



**BERWICK WATERWAYS DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
Explanatory Notes**

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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.



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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.



BERWICK WATERWAYS DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-02 - Multi Purpose Community Room Addition (Level 1)

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-02 - Multi Purpose Community Room Addition (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Multi-purpose space (FECA)	M2	160	2,400	384,000
	Kitchenettes (in 1 no.) (FECA)	M2	12	2,800	33,600
	Public Toilets (FECA)	M2	32	2,600	83,200
	Circulation, storage & services cupboards (FECA)	M2	30	2,100	63,000
	Canopy & Verandah (UCA)	M2	20	700	14,000
	Works to the existing attached building	ITEM			70,000
	Site Works				
	Site preparation & demolition	ITEM			27,000
	Roads, footpaths and paved areas	ITEM			7,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			3,000
	Outbuildings and covered ways	ITEM			3,000
	Landscaping and Improvements	ITEM			20,000
	External Services				
	External stormwater drainage	ITEM			25,000
	External sewer drainage	ITEM			17,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			6,000
	External fire protection	ITEM			6,000
	External light & power	ITEM			25,000
	External communications	ITEM			2,000

SUB-TOTAL \$ **927,300**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN (As Advised)	5.00 %	\$ 46,365
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 97,367
CONTINGENCY (As Advised)	20.00 %	\$ 214,206
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,285,238**

(Fixed Price Contract - July 2014)