



SUBMISSION

MAJOR REDEVELOPMENT OF AUSTINS FERRY PRIMARY SCHOOL

SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
22 March 2017



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Introduction

This submission seeks approval from the Parliamentary Standing Committee on Public Works for a major development at Austins Ferry Primary School to provide an additional learning pod. The pod will comprise general learning areas, support spaces, staff office, amenities and a discovery room as well as exterior improvements for playgrounds, pedestrian and vehicle movement.

The school has experienced a steady increase in enrolments and anticipates an inability to accommodate projected enrolments for 2018. At the time of the school's request for the proposed works, only 2 rooms were available that could be converted to classrooms, one in the 'Blue Pod', currently used for the Before School Breakfast Program, daily student cooking, therapy programs and spaces for IEP (Individual Education Plan) students; the other in the 'Red Pod', used for daily student cooking as well as whole school teaching staff meetings / training / Colony 47 use.

In 2016, the school had an additional fulltime class based on actual enrolment numbers. This has occupied the room in the Red Pod, leaving only one room remaining potentially for another classroom (Blue Pod) for 28 students in 2017. This situation severely restricts the school's ability to undertake a complete and fulfilling learning program for students. The proposed works will alleviate this situation and provide the school with additional capacity and the flexibility in delivering a full range of programs.

Unless other provision is made, programs that cannot be accommodated in classrooms will need to be relocated to the General Purpose Hall competing with assemblies, PE programs and After School Care which operates from 2.30pm.

A new building is planned to provide a purpose built early years learning facility together with an integrated exterior learning environment. The learning areas will have the flexibility to provide an appropriate setting for pre-enrolment age groups through to kindergarten, prep and grade 1. A discovery room for flexible purposes will be available to provide an extended range of experiences including food programs associated with the MONA 24 Carrot Garden site which is adjacent to the planned building site in the master plan.

Current Educational Needs and Priorities

21st Century Pedagogy and Learning Opportunities

Children are strong, powerful and rich in potential. Children are naturally inquisitive from the moment they are born. Learning programs place children at the centre where they can explore the world around them in. As children see the world through an interdisciplinary lens the spatial support needed for their enquiry based learning must include a variety of connected settings. The environment is the third teacher and provides a space that provokes and promotes many learning possibilities; and supports children to wonder, to experiment and to question. The environment, together with adults, allows children to follow their own interests and investigations

The spatial variety for children's learning will also support others present including teachers and parents in the early years. The setting gives rise to a pedagogy of relationships where parents, teachers and children can have dialogue and chat. The spaces are safe, warm and welcoming and support community engagement with families including learning for the LIFT program (Learning In Families Together).

School Philosophy and Community Connections

The School's mission is *'to develop a respectful, aspirational, inclusive school community that builds a culture of life-long learning'*.

The vision that supports this is *'we aim to promote high expectations, community engagement and a supportive, inclusive environment at all times'*.

The school is a large primary school in an area of low socioeconomic status. The school's three key priorities are:

- Community engagement;
- High expectations; and
- School culture that promotes learning.

The School's focus for the early years is on:

- Quality launching into learning (LiL) programs that engage families including mums, dads, carers and extended family;
- Support families to make a meaningful contribution to their child's learning;
- To connect services and build strong relationships between the school and families; and
- To work closely with the Child & Family Centre (CFC) to support families through relevant services.

Enrolment Demand

The enrolment history and projections are summarised below:

	Actual FTE			Projected FTE				
	2014	2015	2016	2017	2018	2019	2020	2021
Kindergarten	56	71	64	68	70	63	62	66
Preparatory	64	64	68	64	68	70	63	62
Year 1	62	66	65	68	64	68	70	63
Year 2	65	62	69	65	68	64	68	70
Year 3	59	61	64	69	65	68	64	68
Year 4	38	64	60	64	69	65	68	64
Year 5	39	38	67	61	64	69	65	68
Year 6	56	37	39	67	62	64	69	65
Total Persons	439	463	496	526	530	531	529	526
Total FTE	417	435	470	499	502	506	504	500

The school has a design enrolment capacity of 450 FTE. The school currently exceeds design capacity and is expected to continue to do so over coming years.

The above projections do not include the potential impact from proposed changes to the Education Act, however, it is anticipated the early starting age will increase enrolments above these projections should the changes proceed.

Existing Facilities

The school is situated at 13 Brodie St, Claremont. It has an area of 3.85ha, with a current site FECA of 4,112m². The school has a current design enrolment capacity of 450 FTE.

The Austins Ferry Primary School includes the following facilities:

- Administration building which includes reception, conference room, offices, consulting rooms and staff room.
- Three learning pods which each include 6 general Learning areas (GLA), a multi-purpose learning room, a central learning hub, staff office and student amenities.
- Multi-purpose hall including canteen and a separate music room.
- Exterior learning areas including covered way connections between all buildings.

Community Consultation

The Department of Education established a Project Working Group comprising representatives from the following organisations:

- Learning Services South;
- School Association;
- School Management and Student support staff;
- Project Consultant Team;
- DoE Capital Project Officer; and
- DoE IT Project Officer.

The Project Working Group process provided the detailed briefing and design reviews for the consulting team.

The School has undertaken extensive consultation with the community about the planned development. The plans have been shared with the School Association and regular updates to the whole school community have been provided through newsletters with encouragement given for parents to attend School Association meetings.

Kindergarten staff have been regularly involved with the Project Working Group to provide design review feedback and updates of plans have been shared by email and at staff meetings.



Proposed Works

Proposed works will fulfil the agreed campus master plan by adding a new early years learning pod and associated exterior improvements for playgrounds, pedestrian and vehicle movement.

A new building is expected to provide purpose built early years learning. An associated exterior learning environment with fencing is also important. The building will contain learning areas as well as support spaces. A general purpose room will also be included to provide an extended range of experiences which will include food programs associated with the MONA 24 Carrot Gardens project which is located nearby in the master plan.

Existing buildings are expected to be unaffected apart from minor changes once the kindergarten groups have moved into new accommodation. Some changes to site roadways and pedestrian paths are anticipated to improve vehicle movements and keep pedestrian movements separate from vehicles.

Site Planning and School Design

Austins Ferry Primary School was established in 2011 adjacent to the former Roseneath Primary School which was subsequently demolished.

The proposed early years learning pod building will create a discrete early years entry facility for the campus.

The school title is bisected by a 20 metre wide TasWater infrastructure easement for underground pipes. The location for the current proposed development was chosen to be as close as possible to the existing school after avoiding the easement and also take advantage of the road infrastructure remaining from the former Roseneath Primary School.

The bushland setting with northerly slope has been exploited to provide a playground connection for all the learning spaces. This connection facilitates the play-based learning experiences to naturally flow between inside and outside with good general supervision.

The master plan proposes to link up vehicular access between the two sides of the site where there is currently only a pedestrian connection. By joining the two road systems, and creating a new one way section, drop-off and pick-up can be redesigned in a one way flow which will reduce children needing to walk across vehicle traffic and reduce congestion.

The site plan identifies the location of the proposed development facilities and spaces. Based on the master plan and initial cost estimates the available budget has capacity for the following:

- Six general learning areas arranged at the higher side of the site all opening out onto the playground below.
- The building is generally accessed from a covered walkway on the north side which also acts as a covered outdoor learning space.
- General learning areas are paired to provide efficient access to shared amenities, stores and other support spaces.
- The central entry foyer includes three flexible use offices, a staff collaboration room, and public and staff amenities. This foyer space is linked with one of the general learning areas

and includes a kitchen for promoting a range of community settings for pre-enrolment age programs in the school where parents are present like Launching-Into-Learning.

- At a lower site level from the main building is a flexible room closely connected to the existing Mona 24 Carrot Garden. It is accessible for use by the whole school and can accommodate preparation, cooking and eating of fresh produce from the garden.
- The early-years playground sits between the building and the Mona 24 Carrot Garden and enjoys a natural outlook to the bush and hills on the other side of the Roseneath Rivulet.

Architectural Statement

The design has evolved from the starting point of the campus constraints beginning with keeping vehicles areas away from buildings and playgrounds to maximise the area of the campus available for buildings and playgrounds. Important factors in the more detailed design work include slope and orientation, connection to the existing buildings, and a major TasWater pipeline easement which bisects the campus.

Achieving an ideal indoor to outdoor connection for play based learning experiences on a north facing slope has meant a building arranged along the contour. The resulting scale has been managed by articulating the plan and roof to create a domestic scale suitable for small children and avoid an institutional bearing. The whole building is designed to be welcoming from the entrance and then to open up to the views and playground from the inside.

The central hub is the key arrival space and this works together with one general learning area as an extended area. The discovery room connected to the Mona 24 Carrot Garden becomes another focal point for the whole school for a broad range of school and community purposes.

Care has been taken to organise all the learning areas to work flexibly together for a range of early years age groupings.

Externally the building form is articulated with contrasting materials to help manage the impact of scale. The roof design admits natural light. The general learning areas open out to the ideal northerly aspect and high-level windows provide balanced light from the south. Every main space will have multi-directional daylighting and this arrangement will also assist with natural ventilation. This will provide for high quality indoor environmental quality and an excellent learning environment for students and teachers alike.

Building Materials

The existing learning pods at Austins Ferry Primary School feature red brick and painted cement sheet. The proposed site being at a distance is in a very different natural setting. The site is surrounded by trees and has a view of forested hilltops and the Mona 24 Carrot Garden below.

In this context the new buildings will not repeat materials from the existing school but instead work with the natural setting but also minimise maintenance requirements. The material palette is proposed to include:

- Vertical Tasmanian timber on the playground side to age and grey-off over time;
- 'Barestone' unpainted fibre cement sheet; and
- Metal deck roofing which will also form part of the upper walls in limed areas for contrast.

The building structural elements will be engineered timber with limited use of structural steel in key areas. The walls will be timber framed.

Sustainable Design

The proposal is for the sustainable features of the building to be visible and have a clear educational function. Rainwater will be harvested for use in toilet flushing, irrigation in the playground and to the Mona 24 Carrot Garden. The rainwater capture, storage and reuse will be fully legible through its architectural treatment.

Aspects of the building that will also contribute to its environmental sustainability include:

- The choice of local, natural, low toxicity and durable, low maintenance materials;
- High quality daylighting to all teaching spaces which will also reduce artificial lighting requirements;
- Elimination of materials which emit volatile organic compounds for high indoor air quality; and
- Design for natural ventilation with support from split-system heating and air-conditioning units in each room.

Accessibility

Every part of the proposed design will promote accessibility. All areas of the buildings including approaches and playground are to be fully accessible. With the significant level changes across the site this requirement has been under consideration from the project inception. Managed gradient walkways have been coordinated across the site and will be softened by landscaping and other measures.

The buildings will include accessible toilets/shower available to staff and students.

The main entrance area will have an accessible and ambulant toilet for public use and there will be a fixed baby change facility in this area to provide for the needs of parents visiting *Launch into Learning* with younger children.

Project capabilities for Increased Enrolments

The proposed works will provide six flexible use GLA spaces and a project room suitable for a varied range of uses including food programs.

Through careful layout, and allocation of secondary spaces, multiple other uses could be made of buildings if required by a changing student demographic at a future date.

The school currently has a design capacity of 450 students. With the six new classrooms and one multipurpose room this will be lifted to 600 students.

Master Plan Options

The future site-planning for the Austins Ferry Primary School had to work through several constraints and strategies for the site. Consideration has been given to:

- Restrictions created by the TasWater easement but keeping new buildings as connected as possible to the existing buildings;
- Providing interior learning spatial support for the 24 Carrot Garden and associated food programs;
- Keeping vehicles and pedestrians separate and maximising the areas available for the playground and any future development to be apart from vehicle movement;
- Managing the relationship of the building to the slope to create the best possible indoor to outdoor connections for seamless play-based learning in a north facing secure playground; and
- Creating an early years entry point for the campus.

Tasmanian Government Art Site Scheme

Consultation has been undertaken with Arts at Work and the Project Reference Group and an artist's brief is being prepared. This is intended to focus on the following key areas;

- Project sustainability and consideration of water harvesting;
- Connection to James Austin, who was transported to Tasmania for stealing a beehive and who started a ferry operation in 1815 after which the area is named. This provides the symbolism of bees and ferries;
- The site's natural setting; and
- Indigenous connection to the land.

The artist selection process is expected to be undertaken in the first half of 2017.

Project Management

Funding and Budget Estimates

Funding to the amount of \$5.5 million has been provided by the Tasmanian State Government for the project. (\$1 million in 2016-17, \$4.5 million in 2017-18)

The project funding is divided into the following components:

Description	Budget Component (\$'000)
Construction including design & construction contingency	4,390
Up-front expenses including consultants' fees	420
Furniture and Equipment	275
Contingency and Post-Occupancy works	335
Art in Public Buildings	80
Total	5,500

The furniture and equipment budget will provide for appropriate furniture and Information Technology for this specific early-years setting.

Upfront expenses include architectural and engineering fees and permit authority fees.

In line with project management best practice, a contingency sum has been allowed for to provide additional funds in the event of design amendments, unforeseen construction costs, additional expert advice and post-occupancy changes.

X Squared Architects and WT Partnership Quantity Surveyors have provided cost information and estimates for the project based on the proposed master plan design. The project is currently in design development and the construction estimate may vary by the time tenders for construction are called. A design contingency has been allowed to cover this. The project scope will be managed within the budget parameters to ensure budget overruns do not occur.

Details of the preliminary cost estimate are as follows:

Construction Budget	Cost Estimate (\$'000)
Building works	2,595
External works	1,395
Design and construction contingency	400
Total Construction Budget	4,390

Project Timeline

The key upcoming dates for the project are as follows:

Project Task / Phase	Completion Date
PSCPW hearing	March 2017
Development Application submission	February 2017
Design development finalised	March 2017
Documentation, preparation for tender	April 2017
Tender date, 3.5 weeks	April 2017
Tenders close	April 2017
Tender assessment and approval	May 2017
Contractor appointed	May 2017
Construction commences	May 2017
Construction completed	February 2018
Defects liability period	February 2019
Post completion review and evaluation	February 2019
Project completion	February 2019

Potential Project Constraints

Risks and constraints identified in relation to the project budget, timeline and scope include the following:

Identified Risks	Risk Mitigation Strategy
The pre tender estimate will exceed the total available budget.	The tender will be packaged to allow reduction in scope should the tender sum exceed the pre tender estimate.
Planning approval will not be forthcoming to meet the time frame for tender.	Application for a planning approval was submitted in February 2017 to ensure approval is received prior to proceeding to tender.
Design development will not progress in a timely manner to meet the time frame for tender.	Weekly project working group meetings have been scheduled to ensure design can progress in the timeframe required working with consultants and the school to expedite this process.
Design not meeting requirements for 21st century pedagogy.	Weekly project working group meetings with key school staff to ensure 21st century pedagogy can be achieved in the new facility. Senior DoE Educators are involved with the design development process.
Delays occur during construction.	Regular site meetings will be held throughout the construction phase that updates the construction programme. Adequate programming has allowed full documentation of the construction package to minimise the risk of technical difficulties during construction.
The school community and broader community do not support the development.	Consultation has occurred throughout the project and support has been provided throughout.

Conclusion

The major redevelopment of Austins Ferry Primary School will provide an additional learning pod comprising general learning areas, support area, staff office, amenities and discovery room, and associated exterior improvements for playgrounds, pedestrian and vehicle movement. Seeking approval from the Parliamentary Standing Committee on Public Works at this stage in the process aims to provide assurance to the Austins Ferry Primary School community that this project will proceed to tender and construction as soon as possible.

The provision of 21st century learning environments with adequate capacity for the foreseeable future at Austins Ferry Primary School is critical to the provision of contemporary learning practices and improving student outcomes and retention. Whilst the need to undertake these redevelopment works is high, it should also be noted that the \$5.5 million funding allocation provides a much needed injection into the State economy.

It is therefore recommended to the Parliamentary Standing Committee on Public Works that the construction works proposed for Austins Ferry Primary School proceed as detailed in this submission.

AUSTINS FERRY PRIMARY SCHOOL

DISTRICT: South

ASSET No: 6545

FECA (m²): 4,112.00

TOTAL SITE AREA (Ha): 3.8500

JULY 2011
Update

BUILDING No.

1 CLASSROOMS

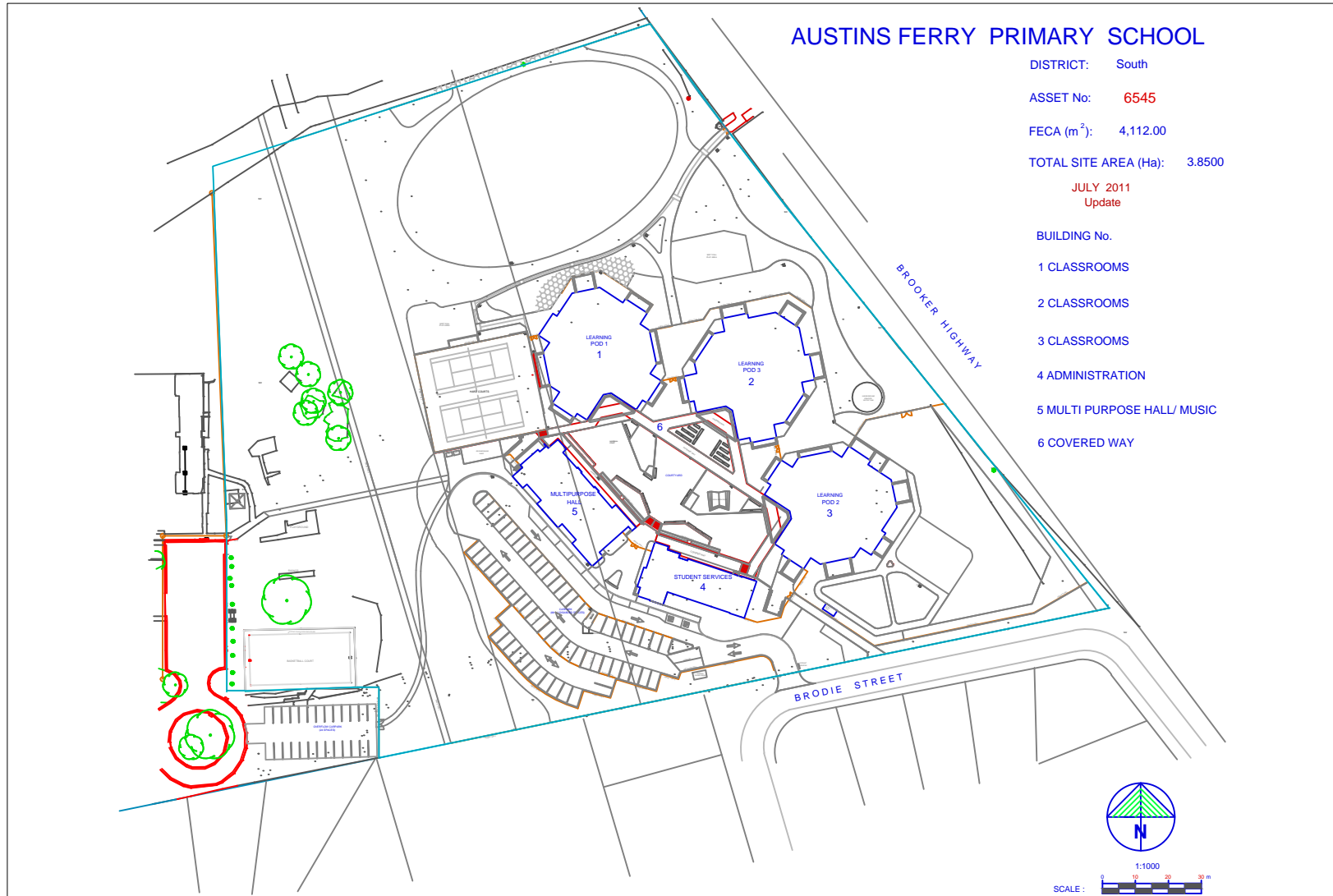
2 CLASSROOMS

3 CLASSROOMS

4 ADMINISTRATION

5 MULTI PURPOSE HALL/ MUSIC

6 COVERED WAY





PLANNING APPLICATION

REVISIONS
 A. 23/02/2017 Development Application Issue

DRAWING
 Site Plan

PROJECT TITLE
 Austins Ferry Primary School

PRINCIPAL
 Department of Education

PROJECT ADDRESS
 Austins Ferry Primary School
 13 Brodie St, Claremont, 7011

JOB NUMBER
 1658

DATE
 Oct 2016

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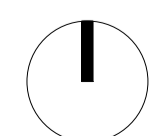
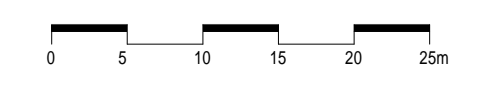


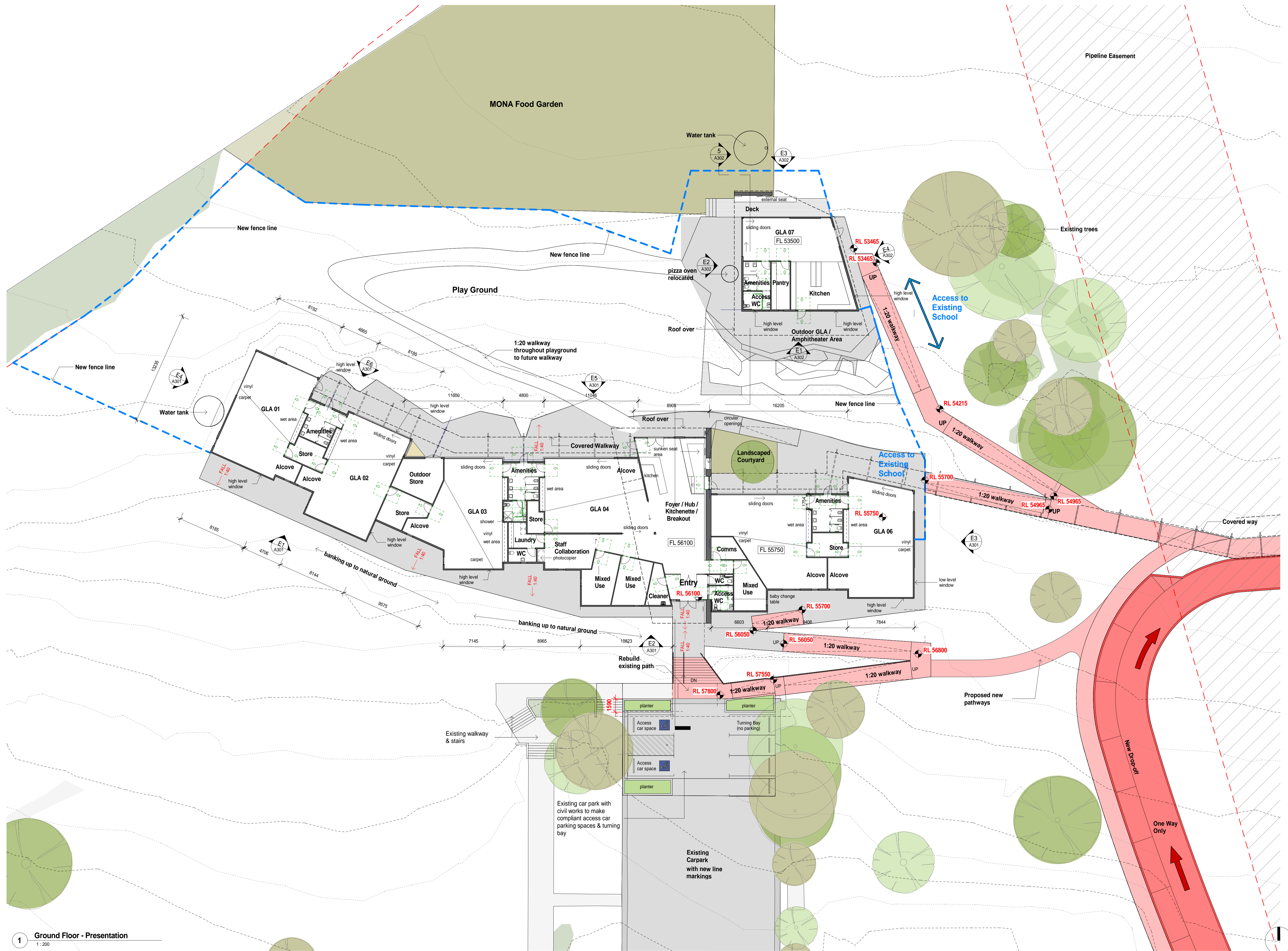
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1 Site - MasterPlan
 1 : 500





PLANNING APPLICATION

REVISIONS
 A 23/02/2017 Development Application Issue

DRAWING
 Proposed New Building

PROJECT TITLE
 Austins Ferry Primary School

PRINCIPAL
 Department of Education

PROJECT ADDRESS
 Austins Ferry Primary School
 13 Brodie St, Claremont, 7011

JOB NUMBER
 1658

DATE
 Oct 2016

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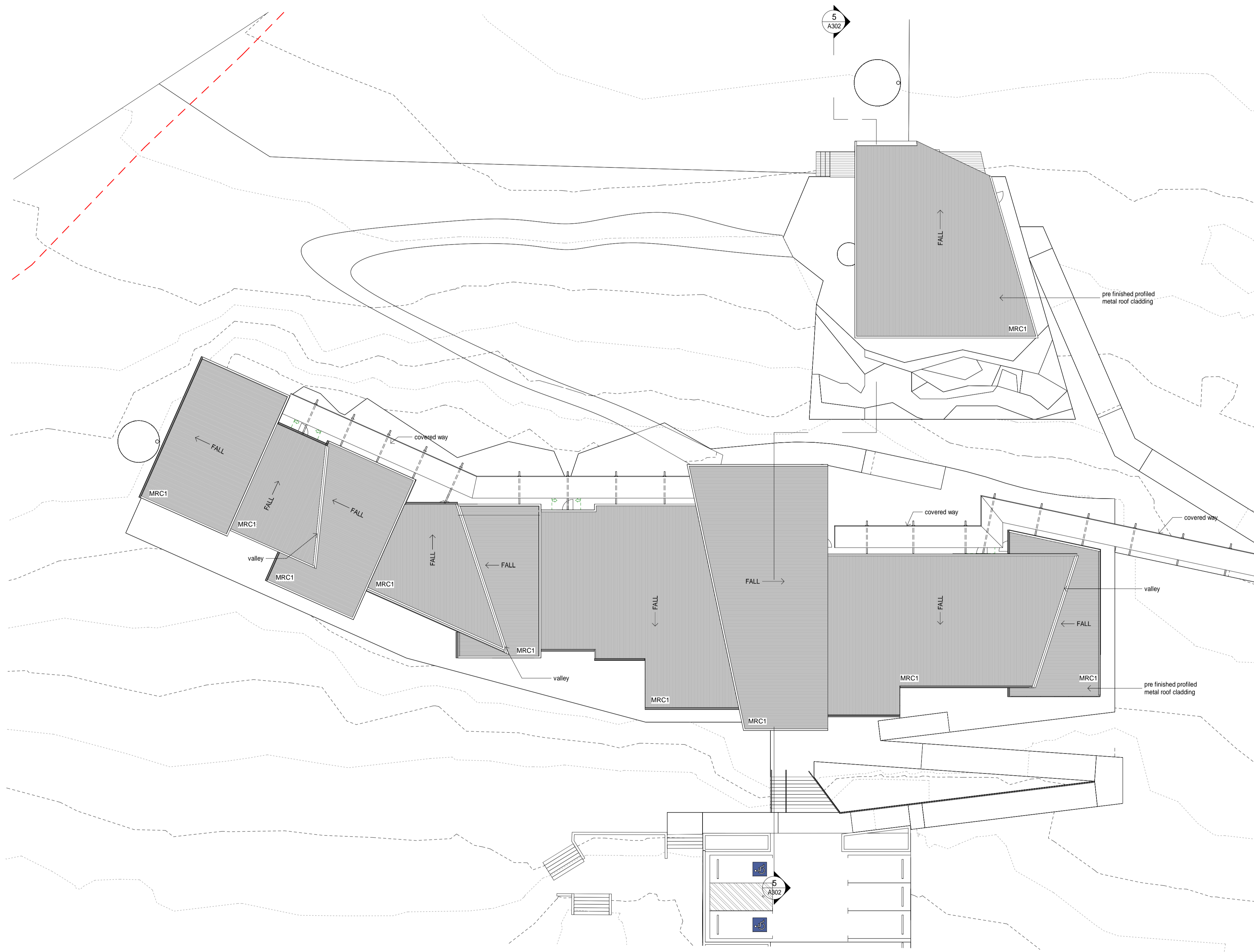


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1 Roof Plan
1 : 200

PLANNING APPLICATION

REVISIONS
A 23/02/2017 Issued for client review
Development Application Issue

DRAWING
Roof Plan

PROJECT TITLE
Austins Ferry Primary School

PRINCIPAL
Department of Education

PROJECT ADDRESS
Austins Ferry Primary School
13 Brodie St, Claremont, 7011

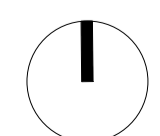
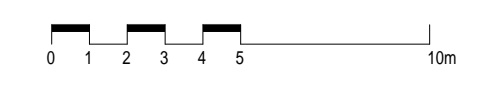
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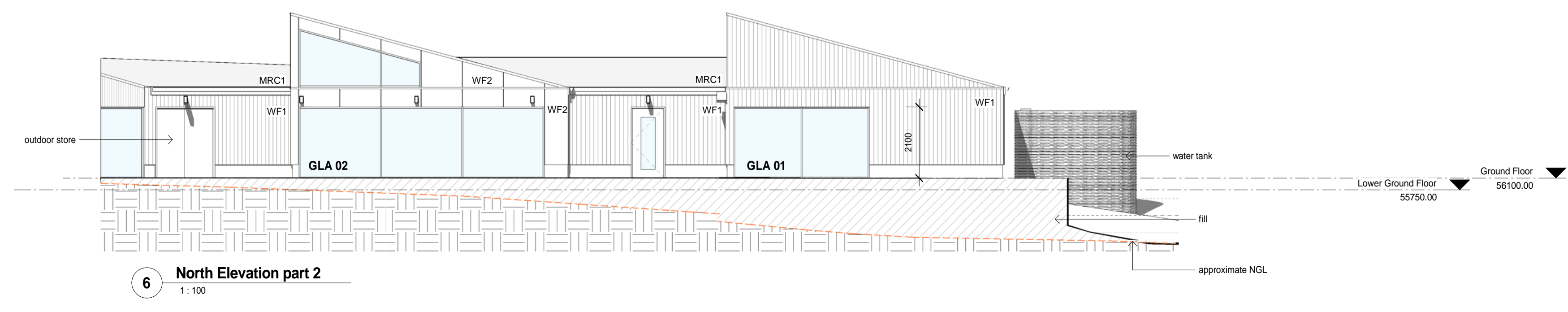
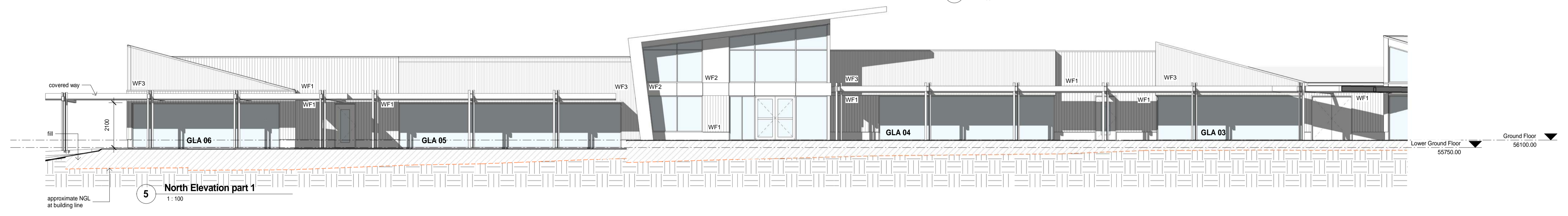
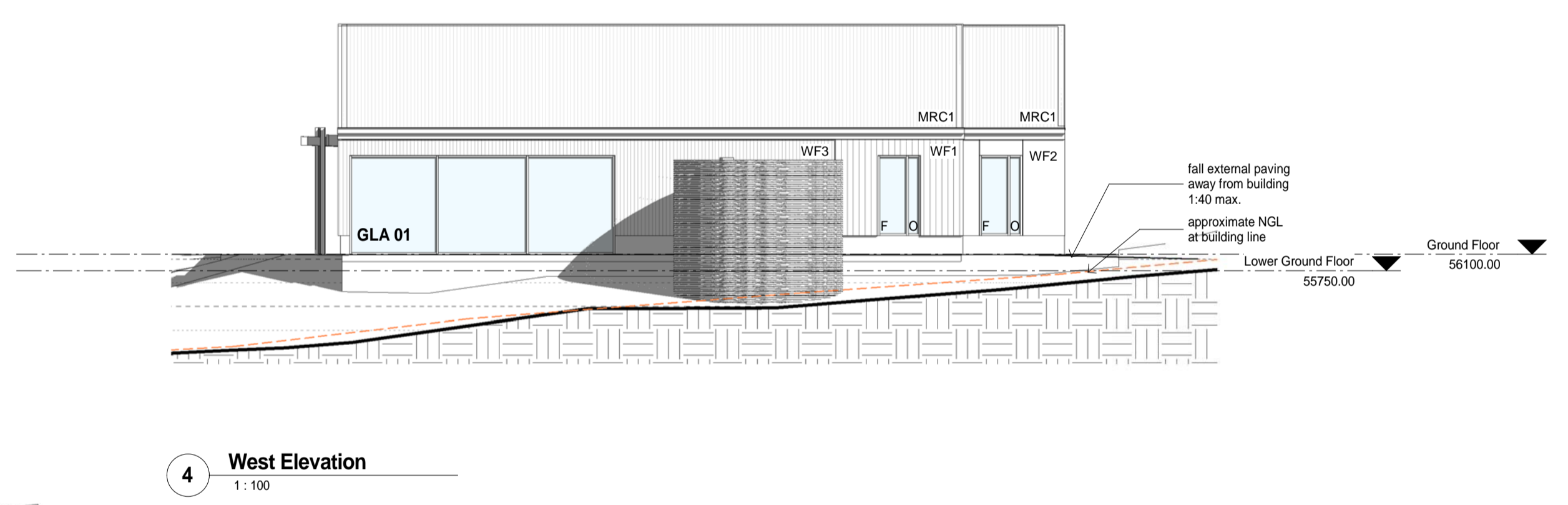
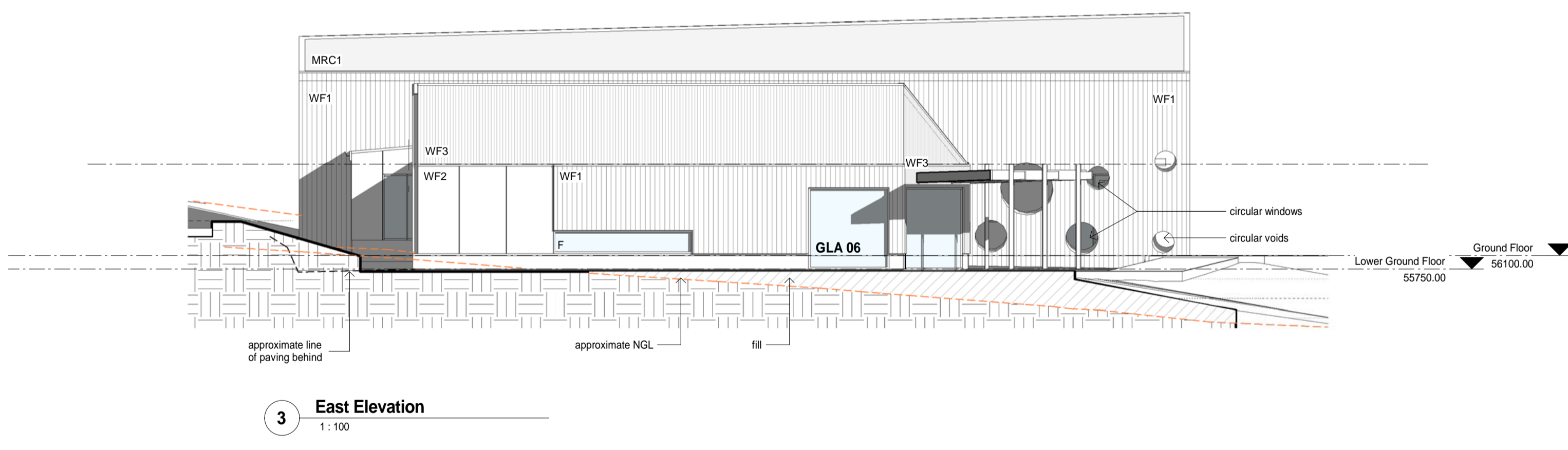
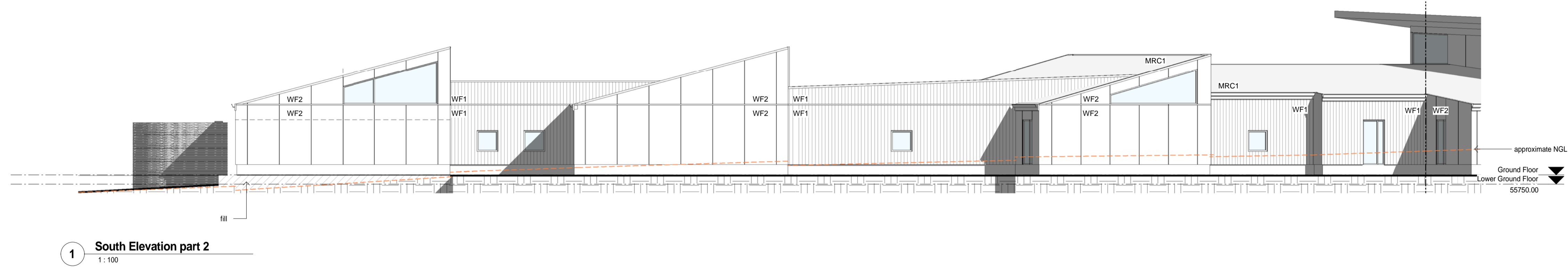
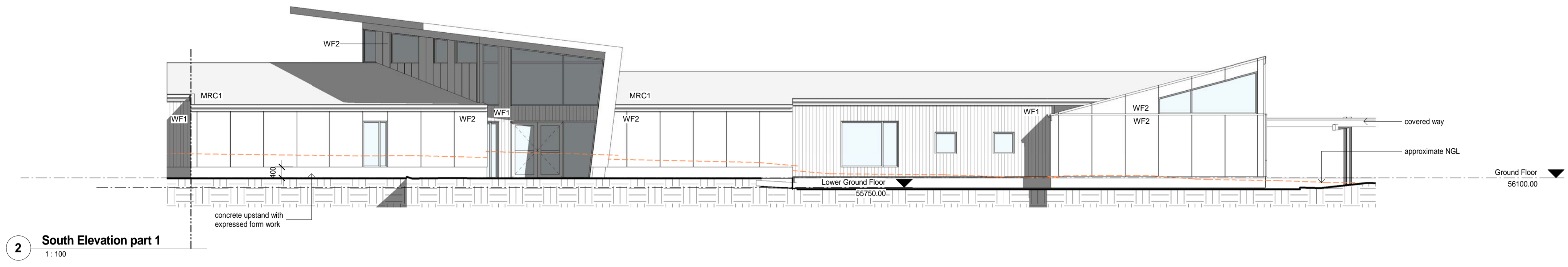


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Materials Schedule

- WF1 Vertical timber boards, rough sawn untreated and full lengths as required
- WF2 CSR Cemintel Barestone CFC express wall cladding system with expressed fixings & joints, applied anti-graffiti coating over.
- WF3 Vertical metal cladding, pre finished.
- NGL natural ground level



PLANNING APPLICATION

REVISIONS
A 23/02/2017 Issued for client review
Development Application Issue

DRAWING
Elevations - 1

PROJECT TITLE
Austins Ferry Primary School

PRINCIPAL
Department of Education

PROJECT ADDRESS
Austins Ferry Primary School
13 Brodie St, Claremont, 7011

JOB NUMBER
1658

DATE
Oct 2016

SCALE @ A1
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JMW

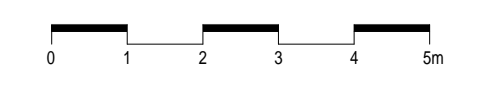
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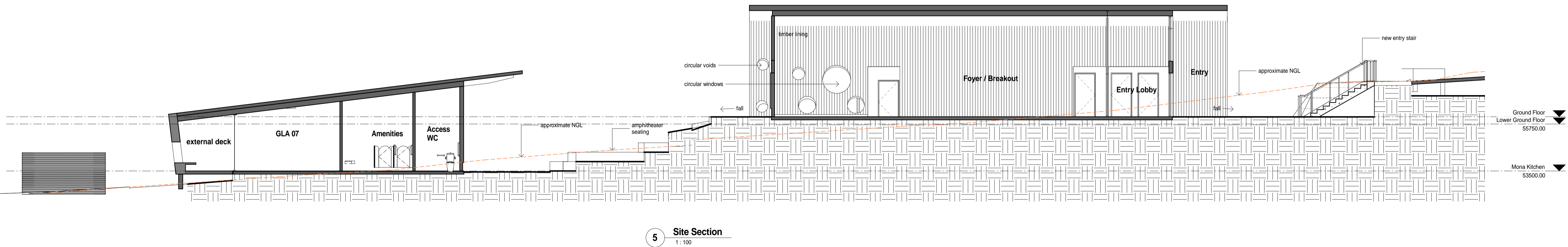
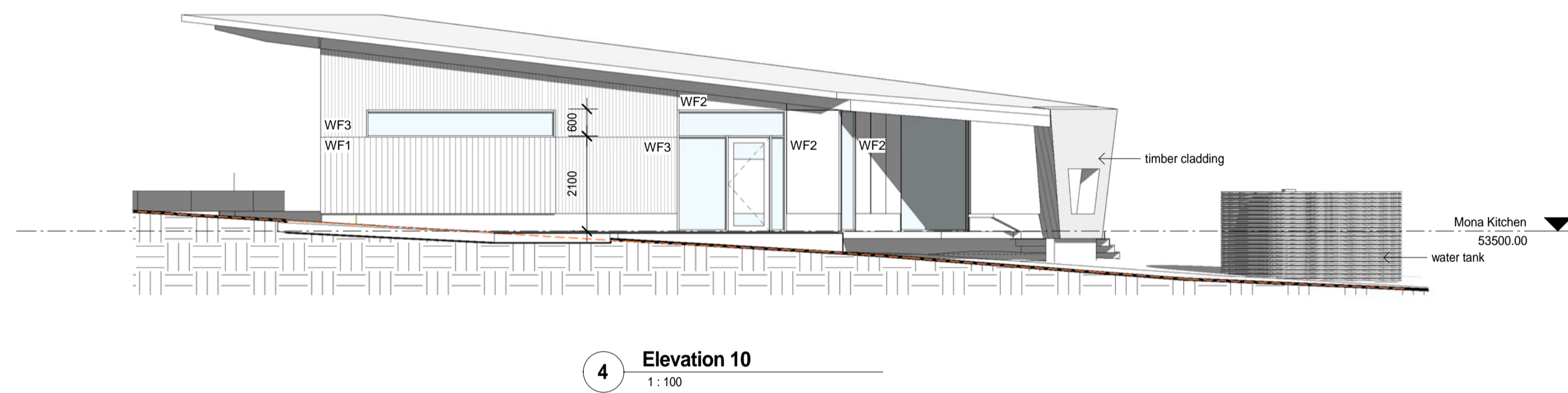
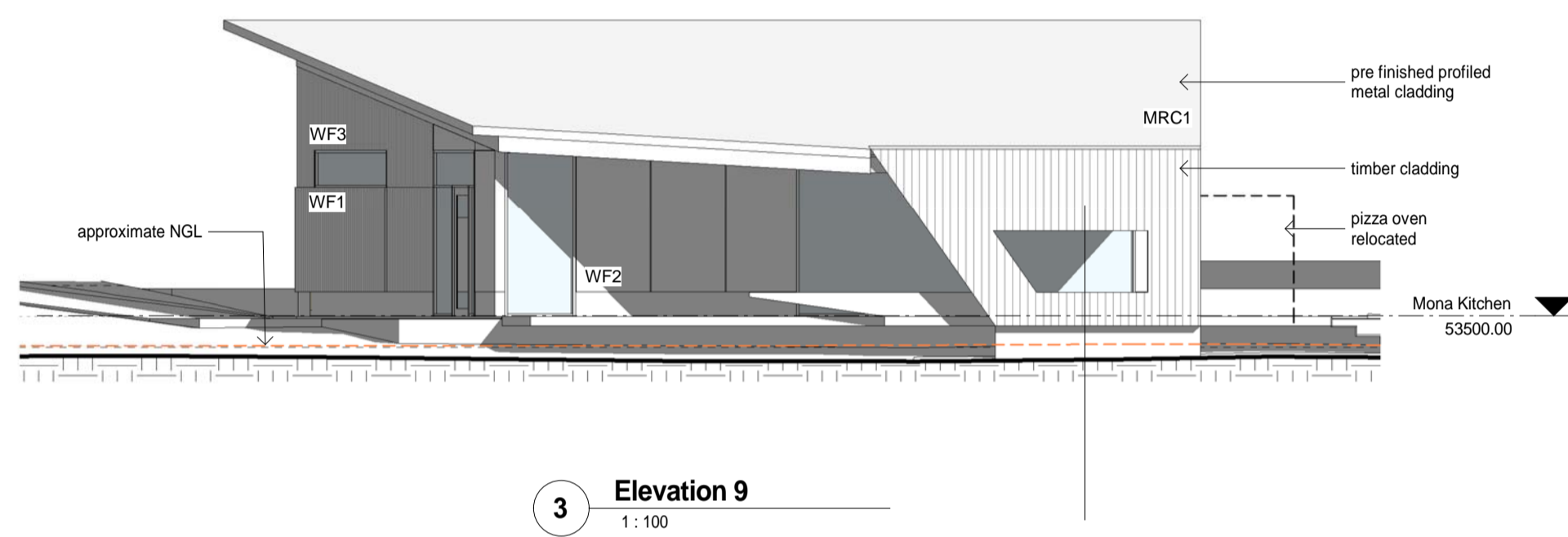
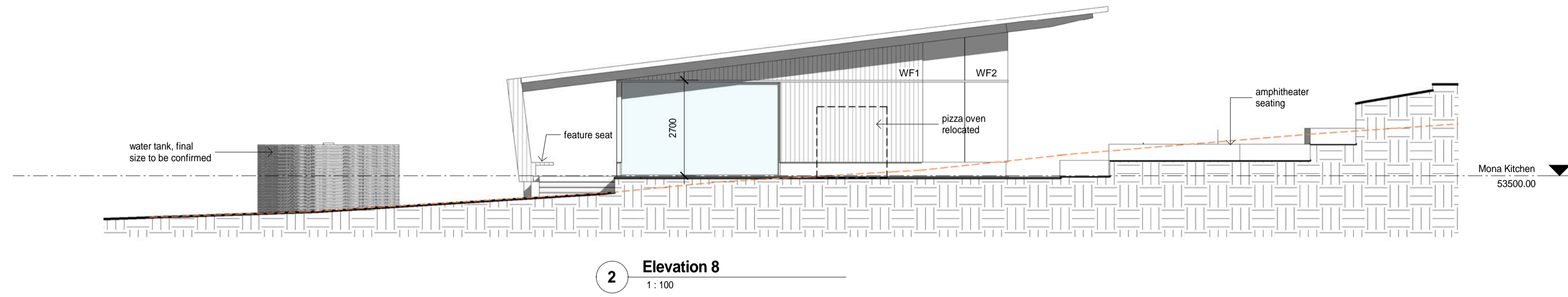
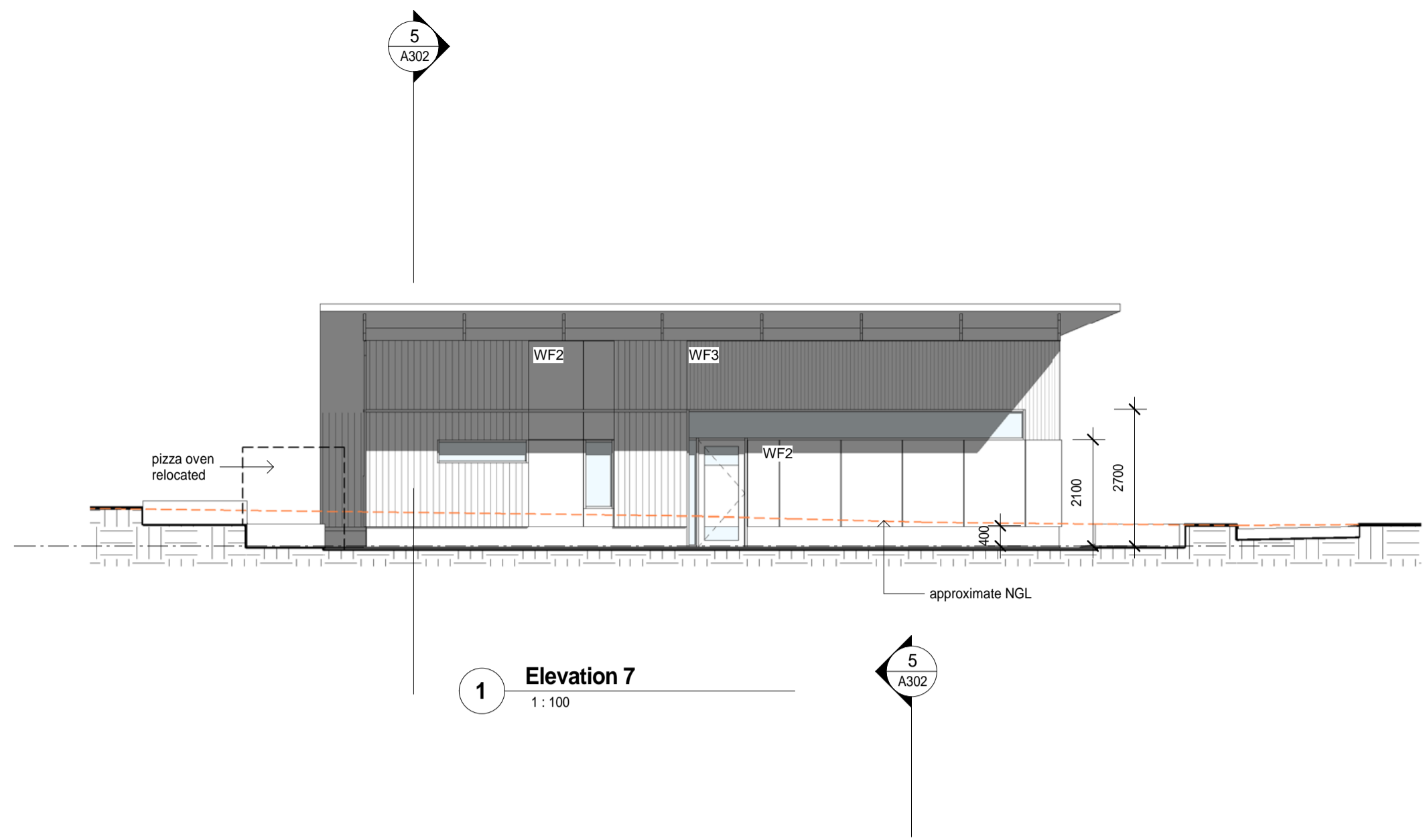
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PLANNING APPLICATION

REVISIONS
09/02/2017 Issued for client review
A 29/02/2017 Development Application Issue

DRAWING
Elevations -2

PROJECT TITLE
Austins Ferry Primary School

PRINCIPAL
Department of Education

PROJECT ADDRESS
Austins Ferry Primary School
13 Brodie St, Claremont, 7011

JOB NUMBER
1658

DATE
Oct 2016

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JMW

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PRINCIPAL: *[Signature]*

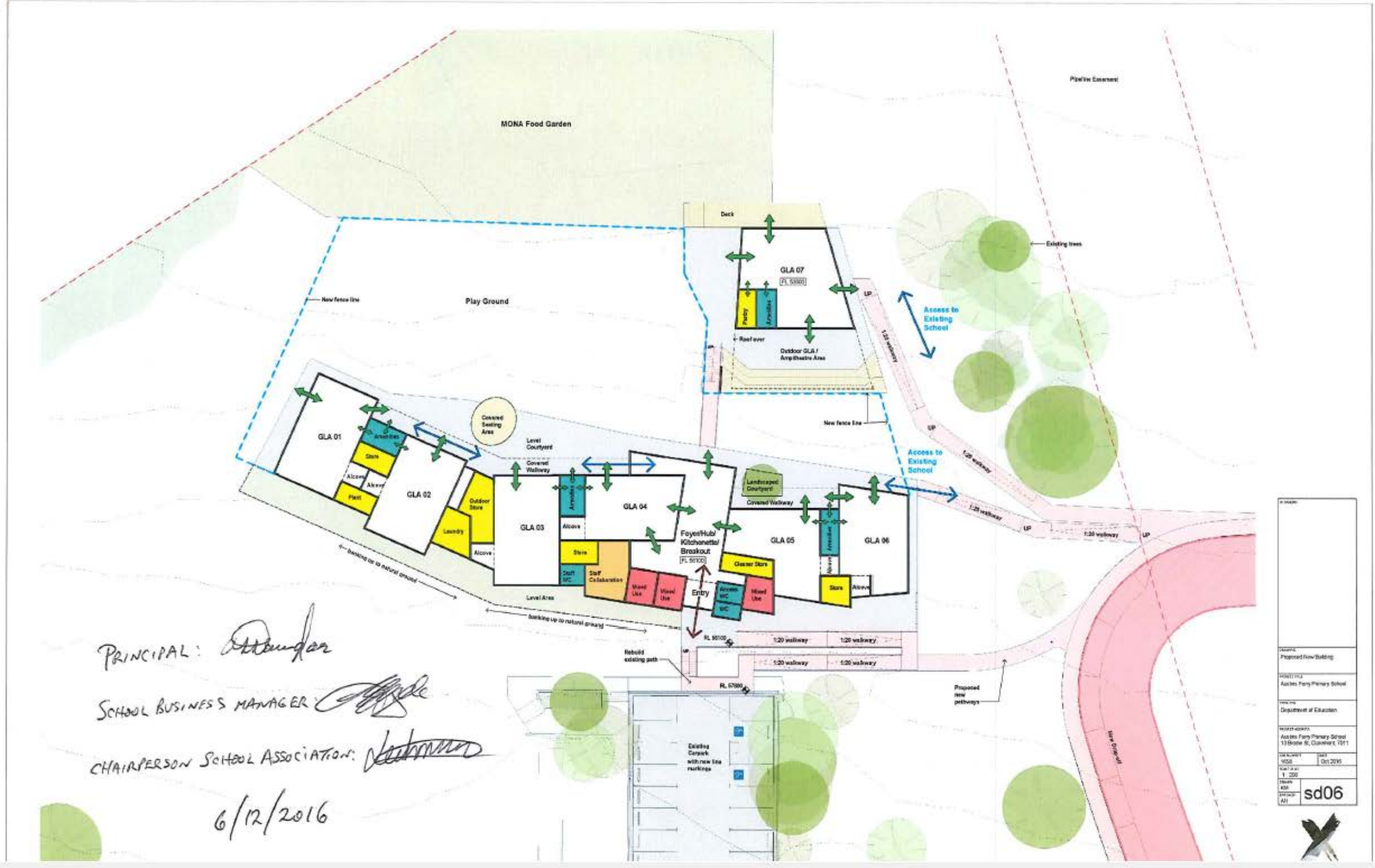
CHAIRPERSON *[Signature]*
SCHOOL ASSOCIATION:

SCHOOL BUSINESS MANAGER: *[Signature]*

6/12/2016

Project Name	
Master Plan	
Project No.	
Aulsebrook Primary School	
Project Location	
Department of Education	
Project Manager	
Aulsebrook Primary School 11 Brodie St, Claremont, 3071	
Project No.	sd01
Project Name	sd01
Project Location	



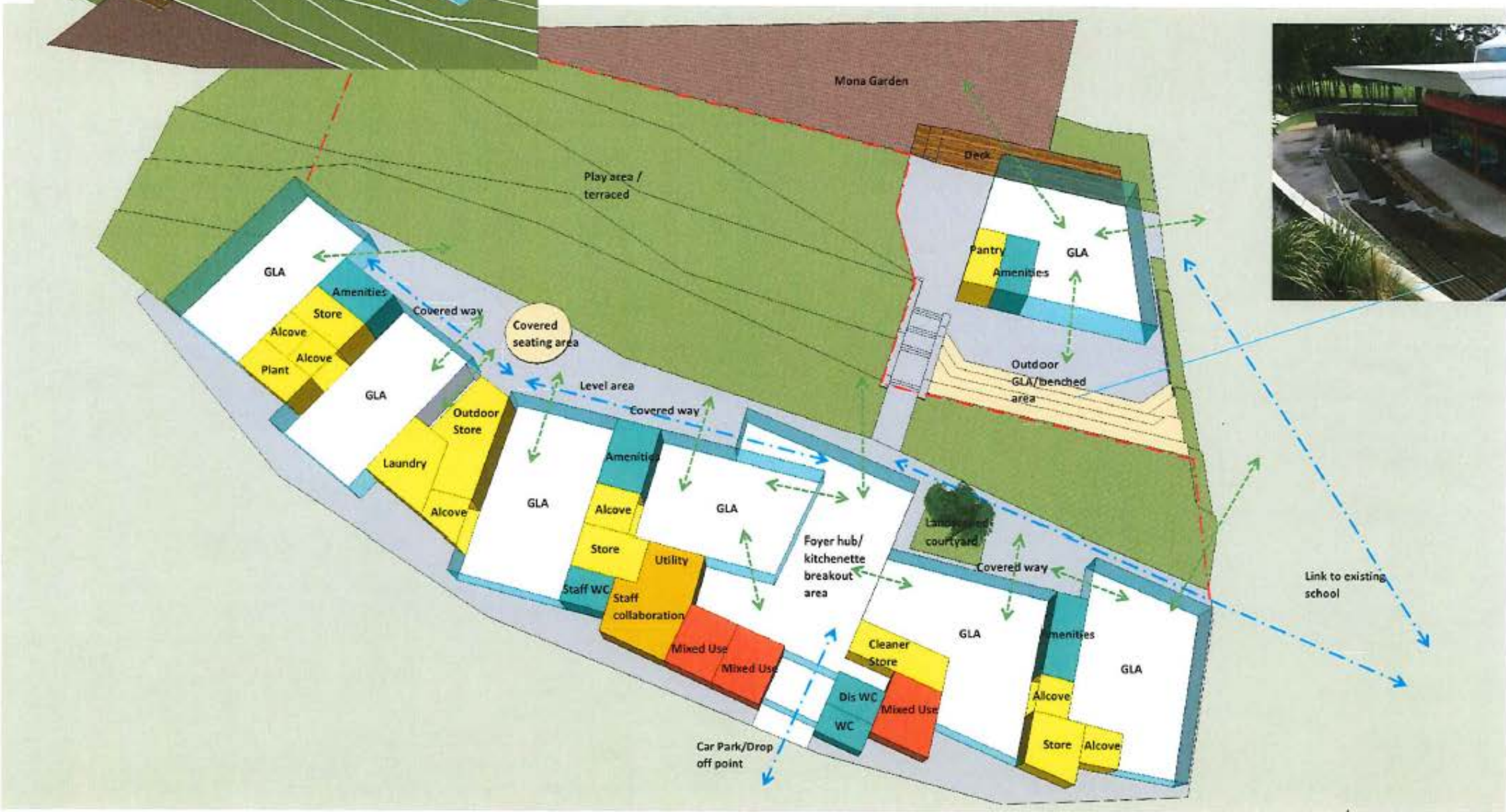
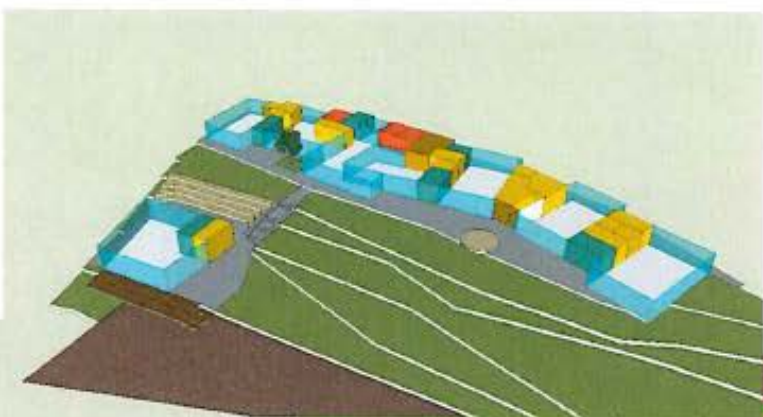


PRINCIPAL: *[Signature]*
 SCHOOL BUSINESS MANAGER: *[Signature]*
 CHAIRPERSON SCHOOL ASSOCIATION: *[Signature]*

6/12/2016

Project Name	
Proposed New Building	
Client	
Austins Ferry Primary School	
Department of Education	
Project Location	
Austins Ferry Primary School 13 Blythe St, Clarendon, TAS	
Client Ref	1000
Project Ref	sd06





1658 Austins Ferry Primary School – New Learning Pod
 Concept Layout - November 30th 2016

PRINCIPAL: *A. Douglas*

CHAIR PERSON SCHOOL ASSOCIATION: *[Signature]*

SCHOOL BUSINESS MANAGER: *[Signature]*

6/12/2016

ESTIMATE SUMMARY

Project: T16-068 Austins Ferry PS Building: T16-068 Austins ferry PS	Details: Estimate A1 Masterplan Estimate Version T16-068 A1 5/12/2016
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ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
1	Discovery GLA	125	m2	3,160	395,000
2	Main Building	966	m2	2,277	2,200,000
3	Siteworks				1,160,000
4	Site Services				235,000
5	Design & Construction Contingency [10%]				400,000
	Estimated Construction Cost				4,390,000
6	Exclusions				0
7	Estimate Basis & Disclaimers				0

ESTIMATE DETAILS

Project: T16-068 Austins Ferry PS	Details: Estimate A1
Building: T16-068 Austins ferry PS	Masterplan Estimate
	Version T16-068 A1 5/12/2016

Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
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1 Discovery GLA

1.1	Substructure	125	m2	200.00	25,000
1.2	Columns	195	m2	25.00	4,875
1.3	Upper floors		n/a		
1.4	Staircases		n/a		
1.5	Roof	195	m2	208.33	40,625
1.6	External Walls	113	m2	425.00	47,813
1.7	Windows [30% of external wall area]	34	m2	600.00	20,250
1.8	External Doors	4	sets	3,000.00	12,000
1.9	Internal Walls	81	m2	150.00	12,150
1.10	Internal Screens	1	item	5,000.00	5,000
1.11	Internal Doors	3	No	600.00	1,800
1.12	Wall Finishes	287	m2	100.00	28,700
1.13	Floor Finishes	125	m2	90.00	11,250
1.14	Ceiling Finishes	125	m2	95.00	11,875
1.15	Fitments	1	Item		28,000
1.16	Special Equipment - cooking	1	Item		15,000
1.17	Hydraulic services	12	Fixt	3,600.00	43,200
1.18	Gas services		n/a		0
1.19	Mechanical services	125	m2	150.00	18,750
1.20	Electrical Services	125	m2	200.00	25,000
1.21	Communication services	125	m2	25.00	3,125
1.22	Fire services	125	m2	30.00	3,750
1.23	Proportion of Preliminaries and general Requirements	1	Item		36,837

Discovery GLA

395,000

2 Main Building

2.1	Substructure	966	m2	200.00	193,200
2.2	Columns	966	m2	25.00	24,150

ESTIMATE DETAILS

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Building: T16-068 Austins ferry PS	Masterplan Estimate
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Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
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2 Main Building

(Continued)

2.3	Upper floors		n/a		
2.4	Staircases		n/a		
2.5	Roof	1,056	m2	208.33	220,000
2.6	External Walls	777	m2	425.00	330,225
2.7	Windows [30% of external wall area]	233	m2	600.00	139,860
2.8	External Doors	12	sets	3,500.00	42,000
2.9	Internal Walls	908	m2	150.00	136,200
2.10	Internal Screens	1	Item	53,800.00	53,800
2.11	Internal Doors	30	No	600.00	18,000
2.12	Wall Finishes	2,782	m2	50.00	139,100
2.13	Floor Finishes	966	m2	85.00	82,110
2.14	Ceiling Finishes	966	m2	95.00	91,770
2.15	Fitments	1	Item		60,000
2.16	Special Equipment - kitchenette	1	Item		10,000
2.17	Hydraulic services	37	Fixt	3,600.00	133,200
2.18	Gas services		n/a		0
2.19	Mechanical services	966	m2	100.00	96,600
2.20	Electrical Services	966	m2	180.00	173,880
2.21	Communication services	966	m2	25.00	24,150
2.22	Fire services	966	m2	30.00	28,980
2.23	Proportion of Preliminaries and general Requirements	1	Item		202,775

Main Building

2,200,000

3 Siteworks

3.1	Site Preparation				271,235
3.2	Roads, Footpaths and Paved Areas				410,357
3.3	Boundary Walls, Fencing and Gates				27,205
3.4	Outbuildings and covered ways				92,229

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Ref	Description	Quantity	Unit	Rate	Estimated Cost (\$)
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3 Siteworks *(Continued)*

3.5	Landscaping and improvements				250,000
3.6	Proportion of Preliminaries and general Requirements	1	Item		108,975

Siteworks **1,160,000**

4 Site Services

4.1	External Stormwater Drainage	1	Item	64,500	64,500
4.2	External Sewer Drainage	1	Item	31,500	31,500
4.3	External Water Supply	1	Item	20,000	20,000
4.4	External Fire Protection	1	Item	22,500	22,500
4.5	External Electric Light and Power	1	Item	75,000	75,000
4.6	Proportion of Preliminaries and general Requirements	1	Item		21,500

Site Services **235,000**

5 Exclusions

5.1	Property Purchase and associated costs				
5.2	Finance, holding charges , cost of money provisions and legal fees				
5.3	G.S.T or Input tax credits				
5.4	Computer systems, AV systems, Networking equipment,				
5.5	Loose furniture and Equipment, white goods etc.				
5.6	Curtains and Blinds				
5.7	Loose or plug in kitchen equipment, refrigerators, dishwashers				
5.8	Rock excavation or additional foundations to suit poor soil conditions				
5.9	Removal of contaminated ground if applicable				
5.10	Removal or decanting costs				
5.11	Headworks charges, upgrading of site supply / service lines etc.				
5.12	Water storage/ re-use systems, PV cells, or other ESD provisions				

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5 Exclusions

(Continued)

5.13	New staff carpark and carparking adjacent Cammeray road				
5.14	Design and supervision fees				
5.15	Art at work programme				
5.16	Post occupancy contingency				
5.17	Construction / variation contingency				

Exclusions

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6 Estimate Basis & Disclaimers

	Estimate Basis				
6.1	This estimate is based on the following documentation provided by separate consultants without the benefit of full specification for materials and workmanship, hydraulic services drawings, finished levels, structural detail drawings and construction details.				
6.2	- Concept development architectural plans from x-squared architects dated October 2016 but excluding new staff carpark				
6.3	-gross floor areas of buildings as advised in accommodation schedule provided by x-squared architects dated 29/11/2016				
6.4	The advised indication of cost is an estimate based on available information and as such is our opinion of likely cost for scope as described on the documents.				
6.5	The costs indicated should only be used as target budgets during the design development as an aid to cost planning of this project.				
6.6	Engineering services amounts have been included as budgets pending engineering design and cost advise				
	Disclaimers				

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6 Estimate Basis & Disclaimers

(Continued)

6.7	The contents of this estimate should only be treated as advice on quantity surveying and like matters and not architectural, building surveying or engineering advice. We recommend that Clients consult with their respective advisors before relying upon it.				
6.8	Estimates and other data advised by third parties has been included on face value and has not been independently verified.				
6.9	This estimate is intended for use only by the client noted. WT Partnership does not accept any liability which may result of any other person acting upon or using the information contained in this report.				
6.10	Quantities are approximate and are not suitable for use in tendering documentation, marketing or lease purposes.				

Estimate Basis & Disclaimers

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