

Costings estimate

Estimate no.	Project name
T218	M1 Connect - 120 Siganto Drive, Helensvale
Date of estimate:	Dates of project
16/02/2024	Start date: 1/11/2023
	End date: 1/11/2024
Estimate prepared by	Client name
Tyanna Childs	Alder Developments

Site m²	4,180m²
Building m²	5,403m²

Sitework and building sub total			\$10,033,273.20
General conditions (6.66%)			\$690,000.00
Insurance 0.2% contract Value			\$20,642.00
Fees			\$2,173,742.30
Estimate total			\$12,917,657.50

Sitework	Notes	Labour cost	Materials cost	Total cost	Cost m²
Surveying	Field Surveyor - \$155p/h. Office Cals & drafting - \$120p/h. Travel - \$70p/h.			\$47,500.00	\$8.79
Demolition	Minor demolition works	N/A	N/A	\$9,100.00	\$1.68
Erosion control	No excavation works required. The entirety of the new building works is over an existing, previously completed podium slab.	N/A	N/A	\$0.00	
Water and sewer	Hydraulics works package - Inc: sewer connect & CC, Water tanks, mains connections, sanitary fixtures, gas services	N/A	N/A	\$527,500.00	\$97.63
Storm water	N/A - Included in Sewer and water Hyraulics package	N/A	N/A	\$0.00	
Concrete paving	Asphalt paving & Linema package	N/A	N/A	\$151,040.00	\$27.95
Landscaping	Soft & hard landscaping, Including fencing - Supply and install			\$125,667.00	\$23.26
Irrigation	Automatic connected to pump or RPZ valve (Alders). Drip line / pop ups.			\$9,320.00	\$1.72
Retaining walls	Not Applicable - existing, previously completed podium slab.	N/A	N/A	\$0.00	
Site furnishing				\$33,599.00	\$6.22
Scaffolding	Scaffold & Protection package - including loading docks	N/A	N/A	\$282,000.00	\$52.19
Site facilities rental	Temp site services, Tools, signs, consumables, traffic control	N/A	N/A	\$98,200.00	\$17.18
Equipment rental	Cranage, Hoist & EWP/scissor lift, concrete mower, forklift, pressure washer	N/A	N/A	\$284,200.00	\$52.60
Site security	12 month hire - 175.00 per week.	\$755.00	\$9,100.00	\$9,855.00	\$1.82
Waste disposal	Multiple skip bin change overs. Price includes waste levy, waste disposal fees			\$33,224.00	\$6.15
Temporary fencing	12 month contract. Temp fencing and 3x access gates. 1.8m High.	\$680.00	\$3,800.00	\$4,480.00	\$0.83
Final clean-up				\$9,800.00	\$1.81
Total site costs				\$1,625,485.00	

Building	Notes	Labour cost	Materials cost	Total cost	Cost m²
Concrete	Concrete package - Supply, pumping, testing, cutting, structural & foundation works	N/A	N/A	\$1,752,200.00	\$324.30
Reinforcement	As per contractor quote - supply and install			\$234,000.00	\$43.31
Structural metals	Metal works package as per quote from contractor. Supply and install	N/A	N/A	\$536,000.00	\$99.20
Insulation				\$36,245.20	\$6.20
Waterproofing	Waterproofing package including supply and install	N/A	N/A	\$92,000.00	\$17.03
Roofing & Cladding	Roofing & Claddings works package as per contract, Including roof access and plant deck	N/A	N/A	\$280,726.00	\$51.96
Carpentry	Fitout carpentry package - Including Skirting, architrave, lockers & Mirrors	N/A	N/A	\$48,943.00	\$9.06
Sealants and caulking		N/A	N/A	\$38,520.00	\$7.13
Doors and hardware	Doors & Frames package PLUS doors and window hardware package	N/A	N/A	\$54,202.00	\$10.03
Windows	Aluminium glazing works package as per contract	N/A	N/A	\$764,000.00	\$141.40
Flooring	Floor sealing,tactiles and carpet flooring package including supply and install	N/A	N/A	\$168,000.00	\$31.09
Tiles		\$144,896.00	\$90,000.00	\$234,896.00	\$43.48
Wet area extras	Supply & Install - Toilet & Shower partitions	N/A	N/A	\$70,000.00	\$12.96
Plumbing	Supply and Install plumbing package as per contractor quote	N/A	N/A	\$320,000.00	\$59.23
Electrical	Electrical and data package - supply and install	N/A	N/A	\$885,000.00	\$163.80
Ceiling & Partitions	As per quote - supply and install	N/A	N/A	\$1,031,200.00	\$190.86
Painting	Paint package as per contractor quote - supply and install	N/A	N/A	\$223,348.00	\$41.34
HVAC	Mechanical package as per quote including supply and install	N/A	N/A	\$1,027,000.00	\$190.08
Fire	Fire services, including wet and dry + Fire extinguishers - Supply & Install	N/A	N/A	\$272,000.00	\$50.34
Lifts	Lift system - supply and install 2 x lifts	N/A	N/A	\$198,000.00	\$36.65
Project specialties	External Pylon signage + Digital display board + Shade sails + Feature lights in foyer			\$123,380.00	\$22.84
Final cleanup				\$18,128.00	\$3.36
Total building costs				\$8,407,788.20	