



**Cost Control (Victoria) Pty. Ltd.**

ABN 82 070 011 193

8 McKeon Road

Mitcham VIC 3132

Tel: (03) 9874 3421

Fax: (03) 9874 5748

Email: [ccv@bigpond.net.au](mailto:ccv@bigpond.net.au)

Cohen Leigh Architects  
Suite 1  
Level 1  
5 Melrose Street  
Sandringham, Victoria 3191

6<sup>th</sup> December 2022

Attention: Ben Cohen

Dear Ben,

Re: Shepparton SE Precinct Structure Plan Kindergarten

We have pleasure in reporting our cost plan at feasibility stage on the above project in the amount of Ten Million One Hundred and Sixty Six Thousand Dollars (\$ 10,166,000) plus GST as follows.

**Breakdown:**

Pre-Construction	\$ 41,748
Building (1,415m2)	\$ 4,077,750
Canopies & Verandas (336m2)	\$ 475,776
Car Park (51 spaces)	\$ 322,354
Outdoor Play (1,174m2)	\$ 1,140,822
Site Works	\$ 348,332
Services	\$ 751,516
Miscellaneous	\$ 90,000
Sub-Total Works	<hr/> \$ 7,248,298
Delivery	\$ 2,917,440
Total Estimated Cost	<hr/> \$ 10,165,738
<b>ROUNDED TO</b>	<b>\$ 10,166,000</b>

1/5

A copy of the cost plan is attached as an appendix.

The cost plan is based on concept design documentation and is indicative only of the possible order of cost. All components of the cost plan will require confirmation once further design documentation is available. The cost plan assumes that the project will be appropriately documented prior to tender.

The cost plan is based on a minimum of six bona fide tenders being received from builders appropriate to the size and category of this project. If prices are obtained by negotiation or from a more restricted list of builders, it may be appropriate to allow a contingency for the reduced element of competition. No allowance has been made for staged or construction management forms of procurement.

#### **Construction Rates:**

As per Fiona Koutsivos' instruction we have used the VPA P90 benchmark rates plus 9% for escalation since 2018 in our cost plan.

#### **Cost Escalation:**

No allowance has been separately identified in the cost plan for future cost escalation. The allowance for cost escalation is assumed to be included in the 20% allowance for contingences.

#### **Reference Documentation:**

The cost plan has been prepared from the drawings and information attached to your e-mails to us dated 10<sup>th</sup> November & 5<sup>th</sup> December 2022.

#### **Exclusions:**

GST  
Demolition of existing structures  
Site penalties including removal of contaminated soil  
Latent conditions including blinding concrete  
Upgrading and / or diversion of existing underground services  
Out of hours working

#### **Limitations**

This report is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted for any third party who may use or rely on the report (either in its entirety or part).

We trust we have correctly interpreted your requirements and thank you for the opportunity to be of assistance on this project.

Yours sincerely,



Chris Humble

**WORKS****1 PRE-CONSTRUCTION**

1.1	Site Preparation	m2	6958	\$	6	\$	41,748
-----	------------------	----	------	----	---	----	--------

**2 BUILDING**

Kindergarten	m2	850	\$	2,860	\$	2,431,000
--------------	----	-----	----	-------	----	-----------

Kitchens	m2	69	\$	3,389	\$	233,841
----------	----	----	----	-------	----	---------

Maternal & Child Health Consulting	m2	66	\$	2,799	\$	184,734
------------------------------------	----	----	----	-------	----	---------

Multipurpose Community Spaces	m2	191	\$	2,661	\$	508,251
-------------------------------	----	-----	----	-------	----	---------

Disabled Toilet / Parent's Change Room	m2	14	\$	3,774	\$	52,836
--	----	----	----	-------	----	--------

Toilets / Change Rooms	m2	118	\$	3,389	\$	399,902
------------------------	----	-----	----	-------	----	---------

Administration	m2	104	\$	2,496	\$	259,584
----------------	----	-----	----	-------	----	---------

Cleaners	m2	3	\$	2,534	\$	7,602
----------	----	---	----	-------	----	-------

<b>Total Indoor Floor Area</b>	m2	1415				
--------------------------------	----	------	--	--	--	--

**3 CANOPIES & VERANDAS**

3.1	Main Covered Entry	m2	70	\$	1,416	\$	99,120
-----	--------------------	----	----	----	-------	----	--------

3.2	Secondary Covered Entry	m2	24	\$	1,416	\$	33,984
-----	-------------------------	----	----	----	-------	----	--------

3.3	Staff Entry	m2	7	\$	1,416	\$	9,912
-----	-------------	----	---	----	-------	----	-------

3.4	External Play Covered Outdoor Areas	m2	235	\$	1,416	\$	332,760
-----	-------------------------------------	----	-----	----	-------	----	---------

**4 CAR PARK**

4.1	Asphalt Pavement	m2	1734	\$	116	\$	201,144
-----	------------------	----	------	----	-----	----	---------

4.2	Kerb & Channel	m	380	\$	68	\$	25,840
-----	----------------	---	-----	----	----	----	--------

4.3	Drainage pipes / pits	m2	1734	\$	30	\$	52,020
-----	-----------------------	----	------	----	----	----	--------

4.4	Linemarking / Signage	m2	1734	\$	5	\$	8,670
-----	-----------------------	----	------	----	---	----	-------

4.6	Car Park Lighting	m2	1734	\$	20	\$	34,680
-----	-------------------	----	------	----	----	----	--------

**5 OUTDOOR PLAY**

5.1	Kindergarten Outdoor Playspaces	m2	540	\$	665	\$	359,100
-----	---------------------------------	----	-----	----	-----	----	---------

5.2	Playground	m2	634	\$	1,233	\$	781,722
-----	------------	----	-----	----	-------	----	---------

**6 SITE WORKS**

6.1	Concrete Paths	m2	442	\$	89	\$	39,338
6.4	Landscaping	m2	1928	\$	33	\$	63,624
6.7	Fencing & Gates	m	465	\$	126	\$	58,590
6.8	Other (Piling)	m2	1415	\$	132	\$	186,780
SUB-TOTAL						\$	6,406,782

**7 SERVICES**

7.1	Stormwater	Item	3.30%		\$	211,424
7.1	Sewer	Item	2.03%		\$	130,058
7.2	Water	Item	1.98%		\$	126,854
7.2	Gas	Item	0.88%		\$	56,380
7.3	Fire Protection	Item	0.66%		\$	42,285
7.4	Light & Power	Item	2.38%		\$	152,481
7.5	Communication	No	0.50%		\$	32,034

**8 MISCELLANEOUS**

8.1	Building Maintenance - 1 year	Item	1	\$	60,000	\$	60,000
8.2	Landscape Maintenance - 1 year / 2 Summers	Item	1	\$	30,000	\$	30,000
SUB-TOTAL WORKS						\$	7,248,298

**9 DELIVERY**

9.1	Council Fees	3.25%	\$	235,570
9.2	Authority Fees	1%	\$	72,483
9.3	Traffic Management	2%	\$	144,966
9.4	Environmental Management	0.50%	\$	36,241
9.5	Survey / Design	5%	\$	362,415
9.6	Supervision & Project Management	9%	\$	652,347
9.7	Site Establishment	2.5%	\$	181,207
9.7	Environmentally Sustainable Design	2.0%	\$	144,966
9.8	Contingency	15%	\$	1,087,245
<b>SUB-TOTAL DELIVERY</b>				<b>\$ 2,917,440</b>
<b>10</b>	<b>TOTAL ESTIMATED COST</b>		<b>\$</b>	<b>10,165,737</b>
<b>ROUNDED TO</b>				<b>\$ 10,166,000</b>