ²	1,200	30	36,000
External communication	m ²	1,000	15	15,000
External special services (headworks)	m ²	1,000	50	50,000
				<u>\$ 178,000</u>





PERTH MODERN GYM FEASIBILITY
 OPTION 2 - BRIEFED HALL
 1:500 @ A3

1163 SK02

6/7/11