



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548

Suite 8, 13 Church Street, Hawthorn, Victoria 3122

Tel: (03) 9852 7811 Fax: (03) 9852 7044

W: www.prowseqs.com.au E: info@prowseqs.com.au

4 March 2014

Ref: 9847-01

Metropolitan Planning Authority
Level 29, 35 Collins Street
Melbourne VIC 3000

Attention: Ms. Alexandra Malishev

Dear Alexandra,

RE: CLYDE DCP – COMMUNITY PROJECTS
MPA REFERENCE NO: COR/13/9508

As requested, we have prepared a cost study for the Development Contribution Plan for the above project, based on information received by us up to 4 March 2014.

Our estimate of the anticipated total cost is \$30,269,274 for a fixed price contract at July 2014 cost levels and a summary follows:

Thompson's Road Precinct

CO_53_01 Family and Children's Centre (Level 1)	\$	4,324,182
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CO_53_04 Family and Children's Centre (Level 1)	\$	4,324,182
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Clyde Creek Precinct

CO_54_01 Family and Children's Centre (Level 1)	\$	4,324,182
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CO_54_02 Family and Children's Centre (Level 1)	\$	4,324,182
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CO_54_03 Family and Children's Centre (Level 1)	\$	4,324,182
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CO_54_04 Family and Children's Centre (Level 1)	\$	4,324,182
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CO_54_06 Family and Children's Centre (Level 1)	\$	4,324,182
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Anticipated Total Project Cost (excluding GST) (Fixed Price Contract – July 2014)	\$	30,269,274
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Allowances for the following have been included in our estimate:

- Preliminaries and Design variable
- Cost escalation to a tender date of July 2014
- Cost escalation during construction
- Competitive tendering
- Design fees (5% as advised)
- Project management and supervision (10% as advised)
- Contingency (20% as advised)

Allowances for the following have been excluded from our estimate:

- Goods & Services Tax
- Cost escalation to tender after July 2014
- Authority contribution and headwork charges
- Adverse market conditions and rock excavation
- Abnormal ground conditions
- Loose furniture and equipment
- Hazardous material removal

This estimate is based on preliminary information. Assumptions have been made and these assumptions will require confirmation when further documentation becomes available.

We have attached the following documents for your information:

- Appendix A: Explanatory Notes (Ref C)
- Appendix B: Stage A Cost Plans (Ref C)

Yours faithfully

PROWSE QUANTITY SURVEYORS PTY LTD

A handwritten signature in black ink, appearing to read 'Joe Yeh', written in a cursive style.

JOE YEH



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CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
Explanatory Notes

DATE 4/03/2014

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EXPLANATORY NOTES:

Definition of Measurement of Building Area

- Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basement (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered way alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable area of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

- Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered way alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness).

When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall taken to the edge of the paving or to the edge of the cover, whichever is the lesser.

UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

- Gross Floor Area (GFA)

The sum of the "Fully Enclosed Area" and "Unenclosed Covered Area" as defined.

- Building Area (BA)

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
Explanatory Notes

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EXPLANATORY NOTES (Cont'd)

Building Costs per square meter

- The estimates provided are all-up estimates of the construction costs, they include allowance for labours, material, equipment, builder's preliminaries and overheads and profits.
- We have assumed the compliance of current building codes and Australian Standards would be the minimum requirement of the development. The development should achieve Council's expectation of standard quality and finishes of similar public assets.
- We have assumed the tender procurement for each development is through a competitive tendering process with no less than three selected tenderers to participate.
- We have assumed the form of contracting is an Australian Standard lump sum contract, such as AS4000.
- We have allowed for cost escalation to an anticipated tender date as noted. The estimates include cost escalation during the construction period of the development.
- A 5% of "Design Fees" has been allowed for in our cost estimates as per MPA's instruction
- A 10% of "Project Management & Supervision" cost has been allowed for in our cost estimates as per MPA's instruction.
- A 20% of "Contingency" has been allowed for in our cost estimates as per MPA's instruction
- The estimates exclude Goods and Services Tax (G.S.T)
- The estimates exclude cost associated with utilities connection, authority contribution and headworks charges
- The estimates exclude cost associated with working in significant sloping site, rock excavation and site decontamination.
- The estimates exclude allowance for loose furniture and equipment.
- The estimates are prepared based on the previous DCP costing that PQS involved in, such as Armstrong Creek East DCP, Armstrong Creek West DCP, Armstrong Creek Horseshoe Bend DCP, Ballarat West DCP, and also cost plans prepared for various local councils including City of Boroondara, Melton City Council, City of Port Phillip, Frankston City Council etc.



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CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
Summary

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<u>COMMUNITY FACILITIES</u>				
	<u>Thompson's Road Precinct</u>				
CO_53_01	Family and Children's Centre (Level 1)	ITEM	3,119,900	1,204,282	4,324,182
CO_53_02	Branch Library & Community Centre (Level 3) - Excluded as advised	ITEM	-	-	-
CO_53_03	Community Care Hub / Host Home - Excluded as advised	ITEM	-	-	-
CO_53_04	Family and Children's Centre (Level 1)	ITEM	3,119,900	1,204,282	4,324,182
	<u>Clyde Creek Precinct</u>				
CO_54_01	Family and Children's Centre (Level 1)	ITEM	3,119,900	1,204,282	4,324,182
CO_54_02	Family and Children's Centre (Level 1)	ITEM	3,119,900	1,204,282	4,324,182
CO_54_03	Family and Children's Centre (Level 1)	ITEM	3,119,900	1,204,282	4,324,182
CO_54_04	Family and Children's Centre (Level 1)	ITEM	3,119,900	1,204,282	4,324,182
CO_54_05	Specialist Community Centre (Level 3) - Excluded as advised	ITEM	-	-	-
CO_54_06	Family and Children's Centre (Level 1)	ITEM	3,119,900	1,204,282	4,324,182
CO	TOTAL OF COMMUNITY FACILITIES (Excl GST) (Fixed Price Contract - July 2014)				30,269,274



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-53-01 - Family and Children's Centre (Level 1)

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-53-01 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
	MCH Rooms (in 2 no.) (FECA)	M2	44	2,400	105,600
	Multi-purpose space (FECA)	M2	80	2,400	192,000
	Meeting rooms (in 2 no.) (FECA)	M2	24	2,400	57,600
	Kitchenettes (in 3 no.) (FECA)	M2	24	2,800	67,200
	MCH waiting room (FECA)	M2	12	2,400	28,800
	Office (FECA)	M2	12	2,400	28,800
	Staff room (FECA)	M2	20	2,400	48,000
	Children's toilet (FECA)	M2	66	2,800	184,800
	Public Toilets (FECA)	M2	64	2,600	166,400
	First aid room (FECA)	M2	12	2,600	31,200
	Circulation, storage & services cupboards (FECA)	M2	100	2,100	210,000
	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
	Site Works				
	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
	External sewer drainage	ITEM			56,000
	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **3,119,900**

PRELIMINARIES (Included Above)	- %	\$	-
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
DESIGN FEES (As Advised)	5.00 %	\$	155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	327,590
CONTINGENCY (As Advised)	20.00 %	\$	720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,324,182**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-53-04 - Family and Children's Centre (Level 1)

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-53-04 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
	MCH Rooms (in 2 no.) (FECA)	M2	44	2,400	105,600
	Multi-purpose space (FECA)	M2	80	2,400	192,000
	Meeting rooms (in 2 no.) (FECA)	M2	24	2,400	57,600
	Kitchenettes (in 3 no.) (FECA)	M2	24	2,800	67,200
	MCH waiting room (FECA)	M2	12	2,400	28,800
	Office (FECA)	M2	12	2,400	28,800
	Staff room (FECA)	M2	20	2,400	48,000
	Children's toilet (FECA)	M2	66	2,800	184,800
	Public Toilets (FECA)	M2	64	2,600	166,400
	First aid room (FECA)	M2	12	2,600	31,200
	Circulation, storage & services cupboards (FECA)	M2	100	2,100	210,000
	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
	Site Works				
	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
	External sewer drainage	ITEM			56,000
	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **3,119,900**

PRELIMINARIES (Included Above)	- %	\$	-
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
DESIGN (As Advised)	5.00 %	\$	155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	327,590
CONTINGENCY (As Advised)	20.00 %	\$	720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,324,182**

(Fixed Price Contract - July 2014)

**CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-54-01 - Family and Children's Centre (Level 1)**

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-54-01 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
	MCH Rooms (in 2 no.) (FECA)	M2	44	2,400	105,600
	Multi-purpose space (FECA)	M2	80	2,400	192,000
	Meeting rooms (in 2 no.) (FECA)	M2	24	2,400	57,600
	Kitchenettes (in 3 no.) (FECA)	M2	24	2,800	67,200
	MCH waiting room (FECA)	M2	12	2,400	28,800
	Office (FECA)	M2	12	2,400	28,800
	Staff room (FECA)	M2	20	2,400	48,000
	Children's toilet (FECA)	M2	66	2,800	184,800
	Public Toilets (FECA)	M2	64	2,600	166,400
	First aid room (FECA)	M2	12	2,600	31,200
	Circulation, storage & services cupboards (FECA)	M2	100	2,100	210,000
	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
	Site Works				
	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
	External sewer drainage	ITEM			56,000
	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ 3,119,900

PRELIMINARIES (Included Above)	- %	\$	-
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
DESIGN (As Advised)	5.00 %	\$	155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	327,590
CONTINGENCY (As Advised)	20.00 %	\$	720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 4,324,182

(Fixed Price Contract - July 2014)

**CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-54-02 - Family and Children's Centre (Level 1)**

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-54-02 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
	MCH Rooms (in 2 no.) (FECA)	M2	44	2,400	105,600
	Multi-purpose space (FECA)	M2	80	2,400	192,000
	Meeting rooms (in 2 no.) (FECA)	M2	24	2,400	57,600
	Kitchenettes (in 3 no.) (FECA)	M2	24	2,800	67,200
	MCH waiting room (FECA)	M2	12	2,400	28,800
	Office (FECA)	M2	12	2,400	28,800
	Staff room (FECA)	M2	20	2,400	48,000
	Children's toilet (FECA)	M2	66	2,800	184,800
	Public Toilets (FECA)	M2	64	2,600	166,400
	First aid room (FECA)	M2	12	2,600	31,200
	Circulation, storage & services cupboards (FECA)	M2	100	2,100	210,000
	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
	Site Works				
	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
	External sewer drainage	ITEM			56,000
	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ 3,119,900

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN (As Advised)	5.00 %	\$ 155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 327,590
CONTINGENCY (As Advised)	20.00 %	\$ 720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 4,324,182

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-54-03 - Family and Children's Centre (Level 1)

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-54-03 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
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	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
	Site Works				
	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
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	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **3,119,900**

PRELIMINARIES (Included Above)	- %	\$	-
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
DESIGN (As Advised)	5.00 %	\$	155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	327,590
CONTINGENCY (As Advised)	20.00 %	\$	720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,324,182**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-54-04 - Family and Children's Centre (Level 1)

DATE 4/03/2014

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-54-04 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
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	Public Toilets (FECA)	M2	64	2,600	166,400
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	Circulation, storage & services cupboards (FECA)	M2	100	2,100	210,000
	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
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	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
	External sewer drainage	ITEM			56,000
	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **3,119,900**

PRELIMINARIES (Included Above)	- %	\$	-
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
DESIGN (As Advised)	5.00 %	\$	155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	327,590
CONTINGENCY (As Advised)	20.00 %	\$	720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,324,182**

(Fixed Price Contract - July 2014)



CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-54-06 - Family and Children's Centre (Level 1)

DATE 4/03/2014
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-54-06 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
	MCH Rooms (in 2 no.) (FECA)	M2	44	2,400	105,600
	Multi-purpose space (FECA)	M2	80	2,400	192,000
	Meeting rooms (in 2 no.) (FECA)	M2	24	2,400	57,600
	Kitchenettes (in 3 no.) (FECA)	M2	24	2,800	67,200
	MCH waiting room (FECA)	M2	12	2,400	28,800
	Office (FECA)	M2	12	2,400	28,800
	Staff room (FECA)	M2	20	2,400	48,000
	Children's toilet (FECA)	M2	66	2,800	184,800
	Public Toilets (FECA)	M2	64	2,600	166,400
	First aid room (FECA)	M2	12	2,600	31,200
	Circulation, storage & services cupboards (FECA)	M2	100	2,100	210,000
	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
	Site Works				
	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
	External sewer drainage	ITEM			56,000
	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **3,119,900**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN (As Advised)	5.00 %	\$ 155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 327,590
CONTINGENCY (As Advised)	20.00 %	\$ 720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,324,182**

(Fixed Price Contract - July 2014)