



Project Services
Queensland Government
Department of Public Works

Quantity Surveying

PROJECT ESTIMATE

TO: Project Manager
ATTENTION: Terry Carter

FROM: Nathan Lehman
Health, Law & Order

PHONE: [REDACTED]

PROJECT : Redland Hospital
15 Bed Adolescent Mental Health Unit
Queensland Health

WIC No. : 31684
PROJECT No. : 51426

PROCUREMENT : Traditional

RE: Schematic Design Estimate

Please find attached the Schematic Design Estimate for the above project.

Summary of Estimate Costs & Areas

GROSS PROJECT COST (Excl GST)	\$	18,891,443	Fully Enclosed Covered Area (F.E.C.A)	2,876 m2
PROJECT BUDGET		N/A	Unenclosed Covered Area (U.C.A)	509 m2
VARIANCE		N/A	GROSS FLOOR AREA (G.F.A)	3,385 m2

The following inclusions apply to the estimate:

- A contingency of 5% has been allowed for Type 1 variations.
- Qhealth costs includes Koala off-set levy (\$60,000 excluding GST).

The following exclusions apply to the estimate:

- No allowance has been made for Type 2 (change of scope) variations.

PROJECT QUANTITY SURVEYOR
Health, Law & Order

9/5/11

CHIEF QUANTITY SURVEYOR
Health, Law & Order

• cost planning

• estimating

• contract cost management

• bills of quantities

• tender assessment

• cost auditing

• life cycle cost management



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Schematic Design Estimate

\$

Building Cost	9,882,500
Production Kitchen	355,000
Siteworks	2,005,000
External Services	1,715,000
PROJECT COST - ESTIMATE DATE	13,957,500
Escalation (Tender - December 2011)	415,000
PROJECT COST - TENDER DATE	14,372,500
Construction Contingency Allowance (5%)	718,600
PROJECT COST - COMPLETION	15,091,100
Statutory Charges	102,215
WH&S / PLSL	101,300
Local Authority & Supply Charges	170,000
Geotechnical & Contour survey fees	69,750
Temporary Accommodation & Relocation Costs	NIL
Other Costs and Fees	NIL
PROJECT COST - SITE	15,534,365
Professional Fees	2,172,078
Client and Other Costs	1,165,000
Artwork	20,000
GROSS PROJECT COST (Excluding GST)	18,891,443
GST Allowance	1,889,144
GROSS PROJECT COST (Including GST)	20,780,587

FECA 2,876 m2

UCA 509 m2

GFA 3,385 m2

Category 2 Estimate - Low-Medium Confidence Level

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9 | 5 | 2011