

St Ives High School Sporting Facilities

Indicative Cost Plan

QS REF: me
Date: 19/03/2018

Function	COUNCIL			HIGH SCHOOL		
	Area m2	Rate \$/m2	Cost \$	Area m2	Rate \$/m2	Cost \$
Sporting Facility						
Indoor Courts	1496	\$ 1,600	\$ 2,393,600			
Gymnasium / Movement studio				1656	\$ 2,200	\$ 3,643,200
Foyer / Circulation	500	\$ 2,000	\$ 1,000,000			
Stage				100	\$ 5,000	\$ 500,000
- Stage equipment allowance				Allow		\$ 400,000
Mezzanine	270	\$ 2,500	\$ 675,000			
Café	150	\$ 2,900	\$ 435,000			
- Café equipment	Allow		\$ 60,000			
Reception / Office	75	\$ 2,500	\$ 187,500			
Referees/Officials	70	\$ 2,800	\$ 196,000			
Amenities / Shower / WC / Acc	140	\$ 3,000	\$ 420,000	50	\$ 3,000	\$ 150,000
Stores	271	\$ 2,000	\$ 542,000	126	\$ 2,000	\$ 252,000
Change rooms	88	\$ 2,600	\$ 228,800	132	\$ 2,600	\$ 343,200
First aid	12	\$ 2,400	\$ 28,800			
Laundry	12	\$ 2,400	\$ 28,800			
Plant	100	\$ 2,000	\$ 200,000			
IT Room / Control Room	70	\$ 2,600	\$ 182,000			
Fitness Learning Unit						
GLS				120	\$ 2,600	\$ 312,000
Fitness Laboratory				100	\$ 2,700	\$ 270,000
Seminar				20	\$ 2,400	\$ 48,000
Change rooms				44	\$ 2,600	\$ 114,400
Fitness Store				20	\$ 2,000	\$ 40,000
Allow for stairs / lift	Allow		\$ 300,000	Allow		\$ 300,000
Allow for entrance canopy	Allow		\$ 100,000	Allow		\$ 50,000
ESD Initiatives	3%		\$ 209,325	3%		\$ 192,684
Total Building Works	3,254		\$ 7,186,825	2,368		\$ 6,615,484
External Works & Services						
Site Preparation	Allow		\$ 98,000	Allow		\$ 72,000
Earthworks	Allow		\$ 163,000	Allow		\$ 119,000
Allow for entry pavement / forecourt	Allow		\$ 200,000	Allow		\$ 200,000
Allow for connection to road access from Yarrabung Road	Allow		\$ 100,000	Allow		\$ 100,000
Allow for pedestrian access from school - pathway only excl demolition of existing building				Allow		\$ 50,000
On grade parking - no. of spaces	6300	\$ 200	\$ 1,260,000	2850	\$ 200	\$ 570,000
Allowance for soft landscaping	Allow		\$ 150,000	Allow		\$ 150,000
Allowance for external services	Allow		\$ 489,000	Allow		\$ 356,000
Total External Works & Services			\$ 2,460,000			\$ 1,617,000
Construction Cost			\$ 9,646,825			\$ 8,232,484
Design Contingency		10%	\$ 965,000	10%		\$ 824,000
Construction Contingency		10%	\$ 1,062,000	10%		\$ 906,000
Sub Total			\$ 2,027,000			\$ 1,730,000
Professional Fee Allowance		10%	\$ 1,168,000	10%		\$ 997,000
Authority Fees & Charges	Allow		\$ 97,000	Allow		\$ 83,000
- Substation contribution for upgrade	Allow		\$ 50,000	Allow		\$ 50,000
Loose Furniture and Equipment	Allow		\$ 193,000	Allow		\$ 165,000
Audio Visual Equipment Allowance	Allow		\$ 150,000	Allow		\$ 300,000
Blinds, Curtains or Drapes Allowance	Allow		\$ 50,000	Allow		\$ 100,000
Active IT and telephone equipment	Allow		\$ 300,000	Allow		\$ 400,000
Sub Total			\$ 2,008,000			\$ 2,095,000
Cost Escalation	4% pa		\$ 548,000	4% pa		\$ 483,000
Project Total			\$ 14,229,825			\$ 12,540,484

Exclusions:

GST	Cost Escalation beyond March 2019
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Asbestos & other hazardous materials removal
Diversion / relocation of existing inground services beyond allowance	Council and High School internal costs
Works to other existing areas	Stormwater on site retention / detention system
Works to new playing field	Planning professional fees and permit fees