SOUTH EAST GROWTH CORRIDOR - PRECINCT STRUCTURE PLAN (PSP)
OPINION OF PROBABLE CONSTRUCTION COST REVIEW
TOTAL INCLUDING FEES
Spiire Review March 2023

spiire

Roads & Intersections - Total	Cardno Ref:	Cardno Plan Ref	Spiire 2023 Review Total	Council 2023 Review Total	Rawlinsons 2023 Review Total	Cardno 2019 Review Original	Variance to Spiire 2023 Review	Cardno 2019 PPI Corrected (2022) Mar 2019 - Dec 2022 PPI Index 1.108	Variance to Spiire 2023 Review
Proposed Intersection Upgrade Poplar Avenue/Feiglin Road	2501_2	IN-01	$ 1,719,039	$ 2,672,506	$ 2,723,061	$ 1,874,233	$ 155,194	$ 2,076,488.36	$ 357,450
Proposed Intersection Upgrade Buckingham Street/Feiglin Road	2511_2	IN-02	$ 1,207,908	$ 1,307,190	$ 1,252,353	$ 1,275,616	$ 67,708	$ 1,413,272.89	$ 205,364
Proposed Intersection Upgrade Channel Road/Feiglin Road	2521_2	IN-03	$ 1,776,122	$ 1,788,750	$ 1,786,503	$ 1,946,664	$ 170,542	$ 2,156,735.58	$ 380,613
Proposed Intersection Upgrade Channel Road/McPhees Road	2531	IN-04	$ 1,083,036	$ 1,453,887	$ 1,416,617	$ 1,173,235	$ 90,199	$ 1,299,843.14	$ 216,807
Proposed Intersection Upgrade Channel Road/Archer Street	2541_2	Not Supplied	$ 928,683	$ 792,121	$ 768,893	$ 910,010	-$ 18,673	$ 1,008,212.54	$ 79,529
Proposed New Road - Zurcas Lane	2708_9	RD-01	$ 1,582,024	$ 1,649,690	$ 1,615,069	$ 1,754,741	$ 172,717	$ 1,944,101.39	$ 362,078
Proposed Road Widening - Feiglin Road	2710_1	RD-02	$ 609,380	$ 761,872	$ 687,333	$ 653,054	$ 43,674	$ 723,526.95	$ 114,147
Proposed Road Realignment - Poplar Avenue (West)	2602_2705	RD-06	$ 1,218,862	$ 1,284,032	$ 1,259,760	$ 1,308,274	$ 89,411	$ 1,449,454.17	$ 230,592
Proposed Road Realignment - Poplar Avenue (East)	2706_7	RD-06	$ 1,631,595	$ 1,621,581	$ 1,656,620	$ 1,790,437	$ 158,841	$ 1,983,649.17	$ 352,054
Proposed Road Realignment - Channel Road (West)	2712_3	RD-05	$ 1,042,132	$ 1,101,842	$ 1,049,251	$ 1,180,760	$ 138,628	$ 1,308,180.07	$ 266,048
Proposed Road Realignment - Channel Road (East)	2714_6	RD-05	$ 1,431,837	$ 1,429,710	$ 1,457,682	$ 1,571,569	$ 139,732	$ 1,741,162.76	$ 309,325
			$ 14,230,619	**$ 15,863,180**	**$ 15,673,142**	**$ 15,438,592**	$ 1,207,973	**$ 17,104,627**	**$ 2,874,008**
			Spiire 2023 Review			Cardno Original Budget	Spiire 2023 Review is Under Cardno Original Budget		Spiire 2023 Review is Under Cardno Original +PPI Budget

Open Space (Typical Park)- Total	Ref	Plan Cost Ref	Spiire 2023 Review Total	Council 2023 Review Total	Rawlinsons 2023 Review Total	Plan Cost Ref 2018 Review Original	Variance to Spiire	PPI Corrected (2022) Sept 2018 - Dec 2022 PPI Index 1.117
Local Park (7000sqm)		Sept 2018	$ 790,775	$ -	$ -	$ 638,981	$ 151,794	$ 713,712
Local Park (10000sqm) - % Increase from 7000sqm to 10000sqm on Area Rates		Mar-23	$ 1,040,390	$ -	$ -	$ 916,339	$ 124,051	$ 1,023,508
Local Park (10000sqm) - SGC Park Equivalent Minimial		Mar-23	$ 1,083,125	$ -	$ -	$ -	$ 1,083,125	$ -
Local Park (10000sqm) - NEGC Park Equivalent (Typical)		Mar-23	$ 1,217,678	$ -	$ -	$ -	$ 1,217,678	$ -

Open Space (Typical Park) - per sqm Rate	Ref	Plan Cost Ref	Spiire 2023 Review Total per sqm	Council 2023 Review Total per sqm	Rawlinsons 2023 Review Total per sqm	Plan Cost Ref 2018 Review Original per sqm	Variance to Spiire per sqm	PPI Corrected (2022) Sept 2018 - Dec 2022 PPI Index 1.117
Local Park (7000sqm)		Sept 2018	$ 113	$ -	$ -	$ 91	$ 22	$ 102
Local Park (10000sqm) - % Increase from 7000sqm to 10000sqm on Area Rates		Mar-23	$ 149	$ -	$ -	$ 104	$ 45	$ 131
Local Park (10000sqm) - SGC Park Equivalent Minimial		Mar-23	$ 108	$ -	$ -	$ -	$ 108	$ -
Local Park (10000sqm) - NEGC Park Equivalent (Typical)		Mar-23	$ 122	$ -	$ -	$ -	$ 122	$ -

Key Summary Notes:
1. OPCC is based on updating line item figures in Quantity Spreadsheet Supplied, no checking of quantities.
2. OPPC Line Items based on recent Spiire Project Rates as of Dec 2022.
3. Spiire assume proposed internal intersections are to IDM Standard not DOT (as per Cardno).
4. Producer Price Index (PPI) Index from Reserve Bank Calculator
5. Local Park (10000sqm) is reduction applied by area items only. Care to be taken utlising these figures.
6. Local Park 10,000sqm (1 Ha) derived from North East Growth Corridor typical park
7. Due to current volitile market conditions, the rates are highly subjected to rise and fall based on contractor and supply availability