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Old Bega Hospital - Roof Restoration Indicative Cost Estimate | 13 August 2014

Prepared by:


**Wilde and Woollard Consultants Pty Ltd
28 Eyre Street
KINGSTON ACT 2604**

On behalf of:

**Jay Ellard
Trustee
G.P.O Quaama,
NSW 2550**

DOCUMENT ISSUE SHEET

Issue No.	Document	Issue Date	Document Issued To	Prepared By	Checked By	Reviewed By
1	Indicative Cost Estimate	13/08/2014	Client	SO	PS	PS

Director Authorisation	
Date	13/08/2014

CONTENTS

Page No.

1.0 Executive Summary	3
2.0 Estimate Summary	4
3.0 Basis of Estimate & Inclusions	5
4.0 Exclusions	6

APPENDICES

A Indicative Cost Estimate	
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1.0 Executive Summary

- 1.1 The following indicative cost estimate report has been prepared to ascertain likely costings for proposed roof restoration works required to the Old Bega Hospital located at Bega, New South Wales.
- 1.2 Please refer to Sections 3 and 4 of the report for details of specific inclusions and exclusions.
- 1.3 Our indicative cost estimate for the proposed works exclusive of GST & Escalation is \$358,000.

Project: Old Bega Hospital - Roof Restoration
 Indicative Cost Estimate - Issue: 1
 Date: 13 August 2014

2.0 Estimate Summary

On the basis of the information as listed in Sections 3.0 and 4.0, our indicative cost estimate for the works, is summarised as follows:-

Description	Total
Net Trade Cost	\$197,000
Preliminaries and Profit	\$68,000
Margin (6%)	\$16,000
Consultant Fees (5%)	\$14,000
Authority Charges (1%)	\$3,000
Contingency (7.5%)	\$22,000
Location Allowance (12%)	\$38,000
TOTAL INDICATIVE COST ESTIMATE (EXCL GST & ESCALATION)	<u>\$358,000</u>

3.0 Basis of Estimate & Inclusions

3.1 Information Used

This Indicative Cost Estimate is based upon the following information:-

Michael Marshman & Associates Pty Ltd Drawings & Documentation:

- Drawing A.01 - Roof Plan, North Elevation, South Elevation
- Drawing A.02 -Ground Floor Plan, East Elevation,West Elevation
- Drawing A.03 - Section Details
- Contract & Specification

3.2 Inclusions

The Estimate includes the following :-

- This Indicative cost estimate is prepared based on the design documentation received to date.As the project develops this budget estimate will need to be updated accordingly.
- Costs based on undertaking the works in a single phase
- Costs assume works shall be competitively tendered under a lump sum contract

4.0 Exclusions

4.1 The estimate excludes the following:

- GST
- Escalation beyond date of the estimate
- Fees and costs up to DA Stage (inclusive of DA fees & any change of use charges (if applicable))
- Legal costs
- Direct Finance Management costs
- Relocation of existing services (if applicable)
- Builders Work in connection with services
- Asbestos removal costs
- Structural upgrade Works
- Staging costs
- Demolition costs
- Replacement of existing remaining roof
- Cleaning of fire damaged walls
- Finance Costs
- All other works apart from those associated with the roof refurbishment

A Indicative Cost Estimate

Estimate Summary

Job Name : 4814 - OBH ROOF
Client's Name: Jay Ellard - Trustee

Job Description

Indicative Cost Estimate for Roof Restoration
 Works to Old Bega Hospital - 13/08/2014

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Brickwork	6.15		22,000		22,000
2	Wall Framing	3.91		14,000		14,000
3	Roofing	32.68		117,000		117,000
4	Ceiling Finishes	12.29		44,000		44,000
5	Subtotal - Nett Trade Cost					<u>197,000</u>
6	Preliminaries	18.99		68,000		68,000
7	Contractors Margin (6%)	4.47		16,000		16,000
8	Consultant Fees (5%)	3.91		14,000		14,000
9	Authority Charges (1%)	0.84		3,000		3,000
10	Construction Contingency (7.5%)	6.15		22,000		22,000
11	Location Allowance (12%)	10.61		38,000		38,000
12	Total Outturn Cost at August 2014 Prices (ex GST & Escalation)					<u>358,000</u>
13						
14	Total Outturn Cost per m2 roof area (490m2)			731	-100.00	
15						
16	Basis of Indicative Cost Estimate :					
17						
18	Michael Marshman & Associates Pty Ltd Drawings & Documentation:					
19						
20	- Drawing A.01 - Roof Plan, North Elevation, South Elevation					
21	- Drawing A.02 -Ground Floor Plan, East Elevation, West Elevation					
22	- Drawing A.03 - Section Details					
23	- Contract & Specification					
24						
25	INCLUSIONS					
26	The Estimate includes the following :-					
27	- This Indicative cost estimate is prepared based on the design documentation received to date. As the project develops this budget estimate will need to be updated accordingly.					

Estimate Summary

Job Name : <u>4814 - OBH ROOF</u> Client's Name: <u>Jay Ellard - Trustee</u>	Job Description Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014
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Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
28	- Costs based on undertaking the works in a single phase					
29	- Costs assume works shall be competitively tendered under a lump sum contract					
30						
31	Exclusions:-					
32	- GST					
33	- Escalation beyond date of the estimate					
34	- Fees and costs up to DA Stage (inclusive of DA fees & any change of use charges (if applicable))					
35	- Legal costs					
36	- Direct Finance Management costs					
37	- Works outside the site boundary					
38	- Relocation of existing services (if applicable)					
39	- Builders Work in connection with services					
40	- Asbestos removal costs					
41	- Structural upgrade Works					
42	- Staging costs					
43	- Demolition costs					
44	- Replacement of existing remaining roof					
45	- Cleaning of fire damaged walls					
46	- Finance Costs					
47	- All other works apart from those associated with the roof refurbishment					
48	- Abnormal ground conditions					
		100.00		358,731		358,000
				Final Total : \$		358,000

Estimate Breakup

Job Name : <u>4814 - OBH ROOF</u>	Job Description
Client's Name: <u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Brickwork</u>						
	<u>Brickwork</u>					
1	Allowance to repair and replace damaged and missing brickwork to top course of brickwork walls	1.00	item	22,000.00		22,000.00
2	Subtotal Brickwork					<u>22,000.00</u>
<u>Brickwork</u>					Total :	22,000.00

Estimate Breakup

Job Name : <u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name: <u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 2 <u>Wall Framing</u>						
	<u>Top Plate</u>					
1	190 x 45 top plate fixed to existing brickwork with 30 x 1.2 steel strap @ 900c/c	164.00	m	75.00		12,300.00
	<u>Laminated Veneered Lintels</u>					
2	Assumed laminated lintels to support trussed roof, complete including fixings and accessories	18.00	m	90.00		1,620.00
3	Round	1.00	item	80.00		80.00
4	Subtotal - Wall Framing					<u>13,920.00</u>
	<u>Wall Framing</u>				Total :	14,000.00

Estimate Breakup

Job Name : <u>4814 - OBH ROOF</u>	Job Description
Client's Name: <u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 3 Roofing</i>						
<u>Roof Framing</u>						
1	Timber trussed roof framing including all accessories and fixing	490.00	m2	58.00		28,420.00
<u>Battens</u>						
2	75 x 35 battens screw fixed at 900 centres complete including accessories	490.00	m2	12.00		5,880.00
<u>Steel Roofing</u>						
3	0.48 BMT Corrugated colour coded steel roof sheeting screw fixed complete with insulation	633.00	m2	48.00		30,384.00
<u>Valley Flashings</u>						
4	Valley flashings installed complete	82.00	m	45.00		3,690.00
<u>Ridge and Hip Capping</u>						
5	Ridge and hip capping installed complete	129.00	m	40.00		5,160.00
<u>Box Gutter</u>						
6	Box gutter installed complete	17.00	m	120.00		2,040.00
<u>Fascia</u>						
7	Timber fascia board	89.00	m	44.00		3,916.00
<u>Barge</u>						
8	Timber barge board	47.00	m	48.00		2,256.00
<u>Gutter</u>						
9	Colourcoded zinc aluminium quadrant gutter installed complete	89.00	m	60.00		5,340.00
<u>Barge and Soaker</u>						
10	Colourcoded Zinalume Barge and soaker flashing installed complete	47.00	m	48.00		2,256.00
<u>Downpipes</u>						
11	Colourbond downpipe complete including all connections, accessories and fixings	70.00	m	45.00		3,150.00
<u>Flashings</u>						
12	Remove lead flashings to chimneys and replace with soft zinc flashing to accomodate zinalume roof sheeting	9.00	No	850.00		7,650.00
<u>Gable Ends</u>						
13	Allowance to replace decorative timber mouldings to gable ends, complete including fixings and accessories	4.00	No	2,950.00		11,800.00
<u>Existing Roof Abutment</u>						
14	Allowance to abut new and existing roof structures	1.00	item	4,800.00		4,800.00

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 3 Roofing</i>						<i>(Continued)</i>
15	Round	1.00	item	258.00		258.00
16	Subtotal Roofing					<u>117,000.00</u>
<u>Roofing</u>					Total :	117,000.00

Estimate Breakup

Job Name :	4814 - OBH ROOF	Job Description
Client's Name:	Jay Ellard - Trustee	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 4 <u>Ceiling Finishes</u></i>						
<u>Plasterboard Ceilings</u>						
1	13 thick standard plasterboard with taped joints, fixed to ceilings including insulation and paint finish	442.00	m2	65.00		28,730.00
<u>Cornice and Accessories</u>						
2	Allowance for assumed 90 wide cornice including accessories and fixings	356.00	m2	14.00		4,984.00
3	Allowance for decorative ceiling panels complete	11.00	No	350.00		3,850.00
<u>Eaves Lining</u>						
4	Timber eaves lining fixed to timber framing complete including paint finish	100.00	m	64.00		6,400.00
5	Round	1.00	item	36.00		36.00
6	Subtotal - Ceiling Finishes					<u>43,964.00</u>
<u>Ceiling Finishes</u>					Total :	44,000.00

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 5 <u>Subtotal - Nett Trade Cost</u>						
<u>Subtotal - Nett Trade Cost</u>					Total :	

Estimate Breakup

Job Name : <u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name: <u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 6 <u>Preliminaries</u>						
1	Allow for Preliminaries	0.13	item	197,000.00		25,610.00
2	Allow for Scaffolding to building perimeter	1.00	item	42,000.00		42,000.00
3	Round	1.00	item	390.00		390.00
<u>Preliminaries</u>					Total :	68,000.00

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 7 <u>Contractors Margin (6%)</u></i>						
<u>Contractors Margin (6%)</u>					Total :	

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 8 <u>Consultant Fees (5%)</u>						
1						
<u>Consultant Fees (5%)</u>					Total :	

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 9 <u>Authority Charges (1%)</u>						
1						
<u>Authority Charges (1%)</u>					Total :	

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 10 <u>Construction Contingency (7.5%)</u>						
1						
<u>Construction Contingency (7.5%)</u>					Total :	

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 11 <u>Location Allowance (12%)</u>						
1						
<u>Location Allowance (12%)</u>					Total :	

Estimate Breakup

Job Name :	<u>4814 - OBH ROOF</u>	<u>Job Description</u>
Client's Name:	<u>Jay Ellard - Trustee</u>	Indicative Cost Estimate for Roof Restoration Works to Old Bega Hospital - 13/08/2014

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 12 <u>Total Outturn Cost at August 2014 Prices (ex GST & Escalation)</u></i>						
1						
<u>Total Outturn Cost at August 2014 Prices (ex GST & Escalation)</u>					Total :	