



Tamworth Regional Council

Ray Walsh House Redevelopment

Project Definition Options Cost Plan

Client: Tamworth Region Council

Project: Raw Walsh House Redevelopment

Project No: PR0114

Document Title: Project Definition Options Cost Plan

Rev	Date	Status	Issued To	Prepared by	QA Review by
0	27-Jun-2023	Initial	Public Works Advisory		
1	29-Jun-2023	Update	Public Works Advisory		

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Limitation Statement

This report has been prepared and is based on generally accepted industry practices and standards applicable to the scope of works as at the time it was prepared.

This report has been prepared to reasonably forecast the construction costs as currently detailed in documents identified in the schedule of information relied upon. As the project design progresses the developing design should be tested against the allowances made within this report. The forecast construction costs should be considered in the context of the current project scope.

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1.0 Executive Summary

Tamworth Regional Council has engaged C2R Consulting (C2R) to provide an indicative Cost Plan to inform the Project Definition Report for the proposed redevelopment of Ray Walsh House (RWH) for Council administrative offices. The Project Manager (PM) for this stage of the project is Public Works Advisory (PWA).

The existing Ray Walsh House building is a 1970's multi-storey concrete framed structure, with a Gross Floor Area (GFA) of 9,840m², including 1 level of basement car parking. The building is currently vacated due to asbestos contamination.

Estimated Total Cost (ETC) for the proposed options ranges from \$49.79m to \$98.4m (excl. GST).

2.0 Basis of Cost Plan

C2R has prepared this Cost Plan based on the documentation provided by the project Consultants scheduled below under 'Drawings and Information Used'. This estimate has been prepared by measuring functional areas from the documentation and applying unit rates to build up cost plan. In some instances, where practical, site and project specific provisions have been made utilising a broad elemental measure. In some areas where design information is not available, assumptions have been made.

2.1 Scope of Project

Five options have been identified for the proposed redevelopment of RWH/council administrative offices. These are summarised as

- Option 1, maintain current lease properties including sale of RWH.
- Option 2, internal refurbishment of RWH, including NCC and services upgrades, and new front desk.
- Option 3, major refurbishment of RWH including works to option 2 + façade upgrade and structural upgrade to meet existing building seismic standard requirements. Looking to maximise Greenstar score.
- Option 4, demolition and rebuild of RWH. Replace with new building 9,880m² (including 2,000m² basement car parking). 50 design life, Greenstar 5-star solution.
- Option 5, New Building/Site including sale of RWH. 9,880m² (including 2,000m² basement car parking). Maximise Greenstar & Council's sustainability approach - Greenstar 6 building.

2.2 Drawings & Information Used

In preparing this report, the following information has been relied upon;

- PWA, RWHR Project Definition report V1 (issued 7-Jun-2023)
- Northrop structural report, Desktop Study Report, revision A 4-May-2023
- BM+G, NCC Access Existing Condition Report, Revision 0, 13-Apr-2023
- EJE Architecture test fit plans, A-SK001 to A-SK006
- EnviroScience Solutions Asbestos Register and Management Plan, version 5 2-Feb-2022
- Formline Group existing floor plans, ground floor to fourth floor, 24-Feb-2020

2.3 Programme & Staging

The cost plan is based on the following program assumptions.

Option 2

Project Phase	Duration	Commence	Complete
Soft strip out demolition	3 months	Jul-23	Sep-23
Project definition and endorsement	2 months	Jul-23	Aug-23
Appoint PDC and others	2 months	Sep-23	Oct-23
Design Phase (CD, SD, part DD) (DA approval)	10 months	Nov-23	Aug-24
RFT Main Works and award	4 months	Sep-24	Dec-24
Main Works design finalisation, and delivery	16 months	Jan-25	Apr-26

For Options 3 and 4 all program assumptions are the same except for Main Works design finalisation and delivery, duration of 18 months, complete Jun-2026.

For Option 5 all program assumptions are the same except for Main Works design finalisation and delivery, duration of 20 months, complete Aug-2026.

2.4 Escalation

The Cost Plan Base date is Jul-2023.

The following annual (calendar year) compounding Escalation rates have been to calculate the Escalation allowances within the Cost Plan.

- 2023 5.0% pa
- 2024 5.0% pa
- 2025 4.5% pa
- 2026 4.0% pa

2.5 Contingency

We have nominated and included 5% Design Contingency and 10% Construction Contingency within the Cost Plan. These are to be managed by the Principal's Authorised Person/Superintended/Project Manager.

2.6 Procurement

This cost plan is predicated on the construction works being procured via competitively tendered lump sum tenders with design finalisation to an appropriate tender panel of head contractors, assumed tier 2.

3.0 The Cost Plan

3.1 Cost Plan Summary

Cost Plan options are summarised below.

Option 2	\$49,790,000 (excl. GST), 9,881m ²
Option 3	\$61,800,000 (excl. GST), 9,881m ²
Option 4	\$91,995,000 (excl. GST), 9,880m ²
Option 5	\$98,840,000 (excl. GST), 9,880m ²

Refer to the following Appendix A for further details.

3.2 Specific Notes & Assumptions

We note the following specific Cost Plan inclusions and assumptions:

- Program dates as noted above (Section 2.3).
- Soft strip out demolition works \$827,000 (original contract amount, as advised by PWA 19-Jun-2023).
- Building effective height is less than 25m. Fire sprinklers have been allowed for as a deemed to satisfy solution should fire rating of the existing structure to current requirement not be achievable. Similarly, for fire egress.
- Where necessary, blockwork wall to form an effective vertical spandrel, 900mm high (where 1100mm horizontal projection not present).
- Remediation of 'concrete cancer' to 20% of roof areas.
- Works will be carried out as a single main works package (besides Enabling Works).
- The New Build option site location in Tamworth TBC and will require remediation/demolition scope TBC.

3.3 Specific Exclusions

We note the following specific Cost Plan exclusions:

- Services infrastructure diversions and amplifications.
- Substation replacement.
- Replace of lifts to RWH (refurbishment options).
- Road upgrades and precinct works.
- Tamworth Regional Council costs (e.g. staff, relocation, start-up).
- Workstations (other than built in joinery items).
- Loose FF&E and ICT.
- Site acquisition costs and RWH sale costs/proceeds.
- Works associated with decanting building occupants / rental / lease.
- Out of hours works.
- Works outside the site boundary.
- Works associated with Hazardous Materials, beyond noted inclusions.
- Funding costs.
- Escalation for Construction completion beyond Aug-2026
- Goods and Services Tax (GST)

Appendix 1: Cost Plans

- RWH Cost Options Summary R1
- RWH Option 3 Refurbishment Cost Plan R0
- RWH Option 4 New Build Cost Plan R1
- RWH Option 5 New Build Site TBC Cost Plan R1

RWH - Cost Plan Summary R1

	Option 1	Option 2	Option 3	Option 4	Option 5	
Description	Base Case Maintain current lease properties including sale of RWH	Internal Refurbishment of Ray Walsh House, including services upgrade and New front desk.	Major Refurbishment of Ray Walsh House including works to option 2 + façade upgrade and structural upgrade to meet existing building seismic standard requirements. Looking to maximise Greenstar score.	Demolition and rebuild of Ray Walsh House. Replace with new building 9,880sqm 50 year design life. Greenstar 5 star solution	New Building/Site including sale of Ray Walsh House. 9,880sqm. Maximise Greenstar & Council's sustainability approach - Greenstar 6 building.	
Enabling Works - Demolition	\$830,000	\$830,000	\$830,000	\$830,000	\$830,000	sunk cost
Early Works - Remediation	Excluded	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	
Construction	Excluded	\$34,650,000	\$44,140,000	\$68,005,000	\$73,420,000	
Authorities fees	Excluded	\$580,000	\$720,000	\$1,080,000	\$1,160,000	
TRC Costs	Excluded	Excluded	Excluded	Excluded	Excluded	TRC, funded elsewhere
Professional Fees	Excluded	\$3,860,000	\$4,810,000	\$7,200,000	\$7,740,000	
Land	Excluded	Excluded	Excluded	Excluded	Excluded	TRC, funded elsewhere
Rental	Excluded	Excluded	Excluded	Excluded	Excluded	TRC, funded elsewhere
FFE, ICT etc.	Excluded	Excluded	Excluded	Excluded	Excluded	TRC, funded elsewhere
Relocations & Start-Up	Excluded	Excluded	Excluded	Excluded	Excluded	TRC, funded elsewhere
Contingency - Design	Excluded	\$1,930,000	\$2,410,000	\$3,600,000	\$3,870,000	
Contingency - Enabling works	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	
Contingency - Construction	Excluded	\$3,860,000	\$4,810,000	\$7,200,000	\$7,740,000	
Total	\$950,000	\$49,790,000	\$61,800,000	\$91,995,000	\$98,840,000	
GFA		9,880m2	9,880m2	9,880m2	9,880m2	
GFA Rate		\$5,039	\$6,255	\$9,311	\$10,004	
Estimate Base Date: 1 Jul 2023				Includes for 2,000m basement	Includes for 2,000m basement	
Program	Duration	Start	Complete			
EW - Soft-strip demolition	3 months	Jul-23	Sep-23			
Project Definition and Endorsement	2 months	Jul-23	Aug-23			
RFT + Appoint PDC and others						
Concept to DD	2 months	Sep-23	Oct-23			
Design Phase (CD, SD, part DD) (DA approval)	10 months	Nov-23	Aug-24			
RFT Main Works + Award	4 months	Sep-24	Dec-24			
Design finalisation and Delivery Phase - Option 2	16 months	Jan-25	Apr-26			
Design finalisation and Delivery Phase - Option 3	18 months	Jan-25	Jun-26			
Design finalisation and Delivery Phase - Option 4	18 months	Jan-25	Jun-26			
Design finalisation and Delivery Phase - Option 5	20 months	Jan-25	Aug-26			



Tamworth Regional Council

Ray Walsh House Redevelopment

RWH Option 3 Refurbishment Cost Plan R0

Cost Plan Summary



Client: Tamworth Regional Council Project: Ray Walsh House Redevelopment Date: 27-Jun-23
 Details: RWH Option 3 Refurbishment Cost Plan R0

Code	Description	Quantity	Unit	Rate	Total
	<u>CONSTRUCTION COSTS</u>				
	Ray Walsh House GFA (QS GFA)				
	GFA - New Build	41	m2		
	GFA - Refurbishment	9,840	m2		
	Total GFA	9,881	m2		
	Base Refurbishment				
	<u>Building Works</u>				
A	Functional Areas - New Build (Front Desk)	41	m2	7,317	300,000
B	Refurbishment of Amenities	230	m2	3,152	725,000
C	Functional Areas - Refurbishment	9,610	m2	1,519	14,600,000
	<u>Site & Project Specifics</u>				
D	Site Preparation	9,840	m2	150	1,476,000
E	Remediation Works	9,840	m2	310	3,048,000
F	Structural Steel Fire Rating	9,840	m2	153	1,510,000
G	NCC Upgrades (not allowed for elsewhere)	9,840	m2	100	985,000
H	Services Connections & Infrastructure	9,840	m2	306	3,008,000
I	Special Provisions	9,840	m2	61	600,000
	Net Construction Cost 1	9,881	m2	2,657	26,252,000
J	Preliminaries	16.5	%	of NCC	4,333,000
K	Design Finalisation + Risk	4.0	%	of NCC	1,050,000
L	Location Allowance	5.0	%	of all^	1,582,000
M	Overheads & Margin	5.0	%	of all^	1,661,000
N	Escalation (16 month Construction Contract)	10.7	%	of all^	3,732,000
	Gross Construction Cost 1	9,881	m2	3,907	38,610,000
	Refurbishment of Building Envelope & Street scape				
	<u>Building Works</u>				
A	Nil				
	<u>Site & Project Specifics</u>				
B	Structural Upgrade Works	1	Item	1,480,000	1,480,000
C	Replacement of glazed areas	1	Item	2,740,000	2,740,000
D	Replacement of other external areas (other than Glass)	1	Item	250,000	250,000
E	Replacement of balustrades	1	Item	380,000	380,000
F	New soffit linings	1	Item	250,000	250,000
G	Replacement of roof membranes & concrete repairs	1	Item	1,050,000	1,050,000
H	External Painting	1	Item	140,000	140,000
I	Landscaping / Pavements	1	Item	164,000	164,000
	Net Construction Cost 2	9,881	m2	653	6,454,000
J	Preliminaries	16.5	%	of NCC	1,064,000
K	Design Finalisation + Risk	4.0	%	of NCC	258,000
L	Location Allowance	5.0	%	of all^	389,000
M	Overheads & Margin	5.0	%	of all^	408,000
N	Escalation	10.7	%	of all^	917,000
	Gross Construction Cost 2	9,881	m2	960	9,490,000
	Total Gross Construction Cost 1+2	9,881	m2	4,868	48,100,000

Cost Plan Summary



Client: Tamworth Regional Council Project: Ray Walsh House Redevelopment Date: 27-Jun-23
 Details: RWH Option 3 Refurbishment Cost Plan R0

Code	Description	Quantity	Unit	Rate	Total
	<u>PROJECT COSTS</u>				
1	Enabling Works (EW) - Demolition Original Contract (OC), as advised by pwa 19-Jun-2023	9,840	m2	84	830,000
2	Authority Fees	1.5	%	of GCC	720,000
3	Tamworth Regional Council costs (not part of this budget)	1	Item	Excl	0
4	Professional Fees	10.0	%	of GCC	4,810,000
5	Site Acquisition	1	Item	Excl	0
6	FF&E and ICT (not part of this budget)	1	Item	Excl	0
7	Relocation & Start-Up (not part of this budget)	1	Item	Excl	0
	NET ESTIMATED TOTAL COST including Escalation, excluding Contingency, excluding GST	9,881	m2	5,512	54,460,000
8	Contingency - Design	5.0	%	of GCC	2,410,000
9	Contingency - Enabling works	15.0	%	of EW	120,000
10	Contingency - Construction	10.0	%	of GCC	4,810,000
	Total Contingency				7,340,000
	ESTIMATED TOTAL COST (ETC) including Escalation, but excluding GST	9,881	m2	6,254	61,800,000

Cost Plan Detail



Client: Tamworth Regional Council		Project: Ray Walsh House Redevelopment	Date: 27-Jun-23
Details: RWH Option 3 Refurbishment Cost Plan R0			

Code	Description	Quantity	Unit	Rate	Total
A	Functional Areas - New Build (Front Desk)				
A	Demolition of existing DDA Ramp	1	item	10,000	10,000
B	Substructure (Ground floor slab & edge beams)	42	m2	667	28,000
C	External wall/glazing (surface area)	123	m2	600	73,800
D	Roof	42	m2	914	38,400
E	Internal walls/screens	42	m2	400	16,800
F	Floor finishes	42	m2	285	11,970
G	Ceiling finishes	42	m2	140	5,880
H	Wall finishes	42	m2	240	10,080
I	Doors; incl. hardware	42	m2	140	5,880
J	Joinery & Fitments	42	m2	1,000	42,000
K	Hydraulic services	42	m2		
L	Mechanical services	42	m2	500	21,000
M	Fire protection	42	m2	150	6,300
N	Electrical (Light & power) services	42	m2	500	21,000
O	Communication services	42	m2	200	8,400
P	Sundry & Rounding	1	item	490	490
B	Refurbishment of Amenities				
	<u>Basement</u>				
A	Shower	5	m2	4,600	23,000
	<u>Ground Floor</u>				
B	Wet areas	45	m2	3,111	140,000
	<u>First Floor</u>				
C	Wet area	45	m2	3,111	140,000
	<u>Second Floor</u>				
D	Wet area	45	m2	3,111	140,000
	<u>Third Floor</u>				
E	Wet area	45	m2	3,111	140,000
	<u>Fourth Floor</u>				
F	Wet area	45	m2	3,111	140,000
	<u>Plant Room Level</u>				
G	Wet area	0	m2	0	0
	<u>Sundries</u>				
H	Sundries/rounding	1	Item	2,058.175	2,000
	Total				725,000

Cost Plan Detail



Project: Ray Walsh House Redevelopment		Date: 27-Jun-23	
Client: Tamworth Regional Council	Details: RWH Option 3 Refurbishment Cost Plan R0		

Code	Description	Quantity	Unit	Rate	Total
C	Functional Areas - Refurbishment				
A	Refurbishment of Amenities is included within a separate option, thus excluded from the Refurbishment scope below.	9,611	m2		
	<u>Basement</u>	<u>2,000</u>	m2		
B	Car parking	1,490	m2	456	680,000
C	Corridor	115	m2	529	60,785
D	Storage & Void	260	m2	970	252,200
E	Substation	76	m2	1,025	77,900
F	Stairs & lifts	49	m2	520	25,480
G	Air duct	10	m2	1,000	10,000
	<u>Ground Floor</u>	<u>1,959</u>	m2		
H	Air duct	7	m2	1,000	7,000
I	Community services area	757	m2	2,625	1,987,125
J	Corridor	324	m2	2,430	787,320
K	Council chambers function space	171	m2	4,500	769,465
L	Loading dock	70	m2	1,000	70,000
M	Plant services	351	m2	860	301,860
N	Pre-function	92	m2	3,632	334,144
O	Private meeting rooms	77	m2	3,200	246,400
P	Service zone (BOH)	75	m2	3,735	280,125
Q	Stairs & lifts	35	m2	520	18,200
	<u>First Floor</u>	<u>867</u>	m2		
R	Air duct	7	m2	1,000	7,000
S	Admin Office	588	m2	1,585	931,980
T	Kitchenette Breakout space	91	m2	2,975	270,725
U	Meeting rooms	86	m2	2,985	256,710
V	Meeting room Print area	51	m2	2,105	107,355
W	Quite room	9	m2	2,400	21,600
X	Stairs & Lifts	35	m2	520	18,200
	<u>Second Floor</u>	<u>1,163</u>	m2		
Y	Air duct	7	m2	1,000	7,000
Z	Admin Office	858	m2	1,585	1,359,930
AA	Kitchenette Breakout space	94	m2	2,975	279,650
AB	Meeting rooms	86	m2	2,985	256,710
AC	Meeting room Print area	51	m2	2,105	107,355
AD	Quite room	10	m2	2,400	24,000
AE	Stairs & Lifts	35	m2	520	18,200
AF	Touch down area	22	m2	1,440	31,680
	<u>Third Floor</u>	<u>1,164</u>	m2		
AG	Air duct	7	m2	1,000	7,000
AH	Admin Office	860	m2	1,585	1,363,100
AI	Kitchenette Breakout space	94	m2	2,975	279,650

Cost Plan Detail



Client: Tamworth Regional Council		Project: Ray Walsh House Redevelopment	Date: 27-Jun-23
		Details: RWH Option 3 Refurbishment Cost Plan R0	

Code	Description	Quantity	Unit	Rate	Total
AJ	Meeting rooms	86	m2	2,985	256,710
AK	Meeting room Print area	49	m2	2,105	103,145
AL	Quite room	10	m2	2,400	24,000
AM	Stairs & Lifts	36	m2	520	18,720
AN	Touch down area	22	m2	1,440	31,680
	<u>Fourth Floor</u>	<u>846</u>	m2		
AO	Air duct	7	m2	1,000	7,000
AP	Admin Office	630	m2	1,585	998,550
AQ	Kitchenette Breakout space	83	m2	2,975	246,925
AR	Meeting rooms	31	m2	2,985	92,535
AS	Meeting room Print area	49	m2	2,105	103,145
AT	Quite room	10	m2	2,400	24,000
AU	Stairs & Lifts	36	m2	520	18,720
	<u>Plant Room Level</u>	<u>1,240</u>	m2	850	1,054,000
	<u>Lift Motor Room Level</u>	<u>372</u>	m2	935	347,820
	<u>Sundries</u>				
AV	Sundries/rounding	1	Item	17,201	17,201
	Total				14,600,000

Cost Plan Detail



Project: Ray Walsh House Redevelopment
 Client: Tamworth Regional Council Details: RWH Option 3 Refurbishment Cost Plan R0 Date: 27-Jun-23

Code	Description	Quantity	Unit	Rate	Total
E	Remediation Works				
A	Include for removal of ceilings		Note		
B	Make good after hazmat removal to allowed for in fitout costs		Note		
C	refer Asbestos Register and Management Plan v5 28-Feb-2022. Asbestos Register Risk Action items A2, A3 & A4				
D	Ground Floor Storeroom Vermiculite on Structural Beams	1	item	0	Incl
E	Ground Floor Fire Panel Room Concrete Floor Rendered Brick Walls Metal and Concrete Ceiling Vermiculite Coates Structural Abrams	1	item	0	Excl
F	Ground Floor A/C Room Rendered Brick Walls Concrete Floor Metal and Concrete Ceiling Vermiculite Structural Covering Rubber Gaskets	1	item	0	Excl
G	Ground Floor Records Store Communication Box	1	item	3,000	3,000
H	Ground Floor AC Plant Room Metal Ceiling Concrete Floor Brick and Steel Walls Rubber Gaskets Metal Piping and Ducting Vermiculite Coating on Structural Beams SMF pipe insulation Steel electrical cabinet	1	item	38,000	38,000
I	Ground Floor AC Room Gasket	1	item	6,500	6,500
J	Ground Floor Electrical Room Rendered Brick Walls Concrete and Metal Ceiling Concrete Floor Vermiculite Coating on Structural Beam Steel Electrical Cabinets	1	item	0	0
K	Ground Floor Telecom Room Rendered Brick Walls Concrete and Metal Ceiling Synthetic Mineral Pipe Insulation Vermiculite Structural Coating	1	item	0	0
L	First Floor Corporate Services Carpet Tiles on Concrete Floor Plasterboard and Rendered Brick Walls Acoustic Ceiling Tiles	1	item	0	Excl
M	First Floor MSB	1	item	3,000	3,000
N	2nd Floor MSB Concrete Floor and Ceiling Rendered Brick Walls Electrical Backing Board	1	item	0	Excl
O	3rd Floor MSB Concrete Floor and Ceiling Rendered Brick Walls Electrical Backing Board	1	item	0	Excl
P	4th Floor Safe Steel Safe Possible Millboard Lining in Door	1	item	3,000	3,000
Q	4th Floor MSB Concrete Floor and Ceiling Rendered Brick Walls Electrical Backing Board	1	item	0	Excl
R	5th Floor Plant Room Metal Ceiling Concrete Floor Brick and Metal Walls Metal A/C Ducting Styrofoam Pipe Insulation Vermiculite Coating on Structural Beams	1	item	474,280	474,280
S	5th Floor Filter Room 1 Brick Walls Metal Ceiling Concrete Floor Vermiculite Coating on Structural Beams	1	item	0	Excl

Cost Plan Detail



Client: Tamworth Regional Council		Project: Ray Walsh House Redevelopment	Date: 27-Jun-23
Details: RWH Option 3 Refurbishment Cost Plan R0			

Code	Description	Quantity	Unit	Rate	Total
T	5th Floor Filter Room 2 Metal Walls Cool room Panel Walls Concrete Floor	1	item	0	Excl
U	5th Floor Filter Room 4 Synthetic Mineral Insulation Metal Ceiling Cool room Panel and Brick Walls Vermiculite Coating on Structural Beams	1	item	0	Excl
V	6th Floor Plant Room Lebah Brand Backing Board	1	item	3,000	3,000
W	4th Floor Mayoral Bathroom Plasterboard Walls with Textured Coating Laminate and Timber Cupboards Ceramic Tile Floor Plasterboard Ceiling	1	item	0	Excl.
X	Basement Car park Concrete Roof, Walls and Floor Fibre Cement Panels Along Northern Wall	1	Item	14,000	14,000
Y	Basement Store 2 Concrete Walls, Ceiling and Floor Fibre Cement Partition Wall Metal Ducting	1	Item	1,400	1,400
Z	Basement Store 3 Concrete Walls, Ceiling and Floor Fibre Cement Infill above doors	1	Item	350	350
AA	Ground Floor Ceiling Space Vermiculite Coating on Beams Metal Ceiling	1	item	365,648	365,648
AB	1st Floor Ceiling Space Vermiculite Structural Coating	1	item	359,722	359,722
AC	2nd Floor Ceiling Space Vermiculite Structural Coating	1	item	389,272	389,272
AD	3rd Floor Ceiling Space Vermiculite Structural Coating Metal Ceiling	1	item	530,324	530,324
AE	4th Floor Ceiling Space Vermiculite Structural Costing	1	item	627,642	627,642
AF	Exterior - West Aspect Fibre Cement Soffit on Ground and First Floor Pebble-Crete Columns, Soffit and Stairs Concrete Ramp Aluminium and Glass Windows	1	item	136,824	136,824
AG	Exterior - South Aspect Pebble-Crete Construction Fibre Cement Eave to First Floor Metal infill Panels	1	item	15,387	15,387
AH	Exterior - North-East Aspect Pebble-Crete Construction Fibre Cement Eave First Floor	1	item	34,187	34,187
AI	Exterior - South Aspect Pebble-Crete construction Fibre Cement Eave 1st Floor Glass and Aluminium Windows	1	item	0	Incl
AJ	Sundry and rounding	1	Item	42,464	42,464
	Total				3,048,000

Cost Plan Detail

Project: Ray Walsh House Redevelopment
 Client: Tamworth Regional Council Details: RWH Option 3 Refurbishment Cost Plan R0 Date: 27-Jun-23

Code	Description	Quantity	Unit	Rate	Total
F	Structural Steel Fire Rating				
	<u>Structural Steel fire rating</u>				
A	Allow for intumescent coating to below				
B	GF	930	m2	210	195,300
C	1st Fl	913	m2	210	191,730
D	2nd Fl	988	m2	210	207,480
E	3rd Fl	1,346	m2	210	282,660
F	4th Fl	1,593	m2	210	334,530
G	5th Fl	1,420	m2	210	298,200
H	Rounding	1	Item	100	100
	Total				1,510,000
G	NCC Upgrades (not allowed for elsewhere)				
A	WC DDA upgrade, refer Amenities Refurb	1	Item	Incl.	0
B	FRL achieved for vertical spandrel and the min 900mm	1	Item	250,000	250,000
C	Main switch room was not fire separation	1	Item	35,000	35,000
D	external wall, glazing and distance to fire source feature being the side boundaries; allow e/o to sprinkler system for drenchers	1	Item	50,000	50,000
E	Remove windows from Fire Rated isolated stairs	1	Item	25,000	25,000
F	Existing floor and wall penetrations are to be upgraded to the degree necessary to ensure the new works comply. BWIC	1	Item	Incl.	0
G	Fire isolated exist upgrades/compliance (including additional, widening, pressurisation)	1	Item	500,000	500,000
H	Upgrade balustrades, refer replacement of balustrades	1	Item	Incl.	0
I	The basement car park was noted to have in excess of 40 vehicles (approx. 49) and a sprinkler system was not installed. Refer basement refurb for sprinkler allowance	1	Item	Incl.	0
J	Lift from Basement car park	1	Item	Incl.	0
K	Access ramp	1	Item	75,000	75,000
L	Other sundry items	1	Item	50,000	50,000
	Total				985,000

Cost Plan Detail



Project: Ray Walsh House Redevelopment
 Client: Tamworth Regional Council Details: RWH Option 3 Refurbishment Cost Plan R0 Date: 27-Jun-23

Code	Description	Quantity	Unit	Rate	Total
H	Services Connections & Infrastructure				
	Services Disconnections and Removal				
A	Allow to isolate and make safe existing stormwater line	1	Item	15,000	15,000
B	Allow to isolate, make safe and remove redundant LV connection	1	Item	30,000	30,000
C	Allow to isolate, make safe and remove redundant water mains	1	Item	20,000	20,000
D	Removal of existing to be upgraded	9,840	m2	25	246,000
	Mechanical & Gas Infrastructure				
E	Mechanical services infrastructure	1	Item	650,000	650,000
F	Gas connection / infrastructure	1	Item	Excl.	0
	Electrical Services Infrastructure				
G	Electrical Infrastructure (metering, consumer mains, and main switchboards)	1	Item	200,000	200,000
H	Replace distribution Boards (1 per level)	1	Item		160,000
I	Additional Metering - ESD	1	Item	20,000	20,000
J	Solar PV - ESD 50kW	1	Item	85,000	85,000
K	Substation	1	Item	Excl.	0
L	Generators	1	Item	90,000	90,000
	External Lighting				
M	Building external lighting	1	Item	25,000	25,000
N	Lighting to awnings	1	Item	20,000	20,000
O	Landscape Areas	1	Item	15,000	15,000
P	Street lighting	1	Item	Excl.	0
	Communications & Security Services				
Q	Comms connection and lead-in	1	Item	20,000	20,000
R	Comms infrastructure	1	Item	85,000	85,000
S	Wireless network	1	Item	25,000	25,000
T	ICT infrastructure	1	Item	75,000	75,000
U	DAS / mobile distribution	1	Item	50,000	50,000
V	Security infrastructure	1	Item	45,000	45,000
	Fire Services				
W	Wet fire connection and lead-in	1	Item	20,000	20,000
X	Wet fire infrastructure - NCC upgrades	1	Item	100,000	100,000
Y	Dry fire infrastructure	1	Item	40,000	40,000
Z	Fire Test Water Holding Tank - ESD	1	Item	50,000	50,000
	Hydraulic & Stormwater				
AA	Water connection, meter, and lead-in	1	Item	25,000	25,000
AB	Elec hot water infrastructure - ESD	1	Item	50,000	50,000
AC	Sewer connection and lead-in	1	Item	20,000	20,000
AD	Sewer pumping	1	Item	30,000	30,000
AE	Grease Arrestor	1	Item	15,000	15,000
AF	Stormwater connection and lead-in	1	Item	20,000	20,000
AG	Stormwater detention and retention - ESD	1	Item	45,000	45,000
AH	Stormwater filtration - ESD	1	Item	90,000	90,000
AI	Stormwater pumping	1	Item	20,000	20,000
AJ	Irrigation infrastructure	1	Item	15,000	15,000
AK	Car Park and path stormwater; refer Car Parking				
	Transportation				

Cost Plan Detail



Project: Ray Walsh House Redevelopment
 Client: Tamworth Regional Council Details: RWH Option 3 Refurbishment Cost Plan R0 Date: 27-Jun-23

Code	Description	Quantity	Unit	Rate	Total
AL	Passenger public /disable lifts	1	Item	178,000	178,000
AM	Regenerative - ESD	1	Item	50,000	50,000
AN	Lift cart finishes	1	Item	50,000	50,000
AO	Inclinators	1	Item	Excl.	0
	BWIC & Design				
AP	Builder's Work in Connection with Services	1	Item	246,000	246,000
AQ	Subcontract Design Scope	1	Item	68,000	68,000
	Total				3,008,000
I	Special Provisions				
A	Way finding	1	Item	50,000	50,000
B	Council Signage	1	Item	25,000	25,000
C	Provisional allowance for protection existing cellular tower	1	Item	25,000	25,000
D	Other provisions to achieve 5 start ESD	9,840	m2	50	500,000
	Total				600,000
B	Structural Upgrade Works				
	<u>Structural steelworks</u>				
A	150x150x 10EA	23	t	14,500	331,470
B	150x150x 9 SHS	37	t	14,500	540,415
C	Allow for loosed and welded connection - 15%	9	t	14,500	130,783
D	Allowance for Onsite welding labour & consumables	408	hrs	150	61,200
E	Allow for intumescent coating to above	1,170	m2	210	245,786
	Concrete Encasing				
F	Allow for breaking into concrete encasing and subsequent reinstatement	1	Item	161,200	161,200
G	Sundries/rounding	1	Item	9,146	9,146
	Total				1,480,000
C	Replacement of glazed areas				
A	Replacement of Fixed Glazing	2,126	m2	1,100	2,338,600
B	Replacement of Fixed Glazed sliding door	29	m2	1,100	31,900
C	sundries/rounding	1	item	32,000	32,000
D	Allowance for scaffold	2,250	m2	150	337,500
	Total				2,740,000

Cost Plan Detail

Project: Ray Walsh House Redevelopment
 Client: Tamworth Regional Council Details: RWH Option 3 Refurbishment Cost Plan R0 Date: 27-Jun-23

Code	Description	Quantity	Unit	Rate	Total
D	Replacement of other external areas (other than Glass)				
A	Replacement of External Roller shutter door (approx. 7.0m x 3.0m)	1	item	17,850	17,850
B	Replacement of Fire door	3	item	2,500	7,500
C	Replacement of Roller door (approx. 3.0x2.0m)	1	item	5,100	5,100
D	Replacement of external Glass doors	8	item	5,000	40,000
E	Making good Stairs (South)	1	item	15,000	15,000
F	Making good DDA Ramp (north near main entrance)	1	item	50,000	50,000
G	Making good Steps (north near main entrance)	1	item	25,000	25,000
H	Making good Vehicular access Ramp (South)	1	item	10,000	12,300
I	Replacement of Basement Motorised sliding gate (approx 6.5 x 3.0m)	2	item	25,075	50,150
J	Making good of entrance area (may be paving)	34	m2	500	17,000
K	Sundries/rounding	1	Item	10,100	10,100
	Total				250,000
E	Replacement of balustrades				
A	Replacement of glass Balustrade	226	m	1,400	316,400
B	Replacement of Metal railing	56	m	350	19,600
C	Removal & disposal of existing including making good fixings	282	m	100	28,200
D	Allowance for temporary safety access system	1	item	10,000	10,000
E	Sundries & Rounding	1	item	5,800	5,800
	Total				380,000
F	New soffit linings				
A	Existing soffit linings to be removed as part of remediation works	Note			
B	New soffit linings Ground floor	884	m2	250	221,000
C	New soffit linings First floor	106	m2	250	26,500
D	sundries/rounding	1	Item	2,500	2,500
	Total				250,000

Cost Plan Detail

Project: Ray Walsh House Redevelopment		Date: 27-Jun-23	
Client: Tamworth Regional Council		Details: RWH Option 3 Refurbishment Cost Plan R0	

Code	Description	Quantity	Unit	Rate	Total
G	Replacement of roof membranes & concrete repairs				
A	Ground floor fibre cement soffit lining	884	m2	Incl	0
B	First floor balcony	884	m2	250	221,000
C	First floor Fibre cement soffit lining	106	m2	Incl	0
D	Second floor balcony area	106	m2	250	26,500
E	Third floor balcony area	304	m2	250	76,000
F	Fourth floor balcony area	274	m2	250	68,500
G	Fourth floor Roof (service walk area)	67	m2	250	16,750
H	Fourth floor Roof	304	m2	250	76,000
I	Plant floor balcony area	868	m2	250	217,000
J	LMR roof area	372	m2	100	37,200
K	Concrete cancer works 20% of roof areas (as per Northrop consulting engineers and PWA correspondence 20th Jun 2023)	248	m2	1,250	310,000
L	sundries/rounding	1	Item	1,050	1,050
	Total				1,050,000
H	External Painting				
A	External concrete wall surface	1,894	m2	30	56,820
B	External Brick wall surface	67	m2	30	2,010
C	External precast surface (wall & soffit)	1,526	m2	30	45,780
D	External Pebble create columns	63	m2	30	1,890
E	Allowance for swinning stage / bom lifts etc	1	item	30,000	30,000
F	Sundries/rounding	1	Item	3,500	3,500
	Total				140,000
I	Landscaping / Pavements				
A	Ground floor Landscaping(North Planter box)	20	m2	250	5,000
B	Ground floor Landscaping(South Planter box)	42	m2	250	10,500
C	Ground floor Landscaping(South softscaping)	46	m2	250	11,500
D	Ground floor Paving area	241	m2	400	96,400
E	Feature	1	Item	40,000	40,000
F	Sundries/rounding	1	Item	600	600
	Total				164,000



Tamworth Regional Council

Ray Walsh House Redevelopment

RWH Option 4 New Build Cost Plan R1

Cost Plan Summary



Client: Tamworth Regional Council		Project: Ray Walsh House Redevelopment	Date: 29-Jun-23
Details: RWH Option 4 New Build Cost Plan R1			

Code	Description	Quantity	Unit	Rate	Total
<u>CONSTRUCTION COSTS</u>					
<u>Building Works</u>					
A	New Build - Basement	2,000	m2	1,100	2,200,000
B	New Build - Other Levels	7,880	m2	3,476	27,390,000
		9,880	m2		29,590,000
<u>Site & Project Specifics</u>					
C	Remediation	1	Item		3,050,000
D	Demolition of RWH (soft strip out completed prior)	9,840	m2	200	1,970,000
E	Basement Shoring and partial excavation	1	Item	1,070,000	1,070,000
F	Foundations	2,000	m2	310	620,000
G	Lift Pits	2	No	20,000	40,000
H	Site Works	1	Item	1,000,000	1,000,000
I	Services Connections & Infrastructure	9,880	m2	363	3,590,000
J	Relocation of Optus + Telstra cell tower on roof RWH. To be confirmed with Optus and Telstra (i.e. relocation, lease requirements, etc)	1	Item		1,500,000
K	Facade uplift	1	Item	1,625,000	1,625,000
L	ESD uplift from 5 star to 6 star	1	Item		5,700,000
	Net Construction Cost	9,880	m2	5,036	49,755,000
M	Preliminaries	14.5	%	of NCC	7,210,000
N	Design Finalisation	4.0	%	of NCC	1,990,000
O	Location Allowance	5.0	%	of all^	2,950,000
P	Overheads & Margin	5.0	%	of all^	3,100,000
Q	Escalation (18 month Construction Contract)	10.7	%	of all^	6,960,000
	Total Prelims & Margin	9,880	m2	2,248	22,210,000
	Total Gross Construction Cost	9,880	m2	7,284	71,965,000
<u>PROJECT COSTS</u>					
1	Enabling Works (EW) - Demolition Original Contract (OC), as advised by pwa 19-Jun-2023	9,840	m2	84	830,000
2	Authority Fees	1.5	%	of GCC	1,080,000
3	Tamworth Regional Council costs (not part of this budget)	1	Item	Excl	0
4	Professional Fees	10.0	%	of GCC	7,200,000
5	Site Acquisition	1	Item	Excl	0
6	FF&E and ICT (not part of this budget)	1	Item	Excl	0
7	Relocation & Start-Up (not part of this budget)	1	Item	Excl	0
	NET ESTIMATED TOTAL COST including Escalation, excluding Contingency, excluding GST	9,880	m2	8,206	81,075,000
8	Contingency - Design	5.0	%	of GCC	3,600,000
9	Contingency - Enabling works	15.0	%	of EW	120,000
10	Contingency - Construction	10.0	%	of GCC	7,200,000
	Total Contingency				10,920,000
	ESTIMATED TOTAL COST (ETC) including Escalation, but excluding GST	9,880	m2	9,311	91,995,000

Cost Plan Detail



Project: Ray Walsh House Redevelopment
 Client: Tamworth Regional Council Details: RWH Option 4 New Build Cost Plan R1 Date: 29-Jun-23

Code	Description	Quantity	Unit	Rate	Total
I	Services Connections & Infrastructure				
	Services Disconnections and Removal				
A	Allow to isolate and make safe existing stormwater line	1	Item	15,000	15,000
B	Allow to isolate, make safe and remove redundant LV connection	1	Item	30,000	30,000
C	Allow to isolate, make safe and remove redundant water mains	1	Item	20,000	20,000
D	Removal of existing to be upgraded	9,840	m2	25	246,000
	Mechanical & Gas Infrastructure				
E	Mechanical services infrastructure	1	Item	650,000	650,000
F	Gas connection / infrastructure	1	Item	Excl.	0
	Electrical Services Infrastructure				
G	Electrical Infrastructure (metering, consumer mains, and main switchboards)	1	Item	200,000	200,000
H	Replace distribution Boards (1 per level)	1	Item		160,000
I	Additional Metering - ESD	1	Item	20,000	20,000
J	Solar PV - ESD 50kW	1	Item	85,000	85,000
K	Substation	1	Item	350,000	350,000
L	Generators	1	Item	90,000	90,000
	External Lighting				
M	Building external lighting	1	Item	25,000	25,000
N	Lighting to awnings	1	Item	20,000	20,000
O	Landscape Areas	1	Item	15,000	15,000
P	Street lighting	1	Item	Excl.	0
	Communications & Security Services				
Q	Comms connection and lead-in	1	Item	20,000	20,000
R	Comms infrastructure	1	Item	85,000	85,000
S	Wireless network	1	Item	25,000	25,000
T	ICT infrastructure	1	Item	75,000	75,000
U	DAS / mobile distribution	1	Item	50,000	50,000
V	Security infrastructure	1	Item	45,000	45,000
	Fire Services				
W	Wet fire connection and lead-in	1	Item	20,000	20,000
X	Wet fire infrastructure - NCC upgrades	1	Item	100,000	100,000
Y	Dry fire infrastructure	1	Item	40,000	40,000
Z	Fire Test Water Holding Tank - ESD	1	Item	50,000	50,000
	Hydraulic & Stormwater				
AA	Water connection, meter, and lead-in	1	Item	25,000	25,000
AB	Elec hot water infrastructure - ESD	1	Item	50,000	50,000
AC	Sewer connection and lead-in	1	Item	20,000	20,000
AD	Sewer pumping	1	Item	30,000	30,000
AE	Grease Arrestor	1	Item	15,000	15,000
AF	Stormwater connection and lead-in	1	Item	20,000	20,000
AG	Stormwater detention and retention - ESD	1	Item	45,000	45,000
AH	Stormwater filtration - ESD	1	Item	90,000	90,000
AI	Stormwater pumping	1	Item	20,000	20,000
AJ	Irrigation infrastructure	1	Item	15,000	15,000
AK	Car Park and path stormwater; refer Car Parking				
	Transportation				

Cost Plan Detail



Client: Tamworth Regional Council		Project: Ray Walsh House Redevelopment	Date: 29-Jun-23
		Details: RWH Option 4 New Build Cost Plan R1	

Code	Description	Quantity	Unit	Rate	Total
AL	Passenger public /disable lifts	2	No	200,000	400,000
AM	Regenerative - ESD	1	Item	50,000	50,000
AN	Lift cart finishes	2	No	25,000	50,000
AO	Inclinators	1	Item	Excl.	0
	BWIC & Design				
AP	Builder's Work in Connection with Services	1	Item	242,000	242,000
AQ	Subcontract Design Scope	1	Item	82,000	82,000
	Total Services Connections & Infrastructure				3,590,000
L	ESD uplift from 5 star to 6 star				
A	Concrete frame uplift to Mass Timber	1	Item		1,100,000
B	Upgrade part of facade to Dynamic Glazing	1	Item		3,450,000
C	Additional Solar Panels	1	Item	150,000	150,000
D	Other building services items	1	Item	750,000	750,000
E	Certification	1	Item	250,000	250,000
	Total				5,700,000



Tamworth Regional Council

Ray Walsh House Redevelopment

RWH Option 5 New Build Site TBC Cost Plan R1

Cost Plan Summary



Project: Ray Walsh House Redevelopment		Date: 29-Jun-23	
Client: Tamworth Regional Council	Details: RWH Option 5 New Build Site TBC Cost Plan R1		

Code	Description	Quantity	Unit	Rate	Total
<u>CONSTRUCTION COSTS</u>					
<u>Building Works</u>					
A	New Build - Basement	2,000	m2	1,100	2,200,000
B	New Build - Other Levels	7,880	m2	3,476	27,390,000
		9,880	m2		29,590,000
<u>Site & Project Specifics</u>					
C	Remediation (allowance)	1	Item		3,050,000
D	Demolition existing structures (allowance)	1	Item		2,460,000
E	Basement excavation and shoring	1	Item	4,325,000	4,325,000
F	Foundations	2,000	m2	310	620,000
G	Lift Pits	2	No	20,000	40,000
H	Site Works	1	Item	1,000,000	1,000,000
I	Services Connections & Infrastructure	9,880	m2	363	3,590,000
J	Relocation of Optus + Telstra cell tower on roof RWH. To be confirmed with Optus and Telstra (i.e. relocation, lease requirements, etc)	1	Item		1,500,000
K	Facade uplift	1	Item	1,625,000	1,625,000
L	ESD uplift from 5 star to 6 star	1	Item		5,700,000
	Net Construction Cost	9,880	m2	5,415	53,500,000
M	Preliminaries	14.5	%	of NCC	7,760,000
N	Design Finalisation	4.0	%	of NCC	2,140,000
O	Location Allowance	5.0	%	of all^	3,170,000
P	Overheads & Margin	5.0	%	of all^	3,330,000
Q	Escalation (20 month Construction Contract)	10.7	%	of all^	7,480,000
	Total Prelims & Margin	9,880	m2	2,417	23,880,000
	Total Gross Construction Cost	9,880	m2	7,832	77,380,000
<u>PROJECT COSTS</u>					
1	Enabling Works (EW) - Demolition Original Contract (OC), as advised by pwa 19-Jun-2023	9,840	m2	84	830,000
2	Authority Fees	1.5	%	of GCC	1,160,000
3	Tamworth Regional Council costs (not part of this budget)	1	Item	Excl	0
4	Professional Fees	10.0	%	of GCC	7,740,000
5	Site Acquisition	1	Item	Excl	0
6	FF&E and ICT (not part of this budget)	1	Item	Excl	0
7	Relocation & Start-Up (not part of this budget)	1	Item	Excl	0
	NET ESTIMATED TOTAL COST including Escalation, excluding Contingency, excluding GST	9,880	m2	8,817	87,110,000
8	Contingency - Design	5.0	%	of GCC	3,870,000
9	Contingency - Enabling works	15.0	%	of EW	120,000
10	Contingency - Construction	10.0	%	of GCC	7,740,000
	Total Contingency				11,730,000
	ESTIMATED TOTAL COST (ETC) including Escalation, but excluding GST	9,880	m2	10,004	98,840,000

Cost Plan Detail



Project: Ray Walsh House Redevelopment
 Client: Tamworth Regional Council Details: RWH Option 5 New Build Site TBC Cost Plan R1 Date: 29-Jun-23

Code	Description	Quantity	Unit	Rate	Total
I	Services Connections & Infrastructure				
	Services Disconnections and Removal				
A	Allow to isolate and make safe existing stormwater line	1	Item	15,000	15,000
B	Allow to isolate, make safe and remove redundant LV connection	1	Item	30,000	30,000
C	Allow to isolate, make safe and remove redundant water mains	1	Item	20,000	20,000
D	Removal of existing to be upgraded	9,840	m2	25	246,000
	Mechanical & Gas Infrastructure				
E	Mechanical services infrastructure	1	Item	650,000	650,000
F	Gas connection / infrastructure	1	Item	Excl.	0
	Electrical Services Infrastructure				
G	Electrical Infrastructure (metering, consumer mains, and main switchboards)	1	Item	200,000	200,000
H	Replace distribution Boards (1 per level)	1	Item		160,000
I	Additional Metering - ESD	1	Item	20,000	20,000
J	Solar PV - ESD 50kW	1	Item	85,000	85,000
K	Substation	1	Item	350,000	350,000
L	Generators	1	Item	90,000	90,000
	External Lighting				
M	Building external lighting	1	Item	25,000	25,000
N	Lighting to awnings	1	Item	20,000	20,000
O	Landscape Areas	1	Item	15,000	15,000
P	Street lighting	1	Item	Excl.	0
	Communications & Security Services				
Q	Comms connection and lead-in	1	Item	20,000	20,000
R	Comms infrastructure	1	Item	85,000	85,000
S	Wireless network	1	Item	25,000	25,000
T	ICT infrastructure	1	Item	75,000	75,000
U	DAS / mobile distribution	1	Item	50,000	50,000
V	Security infrastructure	1	Item	45,000	45,000
	Fire Services				
W	Wet fire connection and lead-in	1	Item	20,000	20,000
X	Wet fire infrastructure - NCC upgrades	1	Item	100,000	100,000
Y	Dry fire infrastructure	1	Item	40,000	40,000
Z	Fire Test Water Holding Tank - ESD	1	Item	50,000	50,000
	Hydraulic & Stormwater				
AA	Water connection, meter, and lead-in	1	Item	25,000	25,000
AB	Elec hot water infrastructure - ESD	1	Item	50,000	50,000
AC	Sewer connection and lead-in	1	Item	20,000	20,000
AD	Sewer pumping	1	Item	30,000	30,000
AE	Grease Arrestor	1	Item	15,000	15,000
AF	Stormwater connection and lead-in	1	Item	20,000	20,000
AG	Stormwater detention and retention - ESD	1	Item	45,000	45,000
AH	Stormwater filtration - ESD	1	Item	90,000	90,000
AI	Stormwater pumping	1	Item	20,000	20,000
AJ	Irrigation infrastructure	1	Item	15,000	15,000
AK	Car Park and path stormwater; refer Car Parking				
	Transportation				

Cost Plan Detail



Project: Ray Walsh House Redevelopment	
Client: Tamworth Regional Council	Details: RWH Option 5 New Build Site TBC Cost Plan R1 Date: 29-Jun-23

Code	Description	Quantity	Unit	Rate	Total
AL	Passenger public /disable lifts	2	No	200,000	400,000
AM	Regenerative - ESD	1	Item	50,000	50,000
AN	Lift cart finishes	2	No	25,000	50,000
AO	Inclinators	1	Item	Excl.	0
	BWIC & Design				
AP	Builder's Work in Connection with Services	1	Item	242,000	242,000
AQ	Subcontract Design Scope	1	Item	82,000	82,000
	Total Services Connections & Infrastructure				3,590,000
L	ESD uplift from 5 star to 6 star				
A	Concrete frame uplift to Mass Timber	1	Item		1,100,000
B	Upgrade part of facade to Dynamic Glazing	1	Item		3,450,000
C	Additional Solar Panels	1	Item	150,000	150,000
D	Other building services items	1	Item	750,000	750,000
E	Certification	1	Item	250,000	250,000
	Total				5,700,000



COST ADVISORS TO THE BUILDING SECTOR

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