WCC Library
Rough Order of Costs - Base Case

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 Revison 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
# WCC Library

Rough Order of Costs - Base Case

## Project Details

**Description**

- 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 - Base Case

#### Location Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>GFA m²</th>
<th>Cost/m²</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> ENABLING WORKS</td>
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<tr>
<td><strong>B</strong> BASEMENT</td>
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<td></td>
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</tr>
<tr>
<td>B1 Basement Structure</td>
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<tr>
<td>B2 Basement Fitout</td>
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<tr>
<td>B3 Basement Services</td>
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<td><strong>$1,837,825.00</strong></td>
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<td><strong>C</strong> SUPERSTRUCTURE</td>
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<tr>
<td>C1 Structure</td>
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<td>C2 Building Exterior &amp; Roof</td>
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<tr>
<td>C3 Fitout Upper Floors &amp; Plantroom</td>
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<tr>
<td>C4 Building Services Infrastructure</td>
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<td>C5 Lift Installations</td>
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<td>C6 Building Services</td>
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<td><strong>$39,513,635.00</strong></td>
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</tbody>
</table>

#### MARGINS & ADJUSTMENTS

- Main Contractors Preliminary & General Costs: $6,321,365.00
- Main Contractors Margin: $2,980,000.00

#### ESTIMATED TENDER PRICE

- Design Development Contingency: $4,880,000.00
- Construction Contingency: $5,370,000.00

#### ESTIMATED CONSTRUCTION PRICE

- 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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### 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