



A
P
P
E
N
D
I
X

'B'



**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
Summary**

DATE 17/12/2014

REF 9929/B
Page 1

ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<u>COMMUNITY FACILITIES</u>				
CI01	North Wollert Community Facilities	ITEM	7,117,000	2,747,000	9,864,000
CI02	East Wollert Licensed Kindergarten Space	ITEM	3,508,100	1,353,000	4,861,100
CI03	West Wollert Community Facilities	ITEM	5,898,900	2,277,000	8,175,900
CI04	Wollert MTC Cluster 1 - MCH, Major Youth Services, NGO Consulting Room	ITEM	3,464,600	1,337,000	4,801,600
CI05	Wollert MTC Cluster 2 - PAG, Community Hall & Meeting Space	ITEM	5,450,600	2,104,000	7,554,600
CI06	Wollert MTC Cluster 3 - Library, Arts Spaces	ITEM	8,364,500	3,228,000	11,592,500
CI07	Wollert Performing Arts Space	ITEM	6,269,600	2,419,000	8,688,600
CF	TOTAL OF COMMUNITY FACILITIES (Excl GST) (Fixed Price Contract - Jan 2015)				55,538,300



**WOLLERT PRECINCT STRUCTURE PLAN
 DEVELOPER CONTRIBUTION PLAN COSTING
 CI 01 - North Wollert Community Facilities**

DATE 17/12/2014
 GFA 1,961
 REF 9929/B
 Page 2

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 01 - North Wollert Community Facilities				
	Community Spaces - Refer over for detail	ITEM			1,592,400
	Early Years / Kindergarten Spaces - Refer over for detail	ITEM			3,674,200
	MCH Facilities - Refer over for detail	ITEM			196,400
	Site Works and External Services				
	Site preparation & demolition	ITEM			220,000
	- Allowance for rock excavation	ITEM			210,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 80 cars)	M2	2,400	110	264,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			160,000
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			130,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			50,000
	External fire protection	ITEM			50,000
	External light & power	ITEM			190,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **7,117,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 356,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 747,000
CONTINGENCY (As Advised)	20.00 %	\$ 1,644,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **9,864,000**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 01 - North Wollert Community Facilities

DATE 17/12/2014
GFA 1,961

REF 9929/B
Page 3

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 01 - North Wollert Community Facilities				
	Community Spaces				
	Foyer & Reception (FECA)	M2	24	2,400	57,600
	Community Hall (FECA)	M2	240	2,400	576,000
	Community Meeting Room (FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room (FECA)	M2	28	2,000	56,000
	Community Hall Kitchen (FECA)	M2	85	2,800	238,000
	- E/O for kitchen equipment	ITEM			120,000
	Community Workshop (FECA)	M2	20	2,400	48,000
	Outdoor Space & Verandah (UCA)	M2	30	650	19,500
	Entry Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	99	2,200	217,800
	Sub-Total (1)				1,592,400
	Early Years / Kindergarten Spaces				
	Kindergarten Foyer (FECA)	M2	40	2,400	96,000
	Kindergarten Office (FECA)	M2	50	2,400	120,000
	Kindergarten Playroom (2 x 33 Children) (FECA)	M2	220	2,700	594,000
	Long Day Care Playroom (1 x 33 Children) (FECA)	M2	110	2,700	297,000
	Early Years Playroom (1 x 33 Children) (FECA)	M2	110	2,700	297,000
	Consulting & Planning Room (FECA)	M2	12	2,400	28,800
	Kitchen (FECA)	M2	40	2,800	112,000
	Children's Bathroom (FECA)	M2	30	2,900	87,000
	Children's Lockers (FECA)	M2	30	2,600	78,000
	Staff Amenities (FECA)	M2	10	2,800	28,000
	Playroom Internal Store (FECA)	M2	76	2,000	152,000
	Cleaners Store (FECA)	M2	10	2,600	26,000
	Outdoor Children's Playspace (OPEN)	M2	1,452	800	1,161,600
	- E/O for veranda (UCA)	M2	240	250	60,000
	External Storage (FECA)	M2	80	2,200	176,000
	Circulation & Corridors (FECA)	M2	164	2,200	360,800
	Sub-Total (2)				3,674,200
	MCH Facilities				
	Consulting Room (in 2 no.) (FECA)	M2	24	2,400	57,600
	Program / Waiting Area (FECA)	M2	45	2,400	108,000
	Circulation & Corridors (FECA)	M2	14	2,200	30,800
	Sub-Total (3)				196,400



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 02 - East Wollert Licensed Kindergarten Space

DATE 17/12/2014
GFA 906

REF 9929/B
Page 4

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 02 - East Wollert Licensed Kindergarten Space				
	Community Spaces (N/A) - Refer over for detail	ITEM			-
	Early Years / Kindergarten Spaces - Refer over for detail	ITEM			2,729,100
	MCH Facilities (N/A) - Refer over for detail	ITEM			-
	Site Works and External Services				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways	ITEM			10,000
	Landscaping and Improvements	ITEM			80,000
	External stormwater drainage	ITEM			100,000
	External sewer drainage	ITEM			60,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			100,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **3,508,100**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 175,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 368,000
CONTINGENCY (As Advised)	20.00 %	\$ 810,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,861,100**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 02 - East Wollert Licensed Kindergarten Space

DATE 17/12/2014

GFA 906

REF 9929/B

Page 5

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 02 - East Wollert Licensed Kindergarten Space				
	Community Spaces (N/A)				
	Foyer & Reception	ITEM			-
	Community Hall	ITEM			-
	Community Meeting Room	ITEM			-
	Community Meeting Room - Store Room	ITEM			-
	Community Hall Kitchen (Excluded - TBC)	ITEM			-
	- E/O for kitchen equipment (Excluded - TBC)	ITEM			-
	Community Workshop	ITEM			-
	Outdoor Space & Verandah	ITEM			-
	Entry Canopy	ITEM			-
	Circulation & Corridors	ITEM			-
	Sub-Total (1)				-
	Early Years / Kindergarten Spaces				
	Kindergarten Foyer (FECA)	M2	20	2,400	48,000
	Kindergarten Office (FECA)	M2	45	2,400	108,000
	Kindergarten Playroom (3 x 33 Children) (FECA)	M2	330	2,700	891,000
	Long Day Care Playroom (N/A)	ITEM			-
	Early Years Playroom (N/A)	ITEM			-
	Consulting & Planning Room (FECA)	M2	8	2,400	19,200
	Kitchen (FECA)	M2	20	2,800	56,000
	Children's Bathroom (FECA)	M2	25	2,900	72,500
	Children's Lockers (FECA)	M2	25	2,600	65,000
	Staff Amenities (FECA)	M2	10	2,800	28,000
	Playroom Internal Store (FECA)	M2	57	2,000	114,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Outdoor Children's Playspace (OPEN)	M2	1,089	800	871,200
	- E/O for veranda (UCA)	M2	180	250	45,000
	External Storage (FECA)	M2	60	2,200	132,000
	Circulation & Corridors (FECA)	M2	121	2,200	266,200
	Sub-Total (2)				2,729,100
	MCH Facilities (N/A)				
	Consulting Room (in 2 no.)	ITEM			-
	Program / Waiting Area	ITEM			-
	Circulation & Corridors	ITEM			-
	Sub-Total (3)				-



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 03 - West Wollert Community Facilities

DATE 17/12/2014
GFA 1,645

REF 9929/B
Page 6

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 03 - West Wollert Community Facilities				
	Community Spaces - Refer over for detail	ITEM			1,592,400
	Early Years / Kindergarten Spaces - Refer over for detail	ITEM			2,729,100
	MCH Facilities - Refer over for detail	ITEM			196,400
	Site Works and External Services				
	Site preparation & demolition	ITEM			180,000
	- Allowance for rock excavation	ITEM			170,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 70 cars)	M2	2,100	110	231,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			140,000
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			110,000
	External water supply	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			160,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **5,898,900**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 295,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 619,000
CONTINGENCY (As Advised)	20.00 %	\$ 1,363,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **8,175,900**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 03 - West Wollert Community Facilities

DATE 17/12/2014
 GFA 1,645
 REF 9929/B
 Page 7

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 03 - West Wollert Community Facilities				
	Community Spaces				
	Foyer & Reception (FECA)	M2	24	2,400	57,600
	Community Hall (FECA)	M2	240	2,400	576,000
	Community Meeting Room (FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room (FECA)	M2	28	2,000	56,000
	Community Hall Kitchen (FECA)	M2	85	2,800	238,000
	- E/O for kitchen equipment	ITEM			120,000
	Community Workshop (FECA)	M2	20	2,400	48,000
	Outdoor Space & Verandah (UCA)	M2	30	650	19,500
	Entry Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	99	2,200	217,800
	Sub-Total (1)				1,592,400
	Early Years / Kindergarten Spaces				
	Kindergarten Foyer (FECA)	M2	20	2,400	48,000
	Kindergarten Office (FECA)	M2	45	2,400	108,000
	Kindergarten Playroom (3 x 33 Children) (FECA)	M2	330	2,700	891,000
	Long Day Care Playroom (N/A)	ITEM			-
	Early Years Playroom (N/A)	ITEM			-
	Consulting & Planning Room (FECA)	M2	8	2,400	19,200
	Kitchen (FECA)	M2	20	2,800	56,000
	Children's Bathroom (FECA)	M2	25	2,900	72,500
	Children's Lockers (FECA)	M2	25	2,600	65,000
	Staff Amenities (FECA)	M2	10	2,800	28,000
	Playroom Internal Store (FECA)	M2	57	2,000	114,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Outdoor Children's Playspace (OPEN)	M2	1,089	800	871,200
	- E/O for veranda (UCA)	M2	180	250	45,000
	External Storage (FECA)	M2	60	2,200	132,000
	Circulation & Corridors (FECA)	M2	121	2,200	266,200
	Sub-Total (2)				2,729,100
	MCH Facilities				
	Consulting Room (in 2 no.) (FECA)	M2	24	2,400	57,600
	Program / Waiting Area (FECA)	M2	45	2,400	108,000
	Circulation & Corridors (FECA)	M2	14	2,200	30,800
	Sub-Total (3)				196,400



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting

DATE 17/12/2014
GFA 1,108

REF 9929/B
Page 8

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting				
	MCH Facilities - Refer over for detail	ITEM			196,400
	Youth Services - Refer over for detail	ITEM			1,239,000
	NGO Consulting - Refer over for detail	ITEM			1,204,200
	Site Works and External Services				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 50 cars)	M2	1,500	110	165,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways	ITEM			10,000
	Landscaping and Improvements	ITEM			80,000
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			60,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			90,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **3,464,600**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 173,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 364,000
CONTINGENCY (As Advised)	20.00 %	\$ 800,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,801,600**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting

DATE 17/12/2014
GFA 1,108
REF 9929/B
Page 9

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting				
	MCH Facilities				
	Consulting Room (in 2 no.) (FECA)	M2	24	2,400	57,600
	Program / Waiting Area (FECA)	M2	45	2,400	108,000
	Circulation & Corridors (FECA)	M2	14	2,200	30,800
	Sub-Total (1)				196,400
	Youth Services				
	Foyer & Community Space (FECA)	M2	75	2,400	180,000
	Team Leader Office (FECA)	M2	14	2,400	33,600
	Office / Resource Library (FECA)	M2	14	2,400	33,600
	Co-located Agencies (FECA)	M2	25	2,400	60,000
	Youth Services & Other Agencies (FECA)	M2	121	2,400	290,400
	Store Room (FECA)	M2	20	2,000	40,000
	Interview Room (FECA)	M2	28	2,400	67,200
	Health Services Consulting Room (FECA)	M2	20	2,400	48,000
	Multi Media Room (FECA)	M2	52	2,600	135,200
	Community Room (FECA)	M2	60	2,400	144,000
	Staff Room / Kitchen (FECA)	M2	25	2,600	65,000
	Staff Amenities (FECA)	M2	10	2,800	28,000
	Cleaner Store (FECA)	M2	5	2,600	13,000
	Entry Canopy (UCA)	M2	20	650	13,000
	Circulation & Corridors (FECA)	M2	40	2,200	88,000
	Sub-Total (2)				1,239,000
	NGO Consulting				
	Foyer & Reception Area (FECA)	M2	43	2,400	103,200
	Meeting Room (FECA)	M2	50	2,400	120,000
	Office Space (FECA)	M2	185	2,400	444,000
	Print Room (FECA)	M2	15	2,400	36,000
	Store Room (FECA)	M2	14	2,400	33,600
	Toilets (FECA)	M2	46	2,800	128,800
	Staff Area (FECA)	M2	60	2,600	156,000
	Circulation & Corridors (FECA)	M2	83	2,200	182,600
	Sub-Total (3)				1,204,200



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space

DATE 17/12/2014
GFA 1,793

REF 9929/B
Page 10

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space				
	Reception Area - Refer over for detail	ITEM			540,300
	Planned Activity Group Facility (PAG) - Refer over for detail	ITEM			1,624,100
	Community Spaces - Refer over for detail	ITEM			1,985,200
	Site Works and External Services				
	Site preparation & demolition	ITEM			170,000
	- Allowance for rock excavation	ITEM			160,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (in approx 70 cars)	M2	2,100	110	231,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			120,000
	External stormwater drainage	ITEM			150,000
	External sewer drainage	ITEM			100,000
	External water supply	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			150,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **5,450,600**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 273,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 572,000
CONTINGENCY (As Advised)	20.00 %	\$ 1,259,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **7,554,600**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space

DATE 17/12/2014

GFA 1,793

REF 9929/B

Page 11

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space				
	Reception Area				
	Foyer (FECA)	M2	80	2,400	192,000
	Reception (FECA)	M2	15	2,400	36,000
	Reception Kitchenette (FECA)	M2	6	2,800	16,800
	Staff Room (FECA)	M2	25	2,400	60,000
	Public Toilet (FECA)	M2	45	2,800	126,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	35	2,200	77,000
	Sub-Total (1)				540,300
	Planned Activity Group Facility (PAG)				
	Foyer (FECA)	M2	30	2,400	72,000
	Activity Rooms (FECA)	M2	120	2,400	288,000
	Meeting Spaces (FECA)	M2	120	2,400	288,000
	Informal Meeting / Lounge Area (FECA)	M2	40	2,400	96,000
	Office (FECA)	M2	15	2,400	36,000
	Kitchen (FECA)	M2	40	2,800	112,000
	Public Toilet (FECA)	M2	80	2,800	224,000
	Store Room (FECA)	M2	30	2,000	60,000
	Garage (FECA)	M2	90	2,000	180,000
	Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	113	2,200	248,600
	Sub-Total (2)				1,624,100
	Community Spaces				
	Community Hall (FECA)	M2	320	2,400	768,000
	Community Hall Kitchen (FECA)	M2	80	2,800	224,000
	- E/O for kitchen equipment	ITEM			80,000
	Community Hall Chair Store (FECA)	M2	65	2,000	130,000
	Community Meeting Room (FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room (FECA)	M2	28	2,000	56,000
	Community Workshop (FECA)	M2	20	2,400	48,000
	Kitchen (Shared) (FECA)	M2	40	2,800	112,000
	Outdoor Space & Verandah (UCA)	M2	30	650	19,500
	Entry Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	131	2,200	288,200
	Sub-Total (3)				1,985,200



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 06 - Wollert MTC Cluster 3: Library, Arts Space

DATE 17/12/2014
GFA 2,600

REF 9929/B
Page 12

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 06 - Wollert MTC Cluster 3: Library, Arts Space				
	Collection (FECA)	M2	513	2,600	1,333,800
	Reader Seating & Study Space (FECA)	M2	231	2,400	554,400
	Staff Room & Work Room (FECA)	M2	128	2,400	307,200
	Resource Areas (FECA)	M2	77	2,600	200,200
	Children's Library (FECA)	M2	206	2,600	535,600
	Teenager / Specialist Area (FECA)	M2	77	2,600	200,200
	Multi-Purpose & Training Room (FECA)	M2	256	2,400	614,400
	Café (FECA)	M2	52	3,200	166,400
	Amenities (FECA)	M2	102	2,600	265,200
	Art Space (FECA)	M2	500	2,400	1,200,000
	Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	428	2,200	941,600
	Site Works and External Services				
	Site preparation & demolition	ITEM			250,000
	- Allowance for rock excavation	ITEM			240,000
	Roads, footpaths and paved areas	ITEM			60,000
	- Asphalt Carpark (in approx 120 cars)	M2	3,600	110	396,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			190,000
	External stormwater drainage	ITEM			230,000
	External sewer drainage	ITEM			150,000
	External water supply	ITEM			80,000
	External gas reticulation	ITEM			60,000
	External fire protection	ITEM			60,000
	External light & power	ITEM			230,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **8,364,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 418,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 878,000
CONTINGENCY (As Advised)	20.00 %	\$ 1,932,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **11,592,500**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 07 - Wollert Performing Art Space

DATE 17/12/2014
GFA 1,858

REF 9929/B
Page 13

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 07 - Wollert Performing Art Space				
	Stage & Seating Area (Double Volume) (FECA)	M2	450	3,500	1,575,000
	Stage Balcony & Gallery (FECA)	M2	100	1,800	180,000
	Backstage Workshop (FECA)	M2	70	2,600	182,000
	Make up & Green Room (FECA)	M2	100	2,400	240,000
	Administration & Offices (FECA)	M2	40	2,400	96,000
	Kiosk (FECA)	M2	15	2,400	36,000
	Public Toilet (FECA)	M2	140	2,600	364,000
	Foyer & Breakout Space (FECA)	M2	600	2,400	1,440,000
	Canopy (UCA)	M2	40	650	26,000
	Circulation & Corridors (FECA)	M2	303	2,200	666,600
	Site Works and External Services				
	Site preparation & demolition	ITEM			190,000
	- Allowance for rock excavation	ITEM			180,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 80 cars)	M2	2,400	110	264,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			140,000
	External stormwater drainage	ITEM			170,000
	External sewer drainage	ITEM			110,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			170,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **6,269,600**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 313,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 658,000
CONTINGENCY (As Advised)	20.00 %	\$ 1,448,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **8,688,600**

(Fixed Price Contract - Jan 2015)