

## Appendix B

# Preliminary Cost Estimates



Redcliffs School Concept Estimate  
EXISTING BUILDINGS OPTION 1 300 ROLL - Summary

Rough Order Pre-Feasibility Concept Cost Estimate

| Buildings  |               | Total Gross Flr Area | New Area | Existing Area | External Areas | Area |
|--|---------------|----------------------|----------|---------------|----------------|------|
| Classrooms   | single storey | 1,320                | 300      | 1020          |                |      |
| Hall   | single storey | 270                  | 270      | 0             |                |      |
| Library  | single storey | 130                  | 0        | 130           |                |      |
| Admin  | single storey | 270                  | 0        | 270           |                |      |
| Resource   | single storey | 160                  | 60       | 100           |                |      |
|  |               | 2150                 | 630      | 1520          | m2             |      |
| (Note: Net areas on drawings are converted to Gross area by using a x1.3 factor) |               |                      |          |               |                |      |
|  |               |                      |          |               |                | 0 m2 |

Estimate Data

| Item Description  | Quantity    | unit        | Rate      | Total              | Sub-Total                | cost/m2     |
|---|-------------|-------------|-----------|--------------------|--------------------------|-------------|
| <b>Demolition</b>   |             |             |           |                    |                          |             |
| Demolition of Hall block and adjacent class room (outside of safe zone) | 800         | m2          | \$125     | \$100,000          |                          |             |
| Extra value for hazardous working area                                  | 800         | m2          | \$50      | \$40,000           | \$140,000                | \$175 /m2   |
| <b>Siteworks</b>  |             |             |           |                    |                          |             |
| General siteworks; site strip and profile                               | 630         | m2          | \$50      | \$31,500           | \$31,500                 | \$50 /m2    |
| <b>Construct Buildings</b>  |             |             |           |                    |                          |             |
| Classrooms  | 300         | m2          | \$2,400   | \$720,000          |                          |             |
| Hall  | 270         | m2          | \$2,600   | \$702,000          |                          |             |
| Resource  | 60          | m2          | \$2,600   | \$156,000          | \$1,578,000              | \$2,505 /m2 |
|   | 630         |             |           |                    |                          |             |
| Refurbish existing buildings  | 1520        | m2          | \$800     | \$1,216,000        | \$1,216,000              | \$800 /m2   |
| <b>On-Costs</b>   |             |             |           |                    |                          |             |
| Innovation Design (MoE) / ESD   | 10%         | \$1,578,000 |           | \$158,000          |                          |             |
| Environmentally Sustainable Design                                      |             |             |           | included           |                          |             |
| Location factor   |             |             |           | included           | \$158,000                |             |
| <b>Lifts</b>  | 0           | nr          | \$100,000 | excluded           | excluded                 |             |
| <b>Fit-out Costs (Based upon net areas)</b>                             |             |             |           |                    |                          |             |
| Furniture and equipment for specialist teaching areas                   | 0%          | 231         | \$380     | excluded           |                          |             |
| Furniture and equipment for general teaching areas                      | 100%        | 231         | \$125     | \$28,846           |                          |             |
| IT Grant / Costs  | provisional | item        | \$10,000  | \$10,000           | \$38,846                 |             |
| <b>Foundation / Geotechnical impacts</b>                                |             |             |           |                    |                          |             |
| Additional value for foundation system                                  | Provisional | 630         | m2        | \$150              | \$94,500                 |             |
| Ground improvement densification  | Provisional | 788         | m2        | \$125              | \$98,438                 |             |
| Contamination Testing   | Provisional | 1           | item      | \$6,500            | \$6,500                  |             |
| Contamination removal (risk)  | Provisional | 100         | m3        | \$125              | \$12,500                 |             |
|   |             |             |           |                    | \$211,938                | \$336 /m2   |
| <b>Flood Plain impacts</b>  |             |             |           |                    |                          |             |
| Flood Mitigation Measures;  |             |             |           |                    |                          |             |
| Detention Ponds   |             | m3          | \$0       | excluded           | excluded                 |             |
| <b>Land Purchase Costs</b>  |             |             |           |                    |                          |             |
| As Valuations   |             | item        | \$0       | excluded           | excluded                 |             |
| <b>Rebuild Infrastructure / Structures</b>                              |             | m           |           | \$0                |                          |             |
| <b>Infrastructure Services</b>  |             |             |           |                    |                          |             |
| Water (repairs)   | 1           | item        | \$3,000   | \$3,000            | refer to Opus            |             |
| Allow for installation of water services to new buildings               | 1           | item        | \$10,000  | \$10,000           | insurance claim report;  |             |
| Foul / Sewerage (repairs)   | 1           | item        | \$78,692  | \$78,692           | '4.9 repairs required'   |             |
| Foul - Sewer pump station and extra water supply cost                   |             | item        | \$0       | excluded           | for summary of           |             |
| Stormwater (repairs)  | 1           | item        | \$117,791 | \$117,791          | estimated drainage costs |             |
| Stormwater - car park   |             | item        | \$0       | excluded           |                          |             |
| Power   | 630         | m2          | \$5       | \$3,150            |                          |             |
| Data  | 630         | m2          | \$5       | \$3,150            | \$215,783                | \$100 /m2   |
| <b>Total</b>  |             |             |           | \$3,590,066        |                          |             |
| Design Fees (PM)  |             | 12%         |           | \$431,000          |                          |             |
| Contingency Allowance   |             | 15%         |           | \$603,000          | \$1,034,000              |             |
| Consent Costs   |             | 1%          |           | \$50,000           | \$50,000                 |             |
| rounding  |             |             |           | -\$66              | -\$66                    |             |
| <b>Total Development Cost</b>   |             |             |           | <b>\$4,674,000</b> | <b>\$4,674,000</b>       |             |

Expected Range

Redcliffs School Concept Estimate  
EXISTING BUILDINGS OPTION 1 400 ROLL - Summary

Rough Order Pre-Feasibility Concept Cost Estimate

| Buildings  |               | Total Gross Flr Area | New Area 400 roll | Area of 300 roll | Existing Gross Flr Area |    |
|------------|---------------|----------------------|-------------------|------------------|-------------------------|----|
| Classrooms | single storey | 1,720                | 400               | 300              | 1020                    |    |
| Hall       | single storey | 340                  | 70                | 270              | 0                       |    |
| Library    | single storey | 130                  | 0                 | 0                | 130                     |    |
| Admin      | single storey | 270                  | 0                 | 0                | 270                     |    |
| Resource   | single storey | 190                  | 30                | 60               | 100                     |    |
|            |               | 2650                 | 500               | 630              | 1520                    | m2 |

(Note: Net areas on drawings are converted to Gross area by using a x1.3 factor)

Estimate Data

| Item Description  | Quantity    | unit | Rate        | Total              | Sub-Total          | cost/m2                  |
|---|-------------|------|-------------|--------------------|--------------------|--------------------------|
| <b>Demolition</b>   |             |      |             |                    |                    |                          |
| Demolition of Hall block and adjacent class room (outside of safe zone) | 800         | m2   | \$125       | \$100,000          |                    |                          |
| Extra value for hazardous working area                                  | 800         | m2   | \$50        | \$40,000           |                    |                          |
|   |             |      |             |                    | \$140,000          | \$175 /m2                |
| <b>Siteworks</b>  |             |      |             |                    |                    |                          |
| General siteworks; site strip and profile                               | 1130        | m2   | \$50        | \$56,500           |                    |                          |
|   |             |      |             |                    | \$56,500           | \$50 /m2                 |
| <b>Construct Buildings</b>  |             |      |             |                    |                    |                          |
| Classrooms  | 700         | m2   | \$2,400     | \$1,680,000        |                    |                          |
| Hall  | 340         | m2   | \$2,600     | \$884,000          |                    |                          |
| Resource  | 90          | m2   | \$2,600     | \$234,000          |                    |                          |
|   | 1130        |      |             |                    | \$2,798,000        | \$2,476 /m2              |
| Refurbish existing buildings  | 1520        | m2   | \$800       | \$1,216,000        |                    |                          |
|   |             |      |             |                    | \$1,216,000        | \$800 /m2                |
| <b>On-Costs</b>   |             |      |             |                    |                    |                          |
| Innovation Design (MoE) / ESD   | 10%         |      | \$2,798,000 | \$280,000          |                    |                          |
| Environmentally Sustainable Design                                      | 10%         |      |             | included           |                    |                          |
| Location factor   | 20%         |      |             | included           |                    |                          |
|   |             |      |             |                    | \$280,000          |                          |
| Lifts   | 0           | nr   | \$100,000   | excluded           |                    |                          |
|   |             |      |             |                    | excluded           |                          |
| <b>Fit-out Costs (Based upon net areas)</b>                             |             |      |             |                    |                    |                          |
| Furniture and equipment for specialist teaching areas                   | 0%          | 538  | \$380       | excluded           |                    |                          |
| Furniture and equipment for general teaching areas                      | 100%        | 538  | \$125       | \$67,308           |                    |                          |
| IT Grant / Costs  | provisional |      | \$10,000    | \$10,000           |                    |                          |
|   |             |      |             |                    | \$77,308           |                          |
| <b>Foundation / Geotechnical impacts</b>                                |             |      |             |                    |                    |                          |
| Additional value for foundation system                                  | Provisional | 1130 | m2          | \$150              | \$169,500          |                          |
| Ground improvement densification  | Provisional | 1413 | m2          | \$125              | \$176,563          |                          |
| Contamination Testing   | Provisional | 1    | item        | \$6,500            | \$6,500            |                          |
| Contamination removal (risk)  | Provisional | 100  | m3          | \$125              | \$12,500           |                          |
|   |             |      |             |                    | \$365,063          | \$323 /m2                |
| <b>Flood Plain Impacts</b>  |             |      |             |                    |                    |                          |
| Flood Mitigation Measures;  |             |      |             |                    |                    |                          |
| Detention Ponds   |             | m3   | \$0         | excluded           |                    |                          |
|   |             |      |             |                    | excluded           |                          |
| <b>Land Purchase Costs</b>  |             |      |             |                    |                    |                          |
| As Valuations   |             | item | \$0         | excluded           |                    |                          |
|   |             |      |             |                    | excluded           |                          |
| <b>Rebuild Infrastructure / Structures</b>                              |             |      |             |                    |                    |                          |
|   |             | m    |             | \$0                |                    |                          |
| <b>Infrastructure Services</b>  |             |      |             |                    |                    |                          |
| Water (repairs)   | 1           | item | \$3,000     | \$3,000            |                    | refer to Opus            |
| Allow for installation of water services to new buildings               | 1           | item | \$10,000    | \$10,000           |                    | insurance claim report;  |
| Foul / Sewerage (repairs)   | 1           | item | \$78,692    | \$78,692           |                    | '4.9 repairs required'   |
| Foul - Sewer pump station and extra water supply cost                   |             | item | \$0         | excluded           |                    | for summary of           |
| Stormwater  | 1           | item | \$117,791   | \$117,791          |                    | estimated drainage costs |
| Stormwater - car park   |             | item | \$0         | excluded           |                    |                          |
| Power   | 1130        | m2   | \$5         | \$5,650            |                    |                          |
| Data  | 1130        | m2   | \$5         | \$5,650            |                    |                          |
|   |             |      |             |                    | \$220,783          | \$83 /m2                 |
| <b>Total</b>  |             |      |             |                    |                    |                          |
|   |             |      |             | \$5,153,653        |                    |                          |
| Design Fees (PM)  |             | 12%  |             | \$618,000          |                    |                          |
| Contingency Allowance   |             | 15%  |             | \$866,000          | \$1,484,000        |                          |
| Consent Costs   |             | 1%   |             | \$50,000           | \$50,000           |                          |
| rounding  |             |      |             | \$347              | \$347              |                          |
| <b>Total Development Cost</b>   |             |      |             | <b>\$6,688,000</b> | <b>\$6,688,000</b> |                          |

Expected Range

Redcliffs School Concept Estimate  
EXISTING BUILDINGS OPTION 1A 300 ROLL - Summary

Rough Order Pre-Feasibility Concept Cost Estimate

| Buildings  |               | Total Gross Flr Area | New Area | Existing Area | External Areas | Area     |
|--|---------------|----------------------|----------|---------------|----------------|----------|
| Classrooms   | single storey | 1,320                | 300      | 1020          | Courts         | 1,296    |
| Hall   | single storey | 270                  | 270      | 0             |                |          |
| Library  | single storey | 130                  | 0        | 130           |                |          |
| Admin  | single storey | 270                  | 0        | 270           |                |          |
| Resource   | single storey | 160                  | 60       | 100           |                |          |
|  |               | 2150                 | 630      | 1520          | m2             |          |
| (Note: Net areas on drawings are converted to Gross area by using a x1.3 factor) |               |                      |          |               |                | 1,296 m2 |

Estimate Data

| Item Description  | Quantity    | unit | Rate        | Total              | Sub-Total          | cost/m2     |
|---|-------------|------|-------------|--------------------|--------------------|-------------|
| <b>Demolition</b>   |             |      |             |                    |                    |             |
| Demolition of Hall block and adjacent class room (outside of safe zone) | 800         | m2   | \$125       | \$100,000          |                    |             |
| Extra value for hazardous working area                                  | 800         | m2   | \$50        | \$40,000           |                    |             |
| Remove soft landscape / trees   | 600         | m2   | \$15        | \$9,000            |                    |             |
| Demolition of existing hardstand  | 700         | m2   | \$25        | \$17,500           |                    |             |
|   |             |      |             |                    | \$166,500          | \$208 /m2   |
| <b>Siteworks</b>  |             |      |             |                    |                    |             |
| General siteworks; site strip and profile                               | 1080        | m2   | \$50        | \$54,000           |                    |             |
|   |             |      |             |                    | \$54,000           | \$86 /m2    |
| <b>Construct Buildings</b>  |             |      |             |                    |                    |             |
| Classrooms  | 300         | m2   | \$2,400     | \$720,000          |                    |             |
| Hall  | 270         | m2   | \$2,600     | \$702,000          |                    |             |
| Resource  | 60          | m2   | \$2,600     | \$156,000          |                    |             |
|   | 630         |      |             |                    | \$1,578,000        | \$2,505 /m2 |
| Refurbish existing buildings (excl. relocated buildings)                | 1070        | m2   | \$800       | \$856,000          |                    |             |
| Relocate existing buildings   | 450         | m2   | \$250       | \$112,500          |                    |             |
| Refurbish existing relocated buildings                                  | 450         | m2   | \$800       | \$360,000          |                    |             |
|   | 1970        |      |             |                    | \$1,328,500        | \$674 /m2   |
| <b>On-Costs</b>   |             |      |             |                    |                    |             |
| Innovation Design (MoE) / ESD   | 10%         |      | \$1,578,000 | \$158,000          |                    |             |
| Environmentally Sustainable Design                                      |             |      |             | included           |                    |             |
| Location factor   |             |      |             | included           |                    |             |
|   |             |      |             |                    | \$158,000          |             |
| <b>Lifts</b>  |             |      |             |                    |                    |             |
|   | 0           | nr   | \$100,000   | excluded           |                    |             |
|   |             |      |             |                    | excluded           |             |
| <b>Fit-out Costs (Based upon net areas)</b>                             |             |      |             |                    |                    |             |
| Furniture and equipment for specialist teaching areas                   | 0%          | 231  | \$380       | excluded           |                    |             |
| Furniture and equipment for general teaching areas                      | 100%        | 231  | \$125       | \$28,846           |                    |             |
| IT Grant / Costs  | provisional | item | \$30,000    | \$30,000           |                    |             |
|   |             |      |             |                    | \$58,846           |             |
| <b>Foundation / Geotechnical impacts</b>                                |             |      |             |                    |                    |             |
| Additional value for foundation system                                  | Provisional | 1080 | m2          | \$150              | \$162,000          |             |
| Ground improvement densification  | Provisional | 1193 | m2          | \$125              | \$149,063          |             |
| Contamination Testing   | Provisional | 1    | item        | \$6,500            | \$6,500            |             |
| Contamination removal (risk)  | Provisional | 100  | m3          | \$125              | \$12,500           |             |
|   |             |      |             |                    | \$330,063          | \$306 /m2   |
| <b>Flood Plain Impacts</b>  |             |      |             |                    |                    |             |
| Flood Mitigation Measures;  |             |      |             |                    |                    |             |
| Detention Ponds   |             | m3   | \$0         | excluded           |                    |             |
|   |             |      |             |                    | excluded           |             |
| <b>Land Purchase Costs</b>  |             |      |             |                    |                    |             |
| As Valuations   |             | item | \$0         | excluded           |                    |             |
|   |             |      |             |                    | excluded           |             |
| <b>Rebuild Infrastructure / Structures</b>                              |             |      |             |                    |                    |             |
| Pavements to new and relocated buildings                                | 200         | m2   | \$75        | \$15,000           |                    |             |
| Courts  | 1,296       | m2   | \$75        | \$97,200           |                    |             |
| Fencing to courts   | 220         | m    | \$150       | \$33,000           |                    |             |
| Relocate existing playground  | 400         | m2   | \$200       | \$80,000           |                    |             |
|   |             |      |             |                    | \$225,200          | \$174 /m2   |
| <b>Infrastructure Services</b>  |             |      |             |                    |                    |             |
| Water (repairs)   | 1           | item | \$3,000     | \$3,000            |                    |             |
| Allow for installation of water services to new buildings               | 1           | item | \$20,000    | \$20,000           |                    |             |
| Foul / Sewerage (repairs)   | 1           | item | \$78,692    | \$78,692           |                    |             |
| Allow for connecting foul / sewerage to existing services               | 1           | item | \$25,000    | \$25,000           |                    |             |
| Foul - Sewer pump station and extra water supply cost                   |             | item | \$0         | excluded           |                    |             |
| Stormwater (repairs)  | 1           | item | \$117,791   | \$117,791          |                    |             |
| Stormwater - car park   |             | item | \$0         | excluded           |                    |             |
| Power   | 630         | m2   | \$10        | \$6,300            |                    |             |
| Data  | 630         | m2   | \$10        | \$6,300            |                    |             |
|   |             |      |             |                    | \$257,083          | \$120 /m2   |
| <b>Total</b>  |             |      |             |                    |                    |             |
| Design Fees (PM)  |             | 12%  |             | \$499,000          |                    |             |
| Contingency Allowance   |             | 15%  |             | \$698,000          | \$1,197,000        |             |
| Consent Costs   |             | 1%   |             | \$50,000           | \$50,000           |             |
| rounding  |             |      |             | -\$191             | -\$191             |             |
| <b>Total Development Cost</b>   |             |      |             | <b>\$5,403,000</b> | <b>\$5,403,000</b> |             |

Redcliffs School Concept Estimate  
EXISTING BUILDINGS OPTION 1A 400 ROLL - Summary

Rough Order Pre-Feasibility Concept Cost Estimate

| Buildings  |               | Total Gross Flr Area | New Area 400 roll | Area of 300 roll | Existing Gross Flr Area |    | External Areas | Area    |
|------------|---------------|----------------------|-------------------|------------------|-------------------------|----|----------------|---------|
| Classrooms | single storey | 1,720                | 400               | 300              | 1020                    |    | Courts         | 1296    |
| Hall       | single storey | 340                  | 70                | 270              | 0                       |    |                |         |
| Library    | single storey | 130                  | 0                 | 0                | 130                     |    |                |         |
| Admin      | single storey | 270                  | 0                 | 0                | 270                     |    |                |         |
| Resource   | single storey | 190                  | 30                | 60               | 100                     |    |                |         |
|            |               | 2650                 | 500               | 630              | 1520                    | m2 |                | 1296 m2 |

(Note: Net areas on drawings are converted to Gross area by using a x1.3 factor)

Estimate Data

| Item Description  | Quantity    | unit        | Rate      | Total       | Sub-Total                | cost/m2     |
|---|-------------|-------------|-----------|-------------|--------------------------|-------------|
| <b>Demolition</b>   |             |             |           |             |                          |             |
| Demolition of Hall block and adjacent class room (outside of safe zone) | 800         | m2          | \$125     | \$100,000   |                          |             |
| Extra value for hazardous working area                                  | 800         | m2          | \$50      | \$40,000    |                          |             |
| Remove soft landscape / trees   | 600         | m2          | \$15      | \$9,000     |                          |             |
| Demolition of existing hardstand  | 700         | m2          | \$25      | \$17,500    |                          |             |
|   |             |             |           |             | \$166,500                | \$208 /m2   |
| <b>Siteworks</b>  |             |             |           |             |                          |             |
| General siteworks; site strip and profile                               | 1580        | m2          | \$50      | \$79,000    |                          |             |
|   |             |             |           |             | \$79,000                 | \$70 /m2    |
| <b>Construct Buildings</b>  |             |             |           |             |                          |             |
| Classrooms  | 700         | m2          | \$2,400   | \$1,680,000 |                          |             |
| Hall  | 340         | m2          | \$2,600   | \$884,000   |                          |             |
| Resource  | 90          | m2          | \$2,600   | \$234,000   |                          |             |
|   | 1130        |             |           |             | \$2,798,000              | \$2,476 /m2 |
| Refurbish existing buildings (excl. relocated buildings)                | 1070        | m2          | \$800     | \$856,000   |                          |             |
| Relocate existing buildings   | 450         | m2          | \$250     | \$112,500   |                          |             |
| Refurbish existing relocated buildings                                  | 450         | m2          | \$800     | \$360,000   |                          |             |
|   | 1970        |             |           |             | \$1,328,500              | \$674 /m2   |
| <b>On-Costs</b>   |             |             |           |             |                          |             |
| Innovation Design (MoE) / ESD   | 10%         | \$2,798,000 |           | \$280,000   |                          |             |
| Environmentally Sustainable Design                                      | 10%         |             |           | excluded    |                          |             |
| Location factor   | 20%         |             |           | excluded    |                          |             |
|   |             |             |           |             | \$280,000                |             |
| <b>Lifts</b>  | 0           | nr          | \$100,000 | excluded    |                          |             |
|   |             |             |           |             | excluded                 |             |
| <b>Fit-out Costs (Based upon net areas)</b>                             |             |             |           |             |                          |             |
| Furniture and equipment for specialist teaching areas                   | 0%          | 538         | \$380     | excluded    |                          |             |
| Furniture and equipment for general teaching areas                      | 100%        | 538         | \$125     | \$67,308    |                          |             |
| IT Grant / Costs  | provisional |             | \$40,000  | \$40,000    |                          |             |
|   |             |             |           |             | \$107,308                |             |
| <b>Foundation / Geotechnical impacts</b>                                |             |             |           |             |                          |             |
| Additional value for foundation system                                  | Provisional | 1580        | m2        | \$150       | \$237,000                |             |
| Ground improvement densification  | Provisional | 1693        | m2        | \$125       | \$211,563                |             |
| Contamination Testing   | Provisional | 1           | item      | \$6,500     | \$6,500                  |             |
| Contamination removal (risk)  | Provisional | 100         | m3        | \$125       | \$12,500                 |             |
|   |             |             |           |             | \$467,563                | \$296 /m2   |
| <b>Flood Plain Impacts</b>  |             |             |           |             |                          |             |
| Flood Mitigation Measures;  |             |             |           |             |                          |             |
| Detention Ponds   |             | m3          | \$0       | excluded    |                          |             |
|   |             |             |           |             | excluded                 |             |
| <b>Land Purchase Costs</b>  |             |             |           |             |                          |             |
| As Valuations   |             | item        | \$0       | excluded    |                          |             |
|   |             |             |           |             | excluded                 |             |
| <b>Rebuild Infrastructure / Structures</b>                              |             |             |           |             |                          |             |
| Pavement to new and relocated buildings                                 | 400         | m2          | \$75      | \$30,000    |                          |             |
| Courts  | 1,296       | m2          | \$75      | \$97,200    |                          |             |
| Fencing to courts   | 220         | m           | \$150     | \$33,000    |                          |             |
| Relocate existing playground  | 400         | m2          | \$200     | \$80,000    |                          |             |
|   |             |             |           |             | \$240,200                | \$185 /m2   |
| <b>Infrastructure Services</b>  |             |             |           |             |                          |             |
| Water (repairs)   | 1           | item        | \$3,000   | \$3,000     | refer to Opus            |             |
| Allow for installation of water services to new buildings               | 1           | item        | \$20,000  | \$20,000    | insurance claim report;  |             |
| Foul / Sewerage (repairs)   | 1           | item        | \$78,692  | \$78,692    | '4.9 repairs required'   |             |
| Allow for connecting foul / sewerage to existing services               | 1           | item        | \$25,000  | \$25,000    | for summary of           |             |
| Foul - Sewer pump station and extra water supply cost                   |             | item        | \$0       | excluded    | estimated drainage costs |             |
| Stormwater  | 1           | item        | \$117,791 | \$117,791   |                          |             |
| Stormwater - car park   |             | item        | \$0       | excluded    |                          |             |
| Power   | 1130        | m2          | \$10      | \$11,300    |                          |             |
| Data  | 1130        | m2          | \$10      | \$11,300    |                          |             |
|   |             |             |           |             | \$267,083                | \$101 /m2   |
| <b>Total</b>  |             |             |           | \$5,734,153 |                          |             |
| Design Fees (PM)  |             | 12%         |           | \$688,000   |                          |             |
| Contingency Allowance   |             | 15%         |           | \$963,000   | \$1,651,000              |             |
| Consent Costs   |             | 1%          |           | \$50,000    | \$50,000                 |             |
| rounding  |             |             |           | -\$153      | -\$153                   |             |
| <b>Total Development Cost</b>   |             |             |           | \$7,435,000 | \$7,435,000              |             |

Expected Range



Redcliffs School Concept Estimate  
NEW BUILD OPTION 2 300 ROLL - Summary

Rough Order Pre-Feasibility Concept Cost Estimate

| Buildings  |               | Gross Flr Area | External Areas | Area  |
|------------|---------------|----------------|----------------|-------|
| Classrooms | single storey | 1,500          | Playing Field  | 3,428 |
| Hall       | single storey | 250            | Carparks       | 750   |
| Library    | single storey | 95             | Courts         | 2,592 |
| Admin      | single storey | 250            |                |       |
|            |               | 2095 m2        |                |       |

(Note: Net areas on drawings are converted to Gross area by using a x1.3 factor)

6,770 m2

Estimate Data

| Item Description  | Quantity        | unit        | Rate      | Total               | Sub-Total           | cost/m2     |
|---|-----------------|-------------|-----------|---------------------|---------------------|-------------|
| <b>Demolition</b>   |                 |             |           |                     |                     |             |
| Demolition of Hall block and adjacent class room (outside of safe zone) | 800             | m2          | \$125     | \$100,000           |                     |             |
| Demolition of Existing buildings  | 1800            | m2          | \$125     | \$225,000           |                     |             |
| Demolition of Existing carpark  | 900             | m2          | \$125     | \$112,500           |                     |             |
| Demolition of Existing handstand  | 4300            | m2          | \$25      | \$107,500           |                     |             |
| Extra value for hazardous working area                                  | 7800            | m2          | \$50      | \$390,000           |                     |             |
|   |                 |             |           |                     | \$935,000           | \$120 /m2   |
| <b>Siteworks</b>  |                 |             |           |                     |                     |             |
| General siteworks; site strip and profile                               | 8865            | m2          | \$50      | \$443,250           |                     |             |
|   |                 |             |           |                     | \$443,250           | \$50 /m2    |
| <b>Construct Buildings</b>  |                 |             |           |                     |                     |             |
| Classrooms  | 1500            | m2          | \$2,400   | \$3,600,000         |                     |             |
| Hall  | 250             | m2          | \$2,600   | \$650,000           |                     |             |
| Library   | 95              | m2          | \$2,500   | \$237,500           |                     |             |
| Admin   | 250             | m2          | \$2,400   | \$600,000           |                     |             |
|   | 2095            |             |           |                     | \$5,087,500         | \$2,428 /m2 |
| <b>On-Costs</b>   |                 |             |           |                     |                     |             |
| Innovation Design (MoE) / ESD   | 10%             | \$5,087,500 |           | \$509,000           |                     |             |
| Environmentally Sustainable Design                                      | 10%             |             |           | Included            |                     |             |
| Location factor   | 20%             |             |           | Included            |                     |             |
|   |                 |             |           |                     | \$509,000           |             |
| <b>Lifts</b>  |                 | nr          | \$100,000 | excluded            |                     |             |
|   |                 |             |           |                     | excluded            |             |
| <b>Fit-out Costs (Based upon net areas)</b>                             |                 |             |           |                     |                     |             |
| Furniture and equipment for specialist teaching areas                   | 0%              | 1154        | \$380     | excluded            |                     |             |
| Furniture and equipment for general teaching areas                      | 100%            | 1154        | \$125     | \$144,231           |                     |             |
| IT Grant / Costs  | provisional     |             | \$50,000  | \$50,000            |                     |             |
|   |                 |             |           |                     | \$194,231           |             |
| <b>Foundation / Geotechnical impacts</b>                                |                 |             |           |                     |                     |             |
| Additional value for foundation system                                  | 2095            | m2          | \$150     | \$314,250           |                     |             |
| Ground improvement densification  | 2619            | m2          | \$125     | \$327,344           |                     |             |
| Contamination Testing   | 1               | item        | \$6,500   | \$6,500             |                     |             |
| Contamination removal (risk)  | Provisional 100 | m3          | \$125     | \$12,500            |                     |             |
|   |                 |             |           |                     | \$660,594           | \$315 /m2   |
| <b>Flood Plain impacts</b>  |                 |             |           |                     |                     |             |
| Flood Mitigation Measures; Detention Ponds                              |                 | m3          | \$100     | excluded            |                     |             |
|   |                 |             |           |                     | excluded            |             |
| <b>Land Purchase Costs</b>  |                 |             |           |                     |                     |             |
| As Valuations   |                 | item        |           | excluded            |                     |             |
|   |                 |             |           |                     | excluded            |             |
| <b>Rebuild Infrastructure / Structures</b>                              |                 |             |           |                     |                     |             |
| Playing Fields  | 3,428           | m2          | \$50      | \$171,400           |                     |             |
| Car Parks (incl access road)  | 750             | m2          | \$125     | \$93,750            |                     |             |
| Access Roading  | incl above      | m2          | \$0       | Included            |                     |             |
| Courts  | 2,592           | m2          | \$75      | \$194,400           |                     |             |
|   |                 |             |           |                     | \$459,550           | \$68 /m2    |
| <b>Infrastructure Services</b>  |                 |             |           |                     |                     |             |
| Water   | 2095            | m2          | \$15      | \$31,425            |                     |             |
| Foul / Sewerage   | 2095            | m2          | \$40      | \$83,800            |                     |             |
| Foul - Sewer pump station and extra water supply cost                   |                 | nr          | \$350,000 | excluded            |                     |             |
| Stormwater  | 2095            | m2          | \$30      | \$62,850            |                     |             |
| Stormwater - car park   | 750             | m2          | \$35      | \$26,250            |                     |             |
| Power   | 2095            | m2          | \$10      | \$20,950            |                     |             |
| Data  | 2095            | m2          | \$10      | \$20,950            |                     |             |
|   |                 |             |           |                     | \$246,225           | \$118 /m2   |
| <b>Total</b>  |                 |             |           | \$8,535,350         |                     |             |
| Design Fees (PM)  |                 | 12%         |           | \$1,024,000         |                     |             |
| Contingency Allowance   |                 | 15%         |           | \$1,434,000         | \$2,458,000         |             |
| Consent Costs   |                 | 1%          |           | \$50,000            | \$50,000            |             |
| rounding  |                 |             |           | \$650               | \$650               |             |
| <b>Total Development Cost</b>   |                 |             |           | <b>\$11,044,000</b> | <b>\$11,044,000</b> |             |

Expected Range

Redcliffs School Concept Estimate  
NEW BUILD OPTION 2 400 ROLL - Summary

Rough Order Pre-Feasibility Concept Cost Estimate

| Buildings  |               | Gross Flr Area | New Area 400 roll | Area of 300 roll | External Areas | Area     |
|--|---------------|----------------|-------------------|------------------|----------------|----------|
| Classrooms   | single storey | 1,960          | 460               | 1500             | Playing Field  | 3,428    |
| Hall   | single storey | 315            | 65                | 250              | Carparks       | 750      |
| Library  | single storey | 110            | 15                | 95               | Courts         | 2,592    |
| Admin  | single storey | 285            | 35                | 250              |                |          |
|  |               | 2670           | 575               | 2095             | m2             |          |
| (Note: Net areas on drawings are converted to Gross area by using a x1.3 factor) |               |                |                   |                  |                | 6,770 m2 |

Estimate Data

| Item Description  | Quantity        | unit        | Rate      | Total               | Sub-Total           | cost/m2     |
|---|-----------------|-------------|-----------|---------------------|---------------------|-------------|
| <b>Demolition</b>   |                 |             |           |                     |                     |             |
| Demolition of Hall block and adjacent class room (outside of safe zone) | 800             | m2          | \$125     | \$100,000           |                     |             |
| Demolition of Existing buildings  | 1800            | m2          | \$125     | \$225,000           |                     |             |
| Demolition of Existing carpark  | 900             | m2          | \$125     | \$112,500           |                     |             |
| Demolition of Existing hardstand  | 4300            | m2          | \$25      | \$107,500           |                     |             |
| Extra value for hazardous working area                                  | 7800            | m2          | \$50      | \$390,000           |                     |             |
|   |                 |             |           |                     | \$935,000           | \$120 /m2   |
| <b>Siteworks</b>  |                 |             |           |                     |                     |             |
| General siteworks; site strip and profile                               | 9440            | m2          | \$50      | \$472,000           |                     |             |
|   |                 |             |           |                     | \$472,000           | \$50 /m2    |
| <b>Construct Buildings</b>  |                 |             |           |                     |                     |             |
| Classrooms  | 1960            | m2          | \$2,400   | \$4,704,000         |                     |             |
| Hall  | 315             | m2          | \$2,600   | \$819,000           |                     |             |
| Library   | 110             | m2          | \$2,500   | \$275,000           |                     |             |
| Admin   | 285             | m2          | \$2,400   | \$684,000           |                     |             |
|   | 2670            |             |           |                     | \$6,482,000         | \$2,428 /m2 |
| <b>On-Costs</b>   |                 |             |           |                     |                     |             |
| Innovation Design (MoE) / ESD   | 10%             | \$6,482,000 |           | \$648,000           |                     |             |
| Environmentally Sustainable Design                                      | 10%             |             |           | included            |                     |             |
| Location factor   | 20%             |             |           | included            |                     |             |
|   |                 |             |           |                     | \$648,000           |             |
| <b>Lifts</b>  |                 |             |           |                     |                     |             |
|   | 0               | nr          | \$100,000 | excluded            |                     |             |
|   |                 |             |           |                     | excluded            |             |
| <b>Fit-out Costs (Based upon net areas)</b>                             |                 |             |           |                     |                     |             |
| Furniture and equipment for specialist teaching areas                   | 0%              | 1508        | \$380     | excluded            |                     |             |
| Furniture and equipment for general teaching areas                      | 100%            | 1508        | \$125     | \$188,462           |                     |             |
| IT Grant / Costs  | provisional     |             | \$50,000  | \$50,000            |                     |             |
|   |                 |             |           |                     | \$238,462           |             |
| <b>Foundation / Geotechnical impacts</b>                                |                 |             |           |                     |                     |             |
| Additional value for foundation system                                  | 2670            | m2          | \$150     | \$400,500           |                     |             |
| Ground improvement densification  | 3338            | m2          | \$125     | \$417,188           |                     |             |
| Contamination Testing   | 1               | item        | \$6,500   | \$6,500             |                     |             |
| Contamination removal (risk)  | Provisional 100 | m3          | \$125     | \$12,500            |                     |             |
|   |                 |             |           |                     | \$836,688           | \$313 /m2   |
| <b>Flood Plain impacts</b>  |                 |             |           |                     |                     |             |
| Flood Mitigation Measures;  |                 |             |           |                     |                     |             |
| Detention Ponds   | 0               | m3          | \$100     | excluded            |                     |             |
|   |                 |             |           |                     | excluded            |             |
| <b>Land Purchase Costs</b>  |                 |             |           |                     |                     |             |
| As Valuations   |                 | item        |           | excluded            |                     |             |
|   |                 |             |           |                     | excluded            |             |
| <b>Rebuild Infrastructure / Structures</b>                              |                 |             |           |                     |                     |             |
| Playing Fields  | 3,428           | m2          | \$50      | \$171,400           |                     |             |
| Car Parks (incl access road)  | 750             | m2          | \$125     | \$93,750            |                     |             |
| Access Rooding  | incl above      | m2          | \$150     | included            |                     |             |
| Courts  | 2,592           | m2          | \$75      | \$194,400           |                     |             |
|   |                 |             |           |                     | \$459,550           | \$68 /m2    |
| <b>Infrastructure Services</b>  |                 |             |           |                     |                     |             |
| Water   | 2670            | m2          | \$15      | \$40,050            |                     |             |
| Foul / Sewerage   | 2670            | m2          | \$40      | \$106,800           |                     |             |
| Foul - Sewer pump station and extra water supply cost                   |                 | nr          | \$0       | excluded            |                     |             |
| Stormwater  | 2670            | m2          | \$30      | \$80,100            |                     |             |
| Stormwater - car park   | 750             | m2          | \$35      | \$26,250            |                     |             |
| Power   | 2670            | m2          | \$10      | \$26,700            |                     |             |
| Data  | 2670            | m2          | \$10      | \$26,700            |                     |             |
|   |                 |             |           |                     | \$306,600           | \$115 /m2   |
| <b>Total</b>  |                 |             |           |                     |                     |             |
|   |                 |             |           | \$10,378,299        |                     |             |
| Design Fees (PM)  |                 | 12%         |           | \$1,245,000         |                     |             |
| Contingency Allowance   |                 | 15%         |           | \$1,743,000         | \$2,988,000         |             |
| Consent Costs   |                 | 1%          |           | \$50,000            | \$50,000            |             |
| rounding  |                 |             |           | \$701               | \$701               |             |
| <b>Total Development Cost</b>   |                 |             |           | <b>\$13,417,000</b> | <b>\$13,417,000</b> |             |

Expected Range



Building type Light weight building

Floor area 450 m2

| Description                               | Quantity | Unit | Rate     | Cost            | Cost Section total | Cost/m2 |
|---|----------|------|----------|-----------------|--------------------|---------|
| <b><u>Relocate Classroom 20 22 21</u></b> |          |      |          |                 |                    |         |
| Disconnect services; drainage             | 3        | nr   | \$2,600  | \$7,800         |                    |         |
| Disconnect services; electrical           | 3        | nr   | \$300    | \$900           |                    |         |
| Disconnect building                       | 3        | nr   | \$10,000 | \$30,000        |                    |         |
| Transport; vehicle plant                  | 3        |      | \$1,000  | \$3,000         |                    |         |
| Reconnect to new foundations              | 3        |      | \$2,500  | \$7,500         |                    |         |
| Foundations; timber piles                 | 450      | m2   | \$105    | \$47,250        |                    |         |
| <b>Total</b>                              |          |      |          | <b>\$96,450</b> | <b>\$214 /m2</b>   |         |

\$250 rate used

Building type Playground

Floor area 400 m2

|   |     |    |       |                    |                  |  |
|---|-----|----|-------|--------------------|------------------|--|
| <b><u>Relocate Playground</u></b>               |     |    |       |                    |                  |  |
| Site prep                                       | 400 | m2 | \$50  | \$20,000           |                  |  |
| Substructure; base 75mm thick                   | 400 | m2 | \$100 | \$40,000           |                  |  |
| Frame; kerb                                     | 100 | m  | \$25  | \$2,500.00         |                  |  |
| Disassemble and reassemble playground equipment | 15  | nr | \$500 | \$7,500.00         |                  |  |
| Demolish existing hardscape and hardfill        | 400 | m2 | \$30  | \$12,000.00        |                  |  |
| <b>Total</b>                                    |     |    |       | <b>\$82,000.00</b> | <b>\$205 /m2</b> |  |

\$200 rate used