

# Summary Report

Preston Market Precinct  
Development Contributions Plan -  
Concept Design and Costings for  
Traffic and Community Infrastructure  
Projects

V191393



Prepared for  
Victorian Planning Authority

27 January 2021

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|----------------|--|
| Prepared for   | Victorian Planning Authority   |
| Project Name   | Preston Market Precinct<br>Development Contributions Plan<br>- Concept Design and Costings<br>for Traffic and Community<br>Infrastructure Projects |
| File Reference | Summary Report   |
| Job Reference  | V191393  |
| Date           | 27 January 2021  |
| Version Number | D07  |

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Effective Date 11/03/2020

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Date Approved 13/07/2020

## Document History

| Version | Effective Date | Description of Revision                  | Prepared by | Reviewed by      |
|---------|----------------|--|-------------|------------------|
| D01     | 11/03/2020     | Initial Issue                            | S. Beckham  | Work in Progress |
| D02     | 22/06/2020     | Amended as per VPA comment               | S. Beckham  | M. Steer         |
| D03     | 29/06/2020     | Adding Architect's memo                  | S. Beckham  |                  |
| D04     | 13/07/2020     | Amended as per VPA comment               | S. Beckham  | M. Steer         |
| D05     | 26/11/2020     | Additional items added                   | S. Beckham  | V. Abeykoon      |
| D06     | 15/12/2020     | Appendix A updated as per VPA comment    | S. Beckham  |                  |
| D07     | 27/01/2021     | Section 2.4.2 updated as per VPA comment | S. Beckham  | V. Abeykoon      |

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# 1 Introduction

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Cardno has been engaged by the Victorian Planning Authority (VPA) to prepare concept level designs and cost estimates for traffic and community infrastructure projects for the Preston Market Precinct.

This Summary Report accompanies the Concept Design Drawings and tabulated Cost Estimates. The purpose of this Summary Report is to:

- summarise the project background and methodology;
- document relevant data sources that have been relied upon in the cost estimates;
- document criteria for any variation of adopted benchmarks costs for infrastructure items.

The findings of this report will be used by the VPA to inform a Development Contributions Plan (DCP) for the precinct and the basis of a levy to be paid by developer/s.

## 1.1 Project Background

The Preston Market Precinct is approximately 5.1 hectares in area and comprises many land titles most of which are held by one private landowner. The precinct includes:

- Preston Market buildings, a Centrelink office, Aldi supermarket
- An at-grade open car park
- Two Vic track sites suitable for Integrated Development Opportunities (Murray Rd and Cramer St)
- Land at 30 Cramer St (corner of St Georges Rd) is currently held in the same ownership as the market buildings and used as car parking. The site has approval for a part 9 storey and part 6 storey apartment building.

On 6 August 2017, the Minister for Planning wrote to the Victorian Planning Authority (VPA) requesting a review of the current planning controls across the whole Preston Market site. As directed, the VPA has been working in partnership with Darebin City Council, the private owners of Preston Market, the traders and the broader community.

The precinct adjoins but excludes the Mernda rail corridor and Preston station. The State Government is currently working to elevate the rail line, remove the level crossings at Cramer Street and Murray Road and rebuild the station.



Figure 1-1 Overview of the Preston Market Precinct



## 1.2 Infrastructure Projects

The traffic and community infrastructure projects that have been designed and costed are listed below:

### Community Projects:

- On site 1800m<sup>2</sup> multi-purpose centre, composed of community services, kindergarten space (including outdoor play areas) and maternal health and consulting facilities. (C-01);

### Traffic Projects:

- Raised pedestrian zebra crossing on Mary Street (TR-01);
- Raised pedestrian zebra crossing on Mary Street (TR-02);
- Signalised Cross-intersection on Mary Street and Murray Road (TR-03);
- Signalised Cross-intersection on Clinch Avenue and Murray Road (TR-04);
- Raised pedestrian zebra crossing on Cramer Street to Preston Oval (TR-05);
- A signalised and unsignalised option for the T-Intersection on Cramer Street, western end (TR-06);
- Unsignalised T-intersection on Mary Street and Cramer Street, left-in/left-out and access for service vehicles restricted to between 10:00pm and 6:00 am (TR-07).

Initially, the Victorian Planning Authority requested that 2 options be designed for TR-06 (unsignalised intersection and signalised intersection). However, instructions were later amended to require only one design – the signalised intersection.

## 1.3 Traffic Projects: Detailed Scope

Cardno was required to provide the following for each of the nominated traffic projects:

- Undertake a site inspection to assess local conditions;
- Undertake research and investigations to identify the location of existing underground and above ground utilities and infrastructure;

- Prepare a site feature plan;
- Investigation of geotechnical conditions to relevant to costing of projects;
- Prepare concept functional design drawings, suitable for costing purposes;
- Ensure the design satisfies the requirements of relevant Australian Standards, Austroads Guidance, VicRoads Guidelines and Supplements;
- Indicate the alignment of kerbs, road centre lines, medians, traffic islands, footpaths and cycle paths or other relevant features;
- Clearly illustrate the connection of roads to intersections, and demonstrate a logical extent of works;
- Provide a key layout plan showing the location and extent of all traffic projects, overlaid on a 'washed out' aerial image background;
- Calculate quantities and prepare cost estimates;
- Present cost estimates in the format of the *Traffic Projects* estimate template
- Provide a discussion on the scope and standards forming the basis for all cost advice.

Concept layout drawings for traffic projects must be drawn to scale and include the following:

- Plan view of full extent of traffic works;
- Current property boundaries and road reserves;
- Dimensions to extents of works;
- Layout of all through and turning lanes;
- Layout of major features such as medians, separators and tapers, whether above or below ground (as required by RFQ);
- Footpaths/shared paths;
- Scale/s;
- Relevant notes;
- Title block with relevant details.

Specific cost provisions are required for the following:

- Power connections for street lighting;
- Traffic signals and power connections;
- Line-marking and signs;
- Material types (i.e. asphalt) appropriate for intersections in accordance with current design guides;
- Road pavement subgrade improvement layer (allow 20% of pavement area);
- A suitable allowance for rock excavation;
- Allowance for cut/fill and retaining walls where necessary;
- Relocation of utility services and site features (where required).

## 1.4 Multi-purpose centre Project: Detailed Scope

Cardno was required to provide the following for the nominated multi-purpose facility project:

- Undertake a site inspection to assess localised conditions;
- Provide an opinion of cost for the multi-purpose centre based on floor area quantities for different facilities within the centre that were provided by the Victorian Planning Authority;
- Present an opinion of cost in the format of the *Community Facility* estimate template (also see **Appendix B&D**);
- Provide a discussion on the scope and standards adopted for all costing advice;

Specific cost provisions are required for the complete fit-out of the building to accommodate the proposed multi-purpose facility, including but not limited to the following:

- Internal walls, separators & doors;
- Floor coverings;
- Reception area;
- Provision of all utility service connections including electricity, water & sewer;
- Provision of telecommunications connections;
- Signage;
- Nominal allowance for the removal/relocation of existing building infrastructure and utility services.

Items not included in costing:

- Furniture and furnishings.

## 2 Methodology

Details of the methodology adopted by Cardno to cost the nominated infrastructure items are outlined in the following sections.

### 2.1 Geotechnical Investigations

#### 2.1.1 Contaminated soil

Cardno's geosciences sector was consulted in order to make a workable assumption on an appropriate allowance for contaminated soil. It was determined that the soil area was likely contaminated due to the land being on infill and previous use as a tannery. Without further testing, only an initial assumption could be made for this particular area of works. It was assumed that all soil excavated would be contaminated and would need to be removed from half a metre below the surface. This rate will need to be confirmed once more detailed soil investigations are conducted.

The primary factor in the rate prescribed is the soil disposal cost. Only a few waste disposal sites will accept contaminated soil, and there may be a large distance in which the soil needs to travel to the closest waste disposal site. The per cubic metre rate in which the site will accept contaminated soil is also considerably high. For these reasons, and without information on the particular closest site, a conservative rate of \$1200 per cubic metre has been adopted.

#### 2.1.2 Desktop geotechnical analysis

A desktop geotechnical analysis was undertaken to identify whether any special treatments such as rock excavation are required during construction. GeoVic map data was analysed and the following information was obtained.

Figure 2-1 Rock formation descriptions in the Preston Market area

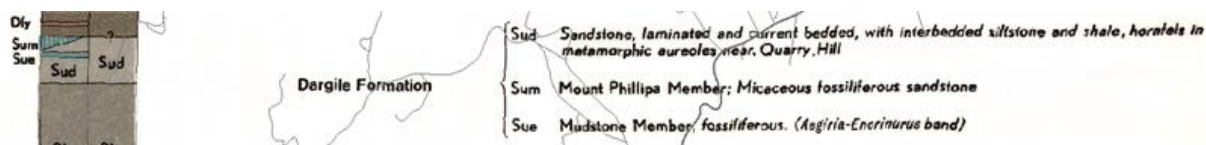


Figure 2-2 Map of locality, showing Sud rock formation in local area (sandstone)





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The underlying geology of the Preston Market area is expected to be Brighton Group geology (Sandstone - Clayey Sand/ Sandy Clay). Cardno geotechnical engineers state that due to the urban area the land should be determined as fill, and therefore no rock allowance for excavation is required. However, this is only a concept and further testing of the soil will be required in order to make a clearer assumption on the amount of rock in the soil.

## 2.2 Key references and data sources for Costing

Due to the brownfield nature and scale of the projects, rates were sourced from variable sources, as the VPA Benchmark rates were sometimes not appropriate to the line item. Data relating to the rates came from the following sources:

- Benchmark Infrastructure Costings (report by Cardno, version D8, 11.04.19);
- Rawlinson's Construction Handbook (2019 edition);
- Cardno's internal resources;
- Cardno's involvement in the CityWide contract (urban projects). Through the CityWide contract Cardno provides the City of Melbourne with designs for infrastructure upgrades around the municipality. These works involve provision of footpath designs, installation of raised platforms, bollard etc. The cost data from these projects from the CityWide contract are highly relevant to the infrastructure upgrades for Preston Market DCP;
- Reference material sourced from Department of Transport.

## 2.3 Use of Benchmark Costings

The Benchmark Infrastructure Costings report is a report created by Cardno in conjunction with the VPA and local government councils. It details a list of standard infrastructure items and their related costings as greenfield projects. The standard infrastructure items and their assumptions were derived by Cardno in accordance with instruction given from the VPA. The rates for the related costings were derived from various projects from local government, extracting their rates, and formulating P50 and P90 rates by analysis.

The Benchmark Infrastructure Costings report was used as a template for a considerable sum of the assumptions and templates used in this costing exercise, including the cost sheet template and infrastructure line items. However, the Benchmark Infrastructure Costings report details the costing of greenfield sites, therefore many of the rates and assumptions are not applicable to the Preston Market Precinct DCP.

The scope of works sometimes specifies the use of infrastructure items that are outside of the scope that were used in the Benchmark Infrastructure costings project. Some key changes from the Infrastructure costings report exclusive to this costing are:

- Cost sheets specifying the traffic projects for this DCP display an estimated cost instead of a typical P50 and P90 cost, due to the number of bespoke rates used for the traffic costings.
- The scope of works for this DCP sometimes specifies the use of infrastructure items that come outside the analysis of the Benchmark Infrastructure costings project. In this case, bespoke rates were sourced from Cardno's internal resources using similar projects and quantities.
- Individual percentages used in a typical Benchmark cost sheet have been either manipulated or changed to an itemised value to be suitable for expected brownfield environment costs.
- In the absence of a feature survey, a satellite overlay of the locality helped guide quantity estimations, including the removal of existing features.
- On occasion where Benchmark Infrastructure Costings rates are applicable, the P90 rates have been adopted.

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## 2.4 Inputs for Multi-purpose Centre Costing

The multi-purpose centre cost sheet and rates were taken from a Level 1 Multi-purpose centre framework from the Benchmark Infrastructure costings (version D8 11.04.19), with bespoke floor area quantities provided by the Victorian Planning Authority. The quantities specified can be summarised as:

- 1,009 square metres of indoor area;
- 750 square metres of outdoor area;
- 33 parking bays for the multi-purpose centre.

Services and delivery costs are the same as per Benchmark Infrastructure costings project.

The total estimated cost for the multi-purpose facility accounts for the following items:

Kindergarten facility

- Kindergarten facility & extra kindergarten facility / multipurpose space
- Maternal and child health consulting
- Multipurpose community spaces
- Allowance for Environmentally Sustainable Design (ESD) (no allowance for ongoing maintenance expenses)
- Allowance for contaminated soil
- Allowance for service protection/relocation (nominal 40 meters allocated for a water and an electrical asset)
- Ancillaries (such as car parking, covered walkways, connections, this is not an exhaustive list)

### 2.4.1 Architect feedback

Six Degrees Architects were engaged by Cardno in an email on 17 June 2020 to review the proposed multi-purpose facility costing and initial design. Feedback was provided on the following:

- Feedback on the multi-purpose centre costing to determine if the figures for the line items are reasonable assumptions;
- Feedback on the multi-purpose centre floor plan to determine if it is a reasonable layout;
- Provide a basic list of inputs for costing a 'typical' building of this nature, and refer to standards if applicable.

In summary, Six Degrees Architects found overall the design was satisfactory, while recommending some changes. Refer to Appendix D for the memo from Six Degrees Architects.

### 2.4.2 Re-cost multi-purpose centre to include two options

Harlock Consulting were engaged by Cardno to obtain a higher level of detail for the multi-purpose community facility as requested by the VPA and two options were considered. The following services were provided:

- i. Option 1 – Perform a costing inclusive of construction and fit out of new multi-purpose community facility as per the initial design and sketch. This option includes base building works and integrated fit out works;
- ii. Option 2 – Perform a costing limited to the fit out of an existing building to be re-fitted as a multi-purpose community facility as per the initial design and sketch. This option includes non-integrated fit out works;

Base building works refer to the construction of the facility only with no internal fit out. An integrated fit out allows for the fit out of a building to take place without repurposing or relocating existing fitments or arrangements in a building. A non-integrated fit out requires repurposing or relocating existing fitments or arrangements in a building.

The new facility cost option (option 1) consists of construction of a single storey building (base works) and an integrated fit out of the facility, inclusive of the following:

- Access to at-grade ground floor outdoor areas for entry, play etc.
- Allowance for contaminated soil and replacement;

- 
- Nominal existing structure removal and service relocation/removal allowance;
  - Car parking area (33 bays) with lighting and drainage design;
  - Construction and integrated fitout of a kindergarten including;
    - Foyer;
    - Main office & staff room;
    - Two activity rooms;
    - Shared kitchen;
    - Internal and external storage;
    - Staff access toilet and child amenities;
    - Shared verandah and outdoor play area;
  - Construction and integrated fitout of a community services facility including;
    - Foyer;
    - Pram storage;
    - Amenities including an accessible toilet;
    - Kitchen;
    - Office;
    - Three activity rooms;
    - General storage;
    - Outdoor play area;
  - Construction and integrated fitout of a maternal health and consulting facility including;
    - Waiting room;
    - Three consulting rooms;
    - Staff and family amenities;
    - Storage;
    - Kitchenette;
    - Parent education room;
    - Bin storage compound;
  - Delivery items (council fees, traffic management, survey, site establishment etc.)
  - Application of a 20% contingency

As of 22<sup>nd</sup> January 2021, no specific location has been nominated for a building within the Preston Market precinct for option 1. A final location will need to be identified in subsequent detail design and project implementation stages. The sketch plan provided is indicative only and is provided only for costing purposes.

The fitout of the building option (option 2) contains only a non-integrated fitout of the facility, inclusive of the following:

- Access to at-grade ground floor outdoor areas for entry, play etc.
- Non-integrated fitout of a kindergarten including;
  - Foyer;
  - Main office & staff room;
  - Two activity rooms;
  - Shared kitchen;
  - Internal and external storage;

- Staff access toilet and child amenities;
  - Shared verandah and outdoor play area;
- Non-integrated fitout of a community services facility including;
  - Foyer;
  - Pram storage;
  - Amenities including an accessible toilet;
  - Kitchen;
  - Office;
  - Three activity rooms;
  - General storage;
  - Outdoor play area;
- Non-integrated fitout of a maternal health and consulting facility including;
  - Waiting room;
  - Three consulting rooms;
  - Staff and family amenities;
  - Storage;
  - Kitchenette;
  - Parent education room;
  - Bin storage compound;
- Delivery items (council fees, design fees, site establishment etc.)
- Application of a 20% contingency

The existing building option assumes that there is part of/or an entire building within the precinct that will be suitable for modification as a community facility.

The re-costing is accounted for as a lump sum item in the VPA cost sheets provided in Appendix B. Line items and contingencies best represent the cost of both projects and are consistent with the initial project brief. Refer to Appendix E for the detailed cost sheets from Harlock Consulting that are used as the basis for the Community Facility estimates in Appendix B.

## 2.5 Standards for Traffic Design

The following reference documents were used in the design of the traffic projects:

### ***Traffic Report***

- > Preston Market Transport and Car Parking Strategy (report prepared by Cardno dated 29 January 2020)

### ***Design***

- > Victorian Planning Authority Standards (supplied as part of the project brief)
- > Austroads Guide to Road Design – Full Set (Fourth edition)
- > VicRoads supplement to Austroads Guide to Road Design – Full Set
- > VicRoads Road Design Notes (RDNs)
- > VicRoads Standard Drawings for Roadworks
- > Austroads Guide to Traffic Management – Parts 1 to 13 (Third edition)
- > VicRoads supplement to Austroads Guide to Traffic Management – Parts 1 to 13
- > Austroads Design Vehicles and Turning Path Templates
- > VicRoads Guidance for Planning Road Networks in Growth Areas (2015)

- 
- > Local Authority design standards and requirements

#### **General**

- > VicRoads Traffic Engineering Manual Volume 1, Traffic Management
- > VicRoads Traffic Engineering Manual Volume 2, Signs and Markings
- > VicRoads Manual of Standard Drawings for Road Signs
- > AS 1743 Road Signs Specifications (2007)

## **2.6 Inputs for Traffic Project Costings**

The design plans used as the basis for the costing of intersections are those shown in Appendix A of this report.

The estimates for the intersections were produced by extracting certain quantities from the CAD drawings designed by Cardno. Rates utilised are a mixture of benchmark rates, Rawlinsons Construction Handbook rates as well as rates from Cardno's involvement with the CityWide contract.

Quantities that were extracted from the Cardno CAD drawings included:

- > Pavement areas (including concrete medians);
- > Footpath and Shared use path areas;
- > Kerb Lengths;
- > Landscaping areas;
- > Subsoil drainage;
- > Stormwater drainage;
- > Earthworks;
- > Ancillaries (such as top soil and seeding, sub-surface drains allowance for both no fines concrete and screenings, line marking, signage, this is not an exhaustive list).
- > Contaminated soil allowance, see section 2.1.1 for further information.

### **2.6.1 Assumptions:**

The following assumptions were adopted to produce intersection estimations:

- > Site preparation quantities are derived from the total area of the intersection works;
- > Earthworks are calculated from pavement boxing;
- > Based on the geotechnical desktop study, no additional allowances have been made for excavation of rock;
- > Drainage pits, pipes and trees are calculated by prorata method, using the extents of the bespoke intersections in comparison to similar civil components in the Benchmark Infrastructure Costing report (refer to Review of Benchmark infrastructure Costings project, version D06, 14.03.2019 for civil component details). The existing drainage system is adequate and any additional flows caused through increases in impervious areas can be discharged without surcharge in the system.
- > For transport projects, where no utilities are encountered near excavations, it has been assumed that relocations will not be required and an allowance has been made to raise pit lids. Where excavations will be required near utility services, it has been assumed that there will be relocation/protection required along the length of the affected utility. The utility locations were sourced from existing dial-before-you-dig (DBYD)/service proving data, however service proving has been factored in to some of the costings.

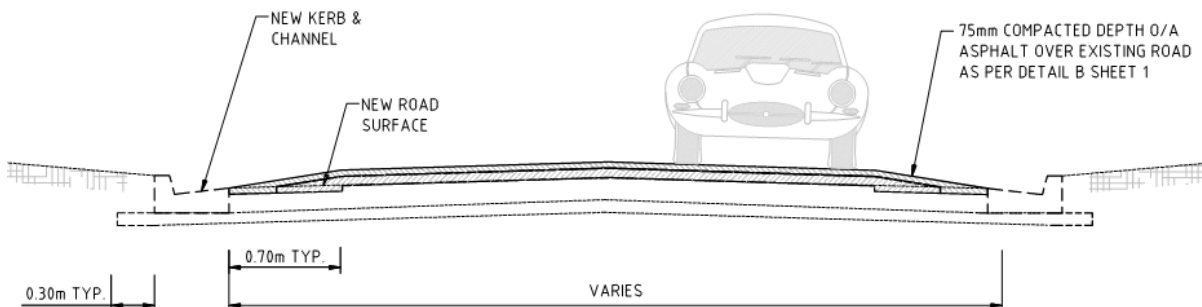
### **2.6.2 Raised platforms**

The following typical section has been adopted for costings purposes of the raised platform projects. Similar to intersection cost estimates, rates utilised are a mixture of benchmark rates, Rawlinsons Construction



Handbook rates and rates from Cardno's CityWide contract. The CityWide rates were deemed appropriate particularly for raised platform treatments due to the smaller scale of each project.

Figure 2-3 Typical raised platform configuration used in design.



The following assumptions were adopted to produce raised platform estimates:

- > Raised platforms have a height of 75mm;
- > Where utilities are encountered, it has been assumed that relocations will not be required and an allowance has been made to raise pit lids as per the direction from VPA.

### 2.6.3 Road design surface – Pavement depth

The following assumptions have been taken for the pavement depth.

- Pavement depths have been noted as per VPA standards and no alternative pavement compositions were considered.
- Circly analysis has not been undertaken on the pavement formations
- A sub-grade CBR 3% has been assumed
- Additional capping / ground improvements of 20% of the area is allowed for with the line item 'Subgrade Improvement'.

### 2.6.4 Traffic signal upgrades – Bus prioritisation

On 14 September 2020, the VPA requested signal upgrades to enable bus prioritisation for the Murray Rd intersections at Clinch Ave and at Mary St. Cardno were instructed to assume the cost includes an additional mast arm, induction detection loop and signal lantern to be included.

Cardno have assumed these upgrades will be part of the initial construction of the traffic signal system, so no extra excavation would be required. Rates for these items were derived from reference material sourced from the Department of Transport. Cardno have assumed no signal reprogramming will be required, as this will be installed concurrently with the main traffic light infrastructure. Initial signal programming, including bus prioritisation, is covered by the standard traffic signals line item.

Only two bus prioritisation items have been included for each intersection, as it is assumed these will operate on the major road (Murray Rd) only.

### 2.6.5 Pier protection bollards

On 14 September 2020, the VPA requested costs for pier protection at Murray Road where the DCP design widens to five lanes, shifting the westbound traffic closer to the elevated rail piers.

Costing rates for static Hostile Vehicle Mitigation (HVM) bollards were researched and discussed using Cardno's internal resources. Cardno has assumed that costs could be saved by performing these works concurrently with the raising of the railway alignment to overhead.

### 2.6.6 Utility protection slabs

On 14 September 2020, the VPA requested costs for protection of a 22kV line that runs across Murray Road. The service cannot be relocated due to "no-shutdown" requirements on rail.

Cardno recommends that the extension of a utility protection slab is the best method to protect this service. Rates were sourced and modified using Cardno's internal resources, which included relocation of other

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services so they will not be covered by the slab. Cardno have assumed an offset of 1.5m to be provided on either side from the edge of the conduit to the edge of the slab.

The location of the 22kV line was attained through CAD information provided by VPA in email dated 17/9/2020. This information was compared to the concept design to determine required extents of slab. The file labelled as CSR Design (17-08-20) shows a 22kV line that merges into a general electrical conduit which crosses Murray Rd. It also shows a line coming out of the conduit on both sides running parallel to the road.

We also note the file labelled 20200404 TS Services BellPreston Master (04-04-20) indicates a separate high-voltage line crossing Murray Rd parallel to the line noted above. For the purposes of this costing, Cardno has assumed that this line is also 22kV, however, this is not specifically described as such in the file. The costing includes a protection slab for this line as well.

### 3 Cost Estimates

The costs shown for the below infrastructure items are the result of a combination of rates taken from various data sources, and the quantities extracted from the concept level plans. Rates are rounded up to the nearest thousand-dollar mark are outlined in Table 3-1 below.

The costing for TR-06 Option 1 was not provided as per instruction from the Victorian Planning Authority, as the costing for TR-06 Option 2 was the chosen option for this intersection. As such, sketch SK-0006 is not provided in the appendices. Sketch SK-0007 includes both TR-05 and TR-06 due to proximity.

Refer to Appendix A for reference material and Appendix B for full price extraction data and quantities. The P50 Estimates denote that there is a 50% chance of meeting the total actual project cost. Refer to the Benchmark Infrastructure Costing report (D08, 13.04.19) for details on producing the recommended rates for P50 and P90 estimates.

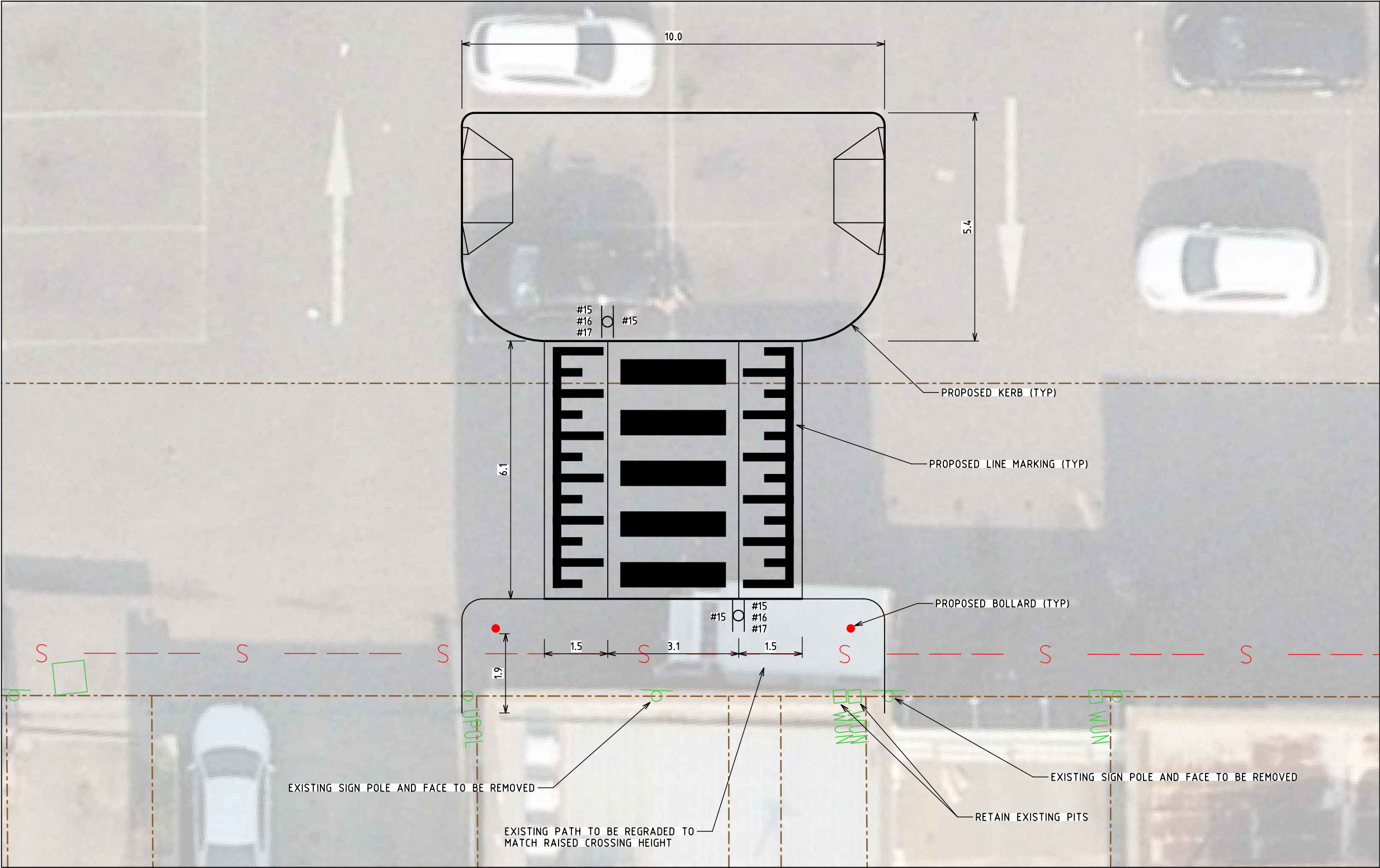
Table 3-1 Results of estimations

| Project                       | Description  | Reference material | Estimate (\$) |
|-------------------------------|--|--------------------|---------------|
| <b>Transport Projects</b>     |  |                    |               |
| TR-01                         | Mary St - Raised pedestrian zebra crossing   | V191393-TR-SK-0001 | 55,678        |
| TR-02                         | Mary St - Raised pedestrian zebra crossing   | V191393-TR-SK-0002 | 68,042        |
| TR-03                         | Murray Rd / Mary St - Signalised T-Intersection  | V191393-TR-SK-0003 | 826,314       |
| TR-04                         | Murray Rd - western end: - Signalised Cross-intersection   | V191393-TR-SK-0004 | 3,265,185     |
| TR-05                         | Cramer St / Mary St - unsignalised T-intersection  | V191393-TR-SK-0007 | 24,822        |
| TR-06 (Option 1)              | Cramer St - western end: Unsignalised T-intersection (with median right turn lane)   | V191393-TR-SK-0006 | -             |
| TR-06 (Option 2)              | Cramer St - western end: Signalised T-intersection (incl. Cramer St pedestrian crossing to Preston Oval)                                     | V191393-TR-SK-0007 | 2,577,783     |
| TR-07                         | Cramer St / Mary St - unsignalised T-intersection  | V191393-TR-SK-0005 | 750,303       |
| <b>Multi-purpose Facility</b> |  |                    |               |
| C-01                          | Multi-purpose centre with kindergarten, community facilities and maternal health and consulting centre. <b>New building and fit out.</b>     | V191393-CI-SK-0001 | 10,731,620    |
| C-02                          | Multi-purpose centre with kindergarten, community facilities and maternal health and consulting centre. <b>Fit out of existing building.</b> | V191393-CI-SK-0001 | 3,203,556     |

APPENDIX

A

CONCEPT PLANS



**SIGN SCHEDULE**

#15  R3-1 #16  W5-10 #17  20 km / h W8-2

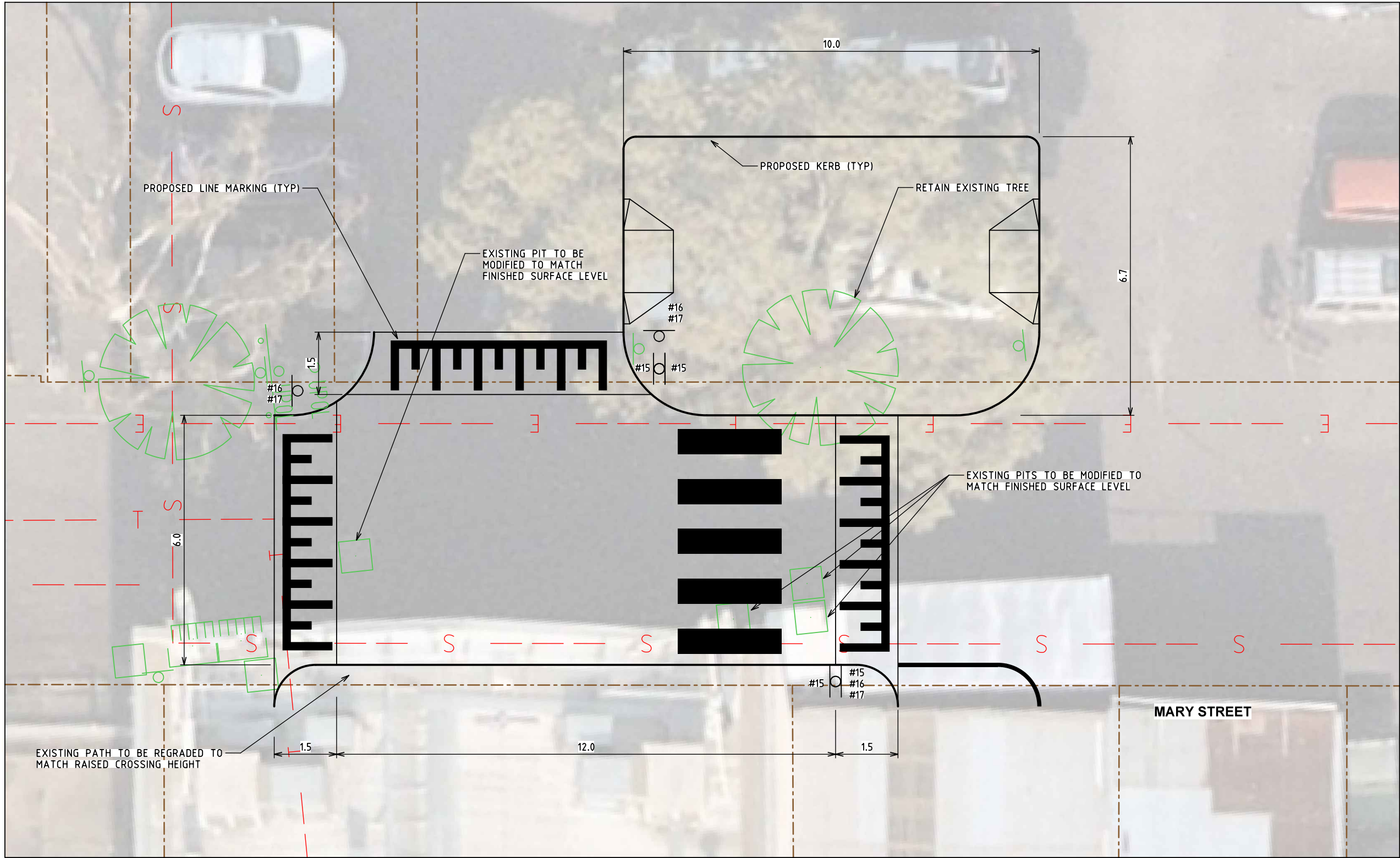
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VICTORIAN PLANNING AUTHORITY  
VPA PRESTON MARKET PRECINCT  
MARY STREET, PRESTON  
RAISED PEDESTRIAN ZEBRA CROSSING  
CONCEPT FUNCTIONAL DESIGN PLAN  
Drawn/Check/Date NB / SGM 21.01.2020 Scale 1:100 Size A3  
Drawing Number V191393-TR-SK-0001 Revision 1

MELWAY MAP REF 18 F12



**SIGN SCHEDULE**

#15  R3-1 #16  W5-10 #17  20 km / h W8-2

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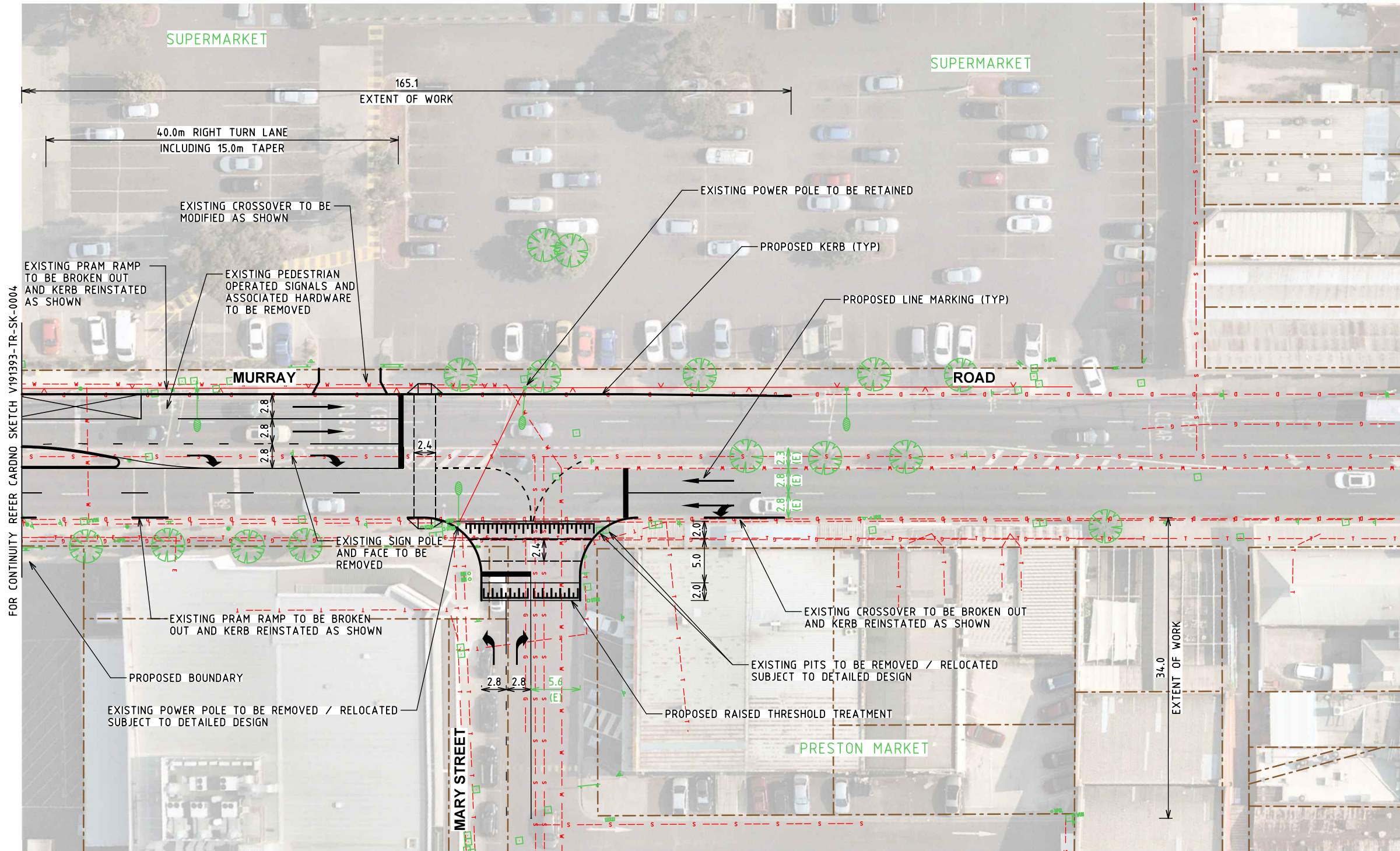
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VICTORIAN PLANNING AUTHORITY  
VPA PRESTON MARKET PRECINCT  
MARY STREET, PRESTON  
RAISED PEDESTRIAN ZEBRA CROSSING  
CONCEPT FUNCTIONAL DESIGN PLAN  
Drawn/Check/Date NB / SGM 21.01.2020 Scale 1:100 Size A3  
Drawing Number V191393-TR-SK-0002 Revision 2

MELWAY MAP REF 18 F12





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VICTORIAN PLANNING AUTHORITY  
VPA PRESTON MARKET PRECINCT  
MURRAY ROAD / MARY STREET, PRESTON  
SIGNALISED T - INTERSECTION  
CONCEPT FUNCTIONAL DESIGN PLAN

|                     |          |      |
|---------------------|----------|------|
| Drawn/Check/Date    | Scale    | Size |
| NB / SGM 21.01.2020 | 1:500    | A3   |
| Drawing Number      | Revision |      |
| V191393-TR-SK-0003  | 4        |      |





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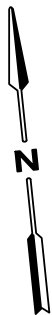
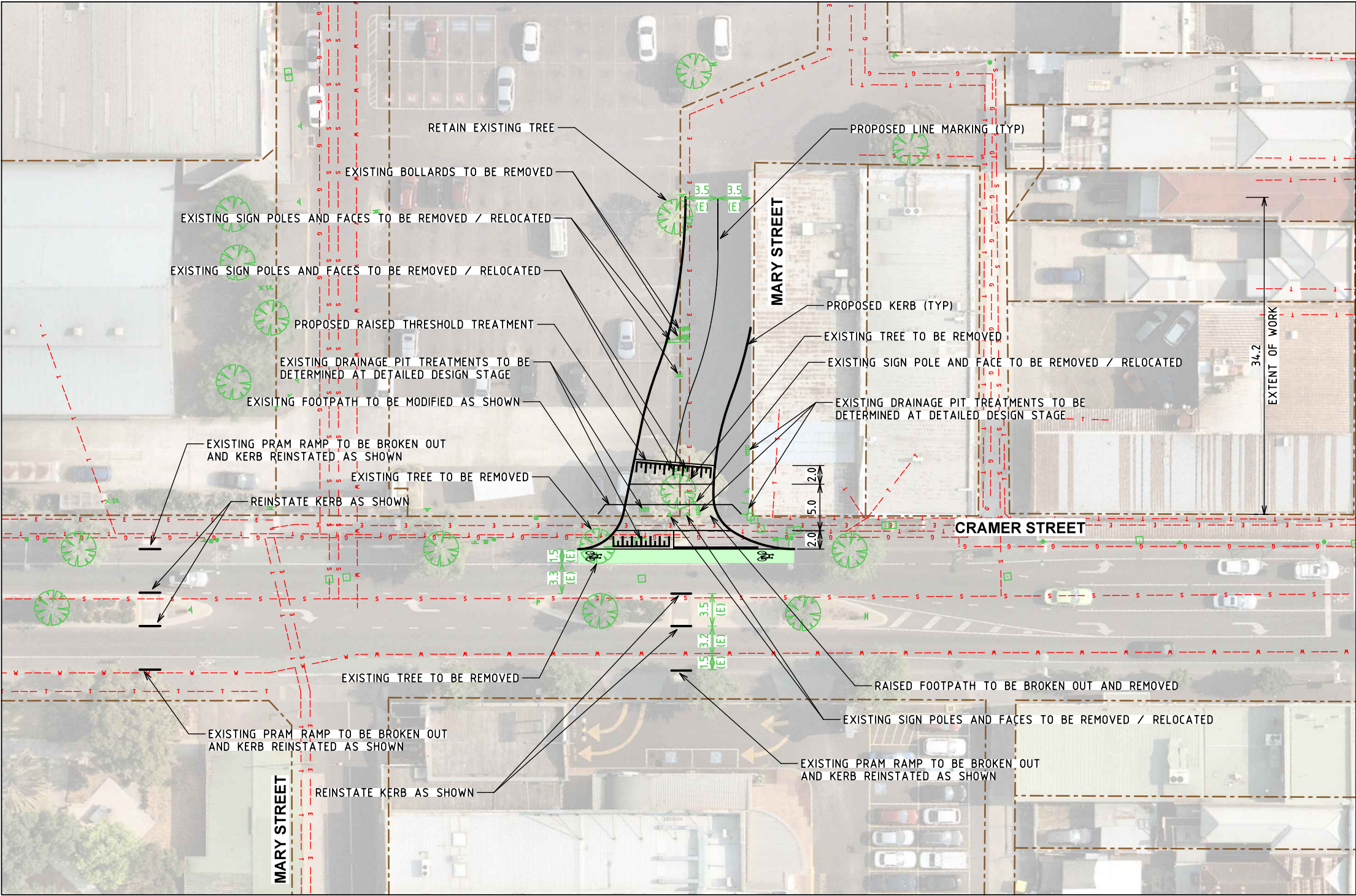
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|                     |       |          |
|---------------------|-------|----------|
| Drawn/Check/Date    | Scale | Size     |
| NB / SGM 21.01.2020 | 1:500 | A3       |
| Drawing Number      |       | Revision |
| V191393-TR-SK-0004  |       | 5        |





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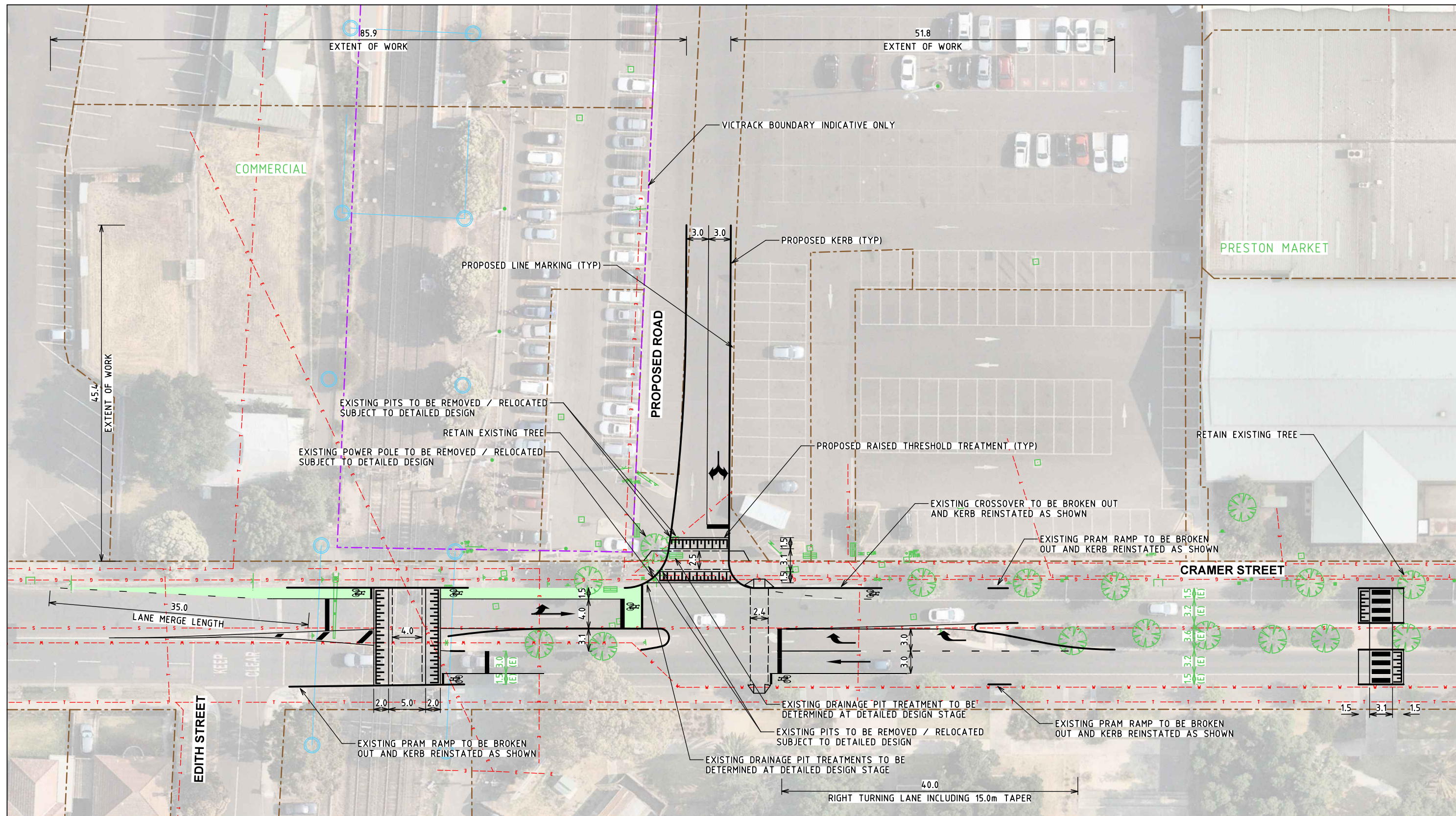


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VICTORIAN PLANNING AUTHORITY  
VPA PRESTON MARKET PRECINCT  
CRAMER STREET / MARY STREET, PRESTON  
UNSIGNALISED T-INTERSECTION  
CONCEPT FUNCTIONAL DESIGN PLAN

|   |                |            |
|---|----------------|------------|
| Drawn/Check/Date<br>NB / SGM / 21.01.2020 | Scale<br>1:500 | Size<br>A3 |
| Drawing Number<br>V191393-TR-SK-0005      | Revision<br>2  |            |





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# VICTORIAN PLANNING AUTHORITY

## VPA PRESTON MARKET PRECINCT

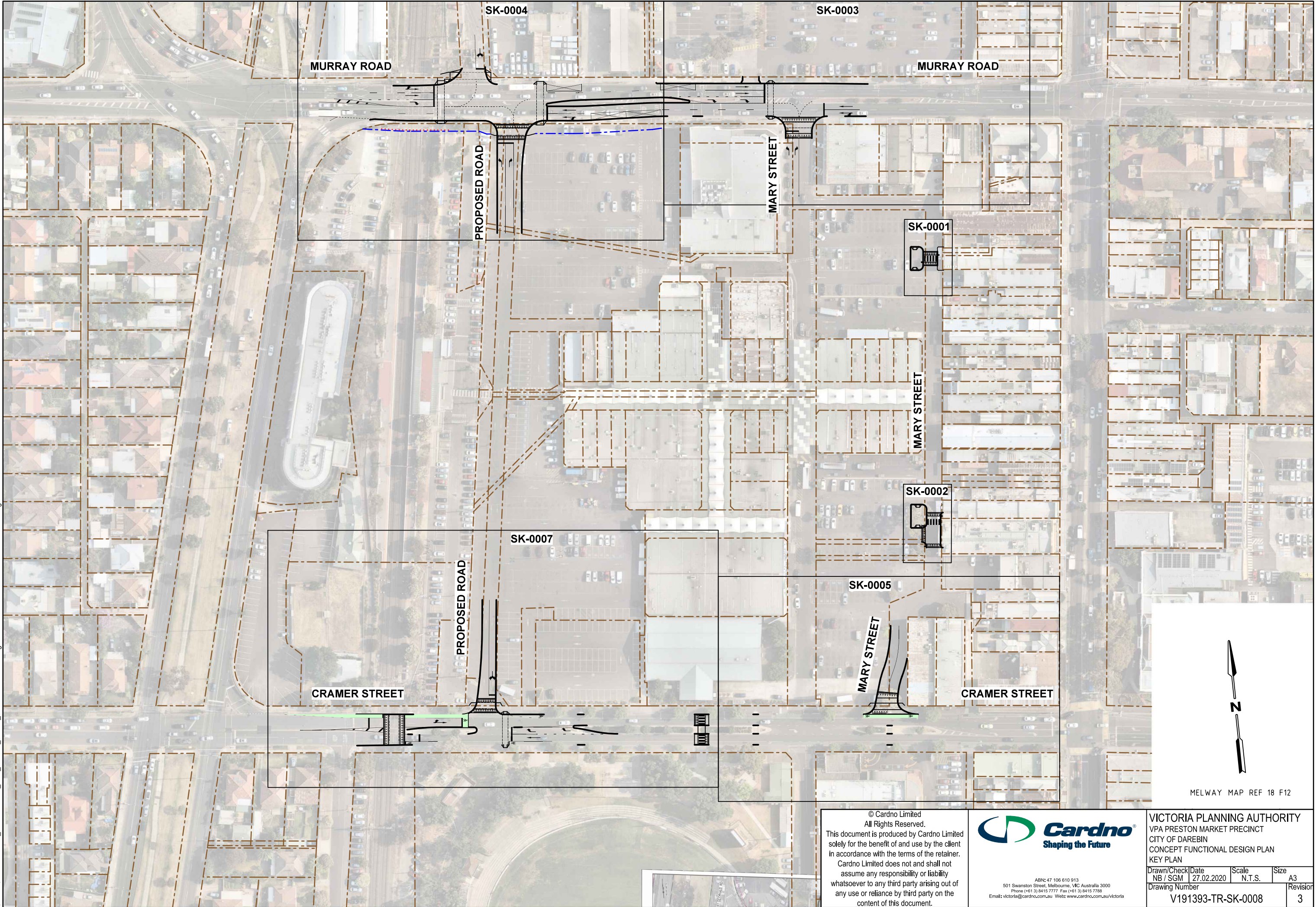
### CRAMER STREET / PROPOSED ROAD, PRESTON

#### SIGNALISED T- INTERSECTION / PED CROSSING

#### CONCEPT FUNCTIONAL DESIGN PLAN

|                    |            |       |       |      |          |
|--------------------|------------|-------|-------|------|----------|
| Drawn/Check/Date   | 21.01.2020 | Scale | 1:500 | Size | A3       |
| Drawing Number     |            |       |       |      | Revision |
| V191393-TR-SK-0007 |            |       |       |      | 4        |





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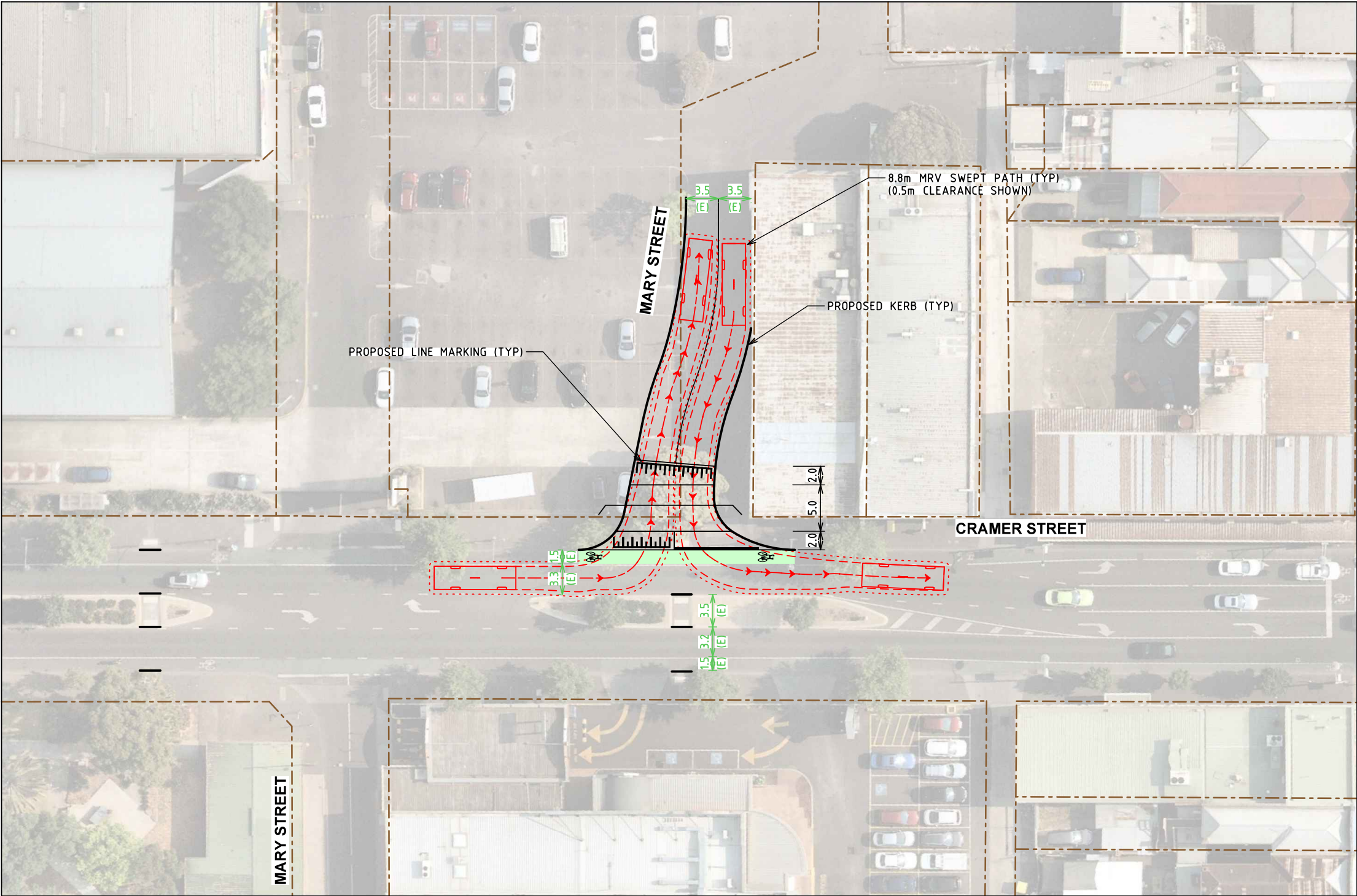


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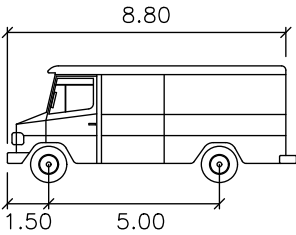
VICTORIA PLANNING AUTHORITY  
VPA PRESTON MARKET PRECINCT  
CITY OF DAREBIN  
CONCEPT FUNCTIONAL DESIGN PLAN  
KEY PLAN

|                     |        |      |          |
|---------------------|--------|------|----------|
| Drawn/Check/Date    | Scale  | Size | Revision |
| NB / SGM 27.02.2020 | N.T.S. | A3   |          |
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| V191393-TR-SK-0008  |        |      |          |



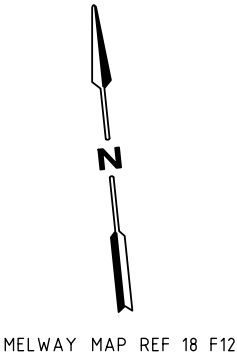


**DESIGN VEHICLE**



**SERVICE VEHICLE**

|  |                   |      |
|--|-------------------|------|
|  | Width             | 2.50 |
|  | Track             | 2.50 |
|  | Lock to Lock Time | 6.0  |
|  | Steering Angle    | 38.7 |



|  |  |   |                |  |               |
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|  |  | Drawing Number<br>V191393-TR-SK-0009    |                |  |               |

APPENDIX

# B

COST SHEETS

| Appendix B              |  |
|-------------------------|--|
| Description:            | Community Facilities - New Building and Fitout |
| Civil Component Number: | C-01   |

| Group         | Sub Item   | Qty  | Unit          | Rate (P90) | Amount P(90) |
|---------------|--|------|---------------|------------|--------------|
| Building      | Base Building Works (Harlock Consulting)                 | 1    | No.           | 2733334.00 | 2733334.00   |
|               | Integrated Fitout Works (Harlock Consulting)             | 1    | No.           | 2155556.00 | 2155556.00   |
| Car Park      | Earthworks   | 523  | m3            | 41.74      | 21809.15     |
|               | Pavement   | 950  | m2            | 109.08     | 103626.00    |
|               | Kerb and Channel   | 209  | m             | 63.91      | 13357.19     |
|               | Drainage Pipes   | 61   | m             | 207.41     | 12652.01     |
|               | Drainage Pits  | 4    | Item          | 2937.00    | 11748.00     |
|               | Linemarking/Signage                                      | 950  | m2            | 4.40       | 4180.00      |
|               | Car Park Lighting  | 950  | m2 of carpark | 18.90      | 17955.00     |
|               | Subgrade Preparation                                     | 190  | m2            | 16.64      | 3161.60      |
| Miscellaneous | Allowance for contaminated soil disposal and replacement | 1355 | m3            | 1440.00    | 1951200.00   |
|               | Nominal Power/comms relocation/removal allowance         | 40   | m             | 1560.00    | 62400.00     |
|               | Nominal Gas/water relocation/removal allowance           | 40   | m             | 360.00     | 14400.00     |
|               | Nominal existng building infrastructure removal          | 1800 | m2            | 74.16      | 133488.00    |
| Delivery      | Council Fees   | 1    | %             | 3.25       | 235263.18    |
|               | Authority Fees   | 1    | %             | 1.00       | 72388.67     |
|               | Traffic Management                                       | 1    | %             | 5.00       | 361943.35    |
|               | Environmental Management                                 | 1    | %             | 0.50       | 36194.33     |
|               | Survey/ Design Fees                                      | 1    | %             | 5.00       | 361943.35    |
|               | Supervision and Project Management                       | 1    | %             | 9.00       | 651498.03    |
|               | Site Establishment                                       | 1    | %             | 2.50       | 180971.67    |
|               | Environmentally Sustainable Design                       | 1    | %             | 2.00       | 144777.34    |
|               | Contingency  | 1    | %             | 20.00      | 1447773.39   |
| Total         | Excluding Delivery                                       |      |               |            | 7,238,867    |
|               | Including Delivery                                       |      |               |            | 10,731,620   |

| Appendix B              |   |
|-------------------------|---|
| Description:            | Community Facilities - Existing Building Fitout |
| Civil Component Number: | C-02  |

| Group    | Sub Item   | Qty | Unit | Rate (P90) | Amount P(90) |
|----------|--|-----|------|------------|--------------|
| Building | Fitout Works - non integrated (Harlock Consulting) | 1   | No.  | 2355556.00 | 2355556.00   |
| Delivery | Survey/ Design Fees                                | 1   | %    | 5.00       | 117777.80    |
|          | Supervision and Project Management                 | 1   | %    | 9.00       | 212000.04    |
|          | Environmentally Sustainable Design                 | 1   | %    | 2.00       | 47111.12     |
|          | Contingency  | 1   | %    | 20.00      | 471111.20    |
| Total    | Excluding Delivery                                 |     |      |            | 2,355,556    |
|          | Including Delivery                                 |     |      |            | 3,203,556    |

| Appendix B              |  |
|-------------------------|--|
| Description:            | Mary St - Raised pedestrian zebra crossing |
| Civil Component Number: | TR-01-SK001                                |

| Group                    | Sub Item   | Qty | Unit           | Rate     | Amount  |
|--------------------------|--|-----|----------------|----------|---------|
| Siteworks/<br>Earthworks | Site Preparation                                   | 1   | Item           | 2500.00  | 2500.00 |
|                          | Hump asphalt disposal fee (inc. transport)         | 38  | m2             | 26.79    | 1018.02 |
| Pavement                 | Profile existing asphalt to provide a key in joint | 1   | Item           | 3000.00  | 3000.00 |
|                          | Construct hump (Asphalt Size 10 Type N)            | 38  | m2             | 57.15    | 2171.70 |
|                          | Kerb and Channel                                   | 35  | m              | 169.00   | 5915.00 |
| Concrete<br>Works        | SUP/ Footpath                                      | 27  | m2             | 73.63    | 1988.01 |
|                          | Traffic Island                                     | 53  | m2             | 84.07    | 4455.71 |
|                          | Construct Pram Ramp                                | 2   | Item           | 1321.00  | 2642.00 |
|                          | Drainage – Sub-soil drainage                       | 35  | m              | 43.40    | 1519.00 |
| Landscape                | Tree Planting                                      | 0   | No.            | 363.01   | 0.00    |
|                          | Landscaping  | 0   | m2             | 25.16    | 0.00    |
|                          | Topsoil Seeding                                    | 0   | m2             | 8.44     | 0.00    |
| Street Lighting          | Street Lighting - Road                             | 0   | m              | 225.67   | 0.00    |
|                          | Street Lighting - Intersections                    | 0   | Item/ Per Leg  | 55617.74 | 0.00    |
| Misc                     | Regulatory Signage (1 plate and pole)              | 2   | Item           | 380.39   | 760.78  |
|                          | Additional signage plates                          | 6   | Item           | 240.00   | 1440.00 |
|                          | Remove existing sign pole                          | 2   | Item           | 31.11    | 62.22   |
|                          | Line marking                                       | 38  | m2 of Pavement | 32.15    | 1221.70 |
|                          | Tactile Pavers (Hazard only)                       | 2   | Item           | 319.78   | 639.56  |
|                          | Sign removal and disposal                          | 2   | Items          | 300.00   | 600.00  |
|                          | Bollard installation                               | 2   | Items          | 3279.00  | 6558.00 |
|                          | Adjust Existing pit lids                           | 2   | Items          | 660.00   | 1320.00 |
| Delivery                 | Council Fees                                       | 1   | %              | 3.25     | 1228.88 |
|                          | VicRoads Fees                                      | 0   | %              | 0.00     | 0.00    |
|                          | Traffic Management                                 | 1   | %              | 7.00     | 2646.82 |
|                          | Environmental Management                           | 1   | %              | 0.50     | 189.06  |
|                          | Surveying and Design                               | 1   | %              | 5.00     | 1890.59 |
|                          | Supervision and Project management                 | 1   | %              | 9.00     | 3403.05 |
|                          | Site Establishment                                 | 1   | %              | 2.50     | 945.29  |
|                          | Contingency  | 1   | %              | 20.00    | 7562.34 |
| Total                    | Excluding Delivery                                 |     |                |          | 37,812  |
|                          | Including Delivery                                 |     |                |          | 55,678  |



| Appendix B              |  |
|-------------------------|--|
| Description:            | Mary St - Raised pedestrian zebra crossing |
| Civil Component Number: | TR-02-SK002                                |

| Group                     | Sub Item   | Qty | Unit           | Rate      | Amount  |
|---------------------------|--|-----|----------------|-----------|---------|
| Site Works/<br>Earthworks | Site Preparation                                   | 1   | Item           | 2500.00   | 2500.00 |
|                           | Profile existing asphalt to provide a key in joint | 1   | Item           | 3000.00   | 3000.00 |
| Road Pavement             | Construct hump (Asphalt Size 10 Type N)            | 105 | m2             | 57.15     | 6000.75 |
|                           | Hump asphalt disposal fee (inc. transport)         | 38  | m2             | 26.79     | 1018.02 |
| Concrete Works            | Kerb and Channel                                   | 51  | m              | 169.00    | 8619.00 |
|                           | Adjust existing path                               | 15  | m2             | 73.63     | 1104.45 |
|                           | Construct Pram Ramp                                | 2   | Item           | 1321.00   | 2642.00 |
|                           | Traffic Island                                     | 66  | m2             | 84.07     | 5548.62 |
| Drainage                  | Drainage – Sub-soil drainage                       | 51  | m              | 43.40     | 2213.40 |
|                           | Install drain at raised platform crossing          | 6   | m              | 298.21    | 1789.26 |
|                           | Break into existing drainage and connect new pipe  | 2   | m              | 705.03    | 1410.06 |
| Traffic signals           | Traffic Signals (all inclusive)                    | 0   | Item/ Per Leg  | 128786.34 | 0.00    |
| Landscape                 | Tree Planting                                      | 0   | No.            | 363.01    | 0.00    |
|                           | Landscaping  | 0   | m2             | 25.16     | 0.00    |
|                           | Topsoil Seeding                                    | 0   | m2             | 8.44      | 0.00    |
| Street Lighting           | Street Lighting - Road                             | 0   | m              | 225.67    | 0.00    |
|                           | Street Lighting - Intersections                    | 0   | Item/ Per Leg  | 55617.74  | 0.00    |
|                           | Regulatory Signage (1 plate and pole)              | 4   | Item           | 380.39    | 1521.56 |
|                           | Additional signage plates                          | 6   | Item           | 240.00    | 1440.00 |
|                           | Remove existing sign pole                          | 4   | Item           | 31.11     | 124.44  |
|                           | Line marking                                       | 115 | m2 of Pavement | 32.15     | 3697.25 |
|                           | Tactile Pavers (Hazard only)                       | 2   | Item           | 319.78    | 639.56  |
|                           | Sign removal and disposal                          | 1   | Items          | 300.00    | 300.00  |
|                           | Adjust Existing pit lids                           | 4   | Items          | 660.00    | 2640.00 |
|                           |  |     |                |           |         |
| Delivery                  | Council Fees                                       | 1   | %              | 3.25      | 1501.77 |
|                           | VicRoads Fees                                      | 0   | %              | 0.00      | 0.00    |
|                           | Traffic Management                                 | 1   | %              | 7.00      | 3234.59 |
|                           | Environmental Management                           | 1   | %              | 0.50      | 231.04  |
|                           | Surveying and Design                               | 1   | %              | 5.00      | 2310.42 |
|                           | Supervision and Project management                 | 1   | %              | 9.00      | 4158.75 |
|                           | Site Establishment                                 | 1   | %              | 2.50      | 1155.21 |
|                           | Contingency  | 1   | %              | 20.00     | 9241.67 |
| Total                     | Excluding Delivery                                 |     |                |           | 46,208  |
|                           | Including Delivery                                 |     |                |           | 68,042  |

| Appendix B              |   |
|-------------------------|---|
| Description:            | Murray Rd / Mary St - Signalised T-Intersection |
| Civil Component Number: | TR-03-SK003                                     |

| Group           | Sub Item  | Qty  | Unit           | Rate      | Amount    |
|-----------------|---|------|----------------|-----------|-----------|
| Pavement Works  | Profile existing intersection asphalt to provide skid resistance                                | 310  | m2 of Pavement | 40.00     | 12400.00  |
|                 | Hump asphalt disposal fee (inc. transport)  | 115  | m2             | 26.79     | 3080.85   |
|                 | Profile existing asphalt to provide a key in joint  | 1    | Item           | 3000.00   | 3000.00   |
|                 | Pavement trenching for new kerb and lighting conduits   | 1    | Item           | 3000.00   | 3000.00   |
|                 | Construct hump (Asphalt Size 10 Type N)   | 115  | m2             | 57.15     | 6572.25   |
| Concrete Works  | Kerb and Channel  | 8    | m              | 169.00    | 1352.00   |
|                 | Traffic Island  | 20   | m              | 77.60     | 1552.00   |
|                 | Construct Pram Ramp   | 4    | Item           | 1321.00   | 5284.00   |
|                 | Concrete Removal  | 6    | m3             | 260.00    | 1560.00   |
| Drainage        | Drainage – Sub-soil drainage  | 8    | m              | 43.40     | 347.20    |
| Traffic signals | Traffic Signals (all inclusive)   | 3    | Item/ Per Leg  | 128786.34 | 386359.02 |
|                 | Additional mast arm, signal lantern and induction detection loop for bus priority signalisation | 2    | Item           | 11000.00  | 22000.00  |
| Street Lighting | Street Lighting - Intersections   | 1    | Item/ Per Leg  | 8000.00   | 8000.00   |
| Misc            | Regulatory Signage  | 10   | Item           | 380.39    | 3803.90   |
|                 | Additional signage plates   | 10   | Item           | 240.00    | 2400.00   |
|                 | Line marking  | 1658 | m2 of Pavement | 4.09      | 6781.22   |
|                 | Line marking removal  | 54   | m2 of Pavement | 89.23     | 4818.42   |
|                 | Tactile Pavers (Hazard only)  | 10   | Item           | 319.78    | 3197.80   |
| Other           | Power pole relocation   | 1    | Item           | 36000.00  | 36000.00  |
|                 | Sign/infrastructure removal   | 2    | Item           | 360.00    | 720.00    |
|                 | Telstra pit relocations   | 2    | Items          | 7200.00   | 14400.00  |
|                 | Removal of pedestrian signals   | 1    | Item           | 3000.00   | 3000.00   |
|                 | Service proving   | 1    | Item           | 3600.00   | 3600.00   |
|                 | Service protection/relocation (water/sewer)   | 60   | m              | 402.50    | 24150.00  |
| Delivery        | Council Fees  | 1    | %              | 3.25      | 18114.81  |
|                 | VicRoads Fees   | 1    | %              | 1.00      | 5573.79   |
|                 | Traffic Management  | 1    | %              | 7.00      | 39016.51  |
|                 | Environmental Management  | 1    | %              | 0.50      | 2786.89   |
|                 | Surveying and Design  | 1    | %              | 5.00      | 27868.93  |
|                 | Supervision and Project management  | 1    | %              | 9.00      | 50164.08  |
|                 | Site Establishment  | 1    | %              | 2.50      | 13934.47  |
|                 | Contingency   | 1    | %              | 20.00     | 111475.73 |
| Total           | Excluding Delivery  |      |                |           | 557,379   |
|                 | Including Delivery  |      |                |           | 826,314   |

| Appendix B              |  |
|-------------------------|--|
| Description:            | Murray Rd - western end: - Signalised Cross-intersection |
| Civil Component Number: | TR-04-SK004  |

| Group                    | Sub Item  | Qty  | Unit           | Rate      | Amount    |
|--------------------------|---|------|----------------|-----------|-----------|
| Siteworks/<br>Earthworks | Site Preperation  | 2979 | m2             | 4.96      | 14775.84  |
|                          | Earthworks  | 455  | m3             | 40.52     | 18436.60  |
| Road Pavement            | Reconstruct Murray Street Pavement (Type N Pavement)  | 344  | m2             | 213.19    | 73337.36  |
|                          | Construct Proposed Road Pavement (Type N Pavement)  | 506  | m2             | 213.19    | 107874.14 |
|                          | Subgrade Preparation  | 346  | m2             | 16.16     | 5591.36   |
|                          | Profile existing intersection asphalt to provide skid resistance                                | 744  | m2 of Pavement | 40.00     | 29760.00  |
|                          | Hump asphalt disposal fee (inc. transport)  | 88   | m2             | 26.79     | 2357.52   |
|                          | Profile existing asphalt to provide a key in joint  | 1    | Item           | 3000.00   | 3000.00   |
|                          | Construct hump (Asphalt Size 10 Type N)   | 88   | m2             | 57.15     | 5029.20   |
|                          | Pavement trenching for new kerb   | 1    | Item           | 15000.00  | 15000.00  |
|                          | Pavement Removal  | 299  | m3             | 200.00    | 59800.00  |
| Concrete Works           | Kerb and Channel  | 348  | m              | 169.00    | 58812.00  |
|                          | Construct Pram Ramp   | 6    | Item           | 1321.00   | 7926.00   |
|                          | Traffic Island  | 116  | m2             | 77.60     | 9001.60   |
|                          | Concrete Removal  | 31   | m3             | 260.00    | 8060.00   |
| Drainage                 | Drainage – Sub-soil drainage  | 348  | m              | 43.40     | 15103.20  |
|                          | Subsoil drainage clean out  | 0    | Item           | 0.00      | 0.00      |
|                          | Construct 375 class 4 pipe for road drainage  | 22   | m              | 374.06    | 8229.32   |
| Traffic signals          | Traffic Signals (all inclusive)   | 4    | Item/ Per Leg  | 128786.34 | 515145.36 |
|                          | Additional mast arm, signal lantern and induction detection loop for bus priority signalisation | 2    | Item           | 11000.00  | 22000.00  |
| Landscape                | Tree Removal  | 4    | No.            | 500.00    | 2000.00   |
| Street Lighting          | Street Lighting - Intersections   | 1    | Item/ Per Leg  | 125000.00 | 125000.00 |
| Misc                     | Regulatory Signage  | 10   | Item           | 380.39    | 3803.90   |
|                          | Additional signage plates   | 10   | Item           | 240.00    | 2400.00   |
|                          | Line marking  | 2316 | m2 of Pavement | 4.09      | 9472.44   |
|                          | Tactile Pavers (Hazard only)  | 6    | Item           | 319.78    | 1918.68   |
| Other                    | Contaminated soil disposal and replacement allowance  | 455  | m3             | 1440.00   | 655200.00 |
|                          | Hostile vehicle bollards  | 20   | no.            | 3670.00   | 73400.00  |
|                          | Concrete protection slab for 22kV line, including necessary relocation of other services        | 1    | Item           | 110111.00 | 110111.00 |
|                          | Service protection/relocation (water/sewer)   | 93   | m              | 420.00    | 39060.00  |
|                          | Service protection/relocation (telco/gas/electricity)   | 109  | m              | 960.00    | 104640.00 |
|                          | Water pit relocation  | 2    | Item           | 2400.00   | 4800.00   |
|                          | Telstra pit relocations   | 2    | Items          | 7200.00   | 14400.00  |
|                          | Sign/infrastructure removal   | 4    | Item           | 360.00    | 1440.00   |
|                          | Power pole relocation   | 2    | Item           | 36000.00  | 72000.00  |
| Delivery                 | Service proving   | 1    | Item           | 3600.00   | 3600.00   |
|                          | Council Fees  | 1    | %              | 3.25      | 71580.78  |
|                          | VicRoads Fees   | 1    | %              | 1.00      | 22024.86  |
|                          | Traffic Management  | 1    | %              | 7.00      | 154173.99 |
|                          | Environmental Management  | 1    | %              | 0.50      | 11012.43  |
|                          | Surveying and Design  | 1    | %              | 5.00      | 110124.28 |
|                          | Supervision and Project management  | 1    | %              | 9.00      | 198223.70 |
|                          | Site Establishment  | 1    | %              | 2.50      | 55062.14  |
| Total                    | Contingency   | 1    | %              | 20.00     | 440497.10 |
|                          | Excluding Delivery  |      |                |           | 2,202,486 |
|                          | Including Delivery  |      |                |           | 3,265,185 |

| Appendix B              |  |
|-------------------------|--|
| Description:            | Cramer St - Raised pedestrian zebra crossing |
| Civil Component Number: | TR-05-SK007                                  |

| Group                     | Sub Item   | Qty | Unit           | Rate    | Amount  |
|---------------------------|--|-----|----------------|---------|---------|
| Site Works/<br>Earthworks | Site Preparation                                   | 1   | Item           | 2500.00 | 2500.00 |
|                           | Hump asphalt disposal fee (inc. transport)         | 56  | m2             | 26.79   | 1500.24 |
| Pavement                  | Profile existing asphalt to provide a key in joint | 1   | Item           | 3000.00 | 3000.00 |
|                           | Construct hump (Asphalt Size 10 Type N)            | 56  | m2             | 57.15   | 3200.40 |
| Concrete Works            | Kerb and Channel                                   | 0   | m              | 169.00  | 0.00    |
|                           | Adjust Footpath                                    | 1   | Item           | 1200.00 | 1200.00 |
| Drainage                  | Drainage – Sub-soil drainage                       | 0   | m              | 43.40   | 0.00    |
| Misc                      | Regulatory Signage (1 plate and pole)              | 2   | Item           | 380.39  | 760.78  |
|                           | Additional signage plates                          | 6   | Item           | 240.00  | 1440.00 |
|                           | Remove existing sign pole                          | 2   | Item           | 31.11   | 62.22   |
|                           | Line marking                                       | 56  | m2 of Pavement | 32.15   | 1800.40 |
|                           | Tactile Pavers (Hazard only)                       | 4   | Item           | 319.78  | 1279.12 |
| Other                     |  |     |                |         |         |
|                           |  |     |                |         |         |
|                           |  |     |                |         |         |
| Delivery                  | Council Fees                                       | 1   | %              | 3.25    | 544.15  |
|                           | VicRoads Fees                                      | 1   | %              | 1.00    | 167.43  |
|                           | Traffic Management                                 | 1   | %              | 7.00    | 1172.02 |
|                           | Environmental Management                           | 1   | %              | 0.50    | 83.72   |
|                           | Surveying and Design                               | 1   | %              | 5.00    | 837.16  |
|                           | Supervision and Project management                 | 1   | %              | 9.00    | 1506.88 |
|                           | Site Establishment                                 | 1   | %              | 2.50    | 418.58  |
|                           | Contingency  | 1   | %              | 20.00   | 3348.63 |
| Total                     | Excluding Delivery                                 |     |                |         | 16,743  |
|                           | Including Delivery                                 |     |                |         | 24,822  |

| Appendix B                     |  |
|--------------------------------|--|
| <b>Description:</b>            | Cramer St - western end: Signalised T-intersection (incl. Cramer St pedestrian crossing to Preston Oval) |
| <b>Civil Component Number:</b> | TR-06-SK0007   |

| Group                    | Sub Item   | Qty  | Unit           | Rate      | Amount    |
|--------------------------|--|------|----------------|-----------|-----------|
| Siteworks/<br>Earthworks | Site Preparation   | 3910 | m2             | 4.96      | 19393.60  |
|                          | Earthworks   | 300  | m3             | 34.07     | 10221.00  |
| Road Pavement            | Construct Proposed Street & turning lane Pavement, (Type N Pavement) | 471  | m2             | 213.19    | 100412.49 |
|                          | Subgrade Preparation   | 94   | m2             | 16.16     | 1522.27   |
|                          | Pavement Removal   | 374  | m3             | 220.00    | 82280.00  |
|                          | Skid resistance profiling and resheeting at intersection             | 275  | m2             | 40.00     | 11000.00  |
|                          | LX crossing  | 1    | Item           | 35629.83  | 35629.83  |
|                          | Raised threshold crossing  | 1    | Item           | 24701.26  | 24701.26  |
| Concrete Works           | Kerb and Channel   | 173  | m              | 169.00    | 29237.00  |
|                          | Reconstruct concrete kerb island with concrete infill                | 83   | m2             | 84.07     | 6977.81   |
|                          | Reconstruct Asphalt footpath   | 227  | m2             | 141.87    | 32204.49  |
|                          | Construct Pram Ramp  | 2    | No.            | 1321.00   | 2642.00   |
|                          | Concrete Removal   | 11   | m3             | 312.00    | 3432.00   |
| Drainage                 | Construct 375 class 4 pipe for road drainage                         | 20   | m              | 374.06    | 7481.20   |
|                          | Break into existing driage and connect new pipe                      | 1    | m              | 705.03    | 705.03    |
|                          | Drainage - pits  | 1    | No.            | 2806.10   | 2806.10   |
|                          | Drainage – Sub-soil drainage   | 173  | m              | 43.40     | 7508.20   |
|                          | Subsoil drainage clean out   | 0    | Item           | 0.00      | 0.00      |
| Traffic signals          | Traffic Signals (all inclusive)                                      | 3    | Item/ Per Leg  | 128786.34 | 386359.02 |
| Landscaping              | Landscaping  | 0    | m2             | 25.16     | 0.00      |
|                          | Topsoil Seeding  | 0    | m2             | 8.44      | 0.00      |
|                          | Tree Removal   | 1    | No.            | 500.00    | 500.00    |
| Street Lighting          | Street Lighting - Road   | 0    | m              | 225.67    | 0.00      |
|                          | Street Lighting - Intersections                                      | 1    | Item/ Per Leg  | 103000.00 | 103000.00 |
| Misc                     | Regulatory Signage   | 10   | No.            | 380.39    | 3803.90   |
|                          | Line marking (pavement)  | 1539 | m2 of Pavement | 4.09      | 6294.51   |
|                          | Line marking (zebra crossing)  | 30   | m2 of Pavement | 38.58     | 1157.40   |
|                          | Line marking removal   | 10   | m2 of Pavement | 89.23     | 892.30    |
|                          | Tactile Pavers (Hazard only)   | 2    | No.            | 319.78    | 639.56    |
| Other                    | Contaminated soil disposal and replacement allowance                 | 471  | m3             | 1440.00   | 678240.00 |
|                          | Supply and install green non slip long life paint for bike lanes     | 93   | m2             | 202.00    | 18786.00  |
|                          | Relocate Power Pole  | 1    | No.            | 36000.00  | 36000.00  |
|                          | Existing Sign relocation   | 8    | No.            | 31.11     | 248.88    |
|                          | Service proving  | 1    | Item           | 3600.00   | 3600.00   |
|                          | Raise existing drainage pits and convert to junction pits            | 4    | No.            | 1428.13   | 5712.52   |
|                          | Raise existing pits  | 3    | No.            | 660.00    | 1980.00   |
|                          | Decommission shared user path for future LXRP works                  | 1    | Item           | 4000.00   | 4000.00   |
|                          | Service protection/relocation (telco/gas/electricity)                | 114  | m              | 960.00    | 109440.00 |
| Delivery                 | Council Fees   | 1    | %              | 3.25      | 56511.27  |
|                          | VicRoads Fees  | 1    | %              | 1.00      | 17388.08  |
|                          | Traffic Management   | 1    | %              | 7.00      | 121716.59 |
|                          | Environmental Management   | 1    | %              | 0.50      | 8694.04   |
|                          | Surveying and Design   | 1    | %              | 5.00      | 86940.42  |
|                          | Supervision and Project management                                   | 1    | %              | 9.00      | 156492.75 |
|                          | Site Establishment   | 1    | %              | 2.50      | 43470.21  |
|                          | Contingency  | 1    | %              | 20.00     | 347761.67 |
| Total                    | Excluding Delivery   |      |                |           | 1,738,808 |
|                          | Including Delivery   |      |                |           | 2,577,783 |

| Appendix B              |   |
|-------------------------|---|
| Description:            | Cramer St / Mary St - unsignalised T-intersection |
| Civil Component Number: | TR-07-SK0005                                      |

| Group                    | Sub Item   | Qty  | Unit            | Rate      | Amount    |
|--------------------------|--|------|-----------------|-----------|-----------|
| Siteworks/<br>Earthworks | Site Preparation   | 2194 | m2              | 4.96      | 10882.24  |
|                          | Earthworks   | 180  | m3              | 40.52     | 7293.60   |
| Road Pavement            | Reconstruct Mary Street Pavement (Type N Pavement)               | 336  | m2              | 213.19    | 71631.84  |
|                          | Subgrade Preparation   | 68   | m2              | 16.16     | 1098.88   |
|                          | Profile existing asphalt to provide a key in joint               | 1    | Item            | 3000.00   | 3000.00   |
|                          | Construct hump (Asphalt Size 10 Type N)                          | 105  | m2              | 57.15     | 6000.75   |
|                          | Pavement Removal   | 197  | m3              | 200.00    | 39400.00  |
| Concrete Works           | Kerb and Channel   | 78   | m               | 169.00    | 13182.00  |
|                          | Construct concrete kerb island with granitic gravel infill       | 15   | m2              | 77.60     | 1164.00   |
|                          | Reconstruct Asphalt footpath                                     | 60   | m2              | 141.87    | 8512.20   |
|                          | Concrete Removal   | 8    | m3              | 260.00    | 2080.00   |
| Drainage                 | Install drain at raised platform crossing                        | 9    | m               | 298.21    | 2683.89   |
|                          | Break into existing drainage and connect new pipe                | 2    | m               | 705.03    | 1410.06   |
|                          | Drainage - pits  | 1    | No.             | 2806.10   | 2806.10   |
|                          | Drainage - Sub-soil drainage                                     | 87   | m               | 43.40     | 3775.80   |
|                          | Subsoil drainage clean out                                       | 0    | Item            | 0.00      | 0.00      |
|                          | Construct 375 class 4 pipe for road drainage                     | 23   | m               | 374.06    | 8603.38   |
| Traffic signals          | Traffic Signals (all inclusive)                                  | 0    | Item/ Per Leg   | 128786.34 | 0.00      |
| Landscape                | Tree Planting  | 0    | No.             | 363.01    | 0.00      |
|                          | Landscaping  | 0    | m2              | 25.16     | 0.00      |
|                          | Topsoil Seeding  | 0    | m2              | 8.44      | 0.00      |
|                          | Tree Removal   | 3    | No.             | 500.00    | 1500.00   |
| Street Lighting          | Street Lighting - Road   | 0    | m               | 225.67    | 0.00      |
|                          | Street Lighting - Intersections                                  | 1    | Item/ Per Leg   | 15000.00  | 15000.00  |
| Misc                     | Regulatory Signage   | 10   | Item            | 380.39    | 3803.90   |
|                          | Landscape maintenance (intersections)                            | 0    | Item            | 71344.66  | 0.00      |
|                          | Landscape maintenance (roads)                                    | 0    | m2 of Landscape | 2.90      | 0.00      |
|                          | Additional signage plates  | 10   | Item            | 240.00    | 2400.00   |
|                          | Line marking (pavement)  | 336  | m2 of Pavement  | 3.11      | 1044.96   |
|                          | Line marking (zebra crossing)                                    | 35   | m2 of Pavement  | 32.15     | 1125.25   |
|                          | Tactile Pavers (Hazard only)                                     | 10   | Item            | 319.78    | 3197.80   |
| Other                    | Contaminated soil disposal and replacement allowance             | 197  | m3              | 1440.00   | 283680.00 |
|                          | Supply and install green non slip long life paint for bike lanes | 35   | m2              | 202.00    | 7070.00   |
|                          | Remove existing road hump  | 9    | m               | 257.42    | 2316.78   |
|                          | Existing Sign removal  | 9    | Item            | 31.11     | 279.99    |
|                          | Service proving  | 1    | Item            | 3600.00   | 3600.00   |
|                          | Remove existing Bollards   | 1    | Item            | 1000.00   | 1000.00   |
| Delivery                 | Council Fees   | 1    | %               | 3.25      | 16560.16  |
|                          | VicRoads Fees  | 0    | %               | 0.00      | 0.00      |
|                          | Traffic Management   | 1    | %               | 7.00      | 35668.04  |
|                          | Environmental Management   | 1    | %               | 0.50      | 2547.72   |
|                          | Surveying and Design   | 1    | %               | 5.00      | 25477.17  |
|                          | Supervision and Project management                               | 1    | %               | 9.00      | 45858.91  |
|                          | Site Establishment   | 1    | %               | 2.50      | 12738.59  |
| Total                    | Contingency  | 1    | %               | 20.00     | 101908.68 |
|                          | Excluding Delivery   |      |                 |           | 509,543   |
|                          | Including Delivery   |      |                 |           | 750,303   |

APPENDIX

C

FLOOR PLANS





# APPENDIX

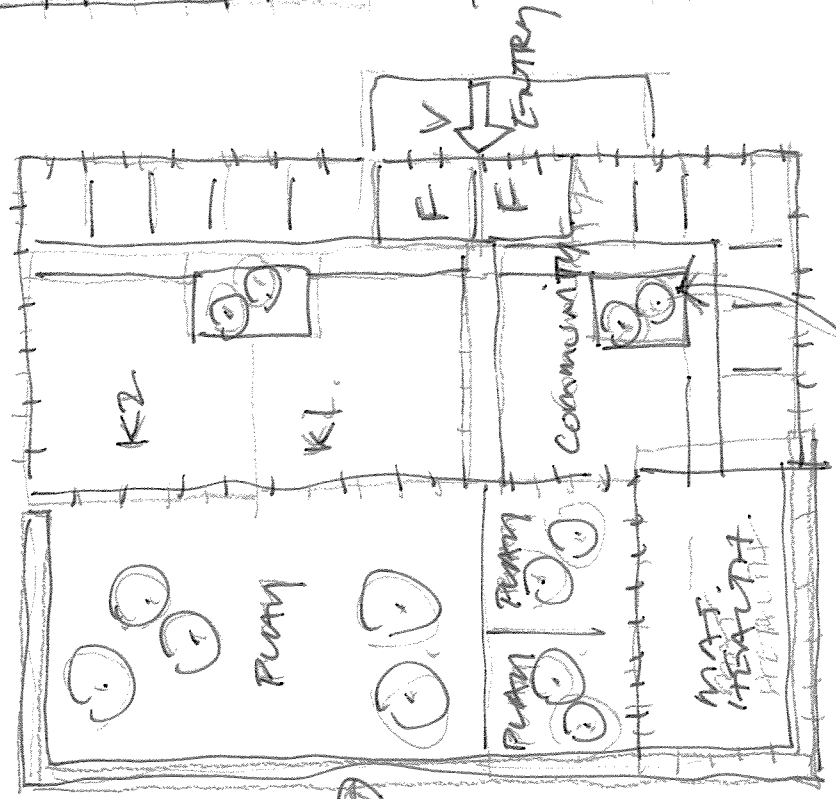
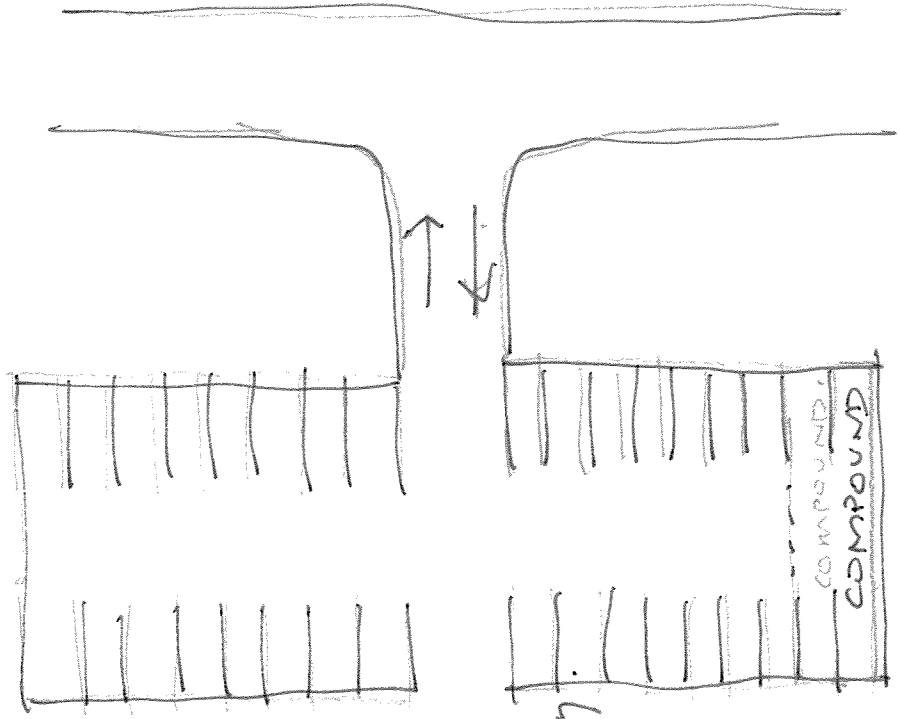
# D

SIX DEGREES ARCHITECT'S MEMO EXTRACTS

## Preston Market DCP Community Centre – Building Specifications

| Item                         | Minimum   | Preferred  |
|------------------------------|---|--|
| Interior heights             | Generally 2.7m clear minimum.<br>3.0m clear minimum for main spaces.<br>Amenities 2.4m clear minimum  | Depending on room size/depth, at least 3.0m clear with preference for raked ceilings to a higher levels with highlight glazing in larger spaces.   |
| Finishing and fit out levels | NCC standards for all spaces including amenities and kitchens.<br>Australian standards for Acoustic performance.<br>Relevant Vic Child Centre regulations.  | Impervious finishes to child areas such as rubber or linoleum. Avoid vinyl floor finishes for health reasons.<br>Inclusion of timber finishes to 50% of wall and floor areas to improve durability, health and appearance.<br>Include allowances for built in joinery for storage, seating, etc in Children and public areas.<br>Allowances for display pinboards, whiteboards etc.<br>Allowance for Audio visual.<br>Allowance for IT services. |
| Assumed design standards     | National Code of Construction and all referenced Australian Standards<br>Victorian Child Centre regulations<br><a href="https://www.education.vic.gov.au/childhood/providers/regulation/Pages/reqcentrebased.aspx">https://www.education.vic.gov.au/childhood/providers/regulation/Pages/reqcentrebased.aspx</a><br><br>National Quality Standards for Child Care and Education<br><a href="https://ablis.business.gov.au/service/vic/national-quality-standard-for-child-care-and-education-services/30971">https://ablis.business.gov.au/service/vic/national-quality-standard-for-child-care-and-education-services/30971</a><br><br><a href="https://www.acecqa.gov.au/nqf/national-quality-standard/quality-area-3-physical-environment">https://www.acecqa.gov.au/nqf/national-quality-standard/quality-area-3-physical-environment</a><br><br>Minimum space requirements are<br>Reg 107 - Internal 3.25 m2 per child<br>Reg 108 - External 7 m2 per child<br><a href="https://www.education.vic.gov.au/childhood/providers/regulation/Pages/indooroutdoor.aspx">https://www.education.vic.gov.au/childhood/providers/regulation/Pages/indooroutdoor.aspx</a> | ABCB Durability in Buildings guideline. This standard is not mandatory under the NCC, but recommend it be adopted as the building is of a public nature.   |
| Design life of the building  | In accordance with ABCB Minimum Design life guidelines clause 3.4, Table 3-1.<br><a href="https://www.abcb.gov.au/Resources/Publications/Education-Training/Durability-in-Buildings-including-Plumbing-Installations">https://www.abcb.gov.au/Resources/Publications/Education-Training/Durability-in-Buildings-including-Plumbing-Installations</a><br><br>Building Design Life 50 years<br><br>Design life for components or sub systems readily accessible and economical to replace or repair – 5 years<br><br>Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair – 15 years<br><br>Design life for components or sub systems not accessible or not economical to replace or repair- 50 years  | ABCB Durability in Buildings guideline. This standard is not mandatory under the NCC, but recommend it be adopted as the building is of a public nature.   |

|  |  |  |
|--|--|--|
| Building infrastructure required by BCA (e.g- fire services) | <p>Hose reels and internal/external fire hydrants. Early fire detection systems and EWIS panel. Stormwater retention and reuse system.</p> <p>Safe roof access</p> <p>Heating/cooling/insulation to meet Section J requirements.</p> <p>Natural ventilation of all rooms where possible.</p> <p>Mechanical ventilation of amenities and kitchens.</p> <p>Sensor and daylight operated lighting</p> <p>Thermally broken window/door systems Allowance for electrical MSB and DB's</p> | <p>Solar cells to roof to reduce power consumption, suggest 25kw.</p> <p>Electric only building services (no gas)</p> <p>Reverse cycle heating and cooling.</p> <p>Consideration of Hydronic Heating.</p> <p>Heat exchangers to exhaust systems.</p> <p>Relief air system to commercial kitchen exhaust.</p> <p>Full Fire Sprinklering, subject to MFB/building Surveying advice</p> |
| Any specific DDA requirements that could affect costings     | <p>DDA public toilet to Kindergarten and Community Hub (allowed)</p> <p>DDA carspace</p> <p>Corridor widths affected, upgrade circulation requirements to 20%</p> <p>If a shower is included, also need to include DDA shower.</p>   | <p>Inclusion of intergender toilet (not DDA).</p> <p>Recommend all desks be electrically operated adjustable height.</p>   |
| Any specifics of an 'In Building' facility                   | <p>Security and access system.</p> <p>CCTV</p> <p>IT room</p> <p>Building Manager's office/store</p> <p>Building Maintenance requirements Building Management System After hours mechanical switches.</p> <p>Fire sprinklers and Hydrant boosters if incorporated into a larger building</p> <p>Separation of metering</p>   | <p>Push button for Heat/Cool is a very effective energy saver.</p> <p>Preference in community facility for openable windows/doors for natural ventilation with read switches to shut down mechanical services.</p>   |



→ Solid waste

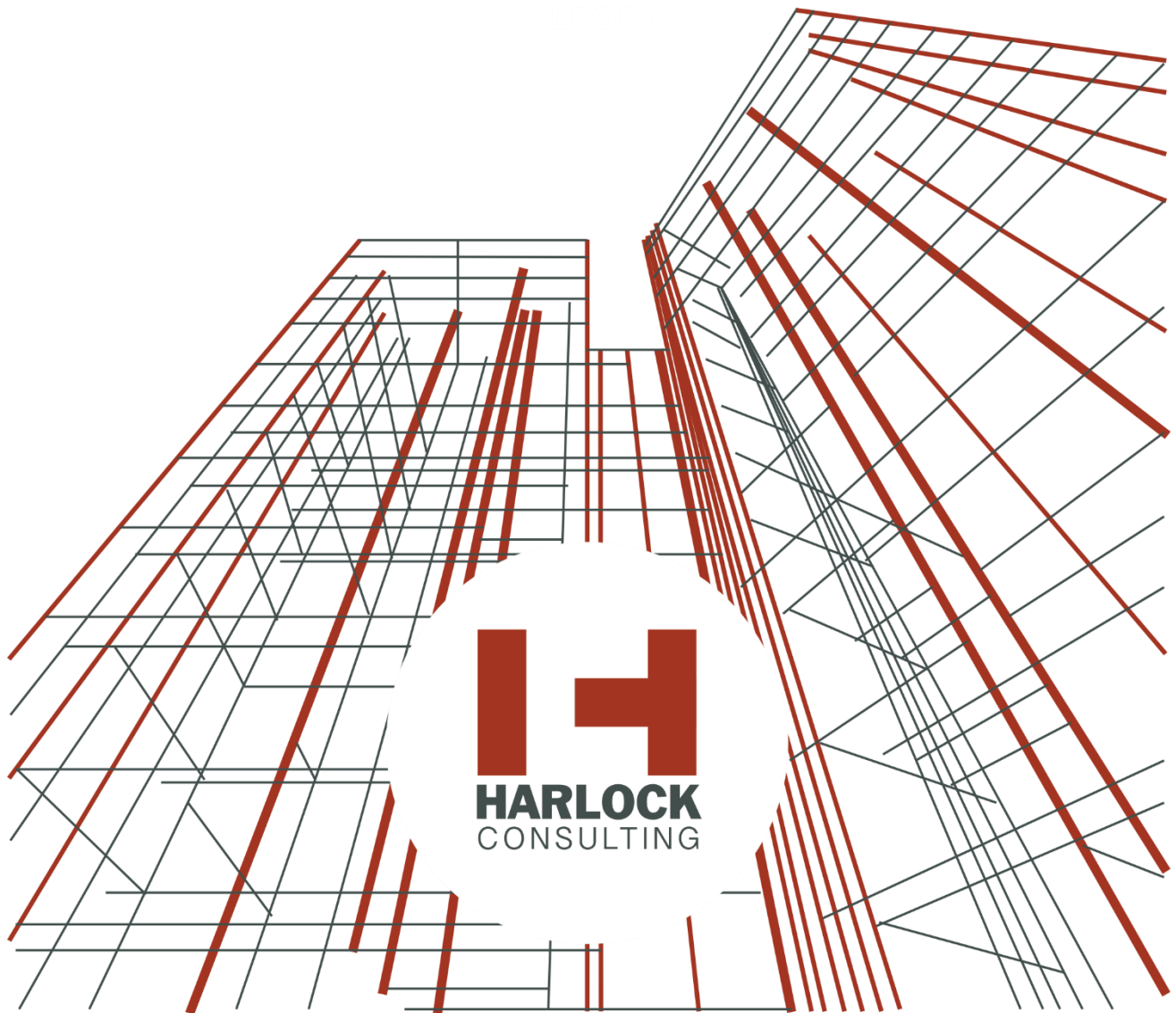
INTERIOR  
COVERED  
FOR LIGHT

COMPOUND  
COMPOUND

APPENDIX

E

COSTING – HARLOCK CONSULTING



# CONCEPT STAGE COST ESTIMATE

Project: Preston Market Facility Multi Purpose Facility

Issued to: Cardno

Date: 24<sup>th</sup> November 2020

Revision Number: 0

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# 1 Executive Summary

As requested, Harlock Consulting have prepared a concept stage estimate in relation to the proposed base building and fitout of a multi purpose facility for Preston Market Precinct.

- The estimated cost of the base building works (excluding car park works) is anticipated to be in the order of **\$3,075,000 (excluding GST).**
- The estimated cost of the fitout works associated with the base building as an integrated fitout and associated outdoor play area works is anticipated to be in the order of **\$2,425,000 (excluding GST).**
- The estimated cost of the fitout works assuming an equivalent existing building but therefore not undertaken as an integrated fitout plus outdoor play area works would attract a cost premium and is estimated to be in the order of **\$2,650,000 (excluding GST)**

These estimates are all inclusive of a 12.5% design and construction contingency.

Various notes and exclusions are set out in Section 4 of this report.

## 2 Basis of Cost Plan

This Cost Plan has been prepared on the basis of the following information:

- Cardno Concept Plan SK-0001
- Discussions with Cardno
- Benchmark data from previous Harlock Consulting projects

## 3 Cost Plan

Refer to Appendix 1 to 3 for a full breakdown of the full cost plans.

## 4 Notes & Exclusions

Please note that any allowance for the following have been excluded from the estimate:

- GST
- Professional fees
- Extensive earthworks or adverse ground conditions
- Car park works or associated builders preliminaries and margins
- Greenstar rated building cost premiums
- Major site services infrastructure upgrades
- Active IT or AV equipment
- Contaminated soil
- Demolition of existing buildings or trees



- Cost escalation beyond November 2020
- Client management costs
- Temporary accommodation or relocation costs

Note: Harlock Consulting has no control over, without limitation, cost of labour, cost of materials, cost of equipment, pricing methods used by third parties, availability of competitive bids, economic factors and specific market conditions. Accordingly, Harlock Consulting does not guarantee or warrant that actual costs will not vary from any estimates or forecasts

## 5 Tendering & Market Assumptions

A traditional lump sum procurement methodology is assumed for this project and it is assumed that it would be tendered to several appropriately sized builders. This estimate reflects the expected preliminaries level and trade pricing associated with this form of procurement.

The rates in this estimate are based on our opinion of current market prices. An escalation allowance of 3.5% is recommended up to construction commencement for budgeting purposes.

## Appendix 1: Cost Estimate – Base Building Works

# Elemental Summary

**Project:** Preston Market Precinct Multi Purpose

**Details:** Base Build Concept

**Building:** Multi Purpose Facility

| Code | Description   | %BC             | Cost/m2 | Quantity     | Unit      | Rate         | Subtotal         | Factor | Total            |
|------|---|-----------------|---------|--------------|-----------|--------------|------------------|--------|------------------|
|      | Notes   | 0.00%           |         |              |           |              | 0                |        | 0                |
|      | Preliminaries   | 11.56%          |         |              |           |              |                  |        | 355,444          |
|      | Site preparation  | 0.66%           |         |              |           |              | 20,000           |        | 20,000           |
|      | Substructure  | 6.32%           |         |              |           |              | 194,065          |        | 194,065          |
|      | Columns   | 1.03%           |         |              |           |              | 31,470           |        | 31,470           |
|      | Roof  | 12.34%          |         |              |           |              | 379,175          |        | 379,175          |
|      | External walls  | 8.50%           |         |              |           |              | 261,375          |        | 261,375          |
|      | External windows and screens                                    | 4.40%           |         |              |           |              | 135,300          |        | 135,300          |
|      | External doors  | 2.61%           |         |              |           |              | 80,000           |        | 80,000           |
|      | Internal walls  | 0.99%           |         |              |           |              | 30,375           |        | 30,375           |
|      | Internal doors  | 0.44%           |         |              |           |              | 13,500           |        | 13,500           |
|      | Internal screens  | 0.65%           |         |              |           |              | 19,800           |        | 19,800           |
|      | Wall finishes   | 1.58%           |         |              |           |              | 48,450           |        | 48,450           |
|      | Floor finishes  | 3.08%           |         |              |           |              | 94,410           |        | 94,410           |
|      | Ceiling finishes  | 2.73%           |         |              |           |              | 83,920           |        | 83,920           |
|      | Fitments  | 1.42%           |         |              |           |              | 43,425           |        | 43,425           |
|      | Appliances  | 0.00%           |         |              |           |              |                  |        | Excluded         |
|      | Signage   | 0.18%           |         |              |           |              | 5,245            |        | 5,245            |
|      | Loose furniture   | 0.00%           |         |              |           |              |                  |        | Excluded         |
|      | Mechanical services   | 11.94%          |         |              |           |              | 367,150          |        | 367,150          |
|      | Electrical services   | 6.83%           |         |              |           |              | 209,800          |        | 209,800          |
|      | Fire services   | 1.71%           |         |              |           |              | 52,450           |        | 52,450           |
|      | Hydraulic services  | 2.93%           |         |              |           |              | 90,000           |        | 90,000           |
|      | Builders work in connection with services (5%)                  | 1.17%           |         |              |           |              |                  |        | 35,970           |
|      | External works  | 1.05%           |         |              |           |              | 32,010           |        | 32,010           |
|      | External services   | 4.88%           |         |              |           |              | 150,000          |        | 150,000          |
|      | <b>SUBTOTAL</b>   | <b>88.89%</b>   |         | <b>1,049</b> | <b>m2</b> | <b>2,606</b> | <b>2,733,334</b> |        | <b>2,733,334</b> |
|      |   |                 |         |              |           |              |                  |        |                  |
|      | Design and construction contingencies (12.5%)                   | 11.12%          |         |              |           |              |                  |        | 341,667          |
|      | <b>TOTAL ESTIMATED CONSTRUCTION COST</b>                        | <b>100.00 %</b> |         | <b>1,049</b> | <b>m2</b> | <b>2,931</b> | <b>3,075,000</b> |        | <b>3,075,000</b> |
|      |   |                 |         |              |           |              |                  |        |                  |
|      | <b>Exclusions:</b>  |                 |         |              |           |              |                  |        |                  |
|      | GST   |                 |         |              |           |              |                  |        |                  |
|      | Professional fees   |                 |         |              |           |              |                  |        |                  |
|      | Extensive earthworks or adverse ground conditions               |                 |         |              |           |              |                  |        |                  |
|      | Car park works or associated builders preliminaries and margins |                 |         |              |           |              |                  |        |                  |
|      | Greenstar rated building cost premiums                          |                 |         |              |           |              |                  |        |                  |
|      | Major site services infrastructure upgrades                     |                 |         |              |           |              |                  |        |                  |
|      | Contaminated soil   |                 |         |              |           |              |                  |        |                  |

# Elemental Summary

**Project:** Preston Market Precinct Multi Purpose

**Details:** Base Build Concept

**Building:** Multi Purpose Facility

| Code | Description                               | %BC     | Cost/m2 | Quantity | Unit | Rate | Subtotal | Factor | Total     |
|------|---|---------|---------|----------|------|------|----------|--------|-----------|
|      | Demolition of existing buildings or trees |         |         |          |      |      |          |        |           |
|      | Cost escalation beyond November 2020      |         |         |          |      |      |          |        |           |
|      |   | 100.00% |         |          |      |      |          |        | 3,075,001 |

# Trade Detail

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Base Build Concept |
| <b>Building:</b> Facility                             |                                    |
| Multi Purpose Facility                                |                                    |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Notes

|  |  |  |      |  |  |  |  |
|--|--|--|------|--|--|--|--|
|  | Base building assumes raft slab footings, medium level facades, double glazed windows, metal deck roofing with some highlight windows, base level amenities, carpet flooring and acoustic tile ceilings and services to a standard grid internally, no security services, no solar panels. Assumes open plan space other than amenities spaces. The estimate includes landscaping to the perimeter of the building, services infrastructure and the canopy/verandah to the front of the building and associated paving |  | Note |  |  |  |  |
|--|--|--|------|--|--|--|--|

## Notes

0

0

## Site preparation

|  |   |       |    |       |        |  |        |
|--|---|-------|----|-------|--------|--|--------|
|  | Strip site of topsoil, minor levelling, soft spots, etc | 2,000 | m2 | 10.00 | 20,000 |  | 20,000 |
|--|---|-------|----|-------|--------|--|--------|

## Site preparation

20,000

20,000

## Substructure

|  |  |       |    |        |         |  |         |
|--|--|-------|----|--------|---------|--|---------|
|  | Raft slab foundations – site preparation, sand bedding, reinforcement, membranes, formwork, concrete, set downs, edge beams and internal beams, sundries | 1,049 | m2 | 185.00 | 194,065 |  | 194,065 |
|--|--|-------|----|--------|---------|--|---------|

## Substructure

194,065

194,065

## Columns

|  |   |       |    |       |        |  |        |
|--|---|-------|----|-------|--------|--|--------|
|  | Allowance for steel columns as required to large span openings, etc | 1,049 | m2 | 30.00 | 31,470 |  | 31,470 |
|--|---|-------|----|-------|--------|--|--------|

## Columns

31,470

31,470

## Roof

|  |   |       |    |        |         |  |         |
|--|---|-------|----|--------|---------|--|---------|
|  | Roof framing, metal deck cladding, insulation, sarking, flashings, cappings, gutters, downpipes, skylights, highlight windows to selected areas, safe roof access provisions, eaves linings, fascias – plan area measured excluding overhangs | 1,049 | m2 | 325.00 | 340,925 |  | 340,925 |
|  |   |       |    |        |         |  |         |
|  | Canopy/verandah including framing, columns, soffit linings, roofing and roof plumbing   | 90    | m2 | 425.00 | 38,250  |  | 38,250  |

## Roof

379,175

379,175

## External walls

|  |  |     |    |        |         |  |         |
|--|--|-----|----|--------|---------|--|---------|
|  | Kindergarten – External wall cladding, framing, insulation, sarking, plasterboard lining internally, sundry trims, flashings, etc                | 270 | m2 | 425.00 | 114,750 |  | 114,750 |
|  |  |     |    |        |         |  |         |
|  | Maternal & Child Consulting – External wall cladding, framing, insulation, sarking, plasterboard lining internally, sundry trims, flashings, etc | 162 | m2 | 425.00 | 68,850  |  | 68,850  |
|  |  |     |    |        |         |  |         |
|  | Community Services – External wall cladding, framing, insulation, sarking, plasterboard lining internally, sundry trims, flashings, etc          | 183 | m2 | 425.00 | 77,775  |  | 77,775  |

## External walls

261,375

261,375

# Trade Detail

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Base Build Concept |
| <b>Building:</b> Facility                             |                                    |
| Multi Purpose Facility                                |                                    |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## External windows and screens

|  |   |    |    |          |        |  |        |
|--|---|----|----|----------|--------|--|--------|
|  | Kindergarten – Double glazed walls to assumed 20% of external facade area, sun shading as required                | 54 | m2 | 1,100.00 | 59,400 |  | 59,400 |
|  |   |    |    |          |        |  |        |
|  | Maternal & Child Consulting – Double glazed walls to assumed 20% of external facade area, sun shading as required | 32 | m2 | 1,100.00 | 35,640 |  | 35,640 |
|  |   |    |    |          |        |  |        |
|  | Community Services – Double glazed walls to assumed 20% of external facade area, sun shading as required          | 37 | m2 | 1,100.00 | 40,260 |  | 40,260 |

## External windows and screens

135,300

135,300

## External doors

|  |  |  |      |  |        |  |        |
|--|--|--|------|--|--------|--|--------|
|  | Kindergarten – Auto entry doors, emergency exit doors, glazed doors                |  | Item |  | 35,000 |  | 35,000 |
|  |  |  |      |  |        |  |        |
|  | Maternal & Child Consulting – Auto entry doors, emergency exit doors, glazed doors |  | Item |  | 20,000 |  | 20,000 |
|  |  |  |      |  |        |  |        |
|  | Community Services – Auto entry doors, emergency exit doors, glazed doors          |  | Item |  | 25,000 |  | 25,000 |

## External doors

80,000

80,000

## Internal walls

|  |   |    |    |        |        |  |        |
|--|---|----|----|--------|--------|--|--------|
|  | Kindergarten – Internal stud framed plasterboard walls including acoustic insulation                | 75 | m2 | 135.00 | 10,125 |  | 10,125 |
|  |   |    |    |        |        |  |        |
|  | Maternal & Child Consulting – Internal stud framed plasterboard walls including acoustic insulation | 75 | m2 | 135.00 | 10,125 |  | 10,125 |
|  |   |    |    |        |        |  |        |
|  | Community Services – Internal stud framed plasterboard walls including acoustic insulation          | 75 | m2 | 135.00 | 10,125 |  | 10,125 |

## Internal walls

30,375

30,375

## Internal doors

|  |   |   |    |          |       |  |       |
|--|---|---|----|----------|-------|--|-------|
|  | Kindergarten – Internal doors, frame and hardware to amenities                | 3 | No | 1,500.00 | 4,500 |  | 4,500 |
|  |   |   |    |          |       |  |       |
|  | Maternal & Child Consulting – Internal doors, frame and hardware to amenities | 3 | No | 1,500.00 | 4,500 |  | 4,500 |
|  |   |   |    |          |       |  |       |
|  | Community Services – Internal doors, frame and hardware to amenities          | 3 | No | 1,500.00 | 4,500 |  | 4,500 |

## Internal doors

13,500

13,500

## Internal screens

|  |  |   |    |          |       |  |       |
|--|--|---|----|----------|-------|--|-------|
|  | Kindergarten – Toilet partition and door | 4 | No | 1,650.00 | 6,600 |  | 6,600 |
|  |  |   |    |          |       |  |       |

# Trade Detail

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Base Build Concept |
| <b>Building:</b> Facility                             |                                    |
| Multi Purpose Facility                                |                                    |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Internal screens

(Continued)

|  |   |   |    |          |       |  |       |
|--|---|---|----|----------|-------|--|-------|
|  | Maternal & Child Consulting – Toilet partition and door | 4 | No | 1,650.00 | 6,600 |  | 6,600 |
|  |   |   |    |          |       |  |       |
|  | Community Services – Toilet partition and door          | 4 | No | 1,650.00 | 6,600 |  | 6,600 |

## Internal screens

19,800

19,800

## Wall finishes

|  |  |     |    |        |        |  |        |
|--|--|-----|----|--------|--------|--|--------|
|  | Paint to internal plasterboard walls       | 840 | m2 | 17.50  | 14,700 |  | 14,700 |
|  |  |     |    |        |        |  |        |
|  | Assumed full height all tiles to amenities | 225 | m2 | 150.00 | 33,750 |  | 33,750 |

## Wall finishes

48,450

48,450

## Floor finishes

|  |  |     |    |       |        |  |        |
|--|--|-----|----|-------|--------|--|--------|
|  | Kindergarten – Generally carpet tiles throughout, recessed floor matting, vinyl to wet areas, skirtings                | 499 | m2 | 90.00 | 44,910 |  | 44,910 |
|  |  |     |    |       |        |  |        |
|  | Maternal & Child Consulting – Generally carpet tiles throughout, recessed floor matting, vinyl to wet areas, skirtings | 188 | m2 | 90.00 | 16,920 |  | 16,920 |
|  |  |     |    |       |        |  |        |
|  | Community Services – Generally carpet tiles throughout, recessed floor matting, vinyl to wet areas, skirtings          | 362 | m2 | 90.00 | 32,580 |  | 32,580 |

## Floor finishes

94,410

94,410

## Ceiling finishes

|  |   |     |    |       |        |  |        |
|--|---|-----|----|-------|--------|--|--------|
|  | Kindergarten – Base building ceiling                | 499 | m2 | 80.00 | 39,920 |  | 39,920 |
|  |   |     |    |       |        |  |        |
|  | Maternal & Child Consulting – Base building ceiling | 188 | m2 | 80.00 | 15,040 |  | 15,040 |
|  |   |     |    |       |        |  |        |
|  | Community Services – Base building ceiling          | 362 | m2 | 80.00 | 28,960 |  | 28,960 |

## Ceiling finishes

83,920

83,920

## Fitments

|  |                               |    |    |        |        |  |        |
|--|-------------------------------|----|----|--------|--------|--|--------|
|  | Toilet roll holders           | 15 | No | 150.00 | 2,250  |  | 2,250  |
|  | Mirrors                       | 15 | No | 500.00 | 7,500  |  | 7,500  |
|  | Hand dryers                   | 9  | No | 750.00 | 6,750  |  | 6,750  |
|  | Soap dispensers               | 15 | No | 225.00 | 3,375  |  | 3,375  |
|  | Vanity hobs                   | 15 | m  | 700.00 | 10,500 |  | 10,500 |
|  | Grab rail set                 | 9  | No | 500.00 | 4,500  |  | 4,500  |
|  | Coat hooks                    | 15 | No | 30.00  | 450    |  | 450    |
|  | Paper towel dispenser and bin | 9  | No | 900.00 | 8,100  |  | 8,100  |

## Fitments

43,425

43,425

# Trade Detail

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Base Build Concept |
| <b>Building:</b> Facility                             |                                    |
| Multi Purpose Facility                                |                                    |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Signage

|  |                                      |       |    |      |       |  |       |
|--|--------------------------------------|-------|----|------|-------|--|-------|
|  | Allowance for statutory signage only | 1,049 | m2 | 5.00 | 5,245 |  | 5,245 |
|--|--------------------------------------|-------|----|------|-------|--|-------|

## Signage

**5,245**

**5,245**

## Mechanical services

|  |  |       |    |        |         |  |         |
|--|--|-------|----|--------|---------|--|---------|
|  | Mechanical services – Ducted heating and cooling, exhaust to amenities | 1,049 | m2 | 350.00 | 367,150 |  | 367,150 |
|--|--|-------|----|--------|---------|--|---------|

## Mechanical services

**367,150**

**367,150**

## Electrical services

|  |   |       |    |        |         |  |         |
|--|---|-------|----|--------|---------|--|---------|
|  | Lighting and power, switchboards, sundry base building provisions | 1,049 | m2 | 200.00 | 209,800 |  | 209,800 |
|--|---|-------|----|--------|---------|--|---------|

## Electrical services

**209,800**

**209,800**

## Fire services

|  |   |       |    |       |        |  |        |
|--|---|-------|----|-------|--------|--|--------|
|  | Hydrants and hose reels, smoke detection, fire extinguishers, FIP | 1,049 | m2 | 50.00 | 52,450 |  | 52,450 |
|--|---|-------|----|-------|--------|--|--------|

## Fire services

**52,450**

**52,450**

## Hydraulic services

|  |   |  |      |  |        |  |        |
|--|---|--|------|--|--------|--|--------|
|  | Kindergarten – Base building provision assumes 1 x Acc WC, 2 x Male WC, 2 x Female WC, Kitchen plumbing point, hot water service                |  | Item |  | 30,000 |  | 30,000 |
|  |   |  |      |  |        |  |        |
|  | Maternal & Child Consulting – Base building provision assumes 1 x Acc WC, 2 x Male WC, 2 x Female WC, Kitchen plumbing point, hot water service |  | Item |  | 30,000 |  | 30,000 |
|  |   |  |      |  |        |  |        |
|  | Community Services – Base building provision assumes 1 x Acc WC, 2 x Male WC, 2 x Female WC, Kitchen plumbing point, hot water service          |  | Item |  | 30,000 |  | 30,000 |

## Hydraulic services

**90,000**

**90,000**

## External works

|  |  |     |      |        |        |  |        |
|--|--|-----|------|--------|--------|--|--------|
|  | Prepare levels for external playground areas                                     | 951 | m2   | 10.00  | 9,510  |  | 9,510  |
|  | Landscaping and paving to perimeter of building to entrances, etc – nominal area | 150 | m2   | 150.00 | 22,500 |  | 22,500 |
|  |  |     |      |        |        |  |        |
|  | Car park works excluded  |     | Note |        |        |  |        |

## External works

**32,010**

**32,010**

## External services

|  |                                   |  |      |  |        |  |        |
|--|-----------------------------------|--|------|--|--------|--|--------|
|  | Allowance for stormwater drainage |  | Item |  | 45,000 |  | 45,000 |
|  |                                   |  |      |  |        |  |        |
|  | Allowance for electrical services |  | Item |  | 40,000 |  | 40,000 |
|  |                                   |  |      |  |        |  |        |
|  | Allowance for sewer               |  | Item |  | 17,500 |  | 17,500 |
|  |                                   |  |      |  |        |  |        |
|  | Allowance for water supply        |  | Item |  | 12,500 |  | 12,500 |



## Trade Detail

|                  |                                       |                 |                    |
|------------------|---------------------------------------|-----------------|--------------------|
| <b>Project:</b>  | Preston Market Precinct Multi Purpose | <b>Details:</b> | Base Build Concept |
| <b>Building:</b> | Facility                              |                 |                    |
|                  | Multi Purpose Facility                |                 |                    |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

### External services

*(Continued)*

|  |                              |  |      |  |        |  |        |
|--|------------------------------|--|------|--|--------|--|--------|
|  |                              |  |      |  |        |  |        |
|  | Allowance for communications |  | Item |  | 7,500  |  | 7,500  |
|  |                              |  |      |  |        |  |        |
|  | Allowance for gas supply     |  | Item |  | 12,500 |  | 12,500 |
|  |                              |  |      |  |        |  |        |
|  | Allowance for fire services  |  | Item |  | 15,000 |  | 15,000 |

### External services

**150,000**

**150,000**

## Appendix 2: Cost Estimate – Integrated Fitout Works

# Elemental Summary

**Project:** Preston Market Precinct Multi Purpose

**Details:** Integrated Fitout

**Building:** Multi Purpose Facility

| Code           | Description                                    | %BC             | Cost/m2 | Quantity | Unit | Rate | Subtotal         | Factor | Total            |
|----------------|--|-----------------|---------|----------|------|------|------------------|--------|------------------|
|                | Preliminaries                                  | 8.09%           |         |          |      |      |                  |        | 196,173          |
|                | Internal walls                                 | 5.92%           |         |          |      |      | 143,336          |        | 143,336          |
|                | Internal doors                                 | 3.37%           |         |          |      |      | 81,680           |        | 81,680           |
|                | Internal screens                               | 7.59%           |         |          |      |      | 183,953          |        | 183,953          |
|                | Wall finishes                                  | 3.52%           |         |          |      |      | 85,135           |        | 85,135           |
|                | Floor finishes                                 | 0.75%           |         |          |      |      | 17,975           |        | 17,975           |
|                | Ceiling finishes                               | 2.24%           |         |          |      |      | 54,180           |        | 54,180           |
|                | Fitments                                       | 10.25%          |         |          |      |      | 248,500          |        | 248,500          |
|                | Blinds   | 0.93%           |         |          |      |      | 22,500           |        | 22,500           |
|                | Appliances                                     | 1.76%           |         |          |      |      | 42,500           |        | 42,500           |
|                | Signage  | 0.87%           |         |          |      |      | 20,980           |        | 20,980           |
|                | Loose furniture                                | 7.58%           |         |          |      |      | 183,575          |        | 183,575          |
|                | Mechanical services                            | 1.30%           |         |          |      |      | 31,470           |        | 31,470           |
|                | Electrical services                            | 5.20%           |         |          |      |      | 125,880          |        | 125,880          |
|                | Security                                       | 2.60%           |         |          |      |      | 62,940           |        | 62,940           |
|                | Fire services                                  | 0.44%           |         |          |      |      | 10,490           |        | 10,490           |
|                | Hydraulic services                             | 2.27%           |         |          |      |      | 55,000           |        | 55,000           |
|                | Builders work in connection with services (5%) | 0.59%           |         |          |      |      |                  |        | 14,289           |
|                | External works                                 | 22.27%          |         |          |      |      | 540,000          |        | 540,000          |
|                | External services                              | 1.45%           |         |          |      |      | 35,000           |        | 35,000           |
|                | <b>SUBTOTAL</b>                                | <b>88.89%</b>   |         |          |      |      | <b>2,155,556</b> |        | <b>2,155,556</b> |
|                |  |                 |         |          |      |      |                  |        |                  |
|                | Design and construction contingencies (12.5%)  | 11.12%          |         |          |      |      |                  |        | 269,444          |
|                | <b>TOTAL ESTIMATED CONSTRUCTION COST</b>       | <b>100.00 %</b> |         |          |      |      | <b>2,425,000</b> |        | <b>2,425,000</b> |
|                |  |                 |         |          |      |      |                  |        |                  |
|                | <b>Exclusions:</b>                             |                 |         |          |      |      |                  |        |                  |
|                | GST  |                 |         |          |      |      |                  |        |                  |
|                | Professional fees                              |                 |         |          |      |      |                  |        |                  |
|                | Active IT or AV equipment                      |                 |         |          |      |      |                  |        |                  |
|                | Relocation costs                               |                 |         |          |      |      |                  |        |                  |
|                | Cost escalation beyond November 2020           |                 |         |          |      |      |                  |        |                  |
| <b>100.00%</b> |  |                 |         |          |      |      |                  |        | <b>2,425,000</b> |

# Trade Detail

|   |                                   |
|---|-----------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Integrated Fitout |
| <b>Building:</b> Facility                             |                                   |
| Multi Purpose Facility                                |                                   |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Internal walls

|  |  |     |    |        |        |  |        |
|--|--|-----|----|--------|--------|--|--------|
|  | Kindergarten – Internal stud framed plasterboard walls including acoustic insulation (allow 0.75m2 per m2 floor area)                | 374 | m2 | 135.00 | 50,524 |  | 50,524 |
|  |  |     |    |        |        |  |        |
|  | Maternal & Child Consulting – Internal stud framed plasterboard walls including acoustic insulation (allow 1.25m2 per m2 floor area) | 235 | m2 | 135.00 | 31,725 |  | 31,725 |
|  |  |     |    |        |        |  |        |
|  | Community Services – Internal stud framed plasterboard walls including acoustic insulation Allow 1.25m2 per m2 floor area)           | 453 | m2 | 135.00 | 61,088 |  | 61,088 |

## Internal walls

**143,336**

**143,336**

## Internal doors

|  |  |     |    |       |        |  |        |
|--|--|-----|----|-------|--------|--|--------|
|  | Kindergarten – Internal doors, frame and hardware                | 499 | m2 | 70.00 | 34,930 |  | 34,930 |
|  |  |     |    |       |        |  |        |
|  | Maternal & Child Consulting – Internal doors, frame and hardware | 188 | m2 | 85.00 | 15,980 |  | 15,980 |
|  |  |     |    |       |        |  |        |
|  | Community Services – Internal doors, frame and hardware          | 362 | m2 | 85.00 | 30,770 |  | 30,770 |

## Internal doors

**81,680**

**81,680**

## Internal screens

|  |  |     |    |        |        |  |        |
|--|--|-----|----|--------|--------|--|--------|
|  | Kindergarten – Infant WC screens   | 4   | No | 750.00 | 3,000  |  | 3,000  |
|  | Kindergarten – Glazed windows/screens – allow 0.3m2 per m2 floor area                | 150 | m2 | 575.00 | 86,078 |  | 86,078 |
|  |  |     |    |        |        |  |        |
|  | Maternal & Child Consulting – Glazed windows/screens – allow 0.3m2 per m2 floor area | 56  | m2 | 575.00 | 32,430 |  | 32,430 |
|  |  |     |    |        |        |  |        |
|  | Community Services – Glazed windows/screens – allow 0.3m2 per m2 floor area          | 109 | m2 | 575.00 | 62,445 |  | 62,445 |

## Internal screens

**183,953**

**183,953**

## Wall finishes

|  |  |       |      |       |        |  |        |
|--|--|-------|------|-------|--------|--|--------|
|  | Paint to internal plasterboard walls           | 2,122 | m2   | 17.50 | 37,135 |  | 37,135 |
|  |  |       |      |       |        |  |        |
|  | Splashbacks to kitchens                        |       | Item |       | 3,000  |  | 3,000  |
|  |  |       |      |       |        |  |        |
|  | Additional wall tiles to wet areas             |       | Item |       | 5,000  |  | 5,000  |
|  |  |       |      |       |        |  |        |
|  | Allowance for feature walls and acoustic walls |       | Item |       | 40,000 |  | 40,000 |

## Wall finishes

**85,135**

**85,135**

## Floor finishes

|  |   |     |    |       |        |  |        |
|--|---|-----|----|-------|--------|--|--------|
|  | Kindergarten – Extra over base building flooring for special requirements | 499 | m2 | 25.00 | 12,475 |  | 12,475 |
|--|---|-----|----|-------|--------|--|--------|

# Trade Detail

|   |                                   |
|---|-----------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Integrated Fitout |
| <b>Building:</b> Facility                             |                                   |
| Multi Purpose Facility                                |                                   |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Floor finishes

(Continued)

|  |  |     |    |       |       |  |       |
|--|--|-----|----|-------|-------|--|-------|
|  |  |     |    |       |       |  |       |
|  | Maternal & Child Consulting – Extra over base building flooring for special requirements | 188 | m2 | 10.00 | 1,880 |  | 1,880 |
|  |  |     |    |       |       |  |       |
|  | Community Services – Extra over base building flooring for special requirements          | 362 | m2 | 10.00 | 3,620 |  | 3,620 |

## Floor finishes

17,975

17,975

## Ceiling finishes

|  |  |     |    |       |        |  |        |
|--|--|-----|----|-------|--------|--|--------|
|  | Kindergarten – Extra over base building ceiling fo feature ceilings, acoustic treatments, etc                | 499 | m2 | 70.00 | 34,930 |  | 34,930 |
|  |  |     |    |       |        |  |        |
|  | Maternal & Child Consulting – Extra over base building ceiling fo feature ceilings, acoustic treatments, etc | 188 | m2 | 35.00 | 6,580  |  | 6,580  |
|  |  |     |    |       |        |  |        |
|  | Community Services – Extra over base building ceiling fo feature ceilings, acoustic treatments, etc          | 362 | m2 | 35.00 | 12,670 |  | 12,670 |

## Ceiling finishes

54,180

54,180

## Fitments

|  |   |     |    |        |         |  |         |
|--|---|-----|----|--------|---------|--|---------|
|  | Kindergarten – Joinery allowance                | 499 | m2 | 250.00 | 124,750 |  | 124,750 |
|  |   |     |    |        |         |  |         |
|  | Maternal & Child Consulting – Joinery allowance | 188 | m2 | 225.00 | 42,300  |  | 42,300  |
|  |   |     |    |        |         |  |         |
|  | Community Services – Joinery allowance          | 362 | m2 | 225.00 | 81,450  |  | 81,450  |

## Fitments

248,500

248,500

## Blinds

|  |   |     |    |        |        |  |        |
|--|---|-----|----|--------|--------|--|--------|
|  | Blackout and brownut blinds to windows as required – average rate | 150 | m2 | 150.00 | 22,500 |  | 22,500 |
|--|---|-----|----|--------|--------|--|--------|

## Blinds

22,500

22,500

## Appliances

|  |  |  |      |  |        |  |        |
|--|--|--|------|--|--------|--|--------|
|  | Kindergarten – Kitchen appliances, laundry equipment |  | Item |  | 17,500 |  | 17,500 |
|  |  |  |      |  |        |  |        |
|  | Maternal & Child Consulting – Kitchen equipment      |  | Item |  | 12,500 |  | 12,500 |
|  |  |  |      |  |        |  |        |
|  | Community Services – Kitchen equipment               |  | Item |  | 12,500 |  | 12,500 |

## Appliances

42,500

42,500

## Signage

|  |   |       |    |       |        |  |        |
|--|---|-------|----|-------|--------|--|--------|
|  | Non statutory signage – Drectional signage, external building signage, room identification signage, etc | 1,049 | m2 | 20.00 | 20,980 |  | 20,980 |
|--|---|-------|----|-------|--------|--|--------|

## Signage

20,980

20,980

# Trade Detail

|   |                                   |
|---|-----------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Integrated Fitout |
| <b>Building:</b> Facility                             |                                   |
| Multi Purpose Facility                                |                                   |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Loose furniture

|  |   |     |    |        |        |  |        |
|--|---|-----|----|--------|--------|--|--------|
|  | Kindergarten – Loose furniture allowance                | 499 | m2 | 175.00 | 87,325 |  | 87,325 |
|  |   |     |    |        |        |  |        |
|  | Maternal & Child Consulting – Loose furniture allowance | 188 | m2 | 175.00 | 32,900 |  | 32,900 |
|  |   |     |    |        |        |  |        |
|  | Community Services – Loose furniture allowance          | 362 | m2 | 175.00 | 63,350 |  | 63,350 |

## Loose furniture

183,575

183,575

## Mechanical services

|  |   |       |    |       |        |  |        |
|--|---|-------|----|-------|--------|--|--------|
|  | Mechanical services – Adapt to suit partitioned layout including additional vents, supplementary units, controls, kitchen exhaust etc as required | 1,049 | m2 | 30.00 | 31,470 |  | 31,470 |
|--|---|-------|----|-------|--------|--|--------|

## Mechanical services

31,470

31,470

## Electrical services

|  |   |       |    |        |         |  |         |
|--|---|-------|----|--------|---------|--|---------|
|  | Extra over base building provisions for lighting and power, data, etc | 1,049 | m2 | 120.00 | 125,880 |  | 125,880 |
|--|---|-------|----|--------|---------|--|---------|

## Electrical services

125,880

125,880

## Security

|  |  |       |    |       |        |  |        |
|--|--|-------|----|-------|--------|--|--------|
|  | Allowance for swipe card access, duress buttons, CCTV, detection systems, alarms | 1,049 | m2 | 60.00 | 62,940 |  | 62,940 |
|--|--|-------|----|-------|--------|--|--------|

## Security

62,940

62,940

## Fire services

|  |   |       |    |       |        |  |        |
|--|---|-------|----|-------|--------|--|--------|
|  | Fire services alterations and additional smoke detectors to suit partitioned spaces | 1,049 | m2 | 10.00 | 10,490 |  | 10,490 |
|--|---|-------|----|-------|--------|--|--------|

## Fire services

10,490

10,490

## Hydraulic services

|  |   |  |      |  |        |  |        |
|--|---|--|------|--|--------|--|--------|
|  | Kindergarten – Add infant WCs and troughs, kitchen sink and tapware, dishwasher points, washing machine taps, sinks, basins |  | Item |  | 25,000 |  | 25,000 |
|  |   |  |      |  |        |  |        |
|  | Maternal & Child Consulting – Add infant WCs, kitchen sink and tapware, dishwasher points, sinks, basins                    |  | Item |  | 15,000 |  | 15,000 |
|  |   |  |      |  |        |  |        |
|  | Community Services – Add kitchen sink and tapware, dishwasher points, basins  |  | Item |  | 15,000 |  | 15,000 |

## Hydraulic services

55,000

55,000

## External works

|  |   |     |    |        |         |  |         |
|--|---|-----|----|--------|---------|--|---------|
|  | Fencing and play equipment, surfacing, shade sails to play areas – Benchmark all inclusive rate | 720 | m2 | 750.00 | 540,000 |  | 540,000 |
|--|---|-----|----|--------|---------|--|---------|

## External works

540,000

540,000

## External services

|  |   |  |      |  |        |  |        |
|--|---|--|------|--|--------|--|--------|
|  | Allowance for stormwater drainage to play areas |  | Item |  | 20,000 |  | 20,000 |
|  |   |  |      |  |        |  |        |
|  | Allowance for electrical services to play areas |  | Item |  | 10,000 |  | 10,000 |

# Trade Detail

|   |                                   |
|---|-----------------------------------|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Integrated Fitout |
| <b>Building:</b> Facility                             |                                   |
| Multi Purpose Facility                                |                                   |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

|                          |  |  |      |  |               |                    |               |
|--------------------------|--|--|------|--|---------------|--------------------|---------------|
| <b>External services</b> |  |  |      |  |               | <i>(Continued)</i> |               |
|                          |  |  |      |  |               |                    |               |
|                          | Allowance for water supply to play areas |  | Item |  | 5,000         |                    | 5,000         |
| <b>External services</b> |  |  |      |  | <b>35,000</b> |                    | <b>35,000</b> |

## Appendix 3: Cost Estimate – Fitout Works (non-integrated)



# Elemental Summary

**Project:** Preston Market Precinct Multi Purpose

**Details:** Existing Building Fitout

**Building:** Multi Purpose Facility

| Code | Description                                    | %BC             | Cost/m2 | Quantity | Unit | Rate | Subtotal         | Factor | Total            |
|------|--|-----------------|---------|----------|------|------|------------------|--------|------------------|
|      | Preliminaries                                  | 8.49%           |         |          |      |      |                  |        | 224,892          |
|      | Demolition                                     | 1.19%           |         |          |      |      | 31,470           |        | 31,470           |
|      | Internal walls                                 | 5.41%           |         |          |      |      | 143,336          |        | 143,336          |
|      | Internal doors                                 | 3.09%           |         |          |      |      | 81,680           |        | 81,680           |
|      | Internal screens                               | 6.95%           |         |          |      |      | 183,953          |        | 183,953          |
|      | Wall finishes                                  | 3.22%           |         |          |      |      | 85,135           |        | 85,135           |
|      | Floor finishes                                 | 1.36%           |         |          |      |      | 35,950           |        | 35,950           |
|      | Ceiling finishes                               | 2.93%           |         |          |      |      | 77,400           |        | 77,400           |
|      | Fitments                                       | 9.38%           |         |          |      |      | 248,500          |        | 248,500          |
|      | Blinds   | 0.85%           |         |          |      |      | 22,500           |        | 22,500           |
|      | Appliances                                     | 1.61%           |         |          |      |      | 42,500           |        | 42,500           |
|      | Signage  | 0.80%           |         |          |      |      | 20,980           |        | 20,980           |
|      | Loose furniture                                | 6.93%           |         |          |      |      | 183,575          |        | 183,575          |
|      | Mechanical services                            | 2.97%           |         |          |      |      | 78,675           |        | 78,675           |
|      | Electrical services                            | 5.94%           |         |          |      |      | 157,350          |        | 157,350          |
|      | Security                                       | 2.38%           |         |          |      |      | 62,940           |        | 62,940           |
|      | Fire services                                  | 0.60%           |         |          |      |      | 15,735           |        | 15,735           |
|      | Hydraulic services                             | 2.46%           |         |          |      |      | 65,000           |        | 65,000           |
|      | Builders work in connection with services (5%) | 0.72%           |         |          |      |      |                  |        | 18,985           |
|      | External works                                 | 20.38%          |         |          |      |      | 540,000          |        | 540,000          |
|      | External services                              | 1.33%           |         |          |      |      | 35,000           |        | 35,000           |
|      | <b>SUBTOTAL</b>                                | <b>88.89%</b>   |         |          |      |      | <b>2,355,556</b> |        | <b>2,355,556</b> |
|      |  |                 |         |          |      |      |                  |        |                  |
|      | Design and construction contingencies (12.5%)  | 11.12%          |         |          |      |      |                  |        | 294,444          |
|      | <b>TOTAL ESTIMATED CONSTRUCTION COST</b>       | <b>100.00 %</b> |         |          |      |      | <b>2,650,000</b> |        | <b>2,650,000</b> |
|      |  |                 |         |          |      |      |                  |        |                  |
|      | <b>Exclusions:</b>                             |                 |         |          |      |      |                  |        |                  |
|      | GST  |                 |         |          |      |      |                  |        |                  |
|      | Professional fees                              |                 |         |          |      |      |                  |        |                  |
|      | Active IT or AV equipment                      |                 |         |          |      |      |                  |        |                  |
|      | Relocation costs                               |                 |         |          |      |      |                  |        |                  |
|      | Cost escalation beyond November 2020           |                 |         |          |      |      |                  |        |                  |

100.00%

2,650,001

# Trade Detail

|   |  |
|---|--|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Existing Building Fitout |
| <b>Building:</b> Facility                             |  |
| Multi Purpose Facility                                |  |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Demolition

|  |  |       |    |       |        |  |        |
|--|--|-------|----|-------|--------|--|--------|
|  | Allowance for demolition of ceilings and floors, etc to be replaced in non integrated fitout | 1,049 | m2 | 30.00 | 31,470 |  | 31,470 |
|--|--|-------|----|-------|--------|--|--------|

## Demolition

**31,470**

**31,470**

## Internal walls

|  |  |     |    |        |        |  |        |
|--|--|-----|----|--------|--------|--|--------|
|  | Kindergarten – Internal stud framed plasterboard walls including acoustic insulation (allow 0.75m2 per m2 floor area)                | 374 | m2 | 135.00 | 50,524 |  | 50,524 |
|  |  |     |    |        |        |  |        |
|  | Maternal & Child Consulting – Internal stud framed plasterboard walls including acoustic insulation (allow 1.25m2 per m2 floor area) | 235 | m2 | 135.00 | 31,725 |  | 31,725 |
|  |  |     |    |        |        |  |        |
|  | Community Services – Internal stud framed plasterboard walls including acoustic insulation (allow 1.25m2 per m2 floor area)          | 453 | m2 | 135.00 | 61,088 |  | 61,088 |

## Internal walls

**143,336**

**143,336**

## Internal doors

|  |  |     |    |       |        |  |        |
|--|--|-----|----|-------|--------|--|--------|
|  | Kindergarten – Internal doors, frame and hardware                | 499 | m2 | 70.00 | 34,930 |  | 34,930 |
|  |  |     |    |       |        |  |        |
|  | Maternal & Child Consulting – Internal doors, frame and hardware | 188 | m2 | 85.00 | 15,980 |  | 15,980 |
|  |  |     |    |       |        |  |        |
|  | Community Services – Internal doors, frame and hardware          | 362 | m2 | 85.00 | 30,770 |  | 30,770 |

## Internal doors

**81,680**

**81,680**

## Internal screens

|  |  |     |    |        |        |  |        |
|--|--|-----|----|--------|--------|--|--------|
|  | Kindergarten – Infant WC screens   | 4   | No | 750.00 | 3,000  |  | 3,000  |
|  | Kindergarten – Glazed windows/screens – allow 0.3m2 per m2 floor area                | 150 | m2 | 575.00 | 86,078 |  | 86,078 |
|  |  |     |    |        |        |  |        |
|  | Maternal & Child Consulting – Glazed windows/screens – allow 0.3m2 per m2 floor area | 56  | m2 | 575.00 | 32,430 |  | 32,430 |
|  |  |     |    |        |        |  |        |
|  | Community Services – Glazed windows/screens – allow 0.3m2 per m2 floor area          | 109 | m2 | 575.00 | 62,445 |  | 62,445 |

## Internal screens

**183,953**

**183,953**

## Wall finishes

|  |  |       |      |       |        |  |        |
|--|--|-------|------|-------|--------|--|--------|
|  | Paint to internal plasterboard walls           | 2,122 | m2   | 17.50 | 37,135 |  | 37,135 |
|  |  |       |      |       |        |  |        |
|  | Splashbacks to kitchens                        |       | Item |       | 3,000  |  | 3,000  |
|  |  |       |      |       |        |  |        |
|  | Additional wall tiles to wet areas             |       | Item |       | 5,000  |  | 5,000  |
|  |  |       |      |       |        |  |        |
|  | Allowance for feature walls and acoustic walls |       | Item |       | 40,000 |  | 40,000 |

# Trade Detail

|   |  |
|---|--|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Existing Building Fitout |
| <b>Building:</b> Facility                             |  |
| Multi Purpose Facility                                |  |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Wall finishes

(Continued)

### Wall finishes

85,135

85,135

## Floor finishes

|  |  |     |    |       |        |  |        |
|--|--|-----|----|-------|--------|--|--------|
|  | Kindergarten – Extra over base building flooring for special requirements                | 499 | m2 | 50.00 | 24,950 |  | 24,950 |
|  |  |     |    |       |        |  |        |
|  | Maternal & Child Consulting – Extra over base building flooring for special requirements | 188 | m2 | 20.00 | 3,760  |  | 3,760  |
|  |  |     |    |       |        |  |        |
|  | Community Services – Extra over base building flooring for special requirements          | 362 | m2 | 20.00 | 7,240  |  | 7,240  |
|  |  |     |    |       |        |  |        |

### Floor finishes

35,950

35,950

## Ceiling finishes

|  |  |     |    |        |        |  |        |
|--|--|-----|----|--------|--------|--|--------|
|  | Kindergarten – Extra over base building ceiling fo feature ceilings, acoustic treatments, etc                | 499 | m2 | 100.00 | 49,900 |  | 49,900 |
|  |  |     |    |        |        |  |        |
|  | Maternal & Child Consulting – Extra over base building ceiling fo feature ceilings, acoustic treatments, etc | 188 | m2 | 50.00  | 9,400  |  | 9,400  |
|  |  |     |    |        |        |  |        |
|  | Community Services – Extra over base building ceiling fo feature ceilings, acoustic treatments, etc          | 362 | m2 | 50.00  | 18,100 |  | 18,100 |
|  |  |     |    |        |        |  |        |

### Ceiling finishes

77,400

77,400

## Fitments

|  |   |     |    |        |         |  |         |
|--|---|-----|----|--------|---------|--|---------|
|  | Kindergarten – Joinery allowance                | 499 | m2 | 250.00 | 124,750 |  | 124,750 |
|  |   |     |    |        |         |  |         |
|  | Maternal & Child Consulting – Joinery allowance | 188 | m2 | 225.00 | 42,300  |  | 42,300  |
|  |   |     |    |        |         |  |         |
|  | Community Services – Joinery allowance          | 362 | m2 | 225.00 | 81,450  |  | 81,450  |
|  |   |     |    |        |         |  |         |

### Fitments

248,500

248,500

## Blinds

|  |   |     |    |        |        |  |        |
|--|---|-----|----|--------|--------|--|--------|
|  | Blackout and brownut blinds to windows as required – average rate | 150 | m2 | 150.00 | 22,500 |  | 22,500 |
|--|---|-----|----|--------|--------|--|--------|

### Blinds

22,500

22,500

## Appliances

|  |  |  |      |  |        |  |        |
|--|--|--|------|--|--------|--|--------|
|  | Kindergarten – Kitchen appliances, laundry equipment |  | Item |  | 17,500 |  | 17,500 |
|  |  |  |      |  |        |  |        |
|  | Maternal & Child Consulting – Kitchen equipment      |  | Item |  | 12,500 |  | 12,500 |
|  |  |  |      |  |        |  |        |
|  | Community Services – Kitchen equipment               |  | Item |  | 12,500 |  | 12,500 |
|  |  |  |      |  |        |  |        |

### Appliances

42,500

42,500

# Trade Detail

|   |  |
|---|--|
| <b>Project:</b> Preston Market Precinct Multi Purpose | <b>Details:</b> Existing Building Fitout |
| <b>Building:</b> Facility                             |  |
| Multi Purpose Facility                                |  |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

## Signage

|  |  |       |    |       |        |  |        |
|--|--|-------|----|-------|--------|--|--------|
|  | Non statutory signage – Directional signage, external building signage, room identification signage, etc | 1,049 | m2 | 20.00 | 20,980 |  | 20,980 |
|--|--|-------|----|-------|--------|--|--------|

## Signage

20,980

20,980

## Loose furniture

|  |   |     |    |        |        |  |        |
|--|---|-----|----|--------|--------|--|--------|
|  | Kindergarten – Loose furniture allowance                | 499 | m2 | 175.00 | 87,325 |  | 87,325 |
|  |   |     |    |        |        |  |        |
|  | Maternal & Child Consulting – Loose furniture allowance | 188 | m2 | 175.00 | 32,900 |  | 32,900 |
|  |   |     |    |        |        |  |        |
|  | Community Services – Loose furniture allowance          | 362 | m2 | 175.00 | 63,350 |  | 63,350 |

## Loose furniture

183,575

183,575

## Mechanical services

|  |  |       |    |       |        |  |        |
|--|--|-------|----|-------|--------|--|--------|
|  | Mechanical services – Adapt to suit partitioned alayout including additional vents, supplementary units, controls, kitchen exhaust etc as required | 1,049 | m2 | 75.00 | 78,675 |  | 78,675 |
|--|--|-------|----|-------|--------|--|--------|

## Mechanical services

78,675

78,675

## Electrical services

|  |   |       |    |        |         |  |         |
|--|---|-------|----|--------|---------|--|---------|
|  | Extra over base building provisions for lighting and power, data, etc | 1,049 | m2 | 150.00 | 157,350 |  | 157,350 |
|--|---|-------|----|--------|---------|--|---------|

## Electrical services

157,350

157,350

## Security

|  |  |       |    |       |        |  |        |
|--|--|-------|----|-------|--------|--|--------|
|  | Allowance for swipe card access, duress buttons, CCTV, detection systems, alarms | 1,049 | m2 | 60.00 | 62,940 |  | 62,940 |
|--|--|-------|----|-------|--------|--|--------|

## Security

62,940

62,940

## Fire services

|  |   |       |    |       |        |  |        |
|--|---|-------|----|-------|--------|--|--------|
|  | Fire services alterations and additional smoke detectors to suit partitioned spaces | 1,049 | m2 | 15.00 | 15,735 |  | 15,735 |
|--|---|-------|----|-------|--------|--|--------|

## Fire services

15,735

15,735

## Hydraulic services

|  |   |  |      |  |        |  |        |
|--|---|--|------|--|--------|--|--------|
|  | Kindergarten – Add infant WCs and troughs, kitchen sink and tapware, dishwasher points, washing machine taps, sinks, basins |  | Item |  | 30,000 |  | 30,000 |
|  |   |  |      |  |        |  |        |
|  | Maternal & Child Consulting – Add infant WCs, kitchen sink and tapware, dishwasher points, sinks, basins                    |  | Item |  | 17,500 |  | 17,500 |
|  |   |  |      |  |        |  |        |
|  | Community Services – Add kitchen sink and tapware, dishwasher points, basins  |  | Item |  | 17,500 |  | 17,500 |

## Hydraulic services

65,000

65,000

## External works

|  |   |     |    |        |         |  |         |
|--|---|-----|----|--------|---------|--|---------|
|  | Fencing and play equipment, surfacing, shade sails to play areas – Benchmark all inclusive rate | 720 | m2 | 750.00 | 540,000 |  | 540,000 |
|--|---|-----|----|--------|---------|--|---------|

## External works

540,000

540,000

## Trade Detail

|                  |  |                 |                          |
|------------------|--|-----------------|--------------------------|
| <b>Project:</b>  | Preston Market Precinct Multi Purpose Facility | <b>Details:</b> | Existing Building Fitout |
| <b>Building:</b> | Multi Purpose Facility                         |                 |                          |

| Code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|------|-------------|----------|------|------|----------|--------|-------|
|------|-------------|----------|------|------|----------|--------|-------|

### External services

|                          |   |  |      |  |               |  |               |
|--------------------------|---|--|------|--|---------------|--|---------------|
|                          | Allowance for stormwater drainage to play areas |  | Item |  | 20,000        |  | 20,000        |
|                          |   |  |      |  |               |  |               |
|                          | Allowance for electrical services to play areas |  | Item |  | 10,000        |  | 10,000        |
|                          |   |  |      |  |               |  |               |
|                          | Allowance for water supply to play areas        |  | Item |  | 5,000         |  | 5,000         |
| <b>External services</b> |   |  |      |  | <b>35,000</b> |  | <b>35,000</b> |