13 April 2021

Report

Indicative Cost Plan Report

Arden Community Infrastructure Buildings Victorian Planning Authority

making the **difference**

Jason FlentjarAssociate Director

Turner & Townsend Pty Ltd Level 10

136 Exhibition Street Melbourne VIC 3000

t: 03 9654 6799

e: jason.flentjar@turntown.com w: turnerandtownsend.com

Victorian Planning Authority Arden Community Infrastructure Buildings

Contents

1	Introduction	3
2	Summary of Cost	3
3	Options	6
4	Specific Inclusions	10
5	Exclusions	11
6	Information Used	12
7	Benchmarking	13
App	pendix A – Detailed Cost Breakdown	14

Rev	Originator	Reviewed	Date
0	Jason Flentjar		29/03/2021
1	Jason Flentjar		9/04/2021
2	Jason Flentjar		13/04/2021

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1 Introduction

This project comprises the preparation of cost estimates for selected community and recreation infrastructure works. These cost estimates will be provided to the VPA and Melbourne City Council.

The facilities to be costed are:

- Community Centre of 1,235m2
- Early Learning Centre of 898m2
- Library and Cultural Centre of 4,033m2
- Macaulay West Community Centre of 1,207m2

Two cost options have been prepared for each facility:

- Option 1 is costed as a stand-alone facility
- Option 2 is costed as a combined facility within a developer led multi-storey development.

(with the exception of the ELC and Pavilion)

This report is intended to assist with the decision-making process for the Arden Development Contributions Plan (DCP).

2 Summary of Cost

This cost plan is intended to provide an estimated total project cost based on area schedules. This cost should always be read with the information, notes, assumptions and exclusions as outlined elsewhere in this report.

All values are exclusive of Goods and Services Tax (GST).

Item	Cost Stand-Alone \$	Cost Combined Facility \$	Cost Combined Comm/ELC \$
Community Centre	\$7,568,000	\$3,349,000	\$6,108,000
Early Learning Centre	N/A	\$3,118,000	
Library and Cultural Centre	\$26,519,000	\$13,190,000	
Macaulay West Community Centre	\$8,159,000	\$4306,000	
Sports Pavilion	\$2,743,000	N/A	

Costs are inclusive of construction costs, design and construction contingencies, Professional Fees, and Authority Fees & Charges. Costs are in today's prices (no escalation has been included).

Victorian Planning Authority Arden Community Infrastructure Buildings

These costs are high level and are based solely on the area schedule provided, and as such the level of accuracy is considered to be +/-20%. The costs are highly indicative and subject to adjustment on receipt of an actual concept design and further site-specific information.

Costs for the 'Stand-alone' Options reflect the full cost of construction of the building, internal fitout and the site works and services. Costs for the 'combined' facility reflect the cost of only the internal fitout and specific areas of the site works (for example play spaces).

General Assumptions

In preparing the costing for the facilities, the VPA cost estimate template was used. Several assumptions were made in the application of the template to the costings.

General Assumptions include:

- We have assumed the general level of finish / quality of the buildings to be that usually constructed for council / state government education department projects.
- Stand-alone Option: we have assumed there are no basement, ground floor is 'on-grade'. The ground floor needs to be raised above floor levels so we have allowed for a suspended ground slab on piled foundations based on high level geotechnical knowledge of the site.
- Stand-alone Option: the area schedule provided does not include for any 'Plant' spaces that will be required for this facility. Plant spaces include areas for main switchboard, hot water units, air conditioning plant, and the like. The plant spaces may form part of the building footprint or may be designed as a rooftop plant platform this will be dependent on the eventual design. An allowance equal to 5% of the building area has been included in the costing.
- Stand-alone Option: we have assumed each of the facilities will occupy its own plot of land with no overlap.
- Combined Option: assumes the facilities will occupy the lowest level floors on a multi-storey development with any other floors / space provided by the developer at their cost.
- Combined Option: we have included allowance for vertical transportation (lifts, staircases) that would be used by the facility only. Additional vertical transportation for other spaces in the building to be by the developer.
- Combined Option: assumes the developer will include for all common costs including earthworks, piled foundations, provision of services, site works and landscaping for the development. This extends to Authority Fees and Headworks Charges which we assume the developer will be responsible for the utility companies and only a portion of the permit costs has been included for the facility.
- Carpark: carpark for the facilities has been included as carpark on-grade. No allowance for basement or high-rise carpark. Should the developer choose this option then the balance of the cost will be at their cost.
- Carpark: ratio as advised by VPA is 0.32 spaces per 100m2 of building area

Victorian Planning Authority Arden Community Infrastructure Buildings

A number of assumptions related to the items under the heading 'Delivery' were included in the cost estimate. These assumptions are:

- item Eight-point One (8.1) Council Fees is assumed to include for any internal council costs in addition to any council related authority fees and charges. Item Eight-point Two (8.2) Authority Fees: we have assumed that these are for any headworks fees and charges related to costs incurred as part of the project from relevant authorities including utility companies, and also include costs from 3rd party contractors appointed by utility companies.
- Items Eight-point Three (8.3) Traffic management, Eight-point Four (8.4) Environmental Management, Eight-point Six (8.6) Supervision & Project Management and Eight point Seven (8.7) Site Establishment: we have assumed that there are for the head contractors' preliminaries, overheads and profit. Traffic management as part of the head contractor's construction methodology, supervision by the head contractor of the works, and site establishment by the head contractor of the site sheds, hoardings, appropriate permits and security.
- Item Eight-point Five (8.5) Survey/Design: we have assumed this is the consultant design fees for the design and supervision of the project. This includes for architects, engineers and project manager as required to complete the design. We note that the costings include the benchmarked amount of 10% in lieu of the VPA standard 5%.
- Item 8.10 Contingency: we have assumed this includes for design contingency and construction contingency. We have made no allowance for any separate client contingency or design fee contingency we assume these are also covered in this item.

3 Options

Library and Cultural Centre Options Summary

Description	Stand-Alone Option	Combined Option
Pre-Construction	455,400	By Developer
Building	15,103,930	8,587,250
Canopy & Verandah	120,000	60,000
Carpark	77,434	77,434
Outdoor Play	N/A	N/A
Site Works	335,980	By Developer
Services	664,638	83,080
Subtotal- Works	16,757,382	8,807,763
Delivery	9,761,618	4,382,237
Total Estimated Project Cost (Excl GST)	26,519,000	13,190,000

Assumptions

The following assumptions were made in preparing the option costing.

- Option 1: Facility to be a stand-alone three storey building (4,033m2 building on 2,200m2 site)
 - Site: 2,200m2 less carpark 387m2 less pavements 100m2 less landscaping 100m2 = **1,613m2 available for building footprint**. (carpark based on ratio provided, pavement and landscape areas assumed). This equates to two full floors and one-half floor (3rd floor).
- Option 2: Facility to occupy 4 floors of a multi-storey development.
- Items 2.12 and 2.13: Aboriginal interpretation space and Other community learning arts and culture spaces the rates for these spaces provide for a open plan shell space with generic ceiling, floor and wall finishes to the perimeter and appropriate services for suitable for open plan area.
- We assume no external play space, cultural or art display space is required as the area schedule does not include this space.

Early Learning Centre Options Summary

Description	Combined Option
Pre-Construction	By Developer
Building	1,506,900
Canopy & Verandah	46,000
Carpark	17,242
Outdoor Play	455,000
Site Works	57,000
Services	By Developer
Subtotal- Works	2,082,142
Delivery	1,035,858
Total Estimated Project Cost (Excl GST)	3,118,000

Assumptions

The following assumptions were made in preparing the option costing.

- Facility to occupy 2 floors of a multi-storey development.
- Kitchen and kitchenette: we assume domestic type appliances only are required.
- Outdoor play we assume the play space will be designed for suitable educational play similar to the projects included in our benchmarking.

Community Centre Options Summary

Description	Stand-Alone Option	Combined Option	Combined Option Incl ELC
Pre-Construction	414,000	By Developer	By Developer
Building	3,782,900	2,012,400	3,279,300
Canopy & Verandah	60,000	40,000	86,000
Carpark	23,731	23,731	40,973
Outdoor Play	130,000	130,000	585,000
Site Works	181,248	30,000	87,000
Services	190,344	By Developer	By Developer
Subtotal- Works	4,782,223	2,236,131	4,078,273
Delivery	2,785,777	1,112,869	2,029,727
Total Estimated Project Cost (Excl GST)	7,568,000	3,349,000	6,108,000

Assumptions

The following assumptions were made in preparing the option costing.

- Option 1: Facility to be a stand-alone single storey building (1,236m2 building on 2,200m2 site)
 - Site: 2,200m2 less outdoor play 200m2 less carpark 119m2 less pavements 156m2 less landscaping 290m2 = building footprint 1,235m2
- Option 2: Facility to occupy 2 floors of a multi-storey development.
- Option 3: Facility to occupy lower floors of a multi-storey development and include the Early Learning Centre functions.
- Outdoor Play: allowance has been included but not to the same extent as the requirement for ELC licencing.
- Kitchen: we assume commercial type appliances and fitout is required to enable community groups to utilise the facility.
- Kitchenette: we assume domestic type appliances only are required.

Macaulay West Community Centre Options Summary

Description	Stand-Alone Option	Combined Option
Pre-Construction	414,000	By Developer
Building	3,659,740	2,189,550
Canopy & Verandah	129,000	86,000
Carpark	23,174	23,174
Outdoor Play	526,500	526,500
Site Works	217,428	50,000
Services	185,878	By Developer
Subtotal- Works	5,155,720	2,875,224
Delivery	3,003,280	1,430,776
Total Estimated Project Cost (Excl GST)	8,159,000	4,306,000

Assumptions

The following assumptions were made in preparing the option costing.

- Option 1: Facility to be a stand-alone single storey building (1,207m2 building on 2,000m2 site)
 - Site: 2,000m2 less outdoor play 680m2 less pavements 113m2 less landscaping 290m2 = building footprint 1,235m2
- Option 2: Facility to occupy 2 floors of a multi-storey development.
- Outdoor Play: allowance has been included but not to the same extent as the requirement for ELC licencing.
- Kitchen: we assume high-end domestic type appliances and fitout is required to enable community groups to utilise the facility.
- Kitchenette: we assume domestic type appliances only are required.

Sports Pavilion Summary

Description	Stand-Alone Option
Pre-Construction	103,500
Building	1,360,400
Canopy & Verandah	160,000
Carpark	Excluded
Outdoor Play	N/A
Site Works	22,500
Services	77,000
Subtotal- Works	1,733,400
Delivery	1,009,600
Total Estimated Project Cost (Excl GST)	2,743,000

Assumptions

The following assumptions were made in preparing the option costing.

- Facility to be a stand-alone single storey building (500m2 building on 500m2 site)
- Kitchen and kitchenette: we assume domestic type appliances only are required.
- Carpark excluded any provision for carparking.
- Site Works excluded provision of site works and landscaping with the exception of Stormwater drainage.

4 Specific Inclusions

The cost plan for the facilities includes the following specific allowances that are in addition to the cost estimate template:

- Bulk earthwork allowance
- Piled foundations
- Extra for the commercial kitchen equipment (Community Centre)
- Plant space equivalent to 5% of the building area for stand-alone option.
- Vertical Transportation (Lifts, Staircases)
- ESD initiatives allowance Included at 3% for initiatives over and above compliance with the Building Code Section J to achieve 5 star greenstar
- Loose Furniture, Fittings and Equipment (FF&E) allowance
- Audio Visual and IT Equipment

5 Exclusions

We have expressly not taken into account the impact of the Covid 19 pandemic (or any other matter coming to our attention after the date of this report) and accordingly have excluded from this report any implications in relation to programme, costs, supply shortages, performance of parties due to shortages of labour and the inability to travel due to global and national travel restrictions, etc. Turner & Townsend accepts no liability for any loss or damage which arises as a result of such matters or any reliance on this report which assumes such matters have been taken into account.

- GST
- Relocation / Decanting costs / Temporary Accommodation
- VPA internal costs
- Cost escalation beyond March 2021
- Loose Furniture, Fittings and Equipment (FF&E)
- Active audio visual and IT equipment
- Office equipment costs e.g. printers, staff / office computers, etcetera
- Public Artwork
- Developer Costs including:
- Capital costs for construction of developer project including common parts of multi-storey combined development (earthworks, piled foundations, plant space, services, landscaping)
- Land, legal, marketing and finance costs
- Staging costs
- Site Related issues:
- No allowance for impact of flood levels to Combined option
- Demolition of existing structures on the proposed sites only removal of hard or soft
 landscaping

Victorian Planning Authority Arden Community Infrastructure Buildings

- Removal of asbestos or other hazardous materials
- Upgrade or provision of authority services infrastructure external to the site
- Diversion / relocation of existing inground services
- Works to roads outside of site boundary including new slip lanes, traffic signals, etc
- Items noted as Excluded in the Cost Plan

6 Information Used

The estimate is based on the following information:

Document / Drawing	Revision
Request for Quotation – Panel : Community Infrastructure Buildings – Design and Costing	
Briefing Meeting with VPA and City of Melbourne representatives on 17 February 2021	
Email from Stefan Bettiol confirming calculation of car parking dated 17 February 2021	
Email from Stefan Bettiol providing area schedule for Macaulay West Community Centre dated 11 March 2021	
Email from Stefan Bettiol providing area schedule for sports pavilion dated 1 April 2021	

7 Benchmarking

Refer to attached spreadsheet of benchmark projects.

Description	Average of Benchmark Projects	Arden Buildings Combined Stand-Alone
Construction Rate \$/m2 GFA	\$4,695	\$4,865
Project Rate \$/m2 GFA	\$5,892	\$6,469

Notes on benchmarking:

- All benchmark projects include for only construction contingency at maximum 10%. Arden contingency includes for both design and construction contingency at 20%
- Some of the benchmark projects include for refurbishment of existing buildings as well as new build within the project (Canterbury Community Centre) thereby lowering the rate per square metre.
- Arden Buildings rate is slightly lower for Arden Community Centre when compared to the benchmark projects as it does not include the more expensive Early Learning / Occasional Care functions.
- All benchmark projects are targeted at 5-star greenstar with the exception of Lady Huntingfield Childrens Centre which is 6-star and hence has a higher rate per square metre.
- Rate for the library is comparable to that of the Docklands Library for the construction cost.

Generally, the rates for the Arden Community Infrastructure Buildings are comparable with the majority of the benchmark projects.

Appendix A – Detailed Cost Breakdown

Library & Cultural Centre - Estimate Template

Assumption - building is stand-alone, three storey

Company Comp	Item		Description		Quantity	Unit		Rate		Amount	Comments
1.1 Personation 1.2			CTION								
1.11 Demotrace A teamwork 2700 m.											
Second S					2200	m2	\$	2.00	\$	4,400.00	Vegetation removal/demolition
Public P		1.1.2	Site preparation		2200	m2	\$	5.00	\$	11,000.00	
Came		1.1.3	Earthworks		2200	m2	\$	200.00	\$	440,000.00	• • • • • • • • • • • • • • • • • • • •
2-1	BUI		(D 11								
2-2 Customers conting power 20	2				20	m2	\$	3 300 00	\$	66 000 00	
2.4 Similar annothes 20 mm 2 3,0000 3 75,0000 1			-				\$	•	-	•	
2.5 Accessable half / Jahry change 10							\$				
2.6 Public accentation 2							\$ ¢		÷		
2-7							\$	•			
2.9	2.	7			200	m2	\$	3,000.00	\$	600,000.00	
2-10					703		\$ \$ 6	•	-		
2.11					150		\$,		
2.13	2.1	11	Reading, study and lounge areas			m2	\$	2,700.00			
2-14 Other community learning arise & culture spaces 100							\$			•	
2.15							\$ \$	•	-		included for higher spec with 5m min ceiling
2.17 Piled foundations / wortan for suspended ground side 1 tem \$ 46,200,000 \$ 5 645,200,000 \$ 7 120,000,000 \$					1		\$ 3				
3			·		1			•			•
1 Canepy & Verandah 60 m2 s 2,000.00 s 120,000.00 concloraffeccorate rate includes for to posts and psewment under voice and part of the control of the				ab	1	Item	\$ 6	645,200.00	\$	645,200.00	raise floor above flood level
CAR PARK					60	m2	\$	2,000.00	\$	120,000.00	outdoor alfresco area - rate includes for roofing,
4.1.1 Pavement 387 72 \$ 200.00 \$ 77,433.60 rate includes pavement, kerb, drainage, life 4.1.2 Carbanaci LM S S S Carbanaci Included 4.1.3 Drainage Pipes LM S S S Carbanaci Included 4.1.4 Drainage Pipes LM S S S Carbanaci Included 4.1.5 Linemarking/Signage Included 4.1.5 Linemarking/Signage Included 4.1.5 Linemarking/Signage Included Included 4.1.5 Linemarking/Signage Included Incl				_							posto sina paramenta sinas.
# 4.1.2 Kerb and channed # 4.1.3 Drainage Pipes # 1.0.4 S	4.		Payament	Spaces	207		Ф	200.00	Ф	77 433 60	rate includes navement, kerb, drainage, linemarking
4.1.3 Drainage Pites					307			200.00			
4.1.5		4.1.3	· ·			LM	\$	-	\$	-	Included
							\$ \$				
5.1 Playspround m2 \$ NA 6 STEWORKS 6.1.1 Podestrian path 100 m2 \$ 240.00 \$ 24,000.00 assume concrete paving 6.2.1 Drainage Image: Control of the part of the p							\$	-			included
SITE WORKS						O			Φ		NIZA
6.11 Pedestrian path 6.2 Dirainage 6.2 Dirainage Pipe 6.2 Dirainage Pipts 6.2.1 Dirainage Pipts 6.2.2 Dirainage Pipts 6.2.3 Subsoil Dirainage 6.2.4 Stormwater Drainage 6.2.4 Stormwater Drainage 6.2.5 Stormwater Drainage 6.2.5 Stormwater Drainage 6.2.6 Stormwater Drainage 6.2.6 Stormwater Drainage 6.2.6 Stormwater Drainage 6.2.7 Stormwater Drainage 6.2.8 Stormwater Drainage 6.2.8 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & furt only 6.3.2 Topsoil & furt only 6.3.3 Landscape Planting 6.3.1 Light Poles & Pittings 6.3.2 Light Poles & Pittings 6.3.3 Landscape Planting 6.3.4 Light Poles & Pittings 6.3.5 Facing Stormwater S	SITE	E WORKS	Playground			mz			Ф	-	N/A
6.2 Drainage Files LM S S Included	6.		Pedestrian path		100	m2	\$	240.00	\$	24.000.00	assume concrete paving
6.2.2 Drainage pils	6.2	2 Drainage	•				·			,	
6.2.3 Subsoil Drainage			•					-			
6.2.4 Stormwater Drainage 1 Item \$241,980.00 \$241,980.00 allowance for pipes and pits incl connection 6.3.1 Tree Planting No. \$ -							Ф \$	-	Ф \$		
6.3.1 Tree Planting		6.2.4	Stormwater Drainage		1		\$ 2	241,980.00	\$	241,980.00	allowance for pipes and pits incl connection to auth
6.3.2 Topsoil & turt only 100 m2 \$ 0.000.00 Shrubs, plants	6.3	•				No	Φ		c		lo aluda d
6.4 Slic Lighting 100 m2 \$ 200.00 \$ 20,000.00 Shrubs, plants			· ·				Φ	-		-	
6.4.1 Light Poles & Fittings 1 Item \$ 5,0,000.00 \$ 50,000.00 Building and car park lighting		6.3.3	Landscape Planting		100		\$	200.00	-	20,000.00	
Item \$ - \$ - N/A	6.4	•			4	ltom	ф	E0 000 00	c	E0 000 00	Duilding and our park lighting
Real Services Se	6.5				ı			50,000.00			Building and car park lighting
7.1 Light & Power 1 Item \$201,650.00 \$201,650.00 allowances for connection of building to at a not including any external points / lights / 1 Item \$40,360.00 \$80,660.00 and including any external points / lights / 141,155.00 \$141,155.00 \$141,155.00 \$141,155.00 \$40,330.00 \$40,300.00 \$40,300.00 \$40,300.00 \$40,300.00 \$40,300.00 \$40,300.00 \$40,300.00 \$40,300.00	6.0	6 Fencing					*		-	-	N/A
7.2 Water			Light & Dower		1	Itom	¢ 2	001 650 00	¢	201 650 00	allowances for connection of building to authority me
7.3 Sewer			•		1			-		•	allowances for connection of building to authority mag
7.5 Communications 7.6 1 Item 8 100,825.00 \$ 100,825					1			•		•	and moraling any external points / lights / riyarame t
T.6					1					•	
Substitute Sub					1						
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8.10 Rounding \$ 442.98											contingency for adverse soil conditions including roo
SUB TOTAL - DELIVERY \$ 9,761,618.00								_	\$		excavation, soft spots and contaminated soil
					SUB TOTAL - D	ELIVERY			\$	9,761,618.00	
TOTAL ESTIMATED PROJECT COST \$ 26,519,000.00			Т(OTAL ESTIM	ATED PROJECT	COST			\$ 1	26.519.000.00	

Library & Cultural Centre - Estimate Template

Assumption - building is part of single multi-storey and occupies lower 4 floors

ltem	Description		Quantity	Unit		Rate		Amount	Comments
<u>works</u>									
1 PRE-CONSTRU									
1.1 Pre-cons 1.1.1	truction Demolition & Removal			m2	\$	2.00	\$	_	developer cost
1.1.2	Site preparation			m2	\$	5.00	\$	-	
1.1.3	Earthworks			m2	\$	30.00	\$	-	
2 BUILDING	Fitout Only								
2.1	Foyer		20	m2	\$	1,850.00	\$	37,000.00	Costs for Fitout only, Shell to be provided by Develo
2.2	Customer service point		20	m2	\$	3,050.00		61,000.00	, ,
2.3	Display area		20	m2	\$	1,550.00		31,000.00	
2.4 2.5	Staff amenities Accessible toilet / baby change		20 10	m2 m2	\$ \$	2,450.00 2,750.00		49,000.00 27,500.00	
2.6	Public amenities		30	m2	\$	2,450.00		73,500.00	
2.7	Community meeting spaces		200	m2	\$	1,550.00		310,000.00	
2.8 2.9	Collection area - Extra for library shelving		703 1	m2 Item	\$ 6	1,250.00 600,000.00		878,750.00 600,000.00	
2.10	Computer / IT room		150	m2	\$	3,350.00		502,500.00	
2.11	Reading, study and lounge areas		1300	m2	\$	1,250.00		1,625,000.00	
2.12 2.13	Work room		60 500	m2 m2	\$	1,450.00		87,000.00	Assume Plant Space - by Developer
2.13 2.14	Aboriginal interpretation space Other community learning arts & culture spaces		1000	m2	Ф \$	1,550.00 3,050.00		775,000.00 3,050,000.00	included for higher spec with 5m min ceiling
2.15	Vertical transportation		1	Item	\$ 4	480,000.00	-	480,000.00	Assume lift specifically for Library
3 CANOPY & VER					•		•		
3.1 Canopy 8 4 CAR PARK	& Verandah		60	m2	\$	1,000.00	\$	60,000.00	outdoor alfresco area
4.1 Car Park		Spaces		No.					
4.1.1	Pavement	•	387	m2	\$	200.00	-	77,433.60	rate includes pavement, kerb, drainage, linemarking
	Kerb and channel			LM	\$	-	\$	-	Included
4.1.3 4.1.4	Drainage Pipes Drainage Pits			LM No.	\$ \$	-	\$ \$	-	Included Included
4.1.5	Linemarking/Signage			No.	\$	-	\$	-	Included
4.1.6	Other (description)			Item	\$	-	\$	-	
5 OUTDOOR PLA	Playground			m2			\$	_	N/A
6 SITE WORKS	. iajgiouna						Ψ		
6.1 Paths							_		
6.1.1 6.2 Drainage	Pedestrian path			Item			\$	-	developer cost
6.2.1	Drainage Pipes			LM	\$	-	\$	-	developer cost
	Drainage pits			No.	\$	-	\$	-	·
6.2.3	Subsoil Drainage			LM	\$	-	\$ \$	-	
6.2.4 6.3 Landscar	Stormwater Drainage			Item			Φ	-	
	•			No.	\$	-	\$	-	developer cost
	Topsoil & turf only			m2			\$	-	
6.3.3 6.4 Site Light	Landscape Planting			m2			\$	-	
	Light Poles & Fittings			Item			\$	-	developer cost
6.5 Gates/En	-			Item	\$	-	\$	-	
6.6 Fencing 7 SERVICES				Item			\$	-	N/A
7.1	Light & Power			Item			\$	-	developer cost
7.2	Water			Item			\$	-	
7.3	Sewer			Item			\$	-	
7.4 7.5	Gas Communications		1	Item Item	\$	80,660.00	\$ \$	- 80,660.00	
7.6	Fire Protection		'	Item	Ψ	00,000.00	\$	-	
7.7	BWIC		1	Item	\$	2,419.80	\$	2,419.80	
			SUB TOTA	L - WORKS			\$	8,807,763.40	
8 DELIVERY							Ľ	0,001,100110	
<u> DELIVERT</u>									
8.1	Council Fees		3.25%				\$	286,252.31	assume includes all council internal costs;
8.2	Authority Fees		0.00%				Ψ N/:	•	assume includes any authority fees payable
8.2 8.3	Traffic Management		7.00%				IN/. \$	A 616,543.44	developer cost part of contractor preliminaries
8.4	Environmental Management		0.50%				\$	44,038.82	part of contractor preliminaries
8.5	Survey/Design		10.00%				\$	880,776.34	8.5 - assume is for design consultants.
8.6 8.7	Supervision & Project Management Site Establishment		9.00% 0.00%				\$ N/:	792,698.71 A	part of contractor preliminaries developer cost
8.8	Contingency		20.00%				\$	1,761,552.68	Includes both design and construction contingencie
8.9	Rounding							374.31	
		SU	IB TOTAL	- DELIVERY			\$	4,382,236.60	
		TOTAL COTULAT	ED DDC 15	CT COST			_	12 100 000 00	
		TOTAL ESTIMAT	ED PKOJE	.01 0051			D	13,190,000.00	

Early Learning Centre - Estimate Template

Assumption - building is part of single multi-storey and occupies lower floors

Item	Description		Quantity	Unit		Rate		Amount	Comments
WORKS	STRUCTION								
1.1 Pre	e-construction			0	Φ	0.00	Φ.		de velemen en et
	I.1.1 Demolition & RemovalI.1.2 Site preparation			m2 m2	\$ \$	2.00 5.00	\$	-	developer cost
1 2 BUILDING	I.1.3 Earthworks			m2	\$	200.00	\$	-	
Coi	mmunity Building - (Description)			_	_		_		
2.1 2.2	Foyer Office		40 30	m2 m2	\$ \$	850.00 1,350.00		34,000.00 40,500.00	
2.3	Kinder Room 1-3		360	m2	\$	1,550.00	\$	558,000.00	
2.4 2.5	Kitchen Storage		20 60	m2 m2	\$ \$	3,850.00 850.00		77,000.00 51,000.00	assumes domestic type appliances
2.6 2.7	Shared staff / accessible toilet Childrens amenities area		20 40	m2 m2	\$	2,150.00 3,450.00		43,000.00 138,000.00	
2.8	Shared rear verandah		Incl 3.1		Ψ				
2.9 2.1	Shared external storage Shared outdoor play area		70 Incl 5.1	m2	\$	650.00	\$	45,500.00	
2.11	Circulation		69	m2	\$	850.00		58,650.00	
2.12 2.13	Consulting room 1-3 Waiting room		54 36	m2 m2	\$ \$	1,550.00 1,050.00		83,700.00 37,800.00	
2.14 2.15	Shared staff / accessible toilet Storage		8 11	m2 m2	\$	2,150.00 850.00		17,200.00 9,350.00	
2.16	Kitchenette		2	m2	\$	2,450.00		4,900.00	assumes domestic type appliances
2.17 2.18	Family amenities Parent education		12 20	m2 m2	\$ \$	2,450.00 1,350.00		29,400.00 27,000.00	
2.19	Circulation		14	m2	\$	850.00		11,900.00	Assume Plant Space - by Developer
0.00	No utional transportations		4	lt a ma	Φ.	240 000 00	Ф	240,000,00	allowed only for lift and stairs for 2 storeys - assume 2 of each.
2.20	Vertical transportation		1	Item	Φ 4	240,000.00	Ф	240,000.00	Lift and stair costs for additional floors to the building by developer
	& VERANDAH nopy & Verandah		46	m2	\$	1,000.00	\$	46,000.00	2, 40.0.0001
4 CAR PAR	K	_	40		Ψ	1,000.00	Ψ	40,000.00	
	r Park 1.1.1 Pavement	Spaces	86	No. m2	\$	200.00	\$	17,241.60	rate includes pavement, kerb, drainage, linemarking
4	1.1.2 Kerb and channel		33	LM	\$	-	\$	-	Included
	4.1.3 Drainage Pipes 4.1.4 Drainage Pits			LM No.	\$	-	\$ \$	-	Included Included
	1.1.5 Linemarking/Signage 1.1.6 <i>Other (description)</i>			No. Item	\$ \$	-	\$ \$	-	Included
5 OUTDOOR				nom	Ψ		Ψ		
5.1	Playground		700	m2	\$	650.00	\$	455,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6 SITE WOR 6.1 Pat									
6	6.1.1 Pedestrian path			Item			\$	-	developer cost
	ainage 5.2.1 Drainage Pipes			LM	\$	-	\$	-	developer cost
	6.2.2 Drainage pits 6.2.3 Subsoil Drainage			No. LM	\$	-	\$ \$	-	
6	5.2.4 Stormwater Drainage			Item	Ψ		\$	-	
	ndscaping 5.3.1 Tree Planting			No.	\$	_	\$	_	developer cost
6	6.3.2 Topsoil & turf only			m2	•		\$	-	·
	6.3.3 Landscape Planting e Lighting			m2			\$	-	Shrubs, plants
6.4				Item			\$	-	developer cost
6.6 <i>Fei</i>	ncing		1	Item Item	\$	57,000.00	\$ \$	57,000.00	Fencing to outdoor garden / play area
7 SERVICES 7.1	Light & Power		1	Item			\$	_	developer cost
7.2	Water		1	Item			\$	-	develope: edet
7.3 7.4	Sewer Gas		1 1	Item Item			\$ \$	-	
7.5	Communications		1	Item			\$	-	
7.6 7.7	Fire Protection BWIC		1	Item Item			\$ \$	-	
			SUB TOTAL	- WORKS	3		\$	2,082,141.60	
8 <u>DELIVERY</u>	,								
	-								
8.1	Council Fees		3.25%				\$	67,669.60	assume includes all council internal costs; assume includes any authority fees payable
8.2	Authority Fees		0.00%				N/A		developer cost
8.3 8.4	Traffic Management Environmental Management		7.00% 0.50%				\$ \$	145,749.91 10,410.71	part of contractor preliminaries part of contractor preliminaries
8.5	Survey/Design		10.00%				\$	208,214.16	8.5 - assume is for design consultants.
8.6 8.7	Supervision & Project Management Site Establishment		9.00% 0.00%				\$ N/ <i>P</i>	187,392.74 A	part of contractor preliminaries developer cost
8.8	Contingency		20.00%				\$	416,428.32	Includes both design and construction contingencies
8.9	Rounding	S	SUB TOTAL - I	DELIVERY	,		\$	(7.05) 1,035,858.40	
		TOTAL ESTIMA	TED PROJEC	T COST			\$	3,118,000.00	

Community Centre - Estimate Template

Assumption - building is stand-alone

Item	Description	Q	uantity	Unit		Rate		Amount	Comments
WORKS	SS ONSTRUCTION								
	Pre-construction								
	1.1.1 Demolition & Removal1.1.2 Site preparation		2000 2000	m2 m2	\$ \$	2.00 5.00	\$ \$	4,000.00 10,000.00	Vegetation removal/demolition Topsoil strippping & stockpile
	1.1.3 Earthworks		2000	m2	\$	200.00	\$	400,000.00	Bulk excavation for building platform incl disposal of
2 BUILDI			2000		Ψ	200.00	Ψ	100,000.00	contaminated soil CatC
	Community Building - (Description)		lo al O 4	0					
2.1 2.2	Front verandah Foyer / reception		ncl 3.1 35	m2 m2	\$	2,600.00	\$	91,000.00	
2.3	Amenities		32	m2	\$	3,300.00	\$	105,600.00	
2.4 2.5	Accessible toilet Commercial kitchen		10 50	m2 m2	\$ \$	3,600.00 3,600.00		36,000.00 180,000.00	
2.5.1	- Extra for commercial kitchen equipment		1	item	\$ 1	150,000.00	\$	150,000.00	
2.6 2.7	Office Large Hall		20 180	m2 m2	\$ \$	2,400.00 2,200.00	\$	48,000.00 396,000.00	
2.8	Storage		90	m2	\$	2,000.00	\$	180,000.00	
2.9 2.1	Outdoor garden / play area Circulation		ncl 5.1 46	m2 m2	\$ \$	2,000.00	\$	92,000.00	
2.11	CSO foyer		36	m2	\$	2,000.00	\$	72,000.00	
2.12 2.13	CSO offices Consulting room 1 - 3		150 60	m2 m2	\$ \$	2,400.00 2,700.00	\$ \$	360,000.00 162,000.00	
2.14	Medium community meeting room		80	m2	\$	2,700.00	\$	216,000.00	
2.15 2.16	Staff amenities / accessible toilet Storage		30 30	m2 m2	\$ \$	3,600.00 2,000.00		108,000.00 60,000.00	
2.17	Staff room / kitchenette		40	m2	\$	3,000.00		120,000.00	
2.18 2.19	Circulation Small community meeting room 1 & 2		43 100	m2 m2	\$ \$	2,000.00 2,700.00	\$ \$	86,000.00 270,000.00	
2.20	Medium community meeting room 2		100	m2	\$	2,700.00	\$	270,000.00	
2.21 2.22	Storage Kitchenette		30 10	m2 m2	\$ \$	2,000.00 3,000.00		60,000.00 30,000.00	
2.23	Circulation		24	m2	\$	2,000.00	\$	48,000.00	allow 507 of haddeling and
2.24 2.25	Plant spaces Piled foundations / extra for suspended ground slab		1 1	item Item		123,600.00 518,700.00		123,600.00 518,700.00	allow 5% of building area raise floor above flood level
	, •				·	•		,	
	PY & VERANDAH Canopy & Verandah		40	m2	\$	1,500.00	\$	60,000.00	rate includes for roof, posts, pavement under
4 CAR PA	ARK	0			·	•		,	,, ,,
4.1	Car Park 4.1.1 Pavement	Spaces	119	No. m2	\$	200.00	\$	23,731.20	rate includes pavement, kerb, drainage, linemarking
	4.1.2 Kerb and channel			LM	\$	-	\$	· -	Included
	4.1.3 Drainage Pipes4.1.4 Drainage Pits			LM No.	\$ \$	-	\$ \$	-	Included Included
	4.1.5 Linemarking/Signage 4.1.6 Other (description)			No. Item	\$ \$	-	\$ \$	-	Included
5 OUTDO	4.1.6 Other (description) OOR PLAY			пеш	Φ	-	Φ	-	
5.1	Playground		200	m2	\$	650.00	\$	130,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6 SITE W									equipment, set-out, soft fail, edging
6.1	Paths 6.1.1 Pedestrian path		156	m2	\$	240.00	\$	37,464.00	assume concrete paving
6.2	Drainage		100			240.00		07,404.00	· -
	6.2.1 Drainage Pipes 6.2.2 Drainage pits			LM No.	\$ \$	-	\$ \$	- -	Included Included
	6.2.3 Subsoil Drainage			LM	\$	-	\$		Included
6.3	6.2.4 Stormwater Drainage Landscaping		1	Item	\$	74,160.00	\$	74,160.00	allowance for pipes and pits incl connection to auth ma
0.0	6.3.1 Tree Planting			No.	\$	-	\$	_	Included
	6.3.2 Topsoil & turf only 6.3.3 Landscape Planting		178 112	m2 m2	\$ \$	35.00 120.00	\$ \$	6,244.00 13,380.00	Grassed areas Shrubs, plants
	Site Lighting				·		·	·	•
	6.4.1 Light Poles & Fittings Gates/Entrances		1 1	Item Item	\$ \$	20,000.00	\$ \$	20,000.00	Building and car park lighting
6.6	Fencing		1	Item		30,000.00	\$	30,000.00	Fencing to outdoor garden / play area
7 SERVIC 7.1	CES Light & Power		1	Item	\$	61,800.00	\$	61,800.00	allowances for connection of building to authority mair
7.2	Water		1	Item	\$	24,720.00	\$	24,720.00	and including any external points / lights / hydrants etc
7.3 7.4	Sewer Gas		1 1	Item Item		43,260.00 12,360.00		43,260.00 12,360.00	
7.5	Communications		1	Item	\$	12,360.00	\$	12,360.00	
7.6 7.7	Fire Protection BWIC		1 1	Item Item		18,540.00 17,304.00		18,540.00 17,304.00	
		S	UB TOTAL	- WORKS			\$	4,782,223.20	
8 DELIVE	<u>ERY</u>								
8.1	Council Fees		3.25%				\$	155,422.25	assume includes all council internal costs; assume includes any authority fees payable
8.2	Authority Fees		1.00%				\$	47,822.23	assume includes any planning fees;
8.3	Traffic Management		7.00%				\$	334,755.62	assume includes any headworks charges part of contractor preliminaries
8.4	Environmental Management - allow for ESD initiatives		0.50%				\$	23,911.12	part of contractor preliminaries
8.5 8.6	Survey/Design Supervision & Project Management		10.00% 9.00%				\$ \$	478,222.32 430,400.09	8.5 - assume is for design consultants.part of contractor preliminaries
8.7	Site Establishment		2.50%				\$	119,555.58	part of contractor preliminaries
8.8	Contingency		20.00%				\$	956,444.64	Includes both design and construction contingencies contingency for adverse soil conditions including rock
8.9	Contingency for adverse soil conditions		5.00%				\$	239,111.16	excavation, soft spots and contaminated soil
8.9	Rounding	ÇHE	B TOTAL - [)FI IVEDV			\$	131.79 2,785,776.80	
		300	. IOIAL - L	LLIVERT			Ψ	2,103,110.00	
	TOT	AL ESTIMATE	D PROJEC	T COST			\$	7,568,000.00	
	101		J I NOULU	. 5551			Ψ	.,555,555.00	

Community Centre - Estimate Template

Assumption - building is part of single multi-storey and occupies lower 2 floors

Item	Description		Quantity	Unit		Rate		Amount	Comments
WORKS 1 PRE-CON	STRUCTION								
1.1 Pre	e-construction			0			Φ.		
	1.1.1 Demolition & Removal 1.1.2 Site preparation			m2 m2			\$ \$	-	developer cost
	1.1.3 Earthworks			m2			\$	-	
2 BUILDING Co	ommunity Building - Fitout								
2.1	Front verandah		Incl 3.1	m2	Φ.	4 450 00	Φ.	50.750.00	
2.2 2.3	Foyer / reception Amenities		35 32	m2 m2	\$ \$	1,450.00 2,150.00		50,750.00 68,800.00	
2.4	Accessible toilet		10	m2	\$	2,450.00		24,500.00	
2.5 2.5.1	Commercial kitchen - Extra for commercial kitchen equipment		50 1	m2 item	\$ \$	2,450.00 150,000.00		122,500.00 150,000.00	
2.6	Office		20	m2	\$	1,250.00		25,000.00	
2.7 2.8	Large Hall Storage		180 90	m2 m2	э \$	1,050.00 850.00	\$ \$	189,000.00 76,500.00	
2.9 2.1	Outdoor garden / play area Circulation		Incl 5.1 46	m2 m2	\$ \$	- 850.00	\$	39,100.00	
2.11	CSO foyer		36	m2	\$	1,050.00		37,800.00	
2.12 2.13	CSO offices Consulting room 1 - 3		150 60	m2 m2	\$	1,250.00 1,550.00		187,500.00 93,000.00	
2.13	Medium community meeting room		80	m2	\$	1,550.00		124,000.00	
2.15 2.16	Staff amenities / accessible toilet		30	m2 m2	\$ \$	2,450.00 850.00		73,500.00	
2.16	Storage Staff room / kitchenette		30 40	m2	э \$	1,850.00		25,500.00 74,000.00	
2.18	Circulation		43	m2	\$	850.00		36,550.00	
2.19 2.2	Small community meeting room 1 & 2 Medium community meeting room 2		100 100	m2 m2	\$ \$	1,550.00 1,550.00	\$ \$	155,000.00 155,000.00	
2.21	Storage		30	m2	\$	850.00	\$	25,500.00	
2.22 2.23	Kitchenette Circulation		10 24	m2 m2	\$ \$	1,850.00 850.00		18,500.00 20,400.00	Assume Plant Space - by Developer
									allowed only for lift and stairs for 2 storeys - assume 2 of each.
2.24	Vertical transportation		1	Item	\$	240,000.00	\$	240,000.00	Lift and stair costs for additional floors to the building
									by developer
	& VERANDAH				_		_		
3.1 Ca 4 CAR PARI	nopy & Verandah K		40	m2	\$	1,000.00	\$	40,000.00	
4.1 Ca	r Park	Spaces		No.					
	4.1.1 Pavement		119	m2	\$	200.00		23,731.20	rate includes pavement, kerb, drainage, linemarking assumes on-grade carpark beside building - no
	4.1.2 Kerb and channel			LM	\$	-	\$	-	allowance for basement or high-rise carpark
	4.1.3 Drainage Pipes 4.1.4 Drainage Pits			LM No.	\$ \$	-	\$ \$	-	
	4.1.5 Linemarking/Signage			No.	\$	-	\$ \$	-	
5 OUTDOOF	4.1.6 Other (description) R PLAY			Item	Ф	-	Ф	-	
5.1	Playground		200	m2	\$	650.00	\$	130,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6 SITE WOR									equipment, set-out, soft fail, edging
6.1 Pa	ths 5.1.1 Pedestrian path			Item			\$	_	developer cost
6.2 Dra	ainage				_				
	6.2.1 Drainage Pipes 6.2.2 Drainage pits			LM No.	\$ \$	-	\$ \$	-	developer cost
6	6.2.3 Subsoil Drainage			LM	\$	-	\$	-	
	6.2.4 Stormwater Drainage ndscaping			Item			\$	-	
6	6.3.1 Tree Planting			No.	\$	-	\$	-	developer cost
	6.3.2 Topsoil & turf only 6.3.3 Landscape Planting			m2 m2			\$ \$	-	
6.4 Site	e Lighting						Φ.		develop an exact
6.4 6.5 Ga	I.1 Light Poles & Fittings Ites/Entrances		1	Item Item	\$	_	\$ \$	-	developer cost
6.6 <i>Fe</i>	ncing		1	Item		30,000.00	\$	30,000.00	Fencing to outdoor garden / play area
7 SERVICES 7.1	Light & Power			Item			\$	-	developer cost
7.2	Water			Item			\$	-	
7.3 7.4	Sewer Gas			Item Item			э \$	-	
7.5	Communications Fire Protection			Item			\$	-	
7.6 7.7	BWIC			Item Item	\$	-	\$ \$	-	
			SUB TOTAL	- WORKS	3		\$	2,236,131.20	
8 <u>DELIVERY</u>	<u>′</u>			_		_			
	_								
8.1	Council Fees		3.25%				\$	72,674.26	assume includes all council internal costs;
8.2	Authority Fees		0.00%				N/A		assume includes any authority fees payable developer cost
8.3	Traffic Management		7.00%				\$ ©	156,529.18	part of contractor preliminaries
8.4 8.5	Environmental Management Survey/Design		0.50% 10.00%				\$ \$	11,180.66 223,613.12	part of contractor preliminaries 8.5 - assume is for design consultants.
8.6	Supervision & Project Management		9.00%				\$	201,251.81	part of contractor preliminaries
8.7 8.8	Site Establishment Contingency		0.00% 20.00%				N/ <i>F</i> \$	447,226.24	developer cost Includes both design and construction contingencies
8.9	Rounding						_	393.53	
			SUB TOTAL - I	DELIVERY	1		\$	1,112,868.80	
		TOTAL ESTIM	ATED PROJEC	T COST			\$	3,349,000.00	

Community Centre / ELC Combined Facility - Estimate Template

Assumption - building is part of single multi-storey and occupies lower 2 floors
Assumption - developer is responsible for the shell of the building, costs incuded here are for fitout only

1	n	Description		Quantity	Unit		Rate	Amount	Comments
		PLICTION							
The content	1.1 Pre-co	onstruction			0			Φ.	daveler en end
Section	1.1.	.2 Site preparation			m2			\$ -	developer cost
Secondamina 1451 15 15 15 15 15 15		.3 Earthworks			m2			\$ -	
Section				Incl 3.1	m2				
1	2.2	Foyer / reception		35	m2	•	•	•	
1.00							•	•	
24 Single	2.5				m2	\$	2,450.00	\$ 122,500.00	
1.	2.6	Office			m2	\$	1,250.00	\$ 25,000.00	
1		-				\$ \$			
1	2.9	Outdoor garden / play area		Incl 5.1	m2		-		
1								•	
14							•	•	
1	2.14	Medium community meeting room		80	m2	\$	1,550.00	\$ 124,000.00	
1.00									
1		Staff room / kitchenette				Ψ.	•	•	
2.50 Showard 10	2.19	Small community meeting room 1 & 2		100	m2	•	1,550.00	\$ 155,000.00	
22		· · · · · · · · · · · · · · · · · · ·				\$ \$			
Second 1	2.22	Kitchenette		10	m2		1,850.00	\$ 18,500.00	Assume Plant Space - by Developer
BLO Find	2.23	Circulation		24	m2	\$	850.00	\$ 20,400.00	allowed only for lift and stairs for 2 storeys - assume
Second Part	2.24	Vertical transportation		1	ltem	\$	240,000.00	\$ 240,000.00	Lift and stair costs for additional floors to the building
2.25				40	m2	\$	850.00	\$ 34,000,00	·
228	2.26	Office		30	m2		1,350.00	\$ 40,500.00	
20 10 10 10 10 10 10 10						\$ \$			
2-31 Cubature ameninis caree						\$ \$			
2.51 Secret control attempts First Fir	2.31	Childrens amenities area		40		\$			
1.1					m2	\$	650.00	\$ 45,500.00	
2-36		Shared outdoor play area			m?	Ф	950.00	¢ 59.650.00	
2.58 Sineway and Accessive Screen 8	2.36	Consulting room 1-3		54	m2		1,550.00	\$ 83,700.00	
2-30 Servage						\$ \$	•	•	
2-41 Family amonifies	2.39	Storage		11	m2	\$	850.00	\$ 9,350.00	
2.44 Carl Park						\$ \$			
A contact						•			
Sal Carcery Verminds Sal S				14	1112	Ψ	000.00		
				86	m2	\$	1,000.00	\$ 86,000.00	
A-1.1 Parament		ark	Spaces		No.				
A			•	205		\$	200.00	\$ 40,972.80	·
4.1.4 Drainage Pile						\$	-		
4.1.5 Lemantian/Signage Name N						\$ \$	-		
Name		.5 Linemarking/Signage				\$	-		
Pays		, ,			пеш	Ψ	-	φ -	
6.1 Paths Paths Recommendation				900	m2	\$	650.00	\$ 585,000.00	
	6.1 Paths				ltom			¢	developer cost
6.2.2 Drainage pits	6.2 Draina	age							·
6.2.3 Subsoil Drainage LM S S C 6.2.4 Stormwater Drainage Item S C 6.3.1 Tree Planting No. S S C 6.3.2 Topsoil & turf only M2 S S C 6.3.3 Landscape planing M2 S S C 6.4.1 Light Poles & Fittings No. No. S S C 6.5.5 Gates/Entrance No. No. S S C 6.5.6 Ferning S S C 6.5.7 Site Light R Power No. S S C 6.5.7 Site Site S S C 6.5.7 Site Site S S S 6.5.7 Site S S S C 6.5.7 Site S S S S S S S S S S S 6.5.7 Site S S S S S 6.5.7 Site S S S S S 6.5.7 Site S S S S S 6.5 S S S S S S S S 6.5 S S S S S S S S 6.5 S S S S S S S S 6.5 S S S S S S S S 6.5 S S S S S S S						•	-		developer cost
Substitution Subs	6.2.	.3 Subsoil Drainage			LM	\$	-	\$ -	
6.3		scaping						Φ -	
S.3. Landscape Planting R.2 S C		•				\$	-		developer cost
6.4.1 Light Poles & Fittings	6.3.	.3 Landscape Planting							
SERVICES	6.4.1	Light Poles & Fittings			Item			\$ -	developer cost
### SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 1tem 7.4 Gas 1tem 7.5 Communications 1tem 7.6 Fire Protection 8.1 Council Fees 8.1 Council Fees 8.2 Authority Fees 8.2 Authority Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 9.00% 8.8 Cortingency 9.00% 9.00% 9.100%				1 1		\$ \$	- 87 000 00		Fencing to outdoor garden / play area
Table	SERVICES			·		Ψ	0.,000.00		
T-4		_							developer cost
Temporal Communications Item S -								\$ - \$ -	
Sub total - Works \$ 4,078,272.80	7.5	Communications			Item			\$ -	
8.1 Council Fees 3.25% \$ 132,543.87 assume includes all council internal costs; assume includes any authority fees payable developer cost developer cost part of contractor preliminaries \$ 1.5 Survey/Design \$ 10.00% \$ 20.391.36 \$ 10.00% \$ 20.00						\$	-	\$ - \$ -	
8.1 Council Fees 3.25% \$ 132,543.87 assume includes all council internal costs; assume includes any authority fees payable developer cost developer cost part of contractor preliminaries 8.2 Authority Fees 0.00% \$ 285,479.10 part of contractor preliminaries 8.3 Traffic Management 0.50% \$ 20,391.36 8.4 Environmental Management 0.50% \$ 20,391.36 8.5 Survey/Design 10.00% \$ 407,827.28 8.5 - assume includes all council internal costs; assume includes any authority fees payable developer cost part of contractor preliminaries 8.6 Survey/Design 10.00% \$ 367,044.55 part of contractor preliminaries developer cost Includes both design and construction contingencies 8.7 Site Establishment 0.00% N/A developer cost Includes both design and construction contingencies 8.8 Contingency \$ 20.00% \$ 815,654.56 Includes both design and construction contingencies 8.9 Rounding \$ 2,029,727.20				SUB TOTAL	L - WORKS	3		\$ 4,078,272.80	
8.1 Council Fees 3.25% \$ 132,543.87 assume includes any authority fees payable developer cost developer cost part of contractor preliminaries part of contractor preliminaries part of contractor preliminaries part of contractor preliminaries solutions and part of contractor preliminaries part of contractor preliminaries solutions and part of contractor preliminaries developer cost solutions and part of contractor preliminaries solutions and part	DELIVERY								
8.1 Council Fees 3.25% \$ 132,543.87 assume includes any authority fees payable developer cost developer cost part of contractor preliminaries part of contractor preliminaries part of contractor preliminaries part of contractor preliminaries solutions and part of contractor preliminaries part of contractor preliminaries solutions and part of contractor preliminaries developer cost solutions and part of contractor preliminaries solutions and part	Ω 1	Council Foos		2 2E0/				\$ 120 540 07	assume includes all council internal costs;
8.3 Traffic Management 7.00% \$ 285,479.10 part of contractor preliminaries 8.4 Environmental Management 0.50% \$ 20,391.36 8.5 Survey/Design 10.00% \$ 407,827.28 8.5 - assume is for design consultants. 8.6 Supervision & Project Management 9.00% \$ 367,044.55 part of contractor preliminaries 8.7 Site Establishment 0.00% N/A developer cost 8.8 Contingency 20.00% \$ 815,654.56 Includes both design and construction contingencies 8.9 Rounding SUB TOTAL - DELIVERY \$ 2,029,727.20									assume includes any authority fees payable
8.5 Survey/Design 10.00% \$ 407,827.28 8.5 - assume is for design consultants. 8.6 Supervision & Project Management 9.00% \$ 367,044.55 part of contractor preliminaries 8.7 Site Establishment 0.00% N/A developer cost 8.8 Contingency 20.00% \$ 815,654.56 Includes both design and construction contingencies 8.9 Rounding \$ 2,029,727.20	8.3	Traffic Management		7.00%				\$ 285,479.10	part of contractor preliminaries
8.6 Supervision & Project Management 9.00% \$ 367,044.55 part of contractor preliminaries 8.7 Site Establishment 0.00% N/A developer cost 8.8 Contingency 20.00% \$ 815,654.56 Includes both design and construction contingencies 8.9 Rounding SUB TOTAL - DELIVERY \$ 2,029,727.20		-						· ·	
8.8 Contingency 20.00% \$ 815,654.56 Includes both design and construction contingencies 786.48 SUB TOTAL - DELIVERY \$ 2,029,727.20	8.6	Supervision & Project Management		9.00%				\$ 367,044.55	part of contractor preliminaries
SUB TOTAL - DELIVERY \$ 2,029,727.20	8.8	Contingency						\$ 815,654.56	Includes both design and construction contingencies
	8.9	Rounding		SIIB TOTAL	DELIVERY	/			
TOTAL ESTIMATED PROJECT COST \$ 6,108,000.00				JUD TOTAL -	PLLIVER			Ψ 2,023,121.20	
•			TOTAL ESTI	MATED PROJE	CT COST			\$ 6,108,000.00	

Assumption - building is stand-alone

MORKS		Quantity	Unit		Rate		Amount	Comments
1.1 Pre-construction 1.1.1 Demolition & Removal 1.1.2 Site preparation 1.1.2 Site preparation 1.1.3 Earthworks								
1.1.2 Site preparation		0000		•		•	4 000 00	
BUILDING		2000 2000	m2 m2	\$ \$	2.00 5.00		4,000.00 10,000.00	Vegetation removal/demolition Topsoil stripping & stockpile
kindergarten 2 Rooms - (Description) 2.1		2000	m2	\$	200.00	\$	400,000.00	Bulk excavation for building platform incl disposal of contaminated soil CatC
2.1								
2.3 Room 1 2.4 Room 2 2.5 Staff/Meeting Room 2.6 Kitchen 2.61 - Extra for kitchen equipment - Assumed high- 2.7 Storage 2.8 Shared staff/accessible toilet 2.9 Children's amenities area 2.10 Shared rear evranda 2.11 Shared cutdoor play area 2.12 Shared outdoor play area 2.13 Consulting room 1 2.14 Consulting room 2 2.16 Consulting room 2 2.16 Consulting room 2 2.16 Consulting room 3 2.17 Waiting room 3 2.17 Waiting room 3 2.17 Waiting room 3 2.18 Staff amenities/accessible toilet 2.19 Storage 2.10 Front veranda 2.11 Family amenities 2.12 Parent education 2.12 Front veranda 2.13 Community Spaces - (Description) 2.24 Front veranda 2.25 Poyer / reception 2.26 Pram storage 2.27 Amenities 2.28 Staff amenities/accessible toilet 2.29 Kitchen 2.20 Office 1 2.30 Office 1 2.31 Office 2 2.32 Activity Room 1 2.33 Activity Room 2 2.34 Activity Room 2 2.34 Activity Room 2 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 3.1 Shared rear veranda 3.2 Front veranda 3.2 Front veranda 3.4 CANPY & VERANDAH 3.1 Shared rear veranda 3.5 Front veranda 3.6 Circulation 3.7 Plant spaces 3.8 Piled foundations / extra for suspended ground 4.1.0 Trainage Pipes 4.1.1 Parianage Pipes 4.1.1 Prainage Pipes 4.1.1 Prainage Pipes 4.1.2 Kerb and channel 4.1.3 Drainage 6.2.1 Drainage Pipes 6.2.1 Drainage Pipes 6.2.2 Drainage 6.2.4 Stormwater Drainage 6.2.4 Stormwater Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3 Landscaping 6.3 Landscaping 6.3 Landscaping 6.4 Site Lighting 6.4 Site Lighting 6.5 Gates/Enrances 6.5 Gates/Enrances 6.5 Gates/Enrances 6.5 Froncing SERVICES 7.1 Cight & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Menagement 8.5 Surveyribesign Project Management 8.6 Surveyribesign Project Managemen		40	m2	\$	2,600.00		104,000.00	
2.5 StaffMoeting Room 2.61 - Extra for kitchen equipment - Assumed high- 2.61 - Extra for kitchen equipment - Assumed high- 2.7 Storage 2.8 Shared staff/accessible toilet 2.9 Children's amerities area 2.10 Shared erer verlands 2.11 Shared external storage 2.12 Shared outdoor play area 2.13 Croulation MCH & Family Service - (Description) 2.14 Consulting room 1 2.15 Consulting room 2 2.16 Consulting room 2 2.16 Consulting room 3 2.17 Waiting room 3 2.17 Waiting room 3 2.18 Staff amenities/accessible toilet 2.19 Storage 2.2 Kitchenette 2.21 Family amenities 2.22 Parent education 2.23 Front verlanda 2.24 Front verlanda 2.25 Parent education 3.26 Parent storage 3.27 Amenities 3.28 Staff amenities/accessible toilet 3.29 Kitchen 3.29 Kitchen 3.20 Office 1 3.23 Activity Room 1 3.23 Activity Room 1 3.23 Activity Room 2 3.24 Activity Room 2 3.23 Activity Room 2 3.23 Activity Room 2 3.24 Activity Room 2 3.25 Storage 3.26 Circulation 3.27 Plant spaces 3.28 Plant spaces 3.28 Piled foundations / extra for suspended ground 3.28 Front verlanda 3.2 Front verlanda 3.2 Front verlanda 3.2 Front verlanda 3.3 Front verlanda 3.4 CANDPY & VERANDAH 3.1 Shared rear verlanda 3.2 Front verlanda 3.2 Front verlanda 3.3 Front verlanda 3.4 CANDPY & SERANDAH 3.1 Shared rear verlanda 3.2 Front verlanda 3.4 Front verlanda 3.5 Front verlanda 3.6 CANDPY & SERANDAH 3.1 Shared rear verlanda 3.2 Front verlanda 4.1.1 Pariange Pipes 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pipes 6.2.1 Drainage Pipes 6.2.2 Shared outdoor play 5.1 Uight Room 9 6.2.1 Drainage Pipes 6.2.2 Shared outdoor play 5.1 Light Room 9 6.2.1 Drainage Pipes 6.2.2 Shared outdoor play 6.3 Light Pipes 6.4 Site Lighting 6.4.5 Edissels-furtances 6.6 Fenoing 5.6 Selses-furtances 6.6 Fenoing 5.7 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC 5.7 Site Stabilishment 6.8 Survey/Design & Project Management 8.5 Survey/Design & Project Management 8.5 Survey/Design & Project Management 8.6 Surveysion & Project Management 8.7 Site Estabilishment 8.8 Contingency 6.9		30 120	m2 m2	\$ \$	2,400.00 2,700.00	\$	72,000.00 324,000.00	
2.61		120 28	m2 m2	\$ \$	2,700.00 2,400.00		324,000.00 67,200.00	
2.7 Storage 2.8 Shared staff/accessible toilet 2.9 Children's amenities area 2.10 Shared rear veranda 2.11 Shared external storage 2.12 Shared outdoor play area 2.13 Circulation MCH & Family Service (Description) 2.14 Consulting room 1 2.15 Consulting room 2 2.16 Consulting room 3 2.17 Waiting room 2.18 Staff amenities/accessible toilet 2.19 Storage 2.2 Kitchenette 2.21 Family amenities 2.22 Parent education General Community Spaces - (Description) 2.24 Front veranda 2.25 Foyer / reception 2.26 Pram storage 2.27 Amenities 2.29 Kitchen 2.29 Kitchen 2.29 Letta for kitchen equipment - Assumed high- 2.30 Office 1 2.31 Office 2 2.32 Activity Room 1 2.33 Activity Room 1 2.33 Activity Room 1 2.33 Activity Room 1 2.33 Activity Room 2 2.34 Activity Room 1 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 3.1 Shared rear veranda 3.2 Front veranda 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Car Park 4.1.1 Pavement 4.1.1 Pavement 4.1.2 Shared outdoor play 5.1 Outdoor garden/play area 5.2 Shared outdoor play 5.1 Paths 6.1.1 Pedestrian path 6.2.1 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage 6.3 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & turl only 6.3.3 Landscape Planting 6.4.5 Licilything 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing 5.8 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BW/C 8.9 Contingency for adverse soil conditions 8.9 Contingency 9.0 Contingency for adverse soil conditions	nd domestic type	14 1	m2 item	\$	3,600.00 10,000.00	\$	50,400.00 10,000.00	
2.9 Children's amenities area 2.10 Shared rear veranda 2.11 Shared external storage 2.12 Sharod outdoor play area 2.13 Circulation MCH & Family Service - (Description) 2.14 Consulting room 1 2.15 Consulting room 2 2.16 Consulting room 3 2.17 Waiting room 2.18 Staff amenities/accessible toilet 2.19 Storage 2.2 Kitchenette 2.21 Family amenities 2.22 Parent education 2.23 Circulation General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) 4.24 Front veranda 2.25 Foyer / reception 2.26 Pram storage 2.27 Amenities 2.28 Staff amenities/accessible toilet 2.29 Kitchen 2.29.1 - Extra for kitchen equipment - Assumed high- 2.30 Office 1 2.31 Office 1 2.31 Office 1 2.32 Activity Room 3 2.33 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 3.1 Shared rear veranda 3.2 Front veranda 3.2 Front veranda 3.2 Front veranda 3.1 Shared rear veranda 3.2 Front veranda 3.2 Front of the foundations of the foundat	na domestic type	46	m2	\$	2,000.00	\$	92,000.00	
2.11 Shared external storage 2.12 Shared outdoor play area 2.13 Circulation MCH & Family Service - (Description) 2.14 Consulting room 1 2.15 Consulting room 3 2.17 Walting room 2.18 Staff amenities/accessible toilet 2.19 Storage 2.2 Kitchenette 2.19 Storage 2.2 Family amenities 2.22 Parent education General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) General Community Spaces - (Description) Field for Spaces - (Description) Community Room 1 2.24 Community Room 1 2.25 Communities 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage Pipes 6.2.2 Drainage Pipes 6.2.1 Drainage Pipes 6.2.2 Drainage Pipes 6.2.2 Drainage Pipes 6.2.1 Drainage Pipes 6.2.2 Drainage Pipes 6.2.1 Ught & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communities 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 SurveyDesign 8.9 Contingency for adverse soil conditions 8.9 Contingency for adverse soil conditions		10 28	m2 m2	\$ \$	3,300.00 3,300.00		33,000.00 92,400.00	
2.12		Incl.3.1 70	m2 m2	\$ \$	1,800.00	\$ \$	- 126,000.00	
MCH & Family Service - (Description) 2.14		Incl.5.2	m2	\$	-	\$	-	
2.15		55	m2	\$	2,000.00	\$	110,000.00	
2.16 Consulting room 3 2.17 Waiting room 3 2.18 Staff amenities/accessible toilet 2.19 Storage 2.2 Kitchenette 2.21 Family amenities 2.22 Parent education General Community Spaces - (Description) General Community Spaces - (Description) 2.24 Front veranda 2.25 Foyer / reception 2.26 Pram storage 2.7 Amenities 2.28 Staff amenities/accessible toilet Xitchen 2.29.1 - Extra for kitchen equipment - Assumed high- 2.30 Office 1 2.31 Office 2 2.32 Activity Room 1 2.33 Activity Room 3 2.34 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground CANOPY & VERANDAH 3.1 Shared rear veranda 3.2 Front veranda CAR PARK 4.1 Car Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pipes 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.2.1 Drainage Pipes 6.2.2 Drainage Pipes 6.2.1 Drainage Pipes 6.2.2 Drainage Pipes 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.3.1 Tree Planting 6.3.2 Topsoil & Turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BW/C DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environ/mental Management 8.5 Supervision & Project Management 8.6 Supervision & Project Management 8.7 Sewer 7.8 Sewer 7.9 Sewer 7.9 Sewer 7.9 Sewer 7.9 Sewer 7.1 Light Poles & Project Management 8.4 Environ/mental Management 8.5 Contingency for adverse soil conditions 8.6 Contingency 8.9 Contingency for adverse soil conditions		18 18	m2 m2	\$ \$	2,400.00 2,400.00		43,200.00 43,200.00	
2.18		18	m2	\$	2,400.00	\$	43,200.00	
2.2 Kitchenette 2.21 Family amenities 2.22 Parent education Circulation General Community Spaces - (Description) 2.24 Front veranda 2.25 Foyer / reception 2.26 Pram storage 2.27 Amenities 2.28 Staff amenities/accessible toilet 2.29 Kitchen 2.29.1 - Extra for kitchen equipment - Assumed high- 2.30 Office 1 2.31 Office 2 2.32 Activity Room 1 2.33 Activity Room 2 2.34 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground CANOPY & VERANDAH 3.1 Shared rear veranda 3.2 Front veranda CAR PARK 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pipes 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.1 Tore Planting 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscaping 6.3.1 Tree Planting 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4 Site Lighting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Surve/Design 8.6 Supervisoalishment 8.6 Supervisoalishment 8.7 Site Eistablishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		36 8	m2 m2	\$ \$	2,700.00 3,300.00	\$	97,200.00 26,400.00	
2.21		11 2	m2 m2	\$ \$	2,000.00 3,300.00		22,000.00 6,600.00	
2.23		12	m2	\$	3,600.00	\$	43,200.00	
2.24 Front veranda 2.25 Foyer / reception 2.26 Pram storage 2.27 Amenities 2.28 Staff amenities/accessible toilet 2.29 Kitchen 2.29.1 - Extra for kitchen equipment - Assumed high- 2.30 Office 1 2.31 Office 2 2.32 Activity Room 1 2.33 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.39 Front veranda 2.41 Car Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pipes 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gatest/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BW/C DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		20 14	m2 m2	Ф \$	2,700.00 2,000.00		54,000.00 28,000.00	
2.25		Incl.3.2	m2	\$	-	\$	-	
2.27 Amenities 2.28 Staff amenities/accessible toilet 2.29 Kitchen 2.29.1 - Extra for kitchen equipment - Assumed high- 2.30 Office 2 2.31 Office 2 2.32 Activity Room 2 2.34 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.39 Front veranda 3.2 Front veranda 3.2 Front veranda 3.3 Front veranda 3.4 In a Drainage Pipes 4.1.1 Drainage Pipes 4.1.3 Drainage Pipes 4.1.4 Drainage Pipes 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.1 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		45 10	m2 m2	\$	2,600.00 2,000.00	\$	117,000.00 20,000.00	
2.29. Kitchen 2.29.1 - Extra for kitchen equipment - Assumed high- 2.30 Office 1 2.31 Office 2 2.32 Activity Room 1 2.33 Activity Room 2 2.34 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground CANOPY & VERANDAH 3.1 Shared rear veranda 3.2 Front veranda CAR PARK 4.1 Car Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Draimage Pipes 4.1.4 Draimage Pipes 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Draimage Pipes 6.2.2 Draimage Pipes 6.2.2 Draimage Pipes 6.2.3 Subsoil Draimage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscaping 6.3.1 Tree Planting 6.4 Site Lighting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		25	m2	\$	3,600.00	\$	90,000.00	
2.30 Office 1 2.31 Office 2 2.32 Activity Room 1 2.33 Activity Room 2 2.34 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.30 Front veranda 2.31 Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pits 4.1.5 Linemarking/Signage 4.1.6 Other (description) 0UTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pipes 6.2.2 Drainage pipes 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.2.5 Subsoil Drainage 6.3.1 Tree Planting 6.3.2 Landscaping 6.3.1 Tree Planting 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		8 20	m2 m2	\$ \$	3,600.00 3,500.00		28,800.00 70,000.00	
2.31	nd domestic type	1 20	item m2	\$	10,000.00 2,700.00		10,000.00 54,000.00	
2.33		20	m2	\$	2,700.00	\$	54,000.00	
2.34 Activity Room 3 2.35 Storage 2.36 Circulation 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.37 Plant spaces 2.38 Piled foundations / extra for suspended ground 2.32 Front veranda 2.32 Front veranda 3.2 Front veranda 3.2 Front veranda 3.1 Car Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pipes 4.1.5 Linemarking/Signage 4.1.6 Other (description) 0UTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage Pipes 6.2.2 Drainage pips 6.2.3 Subsoil Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.3.1 Tree Planting 6.3.1 Tree Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		20 67	m2 m2	\$ \$	2,700.00 2,700.00		54,000.00 180,900.00	
2.36		122 60	m2 m2	\$ \$	2,700.00 2,000.00		329,400.00 120,000.00	
CANOPY & VERANDAH 3.1 Shared rear veranda 3.2 Front veranda CAR PARK 4.1 Car Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pits 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscaping 6.4 Site Lighting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		46	m2	\$	2,000.00	\$	92,000.00	II
3.1 Shared rear veranda 3.2 Front veranda CAR PARK 4.1 Car Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pits 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.3.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions	slab	1 1	item Item		120,700.00 506,940.00		120,700.00 506,940.00	allow 5% of building area raise floor above flood level
A.1 Car Park								
CAR PARK 4.1 Car Park 4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pits 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.2 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		46 40	m2 m2	\$ \$	1,500.00 1,500.00		69,000.00 60,000.00	
4.1.1 Pavement 4.1.2 Kerb and channel 4.1.3 Drainage Pipes 4.1.4 Drainage Pits 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2.2 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Facing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY B.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions	Spaces		No.		•		·	
4.1.3 Drainage Pipes 4.1.4 Drainage Pits 4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscaping 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions	Spaces	116	m2	\$	200.00	\$	23,174.40	rate includes pavement, kerb, drainage, linemarking
4.1.5 Linemarking/Signage 4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions			LM LM	\$ \$	-	\$ \$	-	Included Included
4.1.6 Other (description) OUTDOOR PLAY 5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions			No. No.	\$ \$	-	\$ \$	-	Included Included
5.1 Outdoor garden/play area 5.2 Shared outdoor play SITE WORKS 6.1 Paths			Item	\$	-	\$	-	Included
SITE WORKS 6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		130	m2	\$	650.00	\$	84,500.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6.1 Paths 6.1.1 Pedestrian path 6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		680	m2	\$	650.00	\$	442,000.00	Ditto
6.2 Drainage 6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3 Landscaping 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions								
6.2.1 Drainage Pipes 6.2.2 Drainage pits 6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		205	m2	\$	240.00	\$	49,224.00	assume concrete paving
6.2.3 Subsoil Drainage 6.2.4 Stormwater Drainage 6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions			LM	\$ \$	-	\$	-	developer cost
6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions			No. LM	\$	-	\$	-	
6.3.1 Tree Planting 6.3.2 Topsoil & turf only 6.3.3 Landscape Planting 6.4 Site Lighting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1	Item	\$	72,420.00	\$	72,420.00	allowance for pipes and pits incl connection to auth
6.3.3 Landscape Planting 6.4 Site Lighting 6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		234	No. m2	\$ \$	- 35.00	\$	- 8,204.00	developer cost
6.4.1 Light Poles & Fittings 6.5 Gates/Entrances 6.6 Fencing SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		147	m2	\$	120.00		17,580.00	
SERVICES 7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1	Item	\$	20,000.00	\$	20,000.00	developer cost
7.1 Light & Power 7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1	Item Item	\$	50,000.00	\$	50,000.00	Fencing to outdoor garden / play area
7.2 Water 7.3 Sewer 7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions								
7.4 Gas 7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1 1	Item Item	\$ \$	60,350.00 24,140.00		60,350.00 24,140.00	developer cost
7.5 Communications 7.6 Fire Protection 7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1	Item Item	\$ \$	42,245.00 12,070.00		42,245.00 12,070.00	
7.7 BWIC DELIVERY 8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1	Item	\$	12,070.00	\$	12,070.00	
8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1 1	Item Item	\$ \$	18,105.00 16,898.00		18,105.00 16,898.00	
8.1 Council Fees 8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		CUD TOTAL	WORKS			•	E 455 720 40	
8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		SUB TOTAL	- WURKS			\$	5,155,720.40	
8.2 Authority Fees 8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		•						assume includes all council internal costs;
8.3 Traffic Management 8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		3.25%				\$	167,560.91	assume includes any authority fees payable
8.4 Environmental Management 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions		1.00%				\$	51,557.20	assume includes any planning fees; assume includes any headworks charges
 8.5 Survey/Design 8.6 Supervision & Project Management 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions 		7.00% 0.50%				\$ \$	360,900.43 25,778.60	part of contractor preliminaries part of contractor preliminaries
 8.7 Site Establishment 8.8 Contingency 8.9 Contingency for adverse soil conditions 		10.00% 9.00%				\$	515,572.04 464,014.84	8.5 - assume is for design consultants. part of contractor preliminaries
8.9 Contingency for adverse soil conditions		2.50%				\$	128,893.01	part of contractor preliminaries
• ,		20.00%				\$	1,031,144.08	Includes both design and construction contingencies contingency for adverse soil conditions including ro
o. i Nounding		5.00%				\$	257,786.02 72.47	excavation, soft spots and contaminated soil
	S	SUB TOTAL - D	DELIVERY			\$	3,003,279.60	

Macaulay West Community Centre - Estimate Template

Assumption - building is part of single multi-storey and occupies lower 2 floors

1		Description	Quantity	Unit		Rate		Amount	Comments
WORK									
	ONSTRUC Pre-const								
		Demolition & Removal Site preparation		m2 m2			\$ \$	-	developer cost
	1.1.3	Earthworks		m2			\$	-	
BUILD		ten 2 Rooms - (Description)							
2.1	Ü	Foyer Office	40	m2	\$	1,450.00 1,250.00		58,000.00	
2.2 2.3		Room 1	30 120	m2 m2	\$ \$	1,550.00		37,500.00 186,000.00	
2.4 2.5		Room 2 Staff/Meeting Room	120 28	m2 m2	\$ \$	1,550.00 1,850.00		186,000.00 51,800.00	
2.6		Kitchen	14	m2	\$	2,450.00	\$	34,300.00	
2.61 2.7		- Extra for kitchen equipment - Assumed high-end domestic type Storage	1 46	item m2	\$ 15 \$	50,000.00 850.00		150,000.00 39,100.00	
2.8		Shared staff/accessible toilet	10	m2	\$	2,150.00	\$	21,500.00	
2.9 2.10		Children's amenities area Shared rear veranda	28 Incl.3.1	m2 m2	\$ \$	3,450.00	\$ \$	96,600.00	
2.11 2.12		Shared external storage Shared outdoor play area	70 Incl.5.2	m2 m2	\$	650.00	\$	45,500.00	
2.12		Circulation	55	m2	\$	850.00	\$ \$	46,750.00	
2.14	MCH & Fa	amily Service - (Description) Consulting room 1	18	m2	\$	1,550.00	\$	27,900.00	
2.15		Consulting room 2	18	m2	\$	1,550.00	\$	27,900.00	
2.16 2.17		Consulting room 3 Waiting room	18 36	m2 m2	\$ \$	1,550.00 1,050.00		27,900.00 37,800.00	
2.18		Staff amenities/accessible toilet	8	m2	\$	2,150.00	\$	17,200.00	
2.19 2.2		Storage Kitchenette	11 2	m2 m2	\$ \$	850.00 2,450.00		9,350.00 4,900.00	
2.21		Family amenities	12	m2	\$	2,450.00	\$	29,400.00	
2.22 2.23		Parent education Circulation	20 14	m2 m2	\$ \$	1,350.00 850.00		27,000.00 11,900.00	
2.24	General C	Community Spaces - (Description) Front verandah	Incl.3.2	m2	\$		\$	_	
2.25		Foyer / reception	45	m2	\$ \$	1,450.00	\$	65,250.00	
2.26 2.27		Pram storage Amenities	10 25	m2 m2	\$ \$	850.00 850.00		8,500.00 21,250.00	
2.28		Staff amenities/accessible toilet	8	m2	\$	2,150.00	\$	17,200.00	
2.29 2.29.1		Kitchen - Extra for kitchen equipment - Assumed high-end domestic type	20 1	m2 item	\$ \$ 1	2,450.00 50,000.00		49,000.00 150,000.00	
2.30		Office 1	20	m2	\$	1,250.00	\$	25,000.00	
2.31 2.32		Office 2 Activity Room 1	20 20	m2 m2	\$ \$	1,250.00 1,550.00		25,000.00 31,000.00	
2.33		Activity Room 2	67	m2	\$	1,550.00	\$	103,850.00	
2.34 2.35		Activity Room 3 Storage	122 60	m2 m2	\$ \$	1,550.00 850.00		189,100.00 51,000.00	
2.36 2.37		Circulation Outdoor garden/play area	46 Incl.5.1	m2 m2	\$ \$	850.00	\$ \$	39,100.00	
2.01		Cutador garacripiay area	11101.0.1	1112	Ψ		Ψ		allowed only for lift and stairs for 2 storeys - assu
2.38		Vertical transportation	1	Item	\$ 24	40,000.00	\$	240,000.00	of each. Lift and stair costs for additional floors to the built
									by developer
	PY & VER	ANDAH ar verandah	46	m2	\$	1,000.00	Φ.	46,000.00	
3.2	Front vera		40	m2	\$ \$	1,000.00		40,000.00	
CAR P . 4.1	PARK Car Park	Spaces		No.					
	4.1.1	Pavement	116	m2	\$	200.00		23,174.40	rate includes pavement, kerb, drainage, linemark
		Kerb and channel Drainage Pipes		LM LM	\$ \$	-	\$ \$	-	
	4.1.4	Drainage Pits		No.	\$	-	\$	-	
		Linemarking/Signage Other (description)		No. Item	\$ \$	-	\$ \$	-	
	OOR PLAY								Incl. earthworks, shaping, drainage, playground
5.1		Outdoor garden/play area	130	m2	\$	650.00		84,500.00	equipment, set-out, soft fall, edging
5.2 SITE W	2 Works	Shared outdoor play	680	m2	\$	650.00	\$	442,000.00	Ditto
	Paths								
6.2	6.1.1 Drainage	Pedestrian path		Item			\$	-	developer cost
	6.2.1	Drainage Pipes		LM	\$	-	\$	-	developer cost
		Drainage pits Subsoil Drainage		No. LM	\$ \$	-	\$ \$	-	
6.3		Stormwater Drainage		Item			\$	-	
0.3	Landscapi 6.3.1	Tree Planting		No.	\$	-	\$	-	developer cost
		Topsoil & turf only Landscape Planting		m2 m2			\$ \$	-	
6.4	Site Lighti	ing					Ψ		
6.5	6.4.1 Gates/Ent	Light Poles & Fittings	1	Item Item	\$	_	\$ \$	-	developer cost
6.6	Fencing		1	Item		50,000.00		50,000.00	Fencing to outdoor garden / play area
SERVI 7.1		Light & Power		Item			\$	-	developer cost
7.2		Water		Item			\$	-	·
7.3 7.4		Sewer Gas		Item Item			\$ \$	-	
7.5 7.6		Communications Fire Protection		Item			\$	-	
7.6 7.7		BWIC		Item Item	\$	-	\$ \$	-	
			SUB TOTAL	WORKS			\$ 2	2,875,224.40	
DELIVI	ERY								
									assume includes all council internal costs;
8.1		Council Fees	3.25%				\$	93,444.79	assume includes any authority fees payable
8.2 8.3		Authority Fees Traffic Management	0.00% 7.00%				N/A \$	201,265.71	developer cost part of contractor preliminaries
8.4		Environmental Management	0.50%				\$	14,376.12	part of contractor preliminaries
8.5 8.6		Survey/Design Supervision & Project Management	10.00% 9.00%				\$ \$	287,522.44 258,770.20	8.5 - assume is for design consultants.part of contractor preliminaries
8.7		Site Establishment	0.00%				Ψ N/A		developer cost
8.8 8.9		Contingency Rounding	20.00%				\$	575,044.88 351.46	Includes both design and construction contingend
			SUB TOTAL - I	DELIVERY			\$ 1	1,430,775.60	

Pavilion - Estimate Template

Assumption - building is stand-alone

					Rate		Amount	Comments
WORK 1 PRE-C	<u>(S</u> CONSTRUCTION							
	Pre-construction Pre-construction					_		
	1.1.1 Demolition & Removal1.1.2 Site preparation	500 500	m2 m2	\$ \$	2.00 5.00	-	1,000.00 2,500.00	Vegetation removal/demolition Topsoil strippping & stockpile
	1.1.3 Earthworks	500	m2	\$	200.00		100,000.00	Bulk excavation for building platform incl disposal of
2 BUILD	DING							contaminated soil CatC
2.1	Community Building - (Description) Changerooms with toilets and showers	120	m2	\$	3,000.00	\$	360,000.00	
2.2	Umpire change rooms with toilets	40	m2	\$	3,000.00	\$	120,000.00	
2.3 2.4	Storage Office / First Aid	80 20	m2 m2	\$ \$	2,000.00 2,500.00		160,000.00 50,000.00	
2.5	Canteen and kitchen	20	m2	\$	3,000.00	\$	60,000.00	assumes domestic type appliances
2.6 2.7	Public Toilets Multi-purpose community / social room	40 100	m2 m2	\$ \$	3,300.00 2,700.00	-	132,000.00 270,000.00	
2.8	a parpeas community , coolai room	.00		•	_,, 00.00	*	_, 0,000.00	
2.9 2.1								
2.11	Plant spaces	1 ah 1	item		42,000.00		42,000.00	allow 5% of building area
2.12 3 CANO I	Piled foundations / extra for suspended ground sla PY & VERANDAH	aD 1	Item	Ъ	176,400.00	\$	176,400.00	raise floor above flood level
3.1	Canopy & Verandah	80	m2	\$	2,000.00	\$	160,000.00	outdoor area - rate includes for roofing, posts and pavement under
4 CAR P			••					paromoni andoi
4.1	Car Park 4.1.1 Pavement	Spaces	No. m2			\$	_	rate includes pavement, kerb, drainage, linemarking
	4.1.2 Kerb and channel		LM	\$	-	\$	-	Included
	4.1.3 Drainage Pipes4.1.4 Drainage Pits		LM No.	\$ \$	-	\$ \$	-	Included Included
	4.1.5 Linemarking/Signage		No.	\$	-	\$	-	Included
5 OUTDO	4.1.6 Other (description) OOR PLAY		Item	\$	-	\$	-	
5.1 6 SITE W	Playground VORKS		m2			\$	-	
	Paths							
6.2	6.1.1 Pedestrian path Drainage		Item			\$	-	
	6.2.1 Drainage Pipes		LM	\$	-	\$	-	Included
	6.2.2 Drainage pits6.2.3 Subsoil Drainage		No. LM	\$ \$	-	\$ \$	-	Included Included
6.3	6.2.4 Stormwater Drainage	1	Item	\$	22,500.00	\$	22,500.00	allowance for pipes and pits incl connection to auth ma
0.3	Landscaping 6.3.1 Tree Planting		No.	\$	-	\$	-	Included
	6.3.2 Topsoil & turf only 6.3.3 Landscape Planting		m2 m2			\$ \$	-	Grassed areas Shrubs, plants
6.4	Site Lighting							
6.5	6.4.1 Light Poles & Fittings Gates/Entrances	1	Item Item	\$	_	\$ \$	-	Building and car park lighting
6.6	Fencing		Item	•		\$	-	
7 SERVI 7.1	Light & Power	1	Item	\$	25,000.00	\$	25,000.00	allowances for connection of building to authority mair
7.2	Water	1	Item		10,000.00		10,000.00	and including any external points / lights / hydrants etc
7.3 7.4	Sewer Gas	1	Item Item	\$ \$	17,500.00 5,000.00		17,500.00 5,000.00	
7.5	Communications	1	Item	\$	5,000.00		5,000.00	
7.6 7.7	Fire Protection BWIC	1	Item Item	\$ \$	7,500.00 7,000.00		7,500.00 7,000.00	
		SUB TOTAL	- WORKS	3		\$	1,733,400.00	
8 DELIVI	ERY	332 13171				Ľ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
						_		assume includes all council internal costs;
8.1	Council Fees	3.25%				\$	56,335.50	assume includes any authority fees payable
8.2	Authority Fees	1.00%				\$	17,334.00	assume includes any planning fees; assume includes any headworks charges
8.3 8.4	Traffic Management Environmental Management	7.00% 0.50%				\$ \$	121,338.00 8,667.00	part of contractor preliminaries part of contractor preliminaries
8.5	Survey/Design	10.00%				\$	173,340.00	8.5 - assume is for design consultants.
8.6 8.7	Supervision & Project Management Site Establishment	9.00% 2.50%				\$ \$	156,006.00 43,335.00	part of contractor preliminaries part of contractor preliminaries
8.8	Contingency	20.00%				\$	346,680.00	Includes both design and construction contingencies
8.9	Contingency for adverse soil conditions	5.00%				\$	86,670.00	contingency for adverse soil conditions including rock excavation, soft spots and contaminated soil
8.10	Rounding						-105.5	
		SUB TOTAL -	DELIVERY	'		\$	1,009,600.00	
		OTAL ESTIMATED DOG !=!	OT COST			•	2 742 000 00	
		OTAL ESTIMATED PROJEC	51 6051			P	2,743,000.00	

Arden Community Infrastructure Buildings - Benchmarking

Comparison of relevant community projects:

escription	Aitken Hill Comm Ctr	Greenvale West Comm Ctr	Merrifield West Comm Ctr	Kalkallo Comm Ctr	Canterbury Comm Ctr	Keysborough Sth Comm Ctr La	ady Huntingfield Comm Hub	BDAC ELC	Morwell IELC	Average	Arden			
												All 3 functions		
ear of tender	2019	2019	2020	2020	2,020		2,018	2019	2,019		Comm Ctr	Library in one	Maccaulay CC	
											Stand-alone	Stand-alone Stand-alone	Stand-alone	
FA (m2)	1,451.00	1,520.00	2,166.00	1,019.00	2,536.00	1,977.00	1,538.00	388.00	1,025.00		1,236.00	4,033.00 5,269.00	1,267.00	
te Area (m2)	8,603.00	7,100.00	12,000.00	6,140.00	N/A	14,633.00	2,032.00		N/A		2,000.00	2,200.00	2,000.00	
onstruction Cost	6,427,000.00	6,249,261.00	8,936,568.00	4,348,140.00	9,398,013.00	12,538,101.00	9,040,320.00	1,779,002.00	4,938,972.00		5,690,845.00	19,941,286.00 25,632,131.00	6,135,308.00	
ate \$/m2 GFA	4,429.36	4,111.36	4,125.84	4,267.07	3,705.84	6,341.98	5,877.97	4,585.06	4,818.51	4,695.89	4,604.24	4,944.53 4,864.71	4,842.39	
ate 3/1112 GFA	4,429.30	4,111.30	4,123.84	4,207.07	3,703.84	0,341.96	3,877.37	4,383.00	4,818.31	4,093.69	4,004.24	4,944.33 4,804.71	4,642.39	
ontingency	688,213.00 10.71%	700,000.00 11.20%	1,167,782.00 13.07%	594,410.00 13.67%	475,708.00 5.06%	1,253,810.00 10.00%	830,000.00 9.18%	83,153.00 4.67	% 500,659.00 10.14	9.74%	1,195,688.00	4,189,788.00 5,385,476.00	1,289,002.00	21.01%
esign Fees	400,000.00 6.22%	400,000.00 6.40%	600,000.00 6.71%	437,750.00 10.07%	730,000.00 7.77%	689,596.00 5.50%	1,460,000.00 16.15%	202,893.00 11.40	% 629,828.00 12.75	9.22%	478,223.00	1,675,738.00 2,153,961.00	515,572.00	8.40%
-&E	220,000.00 3.42%	220,000.00 3.52%	250,000.00 2.80%	170,000.00 3.91%	200,000.00 2.13%	400,000.00 3.19%	307,850.00 3.41%	125,000.00 7.03	% 100,000.00 2.02	3.49%	6			
V & IT Equipment	120,000.00 1.87%	210,000.00 3.36%	200,000.00 2.24%	48,722.00 1.12%	77,000.00 0.82%	100,000.00 0.80%	310,000.00 3.43%	S S	25,000.00 0.51	.% 1.77%	6			
uthority Fees	80,000.00 1.24%	100,000.00 1.60%	106,778.00 1.19%	100,000.00 2.30%	90,000.00 0.96%	169,661.00 1.35%	150,000.00 1.66%	6,000.00 0.34	% 25,000.00 0.51	.% 1.24%	203,244.00	712,188.00 915,432.00	219,118.00	3.57%
otal Cost \$	7,935,213.00	7,879,261.00	11,261,128.00	5,699,022.00	10,970,721.00	15,151,168.00	12,098,170.00	2,196,048.00	6,219,459.00		7,568,000.00	26,519,000.00 34,087,000.00	8,159,000.00	
ate \$/m2 GFA	5,468.79	5,183.72	5,199.04	5,592.76	4,325.99	7,663.72	7,866.17	5,659.92	6,067.76	5,891.99	5,939.01	6,575.50 6,469.35	6,439.62	

NOTES:

*project is part new build / part refurb

**Keysborough in CD phase of design

***Lady H = 6 star ESD

****Contingency for benchmark projects = construction only; Arden is design and construction contingency

****Comm Ctr rate for construction slightly lower as does not have the ELC/Occ Care functions that the benchmark projects include.

Additional comparisons:

	Docklands Library	Docklands Comm Hub
Year of tender	2013	2015
GFA (m2)	3,000.00	ТВА
Site Area (m2)		
Construction Cost	13,000,000.00	8,500,000.00
Rate \$/m2 GFA	4,333.33	
Contingency	Not available	Not available
Design Fees	Not available	Not available
FF&E	Not available	Not available
AV & IT Equipment	Not available	Not available
Authority Fees	Not available	Not available
Total Cost \$	Not available	Not available
Rate \$/m2 GFA		
		2-storey with
Note	6-star	boat hub under