

ACT BLOCK GRANT AUTHORITY

SCHEDULE OF BENCHMARK COSTS PER SQUARE METRE

| Facility Type | Examples | Cost/m2 |
|------------------------|--|----------------|
| General Learning Areas | Classrooms, Breakout Spaces and Classroom Storage | \$3,500/m2 |
| Multipurpose Hall | Hall, Performing Arts Centre, Sports Court, Gymnasium and Applicable Storage | \$3,425/m2 |
| Library | Resource Centre | \$3,500/m2 |
| Science | Science | \$4,275/m2 |
| Arts, Tech, IT, Other | Language, Performing Arts, Tech, IT | \$3,500/m2 |
| Administration | Reception, Offices, Sick Bay, Meeting and Staff Rooms | \$3,925/m2 |
| Vocational | Teaching to Certificate Level | \$3,600/m2 |
| COLA | Permanent Covered Outdoor Learning Areas | \$1,175/m2 |
| Covered Walkways | Unenclosed Covered Walkways and Unenclosed Verandas | \$1,225/m2 |
| Special Needs | Lifts, Ramps, Etc. (i.e. Disability Focus) | On Application |
| Amenities | Staff and Student Toilets, Canteens and Kitchen Facilities | \$5,425/m2 |
| Storage | Maintenance and Cleaning Stores | \$2,675/m2 |
| Enclosed Travel | Corridors and Enclosed Pedestrian Walkways | \$2,425/m2 |
| Early Learning Centre | Complete building (incl. learning areas, wet areas, kitchens, admin areas, etc.) | \$3,650/m2 |

The nominated costs per square metre are effective from 1 January 2024 to 31 December 2024.

N.B. In utilising the table above, please ensure that the associated Definitions, Qualifications and Exclusions are fully appreciated.

ACT BLOCK GRANT AUTHORITY

DEFINITIONS, QUALIFICATIONS AND EXCLUSIONS

DEFINITIONS

Areas

For the purposes of the area measurements to be included within the submission, please note the following:

- Areas nominated for individual categories should be based on the 'internal space' directly attributable to that category;
- The 'traditional' building area measurements of FECA and GFA are *not* to be utilised;
- External walls are to be excluded;
- With the internal walls, dividing walls within the same category can be included in areas calculations, whereas dividing walls between differing categories are to be excluded.

Costs Per Square Metre

Costs/m² are to be applied to the 'internal space', or area, directly attributable to that category.

They are based on our experience in similar projects, but have also been reviewed against historical data and industry accepted published material.

The nominated costs are based on our understanding of the likely scope of works for each category, which is also subject to the items highlighted with the Assumptions and Exclusions below.

DEFINITIONS, QUALIFICATIONS AND EXCLUSIONS (CONT'D)

QUALIFICATIONS

Costs Per Square Metre

Allowance is included within the costs per square metre for the following:

- Construction costs. Includes all trade / subcontract costs and builders work. Please also refer to Construction Costs and Exclusions for a more detailed description of works;
- Preliminaries, included at a rate of 14% of construction costs. Includes all the builders 'add-on' costs to manage / supervise the construction activities;
- Builders profit margin and overheads, included at a rate of 5.0% of both construction costs and preliminaries;
- Professional and authority fees (incl. management), included at a rate of 9% of the aggregate of construction costs, preliminaries and builders profit margin and overheads;
- Escalation. Escalation is based on 4.0% p.a., and is incorporated for potential increases in building costs up to and including 31 December 2024. No allowance is included for escalation from this point.

Construction Costs

The costs/m² included within the preceding table are based on the following qualifications / assumptions:

- A site classification of 'M';
- Site topography with a fall of no greater than 0.5m across an individual area category (i.e. without steps);
- Minor external works to the area directly affected by the new building works, including making good of existing landscaping;
- Site servicing within 20m of the new building works;
- Single storey construction;
- Relatively simplistic architectural / structural / services design principles;
- Current Building Code of Australia requirements.

DEFINITIONS, QUALIFICATIONS AND EXCLUSIONS (CONT'D)

QUALIFICATIONS (CONT'D)

On Application

Due to the nature of the category 'Special Needs', the cost per square metre has specifically been excluded.

It is assumed that, if applicable, the costs attributable to these components will be highlighted separate and explanation provided to substantiate the costs included.

Additional Cost Components

Where considered necessary, additional costs can be incorporated to cover requirements that do not fall within the nominated parameters. With this said, these should be nominated separately and the necessary substantiation to justify the items should be provided.

DEFINITIONS, QUALIFICATIONS AND EXCLUSIONS (CONT'D)

EXCLUSIONS

No allowance is included for the following:

- Ground contamination and / or rock excavation;
- Retaining walls;
- Removal, relocation, diversion or upgrade of existing site servicing provisions;
- A site classification in excess of 'M', including additional structural requirements such as bored piers, etc;
- Site topography in excess of 0.5m across an individual area category, including steps and retaining walls;
- Demolition works;
- Refurbishment works;
- Suspended slabs or anything other than single storey construction;
- Heritage style construction;
- Air conditioning and fire sprinkler services;
- 'A typical' site / building specific requirements;
- The cost/m2 applied to the 'Subject Specific' category exclude any specialist service / fitting requirements such as commercial kitchens, welding bays, construction technology requirements (i.e. machinery, hoists, etc.);
- The cost/m2 applied to the 'Building Services' category exclude any specialist service equipment requirements (i.e. lifts, hoists, etc.);
- Furniture, fittings and loose equipment;
- Construction and project contingencies;
- Finance costs;
- Land costs;
- Goods and services tax.