



# DONALD CANT WATTS CORKE

## **Capital Investment Value** **Harrington 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 \$27,511,553 Excluding GST**

Name: Shayne Taylor

A handwritten signature in black ink, appearing to be 'Shayne Taylor', written over a horizontal line.

Director

AAIQS RICS

## APPENDIX A – CAPITAL INVESTMENT VALUE

## HARRINGTON PARK 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:

COST ITEM	FORECAST ENDCOST (excl GST)
<b>Construction</b>	
Building Work (New)	\$ 16,783,573
Building Work (Refurbishment)	\$ 1,296,000
Siteworks & Services	\$ 3,950,636
Offsite Infrastructure Cost	\$ 250,000
Demountable Installations (Total Staging Allowance)	\$ 500,000
<b>Total Construction</b>	<b>\$ 22,780,209</b>
<b>Consultant</b>	
Project Management Fees	\$ 675,906
Head Design Consultant Fee	\$ 1,351,813
QS Consultant Fee	\$ 337,953
Other fees	\$ 112,651
Fees - Works Insurance	Incl
<b>Total - Fees</b>	<b>\$ 2,478,323</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	\$ 2,253,021
<b>Total - Contingency</b>	<b>\$ 2,253,021</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>\$ 25,033,230</b>
<b>Total Fees (Consultant and Department Cost)</b>	<b>\$ 2,478,323</b>
<b>Total Building and Fees</b>	<b>\$ 27,511,553</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>\$ 27,511,553</b>

## HARRINGTON PARK 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)	8,901 m2	540 m2
Fully Enclosed Covered Area (FECA)	4,359 m2	648 m2
Unenclosed Covered Area (UCA)	330 m2	- m2
Gross Floor Area (GFA)	4,689 m2	648 m2
Area Efficiency (UFA/GFA) x 100	189.8%	83.3% 20% added
<b>Cost per m2 ( Excl Escalation &amp; OSI) - Excl Admin Option</b>		
	<b>GFA</b>	<b>UFA</b>
Total Project	\$ 5,155 / m2	\$ 2,914 / m2
New Works Only	\$ 4,323 / m2	\$ 2,277 / m2
Refurbishment	\$ 2,415 / m2	\$ 2,898 / m2
External Works	\$ 894 / m2	\$ 505 / m2

## 3 Schedule of Accommodation

Schedule of Accommodation Type	UFA (m2)	
	New	Refurb
<b>Internal</b>		
Homebase unit	1,130	540
Library unit	371	
Specifically programs unit	152	
Communal hall unit	528	
Administration	224	
Staff unit	187	
Student amenities	276	
Canteen (includes equipment)	103	
Storage	51	
Kiln	6	
<b>Subtotal</b>	<b>3,027</b>	
<b>External</b>		
Assembly Court	630	
Pedestrian circulation	2,050	
Vehicular circulation	2,288	
Covered outdoor learning area	330	
Games unit	576	



	OPTION 1: Upgrading of Harrington Park Public School	Quantity	Unit	Rate	Total
<b>1</b>	<b>Contractors</b>				
<b>1.10</b>	<b>New Build</b>				
1.11	Homebase unit	1,356	m²	2,700	3,661,200
1.12	PAA & Withdrawal	-	m²		0
1.13	Store (GLS)	-	m²		0
1.14	Library unit	445	m²	2,700	1,201,500
1.15	Specifically programs unit	182	m²	2,000	364,000
1.16	Communal hall unit	634	m²	2,800	1,775,200
1.17	Administration	269	m²	2,600	699,400
1.18	Staff unit	224	m²	3,200	716,800
1.19	Student amenities	331	m²	3,200	1,059,200
1.20	Canteen (includes equipment)	124	m²	3,200	395,200
1.21	Storage	61	m²	1,800	109,800
1.22	Kiln	7	m²	1,800	12,600
	<b>Subtotal</b>	<b>3,633</b>	<b>m²</b>	<b>1,678</b>	<b>9,995,220</b>
1.23	Travel and Engineering (20%)	727	m²	1,800	1,307,736
	<b>SUB-TOTAL NEW BUILD COST</b>	<b>4,359</b>	<b>m²</b>	<b>2,593</b>	<b>11,302,956</b>
<b>1.20</b>	<b>Refurbishment</b>				
1.21	Homebase unit	648	m²	2,000	1,296,000
1.22	PAA & Withdrawal		m²		Incl
1.23	Store (GLS)		m²		Incl
1.24	Circulation space 20%		m²		Incl
	<b>SUB-TOTAL REFURBISHMENT COST</b>	<b>648</b>	<b>m²</b>		<b>1,296,000</b>
<b>1.30</b>	<b>Building Specifics</b>				
1.31	Lift to Homebase (rising 1 level) - assumed	2	no	150,000	300,000
1.32	Canteen Equipment - Provisional Allowance	1	item	250,000	250,000
1.33	Full airconditioning	-	m²		EXCL
1.34	Solar Allowance (80KV) - Provisional Allowance	1	item	150,000	150,000
1.35	Demountable - Provisional Allowance	1	item	500,000	500,000
	<b>SUB-TOTAL BUILDING SPECIFICS COST</b>	<b>5,007</b>	<b>m²</b>	<b>240</b>	<b>1,200,000</b>
	<b>TOTAL BUILDING WORKS</b>	<b>5,007</b>	<b>m²</b>	<b>2,756</b>	<b>13,798,956</b>
	<b>SITE SPECIFICS</b>				
<b>1.40</b>	<b>Demolition &amp; Alterations</b>				
1.41	Clear & bench site	4,359	m²	50	217,956
1.42	Disposal of contaminated material	1	item		Excl
1.43	Demolish existing hall	1	no	50,000	50,000
1.44	Demolish Block J	1	no	50,000	50,000
1.45	Allow for make good grounds where demountables are relocated/ removed		item		0
1.46	Demolition of refurbishment areas	648	m²	180	116,640
	<b>SUB-TOTAL DEMOLITION AND ALTERATIONS COST</b>	<b>5,007</b>	<b>m²</b>	<b>-</b>	<b>434,596</b>
<b>1.50</b>	<b>External Works &amp; Landscaping</b>				
<b>1.51</b>	<b>Hard Landscaping</b>				
1.52	Assembly Court	630	m²	300	189,000
1.53	Pedestrian circulation	2,050	m²	300	615,000
1.54	Vehicular circulation	2,288	m²	400	915,200
1.55	Covered outdoor learning area	330	m²	1,000	330,000
1.56	Covered walkways		m²		0
1.57	Games unit	576	m²	300	172,800
1.58	Hard Landscaping		m²		0
<b>1.59</b>	<b>Soft Landscaping</b>				
1.60	Allowance for general soft landscaping (NB: Provisional area)	850	m²	150	127,500
1.61	Planting shrubs		m²		
1.62	Turf only		m²		
	<b>SUB-TOTAL EXTERNAL WORKS</b>	<b>5,337</b>	<b>m²</b>	<b>440</b>	<b>2,349,500</b>
<b>1.60</b>	<b>Site Services</b>				
1.61	Allowance for site services adjustments - based on GFA	5,337	m²	300	1,601,136
	<b>SUB-TOTAL SITE SERVICES</b>	<b>5,337</b>	<b>m²</b>	<b>300</b>	<b>1,601,136</b>
	<b>TOTAL SITE SPECIFICS</b>	<b>5,337</b>		<b>822</b>	<b>4,385,232</b>
	<b>NET CONSTRUCTION COST (NCC)</b>	<b>5,337</b>	<b>m²</b>	<b>3,407</b>	<b>18,184,188</b>
<b>1.70</b>	<b>Allowances, Overheads and Margins</b>				
1.71	Main Contractor Preliminaries (18%)	18%	%	18,184,188	3,273,154
1.72	Main Contractor overheads and Profit (5%)	5%	%	21,457,342	1,072,867
1.73	Staging - TBA	2%	%		Excl
1.74	Locality Allowance	1.0%	%		Incl
	<b>SUB-TOTAL ALLOWANCES, OVERHEADS AND MARGINS</b>	<b>5,337</b>	<b>m²</b>	<b>814</b>	<b>4,346,021</b>
	<b>GROSS CONSTRUCTION COST (GCC) - EXCL ESCALATION</b>	<b>5,337</b>	<b>m²</b>	<b>4,221</b>	<b>22,530,209</b>
<b>1.75</b>	<b>Escalation</b>				
1.76	Escalation to Start of Construction October 19 (@ 3.5%pa)	5.0%	%	22,530,209	Excl
1.77	Escalation During Construction	-	%		Incl
	<b>SUB-TOTAL ESCALATION</b>	<b>5,337</b>	<b>m²</b>	<b>76</b>	<b>0</b>
	<b>GROSS CONSTRUCTION COST (GCC) - INCL ESCALATION</b>	<b>5,337</b>	<b>m²</b>	<b>4,221</b>	<b>22,530,209</b>
<b>2.00</b>	<b>Authority Fees and Charges</b>				
2.01	DA Fees	0.50%	%	22,530,209	Excl
2.02	Other	0	Item		Incl

	SUB-TOTAL AUTHORITIES	5,337	m²	0	0
3.00	Consultant Fees and Charges				
3.01	PM	1	Item	675,906	675,906
3.02	QS	1	Item	337,953	337,953
3.03	HDC	1	Item	1,351,813	1,351,813
3.04	Other	0.50%	%	22,530,209	112,651
	SUB-TOTAL CONSULTANTS	5,337	m²	464	2,478,323
4.00	FF&E & IT				
4.01	Allowance for FF&E - new space	6.50%	%	22,530,209	Excl
4.02	Allowance for FF&E - refurbished space		item		Incl
	SUB-TOTAL FF&E & IT	5,337		0	0
5.00	INTERNAL COSTS				
5.01	PMO Fees	3.00%	%	22,530,209	Excl
	SUB-TOTAL INTERNAL COSTS	5,337	m²	0	0
	OVERALL PROJECT TOTAL (OPT)	5,337	m²	4,686	25,008,532
6.00	CONTINGENCY				
6.01	Construction Contingency	1.0	Item	2,253,021	2,253,021
	SUB-TOTAL CONTINGENCY	5,337	m²	422	2,253,021
	TOTAL FORECAST END COST - EXCL OSI	5,337	m²	5,108	27,261,553
7.00	OFFSITE INFRASTRUCTURE				
7.01	OSI Allowance	1	Item	250,000	250,000
	SUB-TOTAL OSI	5,337	m²	47	250,000
8.00	LAND ACQUISITION				
8.01	Land Acquisition	0	Item		Excl
	SUB-TOTAL OSI	5,337	m²	0	0
	TOTAL FORECAST END COST - INCL OSI	5,337	m²	5,155	27,511,553

KEY:		Functional Area Cost Analysis:		DCWC	
		New Works and Building Specifics		\$	17,283,573
		Refurbishment Works		\$	1,296,000
		External Works and Site Services		\$	3,950,636
		Escalation		\$	-
		DA Fees		\$	-
		Consultant Fees		\$	2,478,323
		FFE		\$	-
		PMO		\$	-
		Contingencies		\$	2,253,021
		OSI		\$	250,000
		TOTAL		\$	27,511,553