
Appendix C. Option 2 Cost Plan

QPRC - Offsite Refurbishment

PRELIMINARY BUDGET ESTIMATE

DESCRIPTION		Qty	UOM	RATE \$	EXTENSION \$
Demolition					
1	256 Crawford St, Staff Offices	498	m2	\$ 200.00	\$ 99,600.00
2	256 Crawford St, Customer Service Centre	320	m2	\$ 200.00	\$ 64,000.00
3	261 Crawford St, Records Staff Office	140	m2	\$ 200.00	\$ 28,000.00
4	261 Crawford St, Finance Staff Office	500	m2	\$ 200.00	\$ 100,000.00
5	262 Crawford St, HR Staff Offices	410	m2	\$ 200.00	\$ 82,000.00
6	263 Crawford St, Staff Offices	130	m2	\$ 200.00	\$ 26,000.00
7	265 Crawford St, IT Staff Offices	230	m2	\$ 200.00	\$ 46,000.00
8	6 Rutledge St, Library Staff Offices	950	m2	\$ 200.00	\$ 190,000.00
9	10 Rutledge St, Recreation and Culture Staff Offices	240	m2	\$ 200.00	\$ 48,000.00
10	12 Rutledge St, Strategic Planning & Multicultural Staff Offices	240	m2	\$ 200.00	\$ 48,000.00
11	14 Rutledge St, Staff Offices	140	m2	\$ 200.00	\$ 28,000.00
Total Demolition		3,798	m2	\$ 200.00	\$ 759,600.00
Base Building Extensions					
12	256 Crawford St, Staff Offices	100	m2	\$ 2,230.00	\$ 223,000.00
13	256 Crawford St, Customer Service Centre	64	m2	\$ 2,230.00	\$ 142,720.00
14	261 Crawford St, Records Staff Office	28	m2	\$ 2,730.00	\$ 76,440.00
15	261 Crawford St, Finance Staff Office	600	m2	\$ 2,230.00	\$ 1,338,000.00
16	262 Crawford St, HR Staff Offices	82	m2	\$ 2,230.00	\$ 182,860.00
17	263 Crawford St, Staff Offices	26	m2	\$ 2,730.00	\$ 70,980.00
18	265 Crawford St, IT Staff Offices	46	m2	\$ 2,380.00	\$ 109,480.00
19	6 Rutledge St, Library Staff Offices	1,140	m2	\$ 2,230.00	\$ 2,542,200.00
20	10 Rutledge St, Recreation and Culture Staff Offices	288	m2	\$ 2,230.00	\$ 642,240.00
21	12 Rutledge St, Strategic Planning & Multicultural Staff Offices	288	m2	\$ 2,230.00	\$ 642,240.00
22	14 Rutledge St, Staff Offices	168	m2	\$ 2,230.00	\$ 374,640.00
Total for Base Building Extension		2,830	m2	\$ 2,241.98	\$ 6,344,800.00
External Works					
23	256 Crawford St, Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
24	256 Crawford St, Customer Service Centre	1	Item	\$ 2,500.00	\$ 2,500.00
25	261 Crawford St, Records Staff Office	1	Item	\$ 2,500.00	\$ 2,500.00
26	261 Crawford St, Finance Staff Office	1	Item	\$ 2,500.00	\$ 2,500.00
27	262 Crawford St, HR Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
28	263 Crawford St, Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
29	265 Crawford St, IT Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
30	6 Rutledge St, Library Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
31	10 Rutledge St, Recreation and Culture Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
32	12 Rutledge St, Strategic Planning & Multicultural Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
33	14 Rutledge St, Staff Offices	1	Item	\$ 2,500.00	\$ 2,500.00
Total External Works					\$ 27,500.00
Total Base Building Trade Costs					\$ 7,131,900.00
Fitout					
34	256 Crawford St, Staff Offices	598	m2	\$ 2,100.00	\$ 1,255,800.00
35	256 Crawford St, Customer Service Centre	384	m2	\$ 2,100.00	\$ 806,400.00
36	261 Crawford St, Records Staff Office	168	m2	\$ 2,100.00	\$ 352,800.00
37	261 Crawford St, Finance Staff Office	600	m2	\$ 2,100.00	\$ 1,260,000.00
38	262 Crawford St, HR Staff Offices	492	m2	\$ 2,100.00	\$ 1,033,200.00
39	263 Crawford St, Staff Offices	156	m2	\$ 2,100.00	\$ 327,600.00
40	265 Crawford St, IT Staff Offices	276	m2	\$ 2,100.00	\$ 579,600.00
41	6 Rutledge St, Library Staff Offices	1,140	m2	\$ 2,100.00	\$ 2,394,000.00
42	10 Rutledge St, Recreation and Culture Staff Offices	288	m2	\$ 2,100.00	\$ 604,800.00
43	12 Rutledge St, Strategic Planning & Multicultural Staff Offices	288	m2	\$ 2,100.00	\$ 604,800.00
44	14 Rutledge St, Staff Offices	168	m2	\$ 2,100.00	\$ 352,800.00
Total Fitout (GFA)		4,558	m2	\$ 2,100.00	\$ 9,571,800.00
Total Trade Costs					\$ 16,703,700.00
Preliminaries / Supervision					
45	- Preliminaries & Supervision (18%)		Item		\$ 3,006,666.00
46	- Scaffold		Item		Included
47	- Screens		Item		Included
48	- Hoists		Item		Included
49	- Hoardings		Item		Included
50	- Survey		Item		Included
51	- Temporary Electrical		Item		Included
52	- Temporary Hydraulics		Item		Included
53	- Equipment Operation/TTMP/Utility Consumption		Item		Included
Total Preliminaries / Supervision					\$ 3,006,666.00
Total Construction Costs					\$ 19,710,366.00
Consultants / Authority Fees / Relocation					
54	Project Consultants (10%)		Item		\$ 1,971,036.60
55	Authority Fees (3%)		Item		\$ 591,310.98
56	Relocation costs		Excl		\$ -
Total Consultants / Authority Fees					\$ 2,562,347.58
Contingency / Escalation					
57	Project Contingency (10%)		Item		\$ 2,227,271.36
58	Escalation (Construction Commencement 2020 - 4%)		Item		\$ 979,999.40
Total Contingency / Escalation					\$ 3,207,270.76
Total Project Costs					\$ 25,479,984.34
Notes:					
1. Refer to attached List of Exclusions & List of Information.					
2. All figures exclude GST.					

PRELIMINARY BUDGET ESTIMATE

LIST OF EXCLUSIONS AND INFORMATION

LIST OF EXCLUSIONS		
1	GST;	
2	Land costs, holding costs and interest charges;	
3	Excavation in rock;	
4	Legal fees;	
5	Finance Costs;	
6	Temporary accommodation / relocation costs;	
7	Underpinning to neighbouring / existing buildings;	
8	Contaminated Soil removal or remediation costs;	
9	Unknown site conditions in excess of allowances made;	
10	Works to surrounding roads;	
11	Existing incoming mains amplification works (if applicable);	
12	Retail space fitout;	
13	Computers / printers / screens;	
14	Cutlery / crockery / curtains / soft furnishings / paintings;	
15	Standby generators;	
16	Client project contingency;	
17	Client Representative Fees;	
18	Prolongation and time extension costs;	
19	Allowance for any works carried out 'out of hours';	
LIST OF INFORMATION		
This estimate has been based on outline information received provided by APP QPRC Areas		



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