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ROUGH ORDER OF COSTS - HIGH RESILIENCE

## WCC LIBRARY

# WCC Library

## Rough Order of Costs - High Resilience

### 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 Isolation 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
- Temporary Shoring, De-Watering; and the like, for Base Isolation Works
- Seismic Strengthening Works including Base Isolation, Rattle Space and Seismic Separation Works
- Base Build Architectural Fitout
- Seismic Panel Upgrade & Central Staircase Works
- Roof and Facade Remedial Works

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- New Lifts
- 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)

# WCC Library

## Rough Order of Costs - High Resilience

GFA: Gross Floor Area

### Location Summary

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>A ENABLING WORKS</b>			<b>11,664,635.00</b>
<b>B BASEMENT</b>			
B1 Basement Structure	3,995	6,594	26,343,890.00
B2 Basement Fitout	3,995	200	799,000.00
B3 Basement Services	3,995	675	2,696,750.00
<b>B - BASEMENT</b>	<b>3,995</b>	<b>\$7,469</b>	<b>\$29,839,640.00</b>
<b>C SUPERSTRUCTURE</b>			
C1 Structure	15,706	1,557	24,460,900.00
C2 Building Exterior & Roof	15,706	203	3,193,550.00
C3 Fitout Upper Floors & Plantroom	15,706	509	7,996,200.00
C4 Building Services Infrastructure	15,706	352	5,525,000.00
C5 Lift Installations	15,706	89	1,400,000.00
C6 Building Services	15,706	1,085	17,041,010.00
C7 Landscaping	15,706	96	1,500,000.00
<b>C - SUPERSTRUCTURE</b>	<b>15,706</b>	<b>\$3,891</b>	<b>\$61,116,660.00</b>
<b>ESTIMATED NET COST</b>	<b>19,701</b>	<b>\$5,209</b>	<b>\$102,620,935.00</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Main Contractors Preliminary & General Costs			\$16,419,065.00
Main Contractors Margin			\$7,740,000.00
<b>ESTIMATED TENDER PRICE</b>	<b>19,701</b>	<b>\$6,435</b>	<b>\$126,780,000.00</b>
Design Development Contingency			\$12,680,000.00
Construction Contingency			\$13,945,000.00
<b>ESTIMATED CONSTRUCTION PRICE</b>	<b>19,701</b>	<b>\$7,787</b>	<b>\$153,405,000.00</b>
Professional Fees (WCC Provisional Fees Allowance)			\$23,010,000.00
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  
Rates Current At May 2017

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>MARGINS &amp; ADJUSTMENTS (continued)</b>			
Exclude upgrade to unknown Liquefaction risk to ongrade slab (Basement)			Excluded
Library specific fitout			Excluded
FF&E			Excluded
<b>ESTIMATED TOTAL COST</b>			<b>\$176,415,000.00</b>