



# DONALD CANT WATTS CORKE

## **Capital Investment Value** **East Leppington Park Public** **School**

**Prepared for**

**Department of Education**

**28<sup>th</sup> June 2018**

**partners for**  
**excellence**

# INTRODUCTION

As requested, DCWC has prepared the following Capital Investment Value (CIV) cost plan based on the development scheme for Harrington Park Public School.

The development comprises construction of additional school accommodation including new library, staff facilities, Homebase's and associated external works and services.

**The Capital Investment Value of this project is \$39,638,037 Excluding GST**

Name: Shayne Taylor



Director

AAIQS RICS

# APPENDIX A – CAPITAL INVESTMENT VALUE

**CATHERINE FIELDS NEW PRIMARY SCHOOL - ACCOMODATION SCHEDULE FEASIBILITY COSTING**

Cost Plan Date: 28 Jun 2018  
 Proposed Contract Date: Oct 2019  
 Proposed Handover Date: Sep 2021

**1 Project Cost:**

<b>COST ITEM</b>	<b>FORECAST ENDCOST (excl GST)</b>
<b>Construction</b>	
Building Work (New)	\$ 27,813,626
Building Work (Refurbishment)	\$ -
Siteworks & Services	\$ 5,075,480
Offsite Infrastructure Cost	\$ 500,000
Demountable Installations (Total Staging Allowance)	Excl
<b>Total Construction</b>	<b>\$ 33,389,106</b>
<b>Consultant</b>	
Project Management Fees	\$ 822,228
Head Design Consultant Fee	\$ 1,644,455
QS Consultant Fee	\$ 328,891
Other fees	\$ 164,446
Fees - Works Insurance	Incl
<b>Total - Fees</b>	<b>\$ 2,960,020</b>
<b>Department Cost</b>	
DEC Program Office Costs	\$ -
DEC Planning Office Costs	\$ -
Other fees	\$ -
<b>Total - Department Costs</b>	<b>\$ -</b>
<b>Furniture &amp; Equipment</b>	
Furniture & Equipment Cost	\$ -
Miscellaneous Equipment Allowance (Applicable to TTC Program Only)	\$ -
<b>Total - Furniture &amp; Equipment</b>	<b>\$ -</b>
<b>Contingency</b>	
Construction Contingency	\$ 3,288,911
<b>Total - Contingency</b>	<b>\$ 3,288,911</b>
<b>Offsite Infrastructure</b>	
Offsite Infrastructure Cost	Excl
<b>Total - Offsite Infrastructure</b>	<b>\$ -</b>
<b>Project Escalation</b>	<b>\$ -</b>
<b>Total Building (Construction and Contingency)</b>	<b>\$ 36,678,017</b>
<b>Total Fees (Consultant and Department Cost)</b>	<b>\$ 2,960,020</b>
<b>Total Building and Fees</b>	<b>\$ 39,638,037</b>
<b>Variance (Total Building and Fees against BP4)</b>	
<b>Total Estimated Development Cost (Total Building and Fees + Furniture &amp; Equipment + Offsite Infrastructure + Escalation)</b>	<b>\$ 39,638,037</b>

## CATHERINE FIELDS NEW PRIMARY SCHOOL - ACCOMODATION SCHEDULE FEASIBILITY COSTING

Cost Plan Date: 28 Jun 2018  
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## 2 Area Information on Current Estimate

Area	New	Refurb
Useable Floor Area (UFA)	11,639 m2	- m2
Fully Enclosed Covered Area (FECA)	8,302 m2	- m2
Unenclosed Covered Area (UCA)	330 m2	- m2
Gross Floor Area (GFA)	8,632 m2	- m2
Area Efficiency (UFA/GFA) x 100	135%	0.0% 20% added
<b>Cost per m2 ( Excl Escalation &amp; OSI) - Excl Admin Option</b>		
	<b>GFA</b>	<b>UFA</b>
Total Project	\$ 4,592 / m2	\$ 3,406 / m2
New Works Only	\$ 3,825 / m2	\$ 2,837 / m2
Refurbishment	\$ - / m2	\$ - / m2
External Works	\$ 698 / m2	\$ 518 / m2


## 3 Schedule of Accommodation

Schedule of Accommodation Type	UFA (m2)	
	New	Refurb
<b>Internal</b>		
Homebase unit	3,904	
Library unit	371	
Special programs unit	152	
Communal hall unit	528	
Administration	224	
Staff unit	187	
Student amenities	276	
Canteen (includes equipment)	67	
Storage	51	
Kiln	6	
<b>Subtotal</b>	<b>5,765</b>	
<b>External</b>		
Assembly Court	630	
Pedestrian circulation	2,050	
Vehicular circulation	2,288	
Covered outdoor learning area	330	
Games unit	576	

**DoE - Catherine Fields PS - Final**  
**OPTION I Detail**  
**28/06/2018**

	OPTION 1: Construct a new primary school with 44 teaching spaces and full core facilities.	Quantity	Unit	Rate	DCWC TOTAL
<b>1</b>	<b>Contractors</b>				
<b>1.10</b>	<b>New Build</b>				
1.11	Homebase unit	4,685	m <sup>2</sup>	2,700	12,649,500
1.12	Library unit	445	m <sup>2</sup>	2,700	1,201,500
1.13	Special programs unit	182	m <sup>2</sup>	2,000	364,000
1.14	Communal hall unit	634	m <sup>2</sup>	2,800	1,775,200
3.56	Administration	269	m <sup>2</sup>	2,600	699,400
3.57	Staff unit	224	m <sup>2</sup>	3,200	716,800
3.58	Student amenities	331	m <sup>2</sup>	3,200	1,059,200
3.59	Canteen (includes equipment)	80	m <sup>2</sup>	3,200	256,000
3.60	Storage	61	m <sup>2</sup>	1,800	109,800
3.61	Kiln	7	m <sup>2</sup>	1,800	12,600
	<b>Subtotal</b>	<b>6,918</b>	<b>m<sup>2</sup></b>	<b>2,724</b>	<b>18,844,000</b>
3.61	Travel and Engineering (20%)	1,384	m <sup>2</sup>	1,200	1,660,320
	<b>SUB-TOTAL NEW BUILD COST</b>	<b>8,302</b>	<b>m<sup>2</sup></b>	<b>2,470</b>	<b>20,504,320</b>
<b>1.20</b>	<b>Refurbishment</b>				
1.21	Nil				0
	<b>SUB-TOTAL REFURBISHMENT COST</b>	<b>0</b>	<b>m<sup>2</sup></b>		<b>0</b>
<b>1.30</b>	<b>Building Specifics</b>				
1.31	Lift to Homebase (rising 1 level) - assumed	1	no	150,000	150,000
1.32	Canteen Equipment - Provisional Allowance	1	item	250,000	250,000
1.33	Full airconditioning	-	m <sup>2</sup>		EXCL
1.34	Solar Allowance (80KV) - Provisional Allowance	1	item	150,000	150,000
1.35	Allowance for additional circulation/ Space 5%		m <sup>2</sup>		0
1.36	Allowance for covered walkways connecting new building to existing school		m <sup>2</sup>		0
1.37	Uplift in rates for architectural embellishments		m <sup>2</sup>		0
1.38	MBM Allowance ofr additional cut and fill to the sloping site		m <sup>2</sup>		0
	<b>SUB-TOTAL BUILDING SPECIFICS COST</b>	<b>8,302</b>	<b>m<sup>2</sup></b>	<b>66</b>	<b>550,000</b>
	<b>TOTAL BUILDING WORKS</b>	<b>8,302</b>	<b>m<sup>2</sup></b>	<b>2,536</b>	<b>21,054,320</b>
	<b>SITE SPECIFICS</b>				
<b>1.40</b>	<b>Demolition &amp; Alterations</b>				
1.41	Clear & bench site	8,302	m <sup>2</sup>	50	415,080
1.41	Disposal of contaminated material	1	item		Excl
1.42	Demolition of structures - TBA	1	item		Excl
	<b>SUB-TOTAL DEMOLITION AND ALTERATIONS COST</b>	<b>8,302</b>	<b>m<sup>2</sup></b>	<b>-</b>	<b>415,080</b>
<b>1.50</b>	<b>External Works &amp; Landscaping</b>				
	<b>Hard Landscaping</b>				
3.51	Assembly Court	630	m <sup>2</sup>	300	189,000
3.52	Pedestrian circulation	2,050	m <sup>2</sup>	300	615,000
3.53	Vehicular circulation	2,288	m <sup>2</sup>	400	915,200
3.54	Covered outdoor learning area	330	m <sup>2</sup>	1,000	330,000
3.55	Games unit	576	m <sup>2</sup>	300	172,800
	<b>Soft Landscaping</b>				
3.56	Allowance for general soft landscaping (NB: Provisional area)	1,760	m <sup>2</sup>	150	264,000
	<b>SUB-TOTAL EXTERNAL WORKS</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>288</b>	<b>2,486,000</b>
<b>1.60</b>	<b>Site Services</b>				
1.61	Allowance for site services adjustments - based on GFA	8,632	m <sup>2</sup>	300	2,589,480
	<b>SUB-TOTAL SITE SERVICES</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>300</b>	<b>2,589,480</b>
	<b>TOTAL SITE SPECIFICS</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>636</b>	<b>5,490,560</b>
	<b>NET CONSTRUCTION COST (NCC)</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>3,075</b>	<b>26,544,880</b>
<b>1.70</b>	<b>Allowances, Overheads and Margins</b>				
1.71	Main Contractor Preliminaries (18%)	18%	%	26,544,880	4,778,078
1.72	Main Contractor overheads and Profit (5%)	5%	%	31,322,958	1,566,148
1.73	Staging - TBA	2%	%		Excl
1.74	Locality Allowance	1.0%	%		Incl
	<b>SUB-TOTAL ALLOWANCES, OVERHEADS AND MARGINS</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>735</b>	<b>6,344,226</b>
	<b>GROSS CONSTRUCTION COST (GCC) - EXCL ESCALATION</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>3,810</b>	<b>32,889,106</b>
1.75	Escalation				
1.76	Escalation to Start of Construction October 19 (@ 3.5%pa)	5.0%	%	32,889,106	Excl
1.77	Escalation During Construction	-	%		Incl
	<b>SUB-TOTAL ESCALATION</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>76</b>	<b>0</b>
	<b>GROSS CONSTRUCTION COST (GCC) - INCL ESCALATION</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>3,810</b>	<b>32,889,106</b>
<b>2.00</b>	<b>Authority Fees and Charges</b>				
2.01	DA Fees	0.50%	%	32,889,106	Excl
2.02	Other	0	Item		Incl
	<b>SUB-TOTAL AUTHORITIES</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>0</b>	<b>0</b>
<b>3.00</b>	<b>Consultant Fees and Charges</b>				
3.01	PM	1	Item	822,228	822,228
3.02	QS	1	Item	328,891	328,891
3.03	HDC	1	Item	1,644,455	1,644,455
3.04	Other	0.50%	%	32,889,106	164,446
	<b>SUB-TOTAL CONSULTANTS</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>343</b>	<b>2,960,020</b>
<b>4.00</b>	<b>FF&amp;E &amp; IT</b>				
4.01	Allowance for FF&E	6.50%	%	32,889,106	Excl
4.02	Allowance for Active Equipment		item		Incl

	SUB-TOTAL FF&E & IT	8,632		0	0
<b>5.00</b>	<b>INTERNAL COSTS</b>				
5.01	PMO Fees	3.00%	%	32,889,106	Excl
	SUB-TOTAL INTERNAL COSTS	8,632	m <sup>2</sup>	0	0
	<b>OVERALL PROJECT TOTAL (OPT)</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>4,153</b>	<b>35,849,126</b>
<b>6.00</b>	<b>CONTINGENCY</b>				
6.03	Construction Contingency	1.0	Item	3,288,911	3,288,911
	SUB-TOTAL CONTINGENCY	8,632	m <sup>2</sup>	381	3,288,911
	<b>TOTAL FORECAST END COST - EXCL OSI</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>4,534</b>	<b>39,138,037</b>
<b>7.00</b>	<b>OFFSITE INFRASTRUCTURE</b>				
7.01	OSI Allowance	1	Item	500,000	500,000
	SUB-TOTAL OSI	8,632	m <sup>2</sup>	58	500,000
<b>8.00</b>	<b>LAND ACQUISITION</b>				
8.01	Land Acquisition	0	Item		Excl
	SUB-TOTAL OSI	8,632	m <sup>2</sup>	0	0
	<b>TOTAL FORECAST END COST - INCL OSI</b>	<b>8,632</b>	<b>m<sup>2</sup></b>	<b>4,592</b>	<b>39,638,037</b>

<b>KEY:</b>	<b>Functional Area Cost Analysis:</b>	<b>DCWC</b>
	New Works and Building Specifics	\$ 27,813,626
	Refurbishment Works	\$ -
	External Works and Site Services	\$ 5,075,480
	Escalation	\$ -
	DA Fees	\$ -
	Consultant Fees	\$ 2,960,020
	FFE	\$ -
	PMO	\$ -
	Contingencies	\$ 3,288,911
	OSI	\$ 500,000
	<b>TOTAL</b>	<b>\$ 39,638,037</b>