

Attachment AZ

DA Cost Summary



24 July 2023

Doma Group
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Barton
ACT
2617

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Canberra ACT 2601

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For the attention of David Jameson

Re: Yarralumla Brickworks - DA Cost Summary

Dear David,

As per your request please find our DA cost summary for the Yarralumla Brickworks Development located at Old Brickworks, Denman Street, Yarralumla, Canberra, ACT.

This DA cost plan is based on SJB Architects DA drawing set provided by SJB Architecture with a measured total GFA of 10,588m², by applying various construction methodologies on heritage listed buildings including demolition, refurbishment, and new buildings. This will revitalise the precinct and enable various uses for buildings.

In our opinion the estimated net trade construction cost for the warm shell commercial space are approximately \$23,142,956 (Appendix A) and excludes the following:

- GST
- Preliminaries & Margin
- Land & Finance Cost
- Major Asbestos and other hazardous material demolition and removal
- Escalation
- Consultant and professional fees
- Authority and Utilities fees
- Tenant fitout cost
- Major Latent conditions
- Excavations in rock
- Leasing marketing and agent fees
- Client cost and contingency
- Works outside site boundary
- External Works

We trust that the information provided is in line with the DA Cost Summary.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Matt Figgis'.

Matt Figgis

Director
Turner & Townsend Pty Ltd
e: matt.figgis@turntown.com

Continuation

Appendix A – DA COST SUMMARY

Trade Summary

Project: Doma-Yarralumla Brickworks

Details: 230724 DA COST SUMMARY - R1

Building: Doma_Yarralumla_Brickworks_Commercial

Code	Description	Quantity	Unit	Rate	Total
	Doma - Yarralumla Brickworks				
	DA Cost Summary				
	24 July 2023				
	Demolition	10,588	m2	155.51	1,646,500
	Civil Works	10,588	m2	31.97	338,545
	Remedial Work	10,588	m2	103.59	1,096,811
	Concrete	10,588	m2	118.22	1,251,764
	Structural Steel	10,588	m2	360.17	3,813,490
	Façade	10,588	m2	249.41	2,640,703
	Roof	10,588	m2	167.44	1,772,893
	Brickwork	10,588	m2	17.04	180,411
	Internal Fitout	10,588	m2	224.87	2,380,909
	Mechanical	10,588	m2	164.57	1,742,425
	Electrical	10,588	m2	193.93	2,053,327
	Hydraulics	10,588	m2	74.02	783,765
	Fire Services	10,588	m2	35.87	379,835
	Elevated Walkways	10,588	m2	124.27	1,315,800
	Vertical Transport	10,588	m2	22.69	240,219
	Landscaping	10,588	m2	38.21	404,594
	Hazardous Material Remediation	10,588	m2	10.65	112,732
	Communications	10,588	m2	24.92	263,823
	Painting	10,588	m2	60.39	639,461
	Signage	10,588	m2	8.02	84,951
	<u>TOTAL CONSTRUCTION COST BUDGET EXCL. GST</u>	<u>10,588</u>	<u>m2</u>	<u>2,185.77</u>	<u>23,142,956</u>
	<u>Exclusions:</u>				
	GST				
	Preliminaries & Margin				
	Land & Finance Cost				
	Major Asbestos and other hazardous material demolition and removal				
	Escalation				
	Consultant and professional fees				
	Authority and Utilities fees				
	Tenant fitout cost				
	Major Latent conditions & Excavations in rock				
	Leasing marketing and agent fees				
	Client cost and Contingency				
	Works outside site boundry & External Works				