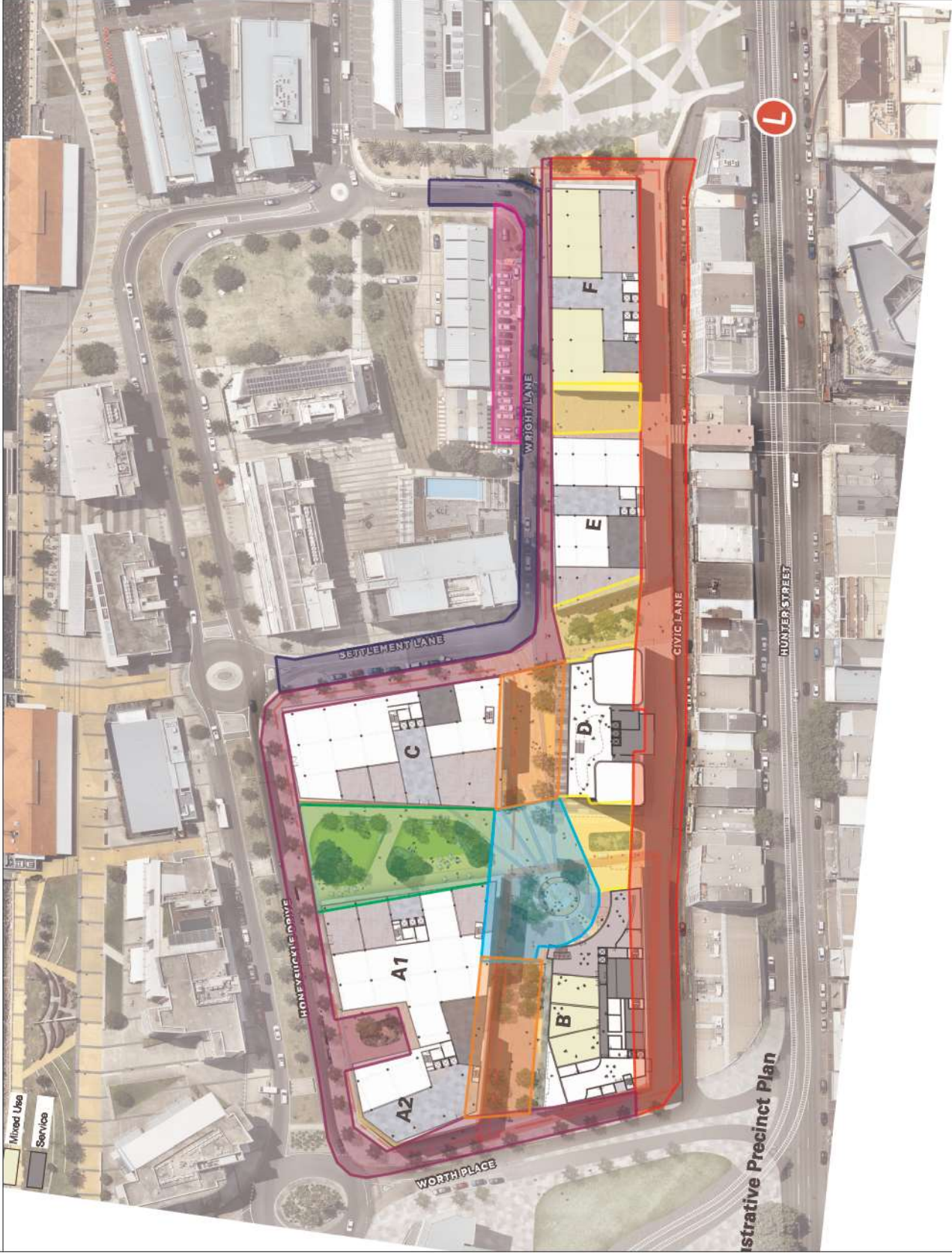


PUBLIC DOMAIN - ENTIRE MASTERPLAN						
Item	Description	Quantity	Unit	Rate	Total	
1.00	Construction Costs					
1.01	Honeysuckle Green	1,621	m2	500		811,234
1.02	Wrights Walk	1,777	m2	552		980,213
1.03	Turntable Plaza	1,386	m2	748		1,037,308
1.04	Honeysuckle Drive, Settlement Lane, Wrights Lane & Worth Place Footpaths	3,451	m2	411		1,418,341
1.05	University Links	1,327	m2	582		771,927
1.06	Civic Lane Reconstruction	4,482	m2	557		2,494,997
1.07	Heritage Integration	643	m2	806		518,138
1.08	468 Hunter Street Demolition and Activation	144	m2	1,025		147,663
1.09	Settlement Lane & Wrights Lane Reconstruction	1,719	m2	445		765,631
1.10	Roof Terraces (Excl; part of buildings)	-	m2	-		EXCL
	Subtotal - Construction Costs:	16,550	m2	541		8,945,453
2.00	Site Specifics					
2.01	Remediation - Excluded (assumed part of enabling works)					EXCL
2.02	Temporary Activation to Future Building Footprints, Interim Car Park (Buildings C, D, E & F)	6,418		20		128,360
	Subtotal - Site Specifics:	6,418	m2	20		128,360
3.00	External Works & Landscaping					
3.01	Raising of site levels - Excluded (assumed part of enabling works)					EXCL
3.02	UoN Wayfinding Signage & Branding (Provisional)	1	Item	650,000		650,000
	Subtotal - External Works & Landscaping:	16,550	m2	39		650,000
4.00	Incoming Site Services					
4.01	Incoming Site Services - Excluded (assumed part of enabling works)					EXCL
4.02	Stormwater management system for entire masterplan (OSD's, GPT's, rain tanks, etc.)	16,550	m2	62		1,029,800
	Subtotal - Incoming Site Services:	16,550	m2	62		1,029,800
	NET CONSTRUCTION COSTS (NCC)	16,550	m2	650		10,753,613
5.00	Overheads and Margin					
5.01	Main Contractor Preliminaries (15%)	15%				1,613,042
5.02	Main Contractor overheads and Profit (5%)	5%				618,333
	Subtotal - Allowances, Overheads and Margin:	16,550	m2	135		2,231,375
	GROSS CONSTRUCTION COSTS (GCC)	16,550	m2	785		12,984,988
6.00	Fees					
6.01	Consultant Fees (10% of GCC)	10%				1,298,499
6.02	Authority Fees & Charges (3.5% of GCC)	3.5%				454,475
6.03	UoN PM Costs - split of \$500k advised by APP	1	Item	50,000		50,000
7.00	FF&E					
7.01	Based on Functional Area					-
	Subtotal - Fees & FF&E:	16,550	m2			1,802,973
	TOTAL PROJECT COST (TPC)	16,550	m2	894		14,787,961
7.00	Escalation					
7.01	Escalation to Start of Construction at 3.5% per year - December 2020 - 10 months allowance (based on GCC)	3.5%	p.a.			378,729
7.02	Escalation Beyond December 2020					EXCL
8.00	Contingencies					
8.01	Design Contingencies (7.5% of GCC)	7.5%				973,874
8.02	Construction Contingency (7.5% of GCC)	7.5%				973,874
8.03	Project Contingency (5% of GCC)	5%				649,249
	Sub Total Escalation & Contingencies	16,550	m2			2,975,726
	END TOTAL COST (ETC)	16,550	m2	1,073		17,763,688
	END TOTAL COST (ETC) - ROUNDED	16,550	m2	1,073		17,764,000

CostX Drawing

Project: UoN HCCD Stage 2
 Building: UoN HCCD Stage 2

Drawing: Feasibility Study/Overall Site Plan
 Filename: N:\S4.0 PROJECTS\19 - 2019\19215 UON HCCD Stage 2 Works QSC\ COST CONTROL\13 - Cost Feasibility\1. Initial Cost Plan (Sept '19)\1. Initial



Legend

Public Domain	
1. Honeysuckle Green	1,620 m2
2. Wrights Walk	1,776 m2
3. Turntable plaza	1,385 m2
4. H'suckle, Settlt', Wrights Footpaths	3,451 m2
5. University links	1,326 m2
6. Civic Lane	4,481 m2
7. Heritage Integration	642 m2
8. Settlement & Wrights Reconstruction	1,719 m2