

Council

MOUNT BARKER STATE EMERGENCY SERVICE –  
SELF SUPPORTING LOAD

Mt Barker SES Funding Estimate  
SES Funding Breakdown Spreadsheet  
SES Building Plans 2026/2027 LGGS

Meeting Date: 26 May 2026

Number of Pages: 27



QUANTITY SURVEYORS

25115192.002

HW & Associates  
ABN 62 650 513 410  
Unit 5  
43 Kirwan Street  
FLOREAT WA 6014  
Ph: (08) 9321 0102

18 December 2025

Roberts Gardiner Architects  
1<sup>st</sup> Floor,  
69 Lockyer Avenue,  
Albany WA 6330

**Attention: Michael Roberts**

Dear Michael,

**SHIRE OF PLANTAGENET – NEW SES SHED TRAINING FACILITY  
SCHEMATIC DESIGN ESTIMATE**

We have reviewed the drawing and scope for the proposed new SES shed training facility. We attach a copy of our detailed estimate as summarised below:

**SES Shed**

Building Works	1,234,000
Siteworks & Services	<u>1,054,000</u>
	\$2,288,000
Locality Allowance for Mount Barker 30%	<u>687,000</u>
	<b>\$2,975,000</b>
Design Contingency 10%	298,000
Construction Contingency 10%	298,000
Headworks – See Builders Scope	-
Authority Costs	20,000
Loose Furniture & Equipment – Provisional	25,000
AV & Comms Equipment – Provisional	20,000
Client Relocation & Disbursements – Excluded	-
Professional Fees & Disbursements 10%	364,000
External Project Management Fees – Excluded	-
Client Costs – Excluded	-
Escalation for 12 Months, 5%	<u>200,000</u>
<b>Total, excluding GST</b>	<b>\$4,200,000</b>

We note the following qualifications:

**Building Works**

- All walls have been included as framed, no allowance for masonry.
- Mezzanine floors have been excluded.
- Colobond ultra finish to roofing has been excluded.
- Access control hardware has been excluded, as advised.

- Wall tiling has been allowed to shower areas only – Splashbacks and skirtings elsewhere, as advised.
- Appliance bay to have concrete seal only – No allowance for heavy duty epoxy flooring, as advised.
- CCTV systems have been excluded, as advised.
- Mechanical ventilation to the Appliance Bay & Stores has been excluded.
- Retaining works, fencing & gates have been excluded, as advised.
- Covered links, external sheds, bin stores, etc. have been excluded.
- Hardscape including seating, street furniture, etc. have been excluded.
- Sewer drainage to be via ATU system, as advised – Deep sewer connection to be future works.
- Allowance for sewer pump station has been excluded.
- Rainwater tanks have been excluded, as advised – To be future works.
- Electrical & hydraulic headworks provisions have been included, where applicable.
- Fire tanks, pumps boosters, etc. have been excluded – Connection to street water service and hydrant only.
- A locality allowance of 30% has been included for Mount Barker.

#### **Project Costs**

- Design & construction contingencies have been included at 10% each.
- A provisional allowance of \$25,000 has been included for loose furniture & equipment.
- A provisional allowance of \$20,000 has been included for AV equipment. Specialist DFES/SES communications equipment is excluded.
- Professional fees and disbursements have been included at 10% - Subject to confirmation.
- External project management fees & client costs have been excluded.
- Escalation has been included 12 months at 5%, based upon current AIQS forecast indices.
- GST has been excluded.

Whilst every effort has been made to produce an estimate that reflects fair and current market pricing, the industry is currently highly volatile. Shortages of tradesman and materials, particularly in the regional sector, are creating significant fluctuations and may impact subcontractor pricing.

We trust this meets with your current needs.

Yours faithfully,



**Liam Tomlin**



# Trade Summary

**Job Name :** FUNDING ESTIMATE1

**Job Description**

**Client's Name:** Roberts Gardiner Architects

Proposed SES Shed - Two Bay  
Mount Barker  
Shire of Plantagenet

Elem. Code	Elemental Description	% B.C.	Cost/m2	Elem. Qty	Elem. Unit	Elem. Rate	Sub Total	Mark Up %	Elemental Total
SB	Substructure	3.97	210.59				72,655		72,655
CL	Columns	2.41	128.20				44,230		44,230
UF	Upper Floors								
SC	Staircases								
RF	Roof	10.93	580.28				200,195		200,195
EW	External Walls	7.81	414.78				143,100		143,100
WW	Windows	0.74	39.13				13,500		13,500
ED	External Doors	2.59	137.68				47,500		47,500
NW	Internal Walls	3.57	189.78				65,475		65,475
NS	Internal Screens								
ND	Internal Doors	3.47	184.20				63,550		63,550
WF	Wall Finishes	1.41	74.81				25,810		25,810
FF	Floor Finishes	2.26	119.81				41,335		41,335
CF	Ceiling Finishes	2.46	130.51				45,025		45,025
FT	Fitments	3.28	173.91				60,000		60,000
SE	Special Equipment	0.27	14.49				5,000		5,000
SF	Sanitary Fixtures	3.90	207.25				71,500		71,500
VE	Ventilation								
AC	Air Conditioning	4.50	239.13				82,500		82,500
FP	Fire Protection	0.16	8.70				3,000		3,000
LP	Electric Light and Power	4.80	255.07				88,000		88,000
PR	Preliminaries	8.82	468.48				161,625		161,625
	Subtotal								<u>1,234,000</u>
XP	Site Preparation	6.49	344.35				118,800		118,800
XR	Roads, Footpaths, Paved Areas	14.39	763.88				263,540		263,540
XN	Boundary Walls, Fencing, Gates								
XB	Outbuildings and Covered Ways								
XL	Landscaping and Improvements	2.73	144.93				50,000		50,000
XK	External Stormwater Drainage	4.23	224.64				77,500		77,500
XD	External Sewer Drainage	4.80	255.07				88,000		88,000
XW	External Water Supply		111.59				38,500		38,500
XG	External Gas								
XF	External Fire Protection		143.48				49,500		49,500
XE	External Electrics		669.57				231,000		231,000

# Trade Summary

<b>Job Name :</b> <u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b> <u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Elem. Code	Elemental Description	% B.C.	Cost/m2	Elem. Qty	Elem. Unit	Elem. Rate	Sub Total	Mark Up %	Elemental Total
PR	Preliminaries		397.57				137,160		137,160
	Subtotal								<u>1,054,000</u>
	TOTAL - Perth Based								<u>2,288,000</u>
	Locality Allowance		1,991.30				687,000		687,000
	TOTAL								<u>2,975,000</u>
	Design Contingency		863.77				298,000		298,000
	Construction Contingency		863.77				298,000		298,000
	Headworks								
	Authority Costs		57.97				20,000		20,000
	Loose Furniture & Equipment		72.46				25,000		25,000
	AV & Comms Equipment		57.97				20,000		20,000
	Client Costs & Relocation								
	Professional Fees		1,055.07				364,000		364,000
	Mangement Fees								
	Client Costs								
	Escalation		579.71				200,000		200,000
	GST								
	Subtotal								<u>1,225,000</u>
	TOTAL								<u>4,200,000</u>
<b>GFA: 345 m2.</b>		<b>100.00</b>	<b>12,173.91</b>				<b>4,200,000</b>		<b>4,200,000</b>

**Final Total : \$ 4,200,000**

# TRADE BREAKUP

<b>Job Name :</b> <u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b> <u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>1 Substructure</b>							
<b><u>Ground Slabs</u></b>							
1	Reinforced concrete ground slab including thickenings, DPM, termite treatment, etc.		162.00	m2	165.00		26,730.00
2	Reinforced concrete ground slab including thickenings, DPM, termite treatment, etc. - Appliance		151.00	m2	175.00		26,425.00
3	Subtotal						<u>53,155.00</u>
<b><u>Pad Footings</u></b>							
4	Reinforced concrete pad footings - Training		1.00	Item	9,000.00		9,000.00
5	Reinforced concrete pad footings - Appliance		1.00	Item	10,500.00		10,500.00
6	Subtotal						<u>19,500.00</u>
<b><u>Strip Footings</u></b>							
7	Reinforced concrete strip footing - Excluded, framed walls only			Note			
8	Subtotal						<u>0.00</u>
<b><u>Substructure</u></b>						<b>Total :</b>	<b>72,655.00</b>
<i>Trade :</i> <b>2 Columns</b>							
<b><u>Steel Columns</u></b>							
1	Steel columns including baseplates and connections - Training		154.00	m2	95.00		14,630.00
2	Steel columns including baseplates and connections - Appliance (Inc doors)		148.00	m2	200.00		29,600.00
3	Subtotal						<u>44,230.00</u>
<b><u>Columns</u></b>						<b>Total :</b>	<b>44,230.00</b>
<i>Trade :</i> <b>3 Upper Floors</b>							
1	Upper floors and mezzanine levels - Excluded			Note			
<b><u>Upper Floors</u></b>						<b>Total :</b>	
<i>Trade :</i> <b>4 Staircases</b>							
1	Staircases - Excluded			Note			
<b><u>Staircases</u></b>						<b>Total :</b>	
<i>Trade :</i> <b>5 Roof</b>							

# TRADE BREAKUP

<b>Job Name :</b> <u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b> <u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>5 <u>Roof</u></b>							
	<u>Appliance Bay</u>						
1	Steel framed roof structure		152.00	m2	275.00		41,800.00
2	Sheet metal roofing including insulation and mesh - Ultra excluded		154.00	m2	110.00		16,940.00
3	Ridge ventilator		5.00	m	1,200.00		6,000.00
4	Flashings and cappings		63.00	m	60.00		3,780.00
5	Eaves gutter		26.00	m	90.00		2,340.00
6	Rainwater downpipe		8.00	No	400.00		3,200.00
7	Subtotal						<u>74,060.00</u>
	<u>Training</u>						
8	Steel framed roof structure		169.00	m2	275.00		46,475.00
9	Sheet metal roofing including insulation and mesh - Ultra excluded		172.00	m2	110.00		18,920.00
10	E/o for translucent strips		24.00	m	50.00		1,200.00
11	Flashings and cappings		72.00	m	60.00		4,320.00
12	Box gutter and support		12.00	m	300.00		3,600.00
13	Eaves gutter		23.00	m	90.00		2,070.00
14	Rainwater head and downpipe		2.00	No	900.00		1,800.00
15	Rainwater downpipe		5.00	No	250.00		1,250.00
16	Subtotal						<u>79,635.00</u>
	<u>Sundries</u>						
17	Cantilevered awning over roller doors - Circa 7900 x 2400		2.00	No	10,000.00		20,000.00
18	Cantilevered awning over roller entry - Circa 1500 x 1500		1.00	No	1,500.00		1,500.00
19	Allow for fire rating requirements - Provisional (TBC fire rating)			Item			10,000.00
20	Roof safety system			Item			5,000.00
21	Allow for skylights			Item			10,000.00
22	Subtotal						<u>46,500.00</u>
<b><u>Roof</u></b>						<b>Total :</b>	<b>200,195.00</b>
<i>Trade :</i> <b>6 <u>External Walls</u></b>							
	<u>Framed Walls - Training</u>						

# TRADE BREAKUP

Job Name : FUNDING ESTIMATE1

Job Description

Client's Name: Roberts Gardiner Architects

Proposed SES Shed - Two Bay  
Mount Barker  
Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :      6 External Walls</i>							<i>(Continued)</i>
1	Stud framed wall lined externally with colorbond on battens, internally with Fyrcheck, including insulation, flashings and cappings		204.00	m2	420.00		85,680.00
2	Subtotal						<u>85,680.00</u>
	<u>Framed Walls - Appliance</u>						
3	Steel framed wall lined externally with colorbond on battens, internally with Fyrcheck, including insulation, flashings and cappings		174.00	m2	330.00		57,420.00
4	Subtotal						<u>57,420.00</u>
<u>External Walls</u>						<b>Total :</b>	<b>143,100.00</b>
<i>Trade :      7 Windows</i>							
	<u>Aluminium Windows</u>						
1	Powdercoated aluminium windows		11.00	m2	900.00		9,900.00
2	Allow for security screens to operable portions		4.00	m2	400.00		1,600.00
3	Allow for blinds where applicable		8.00	m2	250.00		2,000.00
4	Subtotal						<u>13,500.00</u>
<u>Windows</u>						<b>Total :</b>	<b>13,500.00</b>
<i>Trade :      8 External Doors</i>							
	<u>Entry Doors</u>						
1	Timber/aluminium entry door including hardware, frame and paint (where applicable)		2.00	No	3,750.00		7,500.00
2	Subtotal						<u>7,500.00</u>
	<u>Roller Doors</u>						
3	3550 wide heavy duty roller door, automated		4.00	No	10,000.00		40,000.00
4	Subtotal						<u>40,000.00</u>
5							
6	Access control hardware - Excluded, as advised			Note			
<u>External Doors</u>						<b>Total :</b>	<b>47,500.00</b>
<i>Trade :      9 Internal Walls</i>							
	<u>Framed Walls</u>						

# TRADE BREAKUP

Job Name : FUNDING ESTIMATE1

Job Description

Client's Name: Roberts Gardiner Architects

Proposed SES Shed - Two Bay  
Mount Barker  
Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 9 Internal Walls</i>							<i>(Continued)</i>
1	Stud framed wall lined both sides with plasterboard cement, including insulation - Training		189.00	m2	225.00		42,525.00
2	Stud framed wall lined both sides with fibre cement, including insulation - Appliance Stores		45.00	m2	250.00		11,250.00
3	Stud framed wall lined both sides with plasterboard/fibre cement, including insulation - Division wall		39.00	m2	300.00		11,700.00
4	Subtotal						<u>65,475.00</u>
<b><u>Internal Walls</u></b>						<b>Total :</b>	<b>65,475.00</b>
<i>Trade : 10 Internal Screens</i>							
1	Internal windows - Excluded			Note			
2	Laminate toilet partitions - Excluded (Solid walls)			Note			
3	Operable walls - Excluded			Note			
<b><u>Internal Screens</u></b>						<b>Total :</b>	
<i>Trade : 11 Internal Doors</i>							
<b><u>Aluminium Doors</u></b>							
1	Powdercoated aluminium door, including hardware and frame		3.00	No	3,750.00		11,250.00
2	Powdercoated aluminium double sliding door, including hardware and frame		1.00	No	5,500.00		5,500.00
3	Subtotal						<u>16,750.00</u>
<b><u>Timber Doors</u></b>							
4	Timber door including hardware, frame and paint - WC, Shower, Stores		8.00	No	3,000.00		24,000.00
5	Timber door including hardware, frame and paint		6.00	No	3,500.00		21,000.00
6	Subtotal						<u>45,000.00</u>
<b><u>Roller Shutters</u></b>							
7	Manual roller shutter - Kitchen		1.00	No	1,800.00		1,800.00
8	Subtotal						<u>1,800.00</u>
<b><u>Internal Doors</u></b>						<b>Total :</b>	<b>63,550.00</b>
<i>Trade : 12 Wall Finishes</i>							
<b><u>Internally</u></b>							

# TRADE BREAKUP

<b>Job Name :</b> <u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b> <u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 12 Wall Finishes</i>							<i>(Continued)</i>
1	Paint to lined walls throughout		843.00	m2	20.00		16,860.00
2	Wall tiling - Showers only, 2000		26.00	m2	250.00		6,500.00
3	Tiled splashback		7.00	m2	350.00		2,450.00
4	Subtotal						<u>25,810.00</u>
	<u>Externally</u>						
5	Prefinished sheet metal			Note			
6	Subtotal						<u>0.00</u>
<b><u>Wall Finishes</u> Total :</b>							<b>25,810.00</b>
<i>Trade : 13 Floor Finishes</i>							
	<u>Internally</u>						
1	Carpet tiles - Op, Comms, Office		36.00	m2	85.00		3,060.00
2	Vinyl including moisture barrier - Meeting, Corridor, Internal Store		73.00	m2	150.00		10,950.00
3	Floor tiling including waterproofing and screed - Wet Areas, Kitchen		46.00	m2	350.00		16,100.00
4	Clear concrete seal - Appliance, Appliance Stores		149.00	m2	25.00		3,725.00
5	Allow for skirtings		1.00	Item	7,500.00		7,500.00
6	Subtotal						<u>41,335.00</u>
	<u>Externally</u>						
7	Nil			Note			
8	Subtotal						<u>0.00</u>
<b><u>Floor Finishes</u> Total :</b>							<b>41,335.00</b>
<i>Trade : 14 Ceiling Finishes</i>							
	<u>Internally</u>						
1	Flush plasterboard ceiling including insulation and paint - Training		155.00	m2	160.00		24,800.00
2	Framed plasterboard ceiling including insulation and paint, with lid over - Appliance Stores		33.00	m2	275.00		9,075.00
3	Ceiling to Appliance Bay - Excluded			Note			
4	Allow for bulkheads and access panels			Item			5,000.00
5	Subtotal						<u>38,875.00</u>
	<u>Externally</u>						

# TRADE BREAKUP

Job Name : FUNDING ESTIMATE1

Job Description

Client's Name: Roberts Gardiner Architects

Proposed SES Shed - Two Bay  
Mount Barker  
Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 14 <u>Ceiling Finishes</u></i>							<i>(Continued)</i>
6	Painted fibre cement soffit lining - Awnings		41.00	m2	150.00		6,150.00
7	Eaves lining - Excluded, no eaves			Note			
8	Subtotal						<u>6,150.00</u>
<b><u>Ceiling Finishes</u></b>						<b>Total :</b>	<b>45,025.00</b>
<i>Trade : 15 <u>Fitments</u></i>							
	<b><u>Joinery &amp; Fitments to the following areas</u></b>						
1	Appliance Bay & Stores		1.00	Item	15,000.00		15,000.00
2	Office		1.00	Item	1,500.00		1,500.00
3	Comms		1.00	Item	5,000.00		5,000.00
4	Operations		1.00	Item	5,000.00		5,000.00
5	Store		1.00	Item	3,500.00		3,500.00
6	Meeting/Training Room		1.00	Item	5,000.00		5,000.00
7	Kitchen		1.00	Item	10,000.00		10,000.00
8	Unisex		1.00	Item	5,000.00		5,000.00
9	Male		1.00	Item	4,000.00		4,000.00
10	Female		1.00	Item	4,000.00		4,000.00
11	Externally, signage & sundry			Item			2,000.00
12	Subtotal						<u>60,000.00</u>
<b><u>Fitments</u></b>						<b>Total :</b>	<b>60,000.00</b>
<i>Trade : 16 <u>Special Equipment</u></i>							
	<b><u>Kitchen Appliances</u></b>						
1	Allow for in-built kitchen appliances - Domestic standard			Item			5,000.00
2	Subtotal						<u>5,000.00</u>
3							
4	Loose furniture & equipment - See Project Costs			Note			
5	DFES Equipment - Excluded			Note			
<b><u>Special Equipment</u></b>						<b>Total :</b>	<b>5,000.00</b>

# TRADE BREAKUP

<b>Job Name :</b>	<u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 17 <u>Sanitary Fixtures</u></i>							
	<u>Hydraulic Services</u>						
1	Hydraulic services including fixtures, tapware, hot water, etc.		1.00	Item	65,000.00		65,000.00
2	Builders works & margin			Item			6,500.00
3	Subtotal						<u>71,500.00</u>
<b><u>Sanitary Fixtures</u></b>						<b>Total :</b>	<b>71,500.00</b>
<i>Trade : 18 <u>Ventilation</u></i>							
1	For all mechanical services - See Air Conditioning			Note			
<b><u>Ventilation</u></b>						<b>Total :</b>	
<i>Trade : 19 <u>Air Conditioning</u></i>							
	<u>Mechanical Services</u>						
1	Mechanical services including air conditioning and ventilation		1.00	Item	75,000.00		75,000.00
2	Builders work & margin			Item			7,500.00
3	Subtotal						<u>82,500.00</u>
4							
5	Mechanical ventilation to Appliance Bay & Stores - Excluded			Note			
<b><u>Air Conditioning</u></b>						<b>Total :</b>	<b>82,500.00</b>
<i>Trade : 20 <u>Fire Protection</u></i>							
	<u>Fire Extinguishers</u>						
1	Allow for fire extinguishers & blankets			Item			3,000.00
2	Subtotal						<u>3,000.00</u>
<b><u>Fire Protection</u></b>						<b>Total :</b>	<b>3,000.00</b>
<i>Trade : 21 <u>Electric Light and Power</u></i>							
	<u>Electrical Services</u>						
1	Electrical services including lighting, power, comms, security, etc.		1.00	Item	80,000.00		80,000.00
2	Builders work and margin			Item			8,000.00
3	Subtotal						<u>88,000.00</u>

# TRADE BREAKUP

Job Name : FUNDING ESTIMATE1

Job Description

Client's Name: Roberts Gardiner Architects

Proposed SES Shed - Two Bay  
Mount Barker  
Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount	
<i>Trade : 21 <u>Electric Light and Power</u></i>							<i>(Continued)</i>	
4								
5	CCTV system - Excluded, as advised			Note				
<b><u>Electric Light and Power</u></b>							<b>Total :</b>	<b>88,000.00</b>
<i>Trade : 22 <u>Preliminaries</u></i>								
1	Preliminaries 15%			Item			161,625.00	
<b><u>Preliminaries</u></b>							<b>Total :</b>	<b>161,625.00</b>
<i>Trade : 23 <u>Subtotal</u></i>								
<b><u>Subtotal</u></b>							<b>Total :</b>	
<i>Trade : 24 <u>Site Preparation</u></i>								
	<b><u>Demolition Works</u></b>							
1	Remove trees and grub up roots			Item			15,000.00	
2	Allow for demolition to accomodate the works, including at crossovers			Item			8,000.00	
3	Remove vegetation and irrigation		3,000.00	m2	15.00		45,000.00	
4	Subtotal						<u>68,000.00</u>	
	<b><u>Site Preparation</u></b>							
5	Clear site, trim and form levels - Building		330.00	m2	20.00		6,600.00	
6	Clear site, trim and form levels - Paving		2,670.00	m2	10.00		26,700.00	
7	Allow for clean imported fill			Item			7,500.00	
8	Digging in rock - Provisional			Item			10,000.00	
9	Subtotal						<u>50,800.00</u>	
<b><u>Site Preparation</u></b>							<b>Total :</b>	<b>118,800.00</b>
<i>Trade : 25 <u>Roads, Footpaths, Paved Areas</u></i>								
	<b><u>Pedestrian Paving</u></b>							
1	Reinforced concrete pedestrian paving including joints, thickenings, etc.		40.00	m2	180.00		7,200.00	
2	Allow for additional link paving, islands, etc.			Item			10,000.00	

# TRADE BREAKUP

Job Name : FUNDING ESTIMATE1

**Job Description**

Client's Name: Roberts Gardiner Architects

Proposed SES Shed - Two Bay  
Mount Barker  
Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : <b>25 <u>Roads, Footpaths, Paved Areas</u></b>							<i>(Continued)</i>
3	Subtotal						<u>17,200.00</u>
	<b><u>Roadways and Carparks</u></b>						
4	Bitumen paving including base and subbase		1,950.00	m2	90.00		175,500.00
5	E/o for crossover		2.00	No	10,000.00		20,000.00
6	Concrete kerb		472.00	m	70.00		33,040.00
7	Allow for linemarking		1.00	Item	2,500.00		2,500.00
8	Allow for signage			Item			5,000.00
9	Allow for bollards			Item			1,500.00
10	Subtotal						<u>237,540.00</u>
	<b><u>Sundries</u></b>						
11	Bollard and footing - Roller doors		8.00	No	1,100.00		8,800.00
12	Subtotal						<u>8,800.00</u>
<b><u>Roads, Footpaths, Paved Areas</u></b>							<b>Total : 263,540.00</b>
Trade : <b>26 <u>Boundary Walls, Fencing, Gates</u></b>							
1	Fencing & gates - Excluded			Note			
2	Retaining works - Excluded			Note			
<b><u>Boundary Walls, Fencing, Gates</u></b>							<b>Total :</b>
Trade : <b>27 <u>Outbuildings and Covered Ways</u></b>							
1	Covered links - Excluded			Note			
2	External sheds, bin stores, etc - Excluded			Note			
<b><u>Outbuildings and Covered Ways</u></b>							<b>Total :</b>
Trade : <b>28 <u>Landscaping and Improvements</u></b>							
	<b><u>Soft Landscaping</u></b>						
1	Soft landscaping including irrigation and make good		1.00	Item	50,000.00		50,000.00
2	Subtotal						<u>50,000.00</u>
3							
4	Hardscape including seating, street furniture, etc. - Excluded			Note			

# TRADE BREAKUP

<b>Job Name :</b>	<u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<u>Landscaping and Improvements</u>							<b>Total : 50,000.00</b>
<i>Trade : 29 External Stormwater Drainage</i>							
<u>Hydraulic Services</u>							
1	Stormwater drainage to built elements			Item			25,000.00
2	Builders work and margin			Item			2,500.00
3	Subtotal						<u>27,500.00</u>
4							
<u>Civil Stormwater</u>							
5	Civil stormwater draining to paving and roadways - Provisional			Item			50,000.00
6	Subtotal						<u>50,000.00</u>
<u>External Stormwater Drainage</u>							<b>Total : 77,500.00</b>
<i>Trade : 30 External Sewer Drainage</i>							
<u>Hydraulic Services</u>							
1	ATU filed and services reticulation, as advised		1.00	Item	80,000.00		80,000.00
2	Builders work and margin			Item			8,000.00
3	Subtotal						<u>88,000.00</u>
4							
5	Headworks - Excluded			Note			
6	Sewer pump station - Excluded			Note			
<u>External Sewer Drainage</u>							<b>Total : 88,000.00</b>
<i>Trade : 31 External Water Supply</i>							
<u>Hydraulic Services</u>							
1	Water supply including connection and reticulation		1.00	Item	20,000.00		20,000.00
2	Builders work and margin			Item			2,000.00
3	Subtotal						<u>22,000.00</u>
<u>Headworks</u>							
4	Water Corporation headworks - Provisional			Item			15,000.00
5	Profit & attendance			Item			1,500.00
6	Subtotal						<u>16,500.00</u>

# TRADE BREAKUP

<b>Job Name :</b>	<u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 31 <u>External Water Supply</u></i>							<i>(Continued)</i>
7							
8	Rainwater collection tanks - Excluded, as advised			Note			
<b><u>External Water Supply</u></b>						<b>Total :</b>	<b>38,500.00</b>
<i>Trade : 32 <u>External Gas</u></i>							
1	Gas supply - Excluded			Note			
<b><u>External Gas</u></b>						<b>Total :</b>	
<i>Trade : 33 <u>External Fire Protection</u></i>							
	<b><u>Hydraulic Services</u></b>						
1	Fire service including connection and hydrants		1.00	Item	35,000.00		35,000.00
2	Builders work and margin			Item			3,500.00
3	Subtotal						<u>38,500.00</u>
	<b><u>Headworks</u></b>						
4	Water Corporation headworks - Provisional			Item			10,000.00
5	Profit & attendance			Item			1,000.00
6	Subtotal						<u>11,000.00</u>
7							
8	Fire tanks, pumps, boosters, etc. - Excluded			Note			
<b><u>External Fire Protection</u></b>						<b>Total :</b>	<b>49,500.00</b>
<i>Trade : 34 <u>External Electrics</u></i>							
	<b><u>Electrical Services</u></b>						
1	Electrical services including power and comms supply, boards, etc.			Item			150,000.00
2	Builders work and margin			Item			15,000.00
3	Subtotal						<u>165,000.00</u>
	<b><u>Headworks</u></b>						
4	Western Power headworks - Provisional			Item			60,000.00
5	Profit & attendance			Item			6,000.00
6	Subtotal						<u>66,000.00</u>
7							

# TRADE BREAKUP

<b>Job Name :</b>	<u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>34 <u>External Electrics</u></b>							<i>(Continued)</i>
8	Carpark lighting - Excluded, as advised			Note			
9	Solar PV system - Excluded, as advised			Note			
<b><u>External Electrics</u></b>							<b>Total :</b> <b>231,000.00</b>
<i>Trade :</i> <b>35 <u>Preliminaries</u></b>							
1	Preliminaries 15%			Item			137,160.00
<b><u>Preliminaries</u></b>							<b>Total :</b> <b>137,160.00</b>
<i>Trade :</i> <b>36 <u>Subtotal</u></b>							
<b><u>Subtotal</u></b>							<b>Total :</b>
<i>Trade :</i> <b>37 <u>TOTAL - Perth Based</u></b>							
1							
<b><u>TOTAL - Perth Based</u></b>							<b>Total :</b>
<i>Trade :</i> <b>38 <u>Locality Allowance</u></b>							
1	Locality allowance for Mount Barker 30%			Item			687,000.00
<b><u>Locality Allowance</u></b>							<b>Total :</b> <b>687,000.00</b>
<i>Trade :</i> <b>39 <u>TOTAL</u></b>							
<b><u>TOTAL</u></b>							<b>Total :</b>
<i>Trade :</i> <b>40 <u>Design Contingency</u></b>							
1	Design Contingency 10%			Item			298,000.00
<b><u>Design Contingency</u></b>							<b>Total :</b> <b>298,000.00</b>
<i>Trade :</i> <b>41 <u>Construction Contingency</u></b>							
1	Construction Contingency 10%			Item			298,000.00

# TRADE BREAKUP

<b>Job Name :</b> <u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b> <u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<u>Construction Contingency</u>						<b>Total :</b>	<b>298,000.00</b>
<i>Trade :</i> <b>42 <u>Headworks</u></b>							
1	For all headworks - See Builders Scope			Note			
<u>Headworks</u>						<b>Total :</b>	
<i>Trade :</i> <b>43 <u>Authority Costs</u></b>							
1	Permits, fees & leys			Item			20,000.00
<u>Authority Costs</u>						<b>Total :</b>	<b>20,000.00</b>
<i>Trade :</i> <b>44 <u>Loose Furniture &amp; Equipment</u></b>							
1	Loose furniture & equipment			Item			25,000.00
<u>Loose Furniture &amp; Equipment</u>						<b>Total :</b>	<b>25,000.00</b>
<i>Trade :</i> <b>45 <u>AV &amp; Comms Equipment</u></b>							
1	AV & comms equipment - Provisional			Item			20,000.00
2							
3	DFES Communication equipment - Excluded			Note			
<u>AV &amp; Comms Equipment</u>						<b>Total :</b>	<b>20,000.00</b>
<i>Trade :</i> <b>46 <u>Client Costs &amp; Relocation</u></b>							
1	Client costs & relocation - Excluded			Note			
<u>Client Costs &amp; Relocation</u>						<b>Total :</b>	
<i>Trade :</i> <b>47 <u>Professional Fees</u></b>							
1	Professional fees, say 10%			Item			364,000.00
<u>Professional Fees</u>						<b>Total :</b>	<b>364,000.00</b>
<i>Trade :</i> <b>48 <u>Mangement Fees</u></b>							
1	External project mangement fees - Excluded			Note			
<u>Mangement Fees</u>						<b>Total :</b>	
<i>Trade :</i> <b>49 <u>Client Costs</u></b>							

# TRADE BREAKUP

<b>Job Name :</b>	<u>FUNDING ESTIMATE1</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>Roberts Gardiner Architects</u>	Proposed SES Shed - Two Bay Mount Barker Shire of Plantagenet

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> <b>49 <u>Client Costs</u></b>							
1	Client costs - Excluded			Note			
						<u>Client Costs</u>	<b>Total :</b>
<i>Trade :</i> <b>50 <u>Escalation</u></b>							
1	Escalation to tender in 12 months, 5% based upon AIQS forecast indices			Item			200,000.00
						<u>Escalation</u>	<b>Total : 200,000.00</b>
<i>Trade :</i> <b>51 <u>GST</u></b>							
1	GST - Excluded			Note			
						<u>GST</u>	<b>Total :</b>
<i>Trade :</i> <b>52 <u>Subtotal</u></b>							
						<u>Subtotal</u>	<b>Total :</b>
<i>Trade :</i> <b>53 <u>TOTAL</u></b>							
1							
						<u>TOTAL</u>	<b>Total :</b>

## SES Construction and Sitew

Aligned to HWA Quantity Surveyors schematic design estimate dated 18 December 20

Description	HWA Estimate	Formula / Basis
Building Works	\$1,234,000	Funding Estimate
Siteworks & Services	\$1,054,000	Funding Estimate
<b>Subtotal</b>	<b>\$2,288,000</b>	
Locality Allowance for Mount Barker 30%	\$687,000	Funding Estimate
<b>Total before contingencies/project costs</b>	<b>\$2,975,000</b>	
Design Contingency 10%	\$298,000	Funding Estimate
Construction Contingency 10%	\$298,000	Funding Estimate
Authority Costs	\$20,000	Funding Estimate
Loose Furniture & Equipment - Provisional	\$25,000	Funding Estimate
AV & Comms Equipment - Provisional	\$20,000	Funding Estimate
Professional Fees & Disbursements 10%	\$364,000	Funding Estimate
Escalation for 12 Months, 5%	\$200,000	Funding Estimate
<b>Total excluding GST</b>	<b>\$4,200,000</b>	
<b>Balance not currently supported by LGGS</b>	<b>\$829,256</b>	

DFES Funding		
Item	Original Amount	Revised Amount
LGGS-supported / self-supporting loan amount	\$1,863,524	\$2,554,365
Shire project component	\$1,507,220	\$816,379
Estimate balance not currently supported by LGGS	\$829,256	\$829,256

Reconciliation to HWA total	\$4,200,000	\$4,200,000
-----------------------------	-------------	-------------

		Indicative Lo
Principal / proposed self-supporting loan	\$2,554,365.00	
Indicative WATC interest rate from draft report	5.1387%	
Loan term (years)	10	
Repayments per year	2	
Indicative six-monthly repayment	\$164,930.50	
Indicative annual equivalent	\$329,861.00	
Indicative total interest over term	\$744,244.98	

#### Notes / Source Extract

HWA Quantity Surveyors estimate total: \$4,200,000 excluding GST.

HWA estimate includes: Building Works \$1,234,000; Siteworks & Services \$1,054,000; \$298,000; Authority Costs \$20,000; Loose Furniture & Equipment \$25,000; AV & Comn DFES email advice: original LGGS request \$1,863,524; revised LGGS-supported amount

The balance not currently supported by LGGS is calculated as the HWA estimate less t and other non-supported allowances.

## Works Funding Breakdown - Revised

2025 and DFES funding advice supplied by Peter Raykos.

LGGS Supported	Shire	Notes
		QS estimate: Building Works
		QS estimate: Siteworks & Services
		QS estimate total locality allowance
		Not currently supported by LGGS
		Not currently supported by LGGS
		Specialist DFES/SES communications equipment excluded by OS
		Subject to confirmation per QS
		Included by QS, based on AIQS forecast indices
<b>\$2,554,365</b>	<b>\$816,379</b>	<b>Total estimate less LGGS and Shire components reconciles to unsupported balance below</b>
		<b>Includes contingency and other non-supported allowances.</b>

### Assessment Summary

Movement	Notes	Check
\$690,841	DFES advised amount to be amended.	
-\$690,841	DFES advice reduces Shire	
\$0	Includes contingency and other non-	

\$0	Should match HWA total	\$0
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Loan Repayment Model		
		Based on revised DFES/LGGS supported amount.
		Original draft report used 5.1387% p.a. A revised WATC schedule is required.
		Assumes six-monthly repayments, consistent with the self-supporting loan policy.
		Indicative only; excludes any future WATC changes and guarantee fee changes.

Summary	
<p>; Locality Allowance \$687,000; Design Contingency \$298,000; Construction Contingency            ns Equipment \$20,000; Professional Fees \$364,000; Escalation \$200,000.            it \$2,554,365; Shire component reduced from \$1,507,220 to \$816,379.</p>	
<p>the revised LGGS-supported amount and revised Shire component. This includes contingency</p>	



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rev	date	description
A	26.3.2025	ISSUED FOR CLIENT REVIEW
B	9.12.2025	REVISED TO 2 VEHICLE BAYS

p.o. box 1502, albany, western australia 6331  
 telephone: (08) 9841 5455  
 email: admin@rgarchitects.com.au

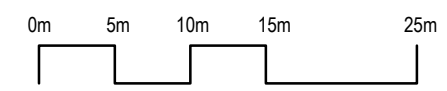
**Roberts Gardiner Architects**

project  
**Proposed SES Shed - 2 Bay**  
 Lot 577 #8 Bourke St Mount Barker  
 client  
 Shire of Plantagenet

Schematic Design  
 Overall Siteplan

cad file SES-2 BAY.DWG  
 drawn SG project number -

scale 1:1000 @ A3  
 date 09-12-25  
 dwg no. rev.  
**A-01 B**



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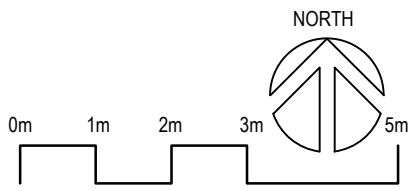
project  
**Proposed SES Shed - 2 Bay**  
 Lot 577 #8 Bourke St Mount Barker  
 client  
 Shire of Plantagenet

Schematic Design  
 Siteplan  
 cad file SES-2 BAY.DWG  
 drawn SG project number -

scale 1:500 @ A3  
 date 09-12-25  
 dwg no. rev.  
**A-02 B**



AREAS		m2
	VEHICLE AREA	110
	STORAGE	39
	OFFICE/COMMS/OPP	34
	TRAINING/MEETING	64
	KITCHEN	11
	ABLUTIONS	32



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B	9.12.2025	REVISED TO 2 VEHICLE BAYS

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**Roberts Gardiner Architects**

project  
**Proposed SES Shed - 2 Bay**  
 Lot 577 #8 Bourke St Mount Barker  
 client  
 Shire of Plantagenet

Schematic Design  
 Floorplan

cad file SES-2 BAY.DWG  
 drawn SG project number -

scale 1:100 @ A3
date 09-12-25
dwg no. rev.
<b>A-03 B</b>