

Devonport High School Redevelopment

Limit of Cost Estimate



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Project Ref: 61387

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28/01/2020

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Quality Assurance Information

Document Limit of Cost Estimate


Project Ref 61387

Date 28/01/2020

Prepared by Ian Smart

Reviewed by Kim Monks

Revision History

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
0	28/01/2020	Limit of Cost Estimate	Peter O'Donoghue, Director	

Previous Cost Plans / Estimates Issued

Revision	Date	Details	Issued To	
			Name	Company
1	14/10/2019	Masterplan Cost Estimate	Kate Gooch / Heath Clayton	ARTAS / Design Intent
0	8/10/2019	Masterplan Cost Estimate	Kate Gooch / Heath Clayton	ARTAS / Design Intent

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1.0 Introduction

This Indicative Cost Estimate has been prepared for the proposed refurbishment works to the Devonport High School, William Street, Devonport, Tasmania.

The estimate has been prepared from architectural drawings prepared by ARTAS Architects. A full list of information used in the preparation of this report is listed in Section 10.

As requested by ARTAS we have priced the following areas as optional costs:

- Science / Stem room
- Building A Link way
- Building A resource room
- Building A ramp and steps to entry
- Building A courtyard
- Building B courtyard and Façade
- Building B Stair floor finish

The estimate has been priced at current market rates. The estimate does not include for escalation or market conditions as per DoE request. We note that this does not allow for risk of increased pricing being received due to the current busy construction market. With the advised DoE contingency allowances, we are of the opinion that there is circa \$400k of pricing risk now not included in the Cost Plan.

We have prepared the estimate on the assumption that the works will be completed by a commercial builder who will be appointed following a traditional competitive tendering process on a Lump Sum basis.

We have excluded the following allowances, as directed, which the client should include for separately:

- Escalation / market condition / pricing risk
- Authority fees and charges
- Professional fees
- Headworks (other than \$25k allowance for TasWater as advised by JMG)
- Furniture, fittings and equipment
- IT & AV
- Window coverings
- Artwork

2.0 Gross Floor Area

	FECA	UCA	GFA Total
Building A	110m ²	0m ²	110m ²
Building B	3,314m ²	24m ²	3,338m ²
Building C	209m ²	0m ²	209m ²
OPTION A TOTAL	3,633m²	24m²	3,657m²

FECA – Fully Enclosed Covered Area

UCA – Unenclosed Covered Area

GFA – Gross Floor Area (FECA + UCA)

3.0 Estimate Summary

Item	Total (excl. GST)
Building A	\$346,000
Building B	\$6,297,000
Building C	\$458,000
External Works & Services	\$880,000
Escalation – deleted as per DoE Instruction	Excluded
Market Conditions – deleted as per DoE Instruction	Excluded
Design Contingency @ 6% included in buildings above (Increased from 5% to 6% as per DoE Instruction)	Included
Construction Contingency @ 6% included in buildings above (Increased from 5% to 6% as per DoE Instruction)	Included
TOTAL ESTIMATED CONSTRUCTION COST (excl. GST)	\$7,981,000

OPTIONS	Total (excl. GST)
Option – Building A Science / Stem	\$104,000
Option – Building A Link-way GA01	\$70,000
Option – Building A Resource Room 1A.07	\$14,000
Option – Building A Ramp & Steps to Entry	\$36,000
Option – Building A Courtyard	\$22,000
Option – Building B Courtyard & Facade	\$110,000
Option – Building B Stair Floor Finish & Asbestos Removal	\$59,000

4.0 Reconciliation

Exsto Management completed Masterplan estimate rev 1 dated the 14th October 2019 with a total construction cost of \$12,583,000. Following value management by ARTAS and DoE, the scope has been substantially reduced and the estimate broken down with cost options as detailed in table 3 above. As the schematic design is substantially different to the masterplan proposal, we have not completed a reconciliation between the two estimates.

5.0 Estimate Inclusions

The works includes the following:

Building A

- Demolish existing toilets and refurbish with new toilets and cleaner's room
- New sink to Science Lab
- New hot water pipework to Science Lab
- Eye wash bath relocated to Science Lab
- Engineering services as advised by CES
- Provisional sum \$10k for removal of stair inclinator and installation of new inclinator
- Design Contingency 6% (As advised by DoE)
- Construction Contingency 6% (As advised by DoE)

Building B

- Demolish internal walls, doors, floor and ceiling finishes, joinery, engineering services
- New teaching spaces, library, administration areas, photography room
- New internal courtyard and light well from ground to Level 2
- New lift
- New awning and pavement to entry
- Replacement of existing windows as show on the elevations
- New mechanical, electrical and fire services as advised by CES
- Asbestos Provisional allowance of \$75k
- Structural modifications allowance at \$30k
- Design Contingency 6% (As advised by DoE)
- Construction Contingency 6% (As advised by DoE)

Building C

- Acoustic panels to side walls
- Retractable seating
- Carpet to part of multi-purpose hall
- New storage with partitions, doors, floor and ceiling finishes
- New mechanical, electrical and fire services as advised by CES
- Design Contingency 6% (As advised by DoE)
- Construction Contingency 6% (As advised by DoE)

External Works & Services

- New bitumen car park extension including kerbs and line marking
- Concrete footpath
- Bollards
- ARC fencing and gates
- Landscaping – grass seed and trees
- Allowance for storm water drainage to car park
- Neutralizing tank and plaster traps – cost advised by JMG engineers
- Minor demolition
- TasWater compliance as advised by JMG \$25k
- Design Contingency 6% (As advised by DoE)
- Construction Contingency 6% (As advised by DoE)

6.0 Clarifications and Assumptions

The following clarifications and assumptions apply to the estimate:

- We have allowed for the project to be completed by a commercial builder on a Lump Sum Contract basis following a competitive tendering process
- Works to be carried out during normal working hours in a single stage
- No structural or hydraulics drawings are available at this stage, we have made allowances for these items but they will require review once the information is available

7.0 Estimate Exclusions

The following items are excluded from the estimate:

- Rock excavation
- Contaminated spoil removal
- Services diversions
- Underpinning, structural rectification due to building movement
- Roof replacement and glazed roof to light well
- Kitchen appliances
- IT & AV
- Artwork
- Smart boards
- Furniture, Fitments and Equipment
- Student lounge furniture (to be funded from FFE)
- New lawn and drainage to Oval
- Fencing to the new courts
- Headworks (Other than \$25k allowance as advised by JMG)
- Out of hours / weekend work
- Staging
- Escalation (Omitted as advised by DoE)
- Market Conditions (Omitted as advised by DoE)
- DoE Project Management
- DoE Contingency
- Authority fees and charges
- Professional fees
- Decanting
- Legal fees
- Land costs
- GST

8.0 Risks

Tasmanian construction sector is forecast to go through a period of significant growth over the next 2 years. This will put pressure on the availability of key trades with a resultant increase in tender prices.

There is a risk that greater tender prices could occur due to higher profit and preliminaries being priced in by the market. We typically include an allowance for escalation at 5% p.a. and 5% market conditions allowance to cover this risk however DoE have asked that we specifically exclude this risk and increase the design contingency from 5% (as per Exsto previous report) to 6% and construction contingency from 5% (as per Exsto previous report) to 6%.

We may see higher tender results than our estimate as there is no allowance for increased preliminaries, profit and overhead being priced in by the market.

9.0 Market Value

Final market value is expected to be within the range of -5% to + 10%. However, we note that due to the significant major project work commencing this may lead to volatility in the tender market and greater tender ranges could be anticipated.

The instruction by DoE to omit the escalation and market conditions but increase the design and construction contingency to 6% reduces our estimate by \$412k for the base scheme i.e. excludes the option costs.

10.0 Information Used in Preparing This Estimate

ARTAS Architects	Date
A000-P01, A001-P01, A130-P02, A131-P02, A132-P02, A133-P02, A134-P02, A150-P02, A151-P02, A152-P02, A153-P02, A154-P02, A210-P01, 7018-P01, A110-P01, A111-P01, A112-P01, A113-P01, A114-P01	10 th January 2020
	13 th January 2020

CES Engineers	Date
Services estimates	13 th January 2020

JMG Engineers	Date
Hydraulics / Structural draft report	Received on 2 nd October 2019

Appendix A

Building A Detailed Estimate

Project: 61387

Details: Building A

Building: Devonport High School

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Building A - Indicative Cost Estimate								
B1	Building Works	86.11%		110	m2	2,711.39	298,253		298,253
	Provisional Sum - Remove Stair Inclinator & Install New	2.89%		1	Item	10,000.00	10,000		10,000
	Sub-total	89.00 %							308,253
	Escalation for 5 months (Commence in June 2020)	1.85%		2.1	%	308,253	6,422		6,422
	Market Conditions	4.54%		5	%	314,675	15,734		15,734
	Design Contingency	4.77%		5	%	330,409	16,520		16,520
	Construction Contingency	5.01%		5	%	346,930	17,346		17,346
	Construction Cost (Including Escalation & Market Conditions)	105.17 %							364,276
	Delete Escalation (As advised by DoE)	-1.85%		-1	Item	6,422	-6,422		-6,422
	Delete Market Conditions (As advised by DoE)	-4.54%		-1	Item	15,734	-15,734		-15,734
	Increase Design Contingency (As advised by DoE)	0.57%		1	Item	1,975	1,975		1,975
	Increase Construction Contingency (As advised by DoE)	0.65%		1	Item	2,258	2,258		2,258
	Authority Fees & Charges	0.00%							Excluded
	Professional Fees & Charges	0.00%							Excluded
	Furniture, Fitout & Equipment	0.00%							Excluded
	IT	0.00%							Excluded
	Artwork	0.00%							Excluded
	GST	0.00%							Excluded
	Building A Total Project Cost	100.00 %							346,353
		100.00							346,353

Project: 61387

Details: Building A

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	BUILDING A					
SB	Substructure	0.00		m2		0
CL	Columns	0.00		m		0
SC	Staircases	0.00		m/rise		0
UF	Upper Floors	0.00		m2		0
RF	Roof	0.00		m2		0
EW	External Walls	0.00		m2		0
WW	Windows	0.00		m2		0
ED	External Doors	0.00		No		0
NW	Internal Walls	1.83	32	m2	198.00	6,336
ND	Internal Doors	0.93	4	No	800.00	3,200
NS	Internal Screens	0.00		m2		0
FF	Floor Finishes	0.80	18	m2	153.33	2,760
CF	Ceiling Finishes	0.42	18	m2	79.00	1,422
WF	Wall Finishes	0.74	56	m2	45.71	2,560
FT	Fitments	21.57		m2		74,685
SF	Sanitary Fixtures	10.64	17	No	2,167.65	36,850
WS	Water Supply	4.10		m2		14,200
PD	Sanitary Plumbing	1.59		m2		5,500
AC	Mechanical Services	1.54		m2		5,300
LP	Electrical Services	21.43		m2		74,200
FP	Fire Protection	2.67		m2		9,222
GS	Gas Services	4.60		m2		15,900
TS	Transportation	0.00		No		0
AR	Demolition & Alterations	1.76		m2		6,093
	Sub-Total					258,228
SS	Unmeasured Sundries	3.73	5	%	258,228	12,911
	Sub-Total					271,139
PR	Preliminaries	7.83	10	%	271,139	27,114
	BUILDING A TOTAL					298,253
	FECA L1 amenities		18	m2		
	FECA L1 Science		92	m2		
	FECA Total		110	m2		
GFA: 0.00 m2		100.00				298,253

Project: 61387

Details: Building A

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works

Substructure

	No allowance		Note		
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Columns

	No allowance		Note		
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Staircases

	No allowance		Note		
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Upper Floors

	No allowance		Note		
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Roof

	No allowance		Note		
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External Walls

	No allowance		Note		
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Windows

	No allowance		Note		
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External Doors

	No allowance		Note		
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Internal Walls

	Stud framed partition with 13mm plasterboard lining to both sides including insulation paint finish and coved vinyl skirting	32	m2	192.00	6,144
	Extra over for wet area plasterboard	64	m2	3.00	192

Internal Doors

	Timber Doors				
	Single timber WC door	3	no	800.00	2,400
	Sliding timber door	1	no	800.00	800

Internal Screens

	No allowance		Note		
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Floor Finishes

	Floor preparation	18	m2	30.00	540
	Non slip vinyl	18	m2	90.00	1,620
	Skirtings to existing wall	15	m	40.00	600
	Skirting to new walls - included in wall rate		Note		

Ceiling Finishes

	13mm Flush plasterboard suspended ceiling including suspension system and paint finish (PBS)	18	m2	77.00	1,386
	Extra over for wet area plasterboard	12	m2	3.00	36

Wall Finishes

	Patch and paint existing wall linings	24	m2	20.00	480
	Wall vinyl	32	m2	65.00	2,080
	Paint to new walls - included in wall rate		Note		

Project: 61387

Details: Building A

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works

(Continued)

Fitments

	Joinery				
	Cut back joinery for eye wash bath	1	no	500.00	500
	Lockers	195	no	350.00	68,250
	Whiteboard	1	no	350.00	350
	Allow for signage to toilets	1	Item	500.00	500
	Toilet Fittings				
	Toilet roll holder	3	no	90.00	270
	Soap dispenser	3	no	130.00	390
	Mirror	3	no	275.00	825
	Paper towel dispenser	3	no	200.00	600
	Hand dryer	3	no	1,000.00	3,000

Sanitary Fixtures

	WC	3	no	3,600.00	10,800
	Wall basin	3	no	2,400.00	7,200
	Kitchen sink	5	no	2,400.00	12,000
	New sink to science lab 1A.03	1	no	3,000.00	3,000
	New hot water pipework to existing sinks	4	no	750.00	3,000
	Eye wash bath relocated	1	no	850.00	850

Water Supply

	Allow for water connection	1	Item	3,000.00	3,000
	TMV	7	no	1,600.00	11,200
	Hot water cylinders				Excluded

Sanitary Plumbing

	Allow for penetrations	1	Item	1,500.00	1,500
	Allow for sewer pipework connection	1	Item	3,000.00	3,000
	Floor waste	1	no	1,000.00	1,000

Mechanical Services

	Mechanical Services as advised by CES				
	Building 1 amenities	1	Item	5,000.00	5,000
	BWIC	6	%	5,000.00	300

Electrical Services

	Electrical Services as advised by CES	1			
	Main distribution board as advised by CES	1	Item	25,000.00	25,000
	Amenities L1 Electrical	1	Item	5,000.00	5,000
	Alterations to current standards	1	Item	40,000.00	40,000
	BWIC	6	%	70,000.00	4,200

Project: 61387

Details: Building A

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works

(Continued)

Fire Protection

	Fire Detection As Advised by CES				
	L1 Amenities	1	Item	1,200.00	1,200
	To comply with current standards	1	Item	7,500.00	7,500
	BWIC	6	%	8,700.00	522

Gas Services

	Gas Services as advised by CES				
	Gas modifications to Science	1	Item	15,000.00	15,000
	BWIC	6	%	15,000.00	900

Transportation

	No allowance		Note		
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Demolition & Alterations

	Level 1				
	Demolish partitions	32	m2	15.00	480
	Demolish single doors	3	no	50.00	150
	Demolish cubicle doors	2	no	90.00	180
	Demolish floor finish	17	m2	12.00	204
	Demolish ceiling finish	17	m2	12.00	204
	Demolish sanitary fixtures (Ground)	5	no	275.00	1,375
	Demolish joinery and toilet fittings	1	Item	500.00	500
	Remove FHR	1	no	500.00	500
	Services demolition	1	Item	1,000.00	1,000
	Disposal and tip fees	1	Item	1,500.00	1,500

GFA: 0.00 m2

258,228

Appendix B

Building B Detailed Estimate

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Building B - Indicative Cost Estimate								
B1	Building Works	83.84%		3,314	m2	1,593.04	5,279,342		5,279,342
	Courtyard GB.03	3.00%		1	Item	189,068.61	189,069		189,069
	Entry Awning & Pavement	0.33%		1	Item	20,522.04	20,522		20,522
	Main School Signage	0.16%		1	Item	10,000.00	10,000		10,000
	Asbestos Provisional Allowance (Over and above Stairwell Asbestos Allowance)	1.19%		1	Item	75,000.00	75,000		75,000
	Structural modifications Provisional Allowance	0.48%		1	Item	30,000.00	30,000		30,000
	Sub-Total	89.00 %							5,603,933
	Escalation for 5 months (Commence in June 2020)	1.85%		2.1	%	5,603,933	116,749		116,749
	Market Conditions	4.54%		5	%	5,720,681	286,034		286,034
	Design Contingency	4.77%		5	%	6,006,715	300,336		300,336
	Construction Contingency	5.01%		5	%	6,307,051	315,353		315,353
	Construction Cost (Including Escalation & Market Conditions)	105.17 %							6,622,403
	Delete Escalation (As advised by DoE)	-1.85%		-1	Item	116,749	-116,749		-116,749
	Delete Market Conditions (As advised by DoE)	-4.54%		-1	Item	286,034	-286,034		-286,034
	Increase Design Contingency (As advised by DoE)	0.57%		1	Item	35,900	35,900		35,900
	Increase Construction Contingency (As advised by DoE)	0.65%		1	Item	41,058	41,058		41,058
	Authority Fees & Charges	0.00%							Excluded
	Professional Fees & Charges	0.00%							Excluded
	Furniture, Fitout & Equipment	0.00%							Excluded
	IT	0.00%							Excluded
	Artwork	0.00%							Excluded
	GST	0.00%							Excluded
	Building B Total Project Cost	100.00 %							6,296,579
		100.00							6,296,579

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	BUILDING B					
SB	Substructure	0.20		m2		12,500
CL	Columns			m		
SC	Staircases			m/rise		
UF	Upper Floors	0.00		m2		0
RF	Roof	0.09	17	m2	303.59	5,161
EW	External Walls	0.22	53	m2	251.13	13,310
WW	Windows	4.07	320	m2	799.22	255,750
ED	External Doors	0.20	1	No	12,500.00	12,500
NW	Internal Walls	9.04	2,209	m2	257.49	568,791
ND	Internal Doors	3.34	103	No	2,040.29	210,150
NS	Internal Screens	0.08		m2		4,900
FF	Floor Finishes	5.80	3,293	m2	110.78	364,815
CF	Ceiling Finishes	5.66	3,513	m2	101.44	356,361
WF	Wall Finishes	1.11	929	m2	74.92	69,604
FT	Fitments	6.61		m2		415,815
SF	Sanitary Fixtures	1.38	29	No	2,989.66	86,700
WS	Water Supply	0.13		m2		8,000
PD	Sanitary Plumbing	0.30		m2		18,590
AC	Mechanical Services	11.45		m2		720,800
LP	Electrical Services	13.05		m2		821,500
FP	Fire Protection	0.76		m2		47,700
GS	Gas Services	0.00		m2		0
TS	Transportation	2.53		No		159,000
AR	Demolition & Alterations	5.94		m2		373,821
	Sub-Total					4,525,768
SS	Unmeasured Sundries	3.60	5	%	4,525,768	226,288
	Sub-Total					4,752,056
PR	Preliminaries	7.55	10	%	4,752,056	475,206
	Scaffolding	0.83	744	m2	70.00	52,080
	BUILDING B TOTAL					5,279,342
	GFA		3,314	m2		
	Courtyard GB.03					
	Demolition					
	Demolish landscaping	0.05	95	m2	30.00	2,850
	New Works					
	Modwood decking including joists, bearers and pads	2.15	422	m2	320.00	135,039
	Trees	0.05	4	no	750.00	3,000
	Tree grilles	0.08	4	no	1,200.00	4,800

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	Unmeasured sundries	0.12	5	%	145,689	7,284
	Preliminaries	0.25	10	%	152,973	15,297
	Design Contingency	0.17	6	%	168,270	10,096
	Construction Contingency	0.17	6	%	178,367	10,702
	COURTYARD GB.03 TOTAL					189,069
	ENTRY AWNING & PAVEMENT					
	Entry					
	Concrete pavement with non-slip finish including site preparation	0.06	30	m2	110.00	3,300
	Landscape garden	0.02	22	m2	55.00	1,210
	Paint existing soffit	0.01	7	m2	25.00	175
	Awning Roof			Note		
	Roof framing	0.04	24	m2	100.00	2,400
	Roof sheeting including sisalation	0.03	24	m2	63.00	1,512
	Fascia	0.01	11	m	55.00	605
	Flashing	0.01	4	m	80.00	320
	Timber ceiling lining	0.14	30	m2	275.00	8,250
	Screen					
	Batten screen	0.05	10	m2	275.00	2,750
	ENTRY AWNING & PAVEMENT TOTAL					20,522
GFA: 0.00 m2		100.00				5,488,933

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works

Substructure

	Lift pit	1	no	12,500.00	12,500
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Upper Floors

	No allowance		Note		
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Roof

	Airlock Roof		Note		
	Roof framing	17	m2	100.00	1,700
	Roof sheeting including insulation and sisalation	17	m2	83.00	1,411
	Fascia	4	m	55.00	220
	Box gutter	5	m	150.00	750
	Downpipes	4	m	60.00	240
	RWO	1	no	200.00	200
	Flashing	8	m	80.00	640

External Walls

	Compressed fibre cement sheet cladding on framing over existing brick / columns and beams	35	m2	150.00	5,250
	Compressed fibre cement sheet cladding including stud framing, insulation, sisalation, plasterboard lining internally with paint finish	16	m2	260.00	4,160
	Infill door opening with brickwork approx 1m x 1.2m high	1	no	200.00	200
	Infill window opening with new brick	1	m2	200.00	200
	Allow for flashings to courtyard	1	Item	3,500.00	3,500

Windows

	Double glazed windows with powdercoat aluminium window frames	128	m2	775.00	99,200
	Internal double glazed window	202	m2	775.00	156,550

External Doors

	Automatic sliding door	1	no	12,500.00	12,500
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Internal Walls

	Stud framed partition with 13mm plasterboard lining to both sides including insulation paint finish and timber skirting	1,706	m2	181.00	308,785
	Curved partition	30	m2	271.00	8,130
	Glazed screen	314	m2	575.00	180,550
	RC block lift shaft	110	m2	200.00	22,000
	Operable wall	22	m2	1,100.00	24,200
	Batten screen	27	m2	275.00	7,425
	Brick veneer to courtyard	59	m2	300.00	17,700

Internal Doors

	Timber Doors				
	Single timber doors including frame, hardware and paint	52	no	1,000.00	52,000
	Single timber WC door	9	no	800.00	7,200

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works

(Continued)

Internal Doors

(Continued)

	Sliding timber door	1	no	950.00	950
	Glazed Doors				
	Glazed single door including aluminium frame and hardware	4	no	1,800.00	7,200
	Glazed double door including aluminium frame and hardware	8	no	3,200.00	25,600
	Glazed slider to GLA	8	no	7,700.00	61,600
	Glazed sliding door to courtyard	18	m2	950.00	17,100
	Automatic Doors				
	Automatic sliding single doors	2	no	10,500.00	21,000
	Automatic sliding double doors	1	no	12,500.00	12,500
	Card Reader				
	Swipe card reader	2	no	2,500.00	5,000

Internal Screens

	Glazed balustrade L1	7	m	700.00	4,900
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Floor Finishes

	Floor preparation	3,293	m2	30.00	98,790
	Carpet tiles	3,139	m2	70.00	219,730
	Vinyl floor sheet	54	m2	65.00	3,510
	Non slip vinyl	64	m2	90.00	5,760
	Extra over for coved vinyl skirting	95	m	15.00	1,425
	Entry mat	36	m2	700.00	25,200
	Skirtings to existing wall	416	m	25.00	10,400
	Skirting to new walls - included in wall rate		Note		

Ceiling Finishes

	13mm Flush plasterboard suspended ceiling including suspension system and paint finish (PBS)	1,162	m2	77.00	89,474
	Extra over for margin ceiling (PBS)	62	m	45.00	2,790
	Extra over for wet area plasterboard	59	m2	3.00	177
	Mineral fibre suspended tile ceiling (MFT)	1,329	m2	60.00	79,740
	Feature ceiling (FCP)	194	m2	250.00	48,500
	Feature ceiling (FTC)	114	m2	300.00	34,200
	Timber ceiling (TIM)	79	m2	275.00	21,725
	Paint soffit	404	m2	25.00	10,100
	Paint to stairwell	231	m2	35.00	8,085
	Bulkhead max 350 deep	92	m	60.00	5,520
	Bulkhead max 650 deep	158	m	80.00	12,640
	Bulkhead max 900 deep	40	m	105.00	4,200
	Bulkhead max 950 girth	267	m	115.00	30,705

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works
(Continued)
Ceiling Finishes
(Continued)

	Bulkhead max 1150 deep	63	m	135.00	8,505
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Wall Finishes

	New wall linings to existing wall including paint finish and removal of existing linings	844	m2	70.00	59,079
	Wall vinyl	85	m2	65.00	5,525
	Paint to new walls - included in wall rate		Note		
	Allow for paint courtyard walls and columns	1	Item	5,000.00	5,000

Fitments

	Joinery				
	Work bench	139	m	400.00	55,600
	Work bench 750mm wide	21	m	500.00	10,500
	Bench cupboard unit	1	m	975.00	975
	Kitchen bench cupboards	11	m	975.00	10,725
	Overhead cupboard	11	m	675.00	7,425
	Island bench	2	m	1,800.00	3,600
	Full height cupboard	11	m	1,100.00	12,100
	Full height cupboard 300mm wide	3	m	850.00	2,550
	Overhead shelves	56	m	270.00	15,120
	Shelving	24	m	450.00	10,800
	Bookshelf	3	m	1,000.00	3,000
	Vinyl bench	1	m	475.00	475
	Public and student counter	7	m	1,700.00	11,900
	Seat	53	m	700.00	37,100
	Tiered seating	26	m	1,000.00	26,000
	Lockers	292	no	350.00	102,200
	Teaching wall	197	m2	300.00	59,100
	Whiteboard	21	no	350.00	7,350
	Pinboard	2	no	300.00	600
	Pidgeon holes	4	m	750.00	3,000
	Signage allowance	1	Item	15,000.00	15,000
	Toilet Fittings				
	Grab rail	3	no	500.00	1,500
	Ambulant grab rail	8	no	80.00	640
	Toilet roll holder	10	no	90.00	900
	Soap dispenser	11	no	130.00	1,430
	Mirror	11	no	275.00	3,025
	Paper towel dispenser	11	no	200.00	2,200
	Hand dryer	11	no	1,000.00	11,000

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works

(Continued)

Sanitary Fixtures

	WC	7	no	3,600.00	25,200
	Wall basin	8	no	2,400.00	19,200
	Access WC	3	no	4,500.00	13,500
	Access basin	3	no	2,600.00	7,800
	Kitchen sink	5	no	2,400.00	12,000
	Cleaners sink	3	no	3,000.00	9,000

Water Supply

	Cold water pipework		m	60.00	
	Hot water pipework		m	70.00	
	TMV		no	1,600.00	
	Allow for connection	1	Item	3,000.00	3,000
	Hot water cylinders	1	Item	5,000.00	5,000

Sanitary Plumbing

	Sewer pipework	137	m	70.00	9,590
	Floor waste	6	no	1,000.00	6,000
	Allow for connection	1	Item	3,000.00	3,000

Mechanical Services

	Mechanical Services as advised by CES	1	Item	680,000.00	680,000
	BWIC	6	%	680,000.00	40,800

Electrical Services

	Electrical Services as advised by CES	1	Item	750,000.00	750,000
	Main distribution board as advised by CES	1	Item	25,000.00	25,000
	BWIC	6	%	775,000.00	46,500

Fire Protection

	Fire detection	1	Item	45,000.00	45,000
	BWIC	6	%	45,000.00	2,700

Gas Services

	No allowance		Note		
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Transportation

	Lift as advised by CES	1	Item	150,000.00	150,000
	BWIC	6	%	150,000.00	9,000

Demolition & Alterations

	Remove and salvage external brick wall	16	m2	100.00	1,600
	Demolish existing external door below window sill approx 1m x 1.2m high	1	no	60.00	60
	Demolish ground slab	8	m2	100.00	800
	Demolish upper floor	2	m2	1,000.00	2,000
	Demolish roof	4	m2	500.00	2,000

Project: 61387

Details: Building B

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
Building Works					(Continued)
Demolition & Alterations					(Continued)
	Demolish existing windows	327	m2	55.00	17,985
	Demolish partitions	1,716	m2	15.00	25,740
	Demolish solid wall / windows	486	m2	55.00	26,730
	Demolish single doors	75	no	50.00	3,750
	Demolish double doors	17	no	70.00	1,190
	Demolish sliding door	3	no	120.00	360
	Demolish cubicle doors	20	no	90.00	1,800
	Demolish floor finish	3,234	m2	12.00	38,808
	Demolish ceiling finish	3,234	m2	12.00	38,808
	Demolish sanitary fixtures (Ground)	36	no	275.00	9,900
	Demolish sanitary fixtures on Level 1 and Level 2	1	Item	6,000.00	6,000
	Demolish joinery and toilet fittings	1	Item	20,000.00	20,000
	Demolish stairwell	16	m2	600.00	9,600
	Demolish columns	4	no	1,500.00	6,000
	Demolish existing lift	1	no	7,500.00	7,500
	Services demolition	3,234	m2	35.00	113,190
	Disposal and tip fees	1	Item	40,000.00	40,000
GFA: 0.00 m2					4,525,768

Appendix C

Building C Detailed Estimate

Project: 61387

Details: Building C

Building: Devonport High School

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Building C - (Hall) Indicative Cost Estimate								
B1	Building Works	89.00%		209	m2	1,949.71	407,490		407,490
	Escalation for 5 months (Commence in June 2020)	1.85%		2.1	%	407,490	8,489		8,489
	Market Conditions	4.54%		5	%	415,979	20,799		20,799
	Design Contingency	4.77%		5	%	436,778	21,839		21,839
	Construction Contingency	5.01%		5	%	458,617	22,931		22,931
	Construction Cost (Including Escalation & Market Conditions)	105.17 %							481,548
	Delete Escalation (As advised by DoE)	-1.85%		-1	Item	8,489	-8,489		-8,489
	Delete Market Conditions (As advised by DoE)	-4.54%		-1	Item	20,799	-20,799		-20,799
	Increase Design Contingency (As advised by DoE)	0.57%		1	Item	2,610	2,610		2,610
	Increase Construction Contingency (As advised by DoE)	0.65%		1	Item	2,985	2,985		2,985
	Authority Fees & Charges	0.00%							Excluded
	Professional Fees & Charges	0.00%							Excluded
	Furniture, Fitout & Equipment	0.00%							Excluded
	IT	0.00%							Excluded
	Artwork	0.00%							Excluded
	GST	0.00%							Excluded
	Building C Total Project Cost	100.00 %							457,855
		100.00							457,855

Project: 61387

Details: Building C

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	BUILDING C					
SB	Substructure	0.00		m2		0
CL	Columns	0.00		m		0
SC	Staircases	0.00		m/rise		0
UF	Upper Floors	0.00		m2		0
RF	Roof	0.00		m2		0
EW	External Walls	0.00		m2		0
WW	Windows	0.00		m2		0
ED	External Doors	0.00		No		0
NW	Internal Walls	2.22	56	m2	181.00	10,136
ND	Internal Doors	0.66	3	No	1,000.00	3,000
NS	Internal Screens	0.00		m2		0
FF	Floor Finishes	2.54	114	m2	101.75	11,600
CF	Ceiling Finishes	0.56	18	m2	141.17	2,541
WF	Wall Finishes	15.40	235	m2	300.00	70,500
FT	Fitments	17.71		m2		81,060
SF	Sanitary Fixtures	0.00		No		0
WS	Water Supply	0.00		m2		0
PD	Sanitary Plumbing	0.00		m2		0
AC	Mechanical Services	27.79		m2		127,200
LP	Electrical Services	9.27		m2		42,400
FP	Fire Protection	0.58		m2		2,650
GS	Gas Services	0.00		m2		0
TS	Transportation	0.00		No		0
AR	Demolition & Alterations	0.38		m2		1,718
	Sub-Total					352,805
SS	Unmeasured Sundries	3.86	5	%	352,805	17,640
	Sub-Total					370,445
PR	Preliminaries	8.10	10	%	370,445	37,045
	BUILDING C TOTAL					407,490
	FECA		209	m2		

GFA: 0.00 m2

100.00

407,490

Project: 61387

Details: Building C

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works
Substructure

	No allowance		Note		
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Columns

	No allowance		Note		
--	--------------	--	------	--	--

Staircases

	No allowance		Note		
--	--------------	--	------	--	--

Upper Floors

	No allowance		Note		
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Roof

	No allowance		Note		
--	--------------	--	------	--	--

External Walls

	No allowance		Note		
--	--------------	--	------	--	--

Windows

	No allowance		Note		
--	--------------	--	------	--	--

External Doors

	No allowance		Note		
--	--------------	--	------	--	--

Internal Walls

	Stud framed partition with 13mm plasterboard lining to both sides including insulation paint finish and timber skirting	56	m2	181.00	10,136
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Internal Doors

	Timber Doors				
	Single timber doors including frame, hardware and paint	3	no	1,000.00	3,000

Internal Screens

	No allowance		Note		
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Floor Finishes

	Floor preparation	114	m2	30.00	3,420
	Carpet tiles	114	m2	70.00	7,980
	Skirtings to existing wall	8	m	25.00	200
	Skirting to new walls - included in wall rate		Note		

Ceiling Finishes

	13mm Flush plasterboard suspended ceiling including suspension system and paint finish (PBS)	33	m2	77.00	2,541
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Wall Finishes

	Acoustic wall panels	235	m2	300.00	70,500
	Patch and paint existing wall linings				Excluded
	Paint to new walls - included in wall rate		Note		

Fitments

	Joinery				
	Retractable seating (Acromat S20)	112	no	480.00	53,760

Project: 61387

Details: Building C

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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Building Works

(Continued)

Fitments

(Continued)

	Cupboard	4	m	1,100.00	4,400
	Lockers	64	no	350.00	22,400
	Allow for signage	1	Item	500.00	500

Sanitary Fixtures

	No allowance		Note		
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Water Supply

	No allowance		Note		
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Sanitary Plumbing

	No allowance		Note		
--	--------------	--	------	--	--

Mechanical Services

	Mechanical Services as advised by CES				
	New heating and cooling	1	Item	120,000.00	120,000
	BWIC	6	%	120,000.00	7,200

Electrical Services

	Electrical Services as advised by CES	1			
	Audio visual and operable seating power	1	Item	40,000.00	40,000
	BWIC	6	%	40,000.00	2,400

Fire Protection

	Fire Detection As Advised by CES				
	Fire detection	1	Item	2,500.00	2,500
	BWIC	6	%	2,500.00	150

Gas Services

	No allowance		Note		
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Transportation

	No allowance		Note		
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Demolition & Alterations

	Remove existing floor finish	114	m2	12.00	1,368
	Disposal and tip fees	1	Item	350.00	350

GFA: 0.00 m2

352,805

Appendix D

External Works Detailed Estimate

Project: 61387

Details: External Works

Building: Devonport High School

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	EXTERNAL WORKS & SERVICES								
EW	External Works & Services	86.16%			Item		757,998		757,998
	TasWater Compliance (As advised by JMG)	2.84%		1	Item	25,000.00	25,000		25,000
	Sub-total	89.00 %							782,998
	Escalation	1.85%		2.1	%	782,998	16,312		16,312
	Market Conditions	4.54%		5	%	799,310	39,966		39,966
	Design Contingency	4.77%		5	%	839,276	41,964		41,964
	Construction Contingency	5.01%		5	%	881,239	44,062		44,062
	Construction Cost (Including Escalation & Market Conditions)	105.17 %							925,301
	Delete Escalation (As advised by DoE)	-1.85%		-1	Item	16,312	-16,312		-16,312
	Delete Market Conditions (As advised by DoE)	-4.54%		-1	Item	39,966	-39,966		-39,966
	Increase Design Contingency (As advised by DoE)	0.57%		1	Item	5,016	5,016		5,016
	Increase Construction Contingency (As advised by DoE)	0.65%		1	Item	5,737	5,737		5,737
	Authority Fees & Charges	0.00%							Excluded
	Professional Fees & Charges	0.00%							Excluded
	Furniture, Fitout & Equipment	0.00%							Excluded
	IT	0.00%							Excluded
	Artwork	0.00%							Excluded
	GST	0.00%							Excluded
	External Works & Services Total Project Cost	100.00 %							879,776
		100.00							879,776

Project: 61387

Details: External Works

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	EXTERNAL WORKS & SERVICES					
XP	Site Preparation	2.46		m2		21,560
XR	Roads, Footpaths and Paved Areas	21.94		m2		192,980
XN	Boundary Walls, Fencing and Gates	1.29		m2		11,270
XB	Outbuildings and Covered Ways	0.00		m2		0
XL	Landscaping and Improvements	6.61		m2		58,075
	External Services					
XS	External Stormwater Drainage	2.92		m2		25,620
XD	External Sewer Drainage	2.73		m2		24,000
XW	External Water Supply	0.00		m2		0
XG	External Gas	0.00		m2		0
XF	External Fire Protection	0.00		m2		0
XL	External Light and Power	36.45		m2		320,650
	External Demolition & Alterations					
XD	External Demolition and Alterations	0.25		m2		2,120
	Sub-Total					656,275
SS	Unmeasured Sundries	3.73	5	%	656,275	32,814
	Sub-Total					689,089
PR	Preliminaries	7.84	10	%	689,089	68,909
	EXTERNAL WORKS & SERVICES TOTAL					757,998
GFA: 0.00 m2		100.00				757,998

Project: 61387

Details: External Works

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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External Works & Services

Site Preparation

	Strip site	4,312	m2	5.00	21,560
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Roads, Footpaths and Paved Areas

	New bitumen car park	2,055	m2	60.00	123,300
	Kerbs	392	m	60.00	23,520
	Linemarking	473	m	5.00	2,365
	Allow for arrows / pedestrian crossing line marking	1	Item	1,000.00	1,000
	No allowance for new bitumen to existing car park		Note		
	Asphalt pavement	351	m2	45.00	15,795
	Concrete pavement	260	m2	80.00	20,800
	Bollards	4	no	1,300.00	5,200
	Sports courts				Excluded
	Oval re-surface				Excluded
	Infill crossover	1	Item	1,000.00	1,000

Boundary Walls, Fencing and Gates

	ARC Fencing 1800mm high	35	m	180.00	6,300
	Gate	4	no	980.00	3,920
	Fencing to sports courts				Excluded
	Paint existing retaining wall	1	Item	500.00	500
	Balustrade to steps	1	m	550.00	550

Outbuildings and Covered Ways

	Refer to Building B for Awning		Note		
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Landscaping and Improvements

	Topsoil and grass seed	1,738	m2	25.00	43,450
	Trees	33	no	300.00	9,900
	Edging	189	m	25.00	4,725
	No allowance for maintenance / watering		Note		

External Stormwater Drainage

	Stormwater pipework to car park	169	m	80.00	13,520
	Grated drain	10	no	800.00	8,000
	Manhole	1	no	2,100.00	2,100
	Allow for connection	1	Item	2,000.00	2,000

External Sewer Drainage

	As advised by JMG Engineers:				
	Neutralizing tank and plaster traps	1	Item	18,000.00	18,000
	Upgrade drainage vents	1	Item	6,000.00	6,000
	No allowance		Note		

Project: 61387

Details: External Works

Building: Devonport High School

Code	Description	Quantity	Unit	Rate	Total
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External Works & Services
(Continued)
External Water Supply

	No allowance		Note		
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External Gas

	No allowance		Note		
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External Fire Protection

	No allowance		Note		
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External Light and Power

	As Advised by CES				
	New switchboard and cabling	1	Item	75,000.00	75,000
	New submains cabling to main distribution boards	1	Item	100,000.00	100,000
	New central core data rack	1	Item	20,000.00	20,000
	New fibre optic from central core to building data racks	1	Item	50,000.00	50,000
	New PA system amplifier	1	Item	10,000.00	10,000
	Pedestrian lighting	1	Item	20,000.00	20,000
	Lighting to school signage and entry facade	1	Item	7,500.00	7,500
	Internal courtyard / feature garden lighting	1	Item	20,000.00	20,000
	BWIC	6	%	302,500.00	18,150

External Demolition and Alterations

	Demolish kerb, nib and section of brick wall	1	Item	1,500.00	1,500
	Demolish existing path	8	m2	40.00	320
	Disposal and tip fees	1	Item	300.00	300

GFA: 0.00 m2
656,275

Appendix E

Option Costings Detailed Estimates

Project: 61387

Details: Option Costing

Building: Devonport High School

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	OPTION COSTING								
	Building A Science / Stem	25.11%		81	m2	1,286.30	104,191		104,191
	Building A Link way (GA01)	16.79%		203	m2	343.24	69,677		69,677
	Building A Resource Room 1A.07	3.49%		25	m2	578.54	14,464		14,464
	Building A Ramp & Steps to Entry	8.68%			Item		36,019		36,019
	Building A Courtyard	5.30%			Item		22,010		22,010
	Building B Courtyard & Facade	26.42%			Item		109,633		109,633
	Building B Stair Floor Finish + Asbestos	14.21%					58,944		58,944
		100.00							414,938

Project: 61387

Details: Option Costing

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	Building A Science / Stem					
	Ground Floor					
	Demolition					
	Form opening for new sliding door	0.09	1	no	350.00	350
	Form opening for new single timber door	0.05	1	no	200.00	200
	Demolish single door	0.02	1	no	50.00	50
	Demolish window	0.08	4	m2	80.00	320
	Remove floor finish	0.30	81	m2	15.00	1,215
	Demolish cupboard	0.04	1	no	150.00	150
	Disposal and tip fees	0.10	1	Item	400.00	400
	New Works					
	Glazed sliding door	0.78	1	no	3,200.00	3,200
	Timber single door	0.25	1	no	1,000.00	1,000
	Infill door opening with stud and plasterboard	0.10	1	no	375.00	375
	Infill opening	0.20	4	m2	200.00	800
	Carpet tiles	0.90	53	m2	70.00	3,710
	Vinyl	0.93	22	m2	175.00	3,850
	Vinyl skirting	0.11	30	m	15.00	450
	Paint existing walls	0.39	80	m2	20.00	1,600
	Paint existing ceiling	0.40	81	m2	20.00	1,620
	Kitchen bench cupboard unit	0.24	1	m	975.00	975
	Bench	0.68	7	m	400.00	2,800
	Lockable storage cupboards	1.45	5	m	1,200.00	6,000
	Whiteboard	0.09	1	no	350.00	350
	Projector and screen - part of FFE	0.00				Excluded
	Kitchen sink	0.58	1	no	2,400.00	2,400
	Relocate zip bwu	0.19	1	no	750.00	750
	Relocate fridge	0.01	1	no	20.00	20
	Mechanical as advised by CES	6.03	1	Item	25,000.00	25,000
	Exhaust as advised by CES	4.82	1	Item	20,000.00	20,000
	BWIC	0.66	6	%	45,000.00	2,700
	Unmeasured sundries	0.97	5	%	80,285	4,014
	Preliminaries	2.04	10	%	84,299	8,430
	Sub-Total					92,729
	Design Contingency	1.12	5	%	92,729	4,636
	Construction Contingency	1.18	5	%	97,366	4,868
	Escalation	0.52	2.1	%	102,234	2,130
	Market Conditions 5%	1.26	5	%	104,364	5,218
	Building A Science / Stem Total (Including Escalation & Market Conditions)					109,582

Project: 61387

Details: Option Costing

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	Delete Escalation (As advised by DoE)	-0.51	-1	Item	2,130	-2,130
	Delete Market Conditions (As advised by DoE)	-1.25	-1	Item	5,218	-5,218
	Increase Design Contingency (As advised by DoE)	0.23	1	Item	927	927
	Increase Construction Contingency (As advised by DoE)	0.25	1	Item	1,029	1,029
	Building A Science / Stem Total (Excluding Escalation & Market Conditions)					104,191
	Building 1 Link way (GA01)					
	Ground Floor					
	Demolition					
	Remove floor finish	0.30	81	m2	15.00	1,215
	Disposal and tip fees	0.11	1	Item	450.00	450
	New Works					
	Carpet tiles	1.12	66	m2	70.00	4,620
	Carpet to treads and risers	0.26	6	m2	175.00	1,050
	Nosing	0.47	26	m	75.00	1,950
	Floor mat	4.22	25	m2	700.00	17,500
	Paint existing walls	0.54	110	m2	20.00	2,200
	Paint existing ceiling	0.47	96	m2	20.00	1,920
	Unmeasured sundries	0.38	5	%	30,905	1,545
	Preliminaries	0.79	10	%	32,450	3,245
	Level 1					
	Remove floor finish	0.38	105	m2	15.00	1,575
	Disposal and tip fees	0.13	1	Item	500.00	500
	New Works					
	Carpet tiles	1.68	99	m2	70.00	6,930
	Carpet to treads and risers	0.34	8	m2	175.00	1,400
	Nosing	0.55	30	m	75.00	2,250
	Paint existing walls	0.78	160	m2	20.00	3,200
	Paint existing ceiling	0.52	107	m2	20.00	2,140
	Unmeasured sundries	0.65	5	%	53,690	2,685
	Preliminaries	1.36	10	%	56,375	5,637
	Sub-Total					62,012
	Design Contingency	0.75	5	%	62,012	3,101
	Construction Contingency	0.79	5	%	65,113	3,256
	Escalation	0.35	2.1	%	68,369	1,424
	Market Conditions 5%	0.85	5	%	69,793	3,490
	Building 1 Link way (GA01) Total (Including Escalation & Market Conditions)					73,283
	Delete Escalation (As advised by DoE)	-0.34	-1	Item	1,424	-1,424
	Delete Market Conditions (As advised by DoE)	-0.84	-1	Item	3,490	-3,490
	Increase Design Contingency (As advised by DoE)	0.15	1	Item	620	620

Project: 61387

Details: Option Costing

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	Increase Construction Contingency (As advised by DoE)	0.17	1	Item	688	688
	Building 1 Link way (GA01) Total (Excluding Escalation & Market Conditions)					69,677
	FECA		110	m2		
	Building A Resource Room 1A.07					
	Demolition					
	Remove floor finish	0.10	25	m2	15.00	375
	Disposal and tip fees	0.04	1	Item	150.00	150
	New Works					
	Carpet tiles	0.43	25	m2	70.00	1,750
	Re-swing door	0.04	1	no	150.00	150
	Paint existing walls	0.23	46	m2	20.00	920
	Paint existing ceiling	0.13	25	m2	20.00	500
	Full height shelving	1.26	8	m	650.00	5,200
	Low height shelving	0.51	6	m	350.00	2,100
	Unmeasured sundries	0.14	5	%	11,145	557
	Preliminaries	0.29	10	%	11,702	1,170
	Sub-Total					12,872
	Design Contingency	0.16	5	%	12,872	644
	Construction Contingency	0.17	5	%	13,516	676
	Escalation	0.08	2.1	%	14,192	296
	Market Conditions	0.18	5	%	14,488	724
	Building A Resource Room 1A.07 Total (Including Escalation & Market Conditions)					15,212
	Delete Escalation (As advised by DoE)	-0.07	-1	Item	296	-296
	Delete Market Conditions (As advised by DoE)	-0.17	-1	Item	724	-724
	Increase Design Contingency (As advised by DoE)	0.04	1	Item	129	129
	Increase Construction Contingency (As advised by DoE)	0.04	1	Item	143	143
	Building A Resource Room 1A.07 Total (Excluding Escalation & Market Conditions)					14,464
	Building A Ramp & Steps to Entry					
	Demolition					
	Demolish strip footing and pads	0.11	1	Item	450.00	450
	Demolish brick wall and piers	0.19	10	m	75.00	750
	Demolish decking	0.28	23	m2	50.00	1,150
	Demolish window	0.11	7	m2	65.00	455
	Demolish and remove existing sliding door	0.09	9	m2	40.00	360
	Disposal and tip fees	0.37	1	Item	1,500.00	1,500
	New Works					
	Strip site	0.10	26	m2	15.00	390
	New retaining wall including footing	1.22	11	m	460.00	5,060

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Details: Option Costing

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	Infill sliding door with new wall	0.66	9	m2	300.00	2,700
	Concrete pavement ramp	0.93	24	m2	160.00	3,840
	Steps	0.25	1	m2	1,000.00	1,000
	Tactile	0.13	1	Item	500.00	500
	Handrail	0.17	3	m	225.00	675
	Grated drain	0.29	3	m	400.00	1,200
	Plumbing connection to grated drain	0.29	1	Item	1,200.00	1,200
	Glazed double doors with sidelight including aluminium frame and hardware	1.02	1	no	4,200.00	4,200
	Windows	0.57	3	m2	775.00	2,325
	Unmeasured sundries	0.34	5	%	27,755	1,388
	Preliminaries	0.71	10	%	29,143	2,914
	Sub-Total					32,057
	Design Contingency	0.39	5	%	32,057	1,603
	Construction Contingency	0.41	5	%	33,660	1,683
	Escalation	0.18	2.1	%	35,343	736
	Market Conditions	0.44	5	%	36,079	1,804
	Building A Ramp & Steps to Entry Total (Including Escalation & Market Conditions)					37,883
	Delete Escalation (As advised by DoE)	-0.17	-1	Item	736	-736
	Delete Market Conditions (As advised by DoE)	-0.43	-1	Item	1,804	-1,804
	Increase Design Contingency (As advised by DoE)	0.08	1	Item	321	321
	Increase Construction Contingency (As advised by DoE)	0.09	1	Item	356	356
	Building A Ramp & Steps to Entry Total (Excluding Escalation & Market Conditions)					36,019
	Building A Courtyard					
	Demolition					
	Demolish pavement	0.11	6	m2	70.00	420
	Demolish double door	0.03	1	no	100.00	100
	Demolish windows	0.24	14	m2	70.00	980
	Disposal and tip fees	0.11	1	Item	450.00	450
	New Works					
	Concrete pavement	0.24	6	m2	160.00	960
	Glazed double door	0.78	1	no	3,200.00	3,200
	Windows	2.62	14	m2	775.00	10,850
	Unmeasured sundries	0.21	5	%	16,960	848
	Preliminaries	0.43	10	%	17,808	1,781
	Sub-Total					19,589
	Design Contingency	0.24	5	%	19,589	979
	Construction Contingency	0.25	5	%	20,568	1,028
	Escalation	0.11	2.1	%	21,597	450

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Details: Option Costing

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	Market Conditions	0.27	5	%	22,047	1,102
	Building A Courtyard (Including Escalation & Market Conditions)					23,149
	Delete Escalation (As advised by DoE)	-0.10	-1	Item	450	-450
	Delete Market Conditions (As advised by DoE)	-0.26	-1	Item	1,102	-1,102
	Increase Design Contingency (As advised by DoE)	0.05	1	Item	196	196
	Increase Construction Contingency (As advised by DoE)	0.06	1	Item	217	217
	Building A Courtyard (Excluding Escalation & Market Conditions)					22,010
	Building B Courtyard & Facade					
	Demolition					
	Cutout concrete for new garden bed / tree	0.08	1	Item	300.00	300
	Demolish existing windows	0.85	50	m2	70.00	3,500
	Demolish existing double doors	0.05	2	no	100.00	200
	Disposal and tip fees	0.29	1	Item	1,200.00	1,200
	New Works					
	Double glazed windows with powdercoat aluminium window frames option	12.52	67	m2	775.00	51,925
	Automatic sliding door option	3.02	1	no	12,500.00	12,500
	Paint finish to concrete pavement	0.40	66	m2	25.00	1,650
	Paint finish to concrete stairs	0.04	3	m2	50.00	150
	Garden bed / mulch	0.05	2	m2	90.00	180
	Tree	0.13	1	no	500.00	500
	Scaffolding	1.55	64	m2	100.00	6,400
	Unmeasured sundries	0.95	5	%	78,505	3,925
	Preliminaries	1.99	10	%	82,430	8,243
	Scaffolding	1.67	69	m2	100.00	6,900
	Sub-Total					97,573
	Design Contingency	1.18	5	%	97,573	4,879
	Construction Contingency	1.24	5	%	102,452	5,123
	Escalation	0.55	2.1	%	107,575	2,241
	Market Conditions	1.33	5	%	109,816	5,491
	Building B Courtyard & Facade Total (Including Escalation & Market Conditions)					115,306
	Delete Escalation (As advised by DoE)	-0.54	-1	Item	2,241	-2,241
	Delete Market Conditions (As advised by DoE)	-1.32	-1	Item	5,491	-5,491
	Increase Design Contingency (As advised by DoE)	0.24	1	Item	976	976
	Increase Construction Contingency (As advised by DoE)	0.27	1	Item	1,083	1,083
	Building B Courtyard & Facade Total (Excluding Escalation & Market Conditions)					109,633
	Building B Stair Floor Finish + Asbestos					
	Demolition					
	Demolish floor finish	0.87	180	m2	20.00	3,600

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Details: Option Costing

Building: Devonport High School

Code	Description	% BC	Quantity	Unit	Rate	Total
	Demolish nosings	0.32	132	m	10.00	1,320
	Provisional allowance for removal of asbestos in floor adhesive	2.61	180	m2	60.00	10,800
	New Works					
	Vinyl floor finish	4.78	180	m2	110.00	19,800
	Nosings	2.39	132	m	75.00	9,900
	Unmeasured sundries	0.55	5	%	45,420	2,271
	Preliminaries	1.15	10	%	47,691	4,769
	Sub-Total					52,460
	Design Contingency	0.64	5	%	52,460	2,623
	Construction Contingency	0.67	5	%	55,083	2,754
	Escalation	0.30	2.1	%	57,837	1,205
	Market Conditions	0.72	5	%	59,042	2,952
	Building B Stair Floor Finish + Asbestos Total (Including Escalation & Market Conditions)					61,994
	Delete Escalation (As advised by DoE)	-0.29	-1	Item	1,205	-1,205
	Delete Market Conditions (As advised by DoE)	-0.71	-1	Item	2,952	-2,952
	Increase Design Contingency (As advised by DoE)	0.13	1	Item	525	525
	Increase Construction Contingency (As advised by DoE)	0.15	1	Item	582	582
	Building B Stair Floor Finish + Asbestos Total (Excluding Escalation & Market Conditions)					58,944
GFA: 0.00 m2		100.00				414,938