Appendix B

Preliminary Cost Estimates



Rough Order Pre-Feasibility Concept Cost Estimate

Section Simple starty 1,370 200 100	Buildings		Total Gross Flr Area	New Area	Existing Area	External Areas	Area		
Real	Classrooms	single storey		300	1020				
Section									
Admin									
Part									
Part	Resource	single storey	160	60	100	_			
Part	3	E 6			1520	m2	12		
Part	(Note: Net areas on drawings are converte	d to Gross area by	using a x1.3 factor)			- 0		
Demolition Committion Committee Com	Estimate Data								
Denomination of Itali Block and adjacent class 100	Item Description		Quantity	unit	Rate	Total	Sub-Total	cost/m2	
Section Sect									
Part	하는 사람이 아이를 가게 되었다. 그 경찰은 사람이 보고 있다면 하는 아이를 하는 것이 되었다.		800	m2	\$125	\$100.000			
Selevorits									
Second a late of the part of	Extra value for hazardous working area		800	m2	\$50	\$40,000		ć475	15
Construct Buildings	Citarragha						\$140,000	\$175	/mz
Construct Buildings			630	m2	\$50	\$31 500			
Construct Buildings	General siteworks, site strip and prome		030	1112	\$30	- V31,500	\$31,500	\$50	/m2
Securcion Securcio	Construct Buildings								
Refurbish existing buildings	75		300	m2	\$2,400	\$720,000			
Refurbish existing buildings	Hall		270	m2	\$2,600	\$702,000			
Provisional Valuations	Resource		60	m2	\$2,600	\$156,000			
Size			630				\$1,578,000	\$2,505	/m2
St.216,000 St.00									
Decision	Refurbish existing buildings		1520	m2	\$800	\$1,216,000		4000	1.5
Incompanies Mose J. FSD Mose	0- 6-4-						\$1,216,000	\$800	/m2
Environmentally Sustainable Design			100/	¢1 E79 000		¢159.000			
Decision factor	- · · · · ·		10%	\$1,576,000					
Cife									
Provisional prov	Location factor					-	\$158.000		
Flout Costs (Based upon net areas)	Lifts		0	nr	\$100,000	excluded	23.000.00 mm		
Furnitur and equipment for specialist teaching areas 100% 231 538 528,846 Furnitur and equipment for general teaching areas 100% 231 5125 528,846 Furnitur and equipment for general teaching areas 100% 231 5125 528,846 Furnitur and equipment for general teaching areas 100% 231 5125 528,846 Furnitur and equipment for general teaching areas 100% 231 5125 528,846 Furnitur and equipment for general teaching areas 100% 231 5125 538,846 Furnitur and equipment for special area 100% 100 100 100%							excluded		
Function and equipment for general teaching areas 100% 231 5125 528,846	Fit-out Costs (Based upon net areas)								
T Grant / Costs	Furniture and equipment for specialist tead	thing areas			\$380				
Saga	100 50 100	ing areas							
Poundation Geotechnical impacts	IT Grant / Costs		provisional	item	\$10,000	\$10,000			
Additional value for foundation system Provisional 788 m2 \$150 \$94,500 \$94,500 \$100	F 10 10 11 11 11						\$38,846		
Provisional more membaling and provisional provision		Deputational	620	m2	¢150	\$94.500			
Contamination Testing									
Provisional 100 m3 \$125 \$12,500 \$211,938 \$336 /m2 Provisional 100 m3 \$125 \$12,500 \$211,938 \$336 /m2 Provisional Provisio									
Flood Plain impacts	Street of Dissert of Court of September 1 and account of the Court of								
Plood Mitigation Measures; Detention Ponds	containing to it contains (150)		5,5,5,1	13/15	(8.500)		\$211,938	\$336	/m2
Detention Ponds	Flood Plain impacts								
Land Purchase Costs	Flood Mitigation Measures;								
Item	Detention Ponds			m3	\$0	excluded	_		
Second S	1						excluded		
Rebuild Infrastructure / Structures m \$0 \$0				itam	ćn	political			
Page	A A GINGUOTIS			item	Ju.	Excluded	excluded		
Infrastructure Services Sand Sa	Rebuild Infrastructure / Structures						848FERTETT 555		
Infrastructure Services Servi	> >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>			m		\$0	_		
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 \$17,791 estimated drainage costs Stormwater - car park item \$0 excluded Power 630 m2 \$5 \$3,150 Data 630 m2 \$5 \$3,590,066 Total \$3,590,066 \$215,783 \$100 /m2 Design Fees (PM) 12% \$431,000 \$1,034,000 Contingency Allowance 15% \$603,000 \$1,034,000 Consent Costs 1% \$50,000 \$50,000 Founding -\$66 -\$66 -\$66									
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 630 m2 \$5 \$3,150 Data 630 m2 \$5 \$3,150 Total Total Design Fees (PM) 12% \$431,000 Contingency Allowance 15% \$603,000 \$1,034,000 Consent Costs 11% \$50,000 \$50,000 Toulding				5250 00 Calendar	Water of the control	STE AND CONTROL TO MAKE	SERVING CHARLES DAMING THE		
Foul Sewerage (repairs) 1 item \$78,692 \$78,692 '4.9 repairs required' for summary of excluded for summary of stormwater (repairs) 1 item \$10 excluded for summary of estimated drainage costs Stormwater - car park 1 item \$0 excluded excluded for summary of estimated drainage costs Stormwater - car park \$0 excluded ex					03000				
Foul - Sewer pump station and extra water supply cost item \$0 excluded for summary of		ew buildings							
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 Total \$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 -\$66		errentr+	1						
Stormwater - car park item \$0 excluded Power 630 m2 \$5 \$3,150 Data 630 m2 \$5 \$3,150 \$215,783 \$100 /m2 Total \$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 -\$66		supply cost	4						
Power Data 630 m2 s5 s3,150 \$3,150 \$215,783 s100 m2 \$100 m2 \$215,783 s100 m2 \$100 m2			1				estimated dramage costs		
Data 630 m2 \$5 \$3,150 \$215,783 \$100 /m2 Total \$3,590,066 \$3,590,066 \$431,000 \$50,000 \$1,034,000 \$50,000 \$50,000 \$50,000 \$50,000 \$50,000 \$50,000 \$50,000 \$60,000			630						
Total \$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									
Total \$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	(2013).Til		10.755.75	108E	25.5X	17/27	\$215,783	\$100	/m2
Contingency Allowance 15% \$603,000 \$1,034,000 Consent Costs 1% \$50,000 \$50,000 rounding -\$66 -\$66	Total					\$3,590,066			
Consent Costs 1% \$50,000 \$50,000 rounding -\$66 -\$66	Design Fees (PM)			12%		\$431,000			
rounding -\$66 -\$66	Contingency Allowance			15%		\$603,000			
	Consent Costs			1%					
Total Development Cost \$4.674.000 \$4.674.000								_	
Total percophical east Property (Property Costs)	Total Development Cost					\$4,674,000	\$4,674,000	-	



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

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

Estimate Data								
tem Description		Quantity	unit	Rate	Total	Sub-Total	cost/m2	
Demolition								
Demolition of Hall block and adjacent class		800	5	\$125	\$100,000			
oom (outside of safe zone)		800	m2	\$125	\$100,000			
extra value for hazardous working area		800	m2	\$50	\$40,000			
						\$140,000	\$175	/m2
iiteworks		4420		650	ÁF.C 500			
Seneral siteworks; site strip and profile		1130	m2	\$50	\$56,500	\$56,500	\$50	/m2
Construct Buildings						*******	(#C.C.)	10000000
lassrooms		700	m2	\$2,400	\$1,680,000			
fall		340	m2	\$2,600	\$884,000			
esource		90	m2	\$2,600	\$234,000			
		1130				\$2,798,000	\$2,476	/m2
saforebish autosto a budiduses		1520	m2	\$800	\$1,216,000			
tefurbish existing buildings		1520	mz	\$800	\$1,216,000	\$1,216,000	\$800	/m2
On-Costs								
nnovation Design (MoE) / ESD		10%	\$2,798,000		\$280,000			
nvironmentally Sustainable Design		10%			included			
ocation factor		20%			included	english production of the control of		
16		0	(22)	¢100.000	excluded	\$280,000		
ifts		0	nr	\$100,000	excluded	excluded		
it-out Costs (Based upon net areas)								
urniture and equipment for specialist teach	ing areas	0%	538	\$380	excluded			
urniture and equipment for general teaching		100%	538	\$125	\$67,308			
Grant / Costs		provisional		\$10,000	\$10,000			
				1.000 to 2000 to 1000		\$77,308		
oundation / Geotechnical Impacts	services.			*******	*******			
dditional value for foundation system	Provisional	1130	m2	\$150	\$169,500			
round improvement densification	Provisional	1413	m2	\$125	\$176,563			
ontamination Testing	Provisional	1	item	\$6,500	\$6,500			
ontamination removal (risk)	Provisional	100	m3	\$125	\$12,500	\$365,063	\$323	/m2
lood Plain Impacts						\$363,063	\$525	/IIIZ
lood Mitigation Measures;								
etention Ponds			m3	\$0	excluded			
eteridon i onds			71113	ž	CACIAGG	excluded		
and Purchase Costs								
s Valuations			item	\$0	excluded	_		
ebuild Infrastructure / Structures						excluded		
ebulla lillustracture / Stractures			m		\$0			
frastructure Services			16 anns	ć2 000	¢2.000	refer to Onue		
/ater (repairs)	a bandan da	1	item	\$3,000	\$3,000	refer to Opus		
llow for installation of water services to nev	w buildings	1	item	\$10,000	\$10,000	insurance claim report;		
oul / Sewerage (repairs)	1	1	item	\$78,692	\$78,692	'4.9 repairs required'		
oul - Sewer pump station and extra water s	upply cost	9	item	\$0	excluded	for summary of		
ormwater		1	item	\$117,791	\$117,791	estimated drainage costs		
ormwater - car park		9.50596.000	item	\$0	excluded			
STATE OF STA		1130	m2	\$5	\$5,650			
ower								
ower		1130	m2	\$5	\$5,650	\$220.783	\$83	/m2
ower ata			m2	\$ 5		\$220,783	\$83	/m2
over ata otal				\$ 5	\$5,153,653	\$220,783	\$83	/m2
over ata otal esign Fees (PM)			12%	\$5	\$5,153,653 \$618,000		\$83	/m2
ower ata otal esign Fees (PM) ontingency Allowance			12% 15%	\$5	\$5,153,653 \$618,000 \$866,000	\$1,484,000	\$83	/m2
over ata otal esign Fees (PM)			12%	, \$5 ,	\$5,153,653 \$618,000		\$83	/m2



Rough Order Pre-Feasibility Concept Cost Estimate

Buildings		Total Gross Fir Area	New Area	Existing Area	External Areas	Area		
Classrooms	single storey	1,320	300	1020	Courts	1,296		
Hall	single storey	270	270	0	Courts	1,250		
Library	single storey	130	0	130				
Admin	single storey	270	o	270				
Resource	single storey	160	60	100				
Resource	single storey	2150	630	1520				
(Note: Net areas on drawings are converte	ed to Gross area by			1310		1 200	— m2	
Estimate Data						1,296	IIIZ	
Item Description		Quantity	unit	Rate	Total	Sub-Total	cost/m2	(: (:
Demolition								
Demolition of Hall block and adjacent clas room (outside of safe zone)	S	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			
Demolotion of existing hardstand		700	m2	\$25	\$17,500			
						\$166,500	\$208	/m2
Siteworks			1000	****	4-1			
General siteworks; site strip and profile		1080	m2	\$50	\$54,000	\$54,000	\$86	/m2
Construct Buildings								
Classrooms		300	m2	\$2,400	\$720,000			
Hall		270	m2	\$2,600	\$702,000			
Resource		60	- m2	\$2,600	\$156,000	- Contrator of the contrator	922990-000-	02844=4
		630	25			\$1,578,000	\$2,505	/m2
Refurbish existing buildings (excl. relocate	d buildings)	1070	m2	\$800	\$856,000			
Relocate existing buildings Relocate existing buildings	a sunungs)	450	m2	\$250	\$112,500			
Refurbish existing relocated buildings		450	m2	\$800	\$360,000			
		1970	-	1.0		\$1,328,500	\$674	/m2
On-Costs								
Innovation Design (MoE) / ESD		10%	\$1,578,000		\$158,000			
Environmentally Sustainable Design					included			
Location factor					included			
Lifts		0	nr	\$100,000	excluded	\$158,000		
uits		9	100	\$100,000	excluded	excluded		
Fit-out Costs (Based upon net areas)								
Furniture and equipment for specialist tea	ching areas	0%	231	\$380	excluded			
Furniture and equipment for general teach	ning areas	100%	231	\$125	\$28,846			
IT Grant / Costs		provisional	item	\$30,000	\$30,000			
Foundation / Geotechnical impacts						\$58,846		
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	- Total Control Contro	F9-070001	
1						\$330,063	\$306	/m2
Flood Plain impacts Flood Mitigation Measures;								
Detention Ponds			m3	\$0	excluded			
						excluded		
and Purchase Costs As Valuations			item	\$0	excluded			
				N#1550 /	Proposition of States	excluded		
Rebuild Infrastructure / Structures		222	paral A	4	A			
avements to new and relocated buildings		200	m2	\$75	\$15,000			
Courts		1,296	m2	\$75	\$97,200			
encing to courts		220 400	m m2	\$150 \$200	\$33,000 \$80,000			
Relocate existing playground		400	IIIZ	\$200	200,000	\$225,200	\$174	/m2
nfrastructure Services								
Vater (repairs)		1	item	\$3,000	\$3,000	refer to Opus		
llow for installation of water services to n	new buildings	1	item	\$20,000	\$20,000	insurance claim report;		
oul / Sewerage (repairs)		1	item	\$78,692	\$78,692	'4.9 repairs required'		
llow for connecting foul / sewerage to ex		1	item	\$25,000	\$25,000	for summary of		
oul - Sewer pump station and extra water	supply cost	-41	item	\$0 \$117.701	excluded	estimated drainage costs		
tormwater (repairs)		1	item item	\$117,791 \$0	\$117,791 excluded			
		630	m2	\$10	\$6,300			
tormwater - car park			1112		\$6,300			
tormwater - car park lower		630	m2	\$10	20,500			
tormwater - car park lower			m2	\$10	,	\$257,083	\$120	/m2
otormwater - car park Power Data Total				\$10	\$4,156,191	\$257,083	\$120	/m2
otormwater - car park Power Data Total Design Fees (PM)			12%	\$10	\$4,156,191 \$499,000		\$120	/m2
otormwater - car park Power Data Fotal Design Fees (PM) Contingency Allowance			12% 15%	\$10	\$4,156,191 \$499,000 \$698,000	\$1,197,000	\$120	/m2
otornwater - car park Power Data Fotal Design Fees (PM) Contingency Allowance Consent Costs ounding			12%	\$10	\$4,156,191 \$499,000		\$120	/m2



Buildings

External Areas

Area

m2

Total Gross Fir New Area 400 roll Area of 300 roll Existing Gross Fir Area

Area

Classrooms	single storey	1,720	400	300	1020		Courts	1296
Hall	single storey	340	70	270	0		Courts	1250
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
(Note: Net areas on drawings are converted t	o Gross area by us							
Estimate Data								
Item Description		Quantity	unit	Rate	Total	Sub-Total	cost/m2	
Demolition		7/1-3						
Demolition of Hall block and adjacent class		800	m2	\$125	\$100,000			
room (outside of safe zone)								
Extra value for hazardous working area		800	m2	\$50	\$40,000			
Remove soft landscape / trees		600	m2	\$15	\$9,000			
Demolotion of existing hardstand		700	m2	\$25	\$17,500	\$166,500	\$208	/m2
Siteworks		1500	2	År.o.	670.000			
General siteworks; site strip and profile		1580	m2	\$50	\$79,000	\$79,000	\$70	/m2
Construct Buildings		700		A3 400	£1 500 000			
Classrooms		700	m2	\$2,400	\$1,680,000			
Hall		340	m2	\$2,600	\$884,000			
Resource	=	90	m2	\$2,600	\$234,000	\$2,798,000	\$2,476	/m2
2.3.3				10	.2.	30/2 /35/	0005	10
Refurbish existing buildings (excl. relocated be	uildings)	1070	m2	\$800	\$856,000			
Relocate existing buildings		450	m2	\$250	\$112,500			
Refurbish existing relocated buildings	-	450 1970	m2	\$800	\$360,000	\$1,328,500	\$674	/m2
On-Costs		1370				\$2,325,355	V	CANAL STATE
Innovation Design (MoE) / ESD		10%	\$2,798,000		\$280,000			
Environmentally Sustainable Design		10%			excluded			
Location factor		20%			excluded	\$280,000		
Lifts		0	nr	\$100,000	excluded			
Elt out Casta (Based unas not areas)						excluded		
Fit-out Costs (Based upon net areas) Furniture and equipment for specialist teachir	ng areas	0%	538	\$380	excluded			
Furniture and equipment for general teaching		100%	538	\$125	\$67,308			
IT Grant / Costs		provisional	5,762	\$40,000	\$40,000			
- 10 70 1110						\$107,308		
Foundation / Geotechnical impacts		4500		6150	£227.000			
Additional value for foundation system	Provisional Provisional	1580 1693	m2 m2	\$150 \$125	\$237,000 \$211,563			
Ground improvement densification Contamination Testing	Provisional	1	item	\$6,500	\$6,500			
Contamination removal (risk)	Provisional	100	m3	\$125	\$12,500			
						\$467,563	\$296	/m2
Flood Plain Impacts Flood Mitigation Measures;								
Detention Ponds			m3	\$0	excluded			
				0.800		excluded		
Land Purchase Costs As Valuations			item	\$0	excluded			
			333600			excluded		
Rebuild Infrastructure / Structures		400	200	Ame	tan non			
Pavement to new and relocated buildings		400	m2	\$75	\$30,000			
Courts Fencing to courts		1,296 220	m2	\$75 \$150	\$97,200 \$33,000			
Relocate existing playground		400	m m2	\$200	\$80,000			
Infractructura Caruleac						\$240,200	\$185	/m2
Infrastructure Services 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 conencting foul / sewerage to existing	g services	1	item	\$25,000	\$25,000	for summary of		
Foul - Sewer pump station and extra water sup			item	\$0	excluded	estimated drainage costs		
Stormwater		1	item	\$117,791	\$117,791			
Stormwater - car park		JOSEPH SEE	item	\$0	excluded			
Power		1130	m2	\$10 \$10	\$11,300 \$11,300			
Data		1130	m2	Э10	\$11,300	\$267,083	\$101	/m2
Total					\$5,734,153	16— 18	250	//A
Design Fees (PM)								
			12%		\$688,000			
Contingency Allowance			15%		\$963,000	\$1,651,000		
Contingency Allowance Consent Costs					\$963,000 \$50,000	\$50,000		
Contingency Allowance			15%		\$963,000			



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

Rough Order Pre-Feasibility Concept Cost Estimate

Area 3,428 750 2,592

Buildings		Gross Flr Are	ea	External Areas
Classrooms	single storey	1,500		Playing Field
Hall	single storey	250		Carparks
Library	single storey	95		Courts
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

	Estimate Data							
Demolition of Isalia block and adjacent class	Item Description		Quantity	unit	Rate	Total	Sub-Total	cost/m2
Tool Notice of size cone Section Secti	Demolition							
Communitation of Saile Found			800	m2	\$125	\$100,000		
Demolition of Existing carepar's 900 m/s 72 5135 5135,000 10								
Demolition of Existing hardstand 4300 m2 250 53000 200000 20000 20000 20000 200000 200000 200000 200000 200000 200000 200000 2	The same and the s					189		
Stewards	the same and the s							
Steworks								
Silve works Silve works silve strip and profile 885	Extra value for hazardous working area		7800	m2	\$50	\$390,000	- ¢03E 000	¢120 /m2
Seminative original profile 886	Sitowarks						\$555,000	\$120 /III2
Construct Buildings			8865	m2	\$50	\$443.250		
Construct Buildings	General siteworks, site strip and prome		8803	IIIZ	430	Ç445,250	\$443.250	\$50 /m2
Section 1500 m2 25,000	Construct Buildings						***************************************	*(*
Hall	, : [: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1500	m2	\$2,400	\$3,600,000		
Admin 250 m2 \$2,000 \$600,000 \$1,000 \$2,428 m2 \$1,000 \$1	Hall							
Charles	Library		95	m2	\$2,500	\$237,500		
Decides	Admin		250	m2	\$2,400	\$600,000	20	
Innovation Design (Mode 1,550 10% 55,087,500 100		-	2095				\$5,087,500	\$2,428 /m2
Environmentally Sustainable Design 10% Included In	On-Costs							
Contains factor	Innovation Design (MoE) / ESD			\$5,087,500				
Provided								
Final Personal Per	Location factor		20%			included		
Flout Costs (Based upon net areas)	2343				water territories	pa 76 76	\$509,000	
Final Purchase deuignment for specialist teaching areas 0% 1154 \$380 excluded Furniture and equignment for general teaching areas 100% 1154 \$325 \$3144,231 \$194,231	Lifts			nr	\$100,000	excluded	9	
Furniture and equipment for specialist teaching areas 100% 1154 5380 excluded 1154 1157 1154 1155 1144 1157 1154 1155 1144 1157 1154 1155 1154 1154 1155 1154 1154 1155 1154 1154 1155 1154 1154 1155 1154 1154 1155 1154 1155 1154 1155 1154 1155 1155 1154 1155 1155 1154 1155 115	24 2 2 7 7						excluded	
Furniture and equipment for general teaching areas provisional pr	The state of the s		200		ž	2.2.2		
Frame Costs Company Costs C								
Poundation Geotechnical impacts		ireas		1154				
Foundation Geotechnical impacts	II Grant / Costs		provisional		\$50,000	\$50,000	\$104.231	
Additional value for foundation system 2095 m2 \$150 \$334,250 Ground improvement densification 2619 m2 \$150 \$327,344 ************************************	Foundation / Geotechnical impacts						\$154,251	
Ground improvement densification 2619 m2 \$125 \$327,344 Contamination Testing 1 item \$6,500 \$6,500 Contamination Testing (righ) Provisional 100 m3 \$125 \$12,500 \$660,594 \$315 /m² Flood Plain impacts Flood Plain impacts Flood Plain impacts Test of the plain impacts Flood Plain impacts Test of the plain impacts Test of the plain impacts Flood Plain impacts Test of the plain impact stream test of the pl			2095	m2	\$150	\$314.250		
Contamination Testing 1 item \$6,500 \$6,500 Contamination removal (risk) Provisional 100 m3 \$125 \$12,500 \$660,594 \$315 /m2 Flood Plain impacts Flood Mitigation Measures; Detention Pronds m3 \$100 excluded Each Under Costs As Valuations temporary excluded Rebuild Infrastructure / Structures Flaying Fields 3,428 m2 \$550 \$171,400 excluded Core Parks (incl access road) 750 m2 \$125 \$93,750 \$459,550 \$68 /m2 Access Roading incl above m2 \$0 included \$459,550 \$559,550 \$68 /m2 Florificative Services water Services \$40 \$33,425 \$459,550 \$68,68 \$50 \$62,59 \$68 /m2 \$10 \$68 /m2 \$								
Contamination removal (risk) Provisional 100 m3 \$125 12,500	-							
September Sept	_	Provisional						
Pload Mitigation Measures; Part	The second secon					We	\$660,594	\$315 /m2
Detention Ponds m3 \$100 excluded Land Purchase Costs Item excluded excluded As Valuations item excluded excluded Rebuild Infrastructure / Structures Playing fields 3,428 m2 \$50 \$171,400 excluded Car Parks (incl access road) 750 m2 \$125 \$93,750 excluded Courts 2,592 m2 \$0 included excluded Courts 2,592 m2 \$75 \$194,000 excluded Courts 2,592 m2 \$15 \$31,425 excluded Courts 2095 m2 \$15 \$31,425 excluded Water 2095 m2 \$40 \$83,800 excluded Foul - Sewer pump station and extra water supply cost mr \$350,000 excluded excluded excluded Stormwater - car park 2095 m2 \$30 \$62,850 excluded excluded excluded <td< td=""><td>Flood Plain impacts</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	Flood Plain impacts							
Cand Purchase Costs	Flood Mitigation Measures;							
Land Purchase Costs As Valuations item excluded Rebuild Infrastructure / Structures Fledis 3,428 m2 \$50 \$171,400 \$171,400 Car Parks (incl access road) 750 m2 \$50 \$171,400 \$171,400 Car Parks (incl access road) 750 m2 \$50 \$171,400 \$150 \$33,750 \$150 \$150 \$359,750 \$459,550 \$68 /m2 Courts 2,592 m2 \$15 \$145,9550 \$68 /m2 Material Structure Services ***********************************	Detention Ponds			m3	\$100	excluded		
Second S							excluded	
Rebuild Infrastructure Structures Structures Structure S	Land Purchase Costs							
Rebuild Infrastructure / Structures Stru	As Valuations			item		excluded		
Playing Fields							excluded	
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 Infrastructure Services 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 Data 2095 m2 \$10 \$20,950 Design Fees (PM) 12% \$1,024,000 Contingency Allowance 15% \$1,434,000 \$2,458,000 Consent Costs 1% \$50,000 \$50,000					W-1000	Walle Sale		
Access Roading								
Courts	17							
National Processes Section Processes Sec								
Mater Services S	Courts		2,592	mz	\$/5	\$134,400	\$450 550	\$68 /m2
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 Total \$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	Infrastructure Services						\$433,55U	JUG /IIIZ
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 Total Esign Fees (PM) 12% \$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 \$650			2095	m ²	\$15	\$31.425		
Foul - Sewer pump station and extra water supply cost In \$\frac{\$\\$350,000}{\$\\$30}\$ excluded Stormwater - Car park 750 m2 \$\\$35\$ \$\\$26,250 Power 2095 m2 \$\\$10 \$\\$20,950 Data 2095 m2 \$\\$10 \$\\$20,950 Total \$\\$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								
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 Total \$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		oly cost	2000					
Stormwater - car park 750 m2 \$35 \$26,250 Power 2095 m2 \$10 \$20,950 Data 2095 m2 \$10 \$20,950 Total Esign Fees (PM) \$8,535,350 Contingency Allowance 12% \$1,024,000 Consent Costs 15% \$50,000 \$2,458,000 rounding \$50,000 \$50,000 \$50,000		.,	2095					
Power Data 2095 m2 20								
Data 2095 m2 \$10 \$20,950 \$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								
\$246,225 \$118 /m2 Total \$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								
Total \$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	P000 001/200				78	W W W W W W W W W W W W W W W W W W W	\$246,225	\$118 /m2
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	Total					\$8,535,350	77 Ø	
Contingency Allowance 15% \$1,434,000 \$2,458,000 Consent Costs 1% \$50,000 \$50,000 rounding \$650 \$650	Design Fees (PM)			12%		\$1,024,000		
Consent Costs 1% \$50,000 \$50,000 rounding \$650 \$650	Contingency Allowance						\$2,458,000	
	Service and the service of the servi			1%		\$50,000	\$50,000	
Total Development Cost \$11,044,000 \$11,044,000	rounding					\$650	\$650	
	Total Development Cost					\$11,044,000	\$11,044,000	



single storey

1,960

Buildings

Classrooms

External Areas

Playing Field

Area

3,428

	single storey	1,900	400	1500	Playing Fleid	5,420	
Hall	single storey	315	65	250	Carparks	750	
Library	single storey	110	15	95	Courts	2,592	
dmin	single storey	285	35	250			
- 		2670	575	2095			
Note: Net areas on drawings are converte	ed to Gross area by u	sing a x1.3 factor)				-	_
stimate Data						6,770	m2
em Description		Quantity	unit	Rate	Total	Sub-Total	cost/m2
emolition							
emolition of Hall block and adjacent clas	s			16	727		
oom (outside of safe zone)	5	800	m2	\$125	\$100,000		
emolition of Existing buildings		1800	m2	\$125	\$225,000		
emolition of Exisiting carpark		900	m2	\$125	\$112,500		
emolition of Existing hardstand		4300	m2	\$25	\$107,500		
tra value for hazardous working area		7800	m2	\$50	\$390,000	\$935,000	\$120 /m2
teworks						\$353,000	J120 /1112
eneral siteworks; site strip and profile		9440	m2	\$50	\$472,000		Ara / a
onstruct Buildings						\$472,000	\$50 /m2
assrooms		1960	m2	\$2,400	\$4,704,000		
ali		315	m2	\$2,600	\$819,000		
orary		110	m2	\$2,500	\$275,000		
dmin		285	m2	\$2,400	\$684,000		
		2670	1112	72,400	Ç004,000	\$6,482,000	\$2,428 /m2
1-Costs							
novation Design (MoE) / ESD		10%	\$6,482,000		\$648,000		
vironmentally Sustainable Design		10%			included		
cation factor		20%			included		
cation factor		2070				\$648,000	
ts		0	nr	\$100,000	excluded		
						excluded	
-out Costs (Based upon net areas)				. 9	01000000000000		
rniture and equipment for specialist tea		0%	1508	\$380	excluded		
rniture and equipment for general teach	ning areas	100%	1508	\$125	\$188,462		
Grant / Costs		provisional		\$50,000	\$50,000		
undation / Geotechnical impacts						\$238,462	
		2670		6150	\$400 F00		
ditional value for foundation system		2670	m2	\$150	\$400,500		
ound improvement densification		3338	m2	\$125	\$417,188		
ntamination Testing		1	item	\$6,500	\$6,500		
ntamination removal (risk)	Provisional	100	m3	\$125	\$12,500	- 6005 500	6242 (-2
ood Plain impacts						\$836,688	\$313 /m2
ood Mitigation Measures;							
tention Ponds		0	m3	\$100	excluded		
		3.77		60 8 0,000,000,000	10/46/14/30/191	excluded	
nd Purchase Costs							
Valuations			item		excluded	excluded	
build Infrastructure / Structures						excluded	
aying Fields		3,428	m2	\$50	\$171,400		
		750	m2	\$125	\$93,750		
Parks (incl access road)			m2	\$150	included \$194,400		
r Parks (incl access road) cess Roading		incl above 2.592	m2	3/3			
r Parks (incl access road) cess Roading		2,592	m2	\$75	3154,400	\$459,550	\$68 /m2
r Parks (incl access road) cess Roading urts rastructure Services		2,592			770000000000000000000000000000000000000	\$459,550	\$68 /m2
r Parks (incl access road) cess Roading urts rastructure Services iter		2,592 2670	m2	\$15	\$40,050	\$459,550	\$68 /m2
Parks (incl access road) cess Roading urts rastructure Services ter ul / Sewerage		2,592		\$15 \$40	770000000000000000000000000000000000000	\$459,550	\$68 /m2
Parks (incl access road) less Roading urts rastructure Services ter ul / Sewerage	supply cost	2,592 2670	m2	\$15	\$40,050	\$459,550	\$68 /m2
Parks (incl access road) cess Roading urts rastructure Services iter ul / Sewerage ul - Sewer pump station and extra water	supply cost	2,592 2670	m2 m2	\$15 \$40	\$40,050 \$106,800	\$459,550	\$68 /m2
Parks (incl access road) cess Roading urts rastructure Services iter il / Sewerage ul - Sewer pump station and extra water rmwater	supply cost	2,592 2670 2670	m2 m2 nr	\$15 \$40 \$0	\$40,050 \$106,800 excluded	\$459,550	\$68 /m2
Parks (incl access road) cess Roading urts rastructure Services iter II / Sewerage II - Sewer pump station and extra water rmwater rmwater - car park	supply cost	2,592 2670 2670 2670 750	m2 m2 nr m2 m2	\$15 \$40 \$0 \$30 \$35	\$40,050 \$106,800 excluded \$80,100 \$26,250	\$459,550	\$68 /m2
Parks (incl access road) cess Roading urts rastructure Services uter ul / Sewerage ul - Sewer pump station and extra water rmwater rmwater - car park wer	supply cost	2,592 2670 2670 2670	m2 m2 nr m2	\$15 \$40 \$0 \$30	\$40,050 \$106,800 excluded \$80,100	\$459,550	\$68 /m2
r Parks (incl access road) cess Roading urts rastructure Services ater ul / Sewerage ul - Sewer pump station and extra water ormwater ormwater - car park wer	supply cost	2,592 2670 2670 2670 750 2670	m2 m2 nr m2 m2 m2	\$15 \$40 \$0 \$30 \$35 \$10	\$40,050 \$106,800 excluded \$80,100 \$26,250 \$26,700	\$459,550	\$68 /m2 \$115 /m2
r Parks (incl access road) cess Roading urts rastructure Services ster ul / Sewerage ul - Sewer pump station and extra water ornwater ornwater - car park wer	supply cost	2,592 2670 2670 2670 750 2670	m2 m2 nr m2 m2 m2	\$15 \$40 \$0 \$30 \$35 \$10	\$40,050 \$106,800 excluded \$80,100 \$26,250 \$26,700	_	
r Parks (incl access road) cess Roading urts rastructure Services ater ul / Sewerage ul - Sewer pump station and extra water ornwater ornwater - car park wer ta	supply cost	2,592 2670 2670 2670 750 2670	m2 m2 nr m2 m2 m2	\$15 \$40 \$0 \$30 \$35 \$10	\$40,050 \$106,800 excluded \$80,100 \$26,250 \$26,700 \$26,700	_	
r Parks (incl access road) cess Roading urts rastructure Services ster ul / Sewerage ul - Sewer pump station and extra water ormwater ormwater - car park wer sta sign Fees (PM)	supply cost	2,592 2670 2670 2670 750 2670	m2 m2 nr m2 m2 m2 m2	\$15 \$40 \$0 \$30 \$35 \$10	\$40,050 \$106,800 excluded \$80,100 \$26,250 \$26,700 \$26,700 \$10,378,299 \$1,245,000	- \$306,600	
r Parks (incl access road) cess Roading urts frastructure Services ater ul / Sewerage ul - Sewer pump station and extra water ormwater ormwater - car park wer ta tal sign Fees (PM) intingency Allowance	supply cost	2,592 2670 2670 2670 750 2670	m2 m2 nr m2 m2 m2 m2	\$15 \$40 \$0 \$30 \$35 \$10	\$40,050 \$106,800 excluded \$80,100 \$26,250 \$26,700 \$26,700 \$10,378,299 \$1,245,000 \$1,743,000	- \$306,600 \$2,988,000	
r Parks (incl access road) cess Roading urts frastructure Services ater ul / Sewerage ul - Sewer pump station and extra water ornwater ornwater - car park wer ta tal sign Fees (PM) ntingency Allowance nsent Costs unding	supply cost	2,592 2670 2670 2670 750 2670	m2 m2 nr m2 m2 m2 m2	\$15 \$40 \$0 \$30 \$35 \$10	\$40,050 \$106,800 excluded \$80,100 \$26,250 \$26,700 \$26,700 \$10,378,299 \$1,245,000	- \$306,600	

Gross Fir Area New Area 400 roll Area of 300 roll

460

1500



Floor area

450

m2

Description	Quantity	Unit	Rate	Cost	Cost Section total	Cost/m2
Relocate Classroom 20 22 21						
Disconnect services; drainage Disconnect services; electrical	3	nr nr	\$2,600 \$300	\$7,800 \$900		
Disconnect building	3	nr	\$10,000	\$30,000		
Transport; vehicle plant Reconnect to new foundations	3 3		\$1,000 \$2,500	\$3,000 \$7,500		
Foundations; timber piles	450	m2	\$105	\$47,250		
			Total	\$96,450	\$214 /m	2
Building type Playground		Floor area	400	m2		\$250 rate use
Relocate Playground						
Site prep Substructure; base 75mm	400	m2	\$50	\$20,000		
thick	400	m2	\$100	\$40,000		
Frame; kerb Disassemble and reassemble	100	m	\$25	\$2,500.00		
playground equipment	15	nr	\$500	\$7,500.00		
Demolish existing hardscape and hardfill	400	m2	\$30	\$12,000.00		
			Total	\$82,000.00	\$205 /m2	
						\$200 rate used