



W I L D E
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YARRA RANGES COUNCIL

FLEXIBLE FUTURES – CONCEPT COST PLAN

4 April 2016

Commercial in Confidence

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SENT BY EMAIL

4th April, 2016

Mr Scott Hodges
Project Director – Flexible Future Project
Yarra Ranges Shire Council
PO Box 105
LILYDALE VIC 3140

Dear Scott,

**YARRA RANGES COUNCIL – FLEXIBLE FUTURE PROJECT
CONCEPT DESIGN COST PLAN**

Please find attached our Concept Cost Plan Report dated 4th April, 2016.

This report has been prepared by Wilde and Woollard for the Yarra Ranges Council to present the estimated project costs as at the end of the concept design phase.

The report is based on documentation provided by the consultant team along with responses to any questions we have raised.

Should you have any questions or require further information, please do not hesitate to contact me.

Yours faithfully,
Wilde and Woollard

Murray J. Campbell
Director

H:\jobs\Yarra Ranges Council - Flexible Future\Final Concept Cost Plan 4-4-2016\Cost Plan Letter & Executive Summary - FINAL.docx

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1. PROJECT BUDGET

The current approved project budget is \$18,000,000 excluding GST as advised by Yarra Ranges Council.

2. COST PLAN SUMMARY

Rectification Works

We estimate the total project cost is in the order of \$6,530,000 excluding GST as summarised below.

PROJECT ELEMENT	ESTIMATED COST
1. Compliance / End of Life Works to Existing YRC Building and surrounds	\$4,957,000
ESTIMATED CONSTRUCTION TENDER COST EXCLUDING GST	\$4,957,000
2. Design Contingency (approx. 10%)	\$494,000
3. Cost Escalation	\$205,000
4. Construction Contingency (approx. 5%)	\$282,000
ESTIMATED TOTAL CONSTRUCTION COST EXCLUDING GST	\$5,938,000
OTHER PROJECT COSTS	
5. Professional fees	\$592,000
6. Decanting Costs	Included
ESTIMATED TOTAL PROJECT COST EXCLUDING GST	\$6,530,000
7. 10% GST	\$653,000
ESTIMATED TOTAL PROJECT COST INCLUDING GST	\$7,183,000

Refer to the attached cost plan for further details of works included within the total estimated project cost.

Base Redevelopment

We estimate the total project cost is in the order of \$18,000,000 excluding GST as summarised below.

PROJECT ELEMENT	ESTIMATED COST
1. Refurbishment of Existing YRC Building	\$8,686,000
2. Refurbishment of Existing Treehouse	\$208,000
3. Refurbishment of Existing Est Portables	70,000
4. New Building	\$861,000
5. External Works and Services	\$2,404,000
ESTIMATED CONSTRUCTION TENDER COST EXCLUDING GST	\$12,229,000
6. Design Contingency (approx. 10%)	\$1,223,000
7. Cost Escalation	\$888,000
8. Construction Contingency (approx. 5%)	\$718,000
ESTIMATED TOTAL CONSTRUCTION COST EXCLUDING GST	\$15,058,000
OTHER PROJECT COSTS	
9. Professional fees	\$1,500,000
10. Authorities' Fees and Charges	\$150,000
11. Loose Furniture & Equipment	\$548,000
12. Audio Visual Costs	\$365,000
13. IT Costs	\$91,000
14. Decanting Costs	\$300,000
ESTIMATED TOTAL PROJECT COST EXCLUDING GST	\$18,012,000
15. 10% GST	\$1,801,200
ESTIMATED TOTAL PROJECT COST INCLUDING GST	\$19,813,200

Refer to the attached cost plan for further details of works included within the total estimated project cost.

Partial Redevelopment

We estimate the total project cost is in the order of \$22,500,000 excluding GST as summarised below.

PROJECT ELEMENT	ESTIMATED COST
1. Refurbishment of Existing YRC Building	\$6,425,000
2. Refurbishment of Existing Treehouse	\$660,000
3. New Building	\$5,661,000
4. External Works and Services	\$2,657,000
ESTIMATED CONSTRUCTION TENDER COST EXCLUDING GST	\$15,403,000
5. Design Contingency (approx. 10%)	\$1,541,000
6. Cost Escalation	\$1,186,000
7. Construction Contingency (approx. 5%)	\$907,000
ESTIMATED TOTAL CONSTRUCTION COST EXCLUDING GST	\$19,037,000

OTHER PROJECT COSTS	
8. Professional fees	\$1,500,000
9. Authorities' Fees and Charges	\$150,000
10. Loose Furniture & Equipment	\$825,000
11. Audio Visual Costs	\$550,000
12. IT Costs	\$138,000
13. Decanting Costs	\$300,000
ESTIMATED TOTAL PROJECT COST EXCLUDING GST	\$22,500,000
14. 10% GST	\$2,250,000
ESTIMATED TOTAL PROJECT COST INCLUDING GST	\$24,750,000

Refer to the attached cost plan for further details of works included within the total estimated project cost.

Full Redevelopment

We estimate the total project cost is in the order of \$28,000,000 excluding GST as summarised below.

PROJECT ELEMENT	ESTIMATED COST
1. Refurbishment of Existing YRC Building	\$6,925,000
2. New Building	\$9,435,000
3. External Works and Services	\$3,453,000
ESTIMATED CONSTRUCTION TENDER COST EXCLUDING GST	\$19,813,000
4. Design Contingency (approx. 10%)	\$1,982,000
5. Cost Escalation	\$1,573,000
6. Construction Contingency (approx. 5%)	\$1,169,000
ESTIMATED TOTAL CONSTRUCTION COST EXCLUDING GST	\$24,537,000
OTHER PROJECT COSTS	
7. Professional fees	\$1,500,000
8. Authorities' Fees and Charges	\$150,000
9. Loose Furniture & Equipment	\$825,000
10. Audio Visual Costs	\$550,000
11. IT Costs	\$138,000
12. Decanting Costs	\$300,000
ESTIMATED TOTAL PROJECT COST EXCLUDING GST	\$28,000,000
13. 10% GST	\$2,800,000
ESTIMATED TOTAL PROJECT COST INCLUDING GST	\$30,800,000

Refer to the attached cost plan for further details of works included within the total estimated project cost.

3. COMMENTARY

We have completed project cost estimates for the building options study as follows:

- Rectification works only
- Base Redevelopment
- Partial Redevelopment
- Full redevelopment

4. SCOPE OF WORKS

The cost plan is based on the following documentation and information:-

a) Architectural

H2O Return Brief Final Version 31 March 2016.

H2O Building Audit & Feasibility Study Final Version 31 March 2016.

Veldoer Report issued 6 March 2015.

Azcor Consultants Asbestos & Hazmat [Division 6] Risk Assessment Report for Yarra Ranges Council dated November 2011.

b) Structural & Civil

Vert Engineering Building Audit & Feasibility Study - Structural & Civil Audit dated 31 March 2016.

Prensa Detailed Site Investigation & Geotechnical Assessment at 15 Anderson Street, Lilydale dated 10 March 2016.

Geotechnical Site Investigation Report for Yarra Ranges Shire Offices, Anderson Street, Lilydale dated 12/12/2011.

Connolly Environmental Soil Investigation Report for Yarra Ranges Shire Offices dated December 2011.

c) Services

Lucid Consulting Existing Building Inspections Report dated 22 March 2016.

d) Building Surveyor

Wilsmore Nelson McDermott - Building Audit & Feasibility Study - April 2016 dated 31 March 2016.

e) Access Consulting

Access Report - Inspection dated 16 February 2016.

f) Traffic Impact

TrafficGroup Traffic Engineering Assessment dated 4 March 2016.

g) Landscaping

Treelogic Arboricultural Assessment dated 4 July 2012.

5. ASSUMPTIONS/NOTES

- a) A competitive lump sum tender to at least four (4 no.) or more appropriate sized tenderer's in June 2017.
- b) Services costs have been estimated by Wilde and Woollard based on rates for similar projects.
- c) We assume the existing Library area has been vacated and is available to refurbish for accommodation.

6. INCLUSIONS / EXCLUSIONS

INCLUSIONS

Existing Building

a) Resolution of Compliance issues including:-

Fire rating to steel columns
Stair balustrades, nosings and tactiles
Disabled access - externally and internally including new compliant lift
Fire extinguishers
Disabled toilets

b) Resolution of Structural Issues:-

Rectification of internal and external wall cracking
Structural repairs including underpinning and local strengthening to walls
Replacement of damaged eaves linings
Replacement and support to Library front Eastern section of slab
Replacement of existing roof and rainwater goods
Resolution of roof safety systems including walkways & 100m2 plant platform

c) Resolution of Thermal efficiency issues:-

Replacement of existing windows with double glazed units and new blinds
Render and paint existing brick walls
New fascia claddings
Complete replacement of mechanical, fire and electrical services
Additional generator
Tempering valves to resolve water temperature issues
Flexible workplace

d) New 2 Level Building

Commercial kitchen fit-out - \$200,000 (Note: Not included in Base Option)
Flexible workplace

e) External Works and Services

Repairs to existing asphalt pavements and pits
Repairs to existing stormwater drainage to the eastern side of the building
New 100mm water tapping from authority meter and new external fire service and external hydrants
Additional external carparking and path lighting

f) General

Excavation in Rock (PC Sum of \$200,000)
Removal of contaminated soil (PC Sum of \$100,000)
Workstations
Loose furniture (Not included for Treehouse + West Portables in Base Option)
AV Equipment (Not included for Treehouse + West Portables in Base Option)
IT Equipment (Not included for Treehouse + West Portables in Base Option)
Authorities' fees and charges
Professional fees
Decanting costs
Leasing costs

EXCLUSIONS

The following has been excluded from this cost plan:-

Existing library relocation
New intersection, traffic lights, road and pavement alterations
Entrance closure at Anderson Street, removal of traffic lights, road and pavement alterations
Site infrastructure works beyond the site boundary not indicated
Telephone handsets and PABX
Computers, photocopiers, faxes, etc.
Finance, legal and letting costs
Cost escalation beyond a June 2017 tender date
Out of hours work (This only applies to the base, partial and full redevelopment options)
Goods and services tax (GST)

7. CONTINGENCIES

a) Design Contingency

The cost plan includes a design contingency of 10% of the estimated construction cost.

It is intended to cover the development of design documents up until tender.

b) Construction Contingency

The cost plan includes a construction contingency of 5% of the estimated construction cost.

It is intended to cover design documentation/co-ordination issues, latent conditions, etc. It is not intended for changes in scope.

c) Project Contingency

No project contingency has been allowed.

8. COST ESCALATION

The cost plan is based on current day costs.

A separate allowance has been included for cost escalation/market conditions between now and the tender date.

A separate allowance has been included for cost escalation/market conditions during the construction period.

9. POTENTIAL COST RISKS

Refer to the risk matrix provided elsewhere in the concept design report

APPENDIX A: DETAILED COST PLAN

YARRA RANGES COUNCIL
FLEXIBLE FUTURE
BUILDING OPTIONS STUDY
RECTIFICATION WORKS



Date : 4th April, 2016

Description of Work	Total (\$)
RECTIFICATION WORKS	
A Building Certification Issues	
Fire rating requirements to Existing Ground Floor steel columns	\$20,000
Non- compliance of existing stairs including balustrades and handrails, stair nosings and tactile indicators	\$70,000
Many areas of disabled access from car parks, paths, entries, internal circulation, amenities, and vertical movement don't conform to current requirements.	
a) External access to Council Offices, Library, Contact Centre, Treehouse and West portables are non-compliant	\$200,000
b) External disabled carparks, pathway cross falls, kerb heights, steep pathways etc	\$100,000
c) Vertical lift transportation through building	\$215,000
Fire extinguishers	\$5,000
Make existing toilets compliant	\$40,000
B Structural / Civil Issues	
Internal and external wall cracking due to moisture level changes requires rectification	
a) Internal/external wall cracking and repair, walls, plaster, paint, grout	\$200,000
b) Structure repairs including underpinning, local strengthening to walls	\$140,000
Some eaves are damaged, mostly from water ingress and require the water ingress to be resolved and localised eaves replaced.	
Eaves replaced with leaf guards and refixing including box gutters	\$60,000
The front eastern section of the Library slab is broken and requires replacement.	
a) Front eastern section including replacing the slab	\$75,000
b) Underpinning slab corner	\$60,000
c) Re-compaction with stabilised sand	\$40,000
d) General making good existing conditions	\$50,000
The roofs are almost to the end of their useful life with several sections requiring replacement, but the roofing profile is no longer available off the shelf, making the replacement costly and replacement of the entire roof more likely.	
a) Roof over Ground Floor - 529 m2	\$58,190
b) Roof over level 1 - 1,333 m2	\$146,630
c) Roof over level 2 - 487 m ²	\$53,570
Civil works	
a) Stormwater rectification to prevent ingress to the Eastern side of the building	\$350,000
b) General repairs, pits, cleaning asphalt repairs etc.	\$50,000
C Mechanical Issues	
Existing air condition units are at the end of their useful life and currently running on refrigerant 22 which is being phase out with limited supply of refrigeration available to the market.	\$230,000
The building has two heating hot water generator (boilers) which are in poor condition. The pipework and pumps associated to the boiler are in need of replacement as there showing sign ageing and in need of replacement . The air chiller located the roof is in poor condition with its pumps needing of replacement.	\$160,000
a) Currently access to the chiller is not compliance due to insufficient roof access and access ways.	\$20,000
b) Roof Safety systems	\$23,490
c) New roof platforms (100m2)	\$50,000
D Electrical Issues	
Electrical switchboards do not meet current Australian Standards, with no Residual Circuit Breakers (RCB's) installed in the boards and possible containment of asbestos	\$220,000
Lighting could be more energy efficient with replacement by less consumptive light types and improved sensors to reduce operation durations.	\$80,000
Replacement of exit signs	\$10,000
Additional Generator for combining MECC & data room back-up	\$100,000
External path lighting and carpark lighting (south part of site)	\$100,000
E Hydraulics Issues	
The temperature of hot water delivered to sanitary fixtures from the hot water systems on site is not suitable or code compliance. Currently the hot water at the hot tap is being delivered at 60deg C or over, which can cause burring or scalding.	\$12,000
F Fire Issues	
To make the building compliant with the current Australian Standards the building would require a new 100mm tapping from the water authority meter to reticulated underground around the site and install new external head hydrants as required and booster assembly to make the hydrant system compliant. This would enable to remove the internal fire hydrants that are not compliant.	\$140,000
G General	
Removal and replacement of asbestos and other contaminated materials	\$100,000
The thermal efficiency of the building envelope - Window and & Door replacement	\$300,000
Replacement of existing eaves linings	\$40,000
Temporary accommodation - 600m2 including toilets (say)	\$400,000
H Builder's work in connection	
Builder's work in connection with above	99,100
I Out of Hours	
Out of hours allowance for selected items	517,350
J Builder's preliminaries	
Builder's preliminaries on Items above	421,670
Total Rectification Works	4,957,000
K ESCALATION	
Allowances	
Design Contingency (10%)	494,000
Cost Escalation	
Escalation allowance to tender	122,000
Escalation allowance during construction	83,000
Total Escalation	699,000
L CONTINGENCIES	
Allowances	
Contract Contingency (5%)	282,000
Total Contingencies	\$282,000
M PROJECT COST	
Construction Cost (A to L inclusive)	\$5,938,000
Other Project Costs	
Fees and Charges	
Professional fees	592,000
Authorities fees and charges	included
F TOTAL PROJECT COST (excl. GST)	\$6,530,000

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YARRA RANGES COUNCIL
FLEXIBLE FUTURE
BUILDING OPTIONS STUDY
BASE REDEVELOPMENT



Date : 4th April, 2016

270 sq.m New Build + 3380 sq.m Refurbishment + 1385 sq.m stay in Treehouse + 465 sq.m stay in West Portables
 = 5,500 m2 TOTAL

Description of Work	Unit	Area	Rate	Total (\$)
A BUILDING WORKS				
REFURBISHMENT OF EXISTING YRC BUILDING				
Sub-ground Level	m2	760	2,570	1,953,200
Ground Level	m2	2,270	2,570	5,833,900
1st Floor Level	m2	350	2,570	899,400
VERY MINOR REFURBISHMENT OF EXISTING TREEHOUSE				
Ground Level (PC Sum)	m2	1,385	150	207,750
VERY MINOR REFURBISHMENT OF EXISTING WEST PORTABLES				
Ground Level (PC Sum)	m2	465	150	69,750
NEW BUILDING				
Sub-ground Level	m2	30	3,190	95,700
Ground Level	m2	210	3,190	669,900
1st Floor Level - Plant + Lift / Stair Core	m2	30	3,190	95,700
Total Building Works	m2	5,500	\$1,786	\$9,825,000
B EXTERNAL WORKS AND SERVICES				
External Works & Landscaping				
Demolition				
Demolish North end of existing council building				Excluded
Demolish existing relocatable buildings				50,000
Demolish existing pavements, stairs, ramps, etc				50,000
Disconnect and remove existing services				25,000
Earthworks				
Benching for building, pavements and landscaping				65,000
Soft spots (PC SUM)				25,000
Rock (PC SUM)				200,000
Contaminated soil (PC SUM)				100,000
Pavements				
Pedestrian pavements				150,000
Adjustment for incorporation of car spaces				100,000
Compliant access ramps				200,000
Disabled carparks, rectification of pathways, kerbs etc.				100,000
General external pavement and pit repairs				50,000
Miscellaneous bollards, grates etc.				25,000
Landscaping				
Hard landscaping				100,000
Soft landscaping				By Council
External services				
Stormwater drainage				450,000
Sewer drainage				35,000
Water services				15,000
Gas services				25,000
Fire services				140,000
Electrical services - power supply, main swithboard, communications, external lighting				280,000
Builder's preliminaries				
Builder's preliminaries on Items above				219,000
Total External Works and Services	m2	5,500	\$437	2,404,000
C ESCALATION				
Allowances				
Design Contingency (10%)				1,223,000
Cost Escalation				
Escalation allowance to tender (Est. 18 months)				606,000
Escalation allowance during construction (Est. 16 months)				282,000
Total Escalation	m2	5,500	\$384	2,111,000
D CONTINGENCIES				
Allowances				
Contract Contingency (5%)				718,000
Total Contingencies	m2	5,500	\$131	\$718,000
E PROJECT COST				
Construction Cost (A + B + C + D)	m2	5,500	\$2,738	\$15,058,000
Other Project Costs				
Fees and Charges				
Professional fees				1,500,000
Authorities fees and charges				150,000
Other Costs				
Loose furniture and equipment (Excludes Treehouse & West Portables)	m2	3,650	150	548,000
Audio visual costs (Excludes Treehouse & West Portables)	m2	3,650	100	365,000
IT costs (Excludes Treehouse & West Portables)	m2	3,650	25	91,000
Decanting				
Decanting allowance				300,000
F TOTAL PROJECT COST (excl. GST)	m2	5,500	\$3,275	\$18,012,000

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YARRA RANGES COUNCIL
FLEXIBLE FUTURE
BUILDING OPTIONS STUDY
PARTIAL REDEVELOPMENT



Date : 4th April, 2016

1800 sq.m New Build + 2500 sq.m Refurbishment + 1200 sq.m remain in Treehouse
 = 5,500 m2 TOTAL

	Description of Work	Unit	Area	Rate	Total (\$)
A	BUILDING WORKS				
	REFURBISHMENT OF EXISTING YRC BUILDING				
	Sub-ground Level	m2	650	2,570	1,670,500
	Ground Level	m2	1,500	2,570	3,855,000
	1st Floor Level	m2	350	2,570	899,500
	MINOR REFURBISHMENT OF EXISTING TREEHOUSE				
	Ground Level	m2	1,200	550	660,000
	NEW BUILDING				
	Sub-ground Level	m2	30	3,145	94,350
	Ground Level	m2	1,470	3,145	4,623,150
	1st Floor Level - Plant + Lift / Stair Core	m2	300	3,145	943,500
	Total Building Works	m2	5,500	\$2,317	\$12,745,700
B	EXTERNAL WORKS AND SERVICES				
	External Works & Landscaping				
	Demolition				
	Demolish North end of existing council building	m2	750	100	75,000
	Demolish existing relocatable buildings				75,000
	Demolish existing pavements, stairs, ramps, etc				50,000
	Disconnect and remove existing services				25,000
	Earthworks				
	Benching for building, pavements and landscaping				65,000
	Soft spots (PC SUM)				25,000
	Rock (PC SUM)				200,000
	Contaminated soil (PC SUM)				100,000
	Pavements				
	Pedestrian pavements				150,000
	Adjustment for incorporation of car spaces				100,000
	Compliant access ramps				200,000
	Disabled carparks, rectification of pathways, kerbs etc.				100,000
	General external pavement and pit repairs				50,000
	Miscellaneous bollards, grates etc.				25,000
	Landscaping				
	Hard landscaping				100,000
	Soft landscaping				By Council
	External services				
	Stormwater drainage				450,000
	Sewer drainage				35,000
	Water services				15,000
	Gas services				25,000
	Fire services				140,000
	Electrical services - power supply, main swithboard, communications, external lighting				410,000
	Builder's preliminaries				
	Builder's preliminaries on Items above				242,000
	Total External Works and Services	m2	5,500	\$483	2,657,000
C	ESCALATION				
	Allowances				
	Design Contingency (10%)				1,541,000
	Cost Escalation				
	Escalation allowance to tender (Est. 18 months)				763,000
	Escalation allowance during construction (Est. 19 months)				423,800
	Total Escalation	m2	5,500	\$496	2,727,800
D	CONTINGENCIES				
	Allowances				
	Contract Contingency (5%)				907,000
	Total Contingencies	m2	5,500	\$165	\$907,000
E	PROJECT COST				
	Construction Cost (A + B + C + D)	m2	5,500	\$3,461	\$19,037,500
	Other Project Costs				
	Fees and Charges				
	Professional fees				1,500,000
	Authorities fees and charges				150,000
	Other Costs				
	Loose furniture and equipment	m2	5,500	150	825,000
	Audio visual costs	m2	5,500	100	550,000
	IT costs	m2	5,500	25	137,500
	Decanting				
	Decanting allowance				300,000
F	TOTAL PROJECT COST (excl. GST)	m2	5,500	\$4,091	\$22,500,000

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3000 sqm New Build + 2500 sqm Refurbishment
= 5,500 m2 TOTAL

Description of Work	Unit	Area	Rate	Total (\$)
A BUILDING WORKS				
REFURBISHMENT OF EXISTING YRC BUILDING				
Sub-ground Level	m2	650	2,570	1,670,500
Ground Level	m2	1,500	2,570	3,855,000
1st Floor Level	m2	350	2,570	899,500
Rooftop Garden (PC Sum)	item			350,000
West Balcony (PC Sum)	item			150,000
NEW BUILDING				
Sub-ground Level	m2	30	3,145	94,350
Ground Level	m2	1,485	3,145	4,670,325
1st Floor Level - Plant + Lift / Stair Core	m2	1,485	3,145	4,670,625
Total Building Works	m2	5,500	\$2,975	\$16,360,000
B EXTERNAL WORKS AND SERVICES				
External Works & Landscaping				
Demolition				
Demolish North end of existing council building	m2	750	100	75,000
Demolish existing relocatable buildings				100,000
Demolish existing pavements, stairs, ramps, etc				50,000
Disconnect and remove existing services				25,000
Earthworks				
Benching for building, pavements and landscaping				65,000
Soft spots (PC SUM)				25,000
Rock (PC SUM)				200,000
Contaminated soil (PC SUM)				100,000
Pavements				
Pedestrian pavements				150,000
Adjustment for incorporation of car spaces				100,000
Compliant access ramps				200,000
Disabled carparks, rectification of pathways, kerbs etc.				100,000
General external pavement and pit repairs				50,000
Miscellaneous bollards, grates etc.				25,000
Landscaping				
Hard landscaping				100,000
Soft landscaping				By Council
Civic Green & Civic Square areas (2200 m2)				700,000
External services				
Stormwater drainage				450,000
Sewer drainage				35,000
Water services				15,000
Gas services				25,000
Fire services				140,000
Electrical services - power supply, main swithboard, communications, external lighting				410,000
Builder's preliminaries				
Builder's preliminaries on Items above				314,000
Total External Works and Services	m2	5,500	\$628	3,454,000
C ESCALATION				
Allowances				
Design Contingency (10%)				1,982,000
Cost Escalation				
Escalation allowance to tender (Est. 18 months)				981,000
Escalation allowance during construction (Est. 21 months)				591,500
Total Escalation	m2	5,500	\$646	3,554,500
D CONTINGENCIES				
Allowances				
Contract Contingency (5%)				1,169,000
Total Contingencies	m2	5,500	\$213	\$1,169,000
E PROJECT COST				
Construction Cost (A + B + C + D)	m2	5,500	\$4,461	\$24,537,500
Other Project Costs				
Fees and Charges				
Professional fees				1,500,000
Authorities fees and charges				150,000
Other Costs				
Loose furniture and equipment	m2	5,500	150	825,000
Audio visual costs	m2	5,500	100	550,000
IT Costs	m2	5,500	25	137,500
Decanting				
Decanting allowance				300,000
F TOTAL PROJECT COST (excl. GST)	m2	5,500	\$5,091	\$28,000,000

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