
ROUGH ORDER OF COSTS - BASE CASE

WCC LIBRARY

WCC Library

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Project Details

Description

Basis of Estimate

- Structural Strengthening and Refurbishment of Existing Library Building
- Estimate based on Concept Level Elemental Estimating
- No architectural design documents/drawings/specifications; and the like, provided. Estimate subject to confirmation of design
- Estimate completed Feb 2020

IMPACTS OF COVID-19

Our estimate has been prepared on the basis of “normal” economic considerations and in the context of “conventional” industry conditions.

It is clear that the respiratory disease COVID-19, is having a significant impact Globally. Whilst the impacts are changing on a daily basis, the disease is rapidly being seen as the single most disruptive factor to affect Global population health and the worlds’ economies.

Our estimate makes no provision for the impacts of COVID-19.

We advise that an impact on the estimate is likely, and could vary considerably depending on the extent and severity of a variety of issues, outside of our ability to control, influence or predict, extending but not limited to :

- Economy, industry and society shut down
- Border closures affecting supply of labour in particular
- Exchange rate fluctuations
- Off-shore manufacturing capacity and timing of delivery
- Local and National logistics, including delivery of materials and supplies etc.
- Availability of on-site staff to manage productivity of the works
- Availability of on-site labour to implement the works
- Availability of off-site management and administrative functions to support on-site activity

The impact on the estimate may only be in the short to medium term. However, this will be subject to ongoing monitoring.

Documents

- Aurecon WCC_Central Library (IL3) Base Case Solution-CONCEPT
- Aurecon Central Library Building Services Design Features Report Ref: 253267 Revision A including Marked Up Building Services Layout Drawings as required
- No architectural design documents/drawings/specifications; and the like, provided.

Items Specifically Included

- Provisional sum for separation of central services to isolate future library
- Seismic Strengthening Works
- Base Build Architectural Fitout
- Seismic Panel Upgrade & Central Staircase Works
- Roof and Facade Remedial Works
- New Lifts

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- Allowance for professional fees - estimate only

Items Specifically Excluded

- Relocation costs
- Temporary & Offsite accommodation
- On-going lease costs
- Furniture, fittings and equipment including shelving, whiteboards, pinboards, artworks, feature finishes, audio equipment and cabling and kitchenette fitout
- AV / Phone / PABX system costs
- Removal of hazardous materials (Incl. Asbestos)
- Treatment of Contamination
- Landscaping
- Removal and disposal of any contaminants within the building and surrounds
- Site investigation costs including geotechnical investigation
- Goods and Services Tax (GST)

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Location Summary

GFA: Gross Floor Area

Location	GFA m ²	Cost/m ²	Total Cost
A ENABLING WORKS			2,482,060.00
B BASEMENT			
B1 Basement Structure	3,995		Excluded
B2 Basement Fitout	3,995	50	199,750.00
B3 Basement Services	3,995	410	1,638,075.00
	B - BASEMENT	3,995	\$460
			\$1,837,825.00
C SUPERSTRUCTURE			
C1 Structure	15,706	634	9,957,750.00
C2 Building Exterior & Roof	15,706	182	2,855,000.00
C3 Fitout Upper Floors & Plantroom	15,706	250	3,926,500.00
C4 Building Services Infrastructure	15,706	320	5,025,000.00
C5 Lift Installations	15,706	89	1,400,000.00
C6 Building Services	15,706	750	11,779,500.00
C7 Landscaping	15,706	16	250,000.00
	C - SUPERSTRUCTURE	15,706	\$2,241
			\$35,193,750.00
	ESTIMATED NET COST	19,701	\$2,006
			\$39,513,635.00
MARGINS & ADJUSTMENTS			
Main Contractors Preliminary & General Costs			\$6,321,365.00
Main Contractors Margin			\$2,980,000.00
ESTIMATED TENDER PRICE	19,701	\$2,478	\$48,815,000.00
Design Development Contingency			\$4,880,000.00
Construction Contingency			\$5,370,000.00
ESTIMATED CONSTRUCTION PRICE	19,701	\$2,998	\$59,065,000.00
Professional Fees (WCC Provisional Fees Allowance)			\$8,860,000.00
Escalation			Excluded
Consent Costs			Excluded
GST			Excluded
Finance & Funding Costs			Excluded
Land Costs			Excluded
Insurances			Excluded
Local Authority Fees			Excluded
Marketing Costs			Excluded
Decanting Costs			Excluded
Temporary Accommodation Costs			Excluded

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Location Summary

GFA: Gross Floor Area

Location	GFA m ²	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
Exclude upgrade to unknown Liquefaction risk to ongrade slab (Basement)			Excluded
Library specific fitout			Excluded
FF&E			Excluded
		ESTIMATED TOTAL COST	\$67,925,000.00