



**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

15<sup>th</sup> November 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 Thirteen Million Eight Hundred and Twenty Five Thousand Dollars (\$ 13,825,000) plus GST as follows.

**Breakdown:**

Pre-Construction	\$ 194,824
Building (1,415m2)	\$ 6,018,605
Canopies & Verandas (336m2)	\$ 512,617
Car Park (51 spaces)	\$ 697,609
Outdoor Play (1,174m2)	\$ 497,022
Site Works	\$ 904,904
Services	\$ 410,000
Miscellaneous	\$ 90,000
Sub-Total Works	<hr/> \$ 9,325,581
Delivery	\$ 4,499,593
Total Estimated Cost	<hr/> \$ 13,825,174
<b>ROUNDED TO</b>	<b>\$ 13,825,000</b>

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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.

#### **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-mail to us dated 10<sup>th</sup> November 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,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line.

Chris Humble

**WORKS**

**1 PRE-CONSTRUCTION**

1.1	Site Preparation	m2	6958	\$	28	\$	194,824
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**2 BUILDING**

Foyer	m2	112	\$	3,871	\$	433,607
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Air Locks	m2	17	\$	5,383	\$	91,518
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Lobby	m2	33	\$	3,552	\$	117,201
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MCH Reception	m2	25	\$	5,855	\$	146,377
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Office / Reception	m2	11	\$	6,990	\$	76,895
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Community Amenities	m2	70	\$	7,041	\$	492,854
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Cleaner	m2	3	\$	6,608	\$	19,825
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Comms	m2	5	\$	3,899	\$	19,495
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Stores	m2	101	\$	4,302	\$	434,469
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Community Rooms 1 & 2 + Entry	m2	191	\$	3,512	\$	670,719
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Community Room 2 Kitchenette	m2	5	\$	7,579	\$	37,895
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Program Room	m2	448	\$	3,657	\$	1,638,340
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Program Room Amenities	m2	48	\$	6,630	\$	318,252
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Community Room 1 Kitchen	m2	29	\$	7,682	\$	222,782
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Program Room Kitchens	m2	40	\$	8,055	\$	322,217
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Consulting Rooms	m2	66	\$	3,876	\$	255,787
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Plant / Bins	m2	12	\$	2,104	\$	25,247
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Garden	m2	13	\$	3,409	\$	44,317
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Staff Meeting	m2	33	\$	3,916	\$	129,231
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Staff Planning	m2	46	\$	3,409	\$	156,814
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Corridor	m2	79	\$	3,409	\$	269,311
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Internal Walls	m2	28	\$	3,409	\$	95,452
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<b>Total Indoor Floor Area</b>	m2	1415				
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**3 CANOPIES & VERANDAS**

3.1	Main Covered Entry	m2	70	\$	1,354	\$	94,780
3.2	Secondary Covered Entry	m2	24	\$	1,457	\$	34,968
3.3	Staff Entry	m2	7	\$	1,552	\$	10,864
3.4	External Play Covered Outdoor Areas	m2	235	\$	1,583	\$	372,005

**4 CAR PARK**

4.1	Asphalt Pavement	m2	1734	\$	206	\$	357,204
4.2	Kerb & Channel	m	380	\$	113	\$	42,940
4.3	Drainage pipes / pits	m2	1734	\$	90	\$	156,060
4.4	Linemarking / Signage	No	51	\$	405	\$	20,655
4.5	Wheel Stops	No	51	\$	250	\$	12,750
4.6	Car Park Lighting	No	12	\$	9,000	\$	108,000

**5 OUTDOOR PLAY**

5.1	Paths, Furniture, Inground Facilities, Plantings	m2	1174	\$	253	\$	297,022
5.2	Playground Equipment	No	4	\$	50,000	\$	200,000

**6 SITE WORKS**

6.1	Concrete Paths	m2	442	\$	155	\$	68,510
6.2	Drainage pipes / pits	m2	1415	\$	90	\$	127,350
6.3	Staff Garden / Recreation	m2	74	\$	253	\$	18,722
6.4	Community Landscaping	m2	164	\$	253	\$	41,492
6.5	General Landscaping	m2	1690	\$	140	\$	236,600
6.6	External Lighting	No	8	\$	9,000	\$	72,000
6.7	Fencing & Gates	m	465	\$	330	\$	153,450
6.8	Piling	m2	1415	\$	132	\$	186,780

**7 SERVICES**

7.1	External Sewer Services	Item	1	\$ 100,000	\$ 100,000
7.2	External Water Services	Item	1	\$ 50,000	\$ 50,000
7.3	External Fire Services	Item	1	\$ 100,000	\$ 100,000
7.4	External Electrical & Comms	Item	1	\$ 80,000	\$ 80,000
7.5	New Substation	No	1	\$ 80,000	\$ 80,000

**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 \$ 9,325,581**

**9 DELIVERY**

9.1	Council Fees	3.25%		\$ 303,081
9.2	Authority Fees	1%		\$ 93,256
9.3	Traffic Management	7%		\$ 652,791
9.4	Environmental Management	0.50%		\$ 46,628
9.5	Survey / Design	5%		\$ 466,279
9.6	Supervision & Project Management	9%		\$ 839,302
9.7	Site Establishment	2.5%		\$ 233,140
9.8	Contingency	20%		\$ 1,865,116

**SUB-TOTAL DELIVERY \$ 4,499,593**

**10 TOTAL ESTIMATED COST \$ 13,825,174**

**ROUNDED TO \$ 13,825,000**