

GFA: Gross Floor Area
Rates Current At May 2023

MAIN SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
DE	Demolition			535,260
1	Calm House	349	5,587	1,949,902
2	Palm Hub	972	3,881	3,772,613
3	Palm House (Residence)	484	5,184	2,508,993
4	Catholic Care	894	5,058	4,522,161
EW	External Works			4,223,939
ESTIMATED NET COST		2,699	6,489	17,512,868
MARGINS & ADJUSTMENTS				
	Decanting and enabling works Catholic Care			200,000
	Preliminaries & Supervision	14%		2,375,132
	Builder Margin	5%		967,000
	Staging			Excl.
Gross Construction Cost (GCC)		2,699	7,801	21,055,000
	Relocations			Excl.
	Consultancy Fees - to 100% PSP (DA)			816,000
	Consultancy Fees (Design Development /Construction)	9%		1,805,000
	Principal Authorised Person (PAP)	4%		917,000
	Authority fees, DA, BA and levies	1.1%		260,000
	Group 3 FF&E (AIM Report dated 05 May 2023)			563,930
	Allow for Active ICT	5%		1,233,070
	Allowance for artwork - wall murals			220,000
Total Project Cost (Base Cost)		2,699	9,956	26,870,000
	Allow 10 months to construction commencement	3.3%		880,000
	Allow 18 month construction period	3.6%		991,000
	Special Provision	2,699	693	1,871,000
	Planning Contingency			Incl.
	Design Contingency	5%		985,000
	Construction Contingency	5%		985,000
	Client Contingency	10%		3,050,000
	Contingencies on GCC	2,699	1,860	5,020,000
	Operational Commissioning	1%		336,000
	Insurance	1%		339,000
	CHCS PM of 4% on GCC (Provisional - methodology to be determined)	4%		794,000
	Block sub-division costs (Allowance)			100,000
TOTAL		2,699	13,090	35,330,000
	MPC Fees of 4% on total costs (under separate arrangement)	4%		1,413,000

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MARGINS & ADJUSTMENTS (continued)				
	GST			Excl.
	ESTIMATED TOTAL COST	2,699	13,614	36,743,000