

Southern Remand Centre Program

SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE FOR PUBLIC WORKS

Version 2.0

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I. INTRODUCTION

This submission seeks approval from the Parliamentary Standing Committee on Public Works for the construction of a Remand Centre and redevelopment of key facilities at the Risdon Prison Complex.

The [submission is presented at the Schematic Design Stage of the architectural design process](#) and recognises the urgent need to provide additional beds and upgrades to facilities at Risdon Prison. The key areas to be addressed in this program of works are:

Adopting a human rights based approach to developing new facilities – In December 2017, Australia ratified the Optional Protocol to the Convention against Torture (OPCAT), which requires detention facilities in Australia to meet obligations pursuant to the *United Nations Standard Minimum Rules for the Treatment of Prisoners (the Mandela Rules)*. The rules describe the principles and practices for the treatment of prisoners and prison management, including a requirement that remandees are kept separate from sentenced prisoners.

Responding to future growth – Consistent with national trends, the Tasmanian prison system has seen a steady rise in the prisoner population over a number of years, including a large proportion of remandees. As a result, Risdon Prison is now close to full capacity for male prisoners, reducing operational flexibility.

Reduce Reoffending – The new facilities will be designed to create a positive and mentally stimulating environment, cognisant of the psychological health of remandees and providing access to justice, family and support persons.

Reduce pressure points in the system – The new facilities will enable the Tasmania Prison Service to effectively manage an ever-increasing diverse prisoner population by providing accommodation alternatives when needed.

The works will provide for a new Southern Remand Centre on vacant land at the Risdon Prison Site located between the Risdon Prison Complex (men's prison) (RPC) and Mary Hutchinson Women's Prison (MWHP). Entry to the Remand Centre for remandees will be through the existing RPC sallyport. Remandees will be processed through the existing building before entering the new Southern Remand Centre (via the extension of the existing secure walkways).

The works will include:

- 140 cellular beds (minimum) located across two units within the Southern Remand Centre precinct;
- A new health clinic and sport and recreation facilities within the Southern Remand Centre precinct;
- Upgrades to existing RPC facilities to enable the increased capacity of prisoners/remandees requiring the shared use of these facilities. These include:
 - Alterations and extension to the existing RPC Gatehouse;
 - Alterations and extension to the existing RPC Health building (providing additional inpatient beds and a new S8 dispensary);
 - Alterations and extension to the RPC Visitors Centre;
 - Alterations to RPC Prisoner processing area;
 - A new Kitchen (to be located in the RPC);
 - Upgrades to the high voltage substation.

The Southern Remand Centre is the first major infrastructure project in the 11 year Strategic Infrastructure Framework for Custodial Corrections in Tasmania. Future major works will include a Northern Prison.

2. CURRENT NEEDS AND PRIORITIES

2.1 THE POLICY CONTEXT

2.1.1 Breaking the Cycle

Breaking the Cycle: A Strategic Plan for Tasmanian Corrections 2011-2020 provides a blueprint for corrections in Tasmania. It articulates the vision for the corrections system as “a reduction in reoffending and an increase in the:

“...ongoing safety of the Tasmanian community by providing a safe, secure, humane and effective correctional system with opportunities for rehabilitation, personal development, reintegration and community engagement...”

In 2016, it was updated to *Breaking the Cycle – A Safer Community: Strategies for Improving Throughcare for Offenders 2016-2020*.

The vision of the updated strategy is to:

“...provide a quality and collaborative Throughcare model in partnership with other agencies and the community that supports people across the Corrections system, with coordinated assistance and interventions to maximise the potential of each individual...”

Breaking the Cycle contains six goals, those relevant to this submission are:

- To improve organisational structures across Corrections in Tasmania to support Throughcare; and
- To recognise the valuable role community and family play in rehabilitation and reintegration by providing opportunities for individuals and their families to engage in mutually supportive activities during supervision or imprisonment and increase community engagement.

Breaking the Cycle includes an emphasis on creating a prison system that allows prisoners and remandees to both develop (where necessary) and maintain strong ties and relationships with their families and the communities they will be returning to upon release. This includes at all stage of the prison experience, from **remand** or the commencement of a sentence of imprisonment (whichever applies) until release back into the community.

2.1.2 Inspection Standards for Adult Custodial Services in Tasmania

The Inspection Standards for Adult Custodial Services in Tasmania are administered by the Custodial Inspector and establish the inspection benchmarks for the management of correctional facilities in Tasmania. In respect to remandees who will be housed in the Southern Remand Centre, the relevant standards state:

5	The regime for unconvicted prisoners should reflect the fact that they have been charged, but not convicted of a criminal offence
5.1	Remand or unconvicted prisoners are, as far as possible, to be kept separate from those who have been convicted.
5.2	Remand prisoners are presumed to be innocent, and are not to be “required” to work or undertake programs addressing their offending. However, work, education and programs should be made available.
5.3	Remand prisoners should be allowed to undertake reasonable activity to maintain external interests such as accommodation or employment.

6	Remand prisoners should be held in readiness for their next court appearance and assisted to prepare for that appearance
6.1	Remand prisoners (and prisoners who have appealed) must be given adequate access to facilities for the preparation of a defence, and be assisted to communicate with legal counsel of their own choosing.
6.2	Remand prisoners and their legal representatives should be able to have unmonitored telephone conversations and meetings beyond the hearing of staff, as frequently as possible.
6.3	Prisoners should be able to access current legal library resources.
6.4	Remand prisoners should be able to wear their own clothing when appearing in court, and should be provided with the means to launder such clothing.
6.5	Arrangements should be in place to ensure that prisoners attending court are provided with meals at normal times, or if this is not possible a meal before they attend court, and on their return at the end of the day.
6.6	Prisons should facilitate video court appearances, where practicable and where to do so does not prejudice justice.

8	Prisoners remanded in custody should be expected to have a high need for welfare services as a consequence of their transition into custody
8.1	Remand prisoners should be permitted to receive a minimum of one visit per day and as many further visits as may be practicable.
8.2	Remand prisoners should be given opportunities to resolve any urgent outstanding matters arising from their transition to prison such as: advising family, making arrangements for dependents, pets or urgent property matters.
8.3	Remand prisoners should be immediately asked if this is their first time in custody and offered information about the induction program and how they can obtain further information about their case.
8.4	Special first night and first (few) days' regimes should be in place to ensure remand prisoners' safety and wellbeing.

9	The management and treatment of remand prisoners should acknowledge and minimise the particular stresses and uncertainties that confront remand prisoners, and these factors should be borne in mind by staff responsible for their management
9.1	Remand prisoners should be managed as a separate group from sentenced prisoners, unless they indicate in writing that they have no objection to being accommodated with sentenced prisoners. They should have as little contact with sentenced prisoners as possible.
9.2	Where sentenced prisoners are placed among remand prisoners (for example to undertake certain skilled work) they must be regularly assessed to ensure that bullying is not occurring.
9.3	Remand prisoners' conditions of imprisonment should not be less than is provided for sentenced prisoners. This includes entitlements to access general health and welfare services, work, education, recreational activities, religious observance, and other relevant activities and services.
9.4	Remand prisoners should have security assessments completed wherever practicable, in order to facilitate their management at the lowest level of security consistent with the protection of staff and the community, and the requirements of justice.

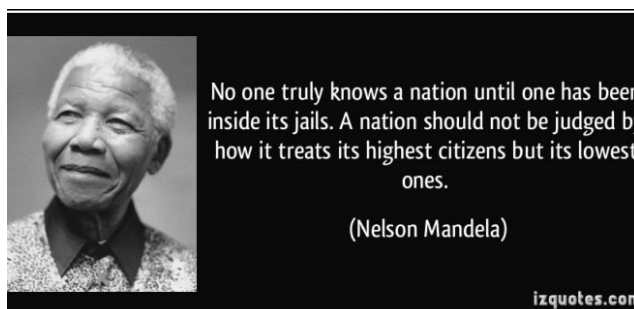
9.5	Remand prisoners should be offered opportunities for addressing drug and alcohol issues and, where appropriate, cognitive skills development programs.
9.6	Remand prisoners should be case managed and the conditions of their continued custody the subject of regular review.

2.2 OPTIONAL PROTOCOL TO THE CONVENTION AGAINST TORTURE (OPCAT)

In December 2017, Australia ratified the OPCAT, which requires detention facilities in Australia to meet obligations pursuant to the *United Nations Standard Minimum Rules for the Treatment of Prisoners (the Mandela Rules)*.

The rules describe the principles and practices for the treatment of prisoners and prison management, and given Australia's ratification of the OPCAT, the detailed rules have been factored into the design and operating procedures for the new facility. In the context of this submission, the following high level rules are relevant:

Rule 11 Separation of Categories	Rule 93 Classification and Individualisation
The different categories of prisoners shall be kept in separate Institutions or parts of Institutions, taking account of their sex, age, criminal record, the legal reason for their detention and the necessities of their treatment.	(2) So far as possible, separate prisons and separate sections of a prison shall be used for the treatment of different classes of prisoners.



2.3 STRATEGIC PRISONER ISSUES AND RISKS

2.3.1 Estimated Future Growth in Prisoner Numbers

The prisoner population in Tasmania has increased in line with the national trend. Risdon Prison is now close to full capacity for male prisoners, reducing operational flexibility. Prisoner numbers are continuing to increase at a steady rate, with a daily average population of **673 recorded in March 2019**, compared to 619 in March 2018 (an annual growth rate of **8.7%**).

The increasing prisoner population includes a large proportion of remandees. In March 2015, the monthly maximum number of individuals who were remanded reached 136. March 2019 saw this figure increase to 227. Over the same four year period, the monthly average remandee population increased from 129 to 218.

Overall, the **prisoner population has grown over the last five years by 29.9%**. The compound annual growth rate of the daily average prison population for the last three years is **9.4%**. The Report on Government Services 2019, notes the following compound annual growth rate for Tasmania compared to national rates:

	TAS (%)	National (%)
10 yr annual rate	1.3	4.7
7 yr annual rate	3.7	5.5
5 yr annual rate	5.3	6.8
3 yr annual rate	9.4	6.2
2 yr annual rate	8.2	5.7

2.3.2 Factors Impacting the Future Growth in Prisoner Numbers

There are a range of factors that are likely to affect the expected future growth of prisoner numbers. Whilst the full effects of prisoner numbers are unknown at this time, the experiences of other jurisdictions have seen a significant increase in prisoner numbers. New Zealand experienced a rise of 8%, with a similar proportional increase evidenced in Victoria. Policy changes or external factors that are likely to impact prisoner numbers include:

- Compulsory treatment of sex offenders
- Family violence initiatives
- Initiatives to tackle the “Ice epidemic”
- Abolition of Remission
- Review of Bail Conditions
- Home Detention and Electronic Monitoring
- Breaches of Community Corrections Orders
- Prosecutions stemming from the Royal Commission of Institutional Responses to Child Sexual Abuse
- Mandatory sentencing for certain offences
- An increase in the number of Police Officers
- Advances in crimes investigation and detection
- Lack of suitable accommodation, bail hostels or settled conditions to enable courts to approve bail in some cases.

2.3.3 Modelling Future Growth in Prisoner Numbers

In modelling future growth, the Department has adopted an annual average growth rate of 5% for the male population, which is considered conservative when compared to the TAS three year and two year annual growth rates noted above.

With this growth rate applied to an anticipated annual maximum of 687 prisoners for 2018-19, the maximum prison population would see an **increase to 752 in 2020/21 and 1,036 in 2027/28**, as noted below:

Current Operational Capacity

Prison	Design Capacity
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Predicted Operational Capacity 2020

Prison	Design Capacity
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Hobart Reception Prison	36
Launceston Reception Prison	26
Mary Hutchinson Women's Prison	63
Risdon Prison Complex	299
Ron Barwick Minimum Security Prison	280
O'Hara Cottages	16
Total	720

Hobart Reception Prison	36
Launceston Reception Prison	29
Mary Hutchinson Women's Prison	71
Risdon Prison Complex	303
Ron Barwick Minimum Security Prison	272
O'Hara Cottages	32
Total	743

Note: Operational capacity, which includes temporary beds and excludes bed places in cells that are out of commission for maintenance or refurbishment have been omitted given the changeable nature of this figure.

Capacity Projections 2017-18 – 2029/30 (without new facilities)

Year '20	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Tas Prison Service – Design Capacity	662	728	743	743	743	743	743	743	743	743	743	743	743
Population Growth (@5%male/0% female)	639	687	719	752	787	823	862	902	945	989	1036	1085	1137



Indicates when predicted demand is likely to exceed available supply

2.3.4 Custodial Inspectorate

Whilst Tasmania is a small jurisdiction compared to some of the mainland prison systems, all prison systems experience many of the same issues when it comes to protection, discipline, trafficking of contraband, prisoner/remandee association difficulties, special needs cohorts and unexpected fluctuations in demand. The difference for the larger jurisdictions is that they have the capacity to move prisoners and remandees between prisons, which is not currently available in Tasmania.

The Tasmanian Custodial Inspector acknowledged the continual growth in the prisoner population as being a significant challenge for the Tasmania Prison Service in the 2016/17 Annual Report where it was noted that:

“Continual growth in prisoner numbers appears to be the biggest challenge for the TPS. The prison service has to respond to an ever-increasing prisoner population and there is no indication that this increase is abating.....It appears that while the prisons have not yet reached full capacity, almost all the state's prisons are over-crowded in the sense that they hold many more people than they were designed to hold. This is because many cells intended for one person are now “double-bunked” and some cells for two people are now “tripled-bunked”...”

2.4 STRATEGIC INFRASTRUCTURE FRAMEWORK FOR CUSTODIAL CORRECTIONS IN TASMANIA

In 2017, the Department introduced the Strategic Infrastructure Framework for Custodial Corrections in Tasmania (the Framework) as a means of establishing a program of work to address increasing prisoner numbers and shortcomings with existing prison infrastructure in Tasmania. The Framework proposes a phased approach to the construction of a number of new prison facilities and the reallocation of some existing facilities as new accommodation becomes available. The Framework is proposed to be implemented over eleven years, subject to approved Budget funding.

The Framework will target specific prisoner cohorts and optimise opportunities for rehabilitation, community engagement and reintegration outcomes and support cultural change within the Tasmanian Prison Service. This is in contrast to the “one-size-fits-all” approach that has occurred in the past.

The Framework highlighted the future growth of the overall prisoner population and noted that the Tasmania Prison Service (TPS) will experience critical risks in respect to increased diversity and complexity within the prisoner population that will intensify pressure points within the current system. The need for a purpose built remand centre for male remandees was identified as a mitigation to address one of these pressure points.

3. PROPOSED WORKS

3.1 FACILITY DESIGN (SOUTHERN REMAND CENTRE and RPC FACILITY UPGRADES)

3.1.1 Background

In planning for new prison infrastructure in Tasmania, including the new Southern Remand Centre, Departmental staff and design consultants have reviewed and undertaken extensive research in relation to the design and operation of prisons in other Australian jurisdictions, attended prison design and development conferences and inspected contemporary design at facilities on the mainland. This has facilitated a better understanding of the new technologies and approaches to correctional design that will inform the range of prison infrastructure projects currently under management by the Department, including the future northern prison.

3.1.2 Design Objectives

The design objectives for the facilities are founded on the policy directions established through *Breaking the Cycle*, described in the standards of the Custodial Inspectorate and identified in the “Mandela Rules”, as follows:

- To create a positive and mentally stimulating environment that considers the psychological health of remandees.
- To provide facilities that are focused on the rehabilitation of prisoners/remandees.
- To provide facilities that enhance access to justice.
- To provide facilities that enhance access to family and support persons.

3.1.3 Environmental Psychology

Environmental psychology is an emerging field of research that provides the basis for linking specific characteristics of the built environment, such as daylight, noise, views, scale, shapes and colours with long-term health and wellbeing. Environmental psychology proposes that, while the built environment does not determine an individual's behavior, actions or future, it strongly influences them. In the prison context environmental psychology can support health and wellbeing and, by extension, help to create a safer environment and improve rehabilitation initiatives.

3.1.4 Operational and Design Principles¹

The objectives noted above are supported through the Operational and Design Principles (developed with the concept of positive environmental psychology in mind) listed below:

- The design of spaces to create a tranquil and calm atmosphere, and not be austere. Soft furnishings and floor coverings of differing colours where possible and appropriate.
- All areas are to have good natural surveillance from officer posts with hidden areas or blind corners not permitted. Line of sight observation and opportunities for safe staff and remandee/prisoner interaction is required.
- The design of unit layout in the Southern Remand Centre and RPC Upgrades must optimise the safe, efficient and effective use of staff resources.

¹ These principles apply to both the Southern Remand Centre and Upgrades to RPC Facilities as noted.

- Opportunities for maximising natural light within the design are to be considered. The facilities must have an overall feeling/experience of space and create a calm and relaxing environment. A close connection from the inside to outside is required.
- The facility must have bright and calming colour schemes supported by a sophisticated selection of colours, materials and patterns to create a visually interesting environment with a domestic/village aesthetic. The use of grey concrete will not be appropriate.
- The Southern Remand Centre must have carefully designed landscaping, greenery and gardens in areas readily accessible by remandees, as well as in areas that remandees do not have access to but are visible from buildings or transition areas. Trees and low maintenance bushes and shrubs are to be included.
- The facilities must have good acoustic design to reduce noise. Allow for noise attenuation in areas where large gatherings will occur and where privacy is of most importance, such as interview rooms, video conferencing and Skype facilities.
- The Southern Remand Centre must provide ease of movement of remandees through the use of electronic cards or large, open, unfenced areas. Operational efficiency and ease of access between and within functional zones is critical.
- The use of razor wire is to be kept to a minimum.
- In the Southern Remand Centre, the use of technology is to be encouraged to help increase remandee daily activities and interaction. Each accommodation unit will contain Skype technology for remandee use and it is intended that service kiosks and in-cell technology will be included to provide remandees with a degree of flexibility and ownership to book appointments (ie: medical, program, legal representatives), ordering canteen items, monitoring payments and conducting “skype” meetings with legal representatives and their support team.
- The design for the facilities must support sustainable principles, encourage the use of low energy fittings and include opportunities for water harvesting or energy production. Consideration should also be given to holistic lifetime costs in the selection of construction materials and building services.
- The Southern Remand Centre must consider the ethnic and demographic diversity of the remandees, by providing external spaces for spiritual reflection and areas acknowledging the aboriginal heritage of the site.
- The Southern Remand Centre must allow for seamless integration into the existing operational and security arrangements of the RPC.
- The facilities must allow for flexibility and where appropriate, spaces are to be multipurpose. Consideration should be given to potential expansion of the Southern Remand Centre

3.1.5 Staff Environment – SOUTHERN REMAND CENTRE

The following design features will be incorporated:

- The facilities are an attractive place to work.
- Collaboration opportunities are enhanced.
- Staff are easily able to supervise and observe remandees/prisoners.
- Staff are safe and not unnecessarily isolated during their shift.

- All work and break spaces are designed to have windows or access to natural light.
- Access to external views.
- Access to non-prisoner/remandee spaces in break times.
- Circulation routes both inside facilities and external areas are easy to navigate and understand and minimise travel time.

3.1.6 Interior Design – SOUTHERN REMAND CENTRE

The interior design will ensure that spaces are clearly and intuitively organised to promote wellbeing and at a scale and proportion that compliments the activities they contain.

3.1.7 Equity of Access – SOUTHERN REMAND CENTRE

Design must comply with relevant statutory frameworks that govern access. Special consideration will be given to ease of access to the facility for the elderly or people with a range of disabilities. Access design will specifically address the purpose of the facility.

3.1.8 Operational Considerations – SOUTHERN REMAND CENTRE

The Centre will encourage remandees to move within their unit, multipurpose rooms and outdoor recreational areas during daylight hours. Remandees will be encouraged to be outside their cells from 7:30 – 21:00 every day. Therefore, the design will include the following features:

- The facility, whilst classified maximum security, will contain smaller accommodation units to support the implementation of rules and routines that encourage responsible behaviour.
- Each accommodation unit will have a variety of cell types (ie: single, buddy, access and observation).
- The facility will have controlled access points (entry and exit) from each unit.
- The facility will have evacuation points to be used in the case of an emergency.

3.1.9 Security and Safety Considerations – SOUTHERN REMAND CENTRE

The Centre will encourage “dynamic” security, with an emphasis on interaction with the remandees to mitigate risks, rather than reliance on “observation from an office”. The design will discourage staff from congregating in a single area. However, there are still general risks that need to be considered, and therefore the design will allow for the following features:

- Unobtrusive supervision of remandees by correctional staff.
- Robust gates and doors with locking systems to prevent escape.
- Building materials (ie: for walls, floors, ceilings, windows, fixtures and fittings) that prevent escape and reduce the risk of self harm or harm to others.
- Layout will allow staff to monitor the movement of remandees when they are out of their cells, with clear sight lines to communal areas (ie: multipurpose and outdoor recreation area).

- Security technologies (ie: CCTV, alarms) that are not accessible to remandees or unauthorised persons.
- Cells will have no hanging or ligature points.

3.1.10 SOUTHERN REMAND CENTRE – Accommodation Units

The SRC comprises two accommodation buildings (2 storeys) each with 67 cells arranged in two wings around a communal day space and single Officer post. The accommodation is comprised of a combination of cell types as noted below:

Accommodation Unit	Cell Type					
	Standard Single Cell		Buddy Cell (refer below)	Accessible Cell	Observation Cell (refer below)	Total Beds
REMAND 1	26 (GF)	53	12	2	2	79
	27 (LI)					
REMAND 2	28 (GF)	56	9	2	2	77
	28 (LI)					
Total Beds (SRC)						156

(GF = Ground Floor, LI = Level I)

In addition to this, the accommodation units will contain:

- A designated, secure and private space for remandees who require observation. These areas have been included to manage remandees who have been assessed as a high risk of suicide or self harm or who have already harmed themselves. There will be a total of 4 observation cells (ie: 2 per accommodation unit), along with a day space and outdoor area for the remandees and officers post. The design of the Observation Cells will provide privacy and cannot be accessed by the remandee population. These areas are intended for short stays only.
- Buddy cells will be provided to allow for 2 occupants per cell. These cells will be used in instances when additional support is needed for remandees experiencing difficulty in “settling” into a custodial environment (but not needing specialised observation). “Buddies” will be carefully selected from the remandee population.
- Multipurpose spaces available for therapeutic programs, education and sport and recreation;
- Private video/skype rooms for remandee use (ie: legal consultations, family visits, telehealth etc)

3.1.11 SOUTHERN REMAND CENTRE – Additional Facilities

3.1.11.1 Satellite Health Clinic and Sport and Recreation Centre

A new Satellite Health Clinic and Sport and Recreation Centre is to be located in the SRC precinct between the two main accommodation units. The building is to provide auxillary facilities to the Remandees so that there is a reduced need to take Remandees to the RPC Complex on day to day basis.

The facility is not however proposed to replace or replicate all facilities within RPC. On the lower level, the building will contain:

- 2 health clinic consulting rooms (to be operated by Department of Health).
- A Schedule 8, drug dispensary with observation holding rooms.
- 2 multipurpose rooms for programs and other uses.
- A Central Officer post and an additional, Officer post with overview of the main outdoor yard space of the precinct.

On the upper level, the building will contain:

- A security control room with panoramic view of outdoor yard space of the precinct.
- A Plant room.
- An Office and staff toilet facilities.

3.1.1.2 Outdoor Facilities and RPC Access

The remandees will have access to a landscaped outdoor recreational area which will include a roofed basketball court, BBQ area, spiritual reflection space and fixed gym equipment.

Pedestrian exit to and from the SRC will be via a secure, spine that will link the RPC to the SRC. Vehicles (ie: emergency vehicles, TPS Kitchen and general maintenance etc) will be via a secure roadway to be installed as part of the construction. The SRC precinct has been designed with setbacks from perimeter wall and fences in line with correctional standards, whilst still allowing appropriate vehicular access as needed.

3.1.1.3 SOUTHERN REMAND CENTRE – Electronic Security

As noted, the SRC will be constructed as a maximum security facility in order to safety and securely accommodate all remandees. Accordingly, the security design will meet the requirements of the following standards:

- Victorian Cell and Fire Safety Guidelines (Rev 6b);
- Best Practice Requirements for Electronic Security Measures in Maximum and Medium Security Prisons (Tasmania Prison Service);
- Standard Guidelines for Prison Facilities in Australia and New Zealand;
- National Construction Code;
- Australian standards relevant to Electronic Security and Telecommunications systems.

The key electronic security elements that will feature in the SRC are as follows:

- Cells will be provided with mechanical locks with reed switches to monitor door open/close. Each cell will be provided with an intercom that includes the ability to listen to pre-selected radio stations.
- Doors to the interview rooms, multipurpose rooms, Officer's station, Supervisor's office and all doors that facilitate access in and out of the accommodation blocks will be fitted with electronic locks and monitored by the security alarm system.

- Doors to all building services spaces (including the plant room and secure equipment room) and all external doors will be monitored by the security alarm system.
- Intercoms will be provided to facilitate movement through electronically operated doors, and card readers provided and risk assessed (ie: to avoid situations where remandees gain access to non-remandee areas).
- Closed Circuit Television (CCTV) monitoring capability will be provided to the observation cells, exercise yards, day rooms, kitchens, laundries, interview rooms, multipurpose rooms and all electronically controlled doors (typically both sides).
- Static duress buttons and duress beacons will be provided as agreed (ie: to identify the location of staff within the accommodation units and outdoor areas, with sufficient accuracy to enable a rapid response).
- Facilities within the Satellite Health Clinic and Sport and Recreation Centre will be controlled by the same systems as the SRC precinct. In addition to the above, the Centre will have the following features:
 - Electronic locking will be provided to the medical store;
 - Motion detectors with anti-masking detection will be provided to detect the presence of persons within the Centre after hours.
- External areas within the SRC perimeter (ie: exercise spaces, recreational areas) will be monitored by CCTV (using a combination of fixed cameras and Pan Tilt Zoom (PTZ) cameras).
- The monitoring and design of the perimeter of the SRC will require careful planning (ie: to develop new electronic security zones to accommodate the SRC). To this end, the following features will be included:
 - A new energized fence will be provided to form the inner deterrence and detection fence;
 - Each zone within the SRC will be provided with fixed cameras (including PTZ) and used solely for monitoring the perimeter;
 - Monitoring of the SRC perimeter will be managed by the existing RPC Master Control Room;
 - During construction, temporary deterrence, detection and surveillance technology will be installed to maintain the integrity of the RPC perimeter;
 - Where appropriate, existing RPC infrastructure will be shared with the SRC;
 - Video motion detection will be augmented with the addition of new CCTV cameras to detect persons attempting to breach the secure perimeter of the RPC via the Gatehouse walls or roof.
 - Drone detection will be considered as part of the requirements for the electronic security solution.

3.1.12 SOUTHERN REMAND CENTRE - Sustainability in Design

Where possible, sustainable design principles will be adopted. These include:

- Harvesting rainwater from roofs for reuse in the flushing of toilets and irrigation of gardens. Water tanks are being allowed for in the subfloor area in the main accommodation buildings created by virtue of the fall across the site.

- Opportunities for harnessing natural daylight have been fully considered. The long wing of the accommodation wings of the SRC will incorporate a break to bring light in to the Centre, and skylights have also been included.
- Selection of water fixtures will be vetted for low water usage and intelligent electronic controls will be adopted to control usage if required.
- The choice of local, natural, low toxicity and durable, low maintenance materials will be considered at the time of specification.
- Materials that emit volatile organic compounds for high indoor air quality will be not be specified.
- Opportunities for natural ventilation will be encouraged and cell windows will be installed with a vent operable by the occupant (s).

3.1.13 SOUTHERN REMAND CENTRE – Schematic Design

The Schematic Design documentation is available at **Appendix A - Designs**

3.1.14 RPC FACILITIES UPGRADES

3.1.14.1 RPC FACILITIES - Health Centre Upgrade

The RPC Health Care Centre is located within the RPC, with a satellite, smaller facility to be constructed within the Southern Remand Centre. The upgrades at the RPC Health Care Centre must be designed to ensure appropriate care can be provided for all prisoner cohorts (ie: with infectious or contagious illnesses) along with consideration for the management of waste, including “sharps”, health care tools and controlled storage.

Specific consideration will be given to the following:

- A flexible space that allows for appropriate care to be provided to all prisoner cohorts (ie: female and male).
- The spaces must maintain sufficient ventilation and light.
- Privacy of prisoners is paramount, especially in shared rooms when medical examinations/treatments are undertaken. Windows and doors are to be located to balance privacy with the need for clinical and correctional observation.
- Rooms must have enough space to allow access for wheelchairs and medical equipment.
- Prisoners must be provided access to toilet and shower facilities that are large enough to allow for assisted care. Separate facilities must be allowed for men and women.
- The Pharmacy must be a prisoner-free zone located away from prisoner accommodation.
- Prisoners must have access to an outdoor area that includes appropriate sun shading.

The Health Care Centre will need to continue operating during construction works and consideration to easing the impact on daily operations will be required.

The design of the new facility should support patient safety and quality through the following:

- Standardised location of equipment, technology, supplies and room layout.
- Reduce ambient and specific noise sources and odour transfer between discrete spaces.
- Design to minimise patient falls, such as unobstructed corridors and space around patient beds.
- Layout to provide immediate accessibility to information, particularly that needed for decision making, close to the point of service.
- Design to incorporate use of natural light wherever possible (particularly in areas occupied by prisoners and staff).
- Provide views to courtyard areas (wherever possible).
- Use and incorporate materials, finishes and colours which are conducive to the comfort of the prisoners and staff.
- Provide prisoner patient accommodation which is comfortable, safe, private and which preserves a patient's dignity and allows for gender separation.
- Use of adaptive systems that will allow introduction of future technology and ICT systems.
- Ensure high indoor environment and safe water quality.

3.1.14.2 RPC FACILITIES - New RPC Kitchen

This new facility will provide a much needed boost to the services currently provided via the Ron Barwick Minimum Security Prison (RBMSP) commercial kitchen. The current facility has reached its capacity and the end of its lifespan. The new facility has the potential to provide much-needed employment and trade training opportunities within RPC, as well as provide additional capacity to service the expanding prison system.

The facility will provide sufficient food storage and cooking facilities to service the RPC and Southern Remand Centre. It must be fit for purpose and comply with statutory rules (ie: building codes, health and hygiene etc). For the health of prisoners and staff, the kitchen will have effective and compliant methods for extraction of smoke and adequate ventilation (ie: range hoods and extractors).

3.1.14.3 RPC FACILITIES - Visitors Centre

The current RPC Visits Centre will be extended to accommodate additional facilities and functionality required to cater for increased prisoner numbers and visits activity. This facility is the meeting point for family, friends and legal counsel with sentenced prisoners and remandees. Accordingly, the experience needs to be in a calm, friendly environment whilst at the same time providing good, easy supervision for staff overseeing the area.

Specific care will be taken to soften the experience for children visiting parents or relatives. Natural light, connection to the garden area and nature will be a particular focus, as will the use of colour and good acoustics. The upgrade will provide the following additional or new functionality:

- Four new non-contact visit facilities will be added to the current building.
- The existing contact visit area will be refurbished and extended.
- A new external garden and playground will be included.

- Additional purpose-built video/skype rooms for use by prisoners in RPC to increase access to legal representatives and external supports. This functionality is of significant importance for remandees who have a need for regular and efficient access to such services.
- One new interview room and one new meeting room will be included.
- A new conference room that can be used as a “court” (that is, suitable to use for remote attendance at court) if required.

3.1.14.4 RPC FACILITIES - Gatehouse

Upgrades to the existing RPC Gatehouse, are required to accommodate the additional staff and visitors associated with the SRC. The upgrades to the existing gatehouse will include a new screening and entry point for the public, with staff access via the current entrance.

The new entrance will present a ‘welcoming’ public face to the facility and be colourful, contemporary and soften the impact of the current gatehouse. The upgrades will provide the following new functionality:

- An electronic key room for the delivery and return of keys and radios to replace the existing manual system.
- New electronic screening equipment such as metal detector, x-ray machines and iris scanners.
- A new public entrance into the gatehouse, that is glazed, open and contemporary.
- A public waiting and dog screening area.
- An extra control room.

3.1.14.5 RPC FACILITIES - Prisoner Processing

Due to the expected increase in demand, additional holding cells will be added to the current processing area and a new, larger storeroom installed.

3.1.15 RPC FACILITIES – Electronic Security

The following features will be included:

- In addition to the functionality identified above, the RPC Gatehouse, RPC Health Centre, RPC Visitors Centre and Prisoner Processing will have electronic locking, intercoms, CCTV, static duress buttons and personal duress beacons installed in the new and refurbished areas.
- The new RPC Kitchen will include the above, however will have some bespoke functionality included, such as CCTV monitors in the Officer’s posts and a walk-through metal detector and hand-held metal detector (ie: for scanning prisoners entering and existing the kitchen).
- The RPC Visitors Centre will include some bespoke functionality, such as the inclusion of call/panic buttons within the interview rooms, meeting rooms, conference rooms and non-contact visits booths to enable prisoners or visitors to request assistance/egress if required.
- Temporary facilities will be installed to maintain the operation of the areas that are refurbished during construction. These installations, whilst temporary, will not result in a lesser standard of operation.

3.1.16 High Voltage Upgrades (Risdon Prison)

In addition to the works noted above, the Program will undertake an upgrade of the Ron Barwick Minimum Security Prison (RBMSPP) substation, along with alterations to high voltage power supply to accommodate high voltage metering and supply to the Southern Remand Centre. These works are required to connect the Southern Remand Centre to the Risdon site high voltage network and to replace aging infrastructure that places the entire Risdon Prison site at risk of loss of power in the event of failure.

3.1.17 RPC FACILITIES – Schematic Design

The Schematic Design for the RPC Facilities is available at **Appendix A – Design**.

3.1.18 SOUTHERN REMAND CENTRE - Location of Site

When identifying a site for the Southern Remand Centre, the Department favoured a new standalone facility that could operate independently from others at Risdon Prison. Subsequently, the Department commissioned an investigation to identify a suitable site.

The broader site at Risdon has a number of constraints that do not make it the ideal location for a large scale construction project, however, given there is vacant land and there are functional advantages to co-location of facilities from an administrative perspective, there is logic to constructing a facility on site.

Constraints of Risdon Prison Site

The key constraints of building at Risdon are:

- A lack of level land. The RPC has a drop in elevation from the current Gatehouse to the lowest accommodation unit in the Medium precinct of 12.5m. This equates to a requirement of nearly 200m of ramps, landings, handrails and stairs etc.
- The site is a known location of relatively rich Aboriginal campsites, numerous artefacts have been found and all works on site are subject to Aboriginal Heritage Act Permit processes.
- Near the entry to RPC, existing power cables cross the entire length of the greater Risdon Prison site. A minimum setback from these lines means a large area of the site is not a viable location for accommodation of Prisoners on the grounds of potential health related side effects.
- Areas on and adjacent to the site are forested, hence any works on the site will need to consider bushfire management requirements. This would result in setbacks from any treed areas or requirement for some areas of trees to be removed.
- Some site contamination is known to exist due to previous uses or buildings which have since been demolished.

A number of potential sites were identified which were large areas of available land that could potentially accommodate the new facility. The following areas were identified, with Site C selected as the location, as noted below:

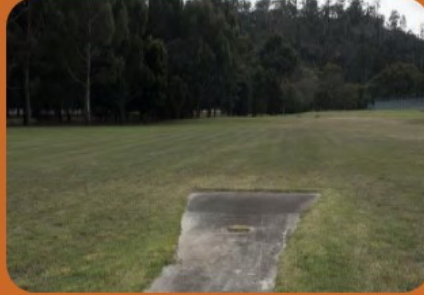


SITE A

Site A is located near the Wilfred Lopes Centre. The Site was identified as it had less cross fall than other areas and would provide good access to the public being near the existing entrance.

Issues

1. A reduced building footprint to accommodate security fencing, resulting in reduced communal areas for Remandees.
2. Level of change over the site was 18m. The use of lifts in the facility would be required, along with a greater degree of in-ground excavations and allowances for stairs/ramps etc.
3. Site limitations would impact any future expansion.



SITE B

Site B is located below existing RPC facilities in an area previously used as a cricket pitch.

Issues

1. The site is nearest to Grasstree Hill Rivulet which is a site with high Aboriginal Heritage values and is the most visible and closest location to Aboriginal land opposite to the Prison.
2. The flat land and low elevation near the river means that it is prone to possible flooding. If the flat open area was used as the main ground floor level of the new facility, a potential flood event could mean two floors of the facility would be flooded.



SITE C

Site C is located within the north-east portion of the RPC, within a two hectare grassed area that sits to the east of the maximum security precinct and the Women's Prison.

This site was identified as the most suitable due to:

1. Its location to RPC. The facility can be serviced through the RPC, creating economies of scale. (ie: Remandees will be processed through RPC and will RPC facilities for medical and family visits etc.)
2. The land size and topography will enable the Department to build a contemporary, fit for purpose facility.

As noted, SITE C was identified as the most suitable site for the new facility. The location and its proximity to the RPC is provided below:



3.2 TASMANIAN GOVERNMENT ARTS SITE SCHEME

The proposed development presents excellent opportunities for an artwork component to be incorporated into the facilities. The Program has identified two opportunities that will be progressed in consultation with Arts Tasmania:

- An outdoor installation in the SRC precinct that acknowledges the local indigenous communities who would have used the area in the past.
- An indoor installation in the Visitors Centre that complements the outdoor installation using the same theme. This will allow all visitors (ie: not just those visiting remandees) to share the experience.

The Department is working with a member of the Arts Tasmania team who specialises in engaging with local indigenous artists to progress this work, subject to approval by the Minister for Arts. It is believed this opportunity will provide experience and skills to local indigenous artists in the planning, preparation and implementation a large installation (both indoor and outdoor).

3.3 STATUTORY PLANNING

3.3.1 Aboriginal Heritage

Pursuant to the *Aboriginal Heritage Act 1975*, the Department received advice from Aboriginal Heritage Tasmania (AHT) that an Aboriginal Heritage Assessment is required for the SRC works. The Department engaged Cultural Heritage Management Australia (CHMA) and Rocky Sainty (Aboriginal Heritage Officer) to complete this assessment. The subsequent report provided a comprehensive analysis of the Aboriginal heritage and identified recommendations for the proposed site.

Findings and Recommendations from Assessment Report

The assessment resulted in the identification of two stone artefacts, with both artefacts classified as unmodified chert flakes. Both artefacts are confirmed as being situated within the bounds of the proposed development footprint.

One of artefacts (IF 1) was located on a large erosion scald, on the lower slopes of the hill, approximately 50m to the south of the Grasree Rivulet. The second artefact (IF 2) is located on the edge of the steep embankment leading down to the southern edge of Grasree Rivulet.

The Assessment Report outlined options and recommendations that were included as part of the Permit Application.

Current Status of AHT Permit

The Department has received a permit issued pursuant to the *Aboriginal Heritage Act 1975* to undertake the works. The key conditions of permit are noted below:

Clause	Permit Terms	Additional Info
3 (a)	The term of the permit is limited to the Permit Period	The Permit Period is from April 2019 to March 2022.
3 (g)	Prior to the commencement of the Approved Works, all persons involved in the Approved Works must be made aware of the location of the Relics and be made familiar with the Permit and the requirements and conditions therein.	Obligations of the Permit will be included in relevant Specifications for the Works and Conditions of Contract.

Clause	Permit Terms	Additional Info
3 (h)	Excavation of soils must be kept to the minimum amount practicable. Prior to construction topsoil removed from the works area must be deposited to a depth of 400 mm in Zone 5 as identified in the <i>Prison Infrastructure Redevelopment Program Stage D Risdon – Cultural Heritage Management Plan</i> prepared by Michael Jones and dated 2013, and then grassed over to stabilise the soils.	Obligations of the Permit will be included in relevant Specifications for the Works and Conditions of Contract.
3 (i)	Prior to the expiration of this Permit, the Applicant must install interpretive signage that acknowledges AH 9711 and the Aboriginal occupation of the area. The interpretative signage must be created in consultation with Aboriginal Heritage Tasmania.	The existing signage will be updated as required by the Permit.
3 (k)	In the event that unanticipated material, being that other than that described in the Permit Application, is located during the Approved Works, the Applicant must ensure that the Unanticipated Discovery Plan (Schedule 3 of this Permit) is implemented.	Obligations of the Permit will be included in relevant Specifications for the Works and Conditions of Contract. The Program has developed an Unanticipated Discovery Plan for the works.

3.3.2 Environmental Heritage

The Department commissioned Environmental Consulting Options Tasmania (ECOT) to prepare an assessment of the ecological values associated with the proposed site and Risdon Prison more generally. This assessment is required for planning purposes and the study area examined Sites A, B and C ([refer 3.1.10 – Location of Site](#)). The assessment was compliant with the Department of Primary Industries, Parks, Water and Environment – *Guidelines for Natural Values Surveys – Terrestrial Development Proposals (2015)*.

The results of the survey are summarised below:

Threatened Flora	Database information indicates that the proposed development areas do not support known populations of flora listed as threatened on either the <i>Threatened Species Protection Act 1995 (Tas)</i> or the <i>Environment Protection and Biodiversity Protection Act 1999 (Cwlth)</i> The field assessment did not detect any populations of such species.
Threatened Fauna	Database information indicates that the proposed development areas do not support known population of fauna listed as threatened on either the <i>Threatened Species Protection Act 1995 (Tas)</i> or the <i>Environment Protection and Biodiversity Protection Act 1999 (Cwlth)</i> The field assessment did not detect any threatened fauna species from within the proposed development site.
Weeds	No plant species classified as declared weeds within the meaning of the <i>Weed Management Act 1999</i> or considered as environmental weeds by ECOT were detected from within the proposed development areas.

The conclusion of the Assessment Report states that “Development within the proposed sites (Sites A, B and C) will not have a significant impact on biodiversity values because both sites are highly modified, and do not support native vegetation, populations of threatened flora, or significant potential habitat of threatened fauna.”

3.3.3 Development Application

Following acceptance of the Schematic Design set and approved Cost Plan for this Stage, the Department will lodge the planning permit with the Clarence City Council.

3.4 TARGET OPERATING MODEL

In addition to the construction activities, the Program will also need to consider and deliver the key tools to enable the new facilities to operate once completed.

The design principles outlined previously describe the key design functions that the Department is wanting to achieve in order to create a contemporary environment for housing remandees, to achieve the strategic directions identified in *Breaking the Cycle*, as well meet obligations and standards established by the Custodial Inspectorate and OPCAT.

The successful operation of the new facilities will only be realised if the design and the way the facilities are used align and a target state is agreed. To this end, the Program will develop a Target Operating Model for SRC.

The SRC will be a transformational change to the way other facilities are managed and operated within the prison system, and will establish a model baseline for future facilities (such as the Northern Prison). The Target Operating Model (TOM) will describe the target state for the operation of the new facilities using the following components:



The TOM will enable the Department to strategically and systematically identify the actions and steps needed to operate the new facilities and to achieve the target state. A key deliverable of the Change Management Framework for the Program (refer 5.2), will be a series of actions to engage senior leadership, staff and stakeholders in the development of the TOM. As noted, the TOM will provide the Commissioning Plan for the operation of the new facilities and will include (but not limited to):

- the process to develop, socialise and obtain approval for the processes and procedures that will be used to operate the SRC.
- a commissioning and testing process for the constructed facilities (this will be done in consultation with the Managing Contractor).
- a program to recruit and train staff in readiness for the opening of the SRC.

- a plan to relocate remandees from other TPS facilities.

The Program has engaged a specialist resource to develop the Target Operating Model and an additional specialist to develop and manage the Change Management Framework. In addition, the Program will recruit the SRC Chief (Correctional) Superintendent shortly. The SRC Superintendent will play an integral role in developing both the TOM and Change Management Framework and will work as part of the Program Team to coordinate this activity. The appointment of the SRC Chief Superintendent this early in the process will ensure that the building functionality is integrated with the TOM and will assist to achieve the stated objectives for the Program.

4 PROGRAM DELIVERY

4.1 GOVERNANCE

The Southern Remand Centre Program (SRCP) operates as a program, comprising two key streams (as noted). The SRCP is governed by an executive level Program Steering Committee (PSC) with representatives from key stakeholder groups. Members have extensive experience in overseeing large, complex programs within government, as described below:

Title	Department	PSC/Program Role
Deputy Secretary (Corporate and Strategy)	Department of Justice	Program Sponsor PSC Chair
Deputy Secretary (Corrections)	Department of Justice	Program Business Owner PSC Member
Director – Tasmania Prison Service	Department of Justice	Program Business Owner PSC Member
Deputy Secretary – Business Services	Department of State Growth	PSC Member
Deputy Director – Tasmania Prison Service	Department of Justice	PSC Member
Director – Strategic Infrastructure Projects	Department of Justice	PSC Member
Nursing Director – Forensic Correctional Health and ADS	Tasmanian Health Service	PSC Member

The Program Team (many of whom have worked directly or indirectly with the Tasmanian Prison Service and in the delivery of construction projects within Risdon) has been established to manage the program on a day-to-day basis. The Program Team operates from within the Strategic Infrastructure Projects Unit, and is supported by the following consultants, providing domain specialist skills and expertise as needed:

Consultant Type	Service Provider
Cultural Heritage Consultant (AHT Process)	Cultural Heritage Management Australia
Probity Advisor	O'Connor Marsden
Design Consultant	Xsquared Architects/Guymer Bailey Architects
Quantity Surveyor	Matrix Management Group
Electronic Security Consultant	Security Consulting Group
Construction Advisory Consultant	Capital Insight
Building Surveyor	Pitt and Sherry
Legal – Procurements and Contracts	Crown Solicitor (Crown Law)

4.2 PROCUREMENT MODEL

4.2.1 Background

As noted, the Government has committed to construct the Southern Remand Centre “within the current term”. The time, cost and quality constraints imposed on the construction of the facilities has influenced the Procurement Model the Department will use to deliver the Program.

The design of the SRC must be consistent with contemporary prison design and development principles (as described in the Strategic Infrastructure Framework for Corrections (SIF)). These principles along with the SIF set the strategic direction that will underpin the design of the SRC, and subsequently, the detailed design cycle.

Given the uniqueness of the corrections environment, it is of crucial importance that this strategic focus is preserved through the design stages of the Program, and the Department retains an appropriate level of control over the design of the proposed facilities to the end of the Design Development Stage, by which time it can have the confidence that its strategic and functional requirements have been adequately accommodated.

Whilst the scale of the Program is significant, it is well within the capability and expertise of local professionals and contractors to deliver. Substantial resourcing pressures should be anticipated given the prevailing level of activity in the Tasmanian construction sector. The main complexity facing the Program relates to the early stages of the design process, namely the extent of end-user engagement to finalise requirements and the necessity to complete the works within the Government mandated three year period.

The timeframe to deliver the Program within this three year period is of critical importance. Industry benchmarks indicate a timeframe of between 50 and 60 weeks to complete the full design and documentation for a program of works of this size. Therefore, the Program will require specific interventions to commence works within the first year and complete delivery within the timeframes mandated by Government.

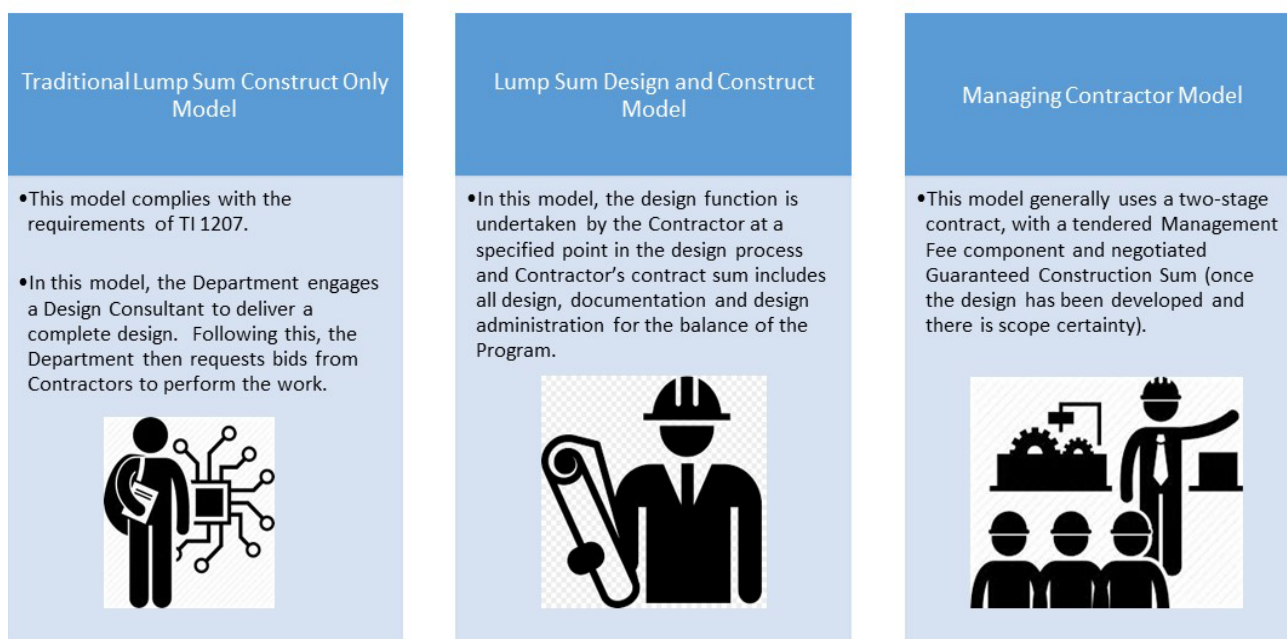
4.2.2 Procurement Options and Justification

Due to the design, cost and timing challenges associated with the construction of the SRC and upgrades to RPC facilities, along with the limited options contained within the Treasurer's Instructions, the Department sought external expertise to assess suitable procurement models to deliver the program of works. The Department subsequently developed an Options Paper to assess the various procurement models available. The underlying assertion made in the Options Paper was that the process of identifying and selecting an appropriate procurement model goes beyond the mere comparison of the advantages of the various contractual instruments. It commences with the selection of a project delivery process that best responds to the strategic imperatives and context of the project and supported by a robust contractual and managerial framework.

The key evaluation criteria used to assess the models were as follows:

- The procurement model must provide an appropriate level of design control.
- The procurement model must allow for the earliest possible commencement of works to ensure completion within the three year budget period and exploit every opportunity to shorten the project timeframe.
- The procurement model must provide for robust cost management as well as cost certainty.
- The procurement model must facilitate the efficient use of Program team resources

The Department identified three models for consideration, each with a differing approach to managing design control:



Cognisant of the Program's strategic imperatives and alignment with the core criteria (as noted above), the Department selected the Managing Contractor Model. The benefits of the Managing Contractor Model are noted below:

- It provides the Department with robust control and oversight of the design process and the best way to mitigate risks related to functional shortfalls and deficiencies should they arise.
- It provides balanced and appropriate risk allocation to the project participants best able to manage them.
- It provides the Department with transparency and oversight of the procurement and the selection of trade contractors.
- It provides for early contractor involvement to provide expert and timely advice on matters of buildability, sequencing of works, trade packaging and on-site productivity. Thus optimising the design stage and value for money without compromising functionality and/or desire quality.
- It ensures that the contractor has a clear perspective of the design intent prior to finalising the Guaranteed Construction Sum (GCS) and commencement of the major portion of the construction procurement.
- The GCS provides certainty around costs, includes an agreed contingency and enables the Department to negotiate cost saving options.
- It enables a high degree of program flexibility to facilitate the rapid mobilisation of the works (including early works) and anticipates, as well as accommodates, the impacts of construction in an operating prison.
- It provides for the controlled novation of key consultancies using agreed timeframes and criteria.

4.2.3 Treasurer's Instructions (I205 and I207) – Exemption and Managing Contractor Procurement

As the Department's preferred model is not described in TI I205 or TI I207 the Department sought and obtained an exemption from the Department of Treasury and Finance (approved by the Treasurer) to use a two stage contract, Managing Contractor Model for Document and Construction Management Services. This required a modified version of the General Conditions of Contract and Request for Tender (Building and Construction).

These documents required targeted amendment to ensure that the contractual arrangement was consistent with the core criteria and appropriate to the scale and nature of the program. Working closely with the Crown Solicitor, the Department developed a suite of bespoke procurement and contract documentation to secure key consultants (namely, the Design Team, Quantity Surveyor, Electronic Security Consultants and Construction Advisor).

The Department approved the use of a multi-stage procurement (Expression of Interest and Request for Tender) process pursuant to TI I208 to engage a Managing Contractor. This approach delivers the following benefits:

- It identifies quickly any interested parties, thereby establishing local market capacity and capability to complete the works within the stated timeframes and cost constraints.
- It allows the Department to invest more time "up front" to get the best result within the time and cost constraints.
- It enables the Department to adapt its procurement strategy in the event no suitable Contractor is shortlisted or there is no interest.

A detailed description of the process used is provided below:

Procurement Stage	Description
Request for Expression of Interest	<p>The Department called for Expressions of Interest from all pre-qualified Contractors (\$50M+).</p> <p>Respondents were asked to provide a detailed response to set, qualitative criteria relating to experience, capacity and capability. The Department did not seek any price information during this stage of the process.</p> <p>At the conclusion of this process, the Department shortlisted the Respondents who were invited to the next stage – Request for Tender.</p>
Request for Tender	<p>The Department invited shortlisted Respondents to submit a response to the RFT. Respondents were asked to provide detailed response to set criteria relating to National Prequalification Scheme (NPS) prequalification, financial capacity and Price (ie: management fees, site overheads etc).</p> <p><i>Respondents were advised that appointment and commencement of any works was subject to relevant statutory and Government approval processes (ie: Parliamentary Standing Committee for Public Works)</i></p>

The Request for Tender process is due to conclude by the end of August 2019. Following this, and subject to the approval of the Parliamentary Standing Committee for Public Works, the Department will award a Stage 1 Contract and invite the MC to participate in the Developed Design stage (DD), as well as complete Early Works at a negotiated price. At the conclusion of the DD stage, the Managing Contractor will be invited to provide a guaranteed construction sum (GCS) for the remaining works. If accepted, the Managing Contractor will be awarded a Stage 2 Contract by March 2020.

Development of Expression of Interest and Request for Tender documentation (including a bespoke Conditions of Contract) was prepared in close consultation with the Crown Solicitor, the Program Team and the Program's Construction Advisor.

4.3 PROGRAM TIMELINE

The major milestones for the Program are as follows:

Milestone	Target Completion Date
PSCPW hearing	1 st week July 2019
Developed Design finalised	1 November 2019
Managing Contractor Appointed – Stage 1	1 September 2019
Managing Contractor Appointed – Stage 2 and Guaranteed Construction Sum accepted	19 March 2020
Early Works commenced	1 September 2019
Early Works complete	13 March 2020
Main Works commenced	19 March 2020
Main Works complete	29 September 2021
Target Operating Model, supporting procedures, appointment of staff, Occupation Plan – Implementation Complete	29 September 2021
Tasmania Prison Service – Correctional Commissioning	1 Oct – 1 Nov 2021
Day One - Operations	November 2021
Defects Liability Period complete	September 2022
Program Closed	September 2022

4.3.1 Early Works Package

The Early Works Package will be delivered as follows:

Stage	Description
Stage 1	<ul style="list-style-type: none"> Construction of a concrete wall in the area outside the existing RPC outer electrical fence. A segment of panel will be left out at the junction of the temporary roadway and secure steel gates will be installed. The inside of the outer electrical fence in RPC will be removed and temporary razor wire installed (this will mitigate any risk of prisoners accessing the SRC site should they successfully breach the inner electrical fence).
Stage 2	<ul style="list-style-type: none"> Will commence immediately following Stage 1. The remaining concrete wall will be installed between RPC and other boundaries. This will result in the site being secure.
Stage 3	<ul style="list-style-type: none"> Will involve the removal of the remaining outer electrical fencing and construction of the small segments of the wall.

Stage	Description
	<ul style="list-style-type: none"> Services will be installed and the site will be ready for the main works². This includes part of the works required for high voltage (ie: installation of conduit). Upgrades and extension to the staff car park.

4.3.2 Major Works Package

The major works package will comprise:

- Construction of the SRC accommodation units.
- Construction of the SRC Satellite Clinic and Multipurpose area.
- Installation of secure walkways, access etc between SRC and RPC.
- Installation of electronic security services for SRC.
- Landscaping for SRC.
- Construction of the RPC Kitchen.
- Upgrades and extensions to the RPC Health Centre.
- Upgrades and extensions to the RPC Visits Centre.
- Upgrades and extensions to the RPC Gatehouse.
- Upgrades to High Voltage substation.

4.3.3 Target Operating Model - SRC

Refer 3.4.

As noted, the TOM will provide a comprehensive description of the processes and procedures that will support the SRC following construction. In addition to this, the TOM will provide a plan to recruit new staff for the SRC, along with a plan to occupy the new facility (Noting, this plan will include provisions for the upgraded and extended facilities in the RPC).

4.3.4 Correctional Commissioning

Correctional commissioning is a key step in the development any new and upgraded prison facilities, to ensure that they are fit for purpose (ie: for their intended use). Working with the TPS, the Program will use the following process for correctional commissioning:

² Removal of the topsoil (pursuant to the AHT permit), installation of temporary construction fencing and construction of a temporary access road will be undertaken as a separate program of works managed by the Department.

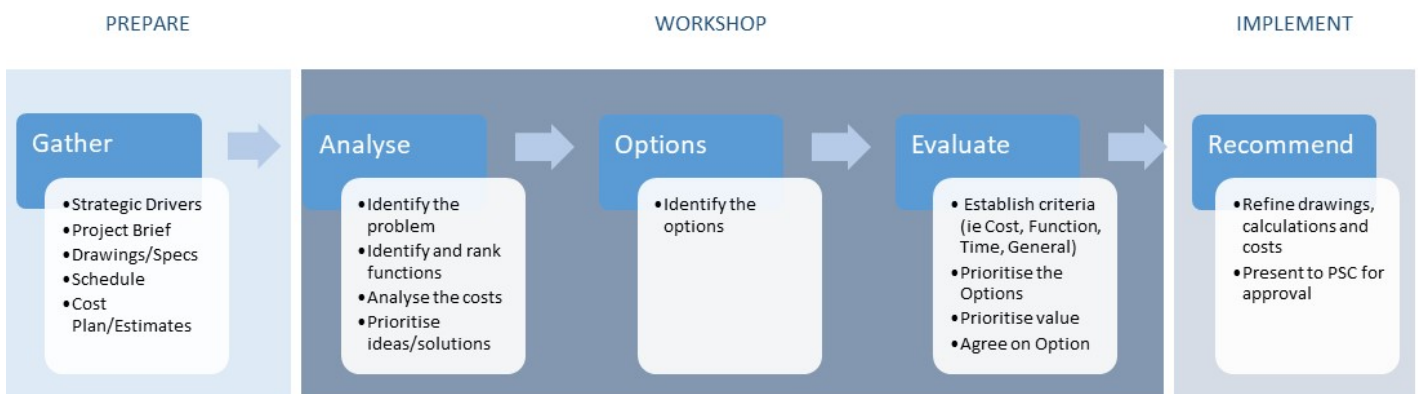
	Description
Step 1	<p>The physical infrastructure will be tested to ensure that what has been constructed is in accordance with the intended design and, equally importantly, that the intended design meets contemporary standards of correctional practice, particularly in respect to safety, security and performance.</p> <p>This documented process will require formal acceptance by appropriately qualified corrections practitioners.</p>
Step 2	<p>The SRC TOM will be tested to ensure that the SRC will operate as expected. A small (predetermined) number of remandees will be introduced to the facility to ensure that the TOM aligns with what has been constructed and that staff are adequately trained and proficient in the operating processes and procedures.</p> <p>The same process will apply for the upgrade RPC Facilities – using policies and procedures as the baseline. The Program will work with the Department of Health to determine the process in respect of the expanded in-patient rooms.</p> <p>Testing of the RPC Kitchen will occur as part of the inspection and decanting processes (identified in the MC Contract). Correctional commissioning will occur following this.</p>
Step 3	<p>When satisfied that the new facilities can be operated in the way intended, full occupation will occur. Details of this will be contained within an Occupation Plan to be developed for the Program.</p>

4.4 VALUE MANAGEMENT

Due to the time and cost constraints imposed on delivery, along with the high public interest in the works, the Program will utilise a formal value management process throughout delivery as a risk mitigation strategy as needed. To this end, the Program will focus on the following:

- The ability of the Program to deliver the works within time, cost and quality constraints.
- The suitability of the facilities to support the achievement of the strategic objectives and goals.

The value management process that will be used is described below:



4.5 RISK MANAGEMENT

The Program has developed a comprehensive suite of risk management documentation, which has identified the key risks associated with program delivery classified as either a business or a construction risk. These will be monitored and modified as the Program progresses. A summary of the [key risks](#) identified for the Program at the time of preparing this submission, are as follows:

Key Risks	Risk Mitigation Strategy
Costs/Design	
Estimates for the final design exceed the approved budget.	<ul style="list-style-type: none"> Formal Value Management process will be applied throughout each Stage of the Program. The use of the two-stage Contract will provide an agreed Guaranteed Construction Sum prior to the execution of the Contract to proceed with the Main Works. Agreement will include value management process as noted above. The Program has engaged a Quantity Surveyor to evaluate the design (as it develops) and provide cost estimates (including participation in the GCS). The Program has allowed for early Contractor involvement (ie: to provide advice on construction issues and potential cost impacts during the design stages). Cost Plans (including estimates to complete) will be prepared for each key Design Stage and value management process applied before acceptance of each Stage.
Dependencies	
Approval from the Parliamentary Standing Committee for Public Works, AHT and Clarence City Council may not be granted or delayed, therefore reducing the likelihood of delivery within stated timeframes, agreed requirements and budget.	<ul style="list-style-type: none"> The Program will include provision in MC contract for delays (statutory/PSCPW) without penalty to Crown. Planning application will be submitted by end of June 2019. AHT permit has been approved by Minister
Construction	
Availability of resources (ie: specialist trades) to deliver construction services affects delivery of works.	<ul style="list-style-type: none"> The Program has engaged with industry/suppliers (including the Master Builders Association) early in pre-construction stages to understand issues/impacts and drafted schedule accordingly (ie: allowing 18 months for build).
Unforeseen delays occur during the construction period.	<ul style="list-style-type: none"> Regular site meetings will be incorporated into the Specification for Services for the MC. These will occur throughout the construction phase and will be used to track progress against the agreed baseline. The Program Schedule allows for full documentation of the construction package to minimise the risk of technical difficulties during construction.
Increased demand for specific materials/products result in cost overrun and delays.	<ul style="list-style-type: none"> The Program (Quantity Surveyor) has factored in an appropriate contingency for construction (based on local industry knowledge and experience) The Program has engaged with industry/suppliers (including Master Builders Association) early in pre-construction stages to understand supply issues and factor these into Cost Plans.

Key Risks	Risk Mitigation Strategy
Change Management	
Staff do not participate in design workshops leading to delays in finalising scope of work and increase likelihood the facility will not be fit for purpose.	<ul style="list-style-type: none"> ○ Program has developed a comprehensive Framework to manage the change process, including an analysis of the needs/issues affecting key stakeholder groups. ○ Formal Value Management process will be applied throughout each Stage of the Program. ○ The Department has engaged a change management specialist to coordinate and oversee change management activities. ○ The Program has undertaken and continues to undertake workshops with key stakeholders to progress the design and operating model for the facilities. ○ In conjunction with Department and TPS Executive, the Program has and continues to provide regular briefings to relevant Union Representatives on the processes and design of the building (including the Target Operating Model). ○ The Program has engaged a resource to progress the Target Operating Model and supporting procedures for the new facilities. ○ The TPS has undertaken to engage the SRC Superintendent as a priority so this resource can actively participate as a leading voice in the change processes.

5. CONSULTATION PROGRAM

5.1 TASMANIA PRISON SERVICE – CHANGE ISSUES

As noted, the design principles and SRC TOM will result in significant change in the way services are delivered and managed. The management of change is critical to the successful delivery of the SRC TOM and therefore understanding the change issues affecting delivery is important. To this end, the Program has identified the following:

Area	Description of Impact
Culture	<ul style="list-style-type: none">○ The SRC will operate differently from other facilities due to the cohort of the occupants (ie: non-sentenced). Therefore, the dynamic between staff and remandees will be unique in the context of the TPS.○ The SRC will rely on dynamic security more so than in other prisons. This requires staff to be more active in monitoring activity and relies heavily on the relationship formed between the remandee and the Officer.○ The design of the SRC will encourage staff to engage with the remandees to build a working relationship for the safety and wellbeing of Officers and the remandees (eg: the Officers station in the main day space of each accommodation unit, whilst secure, is open. Meaning no bars, windows or roller doors). Remandees will have unrestricted access (unless in the event of a lockdown) to outdoor areas, and there will be more access to family and legal representatives.
Skills	<ul style="list-style-type: none">○ TPS resources appointed to the SRC will require training in the new operating model, supporting Standing Orders, processes and procedures (includes new technologies).
Processes	<ul style="list-style-type: none">○ Greater access to technologies (ie: in-cell and kiosk), will mean that remandees will have more interaction with families, support services and legal representatives than currently exist in other facilities. This will mean that remandees are more independent and able to take responsibility for their actions, with less reliance on TPS staff. Appropriate mechanisms (both for staff and remandees) will need to be in place to support this.○ The operating hours for the SRC will be longer than other facilities, meaning remandees will have greater access to visits, legal representatives and support persons etc. This will require the TPS staff to provide longer periods of out-of-cell supervision.○ The facility will be “open” with limited restriction of movement within the facility. This will require the TPS staff to manage the remandees using “dynamic security” rather than a “lockdown” approach.○ Lockdowns will be the exception and not the rule (ie: for lunch periods)

The level of change that will be required by the TOM is transformational. The reasons for this are:

- The target (future) state is unknown now and will be determined through a process of consultation. This means that the affected stakeholders (namely TPS staff) are unsure of what the future will bring and this creates stress and high emotions in some.
- The target (future) state is radically different than the current state. New mindsets and behaviours are required and TPS staff will need to be supported to change their ‘worldviews’ to see the future/target state. These mind shifts are difficult to manage and require significant, tailored intervention.

To deliver the change, a formal change management process has been developed by the Program (refer below).

5.2 CHANGE MANAGEMENT APPROACH

The Program has developed a comprehensive Change Management Framework (CMF) that establishes the change management approach. The CMF has the following change objectives:

- To build effective leadership and sustain ownership of the change management processes.
- To enable stakeholders to adapt to the new vision and target operating model for the Southern Remand Centre
- To identify sources of resistance to the changes and minimise resistance to them.
- To gain stakeholder commitment and feedback during the development of the design and target operating model (including new processes and procedures) for the Southern Remand Centre.

The key challenges and opportunities (as they relate to change management) identified for the Program are listed below:

CHALLENGE	Description of Challenge	OPPORTUNITY
Maintaining the energy and enthusiasm of employees throughout the change journey.	The future state is unknown and will be determined as new information is gathered, thus making it difficult to manage the change process, as participants will not have a uniform, definitive understanding of the future state.	All stakeholders will be encouraged to express their concerns and to be part of the process where they feel they can make a meaningful difference
Manage the cultural shift that is needed to create and sustain organisational change	The program proposes a new way of working with new mindsets and behaviours required. This means changing entrenched cultures and “world views” to invent/create the requirements for the future state.	Establish a clear process for implementing change that everyone understands and buys into.

5.2.1 Change Management Resources

As noted, the Program has secured a change management specialist to join the Program Team.

The role of the Change Management Specialist will be to implement the Change Management Framework and act as a key resource to manage change throughout delivery.

Lead Change Management Activities	○ Implement the Change Management Framework to support the adoption of changes required for the successful delivery of the Program
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	<p>Activities to include (but not limited to):</p> <ul style="list-style-type: none"> (a) Conduct change management readiness assessments; (b) Identify options for change management approaches by stakeholder group and create stakeholder analyses that includes (but not limited to): <ul style="list-style-type: none"> (i) Prioritisation of stakeholder groups (ii) Define roadmap for change (iii) Identify, analyse and define plans and methods for tracking outcomes (iv) Identify and manage anticipated resistance (v) Gather feedback and measure change adoption (vi) Implement reinforcement processes supporting changes ○ Create and implement a Communication Plan (including timelines and monitoring) ○ Create and implement a Coaching Plan ○ Create and implement a Resistance Management Plan ○ Monitor, analyse and report issues ○ Evaluate and report readiness (do we have a shared understanding of where we are heading?)
Coach our Staff	<ul style="list-style-type: none"> ○ Consult and coach Program Team ○ Consult and coach TPS Managers ○ Consult and coach Staff and Stakeholders (ie: mindset and being open to new ideas)

5.2.2 Cross Functional Teams (Program Governance)

The governance model for the Program has established a governance structure that engages stakeholders at all levels, with a focus on cross-functional membership. This means that each layer of Program Governance will have membership from a variety of stakeholders that will aid in understanding the impacts of the Program, and what is needed by each stakeholder group to engage with the Program, specifically:

GOVERNANCE GROUP	
Program Steering Committee	Executive representation from the Agency and DHHS
Program Reference Groups	Senior management representation from across the TPS and DHHS (includes Correctional, Non-Correctional and DHHS staff)
Program Working Groups	Operational representation from TPS Correctional and Non-Correctional Staff and DHHS staff.

To date, the Program has undertaken a series of workshops (including the use of an architectural “flythrough”) with representatives from the groups noted above to progress the Project Architectural Return Brief and Schematic Design. As part of the change management process, the Program will continue to engage these groups in future iterations of the design.

5.2.3 Community Consultation

The Program has undertaken consultation with a local Risdon community group to provide a description of the Program of Works, and a broader discussion on the impacts for the local community. The consultation undertaken to date includes:

- The Program engaged a Consultant to prepare a plan, process and tools for community consultation. This included meeting with a representative of the Risdon Vale Community Centre to discuss the proposed approach and to obtain feedback and recommendations on the best way to proceed.

- A Stakeholder Flyer identifying the works and impacts during construction was delivered to residents in Lantana, Tecoma, Waratah, Holly and Kerria Roads, Risdon Vale. The flyer summarised the works to be undertaken and advised of a public information session to be held at the Risdon Vale Community Centre on 25 May between 10:00am and 1:00pm. Three representatives from the Program attended this session.

In addition to the above, the Department will engage a specialist Community Consultant to assist with any further consultation required as a result of the works.

6. COST ESTIMATES

6.1 PROGRAM COSTS

As noted, Cost Plans have and will be developed and maintained for each key stage of design and construction. This approach will ensure that the building, site works and fit-out costs at completion do not exceed the capital funding allocation.

The pre-tender cost estimates are as follows:

DESCRIPTION	% BC	SUB-TOTAL	TOTAL
Remand Unit 1	20.61	16,349,000	16,349,000
Remand Unit 2	20.54	16,293,00	16,293,000
Clinic Building	3.78	2,994,000	2,994,000
SRC Site Works	14.16	11,231,000	10,941,000
Sally Port	0.82	648,000	648,000
Car Park	0.64	501,000	501,000
Gatehouse	5.65	4,476,000	4,476,000
Health Building	3.89	3,082,000	3,082,000
Visits Building	3.64	2,885,000	2,885,000
Kitchen	7.31	5,796,000	5,796,000
Remandee Processing	0.40	315,500	315,500
RPC Site Works	0.51	401,500	401,500
High Voltage Works	1.90	1,500,000	1,500,000
Miscellaneous	5.96	4,728,414	4,728,414
Fees	7.32	5,802,510	5,802,510
Allowances	2.95	2,337,076	2,337,076
GFA: 0.00m2	100.00	79,050,000	

A detailed pre-tender estimate and cost plan is available at **Appendix B**

7. CONCLUSION AND VALUE FOR MONEY STATEMENT

The Program has focused on ensuring the funding made available is appropriately managed and value for money principles are applied throughout. Factors demonstrating value for money include:

- The new facilities will address known shortfalls with the accommodation at Risdon Prison and will enable the Department to respond to known expected increases in demand for accommodation at Risdon Prison.
- The new Southern Remand Centre will enable the Department to comply with contemporary standards for corrections (ie: Mandela Rules) for the management of remandees.
- The location of the Southern Remand Centre is the most suitable and provides the greatest benefit to the Tasmania Prison Service, by leveraging services from the Risdon Prison Complex, thereby creating economies of scale in terms of staffing and service delivery.

The need for these works is high given the current issues affecting accommodation at Risdon Prison. It should also be noted that the funding allocation provides further stimulus into the State economy. It is therefore recommended to the Parliamentary Standing Committee for Public Works that approval be given for the major development works proposed for the Southern Remand Centre and upgrades to RPC Facilities - as detailed in this submission – to proceed.

8. APPENDICES

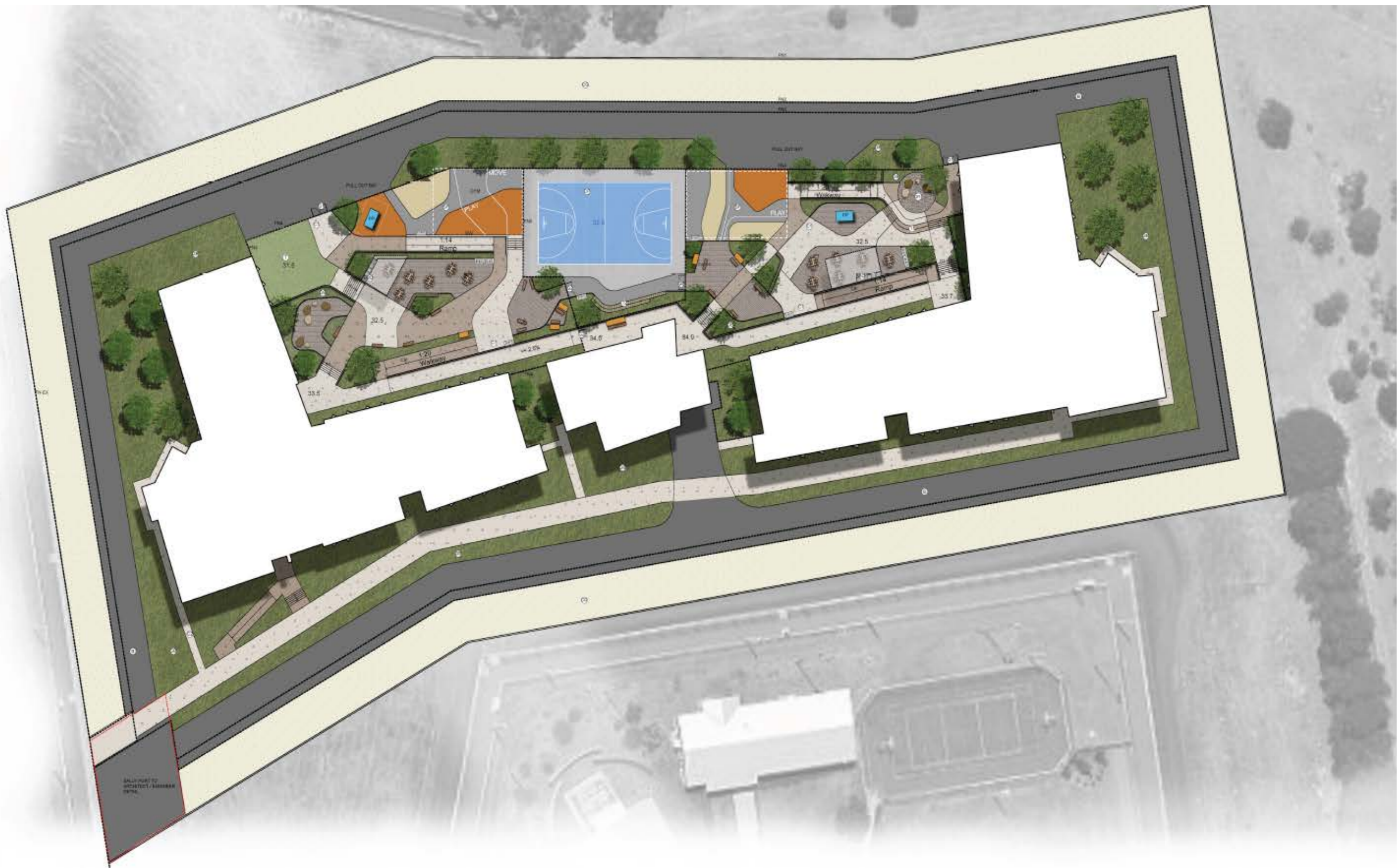
QUANTITY SURVEYOR – PRE TENDER ESTIMATE AND COST PLAN

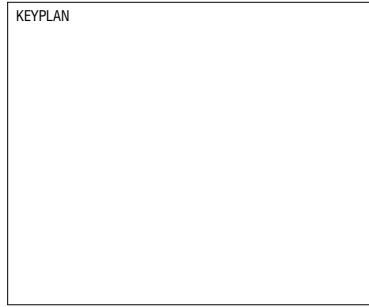


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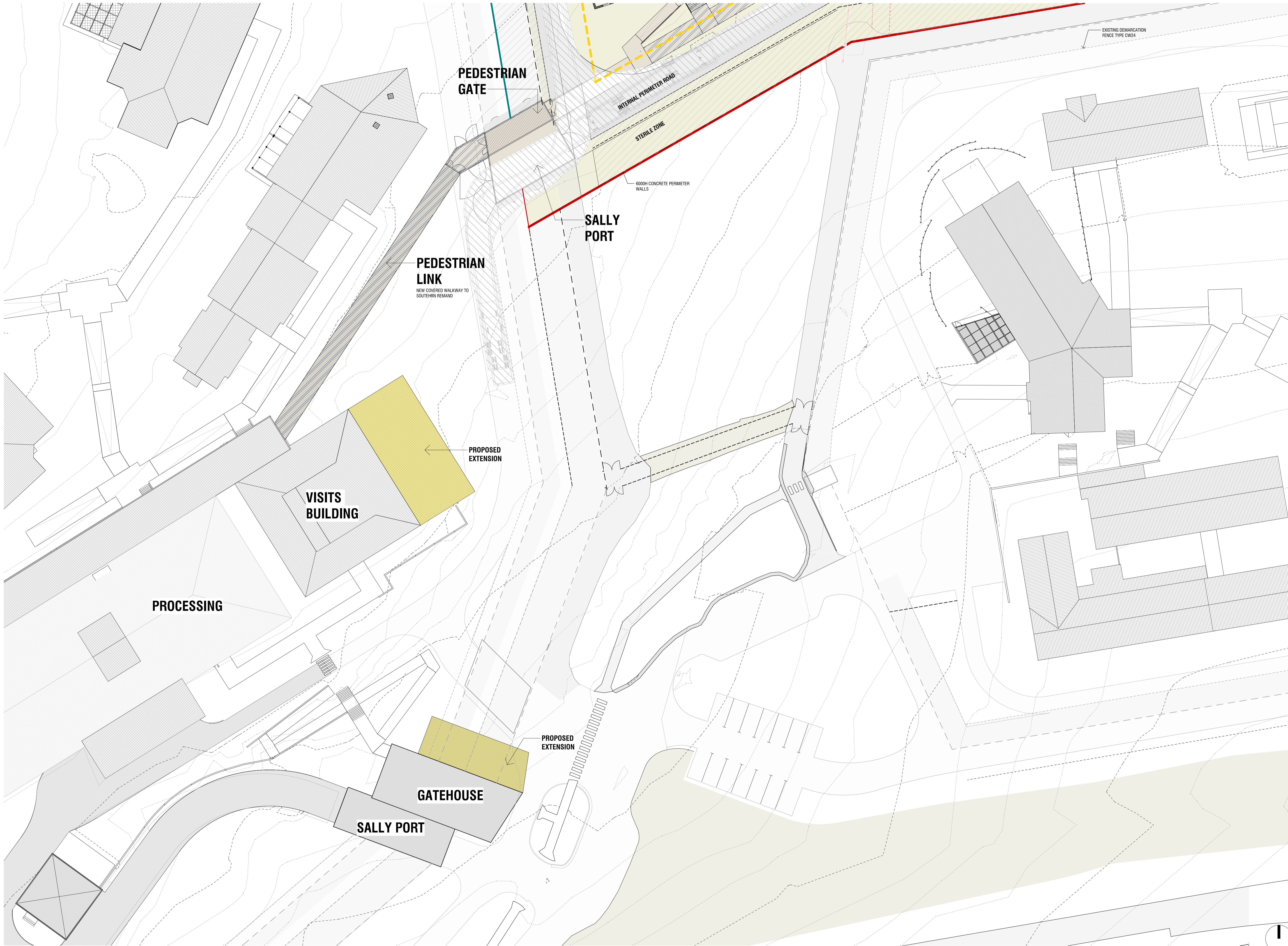
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KEYPLAN

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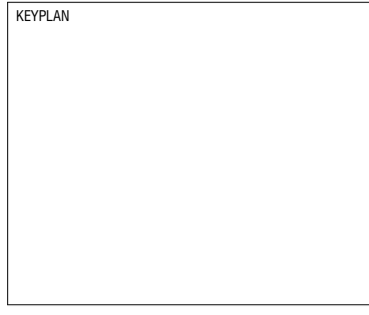
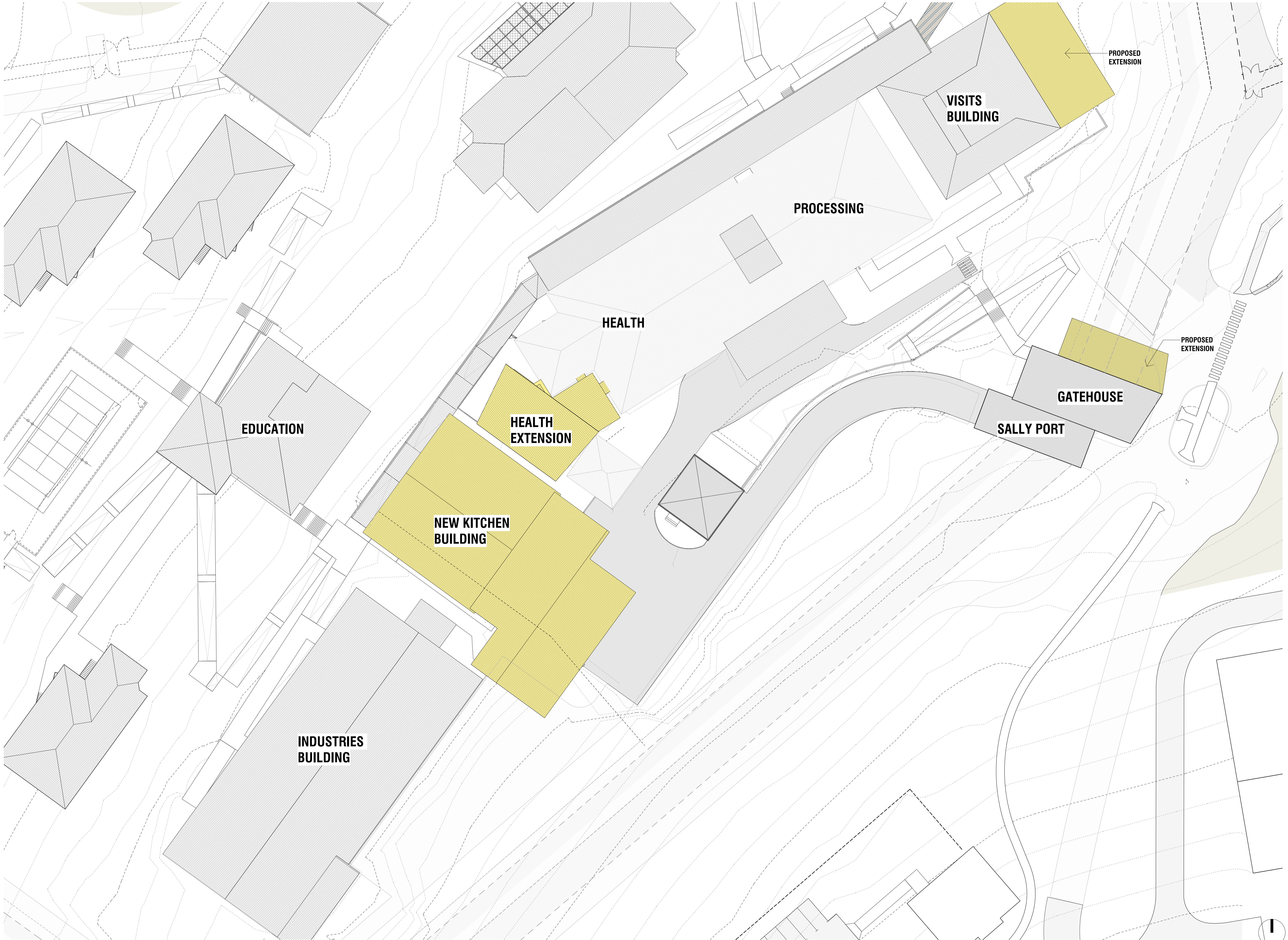
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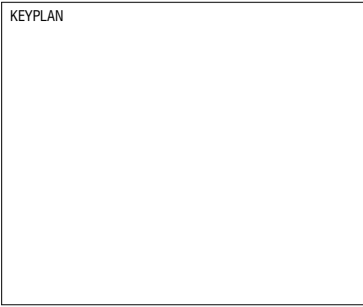
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A SOUTHERN REMAND CENTRE - SECTION A
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B SOUTHERN REMAND CENTRE - SECTION B
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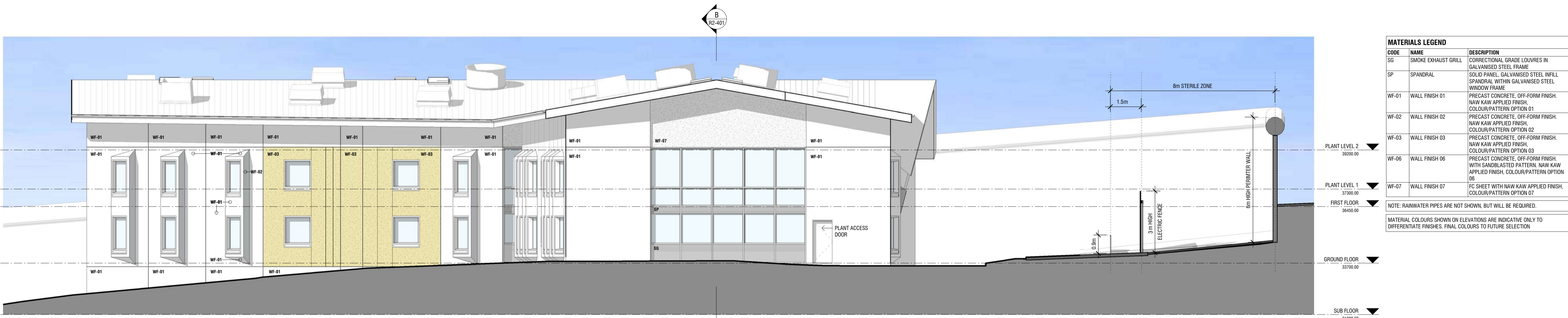
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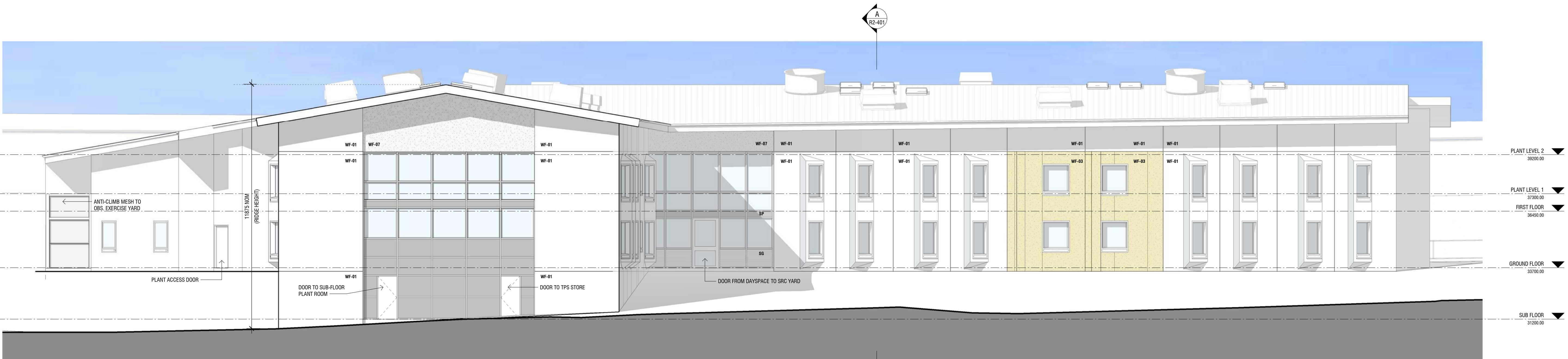




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02 ELEVATION 2
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03 ELEVATION 3 (REAR)
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SG	SMOKE EXHAUST GRILL	CORRECTIONAL GRADE LOUVRES IN GALVANISED STEEL FRAME
SP	SPANDRAL	SOLID PANEL, GALVANISED STEEL INFILL SPANDRAL WITHIN GALVANISED STEEL WINDOW FRAME
WF-01	WALL FINISH 01	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 01
WF-02	WALL FINISH 02	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 02
WF-03	WALL FINISH 03	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 03
WF-06	WALL FINISH 06	PRECAST CONCRETE, OFF-FORM FINISH, WITH SANDBLASTED PATTERN, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 06
WF-07	WALL FINISH 07	PC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07
NOTE: RAINWATER PIPES ARE NOT SHOWN, BUT WILL BE REQUIRED.		
MATERIAL COLOURS SHOWN ON ELEVATIONS ARE INDICATIVE ONLY TO DIFFERENTIATE FINISHES. FINAL COLOURS TO FUTURE SELECTION		

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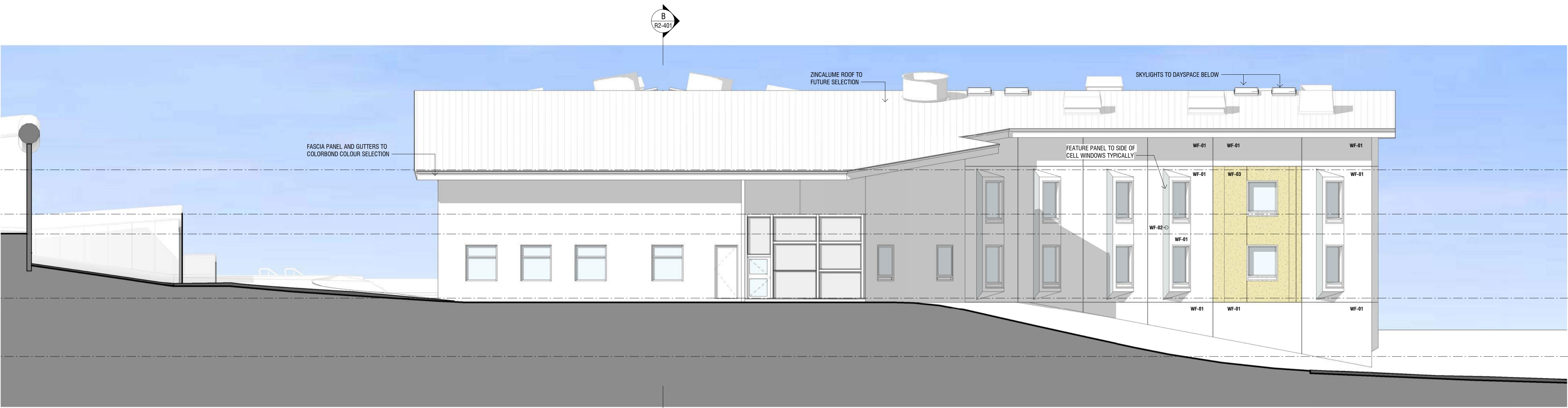
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04 ELEVATION 4
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- PLANT LEVEL 1
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- FIRST FLOOR
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- GROUND FLOOR
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MATERIALS LEGEND		
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SP	SPANDRAL	SOLID PANEL, GALVANISED STEEL INFILL SPANDRAL WITHIN GALVANISED STEEL WINDOW FRAME
WF-01	WALL FINISH 01	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 01
WF-02	WALL FINISH 02	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 02
WF-03	WALL FINISH 03	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 03
WF-06	WALL FINISH 06	PRECAST CONCRETE, OFF-FORM FINISH, WITH SANDBLASTED PATTERN, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 06
WF-07	WALL FINISH 07	FC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07
NOTE: RAINWATER PIPES ARE NOT SHOWN, BUT WILL BE REQUIRED.		
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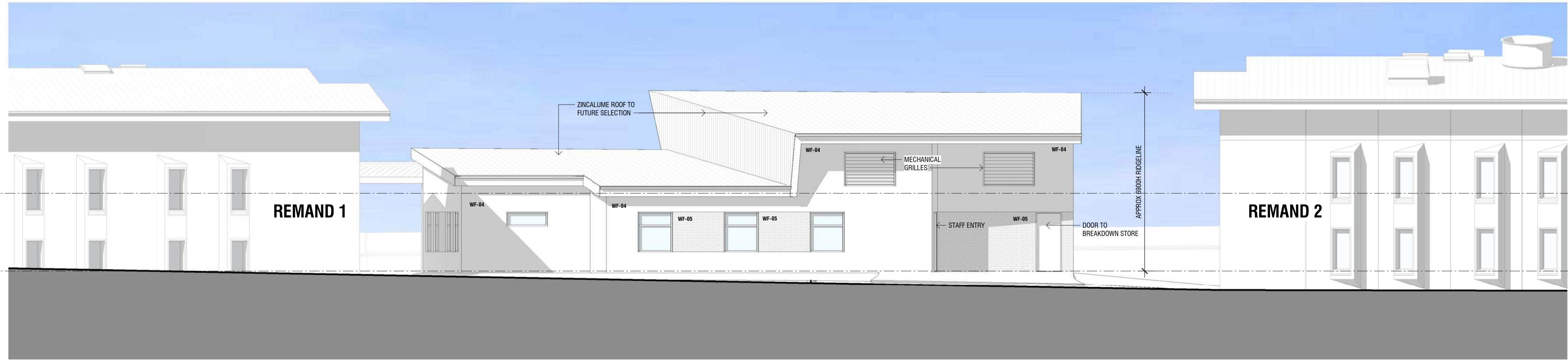


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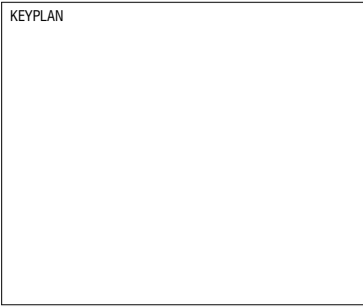
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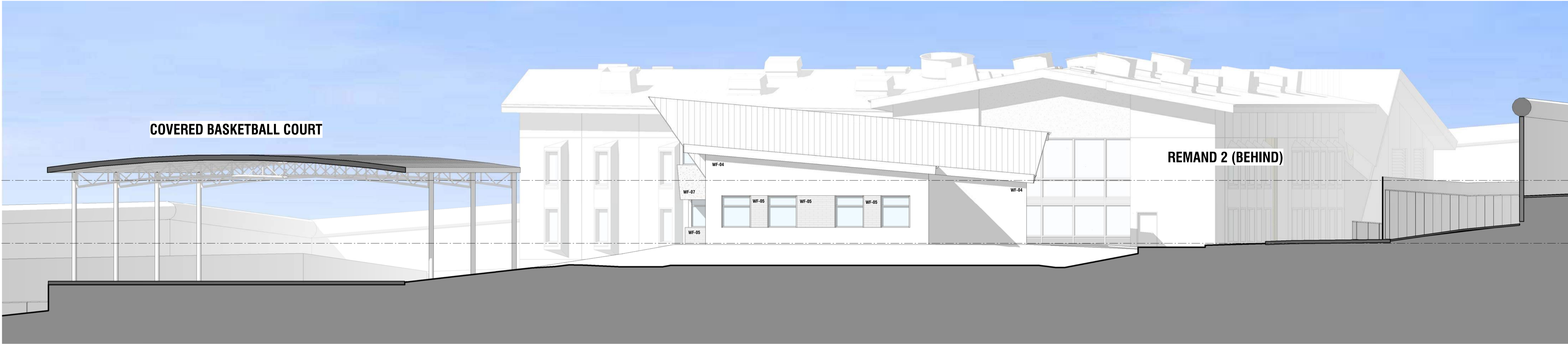
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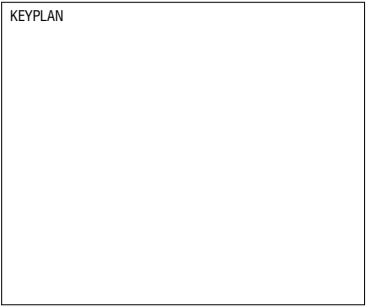
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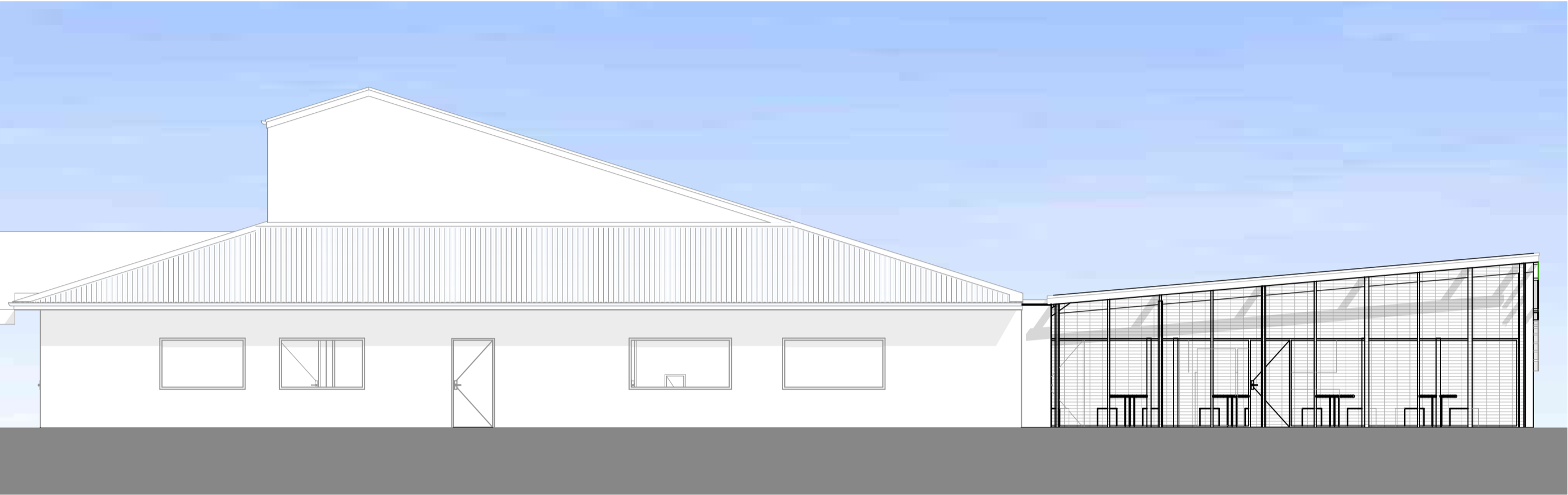
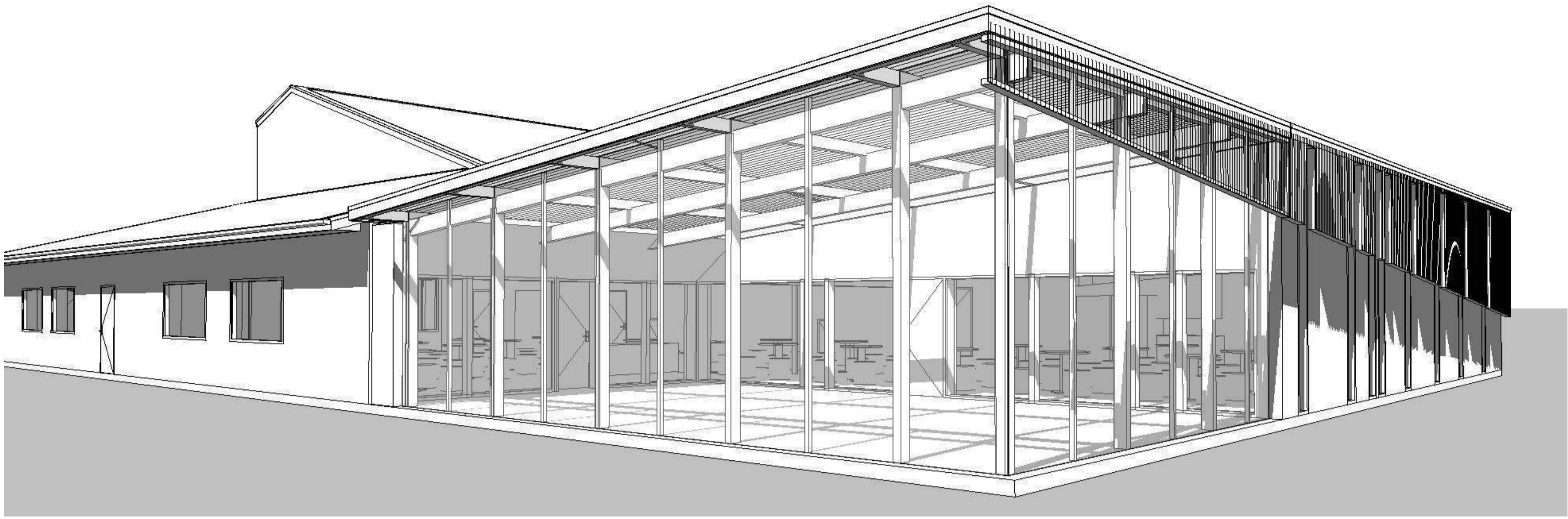
LAUNCESTON
Suite 4, 1st Floor 39 Paterson Street
Launceston Tasmania 7250
t: 03 6334 9539

e: admin@ksa.net.au

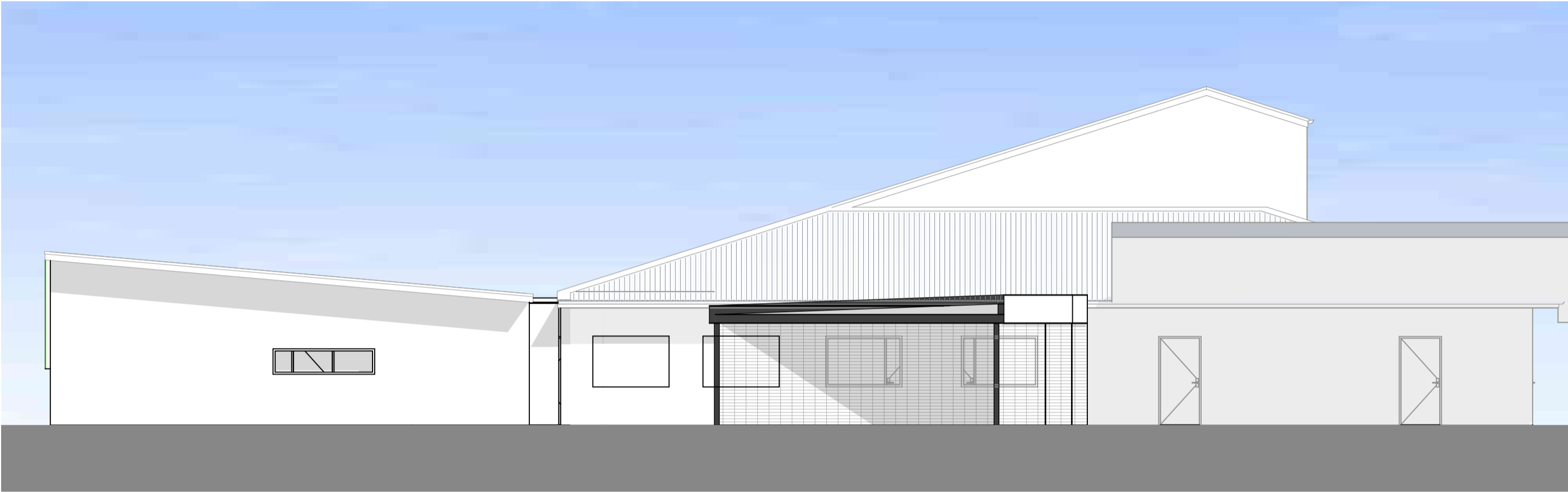
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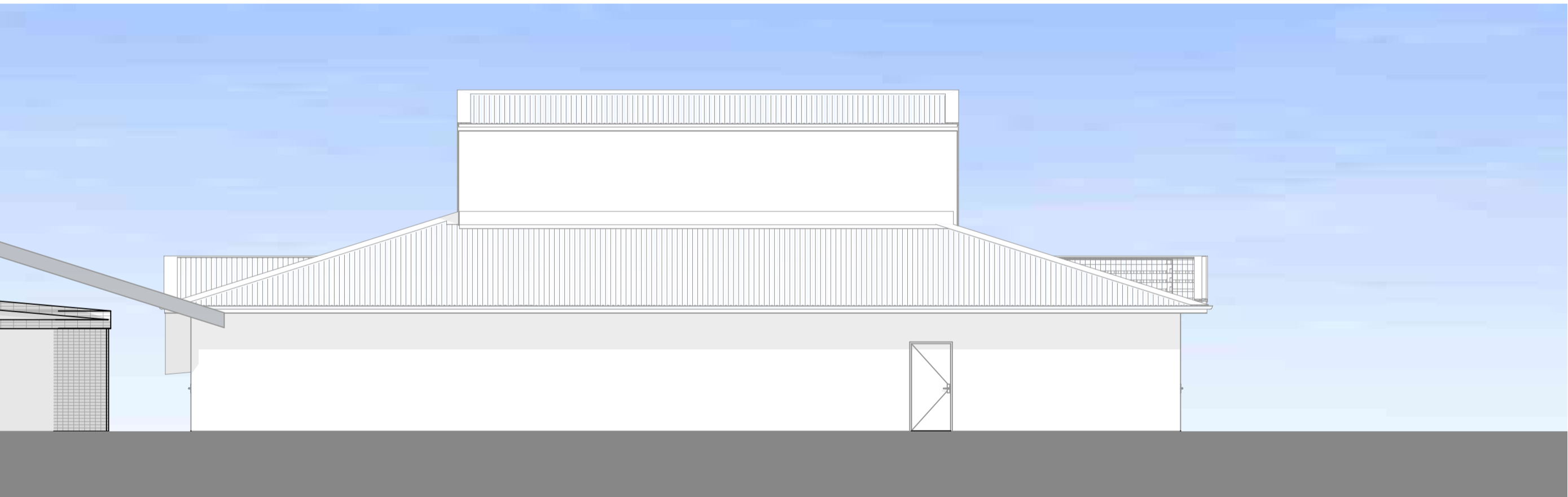
i VIEW



01 ELEVATION 01
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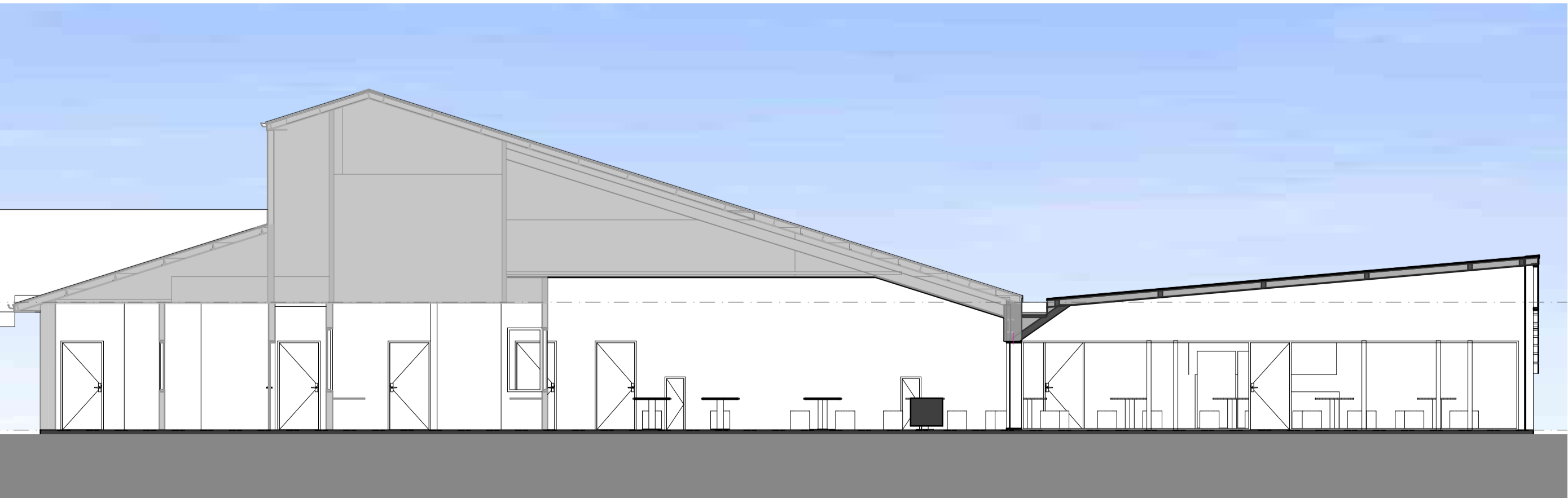
03 ELEVATION 03
1:100



02 ELEVATION 02
1:100



04 ELEVATION 04
1:100



A SECTION A-A
1:100



B SECTION B-B
1:100

PRELIMINARY

REVISIONS
A 7/6/2019 PRELIMINARY SD SET

DRAWING
VISITS ELEVATIONS & SECTIONS

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
1 : 100

DRAWN
RW

CHECKED
KA

GUYMER | BAILEYarchitects

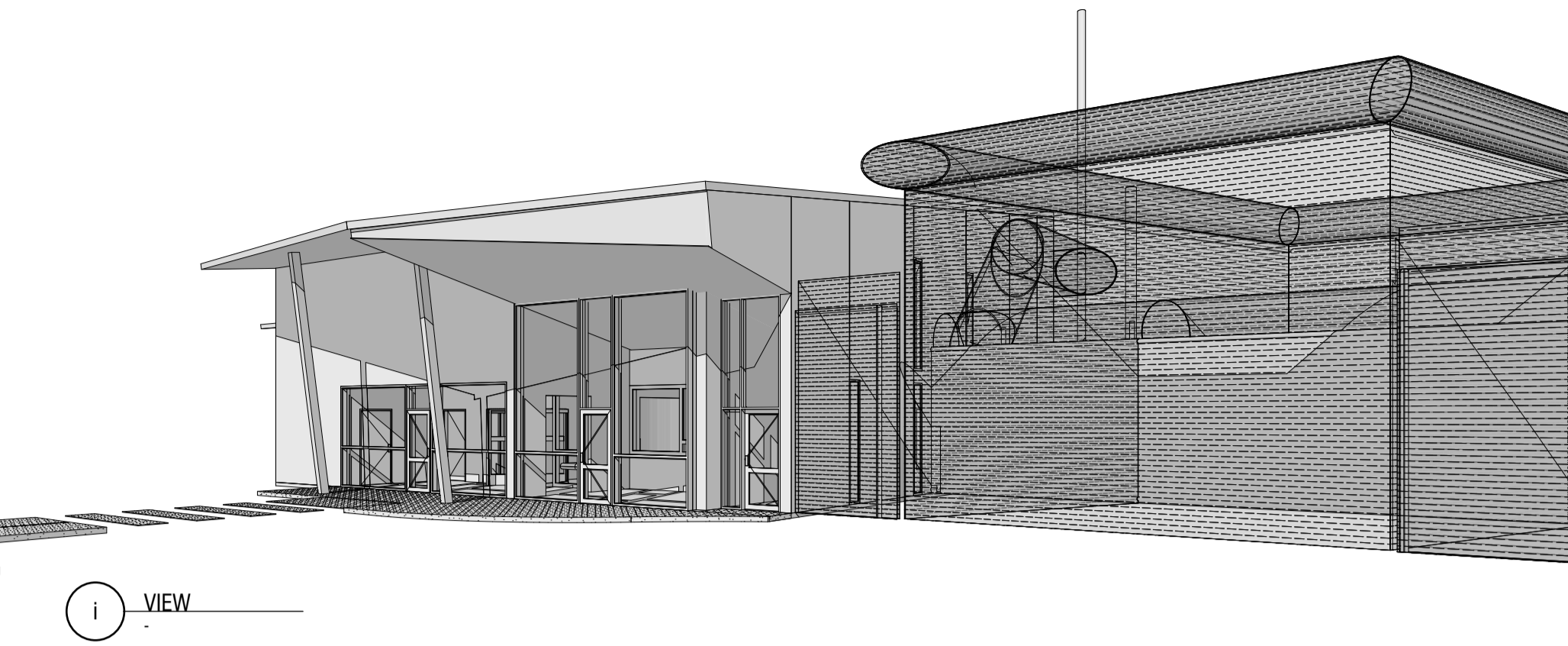
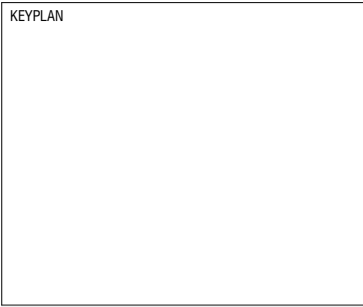
JMG
Engineers & Planners

x-squared
ARCHITECTS

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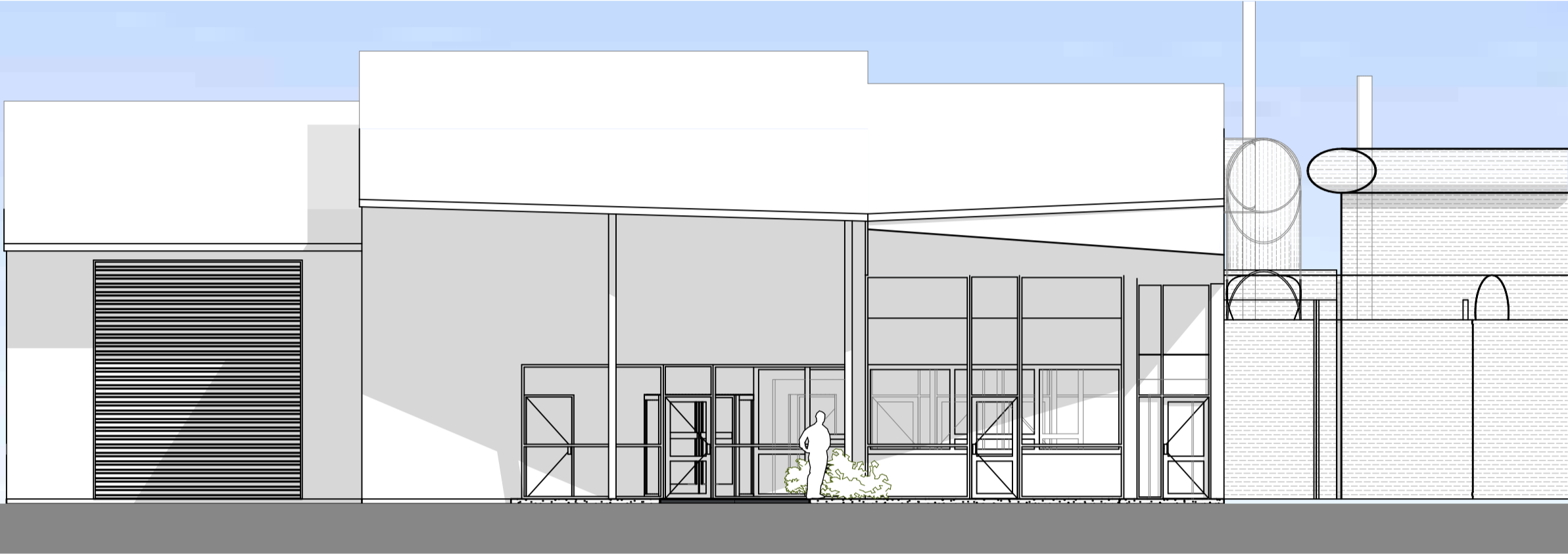
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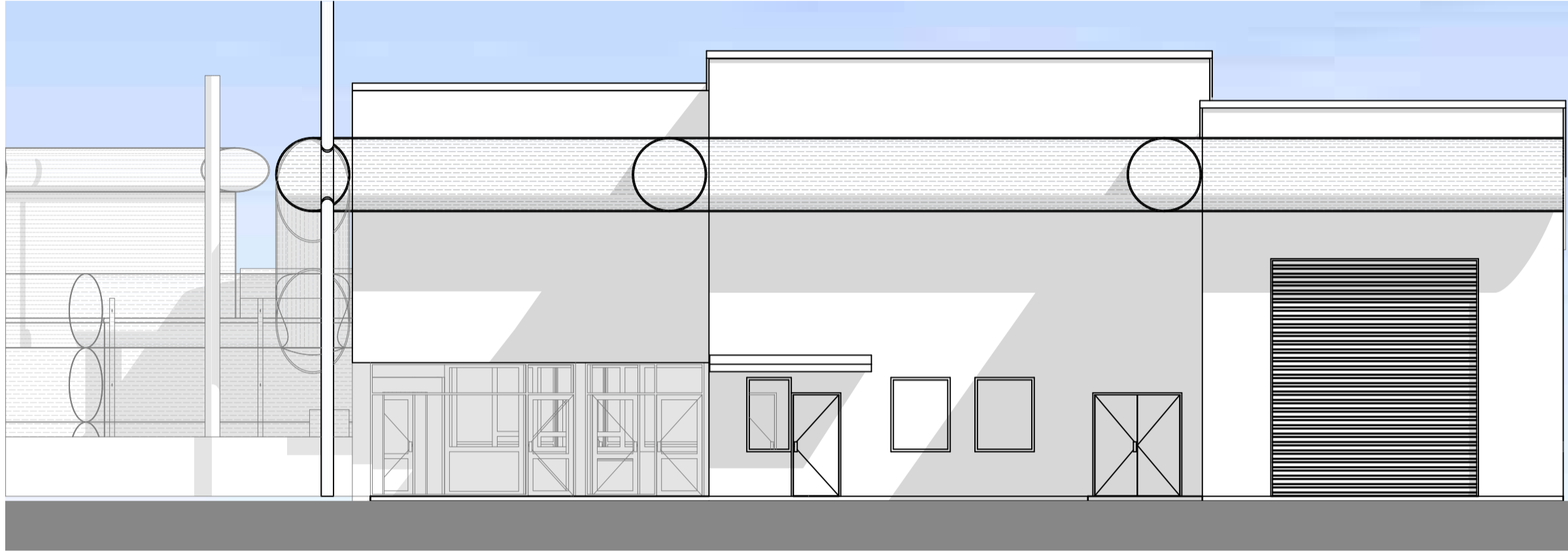
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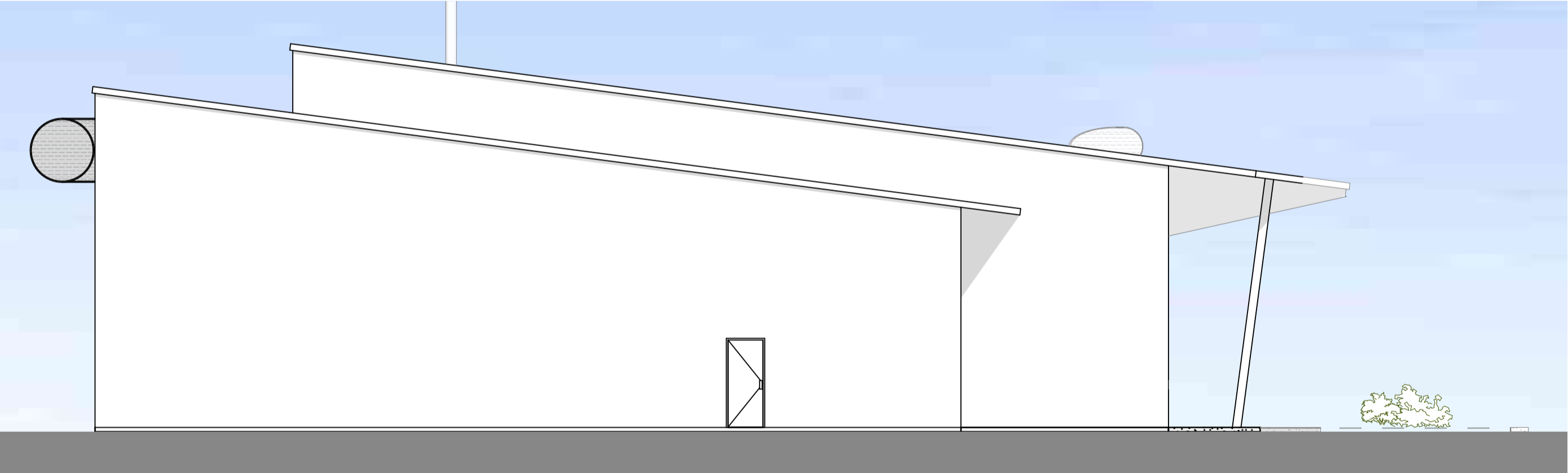
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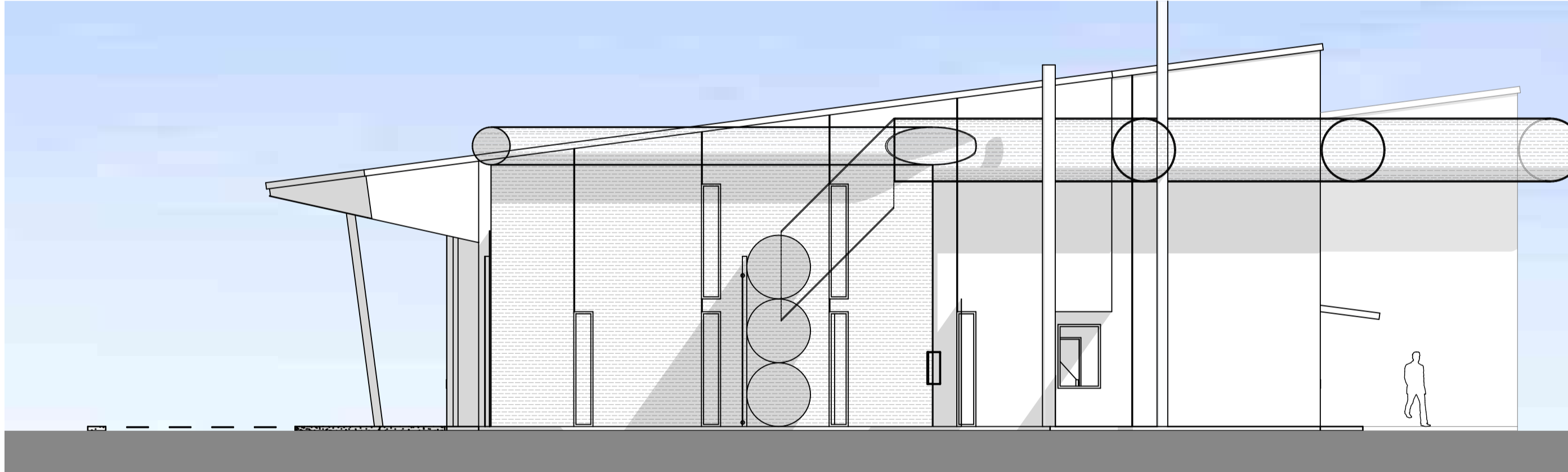
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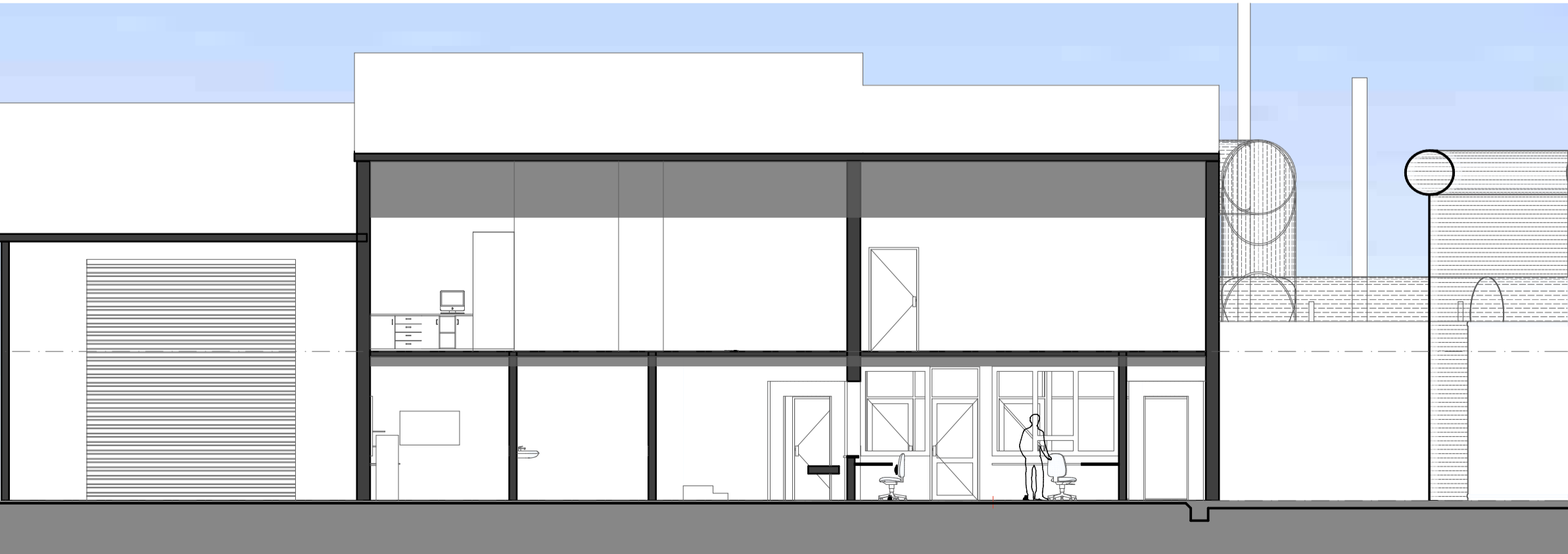
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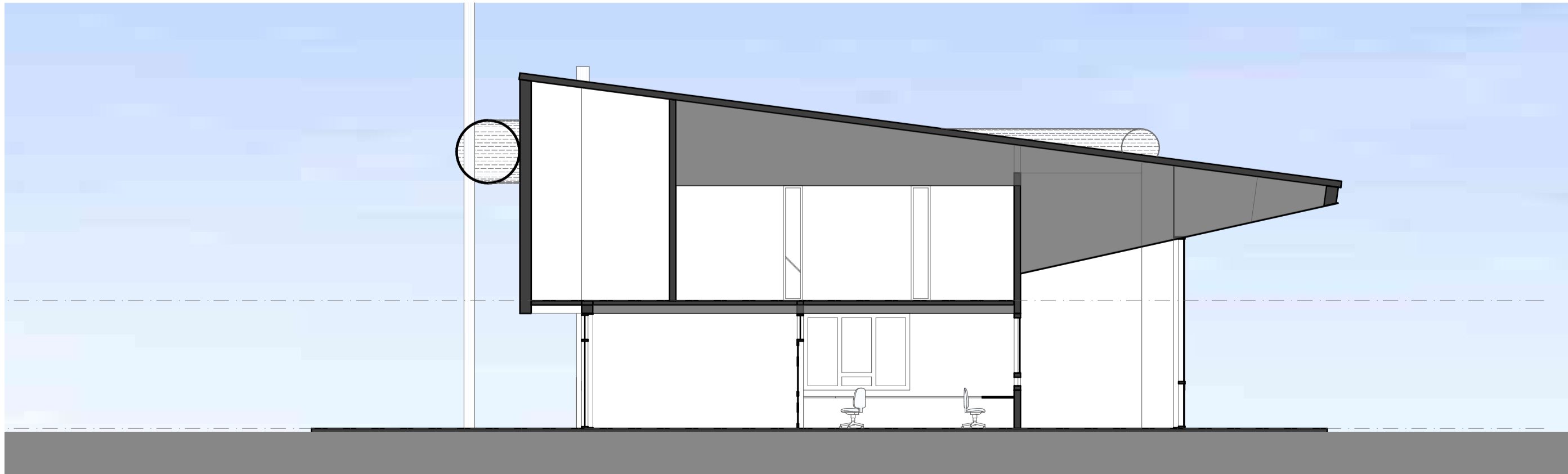
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04 ELEVATION 04
1:100



A SECTION A-A
1:100



B SECTION B-B
1:100

PRELIMINARY

REVISIONS
A 7/6/2019 PRELIMINARY SD SET

DRAWING
GATEHOUSE ELEVATIONS AND SECTIONS

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875
SCALE @ A1
1 : 100

DRAWN
RW
CHECKED
KA

GUYMER BAILEYarchitects

JMG
Engineers & Planners

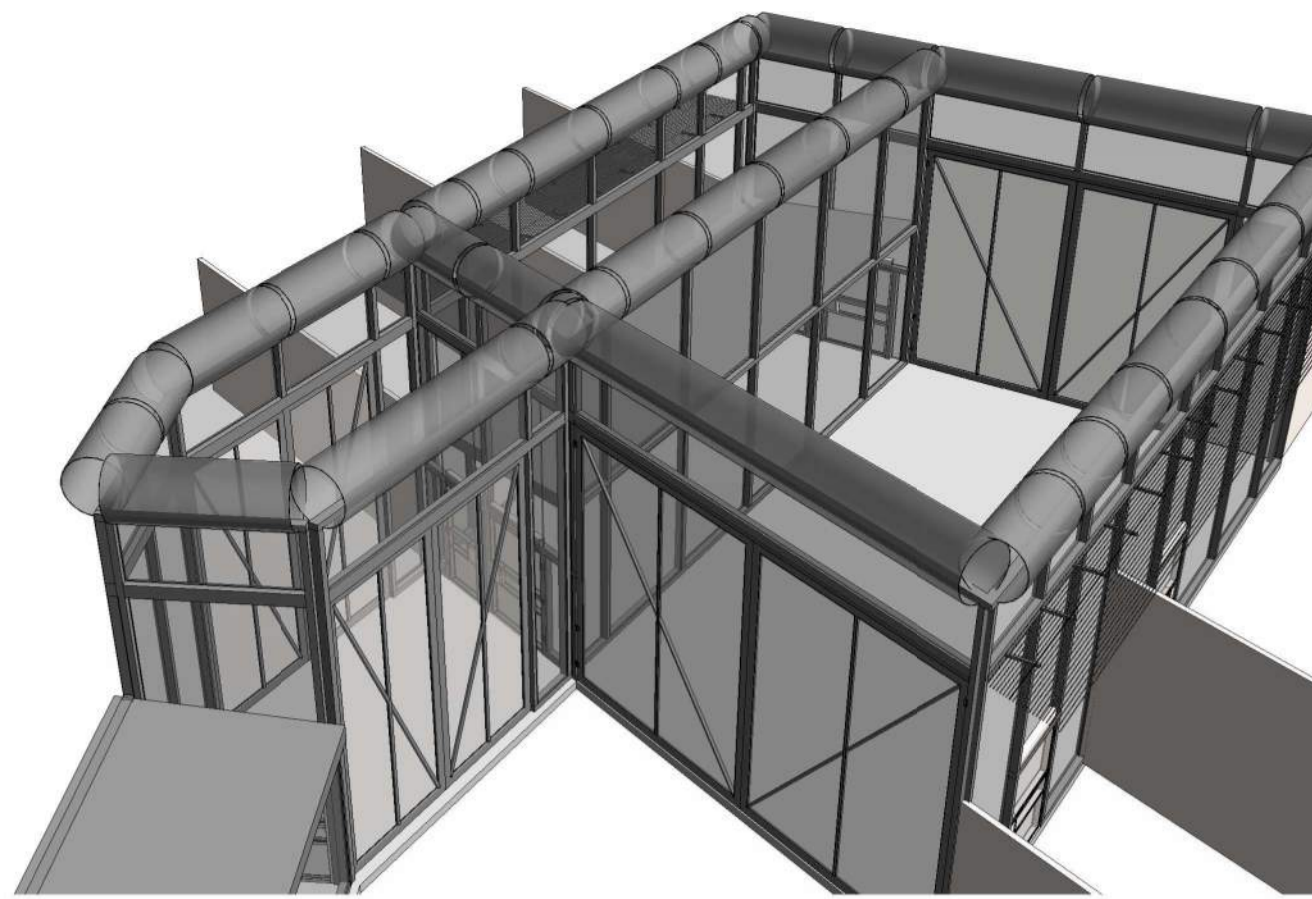
x-squared
ARCHITECTS

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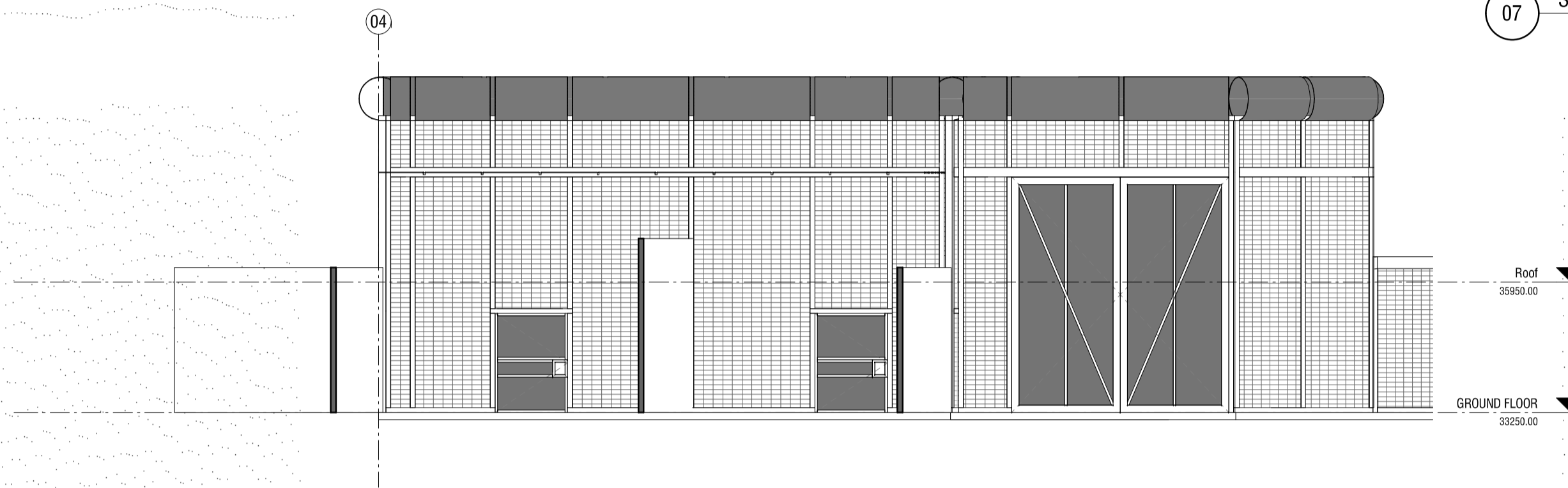
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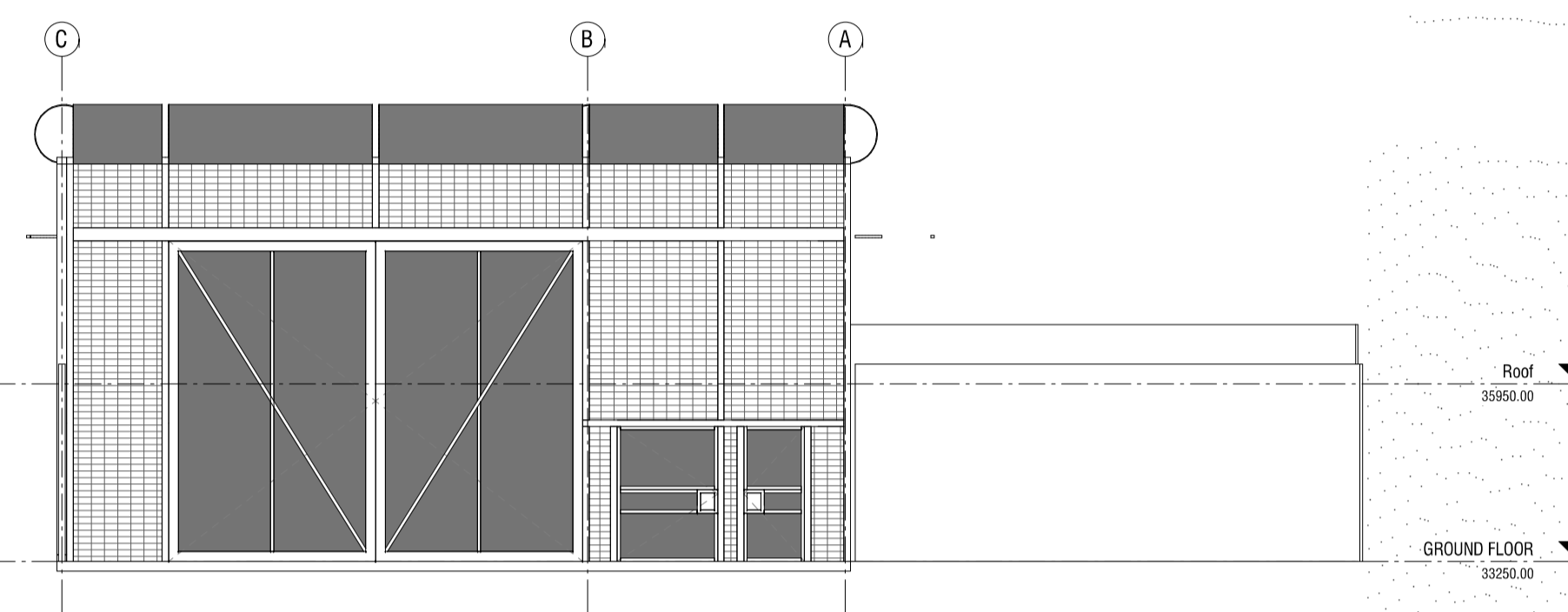
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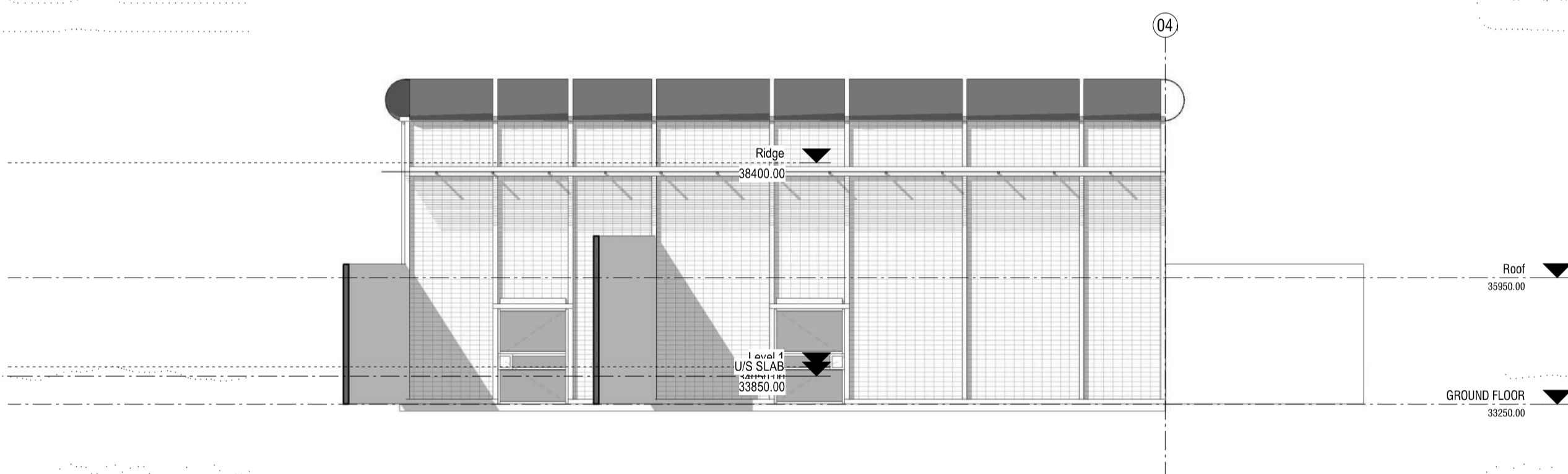
07 SP VIEW 1



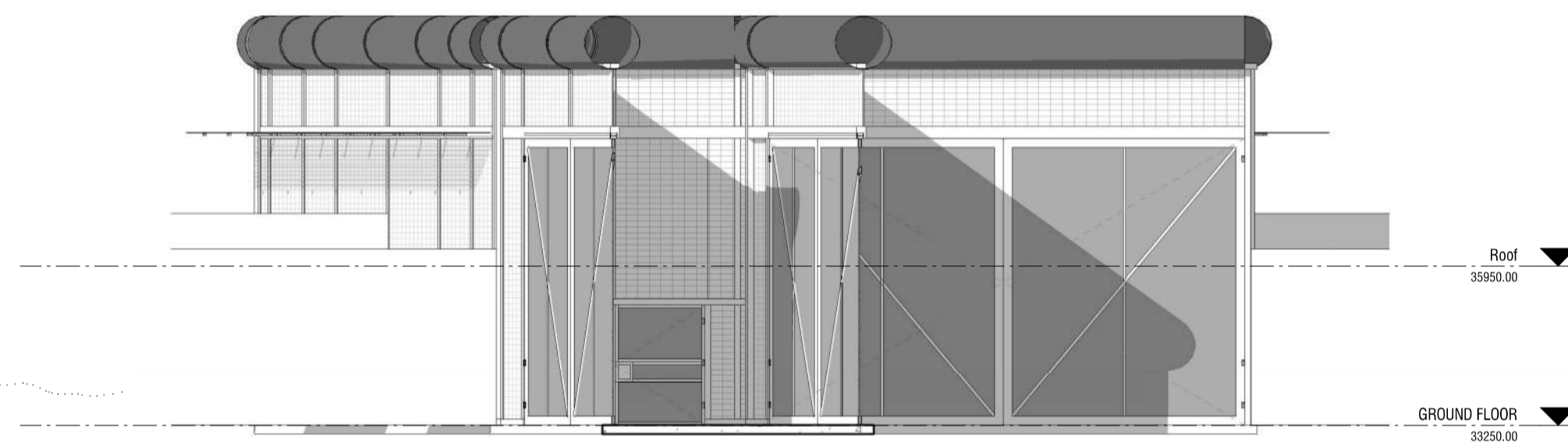
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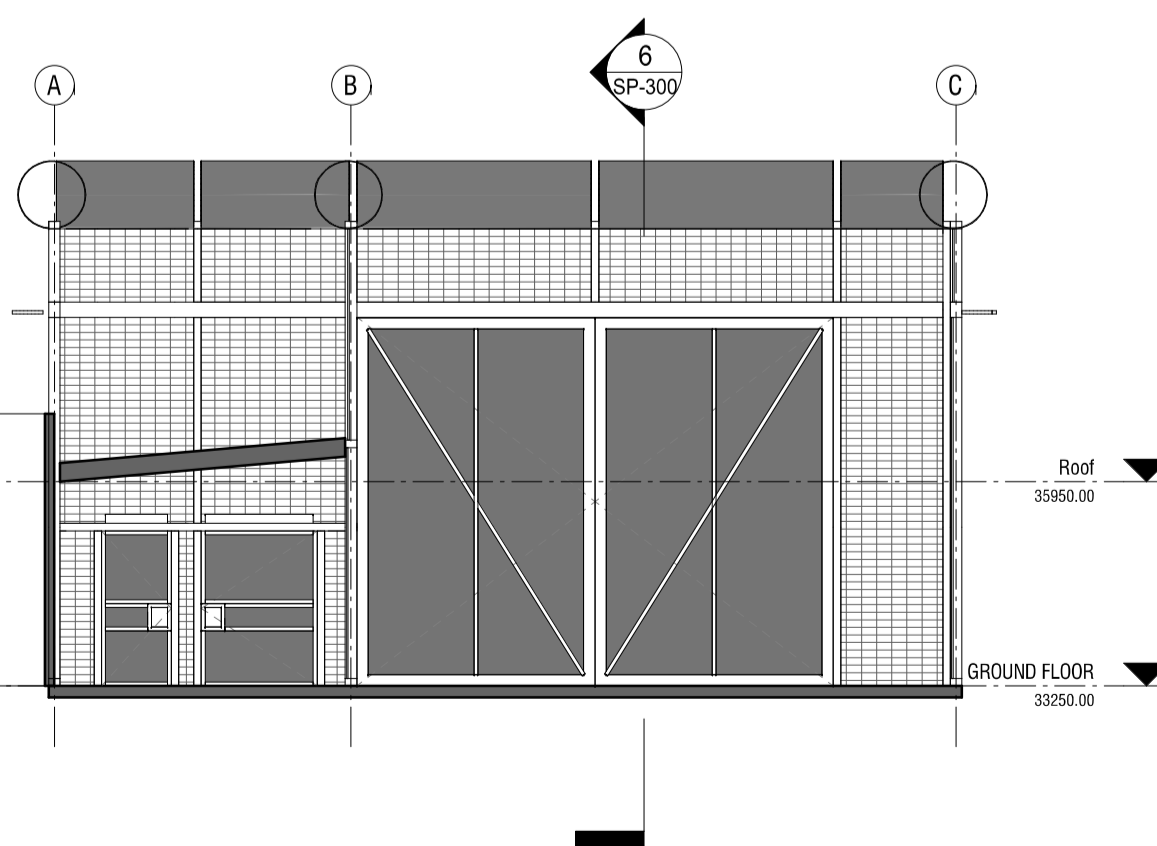
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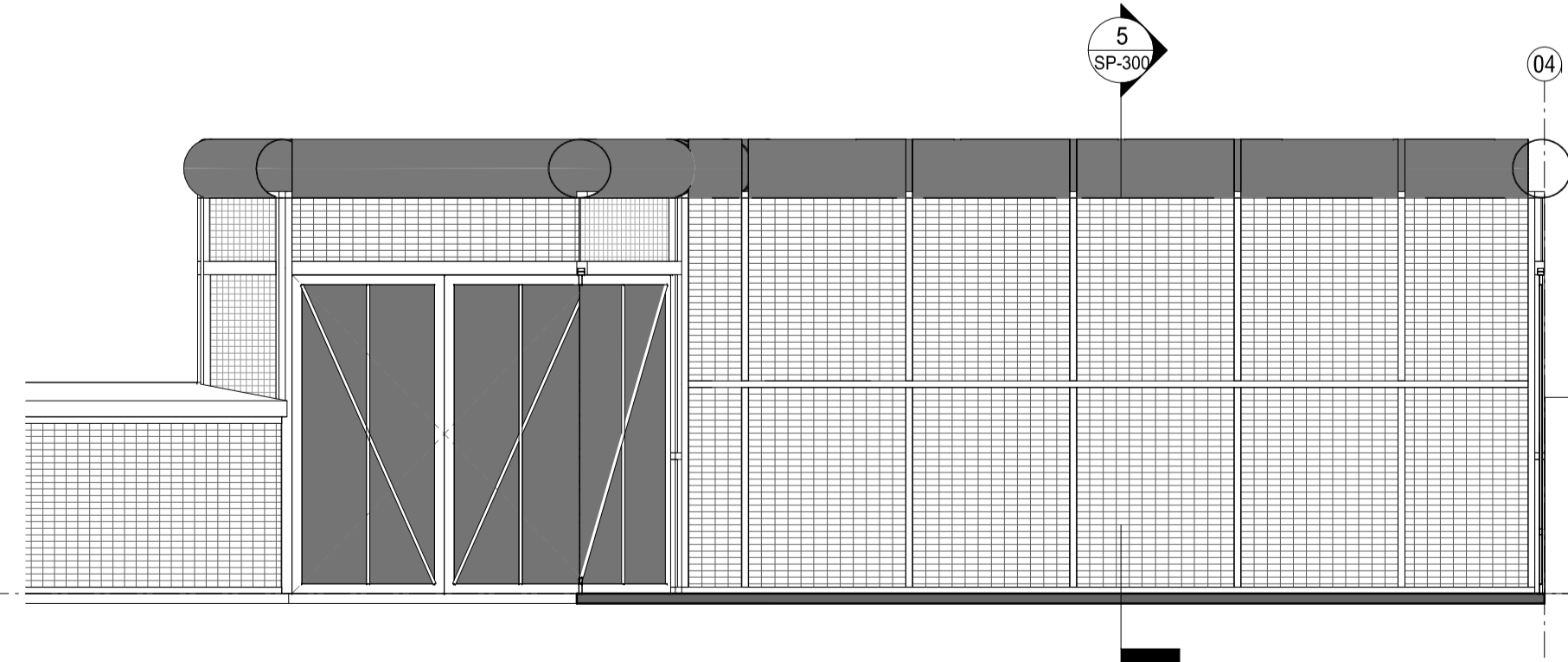
03 ELEVATION 3
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02 ELEVATION 4
1:100



05 SECTION A
1:100



06 SECTION B
1:100

KEY PLAN

PRELIMINARY

REVISIONS
A 7/6/2019 PRELIMINARY SD SET

DRAWING
SALLYPORT

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

DWG NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
1:100

DRAWN
RTW

CHECKED
KA

SP-300
GUYMER BAILEY architects

JING
Engineers & Planners

xsquared
ARCHITECTS

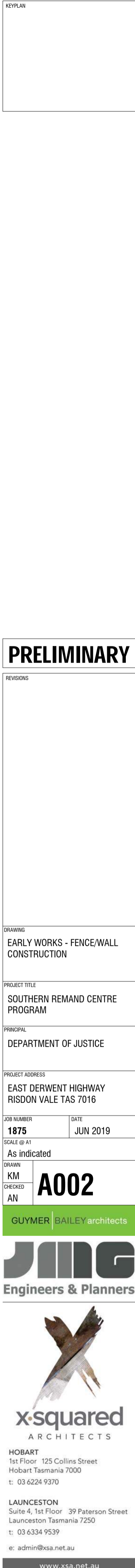
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0 1 2 3 4 5m





Southern Remand Centre Project
Sketch Design Budget Estimate

Prepared for: DOJ

June 2019

Matrix Management Group



Section 1
Summary of Costs

Project Summary

Project: Southern Remand Centre Project

Building: Project Summary

Details: Southern Remand Centre Project

Budget Estimate - Sketch Design

Project Summary

June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
	Remand Unit 1	20.69					16,349,000.00	16,349,000.00
	Remand Unit 2	20.62					16,293,000.00	16,293,000.00
	Clinic Building	3.79					2,994,000.00	2,994,000.00
	SRC Site Works	13.85					10,941,000.00	10,941,000.00
	Sally Port	0.82					648,000.00	648,000.00
	Car Park	0.64					501,000.00	501,000.00
	Gatehouse	5.67					4,476,000.00	4,476,000.00
	Health Building	3.90					3,082,000.00	3,082,000.00
	Visits Building	3.65					2,885,000.00	2,885,000.00
	Kitchen	7.34					5,796,000.00	5,796,000.00
	Remandee Processing	0.40					315,500.00	315,500.00
	RPC Site Works	0.51					401,500.00	401,500.00
	HV Works	1.90					1,500,000.00	1,500,000.00
	Miscellaneous	5.99					4,728,414.00	4,728,414.00
	Fees	7.35					5,802,510.00	5,802,510.00
	Allowances	2.96					2,337,076.00	2,337,076.00
GFA: 0.00 m2		100.00						79,050,000

Section 2

Breakdown of Costs

Remand Unit 1

Summary

Project: Southern Remand Centre Project
Building: Remand Unit 1

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 1
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.14					1,983,375.00	1,983,375.00
SB	Substructure	4.62					754,000.00	754,000.00
CL	Columns	0.56					90,100.00	90,100.00
UF	Upper Floors	4.23					690,375.00	690,375.00
SC	Staircases	0.84					136,900.00	136,900.00
RF	Roof	4.54					741,200.00	741,200.00
EW	External Walls	9.08					1,483,990.00	1,483,990.00
WW	Windows	3.96					647,195.00	647,195.00
ED	External Doors	0.47					75,250.00	75,250.00
NW	Internal Walls	4.69					766,590.00	766,590.00
NS	Internal Screens & Borrowed Lights	2.99					487,985.00	487,985.00
ND	Internal Doors	6.35					1,038,000.00	1,038,000.00
WF	Wall Finishes	0.78					126,560.00	126,560.00
FF	Floor Finishes	1.39					226,035.00	226,035.00
CF	Ceiling Finishes	1.56					253,960.00	253,960.00
FT	Fitments	5.67					925,630.00	925,630.00
SF	Sanitary Fixtures	6.29					1,027,950.00	1,027,950.00
PD	Sanitary Plumbing	0.15					24,150.00	24,150.00
GS	Gas Services	0.10					16,125.00	16,125.00
AC	Air Conditioning	5.92					967,500.00	967,500.00
FP	Fire Protection	2.96					483,000.00	483,000.00
LP	Electric Light & Power	7.90					1,290,000.00	1,290,000.00
SS	Special Services	4.73					772,500.00	772,500.00
XP	Site Preparation	0.07					9,920.00	9,920.00
XR	Roads, Footpaths & Paved Areas	0.26					41,030.00	41,030.00
XK	External Stormwater Drainage	0.36					57,600.00	57,600.00
XD	External Sewer Drainage	0.37					60,080.00	60,080.00
XW	External Water Supply	0.18					29,000.00	29,000.00
YY	Special Provisions	7.00					1,143,000.00	1,143,000.00
GFA: 0.00 m2		100.00						16,349,000

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 1

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 1
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Preliminaries

	Allowance for preliminaries (15%)	1.00	Item	1,983,375.00	1,983,375.00		1,983,375.00
Preliminaries					1,983,375		1,983,375

Substructure

	Reinforced concrete ground slab complete	1,007.00	m2	155.00	156,085.00		156,085.00
	Suspended reinforced concrete floor slab complete	759.00	m2	375.00	284,625.00		284,625.00
	Reinforced concrete footing/slab thickening complete	138.00	m3	500.00	69,000.00		69,000.00
	Bored piers complete	247.00	m	210.00	51,870.00		51,870.00
	Precast concrete retaining wall complete including naw kaw finish	283.00	m2	420.00	118,860.00		118,860.00
	Structural fill complete	380.00	m3	150.00	57,000.00		57,000.00
	Steel piers complete	0.90	t	10,000.00	9,000.00		9,000.00
	Raised timber floor complete	56.00	m2	135.00	7,560.00		7,560.00
Substructure					754,000		754,000

Columns

	Allowance for columns complete	1,802.00	m2	50.00	90,100.00		90,100.00
Columns					90,100		90,100

Upper Floors

	Suspended reinforced concrete floor slab complete	1,841.00	m2	375.00	690,375.00		690,375.00
Upper Floors					690,375		690,375

Staircases

	1100 wide reinforced concrete staircase rising approximately 5500 including landings complete	2.00	no	16,000.00	32,000.00		32,000.00
	1650 wide steel framed staircase rising approximately 2750 in single flight complete	4.00	no	21,325.00	85,300.00		85,300.00
	1100 wide steel framed staircase rising approximately 1900 in single flight complete	1.00	no	11,500.00	11,500.00		11,500.00
	1100 wide steel framed staircase rising approximately 850 in single flight complete	1.00	no	5,100.00	5,100.00		5,100.00
	Timber steps rising approximately 500 in single flight complete	3.00	no	1,000.00	3,000.00		3,000.00
Staircases					136,900		136,900

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 1

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 1
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Roof

	Colorbond roof sheeting on and including framing, insulation, sisalation and rainwatergoods complete	1,657.00	m2	300.00	497,100.00		497,100.00
	Steel framed double glazed skylights complete including security mesh	60.00	m2	1,355.00	81,300.00		81,300.00
	Fibre cement sheet soffit lining on and including framing and paint finish	140.00	m2	100.00	14,000.00		14,000.00
	Downpipe complete	170.00	m	120.00	20,400.00		20,400.00
	Steel framed sheet/mesh clad exercise yard roof complete	24.00	m2	350.00	8,400.00		8,400.00
	Allowance for roof access/safety system	1.00	Item	20,000.00	20,000.00		20,000.00
	Allowance for plant deck	1.00	Item	100,000.00	100,000.00		100,000.00

Roof

741,200

741,200

External Walls

	300 thick insulated precast concrete wall panel complete including paint finish both sides	1,565.00	m2	655.00	1,025,075.00		1,025,075.00
	Steel framed double glazed screen complete	159.00	m2	2,785.00	442,815.00		442,815.00
	Steel framed sheet/mesh clad exercise yard screen complete	46.00	m2	350.00	16,100.00		16,100.00

External Walls

1,483,990

1,483,990

Windows

	Steel framed double glazed cell window complete	70.00	no	5,240.00	366,800.00		366,800.00
	Steel framed double glazed windows complete	21.00	m2	2,745.00	57,645.00		57,645.00
	Steel framed double storey angled window housing unit complete	27.00	no	8,250.00	222,750.00		222,750.00

Windows

647,195

647,195

External Doors

	Steel framed double glazed door complete	7.00	no	10,750.00	75,250.00		75,250.00
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External Doors

75,250

75,250

Internal Walls

	Precast concrete wall complete including paint finish both sides	2,222.00	m2	345.00	766,590.00		766,590.00
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Internal Walls

766,590

766,590

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 1

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 1
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Internal Screens & Borrowed Lights

	Steel framed glazed single cell viewing window complete	53.00	no	1,725.00	91,425.00		91,425.00
	Steel framed glazed buddy cell viewing window complete	12.00	no	2,560.00	30,720.00		30,720.00
	Steel framed glazed access cell viewing window complete	2.00	no	6,720.00	13,440.00		13,440.00
	Steel framed glazed shower viewing panel complete	67.00	no	2,560.00	171,520.00		171,520.00
	Steel framed glazed windows complete	68.00	m2	2,660.00	180,880.00		180,880.00

Internal Screens & Borrowed Lights

487,985

487,985

Internal Doors

	Secure door complete including frame and hardware	28.00	no	10,500.00	294,000.00		294,000.00
	Cell door complete including frame and hardware	69.00	no	9,300.00	641,700.00		641,700.00
	Services duct access door complete including frame and hardware	34.00	no	2,950.00	100,300.00		100,300.00
	Single solid core door complete	2.00	no	1,000.00	2,000.00		2,000.00

Internal Doors

1,038,000

1,038,000

Wall Finishes

	Wall tiling complete including waterproofing	576.00	m2	185.00	106,560.00		106,560.00
	Allowance for acoustic panels	1.00	Item	20,000.00	20,000.00		20,000.00

Wall Finishes

126,560

126,560

Floor Finishes

	Sheet vinyl flooring complete including skirtings	1,960.00	m2	90.00	176,400.00		176,400.00
	Concrete sealer complete	1,305.00	m2	15.00	19,575.00		19,575.00
	Screed laid to falls in shower bays complete including coving and waterproofing	56.00	m2	225.00	12,600.00		12,600.00
	Allowance for tactile indicators complete	12.00	m2	1,455.00	17,460.00		17,460.00

Floor Finishes

226,035

226,035

Ceiling Finishes

	Paint finish to slab soffit complete	978.00	m2	20.00	19,560.00		19,560.00
	Suspended flush hardened plasterboard ceiling complete including paint finish	950.00	m2	159.00	151,050.00		151,050.00
	Access panel complete	3.00	no	450.00	1,350.00		1,350.00

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 1

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 1
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Ceiling Finishes

(Continued)

	Secure access panel complete	13.00	no	4,000.00	52,000.00		52,000.00
	Allowance for bulkheads	1.00	Item	10,000.00	10,000.00		10,000.00
	Allowance for acoustic panels	1.00	Item	20,000.00	20,000.00		20,000.00

Ceiling Finishes

253,960

253,960

Fitments

	Steel framed bed complete including storage underneath	79.00	no	2,970.00	234,630.00		234,630.00
	Steel shelving unit complete	67.00	no	2,475.00	165,825.00		165,825.00
	Steel desk unit complete	67.00	no	1,265.00	84,755.00		84,755.00
	Cell mirror complete	67.00	no	520.00	34,840.00		34,840.00
	Steel balustrade complete	165.00	m	250.00	41,250.00		41,250.00
	Benchtop/cupboard unit complete	14.00	m	1,230.00	17,220		17,220.00
	Full height cupboard unit complete	6.00	m	870.00	5,220		5,220.00
	Overhead cupboard unit complete	14.00	m	535.00	7,490.00		7,490.00
	Allowance for bathroom fittings	1.00	Item	25,000.00	25,000		25,000
	Full height shelving unit complete	16.00	m	400.00	6,400.00		6,400.00
	Pinboards complete	85.00	no	600.00	51,000.00		51,000.00
	Cell window curtains complete	69.00	no	250.00	17,250.00		17,250.00
	Curtains/blinds complete	21.00	m2	150.00	3,150.00		3,150.00
	Officer post desk complete	13.00	m	2,000.00	26,000.00		26,000.00
	Dayroom bench seats complete	40.00	no	3,100.00	124,000.00		124,000.00
	Dayroom tables complete	20.00	no	3,080.00	61,600.00		61,600.00
	Allowance for exercise yard furniture	1.00	Item	20,000.00	20,000.00		20,000.00

Fitments

925,630

925,630

Sanitary Fixtures

	Cell WC complete	69.00	no	5,150.00	355,350.00		355,350.00
	Cell basin complete	69.00	no	3,100.00	213,900.00		213,900.00
	Cell shower complete	70.00	no	1,845.00	129,150.00		129,150.00
	Allowance for cell control system	1.00	Item	200,000.00	200,000.00		200,000.00
	Staff WC complete	1.00	no	2,450.00	2,450.00		2,450.00
	Staff basin complete	1.00	no	1,900.00	1,900.00		1,900.00
	Sink and drainer complete	3.00	no	2,100.00	6,300.00		6,300.00
	Boiling water unit complete	1.00	no	5,000.00	5,000.00		5,000.00
	Allowance for hot water services	1.00	Item	80,000.00	80,000.00		80,000.00

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 1

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 1
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Sanitary Fixtures							(Continued)
	Allowance for thermostatic mixing valves	35.00	no	700.00	24,500.00		24,500.00
	Trough complete	2.00	no	2,000.00	4,000.00		4,000.00
	Washing machine point complete	2.00	no	300.00	600.00		600.00
	Slop hopper complete	1.00	no	4,800.00	4,800		4,800
Sanitary Fixtures					1,027,950		1,027,950
Sanitary Plumbing							
	Floor waste complete	69.00	no	350.00	24,150.00		24,150.00
Sanitary Plumbing					24,150		24,150
Gas Services							
	Allowance for gas services (As advised by JMG 7/6/19)	1.00	Item	15,000.00	15,000.00		15,000.00
	Allowance for builder's work in connection	1.00	Item	1,125.00	1,125.00		1,125.00
Gas Services					16,125		16,125
Air Conditioning							
	Allowance for mechanical services (As advised by JMG 7/6/19)	1.00	Item	900,000.00	900,000.00		900,000.00
	Allowance for builder's work in connection	1.00	Item	67,500.00	67,500.00		67,500.00
Air Conditioning					967,500		967,500
Fire Protection							
	Allowance for fire detection (As advised by JMG 7/6/19)	1.00	Item	240,000.00	240,000.00		240,000.00
	Allowance for fire sprinklers (As advised by JMG 7/6/19)	1.00	Item	200,000.00	200,000.00		200,000.00
	Allowance for builder's work in connection	1.00	Item	33,000.00	33,000.00		33,000.00
	Fire hose reels complete	5.00	no	2,000.00	10,000.00		10,000.00
Fire Protection					483,000		483,000
Electric Light & Power							
	Allowance for electric light and power (As advised by JMG 7/6/19)	1.00	Item	1,200,000.00	1,200,000.00		1,200,000.00
	Allowance for builder's work in connection	1.00	Item	90,000.00	90,000.00		90,000.00
Electric Light & Power					1,290,000		1,290,000
Special Services							
	Allowance for electronic security services (As advised by SCG 11/6/19)	1.00	Item	718,500.00	718,500.00		718,500.00

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 1

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 1
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Special Services							(Continued)
	Allowance for builder's work in connection	1.00	Item	54,000.00	54,000.00		54,000.00
Special Services					772,500		772,500
Site Preparation							
	Bulk excavation complete	248.00	m3	40.00	9,920.00		9,920.00
Site Preparation					9,920		9,920
Roads, Footpaths & Paved Areas							
	Reinforced concrete paving slab complete	373.00	m2	110.00	41,030.00		41,030.00
Roads, Footpaths & Paved Areas					41,030		41,030
External Stormwater Drainage							
	Stormwater pipe in ground complete	280.00	m	120.00	33,600.00		33,600.00
	Manhole complete	8.00	no	3,000.00	24,000.00		24,000.00
External Stormwater Drainage					57,600		57,600
External Sewer Drainage							
	Sewer pipe in ground complete	300.00	m	120.00	36,000.00		36,000.00
	Sewer stack complete	51.00	m	80.00	4,080.00		4,080.00
	Manhole complete	8.00	no	2,500.00	20,000.00		20,000.00
External Sewer Drainage					60,080		60,080
External Water Supply							
	Water pipe in ground complete	300.00	m	80.00	24,000.00		24,000.00
	Allowance for valves and the like complete	1.00	Item	5,000.00	5,000.00		5,000.00
External Water Supply					29,000		29,000
Special Provisions							
	Allowance for design development contingency (2.5%)	1.00	Item	383,000.00	383,000.00		383,000.00
	Allowance for contract contingency (5%)	1.00	Item	760,000.00	760,000.00		760,000.00
Special Provisions					1,143,000		1,143,000

Remand Unit 2

Summary

Project: Southern Remand Centre Project
Building: Remand Unit 2

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 2
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.14					1,976,635.00	1,976,635.00
SB	Substructure	4.64					754,530.00	754,530.00
CL	Columns	0.56					90,100.00	90,100.00
UF	Upper Floors	4.24					690,375.00	690,375.00
SC	Staircases	0.85					136,900.00	136,900.00
RF	Roof	4.55					741,200.00	741,200.00
EW	External Walls	8.78					1,428,950.00	1,428,950.00
WW	Windows	4.03					655,445.00	655,445.00
ED	External Doors	0.47					75,250.00	75,250.00
NW	Internal Walls	4.71					766,590.00	766,590.00
NS	Internal Screens & Borrowed Lights	3.00					487,985.00	487,985.00
ND	Internal Doors	6.38					1,038,000.00	1,038,000.00
WF	Wall Finishes	0.78					126,560.00	126,560.00
FF	Floor Finishes	1.39					226,035.00	226,035.00
CF	Ceiling Finishes	1.56					253,960.00	253,960.00
FT	Fitments	5.69					925,630.00	925,630.00
SF	Sanitary Fixtures	6.31					1,027,950.00	1,027,950.00
PD	Sanitary Plumbing	0.15					24,150.00	24,150.00
GS	Gas Services	0.10					16,125.00	16,125.00
AC	Air Conditioning	5.94					967,500.00	967,500.00
FP	Fire Protection	2.97					483,000.00	483,000.00
LP	Electric Light & Power	7.92					1,290,000.00	1,290,000.00
SS	Special Services	4.75					772,500.00	772,500.00
XP	Site Preparation	0.07					9,920.00	9,920.00
XR	Roads, Footpaths & Paved Areas	0.26					41,030.00	41,030.00
XK	External Stormwater Drainage	0.36					57,600.00	57,600.00
XD	External Sewer Drainage	0.37					60,080.00	60,080.00
XW	External Water Supply	0.18					29,000.00	29,000.00
YY	Special Provisions	7.00					1,140,000.00	1,140,000.00
GFA: 0.00 m2		100.00						16,293,000

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 2

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 2
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Preliminaries

	Allowance for preliminaries (15%)	1.00	Item	1,976,635.00	1,976,635.00		1,976,635.00
Preliminaries					1,976,635		1,976,635

Substructure

	Reinforced concrete ground slab complete	1,008.00	m2	155.00	156,240.00		156,240.00
	Suspended reinforced concrete floor slab complete	760.00	m2	375.00	285,000.00		285,000.00
	Reinforced concrete footing/slab thickening complete	138.00	m3	500.00	69,000.00		69,000.00
	Bored piers complete	247.00	m	210.00	51,870.00		51,870.00
	Precast concrete retaining wall complete including naw kaw finish	283.00	m2	420.00	118,860.00		118,860.00
	Structural fill complete	380.00	m3	150.00	57,000.00		57,000.00
	Steel piers complete	0.90	t	10,000.00	9,000.00		9,000.00
	Raised timber floor complete	56.00	m2	135.00	7,560.00		7,560.00
Substructure					754,530		754,530

Columns

	Allowance for columns complete	1,802.00	m2	50.00	90,100.00		90,100.00
Columns					90,100		90,100

Upper Floors

	Suspended reinforced concrete floor slab complete	1,841.00	m2	375.00	690,375.00		690,375.00
Upper Floors					690,375		690,375

Staircases

	1100 wide reinforced concrete staircase rising approximately 5500 including landings complete	2.00	no	16,000.00	32,000.00		32,000.00
	1650 wide steel framed staircase rising approximately 2750 in single flight complete	4.00	no	21,325.00	85,300.00		85,300.00
	1100 wide steel framed staircase rising approximately 1900 in single flight complete	1.00	no	11,500.00	11,500.00		11,500.00
	1100 wide steel framed staircase rising approximately 850 in single flight complete	1.00	no	5,100.00	5,100.00		5,100.00
	Timber steps rising approximately 500 in single flight complete	3.00	no	1,000.00	3,000.00		3,000.00
Staircases					136,900		136,900

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 2

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 2
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Roof

	Colorbond roof sheeting on and including framing, insulation, sisalation and rainwatergoods complete	1,657.00	m2	300.00	497,100.00		497,100.00
	Steel framed double glazed skylights complete including security mesh	60.00	m2	1,355.00	81,300.00		81,300.00
	Fibre cement sheet soffit lining on and including framing and paint finish	140.00	m2	100.00	14,000.00		14,000.00
	Downpipe complete	170.00	m	120.00	20,400.00		20,400.00
	Steel framed sheet/mesh clad exercise yard roof complete	24.00	m2	350.00	8,400.00		8,400.00
	Allowance for roof access/safety system	1.00	Item	20,000.00	20,000.00		20,000.00
	Allowance for plant deck	1.00	Item	100,000.00	100,000.00		100,000.00

Roof

741,200

741,200

External Walls

	300 thick insulated precast concrete wall panel complete including paint finish both sides	1,549.00	m2	655.00	1,014,595.00		1,014,595.00
	Steel framed double glazed screen complete	143.00	m2	2,785.00	398,255.00		398,255.00
	Steel framed sheet/mesh clad exercise yard screen complete	46.00	m2	350.00	16,100.00		16,100.00

External Walls

1,428,950

1,428,950

Windows

	Steel framed double glazed cell window complete	70.00	no	5,240.00	366,800.00		366,800.00
	Steel framed double glazed windows complete	21.00	m2	2,745.00	57,645.00		57,645.00
	Steel framed double storey angled window housing unit complete	28.00	no	8,250.00	231,000.00		231,000.00

Windows

655,445

655,445

External Doors

	Steel framed double glazed door complete	7.00	no	10,750.00	75,250.00		75,250.00
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External Doors

75,250

75,250

Internal Walls

	Precast concrete wall complete including paint finish both sides	2,222.00	m2	345.00	766,590.00		766,590.00
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Internal Walls

766,590

766,590

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 2

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 2
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Internal Screens & Borrowed Lights							
	Steel framed glazed single cell viewing window complete	53.00	no	1,725.00	91,425.00		91,425.00
	Steel framed glazed buddy cell viewing window complete	12.00	no	2,560.00	30,720.00		30,720.00
	Steel framed glazed access cell viewing window complete	2.00	no	6,720.00	13,440.00		13,440.00
	Steel framed glazed shower viewing panel complete	67.00	no	2,560.00	171,520.00		171,520.00
	Steel framed glazed windows complete	68.00	m2	2,660.00	180,880.00		180,880.00
Internal Screens & Borrowed Lights					487,985		487,985
Internal Doors							
	Secure door complete including frame and hardware	28.00	no	10,500.00	294,000.00		294,000.00
	Cell door complete including frame and hardware	69.00	no	9,300.00	641,700.00		641,700.00
	Services duct access door complete including frame and hardware	34.00	no	2,950.00	100,300.00		100,300.00
	Single solid core door complete	2.00	no	1,000.00	2,000.00		2,000.00
Internal Doors					1,038,000		1,038,000
Wall Finishes							
	Wall tiling complete including waterproofing	576.00	m2	185.00	106,560.00		106,560.00
	Allowance for acoustic panels	1.00	Item	20,000.00	20,000.00		20,000.00
Wall Finishes					126,560		126,560
Floor Finishes							
	Sheet vinyl flooring complete including skirtings	1,960.00	m2	90.00	176,400.00		176,400.00
	Concrete sealer complete	1,305.00	m2	15.00	19,575.00		19,575.00
	Screed laid to falls in shower bays complete including coving and waterproofing	56.00	m2	225.00	12,600.00		12,600.00
	Allowance for tactile indicators complete	12.00	m2	1,455.00	17,460.00		17,460.00
Floor Finishes					226,035		226,035
Ceiling Finishes							
	Paint finish to slab soffit complete	978.00	m2	20.00	19,560.00		19,560.00
	Suspended flush hardened plasterboard ceiling complete including paint finish	950.00	m2	159.00	151,050.00		151,050.00
	Access panel complete	3.00	no	450.00	1,350.00		1,350.00

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 2

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 2
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Ceiling Finishes

(Continued)

	Secure access panel complete	13.00	no	4,000.00	52,000.00		52,000.00
	Allowance for bulkheads	1.00	Item	10,000.00	10,000.00		10,000.00
	Allowance for acoustic panels	1.00	Item	20,000.00	20,000.00		20,000.00

Ceiling Finishes

253,960

253,960

Fitments

	Steel framed bed complete including storage underneath	79.00	no	2,970.00	234,630.00		234,630.00
	Steel shelving unit complete	67.00	no	2,475.00	165,825.00		165,825.00
	Steel desk unit complete	67.00	no	1,265.00	84,755.00		84,755.00
	Cell mirror complete	67.00	no	520.00	34,840.00		34,840.00
	Steel balustrade complete	165.00	m	250.00	41,250.00		41,250.00
	Benchtop/cupboard unit complete	14.00	m	1,230.00	17,220		17,220.00
	Full height cupboard unit complete	6.00	m	870.00	5,220		5,220.00
	Overhead cupboard unit complete	14.00	m	535.00	7,490.00		7,490.00
	Allowance for bathroom fittings	1.00	Item	25,000.00	25,000		25,000
	Full height shelving unit complete	16.00	m	400.00	6,400.00		6,400.00
	Pinboards complete	85.00	no	600.00	51,000.00		51,000.00
	Cell window curtains complete	69.00	no	250.00	17,250.00		17,250.00
	Curtains/blinds complete	21.00	m2	150.00	3,150.00		3,150.00
	Officer post desk complete	13.00	m	2,000.00	26,000.00		26,000.00
	Dayroom bench seats complete	40.00	no	3,100.00	124,000.00		124,000.00
	Dayroom tables complete	20.00	no	3,080.00	61,600.00		61,600.00
	Allowance for exercise yard furniture	1.00	Item	20,000.00	20,000.00		20,000.00

Fitments

925,630

925,630

Sanitary Fixtures

	Cell WC complete	69.00	no	5,150.00	355,350.00		355,350.00
	Cell basin complete	69.00	no	3,100.00	213,900.00		213,900.00
	Cell shower complete	70.00	no	1,845.00	129,150.00		129,150.00
	Allowance for cell control system	1.00	Item	200,000.00	200,000.00		200,000.00
	Staff WC complete	1.00	no	2,450.00	2,450.00		2,450.00
	Staff basin complete	1.00	no	1,900.00	1,900.00		1,900.00
	Sink and drainer complete	3.00	no	2,100.00	6,300.00		6,300.00
	Boiling water unit complete	1.00	no	5,000.00	5,000.00		5,000.00
	Allowance for hot water services	1.00	Item	80,000.00	80,000.00		80,000.00

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 2

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 2
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Sanitary Fixtures							(Continued)
	Allowance for thermostatic mixing valves	35.00	no	700.00	24,500.00		24,500.00
	Trough complete	2.00	no	2,000.00	4,000.00		4,000.00
	Washing machine point complete	2.00	no	300.00	600.00		600.00
	Slop hopper complete	1.00	no	4,800.00	4,800		4,800
Sanitary Fixtures					1,027,950		1,027,950
Sanitary Plumbing							
	Floor waste complete	69.00	no	350.00	24,150.00		24,150.00
Sanitary Plumbing					24,150		24,150
Gas Services							
	Allowance for gas services (As advised by JMG 7/6/19)	1.00	Item	15,000.00	15,000.00		15,000.00
	Allowance for builder's work in connection	1.00	Item	1,125.00	1,125.00		1,125.00
Gas Services					16,125		16,125
Air Conditioning							
	Allowance for mechanical services (As advised by JMG 7/6/19)	1.00	Item	900,000.00	900,000.00		900,000.00
	Allowance for builder's work in connection	1.00	Item	67,500.00	67,500.00		67,500.00
Air Conditioning					967,500		967,500
Fire Protection							
	Allowance for fire detection (As advised by JMG 7/6/19)	1.00	Item	240,000.00	240,000.00		240,000.00
	Allowance for fire sprinklers (As advised by JMG 7/6/19)	1.00	Item	200,000.00	200,000.00		200,000.00
	Allowance for builder's work in connection	1.00	Item	33,000.00	33,000.00		33,000.00
	Fire hose reels complete	5.00	no	2,000.00	10,000.00		10,000.00
Fire Protection					483,000		483,000
Electric Light & Power							
	Allowance for electric light and power (As advised by JMG 7/6/19)	1.00	Item	1,200,000.00	1,200,000.00		1,200,000.00
	Allowance for builder's work in connection	1.00	Item	90,000.00	90,000.00		90,000.00
Electric Light & Power					1,290,000		1,290,000
Special Services							
	Allowance for electronic security services (As advised by SCG 11/6/19)	1.00	Item	718,500.00	718,500.00		718,500.00

Breakdown

Project: Southern Remand Centre Project
Building: Remand Unit 2

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remand Unit 2
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Special Services							(Continued)
	Allowance for builder's work in connection	1.00	Item	54,000.00	54,000.00		54,000.00
Special Services					772,500		772,500
Site Preparation							
	Bulk excavation complete	248.00	m3	40.00	9,920.00		9,920.00
Site Preparation					9,920		9,920
Roads, Footpaths & Paved Areas							
	Reinforced concrete paving slab complete	373.00	m2	110.00	41,030.00		41,030.00
Roads, Footpaths & Paved Areas					41,030		41,030
External Stormwater Drainage							
	Stormwater pipe in ground complete	280.00	m	120.00	33,600.00		33,600.00
	Manhole complete	8.00	no	3,000.00	24,000.00		24,000.00
External Stormwater Drainage					57,600		57,600
External Sewer Drainage							
	Sewer pipe in ground complete	300.00	m	120.00	36,000.00		36,000.00
	Sewer stack complete	51.00	m	80.00	4,080.00		4,080.00
	Manhole complete	8.00	no	2,500.00	20,000.00		20,000.00
External Sewer Drainage					60,080		60,080
External Water Supply							
	Water pipe in ground complete	300.00	m	80.00	24,000.00		24,000.00
	Allowance for valves and the like complete	1.00	Item	5,000.00	5,000.00		5,000.00
External Water Supply					29,000		29,000
Special Provisions							
	Allowance for design development contingency (2.5%)	1.00	Item	382,000.00	382,000.00		382,000.00
	Allowance for contract contingency (5%)	1.00	Item	758,000.00	758,000.00		758,000.00
Special Provisions					1,140,000		1,140,000

Clinic Building

Summary

Project: Southern Remand Centre Project
Building: Clinic Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Clinic Building
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.13					363,003.00	363,003.00
SB	Substructure	4.09					122,195.00	122,195.00
CL	Columns	0.22					6,500.00	6,500.00
UF	Upper Floors	1.63					48,750.00	48,750.00
SC	Staircases	0.64					19,000.00	19,000.00
RF	Roof	5.85					174,850.00	174,850.00
EW	External Walls	8.49					254,140.00	254,140.00
WW	Windows	3.58					107,055.00	107,055.00
ED	External Doors	2.26					67,450.00	67,450.00
NW	Internal Walls	6.37					190,475.00	190,475.00
NS	Internal Screens & Borrowed Lights	3.56					106,400.00	106,400.00
ND	Internal Doors	7.25					217,000.00	217,000.00
WF	Wall Finishes	0.65					19,425.00	19,425.00
FF	Floor Finishes	1.11					33,060.00	33,060.00
CF	Ceiling Finishes	4.20					125,597.00	125,597.00
FT	Fitments	3.20					95,735.00	95,735.00
SF	Sanitary Fixtures	1.63					48,695.00	48,695.00
PD	Sanitary Plumbing	0.12					3,500.00	3,500.00
AC	Air Conditioning	5.39					161,250.00	161,250.00
FP	Fire Protection	1.93					57,750.00	57,750.00
LP	Electric Light & Power	5.03					150,500.00	150,500.00
SS	Special Services	12.44					372,200.00	372,200.00
XP	Site Preparation	0.11					3,080.00	3,080.00
XR	Roads, Footpaths & Paved Areas	0.29					8,470.00	8,470.00
XK	External Stormwater Drainage	0.47					14,040.00	14,040.00
XD	External Sewer Drainage	0.35					10,280.00	10,280.00
XW	External Water Supply	0.13					3,600.00	3,600.00
YY	Special Provisions	7.02					210,000.00	210,000.00
GFA: 0.00 m2		100.00						2,994,000

Breakdown

Project: Southern Remand Centre Project
Building: Clinic Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Clinic Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Preliminaries

	Allowance for preliminaries (15%)	1.00	Item	363,003.00	363,003.00		363,003.00
Preliminaries					363,003		363,003

Substructure

	Reinforced concrete ground slab complete	307.00	m2	155.00	47,585.00		47,585.00
	Reinforced concrete footing/slab thickening complete	27.00	m3	500.00	13,500.00		13,500.00
	Bored piers complete	99.00	m	210.00	20,790.00		20,790.00
	Precast concrete retaining wall complete including naw kaw finish	41.00	m2	420.00	17,220.00		17,220.00
	Structural fill complete	154.00	m3	150.00	23,100.00		23,100.00
Substructure					122,195		122,195

Columns

	Allowance for columns complete	130.00	m2	50.00	6,500.00		6,500.00
Columns					6,500		6,500

Upper Floors

	Suspended reinforced concrete floor slab complete	130.00	m2	375.00	48,750.00		48,750.00
Upper Floors					48,750		48,750

Staircases

	1200 wide steel framed staircase rising approximately 3000 in single flight complete	1.00	no	19,000.00	19,000.00		19,000.00
Staircases					19,000		19,000

Roof

	Colorbond roof sheeting on and including framing, insulation, sisalation and rainwatergoods complete	413.00	m2	300.00	123,900.00		123,900.00
	Steel framed double glazed skylights complete including security mesh	10.00	m2	1,355.00	13,550.00		13,550.00
	Fibre cement sheet soffit lining on and including framing and paint finish	88.00	m2	100.00	8,800.00		8,800.00
	Downpipe complete	30.00	m	120.00	3,600.00		3,600.00
	Allowance for roof access/safety system	1.00	Item	5,000.00	5,000.00		5,000.00
	Allowance for plant deck	1.00	Item	20,000.00	20,000.00		20,000.00
Roof					174,850		174,850

Breakdown

Project: Southern Remand Centre Project
Building: Clinic Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Clinic Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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External Walls

	300 thick insulated precast concrete wall panel complete including paint finish both sides	388.00	m2	655.00	254,140.00		254,140.00
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External Walls

254,140

254,140

Windows

	Steel framed double glazed windows complete	39.00	m2	2,745.00	107,055.00		107,055.00
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Windows

107,055

107,055

External Doors

	Steel framed double glazed door complete	6.00	no	10,750.00	64,500.00		64,500.00
	Plant room access door complete including frame and hardware	1.00	no	2,950.00	2,950.00		2,950.00

External Doors

67,450

67,450

Internal Walls

	Precast concrete wall complete including painted plasterboard finish both sides	401.00	m2	475.00	190,475.00		190,475.00
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Internal Walls

190,475

190,475

Internal Screens & Borrowed Lights

	Steel framed glazed windows complete	40.00	m2	2,660.00	106,400.00		106,400.00
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Internal Screens & Borrowed Lights

106,400

106,400

Internal Doors

	Secure door complete including frame and hardware	20.00	no	10,500.00	210,000.00		210,000.00
	Single solid core door complete	7.00	no	1,000.00	7,000.00		7,000.00

Internal Doors

217,000

217,000

Wall Finishes

	Wall tiling complete including waterproofing	105.00	m2	185.00	19,425.00		19,425.00
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Wall Finishes

19,425

19,425

Floor Finishes

	Sheet vinyl flooring complete including skirtings	327.00	m2	90.00	29,430.00		29,430.00
	Concrete sealer complete	48.00	m2	15.00	720.00		720.00
	Allowance for tactile indicators complete	2.00	m2	1,455.00	2,910.00		2,910.00

Floor Finishes

33,060

33,060

Breakdown

Project: Southern Remand Centre Project
Building: Clinic Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Clinic Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Ceiling Finishes

	Suspended flush hardened plasterboard ceiling complete including paint finish	383.00	m2	159.00	60,897.00		60,897.00
	Access panel complete	6.00	no	450.00	2,700.00		2,700.00
	Secure access panel complete	15.00	no	4,000.00	60,000.00		60,000.00
	Allowance for bulkheads	1.00	Item	2,000.00	2,000.00		2,000.00

Ceiling Finishes

125,597

125,597

Fitments

	Steel balustrade complete	4.00	m	250.00	1,000.00		1,000.00
	Benchtop/cupboard unit complete	3.00	m	1,230.00	3,690		3,690.00
	Full height cupboard unit complete	17.00	m	870.00	14,790		14,790.00
	Overhead cupboard unit complete	3.00	m	535.00	1,605.00		1,605.00
	Allowance for bathroom fittings	1.00	Item	5,000.00	5,000		5,000
	Full height shelving unit complete	14.00	m	400.00	5,600.00		5,600.00
	Pinboards complete	9.00	no	600.00	5,400.00		5,400.00
	Whiteboards complete	13.00	no	600.00	7,800.00		7,800.00
	Open benchtop complete	22.00	m	500.00	11,000.00		11,000.00
	Curtains/blinds complete	39.00	m2	150.00	5,850.00		5,850.00
	Officer post desk complete	8.00	m	2,000.00	16,000.00		16,000.00
	Bench seats complete	10.00	m	1,500.00	15,000.00		15,000.00
	Grabrail fitout complete	2.00	no	1,500.00	3,000.00		3,000.00

Fitments

95,735

95,735

Sanitary Fixtures

	Cell WC complete	1.00	no	5,150.00	5,150.00		5,150.00
	Cell disabled WC	1.00	no	6,900.00	6,900.00		6,900.00
	Cell basin complete	2.00	no	3,100.00	6,200.00		6,200.00
	Cell shower complete	1.00	no	1,845.00	1,845.00		1,845.00
	Staff WC complete	1.00	no	2,450.00	2,450.00		2,450.00
	Staff disabled WC	1.00	no	4,200.00	4,200.00		4,200.00
	Staff basin complete	2.00	no	1,900.00	3,800.00		3,800.00
	Shower complete	1.00	no	1,000.00	1,000.00		1,000.00
	Sink and drainer complete	1.00	no	2,100.00	2,100.00		2,100.00
	Boiling water unit complete	1.00	no	5,000.00	5,000.00		5,000.00
	Slop hopper complete	1.00	no	4,800.00	4,800		4,800
	Allowance for hot water services	1.00	Item	3,850.00	3,850.00		3,850.00

Breakdown

Project: Southern Remand Centre Project
Building: Clinic Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Clinic Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Sanitary Fixtures							(Continued)
	Allowance for thermostatic mixing valves	2.00	no	700.00	1,400.00		1,400.00
Sanitary Fixtures					48,695		48,695
Sanitary Plumbing							
	Floor waste complete	10.00	no	350.00	3,500.00		3,500.00
Sanitary Plumbing					3,500		3,500
Air Conditioning							
	Allowance for mechanical services (As advised by JMG 14/6/19)	1.00	Item	150,000.00	150,000.00		150,000.00
	Allowance for builder's work in connection	1.00	Item	11,250.00	11,250.00		11,250.00
Air Conditioning					161,250		161,250
Fire Protection							
	Fire hose reels complete	2.00	no	2,000.00	4,000.00		4,000.00
	Allowance for fire detection (As advised by JMG 14/6/19)	1.00	Item	15,000.00	15,000.00		15,000.00
	Allowance for fire sprinklers (As advised by JMG 14/6/19)	1.00	Item	35,000.00	35,000.00		35,000.00
	Allowance for builder's work in connection	1.00	Item	3,750.00	3,750.00		3,750.00
Fire Protection					57,750		57,750
Electric Light & Power							
	Allowance for electric light and power (As advised by JMG 14/6/19)	1.00	Item	140,000.00	140,000.00		140,000.00
	Allowance for builder's work in connection	1.00	Item	10,500.00	10,500.00		10,500.00
Electric Light & Power					150,500		150,500
Special Services							
	Allowance for electronic security services (As advised by SCG 11/6/19)	1.00	Item	346,200.00	346,200.00		346,200.00
	Allowance for builder's work in connection	1.00	Item	26,000.00	26,000.00		26,000.00
Special Services					372,200		372,200
Site Preparation							
	Bulk excavation complete	77.00	m3	40.00	3,080.00		3,080.00
Site Preparation					3,080		3,080
Roads, Footpaths & Paved Areas							
	Reinforced concrete paving slab complete	77.00	m2	110.00	8,470.00		8,470.00

Breakdown

Project: Southern Remand Centre Project
Building: Clinic Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Clinic Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Roads, Footpaths & Paved Areas

(Continued)

Roads, Footpaths & Paved Areas

8,470

8,470

External Stormwater Drainage

	Stormwater pipe in ground complete	67.00	m	120.00	8,040.00		8,040.00
	Manhole complete	2.00	no	3,000.00	6,000.00		6,000.00

External Stormwater Drainage

14,040

14,040

External Sewer Drainage

	Sewer pipe in ground complete	44.00	m	120.00	5,280.00		5,280.00
	Manhole complete	2.00	no	2,500.00	5,000.00		5,000.00

External Sewer Drainage

10,280

10,280

External Water Supply

	Water pipe in ground complete	20.00	m	80.00	1,600.00		1,600.00
	Allowance for valves and the like complete	1.00	Item	2,000.00	2,000.00		2,000.00

External Water Supply

3,600

3,600

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	70,000.00	70,000.00		70,000.00
	Allowance for contract contingency (5%)	1.00	Item	140,000.00	140,000.00		140,000.00

Special Provisions

210,000

210,000

SRC Site Works

Summary

Project: Southern Remand Centre Project
Building: SRC Site Works

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 SRC Site Works
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.13					1,326,649.97	1,326,649.97
SC	Staircases	0.06					6,250.00	6,250.00
SE	Special Equipment	0.56					61,000.00	61,000.00
AC	Air Conditioning	0.50					53,750.00	53,750.00
XR	Roads, Footpaths & Paved Areas	2.32					253,470.00	253,470.00
XN	Boundary Walls, Fencing & Gates	22.63					2,475,220.02	2,475,220.02
XB	Outbuildings & Covered Ways	8.44					922,500.00	922,500.00
XL	Landscaping & Improvements	3.27					357,320.00	357,320.00
XK	External Stormwater Drainage	0.37					40,000.00	40,000.00
XD	External Sewer Drainage	0.33					35,335.00	35,335.00
XW	External Water Supply	0.28					30,430.00	30,430.00
XG	External Gas	1.18					129,000.00	129,000.00
XF	External Fire Protection	1.71					186,750.00	186,750.00
XE	External Electric Light & Power	11.60					1,268,500.00	1,268,500.00
XS	External Special Services	27.62					3,021,825.00	3,021,825.00
YY	Special Provisions	7.07					773,000.00	773,000.00
GFA: 0.00 m2		100.00						10,941,000

Breakdown

Project: Southern Remand Centre Project
Building: SRC Site Works

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 SRC Site Works
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Preliminaries							
	Allowance for preliminaries (15%)	1.00	Item	1,326,649.97	1,326,649.97		1,326,649.97
Preliminaries					1,326,650		1,326,650
Staircases							
	1050mm wide single flight concrete staircase rising approximately 1m	1.00	no	1,000.00	1,000.00		1,000.00
	Handrails complete	15.00	m	350.00	5,250.00		5,250.00
Staircases					6,250		6,250
Special Equipment							
	Allowance for clothesline complete	2.00	no	500.00	1,000.00		1,000.00
	Allowance for gym equipments complete - covered	2.00	no	20,000.00	40,000.00		40,000.00
	Allowance for signage/direction complete	1.00	Item	20,000.00	20,000.00		20,000.00
Special Equipment					61,000		61,000
Air Conditioning							
	Allowance for site BMS link (As advised by JMG 7/6/19)	1.00	Item	50,000.00	50,000.00		50,000.00
	Allowance for builder's work in connection	1.00	Item	3,750.00	3,750.00		3,750.00
Air Conditioning					53,750		53,750
Roads, Footpaths & Paved Areas							
	Pathway complete	149.00	m2	110.00	16,390.00		16,390.00
	Pedestrian path complete	193.00	m2	110.00	21,230.00		21,230.00
	External perimeter road complete	2,498.00	m2	60.00	149,880.00		149,880.00
	Internal perimeter road complete	2,199.00	m2	30.00	65,970.00		65,970.00
Roads, Footpaths & Paved Areas					253,470		253,470
Boundary Walls, Fencing & Gates							
	Courtesy fence 900mmH	487.00	m	60.00	29,220.00		29,220.00
	Electric fence 3000mmH	424.00	m	850.00	360,400.00		360,400.00
	Fence/gated area	222.00	m	1,550.00	344,100.00		344,100.00
	Pedestrian gate	41.00	no	5,000.00	205,000.00		205,000.00
	6000mmH concrete perimeter walls	471.00	m	3,100.00	1,460,100.02		1,460,100.02
	Colorbond Fence	80.00	m	955.00	76,400.00		76,400.00
Boundary Walls, Fencing & Gates					2,475,220		2,475,220
Outbuildings & Covered Ways							
	Covered basketball court complete	430.00	m2	500.00	215,000.00		215,000.00
	Covered walkway complete	283.00	m	2,500.00	707,500.00		707,500.00

Breakdown

Project: Southern Remand Centre Project
Building: SRC Site Works

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 SRC Site Works
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Outbuildings & Covered Ways

(Continued)

Outbuildings & Covered Ways

922,500

922,500

Landscaping & Improvements

	Allowance for covered phone area including seating and table arrangements complete	2.00	no	10,000.00	20,000.00		20,000.00
	Sterile Zone complete	2,754.00	m2	60.00	165,240.00		165,240.00
	Zone in between fence complete	736.00	m2	30.00	22,080.00		22,080.00
	Allowance for site landscaping	1.00	Item	150,000.00	150,000.00		150,000.00

Landscaping & Improvements

357,320

357,320

External Stormwater Drainage

	Allowance for external stormwater drainage	1.00	Item	40,000.00	40,000.00		40,000.00
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External Stormwater Drainage

40,000

40,000

External Sewer Drainage

	Sewer pipe 150 diameter in ground complete	229.00	m	115.00	26,335.00		26,335.00
	AC	3.00	no	3,000.00	9,000.00		9,000.00

External Sewer Drainage

35,335

35,335

External Water Supply

	32 diameter CW in ground complete	7.00	m	60.00	420.00		420.00
	65 diameter CW in ground complete	167.00	m	80.00	13,360.00		13,360.00
	100 diameter CW in ground complete	18.00	m	150.00	2,700.00		2,700.00
	100 diameter Water in ground complete	59.00	m	150.00	8,850.00		8,850.00
	Allowance to locate and connect water line to existing water main	1.00	no	5,100.00	5,100.00		5,100.00

External Water Supply

30,430

30,430

External Gas

	Allowance for gas supply pipework and valves (As advised by JMG 7/6/19)	1.00	Item	120,000.00	120,000.00		120,000.00
	Allowance for builder's work in connection	1.00	Item	9,000.00	9,000.00		9,000.00

External Gas

129,000

129,000

External Fire Protection

	80 diameter fire service in ground complete	24.00	m	150.00	3,600.00		3,600.00
	100 diameter fire service in ground complete	497.00	m	200.00	99,400.00		99,400.00
	Allowance for new domestic and fire valve assemblies to service remand precinct	1.00	no	20,000.00	20,000.00		20,000.00
	FH in ground complete	4.00	no	2,500.00	10,000.00		10,000.00
	Allowance for external fire links (As advised by JMG 7/6/19)	1.00	Item	50,000.00	50,000.00		50,000.00

Breakdown

Project: Southern Remand Centre Project
Building: SRC Site Works

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 SRC Site Works
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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External Fire Protection

(Continued)

	Allowance for builder's work in connection	1.00	Item	3,750.00	3,750.00		3,750.00
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External Fire Protection

186,750

186,750

External Electric Light & Power

	Allowance for substation (As advised by JMG 7/6/19)	1.00	Item	180,000.00	180,000.00		180,000.00
	Allowance for HV cabling (As advised by JMG 7/6/19)	1.00	Item	80,000.00	80,000.00		80,000.00
	Allowance for generator (As advised by JMG 7/6/19)	1.00	Item	220,000.00	220,000.00		220,000.00
	Allowance for LV reticulation (As advised by JMG 7/6/19)	1.00	Item	200,000.00	200,000.00		200,000.00
	Allowance for external lighting (As advised by JMG 7/6/19)	1.00	Item	400,000.00	400,000.00		400,000.00
	Allowance for fibre optic links (As advised by JMG 7/6/19)	1.00	Item	100,000.00	100,000.00		100,000.00
	Allowance for builder's work in connection	1.00	Item	88,500.00	88,500.00		88,500.00

External Electric Light & Power

1,268,500

1,268,500

External Special Services

	Allowance for electronic security services to perimeter fencing (As advised by SCG 11/6/19)	1.00	Item	2,438,000.00	2,438,000.00		2,438,000.00
	Allowance for electronic security services to external areas (As advised by SCG 11/6/19)	1.00	Item	373,000.00	373,000.00		373,000.00
	Allowance for builder's work in connection	1.00	Item	210,825.00	210,825.00		210,825.00

External Special Services

3,021,825

3,021,825

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	255,000.00	255,000.00		255,000.00
	Allowance for contract contingency (5%)	1.00	Item	518,000.00	518,000.00		518,000.00

Special Provisions

773,000

773,000

Sally Port

Summary

Project: Southern Remand Centre Project

Building: Sally Port

Details: Southern Remand Centre Project

Budget Estimate - Sketch Design

Sally Port

June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.18					78,890.00	78,890.00
SB	Substructure	10.03					64,960.00	64,960.00
EW	External Walls	17.47					113,150.00	113,150.00
ED	External Doors	16.98					110,000.00	110,000.00
LP	Electric Light & Power	1.66					10,750.00	10,750.00
SS	Special Services	34.77					225,250.00	225,250.00
YY	Special Provisions	6.95					45,000.00	45,000.00
GFA: 0.00 m2		100.00						648,000

Breakdown

Project: Southern Remand Centre Project
Building: Sally Port

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Sally Port
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Preliminaries							
	Allowance for preliminaries (15%)	1.00	Item	78,890.00	78,890.00		78,890.00
Preliminaries					78,890		78,890
Substructure							
	Reinforced concrete ground slab complete	176.00	m2	155.00	27,280.00		27,280.00
	Reinforced concrete footing/slab thickening complete	21.00	m3	500.00	10,500.00		10,500.00
	Bored piers complete	26.00	m	210.00	5,460.00		5,460.00
	Precast concrete retaining wall complete including naw kaw finish	21.00	m2	420.00	8,820.00		8,820.00
	Structural fill complete	86.00	m3	150.00	12,900.00		12,900.00
Substructure					64,960		64,960
External Walls							
	Steel framed enclosure wall complete including mesh cladding and drum roll top	73.00	m	1,550.00	113,150.00		113,150.00
External Walls					113,150		113,150
External Doors							
	Small vehicle access gate complete	4.00	no	10,000.00	40,000.00		40,000.00
	Large vehicle access gate complete	2.00	no	20,000.00	40,000.00		40,000.00
	Pedestrian access gate complete	3.00	no	10,000.00	30,000.00		30,000.00
External Doors					110,000		110,000
Electric Light & Power							
	Allowance for electric light and power (As advised by JMG 14/6/19)	1.00	Item	10,000.00	10,000.00		10,000.00
	Allowance for builder's work in connection	1.00	Item	750.00	750.00		750.00
Electric Light & Power					10,750		10,750
Special Services							
	Allowance for electronic security services (As advised by SCG 11/6/19)	1.00	Item	209,500.00	209,500.00		209,500.00
	Allowance for builder's work in connection	1.00	Item	15,750.00	15,750.00		15,750.00
Special Services					225,250		225,250
Special Provisions							
	Allowance for design development contingency (2.5%)	1.00	Item	15,000.00	15,000.00		15,000.00
	Allowance for contract contingency (5%)	1.00	Item	30,000.00	30,000.00		30,000.00

Breakdown

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Sally Port	Budget Estimate - Sketch Design
	Sally Port
	June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Special Provisions							<i>(Continued)</i>
	Special Provisions				45,000		45,000

Car Park

Summary

Project: Southern Remand Centre Project

Building: Car Park

Details: Southern Remand Centre Project

Budget Estimate - Sketch Design

Car Park

June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.08					60,490.00	60,490.00
XR	Roads, Footpaths & Paved Areas	51.87					259,860.00	259,860.00
XL	Landscaping & Improvements	18.33					91,800.00	91,800.00
XK	External Stormwater Drainage	10.55					52,850.00	52,850.00
YY	Special Provisions	7.19					36,000	36,000
GFA: 0.00 m2		100.00						501,000

Breakdown

Project: Southern Remand Centre Project
Building: Car Park

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Car Park
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Preliminaries

	Allowance for preliminaries (15%)	1.00	Item	60,490.00	60,490.00		60,490.00
Preliminaries					60,490		60,490

Roads, Footpaths & Paved Areas

	Bitumen car park surface laid over existing basecourses complete	3,357.00	m2	40.00	134,280.00		134,280.00
	Bitumen car park on and including new basecourses complete	1,165.00	m2	60.00	69,900.00		69,900.00
	Concrete kerb complete	247.00	m	80.00	19,760.00		19,760.00
	Concrete kerb and gutter complete	241.00	m	120.00	28,920.00		28,920.00
	Concrete crossover complete	10.00	m	200.00	2,000.00		2,000.00
	Allowance for linemarking	1.00	Item	5,000.00	5,000.00		5,000.00
Roads, Footpaths & Paved Areas					259,860		259,860

Landscaping & Improvements

	Allowance for landscaping	1,530.00	m2	60.00	91,800.00		91,800.00
Landscaping & Improvements					91,800		91,800

External Stormwater Drainage

	Grated pit complete	8.00	no	2,500.00	20,000.00		20,000.00
	Stormwater pipe in ground complete	219.00	m	150.00	32,850.00		32,850.00
External Stormwater Drainage					52,850		52,850

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	12,000.00	12,000		12,000
	Allowance for contract contingency (5%)	1.00	Item	24,000.00	24,000		24,000
Special Provisions					36,000		36,000

Gatehouse

Summary

Project: Southern Remand Centre Project
Building: Gatehouse

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Gatehouse
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.13					542,729.00	542,729.00
SB	Substructure	1.27					56,640.00	56,640.00
CL	Columns	0.10					4,300.00	4,300.00
UF	Upper Floors	0.73					32,250.00	32,250.00
RF	Roof	1.79					79,900.00	79,900.00
EW	External Walls	2.38					106,215.00	106,215.00
WW	Windows	3.38					150,975.00	150,975.00
ED	External Doors	0.97					43,000.00	43,000.00
NW	Internal Walls	1.65					73,625.00	73,625.00
NS	Internal Screens & Borrowed Lights	3.75					167,580.00	167,580.00
ND	Internal Doors	2.35					105,000.00	105,000.00
WF	Wall Finishes	0.01					185.00	185.00
FF	Floor Finishes	0.70					31,320.00	31,320.00
CF	Ceiling Finishes	2.89					129,006.00	129,006.00
FT	Fitments	0.89					39,800.00	39,800.00
SF	Sanitary Fixtures	0.10					4,350.00	4,350.00
AC	Air Conditioning	2.41					107,500.00	107,500.00
FP	Fire Protection	1.21					53,750.00	53,750.00
LP	Electric Light & Power	2.89					129,000.00	129,000.00
SS	Special Services	49.22					2,202,675.00	2,202,675.00
AR	Alterations & Renovations	1.87					83,510.00	83,510.00
XR	Roads, Footpaths & Paved Areas	0.13					5,390.00	5,390.00
XN	Boundary Walls, Fencing & Gates	0.28					12,300.00	12,300.00
XK	External Stormwater Drainage	0.07					3,000.00	3,000.00
YY	Special Provisions	6.98					312,000.00	312,000.00
GFA: 0.00 m2		100.00						4,476,000

Breakdown

Project: Southern Remand Centre Project
Building: Gatehouse

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Gatehouse
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Preliminaries

	Allowance for preliminaries (15%)	1.00	Item	542,729.00	542,729.00		542,729.00
Preliminaries					542,729		542,729

Substructure

	Reinforced concrete ground slab complete	102.00	m2	155.00	15,810.00		15,810.00
	Reinforced concrete footing/slab thickening complete	12.00	m3	500.00	6,000.00		6,000.00
	Bored piers complete	35.00	m	210.00	7,350.00		7,350.00
	Precast concrete retaining wall complete including naw kaw finish	29.00	m2	420.00	12,180.00		12,180.00
	Structural fill complete	102.00	m3	150.00	15,300.00		15,300.00
Substructure					56,640		56,640

Columns

	Allowance for columns complete	86.00	m2	50.00	4,300.00		4,300.00
Columns					4,300		4,300

Upper Floors

	Suspended reinforced concrete floor slab complete	86.00	m2	375.00	32,250.00		32,250.00
Upper Floors					32,250		32,250

Roof

	Colorbond roof sheeting on and including framing, insulation, sisalation and rainwatergoods complete	135.00	m2	300.00	40,500.00		40,500.00
	Timber soffit lining on and including framing and paint finish	34.00	m2	360.00	12,240.00		12,240.00
	Downpipe complete	18.00	m	120.00	2,160.00		2,160.00
	Allowance for roof access/safety system	1.00	Item	5,000.00	5,000.00		5,000.00
	Allowance for plant deck	1.00	Item	20,000.00	20,000.00		20,000.00
Roof					79,900		79,900

External Walls

	300 thick insulated precast concrete wall panel complete including paint finish both sides	153.00	m2	655.00	100,215.00		100,215.00
	Stud framed entrance wall complete including feature lining	20.00	m2	300.00	6,000.00		6,000.00
External Walls					106,215		106,215

Breakdown

Project: Southern Remand Centre Project
Building: Gatehouse

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Gatehouse
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Windows

	Steel framed double glazed windows complete	55.00	m2	2,745.00	150,975.00		150,975.00
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Windows

150,975

150,975

External Doors

	Steel framed double glazed door complete	4.00	no	10,750.00	43,000.00		43,000.00
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External Doors

43,000

43,000

Internal Walls

	Precast concrete wall complete including painted plasterboard finish both sides	155.00	m2	475.00	73,625.00		73,625.00
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Internal Walls

73,625

73,625

Internal Screens & Borrowed Lights

	Steel framed glazed windows complete	63.00	m2	2,660.00	167,580.00		167,580.00
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Internal Screens & Borrowed Lights

167,580

167,580

Internal Doors

	Secure door complete including frame and hardware	10.00	no	10,500.00	105,000.00		105,000.00
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Internal Doors

105,000

105,000

Wall Finishes

	Wall tiling complete including waterproofing	1.00	m2	185.00	185.00		185.00
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Wall Finishes

185

185

Floor Finishes

	Sheet vinyl flooring complete including skirtings	348.00	m2	90.00	31,320.00		31,320.00
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Floor Finishes

31,320

31,320

Ceiling Finishes

	Suspended flush hardened plasterboard ceiling complete including paint finish	334.00	m2	159.00	53,106.00		53,106.00
	Timber soffit lining on and including framing and paint finish	25.00	m2	360.00	9,000.00		9,000.00
	Access panel complete	2.00	no	450.00	900.00		900.00
	Secure access panel complete	16.00	no	4,000.00	64,000.00		64,000.00
	Allowance for bulkheads	1.00	Item	2,000.00	2,000.00		2,000.00

Ceiling Finishes

129,006

129,006

Fitments

	Pinboards complete	4.00	no	600.00	2,400.00		2,400.00
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Breakdown

Project: Southern Remand Centre Project
Building: Gatehouse

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Gatehouse
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Fitments

(Continued)

	Whiteboards complete	4.00	no	600.00	2,400.00		2,400.00
	Open benchtop complete	10.00	m	500.00	5,000.00		5,000.00
	Officer post desk complete	14.00	m	1,500.00	21,000.00		21,000.00
	Bench seats complete	6.00	m	1,500.00	9,000.00		9,000.00

Fitments

39,800

39,800

Sanitary Fixtures

	Cell basin complete	1.00	no	3,100.00	3,100.00		3,100.00
	Allowance for hot water services	1.00	Item	550.00	550.00		550.00
	Allowance for thermostatic mixing valves	1.00	no	700.00	700.00		700.00

Sanitary Fixtures

4,350

4,350

Air Conditioning

	Allowance for mechanical services (As advised by JMG 14/6/19)	1.00	Item	100,000.00	100,000.00		100,000.00
	Allowance for builder's work in connection	1.00	Item	7,500.00	7,500.00		7,500.00

Air Conditioning

107,500

107,500

Fire Protection

	Allowance for fire detection (As advised by JMG 14/6/19)	1.00	Item	15,000.00	15,000.00		15,000.00
	Allowance for fire sprinklers (As advised by JMG 14/6/19)	1.00	Item	35,000.00	35,000.00		35,000.00
	Allowance for builder's work in connection	1.00	Item	3,750.00	3,750.00		3,750.00

Fire Protection

53,750

53,750

Electric Light & Power

	Allowance for electric light and power (As advised by JMG 14/6/19)	1.00	Item	120,000.00	120,000.00		120,000.00
	Allowance for builder's work in connection	1.00	Item	9,000.00	9,000.00		9,000.00

Electric Light & Power

129,000

129,000

Special Services

	Allowance for electronic security services (As advised by SCG 11/6/19)	1.00	Item	2,049,000.00	2,049,000.00		2,049,000.00
	Allowance for builder's work in connection	1.00	Item	153,675.00	153,675.00		153,675.00

Special Services

2,202,675

2,202,675

Breakdown

Project: Southern Remand Centre Project
Building: Gatehouse

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Gatehouse
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Alterations & Renovations

	Take up existing floor finish complete	192.00	m2	20.00	3,840.00		3,840.00
	Take down existing ceiling lining complete	192.00	m2	20.00	3,840.00		3,840.00
	Demolish existing internal wall complete	47.00	m2	50.00	2,350.00		2,350.00
	Demolish existing external wall complete	11.00	m2	70.00	770.00		770.00
	Remove existing single door and frame complete	7.00	no	80.00	560.00		560.00
	Demolish existing glazed screen complete	42.00	m2	40.00	1,680.00		1,680.00
	Allow to modify existing security fences complete	1.00	Item	50,000.00	50,000.00		50,000.00
	Remove existing security equipment complete	1.00	Item	20,000.00	20,000.00		20,000.00
	Remove existing basin complete	1.00	no	170.00	170.00		170.00
	Demolish existing joinery unit complete	10.00	m	30.00	300.00		300.00

Alterations & Renovations

83,510

83,510

Roads, Footpaths & Paved Areas

	Reinforced concrete paving slab complete	49.00	m2	110.00	5,390.00		5,390.00
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Roads, Footpaths & Paved Areas

5,390

5,390

Boundary Walls, Fencing & Gates

	Drum roll fixed to external wall complete	41.00	m	300.00	12,300.00		12,300.00
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Boundary Walls, Fencing & Gates

12,300

12,300

External Stormwater Drainage

	Stormwater pipe in ground complete		m	120.00	0.00		0.00
	Manhole complete	1.00	no	3,000.00	3,000.00		3,000.00

External Stormwater Drainage

3,000

3,000

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	104,000.00	104,000.00		104,000.00
	Allowance for contract contingency (5%)	1.00	Item	208,000.00	208,000.00		208,000.00

Special Provisions

312,000

312,000

Health Building

Summary

Project: Southern Remand Centre Project
Building: Health Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Health Building
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.14					373,974.00	373,974.00
SB	Substructure	3.37					103,700.00	103,700.00
CL	Columns	0.39					11,800.00	11,800.00
UF	Upper Floors	2.88					88,500.00	88,500.00
SC	Staircases	0.51					15,500.00	15,500.00
RF	Roof	5.42					166,810.00	166,810.00
EW	External Walls	7.72					237,765.00	237,765.00
WW	Windows	4.19					129,015.00	129,015.00
ED	External Doors	1.84					56,700.00	56,700.00
NW	Internal Walls	7.29					224,675.00	224,675.00
NS	Internal Screens & Borrowed Lights	4.23					130,340.00	130,340.00
ND	Internal Doors	5.18					159,350.00	159,350.00
WF	Wall Finishes	0.75					22,940.00	22,940.00
FF	Floor Finishes	1.69					52,080.00	52,080.00
CF	Ceiling Finishes	5.34					164,276.00	164,276.00
FT	Fitments	3.18					97,845.00	97,845.00
SF	Sanitary Fixtures	2.79					85,730.00	85,730.00
PD	Sanitary Plumbing	0.12					3,500.00	3,500.00
AC	Air Conditioning	5.24					161,250.00	161,250.00
FP	Fire Protection	1.30					39,775.00	39,775.00
LP	Electric Light & Power	3.84					118,250.00	118,250.00
SS	Special Services	10.87					334,865.00	334,865.00
AR	Alterations & Renovations	0.63					19,110.00	19,110.00
XP	Site Preparation	0.17					5,000.00	5,000.00
XN	Boundary Walls, Fencing & Gates	1.13					34,600.00	34,600.00
XR	Roads, Footpaths & Paved Areas	0.13					3,850.00	3,850.00
XK	External Stormwater Drainage	0.39					12,000.00	12,000.00
XD	External Sewer Drainage	0.30					9,200.00	9,200.00
XW	External Water Supply	0.12					3,600.00	3,600.00
YY	Special Provisions	7.01					216,000.00	216,000.00
GFA: 0.00 m2		100.00						3,082,000

Breakdown

Project: Southern Remand Centre Project
Building: Health Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Health Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Preliminaries							
	Allowance for preliminaries (15%)	1.00	Item	373,974.00	373,974.00		373,974.00
Preliminaries					373,974		373,974
Substructure							
	Reinforced concrete ground slab complete	256.00	m2	155.00	39,680.00		39,680.00
	Reinforced concrete footing/slab thickening complete	30.00	m3	500.00	15,000.00		15,000.00
	Bored piers complete	74.00	m	210.00	15,540.00		15,540.00
	Precast concrete retaining wall complete including naw kaw finish	34.00	m2	420.00	14,280.00		14,280.00
	Structural fill complete	128.00	m3	150.00	19,200.00		19,200.00
Substructure					103,700		103,700
Columns							
	Allowance for columns complete	236.00	m2	50.00	11,800.00		11,800.00
Columns					11,800		11,800
Upper Floors							
	Suspended reinforced concrete floor slab complete	236.00	m2	375.00	88,500.00		88,500.00
Upper Floors					88,500		88,500
Staircases							
	1200 wide reinforced concrete staircase rising approximately 3400 including landings complete	1.00	no	10,500.00	10,500.00		10,500.00
	Plantroom access ladder complete	1.00	no	5,000.00	5,000.00		5,000.00
Staircases					15,500		15,500
Roof							
	Colorbond roof sheeting on and including framing, insulation, sisalation and rainwatergoods complete	275.00	m2	300.00	82,500.00		82,500.00
	Steel framed double glazed skylights complete including security mesh	10.00	m2	1,355.00	13,550.00		13,550.00
	Fibre cement sheet soffit lining on and including framing and paint finish	62.00	m2	100.00	6,200.00		6,200.00
	Downpipe complete	38.00	m	120.00	4,560.00		4,560.00
	Allowance for roof access/safety system	1.00	Item	10,000.00	10,000.00		10,000.00
	Allowance for plant deck	1.00	Item	50,000.00	50,000.00		50,000.00
Roof					166,810		166,810

Breakdown

Project: Southern Remand Centre Project
Building: Health Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Health Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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External Walls

	300 thick insulated precast concrete wall panel complete including paint finish both sides	363.00	m2	655.00	237,765.00		237,765.00
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External Walls

237,765

237,765

Windows

	Steel framed double glazed windows complete	47.00	m2	2,745.00	129,015.00		129,015.00
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Windows

129,015

129,015

External Doors

	Steel framed double glazed door complete	5.00	no	10,750.00	53,750.00		53,750.00
	Plant room access door complete including frame and hardware	1.00	no	2,950.00	2,950.00		2,950.00

External Doors

56,700

56,700

Internal Walls

	Precast concrete wall complete including painted plasterboard finish both sides	473.00	m2	475.00	224,675.00		224,675.00
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Internal Walls

224,675

224,675

Internal Screens & Borrowed Lights

	Steel framed glazed windows complete	49.00	m2	2,660.00	130,340.00		130,340.00
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Internal Screens & Borrowed Lights

130,340

130,340

Internal Doors

	Secure door complete including frame and hardware	13.00	no	10,500.00	136,500.00		136,500.00
	Single solid core door complete	13.00	no	1,000.00	13,000.00		13,000.00
	Aluminium framed glazed single door complete	4.00	no	1,750.00	7,000.00		7,000.00
	Aluminium framed glazed leaf and a half door complete	1.00	no	2,850.00	2,850.00		2,850.00

Internal Doors

159,350

159,350

Wall Finishes

	Wall tiling complete including waterproofing	124.00	m2	185.00	22,940.00		22,940.00
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Wall Finishes

22,940

22,940

Floor Finishes

	Sheet vinyl flooring complete including skirtings	366.00	m2	90.00	32,940.00		32,940.00
	Concrete sealer complete	40.00	m2	15.00	600.00		600.00

Breakdown

Project: Southern Remand Centre Project
Building: Health Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Health Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Floor Finishes

(Continued)

	Allowance for tactile indicators complete	2.00	m2	1,455.00	2,910.00		2,910.00
	Waterproofing complete	79.00	m2	50.00	3,950.00		3,950.00
	Carpet on and including underlay and skirtings complete	146.00	m2	80.00	11,680.00		11,680.00

Floor Finishes

52,080

52,080

Ceiling Finishes

	Suspended flush hardened plasterboard ceiling complete including paint finish	364.00	m2	159.00	57,876.00		57,876.00
	Suspended flush plasterboard ceiling complete including paint finish	200.00	m2	102.00	20,400.00		20,400.00
	Secure access panel complete	21.00	no	4,000.00	84,000.00		84,000.00
	Allowance for bulkheads	1.00	Item	2,000.00	2,000.00		2,000.00

Ceiling Finishes

164,276

164,276

Fitments

	Benchtop/cupboard unit complete	12.00	m	1,230.00	14,760		14,760.00
	Full height cupboard unit complete	5.00	m	870.00	4,350		4,350.00
	Overhead cupboard unit complete	11.00	m	535.00	5,885.00		5,885.00
	Allowance for bathroom fittings	1.00	Item	6,500.00	6,500		6,500
	Full height shelving unit complete	3.00	m	400.00	1,200.00		1,200.00
	Pinboards complete	5.00	no	600.00	3,000.00		3,000.00
	Whiteboards complete	5.00	no	600.00	3,000.00		3,000.00
	Open benchtop complete	2.00	m	500.00	1,000.00		1,000.00
	Curtains/blinds complete	47.00	m2	150.00	7,050.00		7,050.00
	Officer post desk complete	11.00	m	2,000.00	22,000.00		22,000.00
	Bench seats complete	12.00	m	1,500.00	18,000.00		18,000.00
	Grabrail fitout complete	4.00	no	1,500.00	6,000.00		6,000.00
	Curtain rack complete	19.00	m	150.00	2,850.00		2,850.00
	Hoist track complete	9.00	m	250.00	2,250.00		2,250.00

Fitments

97,845

97,845

Sanitary Fixtures

	Cell WC complete	2.00	no	5,150.00	10,300.00		10,300.00
	Cell disabled WC	2.00	no	6,900.00	13,800.00		13,800.00
	Cell basin complete	4.00	no	3,100.00	12,400.00		12,400.00
	Cell shower complete	4.00	no	1,845.00	7,380.00		7,380.00

Breakdown

Project: Southern Remand Centre Project
Building: Health Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Health Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Sanitary Fixtures

(Continued)

	Staff WC complete	3.00	no	2,450.00	7,350.00		7,350.00
	Staff basin complete	3.00	no	1,900.00	5,700.00		5,700.00
	Sink and drainer complete	2.00	no	2,100.00	4,200.00		4,200.00
	Boiling water unit complete	2.00	no	5,000.00	10,000.00		10,000.00
	Slop hopper complete	1.00	no	4,800.00	4,800		4,800
	Allowance for hot water services	1.00	Item	7,700.00	7,700.00		7,700.00
	Allowance for thermostatic mixing valves	3.00	no	700.00	2,100.00		2,100.00

Sanitary Fixtures

85,730

85,730

Sanitary Plumbing

	Floor waste complete	10.00	no	350.00	3,500.00		3,500.00
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Sanitary Plumbing

3,500

3,500

Air Conditioning

	Allowance for mechanical services (As advised by JMG 14/6/19)	1.00	Item	150,000.00	150,000.00		150,000.00
	Allowance for builder's work in connection	1.00	Item	11,250.00	11,250.00		11,250.00

Air Conditioning

161,250

161,250

Fire Protection

	Allowance for fire detection (As advised by JMG 14/6/19)	1.00	Item	12,000.00	12,000.00		12,000.00
	Allowance for fire sprinklers (As advised by JMG 14/6/19)	1.00	Item	25,000.00	25,000.00		25,000.00
	Allowance for builder's work in connection	1.00	Item	2,775.00	2,775.00		2,775.00

Fire Protection

39,775

39,775

Electric Light & Power

	Allowance for electric light and power (As advised by JMG 14/6/19)	1.00	Item	110,000.00	110,000.00		110,000.00
	Allowance for builder's work in connection	1.00	Item	8,250.00	8,250.00		8,250.00

Electric Light & Power

118,250

118,250

Special Services

	Allowance for electronic security services (As advised by SCG 11/6/19) (Includes Remandee Processing)	1.00	Item	311,500.00	311,500.00		311,500.00
	Allowance for builder's work in connection	1.00	Item	23,365.00	23,365.00		23,365.00

Special Services

334,865

334,865

Breakdown

Project: Southern Remand Centre Project
Building: Health Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Health Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Alterations & Renovations

	Take up existing floor finish complete	111.00	m2	20.00	2,220.00		2,220.00
	Take down existing ceiling lining complete	111.00	m2	20.00	2,220.00		2,220.00
	Demolish existing internal wall complete	75.00	m2	50.00	3,750.00		3,750.00
	Demolish existing external wall complete	55.00	m2	70.00	3,850.00		3,850.00
	Remove existing single door and frame complete	5.00	no	80.00	400.00		400.00
	Demolish existing glazed screen complete	2.00	m2	40.00	80.00		80.00
	Remove existing sink/basin/WC complete	3.00	no	170.00	510.00		510.00
	Demolish existing joinery unit complete	36.00	m	30.00	1,080.00		1,080.00
	Demolish existing exercise yards complete	2.00	no	2,500.00	5,000.00		5,000.00

Alterations & Renovations

19,110

19,110

Site Preparation

	Allow to remove existing storage containers	1.00	Item	5,000.00	5,000.00		5,000.00
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Site Preparation

5,000

5,000

Boundary Walls, Fencing & Gates

	Allowance for secuer fencing and gates complete	1.00	Item	15,000.00	15,000.00		15,000.00
	Precast concrete wall complete	56.00	m2	350.00	19,600.00		19,600.00

Boundary Walls, Fencing & Gates

34,600

34,600

Roads, Footpaths & Paved Areas

	Reinforced concrete paving slab complete	35.00	m2	110.00	3,850.00		3,850.00
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Roads, Footpaths & Paved Areas

3,850

3,850

External Stormwater Drainage

	Stormwater pipe in ground complete	50.00	m	120.00	6,000.00		6,000.00
	Manhole complete	2.00	no	3,000.00	6,000.00		6,000.00

External Stormwater Drainage

12,000

12,000

External Sewer Drainage

	Sewer pipe in ground complete	35.00	m	120.00	4,200.00		4,200.00
	Manhole complete	2.00	no	2,500.00	5,000.00		5,000.00

External Sewer Drainage

9,200

9,200

Breakdown

Project: Southern Remand Centre Project

Building: Health Building

Details: Southern Remand Centre Project

Budget Estimate - Sketch Design

Health Building

June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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External Water Supply

	Water pipe in ground complete	20.00	m	80.00	1,600.00		1,600.00
	Allowance for valves and the like complete	1.00	Item	2,000.00	2,000.00		2,000.00

External Water Supply

3,600

3,600

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	72,000.00	72,000.00		72,000.00
	Allowance for contract contingency (5%)	1.00	Item	144,000.00	144,000.00		144,000.00

Special Provisions

216,000

216,000

Visits Building

Summary

Project: Southern Remand Centre Project
Building: Visits Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Visits Building
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.12					349,661.00	349,661.00
SB	Substructure	3.44					99,045.00	99,045.00
RF	Roof	5.92					170,560.00	170,560.00
EW	External Walls	11.04					318,350.00	318,350.00
WW	Windows	1.53					43,920.00	43,920.00
ED	External Doors	0.75					21,500.00	21,500.00
NW	Internal Walls	4.42					127,300.00	127,300.00
NS	Internal Screens & Borrowed Lights	6.18					178,220.00	178,220.00
ND	Internal Doors	8.32					239,850.00	239,850.00
WF	Wall Finishes	0.26					7,215.00	7,215.00
FF	Floor Finishes	1.77					51,030.00	51,030.00
CF	Ceiling Finishes	7.32					211,159.00	211,159.00
FT	Fitments	5.51					158,760.00	158,760.00
SF	Sanitary Fixtures	1.61					46,400.00	46,400.00
PD	Sanitary Plumbing	0.13					3,500.00	3,500.00
AC	Air Conditioning	3.73					107,500.00	107,500.00
FP	Fire Protection	2.80					80,625.00	80,625.00
LP	Electric Light & Power	6.71					193,500.00	193,500.00
SS	Special Services	7.57					218,225.00	218,225.00
AR	Alterations & Renovations	1.24					35,720.00	35,720.00
XR	Roads, Footpaths & Paved Areas	0.33					9,240.00	9,240.00
XK	External Stormwater Drainage	0.45					12,720.00	12,720.00
YY	Special Provisions	6.97					201,000.00	201,000.00
GFA: 0.00 m2		100.00						2,885,000

Breakdown

Project: Southern Remand Centre Project
Building: Visits Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Visits Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Preliminaries

	Allowance for preliminaries (15%)	1.00	Item	349,661.00	349,661.00		349,661.00
Preliminaries					349,661		349,661

Substructure

	Reinforced concrete ground slab complete	277.00	m2	155.00	42,935.00		42,935.00
	Reinforced concrete footing/slab thickening complete	26.00	m3	500.00	13,000.00		13,000.00
	Bored piers complete	36.00	m	210.00	7,560.00		7,560.00
	Precast concrete retaining wall complete including naw kaw finish	35.00	m2	420.00	14,700.00		14,700.00
	Structural fill complete	139.00	m3	150.00	20,850.00		20,850.00
Substructure					99,045		99,045

Roof

	Colorbond roof sheeting on and including framing, insulation, sisalation and rainwatergoods complete	277.00	m2	300.00	83,100.00		83,100.00
	Steel framed double glazed skylights complete including security mesh	20.00	m2	1,355.00	27,100.00		27,100.00
	Fibre cement sheet soffit lining on and including framing and paint finish	29.00	m2	100.00	2,900.00		2,900.00
	Steel framed sheet/mesh clad exercise yard roof complete	88.00	m2	350.00	30,800.00		30,800.00
	Downpipe complete	8.00	m	120.00	960.00		960.00
	Rainwaterhead complete	2.00	no	350.00	700.00		700.00
	Allowance for roof access/safety system	1.00	Item	5,000.00	5,000.00		5,000.00
	Allowance for plant deck	1.00	Item	20,000.00	20,000.00		20,000.00
Roof					170,560		170,560

External Walls

	300 thick insulated precast concrete wall panel complete including paint finish both sides	118.00	m2	655.00	77,290.00		77,290.00
	Steel framed double glazed screen complete	76.00	m2	2,785.00	211,660.00		211,660.00
	Steel framed sheet/mesh clad exercise yard screen complete	84.00	m2	350.00	29,400.00		29,400.00
External Walls					318,350		318,350

Breakdown

Project: Southern Remand Centre Project
Building: Visits Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Visits Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Windows

	Steel framed double glazed windows complete	16.00	m2	2,745.00	43,920.00		43,920.00
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Windows

43,920

43,920

External Doors

	Steel framed double glazed door complete	2.00	no	10,750.00	21,500.00		21,500.00
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External Doors

21,500

21,500

Internal Walls

	Precast concrete wall complete including painted plasterboard finish both sides	268.00	m2	475.00	127,300.00		127,300.00
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Internal Walls

127,300

127,300

Internal Screens & Borrowed Lights

	Steel framed glazed windows complete	67.00	m2	2,660.00	178,220.00		178,220.00
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Internal Screens & Borrowed Lights

178,220

178,220

Internal Doors

	Secure door complete including frame and hardware	22.00	no	10,500.00	231,000.00		231,000.00
	Services duct access door complete including frame and hardware	3.00	no	2,950.00	8,850.00		8,850.00

Internal Doors

239,850

239,850

Wall Finishes

	Wall tiling complete including waterproofing	39.00	m2	185.00	7,215.00		7,215.00
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Wall Finishes

7,215

7,215

Floor Finishes

	Sheet vinyl flooring complete including skirtings	484.00	m2	90.00	43,560.00		43,560.00
	Waterproofing complete	15.00	m2	50.00	750.00		750.00
	Allowance for outdoor carpet to playground	84.00	m2	80.00	6,720.00		6,720.00

Floor Finishes

51,030

51,030

Ceiling Finishes

	Suspended flush hardened plasterboard ceiling complete including paint finish	231.00	m2	159.00	36,729.00		36,729.00
	Timber ceiling lining on and including framing and paint finish	253.00	m2	360.00	91,080.00		91,080.00
	Access panel complete	3.00	no	450.00	1,350.00		1,350.00

Breakdown

Project: Southern Remand Centre Project
Building: Visits Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Visits Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Ceiling Finishes

(Continued)

	Secure access panel complete	15.00	no	4,000.00	60,000.00		60,000.00
	Allowance for bulkheads	1.00	Item	2,000.00	2,000.00		2,000.00
	Allowance for acoustic panels	1.00	Item	20,000.00	20,000.00		20,000.00

Ceiling Finishes

211,159

211,159

Fitments

	Allowance for bathroom fittings	1.00	Item	2,000.00	2,000		2,000
	Pinboards complete	5.00	no	600.00	3,000.00		3,000.00
	Whiteboards complete	2.00	no	600.00	1,200.00		1,200.00
	Open benchtop complete	26.00	m	500.00	13,000.00		13,000.00
	Curtains/blinds complete	16.00	m2	150.00	2,400.00		2,400.00
	Officer post desk complete	2.00	m	2,000.00	4,000.00		4,000.00
	Bench seats complete	20.00	m	1,500.00	30,000.00		30,000.00
	Contact tables/chairs complete	27.00	no	3,080.00	83,160.00		83,160.00
	Allowance for playground equipment	1.00	Item	20,000.00	20,000.00		20,000.00

Fitments

158,760

158,760

Sanitary Fixtures

	Cell WC complete	4.00	no	5,150.00	20,600.00		20,600.00
	Cell basin complete	4.00	no	3,100.00	12,400.00		12,400.00
	Staff/Visitor WC complete	2.00	no	2,450.00	4,900.00		4,900.00
	Staff/Visitor basin complete	2.00	no	1,900.00	3,800.00		3,800.00
	Allowance for hot water services	1.00	Item	3,300.00	3,300.00		3,300.00
	Allowance for thermostatic mixing valves	2.00	no	700.00	1,400.00		1,400.00

Sanitary Fixtures

46,400

46,400

Sanitary Plumbing

	Floor waste complete	10.00	no	350.00	3,500.00		3,500.00
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Sanitary Plumbing

3,500

3,500

Air Conditioning

	Allowance for mechanical services (As advised by JMG 14/6/19)	1.00	Item	100,000.00	100,000.00		100,000.00
	Allowance for builder's work in connection	1.00	Item	7,500.00	7,500.00		7,500.00

Air Conditioning

107,500

107,500

Fire Protection

	Allowance for fire detection (As advised by JMG 14/6/19)	1.00	Item	25,000.00	25,000.00		25,000.00
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Breakdown

Project: Southern Remand Centre Project
Building: Visits Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Visits Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Fire Protection							(Continued)
	Allowance for fire sprinklers (As advised by JMG 14/6/19)	1.00	Item	50,000.00	50,000.00		50,000.00
	Allowance for builder's work in connection	1.00	Item	5,625.00	5,625.00		5,625.00
Fire Protection					80,625		80,625
Electric Light & Power							
	Allowance for electric light and power (As advised by JMG 14/6/19)	1.00	Item	180,000.00	180,000.00		180,000.00
	Allowance for builder's work in connection	1.00	Item	13,500.00	13,500.00		13,500.00
Electric Light & Power					193,500		193,500
Special Services							
	Allowance for electronic security services (As advised by SCG 11/6/19)	1.00	Item	203,000.00	203,000.00		203,000.00
	Allowance for builder's work in connection	1.00	Item	15,225.00	15,225.00		15,225.00
Special Services					218,225		218,225
Alterations & Renovations							
	Take up existing floor finish complete	329.00	m2	20.00	6,580.00		6,580.00
	Take down existing ceiling lining complete	329.00	m2	20.00	6,580.00		6,580.00
	Demolish existing internal wall complete	86.00	m2	50.00	4,300.00		4,300.00
	Demolish existing external wall complete	68.00	m2	70.00	4,760.00		4,760.00
	Remove existing single door and frame complete	11.00	no	80.00	880.00		880.00
	Remove existing sink/basin/WC complete	6.00	no	170.00	1,020.00		1,020.00
	Demolish existing exercise yardd complete	1.00	no	10,000.00	10,000.00		10,000.00
	Remove existing fixed tables/chairs complete	8.00	no	200.00	1,600.00		1,600.00
Alterations & Renovations					35,720		35,720
Roads, Footpaths & Paved Areas							
	Reinforced concrete paving slab complete	84.00	m2	110.00	9,240.00		9,240.00
Roads, Footpaths & Paved Areas					9,240		9,240

Breakdown

Project: Southern Remand Centre Project
Building: Visits Building

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Visits Building
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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External Stormwater Drainage

	Stormwater pipe in ground complete	56.00	m	120.00	6,720.00		6,720.00
	Manhole complete	2.00	no	3,000.00	6,000.00		6,000.00

External Stormwater Drainage

12,720

12,720

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	67,000.00	67,000.00		67,000.00
	Allowance for contract contingency (5%)	1.00	Item	134,000.00	134,000.00		134,000.00

Special Provisions

201,000

201,000

Kitchen

Summary

Project: Southern Remand Centre Project
Building: Kitchen

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Kitchen
 June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.13					702,934.00	702,934.00
SB	Substructure	6.25					362,135.00	362,135.00
CL	Columns	0.34					19,250.00	19,250.00
UF	Upper Floors	2.50					144,375.00	144,375.00
SC	Staircases	0.38					22,000.00	22,000.00
RF	Roof	7.38					427,390.00	427,390.00
EW	External Walls	6.89					398,895.00	398,895.00
ED	External Doors	0.87					50,050.00	50,050.00
NW	Internal Walls	6.90					399,475.00	399,475.00
NS	Internal Screens & Borrowed Lights	0.74					42,560.00	42,560.00
ND	Internal Doors	3.40					196,500.00	196,500.00
WF	Wall Finishes	1.16					66,675.00	66,675.00
FF	Floor Finishes	3.15					182,520.00	182,520.00
CF	Ceiling Finishes	3.87					224,031.00	224,031.00
FT	Fitments	3.73					216,070.00	216,070.00
SE	Special Equipment	0.70					40,000.00	40,000.00
SF	Sanitary Fixtures	1.20					69,540.00	69,540.00
PD	Sanitary Plumbing	0.10					5,250.00	5,250.00
GS	Gas Services	0.56					32,250.00	32,250.00
AC	Air Conditioning	9.28					537,500.00	537,500.00
FP	Fire Protection	3.16					182,750.00	182,750.00
LP	Electric Light & Power	7.33					424,625.00	424,625.00
TS	Transportation Systems	2.59					150,000.00	150,000.00
SS	Special Services	6.26					362,275.00	362,275.00
XP	Site Preparation	0.05					2,360.00	2,360.00
XR	Roads, Footpaths & Paved Areas	0.44					25,190.00	25,190.00
XN	Boundary Walls, Fencing & Gates	0.18					10,000.00	10,000.00
XB	Outbuildings & Covered Ways	0.26					15,000.00	15,000.00
XK	External Stormwater Drainage	0.54					31,200.00	31,200.00
XD	External Sewer Drainage	0.68					39,200.00	39,200.00
XW	External Water Supply	0.16					9,000.00	9,000.00
YY	Special Provisions	6.99					405,000.00	405,000.00

Summary

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Kitchen	Budget Estimate - Sketch Design
	Kitchen
	June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
	GFA: 0.00 m2	100.00						5,796,000

Breakdown

Project: Southern Remand Centre Project
Building: Kitchen

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Kitchen
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Preliminaries

	Allowance for preliminaries (15%)	1.00	Item	702,934.00	702,934.00		702,934.00
Preliminaries					702,934		702,934

Substructure

	Reinforced concrete ground slab complete	1,087.00	m2	155.00	168,485.00		168,485.00
	Reinforced concrete footing/slab thickening complete	54.00	m3	500.00	27,000.00		27,000.00
	Bored piers complete	195.00	m	210.00	40,950.00		40,950.00
	Precast concrete retaining wall complete including naw kaw finish	105.00	m2	420.00	44,100.00		44,100.00
	Structural fill complete	544.00	m3	150.00	81,600.00		81,600.00
Substructure					362,135		362,135

Columns

	Allowance for columns complete	385.00	m2	50.00	19,250.00		19,250.00
Columns					19,250		19,250

Upper Floors

	Suspended reinforced concrete floor slab complete	385.00	m2	375.00	144,375.00		144,375.00
Upper Floors					144,375		144,375

Staircases

	1500 wide reinforced concrete staircase rising approximately 3000 including landings complete	2.00	no	11,000.00	22,000.00		22,000.00
Staircases					22,000		22,000

Roof

	Colorbond roof sheeting on and including framing, insulation, sisalation and rainwatergoods complete	1,132.00	m2	300.00	339,600.00		339,600.00
	Steel framed double glazed skylights complete including security mesh	10.00	m2	1,355.00	13,550.00		13,550.00
	Fibre cement sheet soffit lining on and including framing and paint finish	92.00	m2	100.00	9,200.00		9,200.00
	Downpipe complete	42.00	m	120.00	5,040.00		5,040.00
	Allowance for roof access/safety system	1.00	Item	10,000.00	10,000.00		10,000.00
	Allowance for plant deck	1.00	Item	50,000.00	50,000.00		50,000.00
Roof					427,390		427,390

Breakdown

Project: Southern Remand Centre Project
Building: Kitchen

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Kitchen
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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External Walls

	300 thick insulated precast concrete wall panel complete including paint finish both sides	609.00	m2	655.00	398,895.00		398,895.00
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External Walls

398,895

398,895

External Doors

	Steel framed double glazed door complete	2.00	no	10,750.00	21,500.00		21,500.00
	Steel framed double glazed leaf and half door complete	1.00	no	15,750.00	15,750.00		15,750.00
	Plant room access door complete including frame and hardware	3.00	no	2,950.00	8,850.00		8,850.00
	Plant room access leaf and half door complete including frame and hardware	1.00	no	3,950.00	3,950.00		3,950.00

External Doors

50,050

50,050

Internal Walls

	Precast concrete wall complete including painted plasterboard finish both sides	841.00	m2	475.00	399,475.00		399,475.00
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Internal Walls

399,475

399,475

Internal Screens & Borrowed Lights

	Steel framed glazed windows complete	16.00	m2	2,660.00	42,560.00		42,560.00
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Internal Screens & Borrowed Lights

42,560

42,560

Internal Doors

	Secure door complete including frame and hardware	14.00	no	10,500.00	147,000.00		147,000.00
	Steel framed double glazed leaf and half door complete	2.00	no	15,750.00	31,500.00		31,500.00
	Single solid core door complete	18.00	no	1,000.00	18,000.00		18,000.00

Internal Doors

196,500

196,500

Wall Finishes

	Wall tiling complete including waterproofing	105.00	m2	185.00	19,425		19,425
	Steel lining 2100mmH complete	37.00	m2	250.00	9,250		9,250
	Steel lining splashback 1200mmH	152.00	m2	250.00	38,000		38,000

Wall Finishes

66,675

66,675

Floor Finishes

	Sheet vinyl flooring on and including waterproofing and skirtings complete	1,352.00	m2	135.00	182,520.00		182,520.00
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Breakdown

Project: Southern Remand Centre Project
Building: Kitchen

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Kitchen
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Floor Finishes

(Continued)

Floor Finishes

182,520

182,520

Ceiling Finishes

	Suspended flush hardened plasterboard ceiling complete including paint finish	1,409.00	m2	159.00	224,031.00		224,031.00
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Ceiling Finishes

224,031

224,031

Fitments

	Steel benchtop/cupboard unit complete	186.00	m	1,020.00	189,720		189,720
	Desk complete	17.00	m	500.00	8,500		8,500
	Storage shelf for First Aid	3.00	m	350.00	1,050		1,050
	Vanity benchtop complete	2.00	m	600.00	1,200		1,200
	Full height shelving unit complete	39.00	m	400.00	15,600.00		15,600.00

Fitments

216,070

216,070

Special Equipment

	Allowance for loading dock leveler	1.00	no	30,000.00	30,000.00		30,000.00
	Allowance for proover	1.00	no	10,000.00	10,000.00		10,000.00

Special Equipment

40,000

40,000

Sanitary Fixtures

	Cell WC complete	2.00	no	5,150.00	10,300.00		10,300.00
	Cell disabled WC	1.00	no	6,900.00	6,900.00		6,900.00
	Cell basin complete	4.00	no	3,100.00	12,400.00		12,400.00
	Cell shower complete	2.00	no	1,845.00	3,690.00		3,690.00
	Staff WC complete	1.00	no	2,450.00	2,450.00		2,450.00
	Staff basin complete	1.00	no	1,900.00	1,900.00		1,900.00
	Sink and drainer complete	6.00	no	3,000.00	18,000.00		18,000.00
	Slop hopper complete	1.00	no	4,800.00	4,800		4,800
	Allowance for hot water services	1.00	Item	7,700.00	7,700.00		7,700.00
	Allowance for thermostatic mixing valves	2.00	no	700.00	1,400.00		1,400.00

Sanitary Fixtures

69,540

69,540

Sanitary Plumbing

	Floor waste complete	15.00	no	350.00	5,250.00		5,250.00
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Sanitary Plumbing

5,250

5,250

Gas Services

	Allowance for gas services (As advised by JMG 14/6/19)	1.00	Item	30,000.00	30,000.00		30,000.00
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Breakdown

Project: Southern Remand Centre Project
Building: Kitchen

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Kitchen
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Gas Services							(Continued)
	Builder's work in connection	1.00	Item	2,250.00	2,250.00		2,250.00
Gas Services					32,250		32,250
Air Conditioning							
	Allowance for mechanical services (As advised by JMG 14/6/19)	1.00	Item	500,000.00	500,000.00		500,000.00
	Allowance for builder's work in connection	1.00	Item	37,500.00	37,500.00		37,500.00
Air Conditioning					537,500		537,500
Fire Protection							
	Allowance for fire detection (As advised by JMG 14/6/19)	1.00	Item	50,000.00	50,000.00		50,000.00
	Allowance for fire sprinklers (As advised by JMG 14/6/19)	1.00	Item	120,000.00	120,000.00		120,000.00
	Allowance for builder's work in connection	1.00	Item	12,750.00	12,750.00		12,750.00
Fire Protection					182,750		182,750
Electric Light & Power							
	Allowance for electric light and power (As advised by JMG 14/6/19)	1.00	Item	395,000.00	395,000.00		395,000.00
	Allowance for builder's work in connection	1.00	Item	29,625.00	29,625.00		29,625.00
Electric Light & Power					424,625		424,625
Transportation Systems							
	Allowance for goods lift	1.00	no	150,000.00	150,000.00		150,000.00
Transportation Systems					150,000		150,000
Special Services							
	Allowance for electronic security services (As advised by SCG 11/6/19)	1.00	Item	337,000.00	337,000.00		337,000.00
	Allowance for builder's work in connection	1.00	Item	25,275.00	25,275.00		25,275.00
Special Services					362,275		362,275
Site Preparation							
	Bulk excavation complete	59.00	m3	40.00	2,360.00		2,360.00
Site Preparation					2,360		2,360
Roads, Footpaths & Paved Areas							
	Reinforced concrete paving slab complete	229.00	m2	110.00	25,190.00		25,190.00
Roads, Footpaths & Paved Areas					25,190		25,190

Breakdown

Project: Southern Remand Centre Project
Building: Kitchen

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Kitchen
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Boundary Walls, Fencing & Gates

	Allowance to modify secure walkway fencing for new access points	1.00	Item	10,000.00	10,000.00		10,000.00
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Boundary Walls, Fencing & Gates

10,000

10,000

Outbuildings & Covered Ways

	Allowance for awning roof to loading areas	1.00	Item	15,000.00	15,000.00		15,000.00
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Outbuildings & Covered Ways

15,000

15,000

External Stormwater Drainage

	Stormwater pipe in ground complete	160.00	m	120.00	19,200.00		19,200.00
	Manhole complete	4.00	no	3,000.00	12,000.00		12,000.00

External Stormwater Drainage

31,200

31,200

External Sewer Drainage

	Allowance for interceptor pit complete	1.00	Item	10,000.00	10,000.00		10,000.00
	Sewer pipe in ground complete	160.00	m	120.00	19,200.00		19,200.00
	Manhole complete	4.00	no	2,500.00	10,000.00		10,000.00

External Sewer Drainage

39,200

39,200

External Water Supply

	Water pipe in ground complete	50.00	m	80.00	4,000.00		4,000.00
	Allowance for valves and the like complete	1.00	Item	5,000.00	5,000.00		5,000.00

External Water Supply

9,000

9,000

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	135,000.00	135,000.00		135,000.00
	Allowance for contract contingency (5%)	1.00	Item	270,000.00	270,000.00		270,000.00

Special Provisions

405,000

405,000

Remandee Processing

Summary

Project: Southern Remand Centre Project

Building: Remandee Processing

Details: Southern Remand Centre Project

Budget Estimate - Sketch Design

Remandee Processing

June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.07					38,061.00	38,061.00
NW	Internal Walls	2.86					9,000.00	9,000.00
NS	Internal Screens & Borrowed Lights	19.82					62,520.00	62,520.00
ND	Internal Doors	11.80					37,200.00	37,200.00
WF	Wall Finishes	0.65					2,035.00	2,035.00
FF	Floor Finishes	0.89					2,790.00	2,790.00
CF	Ceiling Finishes	1.57					4,929.00	4,929.00
FT	Fitments	4.76					15,000.00	15,000.00
SF	Sanitary Fixtures	10.46					33,000.00	33,000.00
PD	Sanitary Plumbing	0.45					1,400.00	1,400.00
AR	Alterations & Renovations	2.05					6,440.00	6,440.00
AC	Air Conditioning	6.82					21,500.00	21,500.00
FP	Fire Protection	13.63					43,000.00	43,000.00
LP	Electric Light & Power	5.12					16,125.00	16,125.00
YY	Special Provisions	7.14					22,500.00	22,500.00
GFA: 0.00 m2		100.00						315,500

Breakdown

Project: Southern Remand Centre Project
Building: Remandee Processing

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remandee Processing
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Preliminaries							
	Allowance for preliminaries (15%)	1.00	Item	38,061.00	38,061.00		38,061.00
Preliminaries					38,061		38,061
Internal Walls							
	Blockwork wall complete including core filling and paint finish both sides	36.00	m2	250.00	9,000.00		9,000.00
Internal Walls					9,000		9,000
Internal Screens & Borrowed Lights							
	Steel framed glazed windows complete	22.00	m2	2,660.00	58,520.00		58,520.00
	Privacy screen complete	4.00	no	1,000.00	4,000.00		4,000.00
Internal Screens & Borrowed Lights					62,520		62,520
Internal Doors							
	Cell door complete including frame and hardware	4.00	no	9,300.00	37,200.00		37,200.00
Internal Doors					37,200		37,200
Wall Finishes							
	Wall tiling complete including waterproofing	11.00	m2	185.00	2,035.00		2,035.00
Wall Finishes					2,035		2,035
Floor Finishes							
	Sheet vinyl flooring complete including skirtings	31.00	m2	90.00	2,790.00		2,790.00
Floor Finishes					2,790		2,790
Ceiling Finishes							
	Suspended flush hardened plasterboard ceiling complete including paint finish	31.00	m2	159.00	4,929.00		4,929.00
Ceiling Finishes					4,929		4,929
Fitments							
	Bench seats complete	10.00	m	1,500.00	15,000.00		15,000.00
Fitments					15,000		15,000
Sanitary Fixtures							
	Cell WC complete	4.00	no	5,150.00	20,600.00		20,600.00
	Cell basin complete	4.00	no	3,100.00	12,400.00		12,400.00
Sanitary Fixtures					33,000		33,000
Sanitary Plumbing							
	Floor waste complete	4.00	no	350.00	1,400.00		1,400.00
Sanitary Plumbing					1,400		1,400

Breakdown

Project: Southern Remand Centre Project
Building: Remandee Processing

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 Remandee Processing
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Alterations & Renovations

	Take up existing floor finish complete	36.00	m2	20.00	720.00		720.00
	Take down existing ceiling lining complete	36.00	m2	20.00	720.00		720.00
	Allow to relocate existing compactus unit complete	1.00	Item	5,000.00	5,000.00		5,000.00

Alterations & Renovations

6,440

6,440

Air Conditioning

	Allowance for mechanical services (As advised by JMG 14/6/19)	1.00	Item	20,000.00	20,000.00		20,000.00
	Allowance for builder's work in connection	1.00	Item	1,500.00	1,500.00		1,500.00

Air Conditioning

21,500

21,500

Fire Protection

	Allowance for fire detection (As advised by JMG 14/6/19)	1.00	Item	40,000.00	40,000.00		40,000.00
	Allowance for builder's work in connection	1.00	Item	3,000.00	3,000.00		3,000.00

Fire Protection

43,000

43,000

Electric Light & Power

	Allowance for electric light and power (As advised by JMG 14/6/19)	1.00	Item	15,000.00	15,000.00		15,000.00
	Allowance for builder's work in connection	1.00	Item	1,125.00	1,125.00		1,125.00

Electric Light & Power

16,125

16,125

Special Provisions

	Allowance for design development contingency (2.5%)	1.00	Item	7,500.00	7,500.00		7,500.00
	Allowance for contract contingency (5%)	1.00	Item	15,000.00	15,000.00		15,000.00

Special Provisions

22,500

22,500

RPC Site Works

Summary

Project: Southern Remand Centre Project

Building: RPC Site Works

Details: Southern Remand Centre Project

Budget Estimate - Sketch Design

RPC Site Works

June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
PR	Preliminaries	12.07					48,450.00	48,450.00
PD	Sanitary Plumbing	12.46					50,000.00	50,000.00
XP	Site Preparation	4.27					17,140.00	17,140.00
XB	Outbuildings & Covered Ways	20.55					82,500.00	82,500.00
XR	Roads, Footpaths & Paved Areas	0.85					3,410.00	3,410.00
XN	Boundary Walls, Fencing & Gates	24.91					100,000.00	100,000.00
XL	Landscaping & Improvements	12.46					50,000.00	50,000.00
XG	External Gas	5.36					21,500.00	21,500.00
YY	Special Provisions	7.10					28,500.00	28,500.00
GFA: 0.00 m2		100.00						401,500

Breakdown

Project: Southern Remand Centre Project
Building: RPC Site Works

Details: Southern Remand Centre Project
 Budget Estimate - Sketch Design
 RPC Site Works
 June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Preliminaries							
	Allowance for preliminaries (15%)	1.00	Item	48,450.00	48,450.00		48,450.00
Preliminaries					48,450		48,450
Sanitary Plumbing							
	Allowance for site hydraulic connections	1.00	Item	50,000.00	50,000.00		50,000.00
Sanitary Plumbing					50,000		50,000
Site Preparation							
	Removal of existing paving/ground surface complete	257.00	m2	20.00	5,140.00		5,140.00
	Removal of existing prison perimeter fence (three skins) complete	8.00	m	1,500.00	12,000.00		12,000.00
Site Preparation					17,140		17,140
Outbuildings & Covered Ways							
	Secure walkway complete	25.00	m	2,500.00	62,500.00		62,500.00
	Access gate complete	2.00	no	10,000.00	20,000.00		20,000.00
Outbuildings & Covered Ways					82,500		82,500
Roads, Footpaths & Paved Areas							
	Reinforced concrete paving slab complete	31.00	m2	110.00	3,410.00		3,410.00
Roads, Footpaths & Paved Areas					3,410		3,410
Boundary Walls, Fencing & Gates							
	Allowance for modifications to existing perimeter fencing	1.00	Item	100,000.00	100,000.00		100,000.00
Boundary Walls, Fencing & Gates					100,000		100,000
Landscaping & Improvements							
	Allowance for landscaping	1.00	Item	50,000.00	50,000.00		50,000.00
Landscaping & Improvements					50,000		50,000
External Gas							
	Allowance for gas services (As advised by JMG 14/6/19)	1.00	Item	20,000.00	20,000.00		20,000.00
	Builder's work in connection	1.00	Item	1,500.00	1,500.00		1,500.00
External Gas					21,500		21,500
Special Provisions							
	Allowance for design development contingency (2.5%)	1.00	Item	9,500.00	9,500.00		9,500.00
	Allowance for contract contingency (5%)	1.00	Item	19,000.00	19,000.00		19,000.00
Special Provisions					28,500		28,500

Summary

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: HV Works	Budget Estimate - Sketch Design
	HV Works
	June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
	HV Works	100.0 0					1,500,000.00	1,500,000.00
GFA: 0.00 m2		100.00						1,500,000

Breakdown

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: HV Works	Budget Estimate - Sketch Design
	HV Works
	June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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HV Works

	Allowance for HV works	1.00	Item	1,500,000.00	1,500,000.00		1,500,000.00
HV Works					1,500,000		1,500,000

Miscellaneous

Summary

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Miscellaneous	Budget Estimate - Sketch Design
	Miscellaneous
	June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
	Miscellaneous	100.0 0					4,728,414.00	4,728,414.00
GFA: 0.00 m2		100.00						4,728,414

Breakdown

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Miscellaneous	Budget Estimate - Sketch Design
	Miscellaneous
	June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Miscellaneous

	Allowance for FFE	1.00	Item	4,438,014.00	4,438,014.00		4,438,014.00
	Allowance for artworks	1.00	Item	85,000.00	85,000.00		85,000.00
	Allowance for cell IT	158.00	no	1,300.00	205,400.00		205,400.00

Miscellaneous					4,728,414		4,728,414
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Fees

Summary

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Fees	Budget Estimate - Sketch Design
	Fees
	June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
	Fees	100.0 0					5,802,510.00	5,802,510.00
GFA: 0.00 m2		100.00						5,802,510

Breakdown

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Fees	Budget Estimate - Sketch Design
	Fees
	June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Fees

	Allowance for authority fees	1.00	Item	250,000.00	250,000.00		250,000.00
	Allowance for professional fees	1.00	Item	5,552,510.00	5,552,510.00		5,552,510.00

Fees					5,802,510		5,802,510
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Allowances

Summary

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Allowances	Budget Estimate - Sketch Design
	Allowances
	June 2019

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Total
	Allowances	100.0 0					2,337,076.00	2,337,076.00
GFA: 0.00 m2		100.00						2,337,076

Breakdown

Project: Southern Remand Centre Project	Details: Southern Remand Centre Project
Building: Allowances	Budget Estimate - Sketch Design
	Allowances
	June 2019

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Allowances

	Allowance for DOJ costs	1.00	Item	2,337,076.00	2,337,076.00		2,337,076.00
Allowances					2,337,076		2,337,076