



13 April 2021

Report

Indicative Cost Plan Report

**Arden Community Infrastructure
Buildings
Victorian Planning Authority**

making the **difference**

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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).

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

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

- 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

Item	Description	Quantity	Unit	Rate	Amount	Comments
WORKS						
1 PRE-CONSTRUCTION						
1.1	Pre-construction					
1.1.1	Demolition & Removal	2200	m2	\$ 2.00	\$ 4,400.00	Vegetation removal/demolition
1.1.2	Site preparation	2200	m2	\$ 5.00	\$ 11,000.00	Topsoil stripping & stockpile
1.1.3	Earthworks	2200	m2	\$ 200.00	\$ 440,000.00	Bulk excavation for building platform incl disposal of contaminated soil CatC
2 BUILDING						
	Community Building - <i>(Description)</i>					
2.1	Foyer	20	m2	\$ 3,300.00	\$ 66,000.00	
2.2	Customer service point	20	m2	\$ 4,500.00	\$ 90,000.00	
2.3	Display area	20	m2	\$ 3,000.00	\$ 60,000.00	
2.4	Staff amenities	20	m2	\$ 3,900.00	\$ 78,000.00	
2.5	Accessible toilet / baby change	10	m2	\$ 4,200.00	\$ 42,000.00	
2.6	Public amenities	30	m2	\$ 3,900.00	\$ 117,000.00	
2.7	Community meeting spaces	200	m2	\$ 3,000.00	\$ 600,000.00	
2.8	Collection area	703	m2	\$ 2,700.00	\$ 1,898,100.00	
2.9	- Extra for library shelving	1	Item	\$ 600,000.00	\$ 600,000.00	
2.10	Computer / IT room	150	m2	\$ 4,800.00	\$ 720,000.00	
2.11	Reading, study and lounge areas	1300	m2	\$ 2,700.00	\$ 3,510,000.00	
2.12	Work room	60	m2	\$ 2,900.00	\$ 174,000.00	
2.13	Aboriginal interpretation space	500	m2	\$ 3,000.00	\$ 1,500,000.00	
2.14	Other community learning arts & culture spaces	1000	m2	\$ 4,200.00	\$ 4,200,000.00	included for higher spec with 5m min ceiling
2.15	Vertical transportation	1	Item	\$ 360,000.00	\$ 360,000.00	assume 3 storey
2.16	Plant spaces	1	item	\$ 443,630.00	\$ 443,630.00	allow 5% of building area
2.17	Piled foundations / extra for suspended ground slab	1	Item	\$ 645,200.00	\$ 645,200.00	raise floor above flood level
3 CANOPY & VERANDAH						
3.1	Canopy & Verandah	60	m2	\$ 2,000.00	\$ 120,000.00	outdoor alfresco area - rate includes for roofing, posts and pavement under
4 CAR PARK						
4.1	Car Park	Spaces	No.			
4.1.1	Pavement	387	m2	\$ 200.00	\$ 77,433.60	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$ -	\$ -	Included
4.1.3	Drainage Pipes		LM	\$ -	\$ -	Included
4.1.4	Drainage Pits		No.	\$ -	\$ -	Included
4.1.5	Linemarking/Signage		No.	\$ -	\$ -	Included
4.1.6	Other ... <i>(description)</i>		Item	\$ -	\$ -	
5 OUTDOOR PLAY						
5.1	Playground		m2		\$ -	N/A
6 SITE WORKS						
6.1	Paths					
6.1.1	Pedestrian path	100	m2	\$ 240.00	\$ 24,000.00	assume concrete paving
6.2	Drainage					
6.2.1	Drainage Pipes		LM	\$ -	\$ -	Included
6.2.2	Drainage pits		No.	\$ -	\$ -	Included
6.2.3	Subsoil Drainage		LM	\$ -	\$ -	Included
6.2.4	Stormwater Drainage	1	Item	\$ 241,980.00	\$ 241,980.00	allowance for pipes and pits incl connection to auth m
6.3	Landscaping					
6.3.1	Tree Planting		No.	\$ -	\$ -	Included
6.3.2	Topsoil & turf only		m2		\$ -	Grassed areas
6.3.3	Landscape Planting	100	m2	\$ 200.00	\$ 20,000.00	Shrubs, plants
6.4	Site Lighting					
6.4.1	Light Poles & Fittings	1	Item	\$ 50,000.00	\$ 50,000.00	Building and car park lighting
6.5	Gates/Entrances		Item	\$ -	\$ -	
6.6	Fencing		Item		\$ -	N/A
7 SERVICES						
7.1	Light & Power	1	Item	\$ 201,650.00	\$ 201,650.00	allowances for connection of building to authority main
7.2	Water	1	Item	\$ 80,660.00	\$ 80,660.00	and including any external points / lights / hydrants etc
7.3	Sewer	1	Item	\$ 141,155.00	\$ 141,155.00	
7.4	Gas	1	Item	\$ 40,330.00	\$ 40,330.00	
7.5	Communications	1	Item	\$ 80,660.00	\$ 80,660.00	
7.6	Fire Protection	1	Item	\$ 100,825.00	\$ 100,825.00	
7.7	BWIC	1	Item	\$ 19,358.40	\$ 19,358.40	
SUB TOTAL - WORKS					\$ 16,757,382.00	
8 DELIVERY						
8.1	Council Fees	3.25%			\$ 544,614.92	assume includes all council internal costs;
8.2	Authority Fees	1.00%			\$ 167,573.82	assume includes any authority fees payable
8.3	Traffic Management	7.00%			\$ 1,173,016.74	assume includes any planning fees;
8.4	Environmental Management	0.50%			\$ 83,786.91	assume includes any headworks charges
8.5	Survey/Design	10.00%			\$ 1,675,738.20	part of contractor preliminaries
8.6	Supervision & Project Management	9.00%			\$ 1,508,164.38	part of contractor preliminaries
8.7	Site Establishment	2.50%			\$ 418,934.55	part of contractor preliminaries
8.8	Contingency	20.00%			\$ 3,351,476.40	8.5 - assume is for design consultants.
8.9	Contingency for adverse soil conditions	5.00%			\$ 837,869.10	Includes both design and construction contingencies
8.10	Rounding				\$ 442.98	contingency for adverse soil conditions including rock excavation, soft spots and contaminated soil
SUB TOTAL - DELIVERY					\$ 9,761,618.00	
TOTAL ESTIMATED PROJECT COST					\$ 26,519,000.00	

Library & Cultural Centre - Estimate Template

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

Item	Description	Quantity	Unit	Rate	Amount	Comments
WORKS						
1 PRE-CONSTRUCTION						
1.1	Pre-construction					
1.1.1	Demolition & Removal		m2	\$ 2.00	\$ -	developer cost
1.1.2	Site preparation		m2	\$ 5.00	\$ -	
1.1.3	Earthworks		m2	\$ 30.00	\$ -	
2 BUILDING						
Library - Fitout Only						
2.1	Foyer	20	m2	\$ 1,850.00	\$ 37,000.00	Costs for Fitout only, Shell to be provided by Developer
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	Staff amenities	20	m2	\$ 2,450.00	\$ 49,000.00	
2.5	Accessible toilet / baby change	10	m2	\$ 2,750.00	\$ 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	Collection area	703	m2	\$ 1,250.00	\$ 878,750.00	
2.9	- Extra for library shelving	1	Item	\$ 600,000.00	\$ 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	Work room	60	m2	\$ 1,450.00	\$ 87,000.00	Assume Plant Space - by Developer
2.13	Aboriginal interpretation space	500	m2	\$ 1,550.00	\$ 775,000.00	
2.14	Other community learning arts & culture spaces	1000	m2	\$ 3,050.00	\$ 3,050,000.00	included for higher spec with 5m min ceiling
2.15	Vertical transportation	1	Item	\$ 480,000.00	\$ 480,000.00	Assume lift specifically for Library
3 CANOPY & VERANDAH						
3.1	Canopy & Verandah	60	m2	\$ 1,000.00	\$ 60,000.00	outdoor alfresco area
4 CAR PARK						
4.1	Car Park	387	Spaces	No.		
4.1.1	Pavement		m2	\$ 200.00	\$ 77,433.60	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$ -	\$ -	Included
4.1.3	Drainage Pipes		LM	\$ -	\$ -	Included
4.1.4	Drainage Pits		No.	\$ -	\$ -	Included
4.1.5	Linemarking/Signage		No.	\$ -	\$ -	Included
4.1.6	Other ... (description)		Item	\$ -	\$ -	
5 OUTDOOR PLAY						
5.1	Playground		m2		\$ -	N/A
6 SITE WORKS						
6.1	Paths					
6.1.1	Pedestrian path		Item		\$ -	developer cost
6.2	Drainage					
6.2.1	Drainage Pipes		LM	\$ -	\$ -	developer cost
6.2.2	Drainage pits		No.	\$ -	\$ -	
6.2.3	Subsoil Drainage		LM	\$ -	\$ -	
6.2.4	Stormwater Drainage		Item		\$ -	
6.3	Landscaping					
6.3.1	Tree Planting		No.	\$ -	\$ -	developer cost
6.3.2	Topsoil & turf only		m2		\$ -	
6.3.3	Landscape Planting		m2		\$ -	
6.4	Site Lighting					
6.4.1	Light Poles & Fittings		Item		\$ -	developer cost
6.5	Gates/Entrances		Item	\$ -	\$ -	
6.6	Fencing		Item		\$ -	N/A
7 SERVICES						
7.1	Light & Power		Item		\$ -	developer cost
7.2	Water		Item		\$ -	
7.3	Sewer		Item		\$ -	
7.4	Gas		Item		\$ -	
7.5	Communications	1	Item	\$ 80,660.00	\$ 80,660.00	
7.6	Fire Protection		Item		\$ -	
7.7	BWIC	1	Item	\$ 2,419.80	\$ 2,419.80	
SUB TOTAL - WORKS					\$ 8,807,763.40	
8 DELIVERY						
8.1	Council Fees	3.25%			\$ 286,252.31	assume includes all council internal costs;
8.2	Authority Fees	0.00%			N/A	assume includes any authority fees payable
8.3	Traffic Management	7.00%			\$ 616,543.44	developer cost
8.4	Environmental Management	0.50%			\$ 44,038.82	part of contractor preliminaries
8.5	Survey/Design	10.00%			\$ 880,776.34	part of contractor preliminaries
8.6	Supervision & Project Management	9.00%			\$ 792,698.71	8.5 - assume is for design consultants.
8.7	Site Establishment	0.00%			N/A	part of contractor preliminaries
8.8	Contingency	20.00%			\$ 1,761,552.68	developer cost
8.9	Rounding				374.31	Includes both design and construction contingencies
SUB TOTAL - DELIVERY					\$ 4,382,236.60	
TOTAL ESTIMATED PROJECT COST					\$ 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							
1	PRE-CONSTRUCTION						
1.1	Pre-construction						
1.1.1	Demolition & Removal		m2	\$	2.00	\$ -	developer cost
1.1.2	Site preparation		m2	\$	5.00	\$ -	
1.1.3	Earthworks		m2	\$	200.00	\$ -	
2	BUILDING						
	Community Building - (Description)						
2.1	Foyer	40	m2	\$	850.00	\$ 34,000.00	
2.2	Office	30	m2	\$	1,350.00	\$ 40,500.00	
2.3	Kinder Room 1-3	360	m2	\$	1,550.00	\$ 558,000.00	
2.4	Kitchen	20	m2	\$	3,850.00	\$ 77,000.00	assumes domestic type appliances
2.5	Storage	60	m2	\$	850.00	\$ 51,000.00	
2.6	Shared staff / accessible toilet	20	m2	\$	2,150.00	\$ 43,000.00	
2.7	Childrens amenities area	40	m2	\$	3,450.00	\$ 138,000.00	
2.8	Shared rear verandah	Incl 3.1					
2.9	Shared external storage	70	m2	\$	650.00	\$ 45,500.00	
2.1	Shared outdoor play area	Incl 5.1					
2.11	Circulation	69	m2	\$	850.00	\$ 58,650.00	
2.12	Consulting room 1-3	54	m2	\$	1,550.00	\$ 83,700.00	
2.13	Waiting room	36	m2	\$	1,050.00	\$ 37,800.00	
2.14	Shared staff / accessible toilet	8	m2	\$	2,150.00	\$ 17,200.00	
2.15	Storage	11	m2	\$	850.00	\$ 9,350.00	
2.16	Kitchenette	2	m2	\$	2,450.00	\$ 4,900.00	assumes domestic type appliances
2.17	Family amenities	12	m2	\$	2,450.00	\$ 29,400.00	
2.18	Parent education	20	m2	\$	1,350.00	\$ 27,000.00	
2.19	Circulation	14	m2	\$	850.00	\$ 11,900.00	Assume Plant Space - by Developer allowed only for lift and stairs for 2 storeys - assume 2 of each. Lift and stair costs for additional floors to the building by developer
2.20	Vertical transportation	1	Item	\$	240,000.00	\$ 240,000.00	
3	CANOPY & VERANDAH						
3.1	Canopy & Verandah	46	m2	\$	1,000.00	\$ 46,000.00	
4	CAR PARK						
4.1	Car Park	Spaces	No.				
4.1.1	Pavement	86	m2	\$	200.00	\$ 17,241.60	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$	-	\$ -	Included
4.1.3	Drainage Pipes		LM	\$	-	\$ -	Included
4.1.4	Drainage Pits		No.	\$	-	\$ -	Included
4.1.5	Linemarking/Signage		No.	\$	-	\$ -	Included
4.1.6	Other ... (description)		Item	\$	-	\$ -	
5	OUTDOOR PLAY						
5.1	Playground	700	m2	\$	650.00	\$ 455,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6	SITE WORKS						
6.1	Paths						
6.1.1	Pedestrian path		Item			\$ -	developer cost
6.2	Drainage						
6.2.1	Drainage Pipes		LM	\$	-	\$ -	developer cost
6.2.2	Drainage pits		No.	\$	-	\$ -	
6.2.3	Subsoil Drainage		LM	\$	-	\$ -	
6.2.4	Stormwater Drainage		Item			\$ -	
6.3	Landscaping						
6.3.1	Tree Planting		No.	\$	-	\$ -	developer cost
6.3.2	Topsoil & turf only		m2			\$ -	
6.3.3	Landscape Planting		m2			\$ -	Shrubs, plants
6.4	Site Lighting						
6.4.1	Light Poles & Fittings		Item			\$ -	developer cost
6.5	Gates/Entrances						
6.6	Fencing	1	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			\$ -	
7.3	Sewer	1	Item			\$ -	
7.4	Gas	1	Item			\$ -	
7.5	Communications	1	Item			\$ -	
7.6	Fire Protection	1	Item			\$ -	
7.7	BWIC	1	Item			\$ -	
SUB TOTAL - WORKS						\$ 2,082,141.60	
8	DELIVERY						
8.1	Council Fees	3.25%				\$ 67,669.60	assume includes all council internal costs;
8.2	Authority Fees	0.00%				N/A	assume includes any authority fees payable
8.3	Traffic Management	7.00%				\$ 145,749.91	developer cost
8.4	Environmental Management	0.50%				\$ 10,410.71	part of contractor preliminaries
8.5	Survey/Design	10.00%				\$ 208,214.16	part of contractor preliminaries
8.6	Supervision & Project Management	9.00%				\$ 187,392.74	8.5 - assume is for design consultants.
8.7	Site Establishment	0.00%				N/A	part of contractor preliminaries
8.8	Contingency	20.00%				\$ 416,428.32	developer cost
8.9	Rounding					\$ (7.05)	Includes both design and construction contingencies
SUB TOTAL - DELIVERY						\$ 1,035,858.40	
TOTAL ESTIMATED PROJECT COST						\$ 3,118,000.00	

Community Centre - Estimate Template

Assumption - building is stand-alone

Item	Description	Quantity	Unit	Rate	Amount	Comments
WORKS						
1	PRE-CONSTRUCTION					
1.1	Pre-construction					
1.1.1	Demolition & Removal	2000	m2	\$ 2.00	\$ 4,000.00	Vegetation removal/demolition
1.1.2	Site preparation	2000	m2	\$ 5.00	\$ 10,000.00	Topsoil stripping & stockpile
1.1.3	Earthworks	2000	m2	\$ 200.00	\$ 400,000.00	Bulk excavation for building platform incl disposal of contaminated soil CatC
2	BUILDING					
	Community Building - <i>(Description)</i>					
2.1	Front verandah	Incl 3.1	m2			
2.2	Foyer / reception	35	m2	\$ 2,600.00	\$ 91,000.00	
2.3	Amenities	32	m2	\$ 3,300.00	\$ 105,600.00	
2.4	Accessible toilet	10	m2	\$ 3,600.00	\$ 36,000.00	
2.5	Commercial kitchen	50	m2	\$ 3,600.00	\$ 180,000.00	
2.5.1	- Extra for commercial kitchen equipment	1	item	\$ 150,000.00	\$ 150,000.00	
2.6	Office	20	m2	\$ 2,400.00	\$ 48,000.00	
2.7	Large Hall	180	m2	\$ 2,200.00	\$ 396,000.00	
2.8	Storage	90	m2	\$ 2,000.00	\$ 180,000.00	
2.9	Outdoor garden / play area	Incl 5.1	m2	\$ -		
2.1	Circulation	46	m2	\$ 2,000.00	\$ 92,000.00	
2.11	CSO foyer	36	m2	\$ 2,000.00	\$ 72,000.00	
2.12	CSO offices	150	m2	\$ 2,400.00	\$ 360,000.00	
2.13	Consulting room 1 - 3	60	m2	\$ 2,700.00	\$ 162,000.00	
2.14	Medium community meeting room	80	m2	\$ 2,700.00	\$ 216,000.00	
2.15	Staff amenities / accessible toilet	30	m2	\$ 3,600.00	\$ 108,000.00	
2.16	Storage	30	m2	\$ 2,000.00	\$ 60,000.00	
2.17	Staff room / kitchenette	40	m2	\$ 3,000.00	\$ 120,000.00	
2.18	Circulation	43	m2	\$ 2,000.00	\$ 86,000.00	
2.19	Small community meeting room 1 & 2	100	m2	\$ 2,700.00	\$ 270,000.00	
2.20	Medium community meeting room 2	100	m2	\$ 2,700.00	\$ 270,000.00	
2.21	Storage	30	m2	\$ 2,000.00	\$ 60,000.00	
2.22	Kitchenette	10	m2	\$ 3,000.00	\$ 30,000.00	
2.23	Circulation	24	m2	\$ 2,000.00	\$ 48,000.00	
2.24	Plant spaces	1	item	\$ 123,600.00	\$ 123,600.00	allow 5% of building area
2.25	Piled foundations / extra for suspended ground slab	1	Item	\$ 518,700.00	\$ 518,700.00	raise floor above flood level
3	CANOPY & VERANDAH					
3.1	Canopy & Verandah	40	m2	\$ 1,500.00	\$ 60,000.00	rate includes for roof, posts, pavement under
4	CAR PARK					
4.1	Car Park	Spaces	No.			
4.1.1	Pavement		m2	\$ 200.00	\$ 23,731.20	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$ -	\$ -	Included
4.1.3	Drainage Pipes		LM	\$ -	\$ -	Included
4.1.4	Drainage Pits		No.	\$ -	\$ -	Included
4.1.5	Linemarking/Signage		No.	\$ -	\$ -	Included
4.1.6	Other ... <i>(description)</i>		Item	\$ -	\$ -	
5	OUTDOOR PLAY					
5.1	Playground	200	m2	\$ 650.00	\$ 130,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path	156	m2	\$ 240.00	\$ 37,464.00	assume concrete paving
6.2	Drainage					
6.2.1	Drainage Pipes		LM	\$ -	\$ -	Included
6.2.2	Drainage pits		No.	\$ -	\$ -	Included
6.2.3	Subsoil Drainage		LM	\$ -	\$ -	Included
6.2.4	Stormwater Drainage	1	Item	\$ 74,160.00	\$ 74,160.00	allowance for pipes and pits incl connection to auth me
6.3	Landscaping					
6.3.1	Tree Planting		No.	\$ -	\$ -	Included
6.3.2	Topsoil & turf only	178	m2	\$ 35.00	\$ 6,244.00	Grassed areas
6.3.3	Landscape Planting	112	m2	\$ 120.00	\$ 13,380.00	Shrubs, plants
6.4	Site Lighting					
6.4.1	Light Poles & Fittings	1	Item	\$ 20,000.00	\$ 20,000.00	Building and car park lighting
6.5	Gates/Entrances	1	Item	\$ -	\$ -	
6.6	Fencing	1	Item	\$ 30,000.00	\$ 30,000.00	Fencing to outdoor garden / play area
7	SERVICES					
7.1	Light & Power	1	Item	\$ 61,800.00	\$ 61,800.00	allowances for connection of building to authority main
7.2	Water	1	Item	\$ 24,720.00	\$ 24,720.00	and including any external points / lights / hydrants etc
7.3	Sewer	1	Item	\$ 43,260.00	\$ 43,260.00	
7.4	Gas	1	Item	\$ 12,360.00	\$ 12,360.00	
7.5	Communications	1	Item	\$ 12,360.00	\$ 12,360.00	
7.6	Fire Protection	1	Item	\$ 18,540.00	\$ 18,540.00	
7.7	BWIC	1	Item	\$ 17,304.00	\$ 17,304.00	
SUB TOTAL - WORKS					\$ 4,782,223.20	
8	DELIVERY					
8.1	Council Fees	3.25%			\$ 155,422.25	assume includes all council internal costs;
8.2	Authority Fees	1.00%			\$ 47,822.23	assume includes any authority fees payable
8.3	Traffic Management	7.00%			\$ 334,755.62	assume includes any planning fees;
8.4	Environmental Management - allow for ESD initiatives	0.50%			\$ 23,911.12	assume includes any headworks charges
8.5	Survey/Design	10.00%			\$ 478,222.32	part of contractor preliminaries
8.6	Supervision & Project Management	9.00%			\$ 430,400.09	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
8.9	Contingency for adverse soil conditions	5.00%			\$ 239,111.16	contingency for adverse soil conditions including rock excavation, soft spots and contaminated soil
8.9	Rounding				131.79	
SUB TOTAL - DELIVERY					\$ 2,785,776.80	
TOTAL ESTIMATED PROJECT COST					\$ 7,568,000.00	

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-CONSTRUCTION					
1.1	Pre-construction					
1.1.1	Demolition & Removal		m2		\$ -	developer cost
1.1.2	Site preparation		m2		\$ -	
1.1.3	Earthworks		m2		\$ -	
2	BUILDING					
	Community Building - Fitout					
2.1	Front verandah	Incl 3.1	m2			
2.2	Foyer / reception	35	m2	\$ 1,450.00	\$ 50,750.00	
2.3	Amenities	32	m2	\$ 2,150.00	\$ 68,800.00	
2.4	Accessible toilet	10	m2	\$ 2,450.00	\$ 24,500.00	
2.5	Commercial kitchen	50	m2	\$ 2,450.00	\$ 122,500.00	
2.5.1	- Extra for commercial kitchen equipment	1	item	\$ 150,000.00	\$ 150,000.00	
2.6	Office	20	m2	\$ 1,250.00	\$ 25,000.00	
2.7	Large Hall	180	m2	\$ 1,050.00	\$ 189,000.00	
2.8	Storage	90	m2	\$ 850.00	\$ 76,500.00	
2.9	Outdoor garden / play area	Incl 5.1	m2	\$ -		
2.1	Circulation	46	m2	\$ 850.00	\$ 39,100.00	
2.11	CSO foyer	36	m2	\$ 1,050.00	\$ 37,800.00	
2.12	CSO offices	150	m2	\$ 1,250.00	\$ 187,500.00	
2.13	Consulting room 1 - 3	60	m2	\$ 1,550.00	\$ 93,000.00	
2.14	Medium community meeting room	80	m2	\$ 1,550.00	\$ 124,000.00	
2.15	Staff amenities / accessible toilet	30	m2	\$ 2,450.00	\$ 73,500.00	
2.16	Storage	30	m2	\$ 850.00	\$ 25,500.00	
2.17	Staff room / kitchenette	40	m2	\$ 1,850.00	\$ 74,000.00	
2.18	Circulation	43	m2	\$ 850.00	\$ 36,550.00	
2.19	Small community meeting room 1 & 2	100	m2	\$ 1,550.00	\$ 155,000.00	
2.2	Medium community meeting room 2	100	m2	\$ 1,550.00	\$ 155,000.00	
2.21	Storage	30	m2	\$ 850.00	\$ 25,500.00	
2.22	Kitchenette	10	m2	\$ 1,850.00	\$ 18,500.00	
2.23	Circulation	24	m2	\$ 850.00	\$ 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 bv developer
3	CANOPY & VERANDAH					
3.1	Canopy & Verandah	40	m2	\$ 1,000.00	\$ 40,000.00	
4	CAR PARK					
4.1	Car Park	Spaces	No.			
4.1.1	Pavement	119	m2	\$ 200.00	\$ 23,731.20	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$ -	\$ -	assumes on-grade carpark beside building - no allowance for basement or high-rise carpark
4.1.3	Drainage Pipes		LM	\$ -	\$ -	
4.1.4	Drainage Pits		No.	\$ -	\$ -	
4.1.5	Linemarking/Signage		No.	\$ -	\$ -	
4.1.6	Other ... (description)		Item	\$ -	\$ -	
5	OUTDOOR PLAY					
5.1	Playground	200	m2	\$ 650.00	\$ 130,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path		Item		\$ -	developer cost
6.2	Drainage					
6.2.1	Drainage Pipes		LM	\$ -	\$ -	developer cost
6.2.2	Drainage pits		No.	\$ -	\$ -	
6.2.3	Subsoil Drainage		LM	\$ -	\$ -	
6.2.4	Stormwater Drainage		Item		\$ -	
6.3	Landscaping					
6.3.1	Tree Planting		No.	\$ -	\$ -	developer cost
6.3.2	Topsoil & turf only		m2		\$ -	
6.3.3	Landscape Planting		m2		\$ -	
6.4	Site Lighting					
6.4.1	Light Poles & Fittings		Item		\$ -	developer cost
6.5	Gates/Entrances	1	Item	\$ -	\$ -	
6.6	Fencing	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	Sewer		Item		\$ -	
7.4	Gas		Item		\$ -	
7.5	Communications		Item		\$ -	
7.6	Fire Protection		Item		\$ -	
7.7	BWIC		Item	\$ -	\$ -	
SUB TOTAL - WORKS					\$ 2,236,131.20	
8	DELIVERY					
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
8.3	Traffic Management	7.00%			\$ 156,529.18	developer cost
8.4	Environmental Management	0.50%			\$ 11,180.66	part of contractor preliminaries
8.5	Survey/Design	10.00%			\$ 223,613.12	part of contractor preliminaries
8.6	Supervision & Project Management	9.00%			\$ 201,251.81	8.5 - assume is for design consultants.
8.7	Site Establishment	0.00%			N/A	part of contractor preliminaries
8.8	Contingency	20.00%			\$ 447,226.24	developer cost
8.9	Rounding				393.53	Includes both design and construction contingencies
SUB TOTAL - DELIVERY					\$ 1,112,868.80	
TOTAL ESTIMATED PROJECT 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 included here are for fitout only

Item	Description	Quantity	Unit	Rate	Amount	Comments
WORKS						
1	PRE-CONSTRUCTION					
1.1	Pre-construction					
1.1.1	Demolition & Removal		m2		\$ -	developer cost
1.1.2	Site preparation		m2		\$ -	
1.1.3	Earthworks		m2		\$ -	
2	BUILDING					
	Community Building Fitout					
2.1	Front verandah	Incl 3.1	m2			
2.2	Foyer / reception	35	m2	\$ 1,450.00	\$ 50,750.00	Costs for Fitout only, Shell to be provided by Developer
2.3	Amenities	32	m2	\$ 2,150.00	\$ 68,800.00	
2.4	Accessible toilet	10	m2	\$ 2,450.00	\$ 24,500.00	
2.5	Commercial kitchen	50	m2	\$ 2,450.00	\$ 122,500.00	
2.5.1	- Extra for commercial kitchen equipment	1	item	\$ 150,000.00	\$ 150,000.00	
2.6	Office	20	m2	\$ 1,250.00	\$ 25,000.00	
2.7	Large Hall	180	m2	\$ 1,050.00	\$ 189,000.00	
2.8	Storage	90	m2	\$ 850.00	\$ 76,500.00	
2.9	Outdoor garden / play area	Incl 5.1	m2	\$ -		
2.1	Circulation	46	m2	\$ 850.00	\$ 39,100.00	
2.11	CSO foyer	36	m2	\$ 1,050.00	\$ 37,800.00	
2.12	CSO offices	150	m2	\$ 1,250.00	\$ 187,500.00	
2.13	Consulting room 1 - 3	60	m2	\$ 1,550.00	\$ 93,000.00	
2.14	Medium community meeting room	80	m2	\$ 1,550.00	\$ 124,000.00	
2.15	Staff amenities / accessible toilet	30	m2	\$ 2,450.00	\$ 73,500.00	
2.16	Storage	30	m2	\$ 850.00	\$ 25,500.00	
2.17	Staff room / kitchenette	40	m2	\$ 1,850.00	\$ 74,000.00	
2.18	Circulation	43	m2	\$ 850.00	\$ 36,550.00	
2.19	Small community meeting room 1 & 2	100	m2	\$ 1,550.00	\$ 155,000.00	
2.20	Medium community meeting room 2	100	m2	\$ 1,550.00	\$ 155,000.00	
2.21	Storage	30	m2	\$ 850.00	\$ 25,500.00	
2.22	Kitchenette	10	m2	\$ 1,850.00	\$ 18,500.00	Assume Plant Space - by Developer
2.23	Circulation	24	m2	\$ 850.00	\$ 20,400.00	
2.24	Vertical transportation	1	Item	\$ 240,000.00	\$ 240,000.00	allowed only for lift and stairs for 2 storeys - assume 2 of each. Lift and stair costs for additional floors to the building by developer
	ELC Fitout					
2.25	Foyer	40	m2	\$ 850.00	\$ 34,000.00	
2.26	Office	30	m2	\$ 1,350.00	\$ 40,500.00	
2.27	Kinder Room 1-3	360	m2	\$ 1,550.00	\$ 558,000.00	
2.28	Kitchen	20	m2	\$ 3,850.00	\$ 77,000.00	
2.29	Storage	60	m2	\$ 850.00	\$ 51,000.00	
2.30	Shared staff / accessible toilet	20	m2	\$ 2,150.00	\$ 43,000.00	
2.31	Childrens amenities area	40	m2	\$ 3,450.00	\$ 138,000.00	
2.32	Shared rear verandah	Incl 3.1				
2.33	Shared external storage	70	m2	\$ 650.00	\$ 45,500.00	
2.34	Shared outdoor play area	Incl 5.1				
2.35	Circulation	69	m2	\$ 850.00	\$ 58,650.00	
2.36	Consulting room 1-3	54	m2	\$ 1,550.00	\$ 83,700.00	
2.37	Waiting room	36	m2	\$ 1,050.00	\$ 37,800.00	
2.38	Shared staff / accessible toilet	8	m2	\$ 2,150.00	\$ 17,200.00	
2.39	Storage	11	m2	\$ 850.00	\$ 9,350.00	
2.40	Kitchenette	2	m2	\$ 2,450.00	\$ 4,900.00	
2.41	Family amenities	12	m2	\$ 2,450.00	\$ 29,400.00	
2.42	Parent education	20	m2	\$ 1,350.00	\$ 27,000.00	
2.43	Circulation	14	m2	\$ 850.00	\$ 11,900.00	
2.44	Vertical transportation				Included	Included in 2.24
3	CANOPY & VERANDAH					
3.1	Canopy & Verandah	86	m2	\$ 1,000.00	\$ 86,000.00	
4	CAR PARK					
4.1	Car Park	Spaces	No.			
4.1.1	Pavement	205	m2	\$ 200.00	\$ 40,972.80	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$ -	\$ -	assumes on-grade carpark beside building - no allowance for basement or high-rise carpark
4.1.3	Drainage Pipes		LM	\$ -	\$ -	
4.1.4	Drainage Pits		No.	\$ -	\$ -	
4.1.5	Linemarking/Signage		No.	\$ -	\$ -	
4.1.6	Other ... (description)		Item	\$ -	\$ -	
5	OUTDOOR PLAY					
5.1	Playground	900	m2	\$ 650.00	\$ 585,000.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path		Item		\$ -	developer cost
6.2	Drainage					
6.2.1	Drainage Pipes		LM	\$ -	\$ -	developer cost
6.2.2	Drainage pits		No.	\$ -	\$ -	
6.2.3	Subsoil Drainage		LM	\$ -	\$ -	
6.2.4	Stormwater Drainage		Item		\$ -	
6.3	Landscaping					
6.3.1	Tree Planting		No.	\$ -	\$ -	developer cost
6.3.2	Topsoil & turf only		m2		\$ -	
6.3.3	Landscape Planting		m2		\$ -	
6.4	Site Lighting					
6.4.1	Light Poles & Fittings		Item		\$ -	developer cost
6.5	Gates/Entrances	1	Item	\$ -	\$ -	
6.6	Fencing	1	Item	\$ 87,000.00	\$ 87,000.00	Fencing to outdoor garden / play area
7	SERVICES					
7.1	Light & Power		Item		\$ -	developer cost
7.2	Water		Item		\$ -	
7.3	Sewer		Item		\$ -	
7.4	Gas		Item		\$ -	
7.5	Communications		Item		\$ -	
7.6	Fire Protection		Item		\$ -	
7.7	BWIC		Item	\$ -	\$ -	
SUB TOTAL - WORKS					\$ 4,078,272.80	
8	DELIVERY					
8.1	Council Fees	3.25%			\$ 132,543.87	assume includes all council internal costs;
8.2	Authority Fees	0.00%			N/A	assume includes any authority fees payable
8.3	Traffic Management	7.00%			\$ 285,479.10	developer cost
8.4	Environmental Management	0.50%			\$ 20,391.36	part of contractor preliminaries
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				786.48	
SUB TOTAL - DELIVERY					\$ 2,029,727.20	
TOTAL ESTIMATED PROJECT COST					\$ 6,108,000.00	

Macaulay West Community Centre - Estimate Template

Assumption - building is stand-alone							
Item	Description		Quantity	Unit	Rate	Amount	Comments
WORKS							
1	PRE-CONSTRUCTION						
1.1	Pre-construction						
1.1.1	Demolition & Removal		2000	m2	\$ 2.00	\$ 4,000.00	Vegetation removal/demolition
1.1.2	Site preparation		2000	m2	\$ 5.00	\$ 10,000.00	Topsoil stripping & stockpile
1.1.3	Earthworks		2000	m2	\$ 200.00	\$ 400,000.00	Bulk excavation for building platform incl disposal of contaminated soil CatC
2	BUILDING						
	kindergarten 2 Rooms - <i>(Description)</i>						
2.1	Foyer		40	m2	\$ 2,600.00	\$ 104,000.00	
2.2	Office		30	m2	\$ 2,400.00	\$ 72,000.00	
2.3	Room 1		120	m2	\$ 2,700.00	\$ 324,000.00	
2.4	Room 2		120	m2	\$ 2,700.00	\$ 324,000.00	
2.5	Staff/Meeting Room		28	m2	\$ 2,400.00	\$ 67,200.00	
2.6	Kitchen		14	m2	\$ 3,600.00	\$ 50,400.00	
2.61	- Extra for kitchen equipment - Assumed high-end domestic type		1	item	\$ 10,000.00	\$ 10,000.00	
2.7	Storage		46	m2	\$ 2,000.00	\$ 92,000.00	
2.8	Shared staff/accessible toilet		10	m2	\$ 3,300.00	\$ 33,000.00	
2.9	Children's amenities area		28	m2	\$ 3,300.00	\$ 92,400.00	
2.10	Shared rear veranda		Incl.3.1	m2	\$ -	\$ -	
2.11	Shared external storage		70	m2	\$ 1,800.00	\$ 126,000.00	
2.12	Shared outdoor play area		Incl.5.2	m2	\$ -	\$ -	
2.13	Circulation		55	m2	\$ 2,000.00	\$ 110,000.00	
	MCH & Family Service - <i>(Description)</i>						
2.14	Consulting room 1		18	m2	\$ 2,400.00	\$ 43,200.00	
2.15	Consulting room 2		18	m2	\$ 2,400.00	\$ 43,200.00	
2.16	Consulting room 3		18	m2	\$ 2,400.00	\$ 43,200.00	
2.17	Waiting room		36	m2	\$ 2,700.00	\$ 97,200.00	
2.18	Staff amenities/accessible toilet		8	m2	\$ 3,300.00	\$ 26,400.00	
2.19	Storage		11	m2	\$ 2,000.00	\$ 22,000.00	
2.2	Kitchenette		2	m2	\$ 3,300.00	\$ 6,600.00	
2.21	Family amenities		12	m2	\$ 3,600.00	\$ 43,200.00	
2.22	Parent education		20	m2	\$ 2,700.00	\$ 54,000.00	
2.23	Circulation		14	m2	\$ 2,000.00	\$ 28,000.00	
	General Community Spaces - <i>(Description)</i>						
2.24	Front veranda		Incl.3.2	m2	\$ -	\$ -	
2.25	Foyer / reception		45	m2	\$ 2,600.00	\$ 117,000.00	
2.26	Pram storage		10	m2	\$ 2,000.00	\$ 20,000.00	
2.27	Amenities		25	m2	\$ 3,600.00	\$ 90,000.00	
2.28	Staff amenities/accessible toilet		8	m2	\$ 3,600.00	\$ 28,800.00	
2.29	Kitchen		20	m2	\$ 3,500.00	\$ 70,000.00	
2.29.1	- Extra for kitchen equipment - Assumed high-end domestic type		1	item	\$ 10,000.00	\$ 10,000.00	
2.30	Office 1		20	m2	\$ 2,700.00	\$ 54,000.00	
2.31	Office 2		20	m2	\$ 2,700.00	\$ 54,000.00	
2.32	Activity Room 1		20	m2	\$ 2,700.00	\$ 54,000.00	
2.33	Activity Room 2		67	m2	\$ 2,700.00	\$ 180,900.00	
2.34	Activity Room 3		122	m2	\$ 2,700.00	\$ 329,400.00	
2.35	Storage		60	m2	\$ 2,000.00	\$ 120,000.00	
2.36	Circulation		46	m2	\$ 2,000.00	\$ 92,000.00	
2.37	Plant spaces		1	item	\$ 120,700.00	\$ 120,700.00	allow 5% of building area
2.38	Piled foundations / extra for suspended ground slab		1	Item	\$ 506,940.00	\$ 506,940.00	raise floor above flood level
3	CANOPY & VERANDAH						
3.1	Shared rear veranda		46	m2	\$ 1,500.00	\$ 69,000.00	
3.2	Front veranda		40	m2	\$ 1,500.00	\$ 60,000.00	
4	CAR PARK						
4.1	Car Park	Spaces		No.			
4.1.1	Pavement		116	m2	\$ 200.00	\$ 23,174.40	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel			LM	\$ -	\$ -	Included
4.1.3	Drainage Pipes			LM	\$ -	\$ -	Included
4.1.4	Drainage Pits			No.	\$ -	\$ -	Included
4.1.5	Linemarking/Signage			No.	\$ -	\$ -	Included
4.1.6	Other ... <i>(description)</i>			Item	\$ -	\$ -	Included
5	OUTDOOR PLAY						
5.1	Outdoor garden/play area		130	m2	\$ 650.00	\$ 84,500.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
5.2	Shared outdoor play		680	m2	\$ 650.00	\$ 442,000.00	Ditto
6	SITE WORKS						
6.1	Paths						
6.1.1	Pedestrian path		205	m2	\$ 240.00	\$ 49,224.00	assume concrete paving
6.2	Drainage						
6.2.1	Drainage Pipes			LM	\$ -	\$ -	developer cost
6.2.2	Drainage pits			No.	\$ -	\$ -	
6.2.3	Subsoil Drainage			LM	\$ -	\$ -	
6.2.4	Stormwater Drainage		1	Item	\$ 72,420.00	\$ 72,420.00	allowance for pipes and pits incl connection to auth main
6.3	Landscaping						
6.3.1	Tree Planting			No.	\$ -	\$ -	developer cost
6.3.2	Topsoil & turf only		234	m2	\$ 35.00	\$ 8,204.00	
6.3.3	Landscape Planting		147	m2	\$ 120.00	\$ 17,580.00	
6.4	Site Lighting						
6.4.1	Light Poles & Fittings		1	Item	\$ 20,000.00	\$ 20,000.00	developer cost
6.5	Gates/Entrances		1	Item	\$ -	\$ -	
6.6	Fencing		1	Item	\$ 50,000.00	\$ 50,000.00	Fencing to outdoor garden / play area
7	SERVICES						
7.1	Light & Power		1	Item	\$ 60,350.00	\$ 60,350.00	developer cost
7.2	Water		1	Item	\$ 24,140.00	\$ 24,140.00	
7.3	Sewer		1	Item	\$ 42,245.00	\$ 42,245.00	
7.4	Gas		1	Item	\$ 12,070.00	\$ 12,070.00	
7.5	Communications		1	Item	\$ 12,070.00	\$ 12,070.00	
7.6	Fire Protection		1	Item	\$ 18,105.00	\$ 18,105.00	
7.7	BWIC		1	Item	\$ 16,898.00	\$ 16,898.00	
SUB TOTAL - WORKS						\$ 5,155,720.40	
8	DELIVERY						
8.1	Council Fees		3.25%			\$ 167,560.91	assume includes all council internal costs;
8.2	Authority Fees		1.00%			\$ 51,557.20	assume includes any authority fees payable
8.3	Traffic Management		7.00%			\$ 360,900.43	assume includes any planning fees;
8.4	Environmental Management		0.50%			\$ 25,778.60	assume includes any headworks charges
8.5	Survey/Design		10.00%			\$ 515,572.04	part of contractor preliminaries
8.6	Supervision & Project Management		9.00%			\$ 464,014.84	part of contractor preliminaries
8.7	Site Establishment		2.50%			\$ 128,893.01	part of contractor preliminaries
8.8	Contingency		20.00%			\$ 1,031,144.08	Includes both design and construction contingencies
8.9	Contingency for adverse soil conditions		5.00%			\$ 257,786.02	contingency for adverse soil conditions including rock excavation, soft spots and contaminated soil
8.1	Rounding					72.47	
SUB TOTAL - DELIVERY						\$ 3,003,279.60	
TOTAL ESTIMATED PROJECT COST						\$ 8,159,000.00	

Macaulay West 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-CONSTRUCTION					
1.1	Pre-construction					
1.1.1	Demolition & Removal		m2		\$ -	developer cost
1.1.2	Site preparation		m2		\$ -	
1.1.3	Earthworks		m2		\$ -	
2	BUILDING					
	kindergarten 2 Rooms - (Description)					
2.1	Foyer	40	m2	\$ 1,450.00	\$ 58,000.00	
2.2	Office	30	m2	\$ 1,250.00	\$ 37,500.00	
2.3	Room 1	120	m2	\$ 1,550.00	\$ 186,000.00	
2.4	Room 2	120	m2	\$ 1,550.00	\$ 186,000.00	
2.5	Staff/Meeting Room	28	m2	\$ 1,850.00	\$ 51,800.00	
2.6	Kitchen	14	m2	\$ 2,450.00	\$ 34,300.00	
2.61	- Extra for kitchen equipment - Assumed high-end domestic type	1	item	\$ 150,000.00	\$ 150,000.00	
2.7	Storage	46	m2	\$ 850.00	\$ 39,100.00	
2.8	Shared staff/accessible toilet	10	m2	\$ 2,150.00	\$ 21,500.00	
2.9	Children's amenities area	28	m2	\$ 3,450.00	\$ 96,600.00	
2.10	Shared rear veranda	Incl.3.1	m2	\$ -	\$ -	
2.11	Shared external storage	70	m2	\$ 650.00	\$ 45,500.00	
2.12	Shared outdoor play area	Incl.5.2	m2	\$ -	\$ -	
2.13	Circulation	55	m2	\$ 850.00	\$ 46,750.00	
	MCH & Family Service - (Description)					
2.14	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	Consulting room 3	18	m2	\$ 1,550.00	\$ 27,900.00	
2.17	Waiting room	36	m2	\$ 1,050.00	\$ 37,800.00	
2.18	Staff amenities/accessible toilet	8	m2	\$ 2,150.00	\$ 17,200.00	
2.19	Storage	11	m2	\$ 850.00	\$ 9,350.00	
2.2	Kitchenette	2	m2	\$ 2,450.00	\$ 4,900.00	
2.21	Family amenities	12	m2	\$ 2,450.00	\$ 29,400.00	
2.22	Parent education	20	m2	\$ 1,350.00	\$ 27,000.00	
2.23	Circulation	14	m2	\$ 850.00	\$ 11,900.00	
	General Community Spaces - (Description)					
2.24	Front verandah	Incl.3.2	m2	\$ -	\$ -	
2.25	Foyer / reception	45	m2	\$ 1,450.00	\$ 65,250.00	
2.26	Pram storage	10	m2	\$ 850.00	\$ 8,500.00	
2.27	Amenities	25	m2	\$ 850.00	\$ 21,250.00	
2.28	Staff amenities/accessible toilet	8	m2	\$ 2,150.00	\$ 17,200.00	
2.29	Kitchen	20	m2	\$ 2,450.00	\$ 49,000.00	
2.29.1	- Extra for kitchen equipment - Assumed high-end domestic type	1	item	\$ 150,000.00	\$ 150,000.00	
2.30	Office 1	20	m2	\$ 1,250.00	\$ 25,000.00	
2.31	Office 2	20	m2	\$ 1,250.00	\$ 25,000.00	
2.32	Activity Room 1	20	m2	\$ 1,550.00	\$ 31,000.00	
2.33	Activity Room 2	67	m2	\$ 1,550.00	\$ 103,850.00	
2.34	Activity Room 3	122	m2	\$ 1,550.00	\$ 189,100.00	
2.35	Storage	60	m2	\$ 850.00	\$ 51,000.00	
2.36	Circulation	46	m2	\$ 850.00	\$ 39,100.00	
2.37	Outdoor garden/play area	Incl.5.1	m2	\$ -	\$ -	
2.38	Vertical transportation	1	Item	\$ 240,000.00	\$ 240,000.00	allowed only for lift and stairs for 2 storeys - assume 2 of each. Lift and stair costs for additional floors to the building by developer
3	CANOPY & VERANDAH					
3.1	Shared rear verandah	46	m2	\$ 1,000.00	\$ 46,000.00	
3.2	Front verandah	40	m2	\$ 1,000.00	\$ 40,000.00	
4	CAR PARK					
4.1	Car Park	Spaces	No.			
4.1.1	Pavement	116	m2	\$ 200.00	\$ 23,174.40	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$ -	\$ -	
4.1.3	Drainage Pipes		LM	\$ -	\$ -	
4.1.4	Drainage Pits		No.	\$ -	\$ -	
4.1.5	Linemarking/Signage		No.	\$ -	\$ -	
4.1.6	Other ... (description)		Item	\$ -	\$ -	
5	OUTDOOR PLAY					
5.1	Outdoor garden/play area	130	m2	\$ 650.00	\$ 84,500.00	Incl. earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
5.2	Shared outdoor play	680	m2	\$ 650.00	\$ 442,000.00	Ditto
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path		Item		\$ -	developer cost
6.2	Drainage					
6.2.1	Drainage Pipes		LM	\$ -	\$ -	developer cost
6.2.2	Drainage pits		No.	\$ -	\$ -	
6.2.3	Subsoil Drainage		LM	\$ -	\$ -	
6.2.4	Stormwater Drainage		Item		\$ -	
6.3	Landscaping					
6.3.1	Tree Planting		No.	\$ -	\$ -	developer cost
6.3.2	Topsoil & turf only		m2		\$ -	
6.3.3	Landscape Planting		m2		\$ -	
6.4	Site Lighting					
6.4.1	Light Poles & Fittings		Item		\$ -	developer cost
6.5	Gates/Entrances	1	Item	\$ -	\$ -	
6.6	Fencing	1	Item	\$ 50,000.00	\$ 50,000.00	Fencing to outdoor garden / play area
7	SERVICES					
7.1	Light & Power		Item		\$ -	developer cost
7.2	Water		Item		\$ -	
7.3	Sewer		Item		\$ -	
7.4	Gas		Item		\$ -	
7.5	Communications		Item		\$ -	
7.6	Fire Protection		Item		\$ -	
7.7	BWIC		Item	\$ -	\$ -	
SUB TOTAL - WORKS					\$ 2,875,224.40	
8	DELIVERY					
8.1	Council Fees	3.25%			\$ 93,444.79	assume includes all council internal costs;
8.2	Authority Fees	0.00%			N/A	assume includes any authority fees payable
8.3	Traffic Management	7.00%			\$ 201,265.71	developer cost
8.4	Environmental Management	0.50%			\$ 14,376.12	part of contractor preliminaries
8.5	Survey/Design	10.00%			\$ 287,522.44	part of contractor preliminaries
8.6	Supervision & Project Management	9.00%			\$ 258,770.20	8.5 - assume is for design consultants.
8.7	Site Establishment	0.00%			N/A	part of contractor preliminaries
8.8	Contingency	20.00%			\$ 575,044.88	developer cost
8.9	Rounding				351.46	Includes both design and construction contingencies
SUB TOTAL - DELIVERY					\$ 1,430,775.60	
TOTAL ESTIMATED PROJECT COST					\$ 4,306,000.00	

Pavilion - Estimate Template

Assumption - building is stand-alone

Item	Description		Quantity	Unit	Rate	Amount	Comments
WORKS							
1	PRE-CONSTRUCTION						
1.1	Pre-construction						
1.1.1	Demolition & Removal		500	m2	\$ 2.00	\$ 1,000.00	Vegetation removal/demolition
1.1.2	Site preparation		500	m2	\$ 5.00	\$ 2,500.00	Topsoil stripping & stockpile
1.1.3	Earthworks		500	m2	\$ 200.00	\$ 100,000.00	Bulk excavation for building platform incl disposal of contaminated soil CatC
2	BUILDING						
	Community Building - (Description)						
2.1	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	Storage		80	m2	\$ 2,000.00	\$ 160,000.00	
2.4	Office / First Aid		20	m2	\$ 2,500.00	\$ 50,000.00	
2.5	Canteen and kitchen		20	m2	\$ 3,000.00	\$ 60,000.00	assumes domestic type appliances
2.6	Public Toilets		40	m2	\$ 3,300.00	\$ 132,000.00	
2.7	Multi-purpose community / social room		100	m2	\$ 2,700.00	\$ 270,000.00	
2.8							
2.9							
2.1							
2.11	Plant spaces		1	item	\$ 42,000.00	\$ 42,000.00	allow 5% of building area
2.12	Piled foundations / extra for suspended ground slab		1	Item	\$ 176,400.00	\$ 176,400.00	raise floor above flood level
3	CANOPY & VERANDAH						
3.1	Canopy & Verandah		80	m2	\$ 2,000.00	\$ 160,000.00	outdoor area - rate includes for roofing, posts and pavement under
4	CAR PARK						
4.1	Car Park	Spaces		No.			
4.1.1	Pavement			m2		\$ -	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel			LM	\$ -	\$ -	Included
4.1.3	Drainage Pipes			LM	\$ -	\$ -	Included
4.1.4	Drainage Pits			No.	\$ -	\$ -	Included
4.1.5	Linemarking/Signage			No.	\$ -	\$ -	Included
4.1.6	Other ... (description)			Item	\$ -	\$ -	
5	OUTDOOR PLAY						
5.1	Playground			m2		\$ -	
6	SITE WORKS						
6.1	Paths						
6.1.1	Pedestrian path			Item		\$ -	
6.2	Drainage						
6.2.1	Drainage Pipes			LM	\$ -	\$ -	Included
6.2.2	Drainage pits			No.	\$ -	\$ -	Included
6.2.3	Subsoil Drainage			LM	\$ -	\$ -	Included
6.2.4	Stormwater Drainage		1	Item	\$ 22,500.00	\$ 22,500.00	allowance for pipes and pits incl connection to auth m
6.3	Landscaping						
6.3.1	Tree Planting			No.	\$ -	\$ -	Included
6.3.2	Topsoil & turf only			m2		\$ -	Grassed areas
6.3.3	Landscape Planting			m2		\$ -	Shrubs, plants
6.4	Site Lighting						
6.4.1	Light Poles & Fittings			Item		\$ -	Building and car park lighting
6.5	Gates/Entrances		1	Item	\$ -	\$ -	
6.6	Fencing			Item		\$ -	
7	SERVICES						
7.1	Light & Power		1	Item	\$ 25,000.00	\$ 25,000.00	allowances for connection of building to authority main
7.2	Water		1	Item	\$ 10,000.00	\$ 10,000.00	and including any external points / lights / hydrants etc
7.3	Sewer		1	Item	\$ 17,500.00	\$ 17,500.00	
7.4	Gas		1	Item	\$ 5,000.00	\$ 5,000.00	
7.5	Communications		1	Item	\$ 5,000.00	\$ 5,000.00	
7.6	Fire Protection		1	Item	\$ 7,500.00	\$ 7,500.00	
7.7	BWIC		1	Item	\$ 7,000.00	\$ 7,000.00	
SUB TOTAL - WORKS						\$ 1,733,400.00	
8	DELIVERY						
8.1	Council Fees		3.25%			\$ 56,335.50	assume includes all council internal costs;
8.2	Authority Fees		1.00%			\$ 17,334.00	assume includes any authority fees payable
8.3	Traffic Management		7.00%			\$ 121,338.00	assume includes any planning fees;
8.4	Environmental Management		0.50%			\$ 8,667.00	assume includes any headworks charges
8.5	Survey/Design		10.00%			\$ 173,340.00	part of contractor preliminaries
8.6	Supervision & Project Management		9.00%			\$ 156,006.00	part of contractor preliminaries
8.7	Site Establishment		2.50%			\$ 43,335.00	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	
TOTAL ESTIMATED PROJECT COST						\$ 2,743,000.00	

Arden Community Infrastructure Buildings - Benchmarking

Comparison of relevant community projects:

Description	Aitken Hill Comm Ctr	Greenvale West Comm Ctr	Merrifield West Comm Ctr	Kalkallo Comm Ctr	Canterbury Comm Ctr	Keysborough Sth Comm Ctr	Lady Huntingfield Comm Hub	BDAC ELC	Morwell IELC	Average	Arden				
Year of tender	2019	2019	2020	2020	2,020		2,018	2019	2,019		Comm Ctr	Library	All 3 functions in one	Maccaulay CC	
GFA (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		Stand-alone	Stand-alone	Stand-alone	Stand-alone	
Site Area (m2)	8,603.00	7,100.00	12,000.00	6,140.00	N/A	14,633.00	2,032.00		N/A		1,236.00	4,033.00	5,269.00	1,267.00	
											2,000.00	2,200.00		2,000.00	
Construction 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	
Rate \$/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	
Contingency	688,213.00	700,000.00	1,167,782.00	594,410.00	475,708.00	1,253,810.00	830,000.00	83,153.00	500,659.00	9.74%	1,195,688.00	4,189,788.00	5,385,476.00	1,289,002.00	21.01%
Design Fees	400,000.00	400,000.00	600,000.00	437,750.00	730,000.00	689,596.00	1,460,000.00	202,893.00	629,828.00	9.22%	478,223.00	1,675,738.00	2,153,961.00	515,572.00	8.40%
FF&E	220,000.00	220,000.00	250,000.00	170,000.00	200,000.00	400,000.00	307,850.00	125,000.00	100,000.00	3.49%					
AV & IT Equipment	120,000.00	210,000.00	200,000.00	48,722.00	77,000.00	100,000.00	310,000.00		25,000.00	1.77%					
Authority Fees	80,000.00	100,000.00	106,778.00	100,000.00	90,000.00	169,661.00	150,000.00	6,000.00	25,000.00	1.24%	203,244.00	712,188.00	915,432.00	219,118.00	3.57%
Total 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	
Rate \$/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	TBA
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		
Note	6-star	2-storey with boat hub under