



10 November 2021

UTAS Properties Pty Ltd
University of Tasmania
Private Bag 25
HOBART TAS 7001
Attention: Mr Matthew Higgs

matthew.higgs@utas.edu.au

Dear Matthew,

**UTAS SANDY BAY DEVELOPMENT
MASTERPLAN ESTIMATE NO. 5 REV 1 - STAGE 6**

We are pleased to confirm our Masterplan Estimate No. 5 Rev 1 - Stage 6 dated 10 November 2021 for the above project.

Please do not hesitate to contact us to discuss any aspect which requires clarification or amendment to the assumed scope of works on our part.

Yours Faithfully

pp 

DAVID THOMAS
National Director
WT

WT REF: PR-010606 - 08 - EST NO. 5 REV 1



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MASTERPLAN ESTIMATE NO. 5 REV 1 -
STAGE 6
UTAS SANDY BAY DEVELOPMENT

10 November 2021

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1 INTRODUCTION

1.1 QA

	INITIALS	DATE
DRAFT PREPARED BY	AVM	10 November 2021
REVIEWED BY	AVM	10 November 2021
APPROVED BY	AVM	10 November 2021

This report is dated 10 November 2021.

1.2 INTRODUCTION

WT Partnership has prepared Masterplan Estimate No 5 based on a preliminary concept design documentation provided by UPPL and the Consultant Team.

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design scope or quality

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed.

1.3 ESTIMATE SUMMARY

We estimate this Masterplan Estimate in the order of \$1,764,220,000 (excl GST) at current day costs.

The Masterplan Estimate No. 5 Rev 1 - Stage 6 can be summarised as follows:

	TOTAL (EXCL GST)
Demolition	17,515,357
Public Realm and Open Space	58,826,505
Roads	14,683,707
Site Services Infrastructure & Utilities	58,645,342
Design Contingency	Included
Construction Contingency	7,483,546
ESD and Wellness	4,329,680
Consultant Fees	7,964,861
Staging	1,451,003
TOTAL INFRASTRUCTURE WORKS (EXCL GST)	170,900,000
Building Works	1,375,831,885
Allowance for FF&E	5,748,000
Allowance for IT and AV	2,874,000
Allowance for Specialty Equipment	850,000
Artwork and Sculptures	Excluded
ESD and Wellness	14,317,353
Design Contingency	Included
Construction Contingency	69,981,062
Consultant Fees	102,872,161
Authorities	13,901,492
Staging	6,944,046
TOTAL CONSTRUCTION WORKS (EXCL GST)	1,593,320,000
TOTAL MASTERPLAN ESTIMATE NO.5 REV 1	1,764,220,000

1.4 PRECINCT COSTS

The Masterplan Estimate No. 5 Rev 1 - Stage 6 precinct costs can be summarised as follows:

	PRECINCT 1 (EXCL GST)	PRECINCT 2 (EXCL GST)	PRECINCT 3 (EXCL GST)	PRECINCT 4 (EXCL GST)	PRECINCT 5 (EXCL GST)
Demolition	5,181,098	7,305,766	2,286,674	2,323,303	418,516
Public Realm and Open Space	10,046,368	23,147,317	6,113,542	13,376,594	6,142,685
Roads	2,614,169	3,094,947	4,548,318	1,425,405	3,000,868
Site Services Infrastructure & Utilities	18,820,669	18,522,174	7,039,760	7,870,575	6,392,164
Construction Contingency	1,833,115	2,603,510	999,415	1,249,794	797,712
ESD and Wellness	769,908	1,640,211	629,631	787,370	502,558
Consultant Fees	1,924,771	2,815,696	1,049,385	1,312,284	862,725
Staging and Temp Works	409,901	570,379	223,275	74,675	172,772
TOTAL INFRASTRUCTURE	41,600,000	59,700,000	22,890,000	28,420,000	18,290,000
Building Works	177,021,150	498,471,885	368,107,620	128,760,880	203,470,350
Allowance for FF&E	2,420,000	1,488,000	220,000	Excluded	1,620,000
Allowance for IT and AV	1,210,000	744,000	110,000	Excluded	810,000
Allowance for Specialty Equipment	Excluded	Excluded	Excluded	Excluded	850,000
Artwork and Sculptures	Excluded	Excluded	Excluded	Excluded	Excluded
ESD and Wellness	689,100	4,122,056	Excluded	3,862,826	5,643,371
Construction Contingency	9,067,013	25,241,297	18,421,881	6,631,185	10,619,686
Consultant Fees	13,328,508	37,104,707	27,080,165	9,747,842	15,610,938
Authorities	1,777,103	5,025,939	3,681,076	1,326,237	2,091,137
Staging and Temp Works	887,126	2,512,115	1,839,258	651,029	1,054,518
TOTAL CONSTRUCTION	206,400,000	574,710,000	419,460,000	150,980,000	241,770,000
TOTAL MASTERPLAN ESTIMATE NO.5 REV 1	248,000,000	634,410,000	442,350,000	179,400,000	260,060,000

1.5 CATEGORY COST

The Masterplan Estimate No. 5 - Stage 6 category costs can be summarised as follows:

	PRECINCT 1 (EXCL GST)	PRECINCT 2 (EXCL GST)	PRECINCT 3 (EXCL GST)	PRECINCT 4 (EXCL GST)	PRECINCT 5 (EXCL GST)
Demolition	5,885,728	8,299,350	2,597,662	2,639,272	475,435
Public Realm and Open Space	11,412,674	26,295,352	6,944,983	15,195,811	6,978,090
Roads	2,969,696	1,330,848	5,166,889	1,619,260	3,408,986
Site Services Infrastructure & Utilities	21,331,902	21,554,451	8,180,466	9,165,656	7,427,489
Public Playing Field and Pavilion	10,974,413	0	0	0	0

2 APPROACH AND METHODOLOGY

WT Partnership has prepared a Masterplan Estimate based on a preliminary concept design documentation provided by UPPL and the Consultant Team.

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design scope or quality.

WT have derived areas and quantities based on the preliminary concept design and applied rates to these. Furthermore, we have had input from the Architect, Landscape Architect, Structural, Services and Civil Engineers, Sustainability Consultant.

The cost has been benchmarked against other urban and precinct redevelopments in order to establish a realistic budget for the current preliminary concept design.

WT has used comparable projects in Melbourne and Hobart and then made adjustment to rates based on current Hobart construction market.

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed.

Our estimate includes contingency provisions of 5% for design contingency and 5% for construction contingency. These are contingency allowances that are applied and determined based on the level of documentation, type of project and the extent of unknowns.

These percentages have been applied across the building works, public realm areas, roads and site infrastructure works. They are predominately to cover design related items and only some level of risk items

The design contingency covers the evolution of the design through the various design phases and it is adjusted as the design detail is incorporated in the documentation.

The construction contingency allows for any additional and/or unknown costs that may arise or client-initiated changes throughout the construction period and therefore become the variation to the Contract.

3 PROJECT DEFINITION

The University of Tasmania (UTAS) is exploring options for the reuse and development of its assets at its Sandy Bay Campus, as part of an overall strategy to relocate infrastructure within Central Hobart.

The works are spread over 5 No Precincts including the following scope:

- New Buildings and lot development works
- Refurbishment of existing buildings and repurposed into new functions
- Public realm and open spaces
- Road network
- Site services and infrastructure

4 SCHEDULE OF AREAS

Site Area 1,066,216m²

PRECINCT 1	m ²
Office (Blg 1)	6,300
Hotel / Serviced Apartments (Blg 2)	4,640
Mixed Use - Residential (Blg 3 - 7, 15)	21,585
Indoor Sports / Changeroom (Blg 9)	3,500
Carparking (Blg 10)	10,500
Sports Pavilion (Blg 14)	500
Soccer Fields	17,202
TOTAL PRECINCT 1	64,227

PRECINCT 2	m ²
Residential Apartments (Blg 1,2,9,12,18)	63,006
Mixed Use - Residential (Blg 3,15&16)	24,860
Aged Care (Blg 6)	9,200
Office / Education - Warm Shell Fitout (Blg 4,5,8)	21,350
Retail Centre (supermarket) (Blg 9)	25,300
Library - Warm Shell Fitout (Blg 5)	1,500
Perf. Arts / F&B / Museum (Blg 10)	2,300
Theatre / Church (Blg 11)	500
Medical Centre - Warm Shell Fitout (Blg 19)	3,200
Carparking (Blg 1,2,14)	28,320
Community House (Blg 20)	120
Retirement Apartment (Blg 21)	11,825
TOTAL PRECINCT 2	191,481

PRECINCT 3	m ²
Childcare (Blg 8)	2,400
Podium Carparking	11,000
Mixed Use - Residential (Blg 2)	30,000
Residential - Apartments (Blg 1,4-7,9-12,15,16)	69,048
Residential - Townhouses (Blg 13,14,17,18,20)	14,240
Residential - Single Lot (Blg 19, 21-23)	8,400
TOTAL PRECINCT 3	135,088

PRECINCT 4	m2
School (Blg 5)	1,600
Residential - Apartments (Blg 1,2,5,8-13)	43,449
Residential - Townhouses (Blg 3,7)	1,120
TOTAL PRECINCT 4	44,569

PRECINCT 5	m2
Adventure Tourism Centre (Blg1)	500
Eco-Hotel (Blg 2)	6,000
Spa (Blg 3)	1,000
Carparking (Blg 1,2,3)	4,960
Retail Centre (Blg 4)	13,725
Eco-Learning Centre (Blg 10)	500
Mixed Use-Residential (Blg 5, 6,7,11, 12-15, 18)	38,235
Residential - Townhouses (Blg 8)	4,470
Residential - Single Lot (Blg 9)	3,400
TOTAL PRECINCT 5	72,790

WT Partnership (WT) has calculated the Gross Floor Area (GFA) as defined by the Australian Institute of Quantity Surveyors (AIQS) Australian Cost Management Manual. This convention provides consistency of the measurement process and assists benchmarking of comparable projects.

WT's GFA differs from the Property Council of Australia's Gross Floor Area and the City of Melbourne Planning Scheme Amendment C262 Gross Floor Area definitions which are used for the calculation of the Site Plot Ratio. Such areas should be quantified separately as per the required authority's definitions where required.

5 DOCUMENTATION

The estimate is based on the following documentation:

- Development Schedule and summary Rev 6 prepared by CHC Architects dated 4 November 2021
- Illustrative Masterplan_Rev 6 prepared by CHC Architects dated 4 November 2021

The estimate has also relied upon the following documentation prepared for our Stage 4 estimate:

- 211008_Masterplan Rev 4 design pack prepared by CHC dated 21 October 2021
- CHC_SBMP_Demo Plan_Rev4_211009 prepared by CHC dated 21 October 2021

The estimate has also relied upon the following documentation prepared for our Stage 3 estimate:

- Draft Structural Engineering Assessment prepared by GHD dated 20 July 2021
- Draft Structural Engineering Assessment prepared by GHD dated 12 June 2021
- UTAS Sandy Bay Masterplan - Services prepared by EST dated 22 June 2021
- Interim Heritage Report prepared by Paul Davis dated 15 July 2021
- UTAS Sandy Bay Campus Addendum Aboriginal Heritage Report prepared by CHMA dated 21 July 2021
- Sustainability Strategy Rev D prepared by Cundall dated 23 July 2021
- Summary report PSA requirements concept design assessment prepared by ERA Planning and Environment dated 18 July 2021
- Building Compliance Review – UTAS Sandy Bay Masterplan prepared by Pudding Lane dated 21 July 2021
- Sandy Bay Master Plan Technical report – Market Assessments prepared by Deep End dated 22 July 2021
- University of Tasmania, Sandy Bay Campus Redevelopment By UPPL Transport Strategies (Draft) prepared by Complete Streets dated 27 July 2021
- Concept Design Assessment prepared by ERA dated 18 June 2021
- November 2019 Geotechnical Study prepared by GES dated November 2019

6 KEY DESIGN ASSUMPTIONS

Where WT Partnership has not been provided with information, we have made assumptions and allowances which will require detailed review and confirmation as the design is developed.

The Estimate is inclusive but not limited to the following assumptions:

Infrastructure

- 2xDN1200 RCP (approx. length 230m including directional drill under Churchill Ave)
- 2xDN1200 RCP (approx. length 270m including directional drill under Churchill Ave)
- 3 m x 3.3 m RCBC (approx. length 530m including Grosvenor St crossing)
- DN600 (approx. 170m assuming existing in good condition)
- UPPL to retain ownership of site infrastructure and look to embedded network provider
- Separate civil contractor procurement
- All electrical in ground infrastructure assumed as full replacement
- 3 separate electrical feeds allowed for including Sandy Bay Road, Churchill Road and Mount Nelson Road
- Infrastructure costs have been apportioned to the precinct the works are to occur in and staging and sequencing has not been considered

Public Realm

- Site Works to be carried out simultaneously
- Assumed majority of site around buildings to be new public realm works
- Allowance to demolish existing structure and infill pits
- Precinct wide sustainability initiatives
- Allowance for feature lighting to public realm
- Concrete kerbs and channels
- Paving slab requirement due to differential settlement
- Semi advanced trees (up to 1.8m high)
- Standard tree pits as per Aspects' advice (not WSUD tree pits)

Structural Rectification Works

- Engineering Building - minor structural defect rectification only
- Morris Miller Library - upgrade of thin floor slabs, minor defect rectification works
- University Centre - upgrade structural defects to facade
- Administration Building - minor structural defect rectification only
- Arts lecture Theatre - minor structural defect rectification only
- Physics - minor structural defect rectification only
- Centenary Building - minor structural defect rectification only
- Geography - minor structural defect rectification only

Commercial

- Warm shell - PCA A grade (non-premium services)
- Pile foundations - up to 5m deep
- Suspended concrete slabs
- Curtain wall facade
- Full airconditioning
- Carpet tiles
- Ceiling tiles

Residential

- Pile foundations - up to 5m deep
- Owner Occupier Apartment specification
- Suspended concrete slabs
- Facade of (60% window walls, 40% solid facade)
- Timber floors to living, carpet to bedrooms
- Porcelain floor and wall tiling (wall tile to shower recess and 1 wall only)
- Mid level sanitary fixture
- Laminate joinery with reconstituted stone benchtops
- Split system fixed to wall with condensor on balcony with head to living only
- \$2,500/Apartment appliance package

Townhouse / Single Lot

- Volume builder procurement strategy
- Slab on ground including internal and edge beams
- Timber pois strut and structa floor lightweight structure
- Metal deck roof
- Masonry brick facade including aluminium windows
- Timber floors to living, carpet to bedrooms
- Porcelain floor and wall tiling (wall tile to shower recess and 1 wall only)
- Laminate joinery with reconstituted stone benchtop
- Entry level sanitary fixture
- Split system with condensor on outside with head to living and master bedroom only
- \$3,000/Apartment appliance package

Hotel

- 3.5 Star Hotel

7 BENCHMARKING

Our cost advice is based on the following benchmark referenced projects:

Site Infrastructure

- Essendon Fields
- General Motors Holden - Fisherman bend

Residential

- 429 Albert Street, Brunswick
- 204 Albion Street, Brunswick
- Nightingale Village
- 121 Lygon Street, Brunswick East
- 231 Napier Street, Fitzroy
- 2-4 Barry Street, Collingwood
- The Elliot, 62 Patrick Street, Hobart
- The Rox, 160 Elizabeth Street. Hobart

Commercial

- 1 Mcnab Avenue, Footscray
- South East Water HQ, Frankston
- 134 Moray Street, South Melbourne
- Northumberland

Retail

- Craigieburn Town Centre, Stage 1
- Eastland Shopping Centre Stage 5, Ringwood
- Woodgrove Shopping Centre, Melton
- Cranbourne Park Shopping Centre, Cranbourne
- Glebe Hill Village, Howrah, Tasmania

Public Realm Infrastructure

- Victoria Harbour - Docklands
- Waterfront City, Docklands
- Harbour Esplanade
- Revitalisation of Central Dandenong
- General Motors Holden - Fisherman bend

Sports Pavilion

- Rugby League State Community Centre
- Albert Reserve Sports Pavllion

Sports Science

- Victoria Cricket Centre of excellence, Junction Oval
- Blundstone Arena, Tasmania
- Utas Stadium Redevelopment Grandstand and High Performance Centre, Launceston, Tasmania

Townhouse / Single Lots

- 28 Browns Road, Clayton
- Burwood Brickworks
- Kings Quarter, Kingston, Tasmania

Library

- Docklands Library

8 RISKS AND OPPORTUNITIES

8.1 RISKS

WT have identified the following areas as risks for the development. These items have been identified as potentially additional cost items and require further investigation as to the impact of these on this development:

- Ground conditions – subgrade improvement
- Redirection and relocation of existing services
- Upgrade of existing services
- Future proofing of services to align with advancements in technologies
- Design of inground services with consideration of the Sandy Bay precinct as a whole
- Digital wayfinding strategy
- Staging of works
- Escalation
- Heritage rectification works
- Structural upgrades to existing building
- Extent of hazardous materials in existing buildings to be demolished
- Extent of non-rippable rock

8.2 OPPORTUNITIES

WT have identified the following areas as opportunities for the development:

- Cost sharing of precinct with private developers
- Review percentage of Public Realm areas to Developed areas
- Precinct Wide sustainability initiatives
- Staging of the works
- Early works package (procurement strategy)
- Product mix of residential apartments (owner occupier vs investor grade apartment)
- Procurement Strategy - EBA vs Non-EBA

9 SPECIFIC INCLUSIONS

The Estimate assumes competitive lump sum tender for the whole of the Works from suitably qualified contractors.

The Estimate is inclusive of the following allowances:

Infrastructure

- Construction Contingency - 5%
- Consultancy fees - 5%
- Staging and Temporary Works - 1%

Construction Works

- F.F. & E - allowances noted per precinct
- IT and AV - allowances noted per precinct
- 5 Star ESD & Wellness - 3% to commercial buildings only
- Construction Contingency - 5%
- Consultancy fees - 7%
- Authorities - 1%
- Staging and Temporary Works - 0.5%
- Deck over existing carpark to Churchill Avenue
- Feature facade to Performance Centre overlooking Civic Plaza

10 SPECIFIC EXCLUSIONS

Specifically excluded from this estimate are the following items:

- Architectural dig and Cost involved with architectural relics
- Project contingency - advised to be carried elsewhere in feasibility modelling
- Underpinning of adjacent footings
- Removal of hazardous materials from existing buildings
- Abnormal and unforeseen ground conditions (e.g. rock excavation, piling, etc.) unless noted otherwise
- Transfer Structures
- Tenancy fitout (Base building only included in estimate)
- External building signage
- Works outside the site boundary unless noted otherwise
- Public Transport Works
- Adjoining owner issues
- Loose furniture, fittings, and equipment
- Traffic changes and signalisation beyond allowance in estimate
- Digital wayfinding strategy
- Ground condition - subgrade improvement
- Services other than electrical and comms pits below a meter
- Allowance for redirections / diversion or upgrade of existing services beyond that included in estimate
- Developer contributions
- Site access restrictions
- Work out of normal working hours
- Negotiated Contracts / Construction Management
- Cost Escalation beyond October 2021
- Financing Costs
- Land, legal and holding costs
- Marketing/leasing (advertising and promotional)
- Delay and Prolongation Allowances
- Costs associated with the COVID-19 pandemic
- GST

11 ESTIMATES PROVIDED BY OTHERS

This Estimate includes the following Cost Estimates:

Public realm indicative rates provided by Playstreet received 29 July 2021 including the following:

- Hardscape rate: \$750/m²
- Garden Bed rate: \$250/m²

Electrical Site Infrastructure costs provided by EST engineering dated 5 August 2021

- HV Ring Main including HV cable and trenching - \$4m
- Substations (15no) based on pad mount kiosk - \$45m
- Connection to TasNetworks infrastructure - \$22m

We highlight that we have not received architectural, structural or building services details and consequently have made assumptions which will need to be confirmed

12 RECONCILIATION

This estimate has decreased from our Masterplan Estimate No.2 Rev 1 in the amount of \$1,648,000,000 due to a significant change in yield and function of each precinct. This can be summarised as follows:

Precinct 1

- Reduction of GFA to allow for setbacks to residential buildings
- On grade parking moved to semi basements
- New basement carparking to Serviced Apartments

Precinct 2

- Additional NSA
- Updated carparking strategy including additional basements

Precinct 3

- New podium carparking ILO on grade carparking (with 160 no car stackers)
- Additional Building - 2f

Precinct 4

- Updated carparking strategy including additional basements

Precinct 5

- New multi unit residential building
- Deletion of commercial buildings and replaced with Residential
- New residential building above retail space

13 DISCLAIMER

This cost advice is based on pricing as of November 2021. It does NOT take into account current and future disruption of both cost and programme as a result of COVID-19. Costs implications resulting from COVID-19 may include (but are not limited to) any costs arising from delays in the delivery of plant and materials, increased costs relating to substitution of plant and materials required for the project, increased costs due to shortage of labour either in Australia or overseas or any direction of any government as a result of COVID-19.

WT recommend a review once the situation has stabilised and WT are able to assess the construction market at that time. As of October 2021 we would recommend an annual escalation rate of approximately 2.0 % of the construction costs be set aside to cover price increases up to the proposed start of construction date. This rate will be affected by supply chain delays and a surge in global demand when the supply and construction markets normalise.

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design scope or quality.

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed. Please review the detail of our Estimate, in particular the many assumptions as to scope, quality, performance and finishes of the current design intent to ensure it generally reflects your requirements.

The estimate has been prepared expressly for UTAS Properties Pty Ltd for the purpose of preparing a budget and is not to be used for any other purpose or distributed to any third party.



APPENDIX A: PRECINCT 1 -
MASTERPLAN ESTIMATE NO.5 REV 1

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
1/A	Demolition & remediation	41,918	m2	124	5,181,098
1/B	Public Realm & Open Spaces	12,962	m2	775	10,046,368
1/C	Roads	3,454	m2	757	2,614,169
1/D	Site Services Infrastructure & Utilities	30,213	m2	623	18,820,669
1/E	SUB-TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	30,213	m2	1,213	36,662,305
	<u>CONTINGENT PROVISIONS</u>				
1/F	Design Contingency	1	Item		Incl in rates
1/G	Construction Contingency	5	%	36,662,305	1,833,115
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
1/H	Allowance for 5 Star ESD & Wellness	2	%	38,495,420	769,908
	<u>FEES AND CHARGES</u>				
1/J	Consultancy fees	5.0	%	38,495,420	1,924,771
1/K	Staging and Temporary Works	1.0	%	41,190,099	409,901
1/L	Escalation		Excl		0
1/M	TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	30,213	m2	1,377	41,600,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
1/N	Office (Blg 1)	6,300	m2	3,646	22,970,000
1/P	Hotel / Serviced Apartments (Blg 2)	4,640	m2	5,700	26,445,880
1/Q	Mixed Use - Residential (Blg 3 - 7, 15)	21,585	m2	3,648	78,734,920
1/R	Indoor Sports / Changeroom (Blg 9)	3,500	m2	5,164	18,075,000
1/S	Carparking (Blg 10)	10,500	m2	2,047	21,495,000
1/T	Sports Pavilion (Blg 14)	500	m2	4,210	2,105,000
1/U	Soccer Fields	17,202	m2	418	7,195,350
1/V	SUB-TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	64,227	m2	2,756	177,021,150
	<u>FFE & ARTWORK</u>				
1/W	Allowance for F.F. & E (% of Construction Cost)	1	Item	2,420,000	2,420,000
1/X	Allowance for IT and AV (% of Construction Cost)	1	Item	1,210,000	1,210,000
	Allowance for Specialty Equipment				0
	Artwork & Sculptures				0
	<u>ESD & WELLNESS (% of Construction Cost)</u>				
1/Y	Allowance for 5 Star ESD & Wellness - Building 1 only	3	%	22,970,000	689,100

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>CONTINGENT PROVISIONS</u>				
2/A	Design Contingency	1	Item		Incl in rates
2/B	Construction Contingency	5	%	181,340,250	9,067,013
	<u>FEES AND CHARGES</u>				
2/C	Consultancy fees (Incl external PM)	7.0	%	190,407,263	13,328,508
2/D	Authorities	1.0	%	177,710,250	1,777,103
2/E	Staging and Temporary Works	0.5	%	177,710,250	887,126
	Cost Escalation				Excluded
2/F	TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	64,227	m2	3,214	206,400,000
2/G	TOTAL COSTS - PRECINCT 1	64,227	m2	3,861	248,000,000
Total Cost					248,000,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>DEMOLITION & REMEDIATION</u>				
	<u>Demolition</u>				
3/A	Demolition of existing buildings - based on building footprint only, no detail provided on GFA	7,383	m2	500	3,691,500
3/B	Demolition of existing roads and pathways	6,369	m2	35	222,915
3/C	Decomissioning and removal of substations	2	No	150,000	300,000
3/D	Site clearance and strip	28,146	m2	5	140,730
3/E	Subtotal	41,900	m2	104	4,355,145
3/F	Preliminaries	10	%	4,355,145	435,515
3/G	Margin	5	%	4,790,660	239,533
3/H	Design Contingency	3	%	5,030,192	150,906
3/J	Total	28,164	m2	184	5,181,098
	Total - Demolition & remediation				5,181,098
	<u>PUBLIC REALM & OPEN SPACES</u>				
	<u>Landscapes Works</u>				
3/K	Based on advice from playstreet (65% hard / 10% soft / 25% WSUD)		Note		
3/L	Gateway Hub	2,469	m2	1,000	2,469,000
3/M	Hardscape (including segmental paving and concrete, small landscape retaining walls, decks, steps, terraces)	4,589	m2	500	2,294,500
3/N	Allowance for garden bed (including tree, and plants advanced)	706	m2	250	176,500
3/P	WSUD	1,765	m2	350	617,750
3/Q	Football ground terrace - grassed slope	3,433	m2	50	171,650
3/R	Allowance CCTV	12,962	m2	20	259,240
3/S	Allowance for street furniture (seats, bbq, bins, drinking station bike hoops, bollards)	1	Item	350,000	350,000
3/T	Allowance for structural soil cells (10K per tree) Allow 50#	1	Item	500,000	500,000
3/U	Allowance for irrigation	1	Item	200,000	200,000
3/V	Allowance for signage (wayfinding and interpretation)	1	Item	200,000	200,000
3/W	Allowance for artwork	1	Item	200,000	200,000
3/X	Allowance for lady gowrie landscape and play	1	Item	500,000	500,000
3/Y	Subtotal	12,962	m2	612	7,938,640
3/Z	Preliminaries	10	%	11,113,780	1,111,378
3/AA	Margin	5	%	12,225,158	611,258
3/AB	Design Contingency	3	%	12,836,416	385,092

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>PUBLIC REALM & OPEN SPACES</u>				<i>(continued)</i>
4/A	Total	12,980	m2	774	10,046,368
	Total - Public Realm & Open Spaces				10,046,368
	<u>ROADS</u>				
	<u>Roads</u>				
4/B	Allow for new roads	3,454	m2	100	345,400
4/C	Allow for new kerb and channel	840	m	120	100,800
4/D	Lighting - say 1no per 20m	10	No	6,000	62,945
4/E	Signage (excludes digital)	3,454	m2	12	41,448
4/F	CCTV	3,454	m2	20	69,080
4/G	Traffic Signalisation	1	Item	1,500,000	1,500,000
4/H	Subtotal	3,454	m2	614	2,119,673
4/J	Preliminaries	12	%	2,119,673	254,361
4/K	Margin	3	%	3,943,113	118,293
4/L	Design Contingency	3	%	4,061,407	121,842
4/M	Total	3,454	m2	757	2,614,169
	Total - Roads				2,614,169
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				
	Allow for the following site infrastructure allowances:				
4/N	Substation costs included in Authority fees and charges		Note		
4/P	Stormwater reticulation - 3x3.3m RCBC (80% non-directional drilling 3m deep)	848	m	3,500	2,968,000
4/Q	Stormwater reticulation - 3x3.3m RCBC (20% directional drilling 8m deep)	212	m	17,500	3,710,000
4/R	Excavation in rock	11,130	m3	200	2,226,000
4/S	Stormwater reticulation - DN600	170	m	650	110,500
4/T	Sewer Reticulation	30,213	m2	7.12	215,026
4/U	Stormwater drainage to roads	2,964	m2	25.83	76,554
4/V	Irrigation Water	30,213	m2	4.22	127,620
	Fire fighting fittings and pipes - assumed no upgrade				Excluded
	Potable Water - assumed no upgrade				Excluded
4/W	Telecommunications	30,213	m2	1.68	50,848
4/X	HV Ring Main	30,213	m2	23.60	713,027
4/Y	Onsite detention - 900m3	1	Item	1,200,000	1,200,000
4/Z	Taznet internal site electrical infrastructure	30,213	m2	116.17	3,509,844

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				<i>(continued)</i>
5/A	Subtotal	30,213	m2	493	14,907,419
5/B	Preliminaries	10	%	20,508,759	2,050,876
5/C	Margin	5	%	22,851,214	1,142,561
5/D	Design Contingency	3	%	23,993,775	719,813
5/E	Total	30,213	m2	623	18,820,669
	Total - Site Services Infrastructure & Utilities				18,820,669
	<u>OFFICE (BLG 1)</u>				
	<u>Notes:</u>				
	80% NLA Efficiency				
	<u>Building 1</u>				
	4 level office building				
5/F	Office (Warm shell Only)	3,060	m2	3,500	10,710,000
5/G	Circulation / Core/ Services	540	m2	2,500	1,350,000
5/H	Community Centre (Warm shell)	2,600	m2	3,500	9,100,000
5/J	Retail F&B - Cold Shell	100	m2	2,200	220,000
5/K	Subtotal - Building 1	6,300	m2	3,394	21,380,000
	Extra over allowances				
5/L	Site Services	1	Item	150,000	150,000
5/M	Deep foundations - building footprint on fill	1,800	m2	750	1,350,000
5/N	External works and landscaping (assume 10% of lot footprint)	180	m2	500	90,000
5/P	Total - Building 1	3,600	m2	6,381	22,970,000
	Total - Office (Blg 1)				22,970,000
	<u>HOTEL / SERVICED APARTMENTS (BLG 2)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 2</u>				
	5 level hotel / serviced apartment building				
5/Q	Serviced Apartment Area - 3.5 Star	3,600	m2	4,190	15,084,000
5/R	Circulation / Core / Services	660	m2	2,890	1,907,400
5/S	Retail	380	m2	2,200	836,000
5/T	Subtotal - Building 2	4,640	m2	3,842	17,827,400
	Extra over allowances				
5/U	Basement	2,862	m2	1,340	3,835,080

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>HOTEL / SERVICED APARTMENTS (BLG 2)</u>				<i>(continued)</i>
6/A	Extra over water table issues	2,802	m2	700	1,961,400
6/B	Deep foundations - building footprint on fill	1,000	m2	1,000	1,000,000
6/C	Facade embellishment	4,640	m2	50	232,000
6/D	Site Services	1	Item	150,000	150,000
6/E	Hotel Loose FF&E	72	No	20,000	1,440,000
6/F	Subtotal - Building 2	4,640	m2	5,700	26,445,880
6/G	Cost per key	72	No	367,304	
	Total - Hotel / Serviced Apartments (Blg 2)				26,445,880
	<u>MIXED USE - RESIDENTIAL (BLG 3 - 7, 15)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 3</u>				
	5 level apartment building				
6/H	Apartment Area	2,524	m2	3,380	8,531,120
6/J	Circulation / Core / Services	693	m2	2,500	1,732,500
6/K	Retail	120	m2	2,200	264,000
6/L	Balcony	248	m2	1,340	332,320
6/M	Subtotal - Building 3	3,585	m2	3,029	10,859,940
	Extra over allowances				
6/N	Facade Embellishment	3,585	m2	100	358,500
6/P	Semi-Basement	1,203	m2	1,190	1,431,570
6/Q	Allow 20m Deep foundation piles - building footprint on fill	770	m2	1,000	770,000
6/R	Site Services	1	Item	100,000	100,000
6/S	External works and landscaping (assume 50% of lot footprint)	385	m2	500	192,500
6/T	Total - Building 3	3,585	m2	3,825	13,712,510
6/U	Cost per apartment	31	No	442,339	
	<u>Building 4</u>				
	5 level apartment building				
6/V	Apartment Area	2,616	m2	3,380	8,842,080
6/W	Circulation / Core / Services	720	m2	2,500	1,800,000
6/X	Balcony	264	m2	1,340	353,760
6/Y	Subtotal - Building 4	3,600	m2	3,054	10,995,840
	Extra over allowances				

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE - RESIDENTIAL (BLG 3 - 7, 15)</u>				<i>(continued)</i>
7/A	Facade Embellishment	3,600	m2	100	360,000
7/B	Semi-Basement	1,130	m2	1,190	1,344,700
7/C	Site Services	1	Item	100,000	100,000
7/D	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
7/E	Total - Building 4	3,600	m2	3,604	12,975,540
7/F	Cost per apartment	33	No	393,198	
	<u>Building 5</u>				
	5 level apartment building				
7/G	Apartment Area	2,616	m2	3,380	8,842,080
7/H	Circulation / Core / Services	720	m2	2,500	1,800,000
7/I	Balcony	264	m2	1,340	353,760
7/K	Subtotal - Building 5	3,600	m2	3,054	10,995,840
	Extra over allowances				
7/L	Facade Embellishment	3,600	m2	100	360,000
7/M	Semi-Basement	1,130	m2	1,190	1,344,700
7/N	Site Services	1	Item	100,000	100,000
7/P	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
7/Q	Total - Building 5	3,600	m2	3,604	12,975,540
7/R	Cost per apartment	33	No	393,198	
	<u>Building 6</u>				
	5 level apartment building				
7/S	Apartment Area	2,616	m2	3,380	8,842,080
7/T	Circulation / Core / Services	720	m2	2,500	1,800,000
7/U	Balcony	264	m2	1,340	353,760
7/V	Subtotal - Building 6	3,600	m2	3,054	10,995,840
	Extra over allowances				
7/W	Facade Embellishment	3,600	m2	100	360,000
7/X	Semi-Basement	1,130	m2	1,190	1,344,700
7/Y	Site Services	1	Item	100,000	100,000
7/Z	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
7/AA	Total - Building 6	3,600	m2	3,604	12,975,540
7/AB	Cost per apartment	33	No	393,198	
	<u>Building 7</u>				
	5 level apartment building				

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE - RESIDENTIAL (BLG 3 - 7, 15)</u>				<i>(continued)</i>
8/A	Apartment Area	3,272	m2	3,380	11,059,360
8/B	Circulation / Core / Services	900	m2	2,500	2,250,000
8/C	Balcony	328	m2	1,340	439,520
8/D	Subtotal - Building 7	4,500	m2	3,055	13,748,880
	Extra over allowances				
8/E	Facade Embellishment	4,500	m2	100	450,000
8/F	On grade carparking - with semi basement	1,413	m2	1,190	1,681,470
8/G	Site Services	1	Item	100,000	100,000
8/H	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
8/J	Total - Building 7	4,500	m2	3,590	16,155,350
8/K	Cost per apartment	41	No	394,033	
	<u>New - Building 15</u>				
	5 level apartment building				
8/L	Apartment Area	1,968	m2	3,380	6,651,840
8/M	Circulation / Core / Services	540	m2	2,500	1,350,000
8/N	Balcony	192	m2	1,340	257,280
8/P	Subtotal - Building 15	2,700	m2	3,059	8,259,120
	Extra over allowances				
8/Q	Facade Embellishment	2,700	m2	100	270,000
8/R	Basement	848	m2	1,340	1,136,320
8/S	Site Services	1	Item	100,000	100,000
8/T	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
8/U	Total - Building 15	2,700	m2	3,682	9,940,440
8/V	Cost per apartment	24	No	414,185	
	Total - Mixed Use - Residential (Blg 3 - 7, 15)				78,734,920
	<u>INDOOR SPORTS / CHANGEROOM (BLG 9)</u>				
	<u>Indoor Sports</u>				
8/W	Indoor sports and changeroom	3,500	m2	4,700	16,450,000
8/X	Subtotal - Indoor Sport	3,500	m2	4,700	16,450,000
	Extra over allowances				
8/Y	Facade Embellishment	3,500	m2	150	525,000
8/Z	Pool and aquatics	1	Item	1,000,000	1,000,000
8/AA	Site Services	1	Item	100,000	100,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INDOOR SPORTS / CHANGEROOM (BLG 9)</u>				<i>(continued)</i>
9/A	Total - Indoor Sport	3,500	m2	5,164	18,075,000
	Total - Indoor Sports / Changeroom (Blg 9)				18,075,000
	<u>CARPARKING (BLG 10)</u>				
	<u>Carparking</u>				
9/B	Basement carparking	10,500	m2	1,340	14,070,000
9/C	Subtotal - Building 10	10,500	m2	1,340	14,070,000
	Extra over allowances				
9/D	Slab over carpark	10,500	m2	600	6,300,000
9/E	Excavation in non-rippable rock	5,250	m3	200	1,050,000
9/F	Site Services	1	Item	75,000	75,000
9/G	Total - Building 10	10,500	m2	2,047	21,495,000
	Cost per carpark	150		143,300	
	Total - Carparking (Blg 10)				21,495,000
	<u>SPORTS PAVILION (BLG 14)</u>				
	<u>Sports Pavillion</u>				
9/H	Sports pavillion and health & wellness facility	500	m2	4,110	2,055,000
9/I	Subtotal - Sports pavillion (Blg 14)	500	m2	4,110	2,055,000
	Extra over allowances				
9/K	Site Services	1	Item	50,000	50,000
9/L	Total - Building 13	500	m2	4,210	2,105,000
	Total - Sports Pavilion (Blg 14)				2,105,000
	<u>SOCCER FIELDS</u>				
	<u>Sports fields</u>				
9/M	Soccer field (natural turf) including drainage and lighting	7,143	m2	250	1,785,750
9/N	Soccer field (astro turf) including subbase and drainage on top of slab over basement	9,218	m2	450	4,148,100
	<u>Tiered seating</u>				
9/P	Allow for tiered seating to soccer field	841	m2	1,500	1,261,500
	Total - Soccer Fields				7,195,350



APPENDIX B: PRECINCT 2 -
MASTERPLAN ESTIMATE NO.5 REV 1

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
10/A	Demolition	8,885	m2	822	7,305,766
10/B	Public Realm & Open Spaces	42,658	m2	543	23,147,317
10/C	Roads	2,881	m2	1,074	3,094,947
10/D	Site Services Infrastructure & Utilities	42,658	m2	434	18,522,174
10/E	SUB-TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	62,436	m2	834	52,070,203
	<u>CONTINGENT PROVISIONS</u>				
10/F	Design Contingency	1	Item		Incl in rates
10/G	Construction Contingency	5	%	52,070,203	2,603,510
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
10/H	Allowance for 5 Star ESD & Wellness	3	%	54,673,713	1,640,211
	<u>FEES AND CHARGES</u>				
10/J	Consultancy fees	5.0	%	56,313,925	2,815,696
10/K	Staging and Temporary Works	1.0	%	56,313,925	570,379
10/L	Escalation		Excl		0
10/M	TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	62,436	m2	956	59,700,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
10/N	Residential Apartments (Blg 1,2,9,12,18)	63,006	m2	2,969	187,084,670
10/P	Mixed Use - Residential (Blg 3,15&16)	24,860	m2	2,830	70,346,360
10/Q	Aged Care (Blg 6)	9,200	m2	3,763	34,620,400
10/R	Office / Education - Warm Shell Fitout (Blg 4,5,8)	21,350	m2	2,821	60,235,875
10/S	Retail Centre (supermarket) (Blg 9)	25,300	m2	1,602	40,537,000
10/T	Library - Warm Shell Fitout (Blg 5)	1,500	m2	3,790	5,685,000
10/U	Perf. Arts / F&B / Museum (Blg 10)	2,300	m2	6,628	15,245,000
10/V	Theatre / Church (Blg 11)	500	m2	6,970	3,485,000
10/W	Medical Centre - Warm Shell Fitout (Blg 19)	3,200	m2	3,817	12,214,000
10/X	Carparking (Blg 1,2,14)	28,320	m2	1,279	36,217,500
10/Y	Community House (Blg 20)	120	m2	1,075	129,000
10/Z	Retirement Apartment (Blg 21)	11,825	m2	2,763	32,672,080
10/AA	SUB-TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	191,481	m2	2,603	498,471,885
	<u>FFE & ARTWORK</u>				
10/AB	Allowance for F.F. & E (% of Construction Cost)	1	Item	1,488,000	1,488,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
11/A	Allowance for IT and AV (% of Construction Cost)	1	Item	744,000	744,000
	Allowance for Specialty Equipment				0
	Artwork & Sculptures				0
	<u>ESD & WELLNESS (% of Construction Cost)</u>				
11/B	Allowance for 5 Star ESD & Wellness - commercial buildings only	3	%	137,401,875	4,122,056
	<u>CONTINGENT PROVISIONS</u>				
11/C	Design Contingency	1	Item		Incl in rates
11/D	Construction Contingency	5	%	504,825,941	25,241,297
	<u>FEES AND CHARGES</u>				
11/E	Consultancy fees	7.0	%	530,067,239	37,104,707
11/F	Authorities	1.0	%	502,593,941	5,025,939
11/G	Staging and Temporary Works	0.5	%	502,593,941	2,512,115
	Cost Escalation				Excluded
11/H	TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	191,481	m2	3,001	574,710,000
11/J	TOTAL COSTS - PRECINCT 2	191,481	m2	3,313	634,410,000
Total Cost					634,410,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>DEMOLITION</u>				
12/A	Demolition of existing buildings - based on building footprint only, no detail provided on GFA	9,405	m2	500	4,702,500
12/B	Demolition of existing roads and pathways	10,755	m2	35	376,425
12/C	Decomissioning and removal of substations	5	No	150,000	750,000
12/D	Site clearance and strip	62,436	m2	5	312,180
12/E	Subtotal	9,405	m2	653	6,141,105
12/F	Preliminaries	10	%	6,141,105	614,111
12/G	Margin	5	%	6,755,216	337,761
12/H	Design Contingency	3	%	7,092,976	212,789
12/J	Total	9,405	m2	777	7,305,766
	Total - Demolition				7,305,766
	<u>PUBLIC REALM & OPEN SPACES</u>				
	<u>Landscapes Works</u>				
12/K	Based on advice from playstreet (50% hard / 25% soft / 25% WSUD)		Note		
12/L	Civic plaza	2,885	m2	750	2,163,750
12/M	Community park	4,264	m2	250	1,066,000
12/N	Retail pedestrian	3,137	m2	750	2,352,750
12/P	Streetscape	3,839	m2	200	767,800
12/Q	Urban thread	3,295	m2	500	1,647,500
12/R	Village Green	1,147	m2	500	573,500
12/S	WSUD	5,411	m2	350	1,893,850
12/T	Deck over carpark at Churchill Road interaction	3,137	m2	450	1,411,650
12/U	Allow for CCTV	23,978	m2	20	479,560
12/V	Allowance for street furniture (seats, bbq, bins, drinkin station bike hoops, bollards)	1	Item	1,000,000	1,000,000
12/W	Pedestrian Bridge	337	m2	8,500	2,864,500
12/X	Allowance for structural soil cells (10K per tree) Allow 50#	1	Item	500,000	500,000
12/Y	Allowance for irrigation	1	Item	250,000	250,000
12/Z	Allowance for interpretation and signage	1	Item	250,000	250,000
12/AA	Allowance for artwork	1	Item	250,000	250,000
12/AB	Allowance for small bespoke playspaces	1	Item	750,000	750,000
12/AC	Subtotal	42,635	m2	427	18,220,860
12/AD	Preliminaries	10	%	25,976,570	2,597,657
12/AE	Margin	5	%	28,574,227	1,428,711

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>PUBLIC REALM & OPEN SPACES</u>				<i>(continued)</i>
13/A	Design Contingency	3	%	30,002,938	900,088
13/B	Total	42,653	m2	543	23,147,317
	Total - Public Realm & Open Spaces				23,147,317
	<u>ROADS</u>				
	<u>Roads</u>				
13/C	Allow for new roads	3,084	m2	300	925,200
13/D	New intersection	1	Item	1,000,000	1,000,000
13/E	Allow for new kerb and channel	2,912	m	120	349,440
13/F	Lighting - say 1no per 40m	36	No	6,000	218,400
13/G	Signage (excludes digital)	3,084	m2	12	37,008
13/H	CCTV	3,084	m2	20	61,680
13/J	Subtotal	3,084	m2	840	2,591,728
13/K	Preliminaries	10	%	2,653,408	265,341
13/L	Margin	5	%	2,918,749	145,937
13/M	Design Contingency	3	%	3,064,686	91,941
13/N	Total	3,084	m2	1,004	3,094,947
	Total - Roads				3,094,947
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				
	Allow for the following site infrastructure allowances:				
13/P	Substation costs included in Authority fees and charges		Note		
13/Q	Stormwater - 2xDN1200 RCP (80% of length at 3m deep non-directional drilling)	800	m	3,500	2,800,000
13/R	Stormwater - 2xDN1200 RCP (20% of length to be directional drilling 8m deep)	200	m	15,000	3,000,000
13/S	Excavation in rock	10,500	m3	200	2,100,000
13/T	Sewer Reticulation	42,658	m2	7.12	303,597
13/U	Stormwater drainage to roads	2,881	m2	25.83	74,410
13/V	Irrigation Water	42,658	m2	4.22	180,187
	Fire fighting fittings and pipes - assumed no upgrade				Excluded
	Potable Water - assumed no upgrade				Excluded
13/W	Telecommunications	42,658	m2	1.68	71,793
13/X	HV Ring Main	42,658	m2	23.60	1,006,729
13/Y	Taznet internal site electrical infrastructure	42,658	m2	117	4,978,189
13/Z	Subtotal	42,658	m2	340	14,514,906

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				<i>(continued)</i>
14/A	Preliminaries	10	%	21,129,811	2,112,981
14/B	Margin	5	%	23,242,792	1,162,140
14/C	Design Contingency	3	%	24,404,932	732,148
14/D	Total	42,676	m2	434	18,522,174
	Total - Site Services Infrastructure & Utilities				18,522,174
	<u>RESIDENTIAL APARTMENTS (BLG 1,2,9,12,18)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 1</u>				
	2-6 level residential apartment building				
	<u>Reuse - 1a</u>				
14/E	Apartment	2,704	m2	2,000	5,408,000
14/F	Circulation / Core/ Services	720	m2	1,160	835,200
14/G	Balcony	176	m2	610	107,360
14/H	Subtotal (Reuse) - Building 1a	3,600	m2	1,764	6,350,560
	<u>New - 1b-1d</u>				
14/J	Apartment	11,312	m2	3,380	38,234,560
14/K	Circulation / Core/ Services	3,020	m2	2,500	7,550,000
14/L	Balcony	768	m2	1,340	1,029,120
14/M	Subtotal (New) - Building 1c-1d	15,100	m2	3,100	46,813,680
	Extra over allowances				
14/N	Demolition of existing building internal fitout	3,600	m2	50	180,000
14/P	Facade Embellishment	22,300	m2	100	2,230,000
14/Q	Structural rectification works to allow for structural engineers report	3,600	m2	200	720,000
14/R	Upgrade roof slab for future roof terrace	1,200	m2	500	600,000
14/S	Site Services	1	Item	200,000	200,000
14/T	Roof Terrace / Landscaping - 80% of reuse	960	m2	1,000	960,000
14/U	External works and landscaping (assume 10% of lot footprint)	540	m2	500	270,000
14/V	Total - Building 1	18,700	m2	3,119	58,324,240
14/W	Cost per apartment	159	No	366,819	
	<u>Building 2</u>				
	2-6 level residential apartment building				
	<u>Reuse - 2a</u>				

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL APARTMENTS (BLG 1,2,9,12,18)</u>				<i>(continued)</i>
15/A	Apartment	2,400	m2	2,000	4,800,000
15/B	Circulation / Core/ Services	630	m2	1,160	730,800
15/C	Balcony	120	m2	610	73,200
15/D	Subtotal (Reuse) - Building 2a	3,150	m2	1,779	5,604,000
	<u>New - 2b SOHO</u>				
15/E	Apartment	1,200	m2	3,380	4,056,000
15/F	Circulation / Core/ Services	360	m2	2,500	900,000
15/G	Balcony	240	m2	1,340	321,600
15/H	Subtotal (New) - Building 2b	1,800	m2	2,932	5,277,600
	<u>New - 2c-2d</u>				
15/J	Apartment	6,408	m2	3,380	21,659,040
15/K	Circulation / Core/ Services	1,760	m2	2,500	4,400,000
15/L	Balcony	632	m2	1,340	846,880
15/M	Subtotal (New) - Building 2c-2d	8,800	m2	3,057	26,905,920
	Extra over allowances				
15/N	Demolition of existing building internal fitout	3,150	m2	50	157,500
15/P	Facade Embellishment	13,750	m2	100	1,375,000
15/Q	Site Services	1	Item	200,000	200,000
15/R	Structural rectification works to allow for structural engineers report	3,150	m2	200	630,000
15/S	Roof Terrace / Landscaping - 80% of reuse	880	m2	1,000	880,000
15/T	External works and landscaping (assume 10% of lot footprint)	325	m2	500	162,500
15/U	Total - Building 2	13,750	m2	2,996	41,192,520
15/V	Cost per apartment	124	No	332,198	
	<u>Building 9</u>				
	3-6 level residential townhouse				
	<u>New - 9a SOHO</u>				
15/W	Apartment	992	m2	3,380	3,352,960
15/X	Circulation / Core/ Services	280	m2	2,500	700,000
15/Y	Balcony	128	m2	1,340	171,520
15/Z	Subtotal - Building 9a SOHO	1,400	m2	3,017	4,224,480
	<u>New - 9b-d</u>				
15/AA	Apartment	9,712	m2	3,380	32,826,560
15/AB	Circulation / Core/ Services	2,740	m2	2,500	6,850,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL APARTMENTS (BLG 1,2,9,12,18)</u>				<i>(continued)</i>
16/A	Balcony	1,248	m2	1,340	1,672,320
16/B	Subtotal - Building 9b-d	13,700	m2	3,018	41,348,880
	Extra over allowances				
16/C	Facade Embellishment	15,100	m2	100	1,510,000
16/D	Site Services	1	Item	200,000	200,000
16/E	External works and landscaping (assume 15% of lot footprint)	600	m2	500	300,000
16/F	Total - Building 9	15,100	m2	3,151	47,583,360
16/G	Cost per Apartment	172	No	276,647	
	<u>Building 12</u>				
	5 level residential apartment building				
	<u>New</u>				
16/H	Apartment	2,552	m2	3,380	8,625,760
16/J	Semi Basement	1,413	m2	1,190	1,681,470
16/K	Circulation / Core/ Services	720	m2	2,500	1,800,000
16/L	Balcony	328	m2	1,340	439,520
16/M	Subtotal - Building 12	5,013	m2	2,503	12,546,750
	Extra over allowances				
16/N	Facade Embellishment	5,013	m2	100	501,300
16/P	Site Services	1	Item	200,000	200,000
16/Q	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
16/R	Total - Building 12	5,013	m2	2,652	13,293,050
16/S	Cost per apartment	41	No	324,221	
	<u>Building 18</u>				
	5 level residential apartment building				
	<u>New</u>				
16/T	Apartment	5,320	m2	3,380	17,981,600
16/U	Circulation / Core/ Services	1,500	m2	2,500	3,750,000
16/V	Balcony	680	m2	1,340	911,200
16/W	Subtotal - Building 18	7,500	m2	3,019	22,642,800
	Extra over allowances				
16/X	Basement carparking within lot	2,943	m2	900	2,648,700
16/Y	Facade Embellishment	7,500	m2	150	1,125,000
16/Z	Site Services	1	Item	200,000	200,000
16/AA	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL APARTMENTS (BLG 1,2,9,12,18)</u>				<i>(continued)</i>
17/A	Subtotal - Building 18	10,443	m2	2,556	26,691,500
17/B	Cost per Apartment	85	No	314,018	
	Total - Residential Apartments (Blg 1,2,9,12,18)				187,084,670
	<u>MIXED USE - RESIDENTIAL (BLG 3,15&16)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 3</u>				
	4 to 6 level residential apartment building				
	<u>Reuse</u>				
17/C	Apartment	3,414	m2	2,000	6,828,000
17/D	Circulation / Core/ Services	1,250	m2	1,160	1,450,000
17/E	Balcony - wintergarden	336	m2	1,850	621,600
17/F	Subtotal (Reuse) - Building 3	5,000	m2	1,780	8,899,600
	<u>New</u>				
17/G	Apartment	6,984	m2	3,380	23,605,920
17/H	Circulation / Core/ Services	1,920	m2	2,500	4,800,000
17/J	Basement	1,760	m2	1,340	2,358,400
17/K	Balcony	696	m2	1,340	932,640
17/L	Subtotal (New) - Building 3	11,360	m2	2,790	31,696,960
	Extra Over Allowances				
17/M	Demolition of existing building internal fitout	5,000	m2	100	500,000
17/N	Heritage rectification works	1	Item	150,000	150,000
17/P	Facade Embellishment	16,360	m2	100	1,636,000
17/Q	Site Services	1	Item	200,000	200,000
17/R	External works and landscaping (assume 10% of lot footprint)	230	m2	500	115,000
17/S	Total - Building 3	16,360	m2	2,640	43,197,560
17/T	Cost per Apartment	129	No	334,865	
	<u>Building 15</u>				
	5 level residential apartment building				
	<u>New</u>				
17/U	Apartment	2,984	m2	3,380	10,085,920
17/V	Circulation / Core/ Services	820	m2	2,500	2,050,000
17/W	Retail - Specialty	400	m2	2,200	880,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE - RESIDENTIAL (BLG 3,15&16)</u>				<i>(continued)</i>
18/A	Balcony	296	m2	1,340	396,640
18/B	Subtotal (New) - Building 15	4,500	m2	2,981	13,412,560
	Extra Over Allowances				
18/C	Facade Embellishment	4,500	m2	150	675,000
18/D	Site Services	1	Item	200,000	200,000
18/E	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
18/F	Total - Building 15	4,500	m2	3,185	14,332,560
18/G	Cost per Apartment	37	No	387,366	
	<u>Building 16</u>				
	5 level residential apartment building				
	<u>New</u>				
18/H	Apartment	2,696	m2	3,380	9,112,480
18/J	Circulation / Core/ Services	740	m2	2,500	1,850,000
18/K	Retail - Specialty	300	m2	2,200	660,000
18/L	Balcony	264	m2	1,340	353,760
18/M	Subtotal (New) - Building 16	4,000	m2	2,994	11,976,240
	Extra Over Allowances				
18/N	Facade Embellishment	4,000	m2	150	600,000
18/P	Site Services	1	Item	200,000	200,000
18/Q	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
18/R	Total - Building 16	4,000	m2	6,787	27,148,800
18/S	Cost per Apartment	33	No	362,916	
	Total - Mixed Use - Residential (Blg 3,15&16)				70,346,360
	<u>AGED CARE (BLG 6)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 6</u>				
	4 Level aged care building				
	<u>New</u>				
18/T	Age care dwellings	7,360	m2	3,970	29,219,200
18/U	Circulation / Core/ Services	1,840	m2	2,500	4,600,000
18/V	Subtotal - Building 2	9,200	m2	3,676	33,819,200
	Extra over allowances				

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>AGED CARE (BLG 6)</u>				<i>(continued)</i>
19/A	On grade carparking	2,908	m2	150	436,200
19/B	Site Services	1	Item	250,000	250,000
19/C	External works and landscaping (assume 10% of lot footprint)	230	m2	500	115,000
19/D	Total - Building 2	9,200	m2	3,763	34,620,400
	Total - Aged Care (Blg 6)				34,620,400
	<u>OFFICE / EDUCATION - WARM SHELL FITOUT (BLG 4.5.8)</u>				
	<u>Building 4</u>				
	4 Level office building				
	<u>Resue</u>				
19/E	Office	3,840	m2	2,362	9,070,963
19/F	Circulation / Core / Services	960	m2	1,160	1,113,600
	<u>New</u>				
19/G	Office	3,060	m2	3,500	10,710,000
19/H	Circulation / Core / Services	540	m2	2,500	1,350,000
19/J	Basement	1,800	m2	1,340	2,412,000
19/K	Community Centre	850	m2	3,820	3,247,000
19/L	Subtotal - Building 4	11,050	m2	2,525	27,903,563
19/M	Facade Embellishment	11,050	m2	50	552,500
19/N	Site Services	1	Item	100,000	100,000
19/P	Structural rectification works - minor defcts only	4,800	m2	250	1,200,000
19/Q	Roof Terrace / Landscaping - 60% of roof area	1,080	m2	500	540,000
19/R	External works and landscaping (assume 10% of lot footprint)	180	m2	500	90,000
19/S	Total - Building 4	11,050	m2	2,750	30,386,063
	<u>Building 5</u>				
	4 Level office building				
	<u>New</u>				
19/T	Office	3,600	m2	3,500	12,600,000
19/U	Circulation / Core / Services	900	m2	2,500	2,250,000
19/V	Subtotal - Building 5	4,500	m2	3,300	14,850,000
19/W	Facade Embellishment	4,500	m2	150	675,000
19/X	Site Services	1	Item	100,000	100,000
19/Y	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
19/Z	Total - Building 5	4,500	m2	3,489	15,700,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>OFFICE / EDUCATION - WARM SHELL FITOUT (BLG 4,5,8)</u>				<i>(continued)</i>
	<u>Building 8</u>				
	4 Level office building				
	<u>Resue</u>				
20/A	Office	4,400	m2	2,362	10,393,812
20/B	Circulation / Core / Services	1,100	m2	1,160	1,276,000
	<u>New</u>				
20/C	Retail (cold shell) - Specialty	300	m2	2,200	660,000
20/D	Subtotal - Building 8	5,800	m2	2,126	12,329,812
20/E	Facade Embellishment	5,800	m2	50	290,000
20/F	Structural rectification works - minor defcts only	5,500	m2	250	1,375,000
20/G	Site Services	1	Item	100,000	100,000
20/H	External works and landscaping (assume 10% of lot footprint)	110	m2	500	55,000
20/J	Total - Building 8	5,800	m2	2,440	14,149,812
	Total - Office / Education - Warm Shell Fitout (Blg 4,5,8)				60,235,875
	<u>RETAIL CENTRE (SUPERMARKET) (BLG 9)</u>				
	<u>Building 9</u>				
	3 Level retail centre				
20/K	Retail (Supermarket)	3,500	m2	3,660	12,810,000
20/L	Retail (Specialty)	500	m2	3,660	1,830,000
20/M	Subtotal Building 5	4,000	m2	3,203	12,810,000
20/N	Facade Embellishment	4,000	m2	100	400,000
20/P	Site Services	1	Item	75,000	75,000
20/Q	Above ground carpark	21,300	m2	1,190	25,347,000
20/R	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
20/S	Total - Building 5	24,800	m2	1,635	40,537,000
	Total - Retail Centre (supermarket) (Blg 9)				40,537,000
	<u>LIBRARY - WARM SHELL FITOUT (BLG 5)</u>				
	<u>Building 5</u>				
	1 Level Library				
20/T	Library - reuse	1,500	m2	3,440	5,160,000
20/U	Subtotal Building 5	1,500	m2	3,440	5,160,000
20/V	Facade Embellishment - allow to replace facade precast	1,500	m2	250	375,000
20/W	Site Services	1	Item	75,000	75,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>LIBRARY - WARM SHELL FITOUT (BLG 5)</u>				<i>(continued)</i>
21/A	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
21/B	Total - Building 5	1,500	m2	3,790	5,685,000
	Total - Library - Warm Shell Fitout (Blg 5)				5,685,000
	<u>PERF. ARTS / F&B / MUSEUM (BLG 10)</u>				
	<u>Building 10</u>				
	1 Level retail & community building				
21/C	Retail (New) - cold shell -specialty	300	m2	3,200	960,000
21/D	Community (New)	500	m2	3,820	1,910,000
21/E	Community (Reuse)	1,500	m2	6,370	9,555,000
21/F	Subtotal - Building 10	2,300	m2	5,402	12,425,000
21/G	Facade Embellishment - new feature facade to one side	2,300	m2	1,000	2,300,000
21/H	Site Services	1	Item	100,000	100,000
21/J	Heritage facade rectification works	2,300	m2	150	345,000
21/K	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
21/L	Total - Building 10	2,300	m2	6,628	15,245,000
	Total - Perf. Arts / F&B / Museum (Blg 10)				15,245,000
	<u>THEARTRE / CHURCH (BLG 11)</u>				
	<u>Building 11</u>				
	1 Level community building				
21/M	Theatre / Church - Reuse	500	m2	6,370	3,185,000
21/N	SubTotal - Building 11	500	m2	6,370	3,185,000
21/P	Facade Embellishment	500	m2	150	75,000
21/Q	Site Services	1	Item	75,000	75,000
21/R	Structural rectification works - general maintenance rectification works	500	m2	250	125,000
21/S	External works and landscaping (assume 10% of lot footprint)	50	m2	500	25,000
21/T	Total - Building 11	500	m2	6,970	3,485,000
	Total - Theartre / Church (Blg 11)				3,485,000
	<u>MEDICAL CENTRE - WARM SHELL FITOUT (BLG 19)</u>				
	<u>Building 19</u>				
	4 Level health & wellbeing building				
21/U	Health & Wellbeing	3,200	m2	3,720	11,904,000
21/V	SubTotal - Building 15	3,200	m2	3,720	11,904,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MEDICAL CENTRE - WARM SHELL FITOUT (BLG 19)</u>				<i>(continued)</i>
22/A	Site Services	1	Item	150,000	150,000
22/B	External works and landscaping (assume 10% of lot footprint)	320	m2	500	160,000
22/C	Total - Building 15	3,200	m2	3,817	12,214,000
	Total - Medical Centre - Warm Shell Fitout (Blg 19)				12,214,000
	<u>CARPARKING (BLG 1,2,14)</u>				
	<u>Carparking (Blg 1,2)</u>				
22/D	Basement carpark	11,860	m2	1,340	15,892,400
22/E	Above ground carparking	11,860	m2	1,140	13,520,400
22/F	Subtotal - Building	23,720	m2	1,240	29,412,800
	Extra over allowances				
22/G	Site Services	1	Item	75,000	75,000
22/H	Excavation in non-rippable rock	2,454	m3	200	490,700
22/J	Total - Building	23,720	m2	1,264	29,978,500
	<u>Carparking (Blg 14)</u>				
22/K	Basement carpark	4,600	m2	1,340	6,164,000
22/L	Subtotal - Building	4,600	m2	1,340	6,164,000
	Extra over allowances				
22/M	Site Services	1	Item	75,000	75,000
22/N	Total - Building	4,600	m2	1,356	6,239,000
	Total - Carparking (Blg 1,2,14)				36,217,500
	<u>COMMUNITY HOUSE (BLG 20)</u>				
	<u>Building 20</u>				
	Relocated Cottage				
22/P	Community	120	m2		0
22/Q	SubTotal - Building 20	120	m2	0	0
22/R	Facade Embellishment	120	m2	150	18,000
22/S	Site Services	1	Item	75,000	75,000
22/T	Structural rectification works - general maintenance rectification works	120	m2	250	30,000
22/U	External works and landscaping (assume 10% of lot footprint)	12	m2	500	6,000
22/V	Total - Building 20	120	m2	1,075	129,000
	Total - Community House (Blg 20)				129,000
	<u>RETIREMENT APARTMENT (BLG 21)</u>				

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RETIREMENT APARTMENT (BLG 21)</u>				<i>(continued)</i>
	<u>Building 21</u>				
	5 level apartment building				
23/A	Apartment Area	6,552	m2	3,380	22,145,760
23/B	Basement	2,825	m2	1,340	3,785,500
23/C	Circulation / Core / Services	1,800	m2	2,500	4,500,000
23/D	Balcony	648	m2	1,340	868,320
23/E	Subtotal - Building 4	11,825	m2	2,647	31,299,580
	Extra over allowances				
23/F	Facade Embellishment	11,825	m2	100	1,182,500
23/G	Site Services	1	Item	100,000	100,000
23/H	External works and landscaping (assume 10% of lot footprint)	180	m2	500	90,000
23/J	Total - Building 4	11,825	m2	2,763	32,672,080
23/K	Cost per apartment	81	No	403,359	
	Total - Retirement Apartment (Blg 21)				32,672,080



APPENDIX C: PRECINCT 3 -
MASTERPLAN ESTIMATE NO.5 REV 1

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
24/A	Demolition	5,713	m2	400	2,286,674
24/B	Public Realm & Open Spaces	12,183	m2	502	6,113,541
24/C	Roads	7,142	m2	637	4,548,318
24/D	Site Services Infrastructure & Utilities	32,085	m2	219	7,039,760
24/E	SUB-TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	164,455	m2	122	19,988,293
	<u>CONTINGENT PROVISIONS</u>				
24/F	Design Contingency	1	Item		Incl in rates
24/G	Construction Contingency	5	%	19,988,293	999,415
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
24/H	Allowance for 5 Star ESD & Wellness	3	%	20,987,708	629,631
	<u>FEES AND CHARGES</u>				
24/J	Consultancy fees	5.0	%	20,987,708	1,049,385
24/K	Staging and Temporary Works	1.0	%	22,666,725	223,275
24/L	Escalation		Excl		0
24/M	TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	164,455	m2	139	22,890,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
24/N	Childcare (Blg 8)	2,400	m2	2,868	6,883,400
24/P	Podium Carparking	11,000	m2	1,510	16,615,000
24/Q	Mixed Use - Residential (Blg 2)	30,000	m2	3,160	94,794,640
24/R	Residential - Apartments (Blg 1,4-7,9-12,15,16)	69,048	m2	2,938	202,876,080
24/S	Residential - Townhouses (Blg 13,14,17,18,20)	14,240	m2	1,947	27,723,500
24/T	Residential - Single Lot (Blg 19, 21-23)	8,400	m2	2,288	19,215,000
24/U	SUB-TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	135,088	m2	2,725	368,107,620
	<u>FFE & ARTWORK</u>				
24/V	Allowance for F.F. & E (% of Construction Cost)	1	Item	220,000	220,000
24/W	Allowance for IT and AV (% of Construction Cost)	1	Item	110,000	110,000
	Allowance for Specialty Equipment				Excluded
	Artwork & Sculptures				Excluded
	<u>ESD & WELLNESS (% of Construction Cost)</u>				
	Allowance for 5 Star ESD & Wellness				Excluded
	<u>CONTINGENT PROVISIONS</u>				

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
25/A	Design Contingency	1	Item		Incl in rates
25/B	Construction Contingency	5	%	368,437,620	18,421,881
	<u>FEES AND CHARGES</u>				
25/C	Consultancy fees	7.0	%	386,859,501	27,080,165
25/D	Authorities	1.0	%	368,107,620	3,681,076
25/E	Staging and Temporary Works	0.5	%	368,107,620	1,839,258
	Cost Escalation				Excluded
25/F	TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	135,088	m2	3,105	419,460,000
	TOTAL COSTS - PRECINCT 3				442,350,000
Total Cost					442,350,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>DEMOLITION</u>				
	<u>Demolition</u>				
26/A	Demolition of existing buildings - based on building footprint only, no detail provided on GFA	5,713	m2	250	1,428,250.00
26/B	Demolition of existing roads and pathways	841	m2	35	29,435
26/C	Decomissioning and removal of substations	2	No	150,000	300,000
26/D	Site clearance and strip	164,455	m2	1	164,455
26/E	Subtotal	5,713	m2	336	1,922,140
26/F	Preliminaries	10	%	1,922,140	192,214
26/G	Margin	5	%	2,114,354	105,718
26/H	Design Contingency	3	%	2,220,072	66,602
26/J	Total	5,731	m2	399	2,286,674
	Total - Demolition				2,286,674
	<u>PUBLIC REALM & OPEN SPACES</u>				
	<u>Landscapes Works</u>				
26/K	Based on advice from playstreet (25% hard / 50% soft / 25% WSUD)		Note		
26/L	Hardscape (including segmental paving and concrete, small landscape retaining walls, decks, steps, terraces)	3,046	m2	350	1,066,100
26/M	Allowance for garden bed (including tree, and plants advanced)	6,091	m2	150	913,650
26/N	WSUD	3,046	m2	250	761,500
26/P	Allowance for CCTV	12,183	m2	20	243,660
26/Q	Allowance for Creek Bridge	80	m2	1,500	120,000
26/R	Allowance for irrigation	1	Item	350,000	350,000
26/S	Allowance for interpretation and signage	1	Item	150,000	150,000
26/T	Allowance for artwork	1	Item	150,000	150,000
26/U	Allowance for community gardens (over hardscape)	1	Item	250,000	250,000
26/V	Allowance for 1x small bespoke playspace	1	Item	350,000	350,000
26/W	Subtotal	28,904	m2	151	4,354,910
26/X	Preliminaries	10	%	7,643,720	764,372
26/Y	Margin	5	%	8,408,092	720,405
26/Z	Design Contingency	3	%	9,128,497	273,855
26/AA	Total	28,904	m2	212	6,113,541
	Total - Public Realm & Open Spaces				6,113,541
	<u>ROADS</u>				

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ROADS</u>				<i>(continued)</i>
	<u>Roads</u>				
27/A	Allow for new roads	11,490	m2	100	1,149,000
27/B	Allow for new kerb and channel	4,113	m	120	493,560
27/C	Lighting - say 1no per 20m	103	No	6,000	616,950
27/D	Signage (excludes digital)	11,490	m2	12	137,880
27/E	Intersection work including traffic signalisation	1	No	1,000,000	1,000,000
27/F	CCTV	11,490	m2	20	229,800
27/G	Subtotal	7,142	m2	508	3,627,190
27/H	Preliminaries	10	%	4,856,990	485,699
27/J	Margin	5	%	5,342,689	267,134
27/K	Design Contingency	3	%	5,609,823	168,295
27/L	Total	7,142	m2	637	4,548,318
	Total - Roads				4,548,318
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				
	Allow for the following site infrastructure allowances:				
27/M	Substation costs included in Authority fees and charges		Note		
27/N	Sewer Reticulation	32,085	m2	7.12	228,349
	Rain water				Excluded
27/P	Stormwater drainage to roads	7,142	m2	25.83	184,464
27/Q	Irrigation Water	32,085	m2	4.22	135,527
	Fire fighting fittings and pipes - assumed no upgrade				Excluded
	Potable Water - assumed no upgrade				Excluded
27/R	Telecommunications	32,085	m2	1.68	53,999
27/S	HV Ring Main	32,085	m2	23.60	757,206
27/T	Taznet internal site electrical infrastructure	32,085	m2	116.70	3,744,320
	Detention works - 900m3				
27/U	Subtotal	32,115	m2	159	5,103,864
27/V	Preliminaries	10	%	10,207,728	1,020,773
27/W	Margin	5	%	11,228,501	561,425
27/X	Design Contingency	3	%	11,789,926	353,698
27/Y	Total	32,115	m2	219	7,039,760
	Total - Site Services Infrastructure & Utilities				7,039,760
	<u>CHILDCARE (BLG 8)</u>				

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>CHILDCARE (BLG 8)</u>				<i>(continued)</i>
	<u>Building 8</u>				
	1 level				
28/A	Family health services	1,500	m2	2,620	3,930,000
28/B	Childcare	900	m2	2,620	2,358,000
28/C	Subtotal - Building 8	2,400	m2	1,638	3,930,000
	Extra over allowances				
28/D	Demolition of existing internal fitout	1,100	m2	50	55,000
28/E	Facade upgrades	1,100	m2	100	110,000
28/F	On grade carparking	1,536	m2	150	230,400
28/G	Site Services	1	Item	200,000	200,000
28/H	Total - Building 8	2,400	m2	2,868	6,883,400
	Total - Childcare (Blg 8)				6,883,400
	<u>PODIUM CARPARKING</u>				
	<u>Carparking (Blg 1-3)</u>				
28/J	Above ground carparking	11,000	m2	1,140	12,540,000
28/K	Subtotal - Building	11,000	m2	1,140	12,540,000
	Extra over allowances				
28/L	Allow for car stacker - shuffler system assumed	160	No	25,000	4,000,000
28/M	Site Services	1	Item	75,000	75,000
28/N	Total - Building	11,000	m2	1,510	16,615,000
	Total - Podium Carparking				16,615,000
	<u>MIXED USE - RESIDENTIAL (BLG 2)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 2</u>				
	4-6 level residential apartment building				
	<u>New - 2a-f</u>				
28/P	Apartment	21,536	m2	3,380	72,791,680
28/Q	Circulation / Core/ Services	5,920	m2	2,500	14,800,000
28/R	Retail - Specialty	400	m2	2,200	880,000
28/S	Balcony	2,144	m2	1,340	2,872,960
28/T	Subtotal (New) - Building 2	30,000	m2	3,045	91,344,640
	Extra Over Allowances				

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE - RESIDENTIAL (BLG 2)</u>				<i>(continued)</i>
29/A	Facade Embellishment	30,000	m2	100	3,000,000
29/B	Site Services	1	Item	200,000	200,000
29/C	External works and landscaping (assume 10% of lot footprint)	500	m2	500	250,000
29/D	Total - Building 2	60,000	m2	1,580	94,794,640
29/E	Cost per Apartment	268	No	353,711	
	Total - Mixed Use - Residential (Blg 2)				94,794,640
	<u>RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 1</u>				
	6 level apartment building				
29/F	Apartment Area	3,928	m2	3,380	13,276,640
29/G	Circulation / Core / Services	1,080	m2	2,500	2,700,000
29/H	Balcony	392	m2	1,340	525,280
29/J	Subtotal - Building 1	5,400	m2	3,056	16,501,920
	Extra over allowances				
29/K	Facade Embellishment	5,400	m2	100	540,000
29/L	Site Services	1	Item	200,000	200,000
29/M	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
29/N	Total - Building 1	5,400	m2	3,201	17,286,920
29/P	Cost per apartment	49	No	352,794	
	<u>Building 3a</u>				
	5 Level apartment building				
	<u>New</u>				
29/Q	Apartment Area	5,240	m2	3,380	17,711,200
29/R	Circulation / Core/ Services	1,440	m2	2,500	3,600,000
29/S	Balcony	520	m2	1,340	696,800
29/T	Subtotal - Building 3a	7,200	m2	3,057	22,008,000
	Building 3b-c				
	5 Level apartment building				
	<u>New</u>				
29/U	Apartment Area	10,480	m2	3,380	35,422,400
29/V	Circulation / Core/ Services	2,880	m2	2,500	7,200,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)</u>				<i>(continued)</i>
30/A	Balcony	1,040	m2	1,340	1,393,600
30/B	Subtotal - Building 3b-c	14,400	m2	3,057	44,016,000
	Extra over allowances				
30/C	Facade Embellishment	21,600	m2	75	1,620,000
30/D	Site Services	1	Item	250,000	250,000
30/E	External works and landscaping (assume 10% of lot footprint)	390	m2	500	195,000
30/F	Total - Building 3a-c	21,600	m2	3,152	68,089,000
	<u>Building 4</u>				
	4 level apartment building				
30/G	Apartment Area	2,912	m2	3,380	9,842,560
30/H	Circulation / Core / Services	800	m2	2,500	2,000,000
30/J	Balcony	288	m2	1,340	385,920
30/K	Subtotal - Building 4	4,000	m2	3,057	12,228,480
	Extra over allowances				
30/L	Basement	1,256	m2	1,340	1,683,040
30/M	Excavation in non-rippable rock	630	m3	200	126,000
30/N	Facade Embellishment	4,000	m2	100	400,000
30/P	Site Services	1	Item	200,000	200,000
30/Q	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
30/R	Total - Building 4	5,256	m2	2,794	14,687,520
30/S	Cost per apartment	36	No	407,987	
	<u>Building 5</u>				
	4 level apartment building				
30/T	Apartment Area	2,912	m2	3,380	9,842,560
30/U	Circulation / Core / Services	800	m2	2,500	2,000,000
30/V	Balcony	288	m2	1,340	385,920
30/W	Subtotal - Building 5	4,000	m2	3,057	12,228,480
	Extra over allowances				
30/X	Basement	1,256	m2	1,340	1,683,040
30/Y	Excavation in non-rippable rock	630	m3	200	126,000
30/Z	Facade Embellishment	4,000	m2	100	400,000
30/AA	Site Services	1	Item	200,000	200,000
30/AB	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
30/AC	Total - Building 5	5,256	m2	2,794	14,687,520

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)</u>				<i>(continued)</i>
31/A	Cost per apartment	36	No	407,987	
	<u>Building 6</u>				
	4 level apartment building				
31/B	Apartment Area	2,912	m2	3,380	9,842,560
31/C	Circulation / Core / Services	800	m2	2,500	2,000,000
31/D	Balcony	288	m2	1,340	385,920
31/E	Subtotal - Building 6	4,000	m2	3,057	12,228,480
	Extra over allowances				
31/F	Basement	1,256	m2	1,340	1,683,040
31/G	Excavation in non-rippable rock	630	m3	200	126,000
31/H	Facade Embellishment	4,000	m2	100	400,000
31/J	Site Services	1	Item	200,000	200,000
31/K	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
31/L	Total - Building 6	5,256	m2	2,794	14,687,520
31/M	Cost per apartment	36	No	407,987	
	<u>Building 7</u>				
	4 level apartment building				
31/N	Apartment Area	2,912	m2	3,380	9,842,560
31/P	Circulation / Core / Services	800	m2	2,500	2,000,000
31/Q	Balcony	288	m2	1,340	385,920
31/R	Subtotal - Building 7	4,000	m2	3,057	12,228,480
	Extra over allowances				
31/S	Basement	1,256	m2	1,340	1,683,040
31/T	Excavation in non-rippable rock	630	m3	200	126,000
31/U	Facade Embellishment	4,000	m2	100	400,000
31/V	Site Services	1	Item	200,000	200,000
31/W	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
31/X	Total - Building 7	5,256	m2	2,794	14,687,520
31/Y	Cost per apartment	36	No	407,987	
	<u>Building 9</u>				
	4 level apartment building				
31/Z	Apartment Area	2,912	m2	3,380	9,842,560
31/AA	Circulation / Core / Services	800	m2	2,500	2,000,000
31/AB	Balcony	288	m2	1,340	385,920

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)</u>				<i>(continued)</i>
32/A	Subtotal - Building 9	4,000	m2	3,057	12,228,480
	Extra over allowances				
32/B	Basement	1,256	m2	1,340	1,683,040
32/C	Excavation in non-rippable rock	630	m3	200	126,000
32/D	Facade Embellishment	4,000	m2	100	400,000
32/E	Site Services	1	Item	200,000	200,000
32/F	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
32/G	Total - Building 9	5,256	m2	2,794	14,687,520
32/H	Cost per apartment	36	No	407,987	
	<u>Building 10</u>				
	4 level apartment building				
32/J	Apartment Area	2,912	m2	3,380	9,842,560
32/K	Circulation / Core / Services	800	m2	2,500	2,000,000
32/L	Balcony	288	m2	1,340	385,920
32/M	Subtotal - Building 10	4,000	m2	3,057	12,228,480
	Extra over allowances				
32/N	Basement	1,256	m2	1,340	1,683,040
32/P	Excavation in non-rippable rock	630	m3	200	126,000
32/Q	Facade Embellishment	4,000	m2	100	400,000
32/R	Site Services	1	Item	200,000	200,000
32/S	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
32/T	Total - Building 10	5,256	m2	2,794	14,687,520
32/U	Cost per apartment	36	No	407,987	
	<u>Building 11</u>				
	4 level apartment building				
32/V	Apartment Area	2,912	m2	3,380	9,842,560
32/W	Circulation / Core / Services	800	m2	2,500	2,000,000
32/X	Balcony	288	m2	1,340	385,920
32/Y	Subtotal - Building 11	4,000	m2	3,057	12,228,480
	Extra over allowances				
32/Z	Basement	1,256	m2	1,340	1,683,040
32/AA	Excavation in non-rippable rock	630	m3	200	126,000
32/AB	Facade Embellishment	4,000	m2	100	400,000
32/AC	Site Services	1	Item	200,000	200,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)</u>				<i>(continued)</i>
33/A	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
33/B	Total - Building 11	5,256	m2	2,794	14,687,520
33/C	Cost per apartment	36	No	407,987	
	<u>Building 12</u>				
	4 level apartment building				
33/D	Apartment Area	2,912	m2	3,380	9,842,560
33/E	Circulation / Core / Services	800	m2	2,500	2,000,000
33/F	Balcony	288	m2	1,340	385,920
33/G	Subtotal - Building 12	4,000	m2	3,057	12,228,480
	Extra over allowances				
33/H	Basement	1,256	m2	1,340	1,683,040
33/J	Excavation in non-rippable rock	630	m3	200	126,000
33/K	Facade Embellishment	4,000	m2	100	400,000
33/L	Site Services	1	Item	200,000	200,000
33/M	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
33/N	Total - Building 12	5,256	m2	2,794	14,687,520
33/P	Cost per apartment	36	No	407,987	
	Total - Residential - Apartments (Blg 1,4-7,9-12,15,16)				202,876,080
	<u>RESIDENTIAL - TOWNHOUSES (BLG 13,14,17,18,20)</u>				
	<u>Building 13</u>				
	2 level townhouse				
33/Q	Townhouse Area	2,880	m2	1,900	5,472,000
33/R	Subtotal - Building 13	2,880	m2	1,900	5,472,000
33/S	Private Open Space	18	No	7,500	135,000
33/T	Subtotal - Building 13	2,880	m2	1,947	5,607,000
33/U	Cost per Townhouse	18	No	311,500	
	<u>Building 14</u>				
	2 level townhouse				
33/V	Townhouse Area	800	m2	1,900	1,520,000
33/W	Subtotal - Building 14	800	m2	1,900	1,520,000
33/X	Subdivision costs	5	No	7,500	37,500
33/Y	Subtotal - Building 14	800	m2	1,947	1,557,500
33/Z	Cost per Townhouse	5	No	311,500	

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - TOWNHOUSES (BLG 13,14,17,18,20)</u>				<i>(continued)</i>
	<u>Building 17</u>				
	2 level townhouse				
34/A	Townhouse Area	3,520	m2	1,900	6,688,000
34/B	Subtotal - Building 17	3,520	m2	1,900	6,688,000
34/C	Private Open Space	22	No	7,500	165,000
34/D	Subtotal - Building 17	3,520	m2	1,947	6,853,000
34/E	Cost per Townhouse	22	No	311,500	
	<u>Building 18</u>				
	2 level townhouse				
34/F	Townhouse Area	2,400	m2	1,900	4,560,000
34/G	Subtotal - Building 18	2,400	m2	1,900	4,560,000
34/H	Private Open Space	15	No	7,500	112,500
34/J	Subtotal - Building 18	2,400	m2	1,947	4,672,500
34/K	Cost per Townhouse	15	No	311,500	
	<u>Building 20</u>				
	2 level townhouse				
34/L	Townhouse Area	4,640	m2	1,900	8,816,000
34/M	Subtotal - Building 20	4,640	m2	1,900	8,816,000
34/N	Private Open Space	29	No	7,500	217,500
34/P	Subtotal - Building 20	4,640	m2	1,947	9,033,500
34/Q	Cost per Townhouse	29	No	311,500	
	Total - Residential - Townhouses (Blg 13,14,17,18,20)				27,723,500
	<u>RESIDENTIAL - SINGLE LOT (BLG 19, 21-23)</u>				
	<u>Building 19</u>				
	2 level single lot				
34/R	Single lot Area	1,200	m2	2,250	2,700,000
34/S	Subtotal - Building 19	1,200	m2	2,250	2,700,000
34/T	Private Open Space	6	No	7,500	45,000
34/U	Subtotal - Building 19	1,200	m2	2,288	2,745,000
34/V	Cost per Single lot	6	No	457,500	
	<u>Building 21</u>				
	2 level single lot				
34/W	Single lot Area	1,400	m2	2,250	3,150,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - SINGLE LOT (BLG 19, 21-23)</u>				<i>(continued)</i>
35/A	Subtotal - Building 21	1,400	m2	2,250	3,150,000
35/B	Private Open Space	7	No	7,500	52,500
35/C	Subtotal - Building 21	1,400	m2	2,288	3,202,500
35/D	Cost per Single lot	7	No	457,500	
	<u>Building 22</u>				
	2 level single lot				
35/E	Single lot Area	2,600	m2	2,250	5,850,000
35/F	Subtotal - Building 22	2,600	m2	2,250	5,850,000
35/G	Private Open Space	13	No	7,500	97,500
35/H	Subtotal - Building 22	2,600	m2	2,288	5,947,500
35/J	Cost per Single lot	13	No	457,500	
	<u>Building 23</u>				
	2 level single lot				
35/K	Single lot Area	3,200	m2	2,250	7,200,000
35/L	Subtotal - Building 23	3,200	m2	2,250	7,200,000
35/M	Private Open Space	16	No	7,500	120,000
35/N	Subtotal - Building 23	3,200	m2	2,288	7,320,000
35/P	Cost per Single lot	16	No	457,500	
	Total - Residential - Single Lot (Blg 19, 21-23)				19,215,000



APPENDIX D: PRECINCT 4 -
MASTERPLAN ESTIMATE NO.5 REV 1

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
36/A	Demolition	5,533	m2	420	2,323,303
36/B	Public Realm & Open Spaces	28,163	m2	475	13,376,594
36/C	Roads	4,171	m2	342	1,425,405
36/D	Site Services Infrastructure & Utilities	37,405	m2	210	7,870,575
36/E	SUB-TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	109,180	m2	229	24,995,877
	<u>CONTINGENT PROVISIONS</u>				
36/F	Design Contingency	1	Item		Incl in rates
36/G	Construction Contingency	5	%	24,995,877	1,249,794
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
36/H	Allowance for 5 Star ESD & Wellness	3	%	26,245,671	787,370
	<u>FEES AND CHARGES</u>				
36/J	Consultancy fees	5.0	%	26,245,671	1,312,284
36/K	Staging and Temporary Works	1.0	%	28,345,325	74,675
36/L	Escalation		Excl		0
36/M	TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	109,180	m2	260	28,420,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
36/N	School (Blg 5)	1,600	m2	4,563	7,300,000
36/P	Residential - Apartments (Blg 1,2,5,8-13)	43,449	m2	2,745	119,280,380
36/Q	Residential - Townhouses (Blg 3,7)	1,120	m2	1,947	2,180,500
36/R	SUB-TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	46,169	m2	2,789	128,760,880
	<u>FFE & ARTWORK</u>				
	Allowance for F.F. & E (% of Construction Cost)				Excluded
	Allowance for IT and AV (% of Construction Cost)				Excluded
	Allowance for Specialty Equipment				Excluded
	Artwork & Sculptures				Excluded
	<u>ESD & WELLNESS (% of Construction Cost)</u>				
36/S	Allowance for 5 Star ESD & Wellness	3	%	128,760,880	3,862,826
	<u>CONTINGENT PROVISIONS</u>				
36/T	Design Contingency	1	Item		Incl in rates
36/U	Construction Contingency	5	%	132,623,706	6,631,185
	<u>FEES AND CHARGES</u>				

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
37/A	Consultancy fees	7.0	%	139,254,892	9,747,842
37/B	Authorities	1.0	%	132,623,706	1,326,237
37/C	Staging and Temporary Works	0.5	%	132,623,706	651,029
	Cost Escalation				Excluded
37/D	TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	46,169	m2	3,270	150,980,000
	TOTAL COSTS - PRECINCT 4				179,400,000
Total Cost					179,400,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>DEMOLITION</u>				
	<u>Demolition</u>				
38/A	Demolition of existing buildings - based on building footprint only, no detail provided on GFA	5,533	m2	250	1,383,250.00
38/B	Demolition of existing roads and pathways	300	m2	35	10,500
38/C	Decomissioning and removal of substations	3	No	150,000	450,000
38/D	Site clearance and strip	109,180	m2	1	109,180
38/E	Subtotal	5,533	m2	353	1,952,930
38/F	Preliminaries	10	%	1,952,930	195,293
38/G	Margin	5	%	2,148,223	107,411
38/H	Design Contingency	3	%	2,255,634	67,669
38/J	Total	5,533	m2	420	2,323,303
	Total - Demolition				2,323,303
	<u>PUBLIC REALM & OPEN SPACES</u>				
	<u>Landscapes Works</u>				
38/K	Based on advice from playstreet (40% hard / 50% soft / 10% untouched)		Note		
38/L	Hardscape (including segmental paving and concrete, small landscape retaining walls, decks, steps, terraces)	8,961	m2	500	4,480,500
38/M	Allowance for garden bed (including tree, and plants advanced)	12,801	m2	150	1,920,150
38/N	WSUD	6,401	m2	250	1,600,250
38/P	Allowance for CCTV	28,163	m2	20	563,260
38/Q	Allowance for street furniture (seats, bbq, bins, drinkign station bike hoops, bollards)	1	Item	350,000	350,000
38/R	Allowance for structural soil cells (10K per tree)	1	Item	100,000	100,000
38/S	Allowance for irrigation	1	Item	250,000	250,000
38/T	Allowance for interpretation and signage	1	Item	150,000	150,000
38/U	Allowance for artwork	1	Item	150,000	150,000
38/V	Allowance for 1x small bespoke playspace	1	Item	750,000	750,000
38/W	Subtotal	33,665	m2	306	10,314,160
38/X	Preliminaries	10	%	16,147,820	1,614,782
38/Y	Margin	5	%	17,762,602	888,130
38/Z	Design Contingency	3	%	18,650,732	559,522
38/AA	Total	33,665	m2	397	13,376,594
	Total - Public Realm & Open Spaces				13,376,594
	<u>ROADS</u>				

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY UNIT		RATE	TOTAL
	<u>ROADS</u>				<i>(continued)</i>
	<u>Roads</u>				
39/A	Allow for new roads	5,983	m2	100	598,300
39/B	Allow for new kerb and channel	1,442	m	120	173,040
39/C	Lighting - say 1no per 20m	36	No	6,000	216,300
39/D	Signage (excludes digital)	5,983	m2	12	71,796
39/E	CCTV	5,983	m2	20	119,660
39/F	Subtotal	5,983	m2	197	1,179,096
39/G	Preliminaries	10	%	1,298,756	129,876
39/H	Margin	5	%	1,428,632	71,432
39/J	Design Contingency	3	%	1,500,063	45,002
39/K	Total	5,983	m2	238	1,425,405
	Total - Roads				1,425,405
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				
	Allow for the following site infrastructure allowances:				
39/L	Substation costs included in Authority fees and charges		Note		
	Drainage				Excluded
	Sewer Reticulation				Excluded
39/M	Stormwater drainage to roads	4,171	m2	25.83	107,729
39/N	Rain water	37,405	m2	3.47	129,608
39/P	Irrigation Water	37,405	m2	4.22	157,999
	Fire fighting fittings and pipes - assumed no upgrade				Excluded
	Potable Water - assumed no upgrade				Excluded
39/Q	Telecommunications	37,405	m2	1.68	62,953
39/R	HV Ring Main	37,405	m2	23.60	882,758
39/S	Taznet internal site electrical infrastructure	37,405	m2	116.70	4,365,164
39/T	Subtotal	4,171	m2	1,368	5,706,210
39/U	Preliminaries	10	%	11,412,419	1,141,242
39/V	Margin	5	%	12,553,661	627,683
39/W	Design Contingency	3	%	13,181,345	395,440
39/X	Total	4,171	m2	1,887	7,870,575
	Total - Site Services Infrastructure & Utilities				7,870,575
	<u>SCHOOL (BLG 5)</u>				
	<u>Building 4</u>				

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>SCHOOL (BLG 5)</u>				<i>(continued)</i>
	Existing school refurb - excluded				
40/A	Admin Building	400	m2	4,500	1,800,000
40/B	Games Hall	1,200	m2	4,500	5,400,000
40/C	Subtotal - Building 4	1,600	m2	4,500	7,200,000
40/D	Site Services	1	Item	100,000	100,000
40/E	Subtotal - Building 4	1,600	m2	4,563	7,300,000
	Total - School (Blg 5)				7,300,000
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 1</u>				
	4 level apartment building				
40/F	Apartment Area	3,200	m2	3,380	10,816,000
40/G	Circulation / Core / Services	880	m2	2,500	2,200,000
40/H	Balcony	320	m2	1,340	428,800
40/J	Subtotal - Building 1	4,400	m2	3,056	13,444,800
	<u>Extra Over Costs</u>				
40/K	Facade Embellishment	4,400	m2	50	220,000
40/L	Basement	1,381	m2	1,340	1,850,540
40/M	Site Services	1	Item	200,000	200,000
40/N	External works and landscaping (assume 10% of lot footprint)	110	m2	500	55,000
40/P	Total - Building 1	5,781	m2	2,728	15,770,340
40/Q	Cost per apartment	40	No	394,259	
	<u>Building 2</u>				
	4 level apartment building				
40/R	Apartment Area	4,656	m2	3,380	15,737,280
40/S	Circulation / Core / Services	1,280	m2	2,500	3,200,000
40/T	Balcony	464	m2	1,340	621,760
40/U	Subtotal - Building 2	6,400	m2	3,056	19,559,040
	<u>Extra Over Costs</u>				
40/V	Facade Embellishment	6,400	m2	50	320,000
40/W	Basement	2,009	m2	1,340	2,692,060
40/X	Site Services	1	Item	200,000	200,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				<i>(continued)</i>
41/A	External works and landscaping (assume 10% of lot footprint)	160	m2	500	80,000
41/B	Total - Building 2	8,409	m2	2,717	22,851,100
41/C	Cost per apartment	58	No	393,984	
	<u>Building 5</u>				
	4 level apartment building				
41/D	Apartment Area	2,048	m2	3,380	6,922,240
41/E	Circulation / Core / Services	560	m2	2,500	1,400,000
41/F	Balcony	192	m2	1,340	257,280
41/G	Subtotal - Building 5	2,800	m2	3,064	8,579,520
	<u>Extra Over Costs</u>				
41/H	Facade Embellishment	2,800	m2	50	140,000
41/J	Basement	836	m2	1,340	1,120,240
41/K	Site Services	1	Item	200,000	200,000
41/L	External works and landscaping (assume 10% of lot footprint)	70	m2	500	35,000
41/M	Total - Building 5	3,636	m2	2,771	10,074,760
41/N	Cost per apartment	24	No	419,782	
	<u>Building 8</u>				
	4 level apartment building				
41/P	Apartment Area	2,040	m2	3,380	6,895,200
41/Q	Circulation / Core / Services	560	m2	2,500	1,400,000
41/R	Balcony	200	m2	1,340	268,000
41/S	Subtotal - Building 8	2,800	m2	3,058	8,563,200
	<u>Extra Over Costs</u>				
41/T	Facade Embellishment	2,800	m2	50	140,000
41/U	Basement	879	m2	1,340	1,177,860
41/V	Site Services	1	Item	200,000	200,000
41/W	External works and landscaping (assume 10% of lot footprint)	70	m2	500	35,000
41/X	Total - Building 8	3,679	m2	2,750	10,116,060
41/Y	Cost per apartment	25	No	404,642	
	<u>Building 9</u>				
	4 level apartment building				
41/Z	Apartment Area	2,616	m2	3,380	8,842,080
41/AA	Circulation / Core / Services	720	m2	2,500	1,800,000
41/AB	Balcony	264	m2	1,340	353,760

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				<i>(continued)</i>
42/A	Subtotal - Building 9	3,600	m2	3,054	10,995,840
	<u>Extra Over Costs</u>				
42/B	Facade Embellishment	3,600	m2	50	180,000
42/C	Basement	1,130	m2	1,340	1,514,200
42/D	Site Services	1	Item	200,000	200,000
42/E	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
42/F	Total - Building 9	4,730	m2	2,735	12,935,040
42/G	Cost per apartment	33	No	391,971	
	<u>Building 10</u>				
	3 level apartment building				
42/H	Apartment Area	2,328	m2	3,380	7,868,640
42/J	Circulation / Core / Services	640	m2	2,500	1,600,000
42/K	Balcony	232	m2	1,340	310,880
42/L	Subtotal - Building 10	3,200	m2	3,056	9,779,520
	<u>Extra Over Costs</u>				
42/M	Facade Embellishment	3,200	m2	50	160,000
42/N	Basement	1,005	m2	1,340	1,346,700
42/P	Site Services	1	Item	200,000	200,000
42/Q	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
42/R	Total - Building 10	4,205	m2	2,741	11,526,220
42/S	Cost per apartment	29	No	397,456	
	<u>Building 11</u>				
	3 level apartment building				
42/T	Apartment Area	1,968	m2	3,380	6,651,840
42/U	Circulation / Core / Services	540	m2	2,500	1,350,000
42/V	Balcony	192	m2	1,340	257,280
42/W	Subtotal - Building 11	2,700	m2	3,059	8,259,120
	<u>Extra Over Costs</u>				
42/X	Facade Embellishment	2,700	m2	50	135,000
42/Y	Basement	849	m2	1,340	1,137,660
42/Z	Site Services	1	Item	200,000	200,000
42/AA	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
42/AB	Total - Building 11	3,549	m2	2,755	9,776,780
42/AC	Cost per apartment	24	No	407,366	

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				<i>(continued)</i>
	<u>Building 12</u>				
	3 level apartment building				
43/A	Apartment Area	2,616	m2	3,380	8,842,080
43/B	Circulation / Core / Services	720	m2	2,500	1,800,000
43/C	Balcony	264	m2	1,340	353,760
43/D	Subtotal - Building 12	3,600	m2	3,054	10,995,840
	<u>Extra Over Costs</u>				
43/E	Facade Embellishment	3,600	m2	100	360,000
43/F	Basement	1,130	m2	1,340	1,514,200
43/G	Site Services	1	Item	200,000	200,000
43/H	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
43/J	Total - Building 12	4,730	m2	2,773	13,115,040
43/K	Cost per apartment	33	No	397,425	
	<u>Building 13</u>				
	3 level apartment building				
43/L	Apartment Area	2,616	m2	3,380	8,842,080
43/M	Circulation / Core / Services	720	m2	2,500	1,800,000
43/N	Balcony	264	m2	1,340	353,760
43/P	Subtotal - Building 13	3,600	m2	3,054	10,995,840
	<u>Extra Over Costs</u>				
43/Q	Facade Embellishment	3,600	m2	100	360,000
43/R	Basement	1,130	m2	1,340	1,514,200
43/S	Site Services	1	Item	200,000	200,000
43/T	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
43/U	Total - Building 13	4,730	m2	2,773	13,115,040
43/V	Cost per apartment	33	No	397,425	
	Total - Residential - Apartments (Blg 1,2,5,8-13)				119,280,380
	<u>RESIDENTIAL - TOWNHOUSES (BLG 3,7)</u>				
	<u>Building 3</u>				
	2 level townhouse				
43/W	Townhouse Area	1,120	m2	1,900	2,128,000
43/X	Subtotal - Building 3	1,120	m2	1,900	2,128,000
43/Y	Private Open Space	7	No	7,500	52,500

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL - TOWNHOUSES (BLG 3,7)				<i>(continued)</i>
44/A	Subtotal - Building 3	1,120	m2	1,947	2,180,500
44/B	Cost per Townhouse	7	No	311,500	
	Total - Residential - Townhouses (Blg 3,7)				2,180,500



APPENDIX E: PRECINCT 5 -
MASTERPLAN ESTIMATE NO.5 REV 1

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
45/A	Demolition	586	m2	714	418,516
45/B	Public Realm & Open Spaces	11,799	m2	521	6,142,685
45/C	Roads	6,765	m2	444	3,000,868
45/D	Site Services Infrastructure & Utilities	29,796	m2	215	6,392,164
45/E	SUB-TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	88,535	m2	180	15,954,233
	<u>CONTINGENT PROVISIONS</u>				
45/F	Design Contingency	1	Item		Incl in rates
45/G	Construction Contingency	5	%	15,954,233	797,712
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
45/H	Allowance for 5 Star ESD & Wellness	3	%	16,751,945	502,558
	<u>FEES AND CHARGES</u>				
45/J	Consultancy fees	5.0	%	17,254,503	862,725
45/K	Staging and Temporary Works	1.0	%	17,254,503	172,772
45/L	Escalation		Excl		0
45/M	TOTAL INFRASTRUCTURE COST AT OCTOBER 2021 (EXCL GST)	88,535	m2	207	18,290,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
45/N	Adventure Tourism Centre (Blg1)	500	m2	3,494	1,747,000
45/P	Eco-Hotel (Blg 2)	6,000	m2	5,515	33,092,000
45/Q	Spa (Blg 3)	1,000	m2	5,374	5,374,000
45/R	Carparking (Blg 1,2,3)	4,960	m2	1,355	6,721,400
45/S	Retail Centre (Blg 4)	13,725	m2	2,028	27,834,500
45/T	Eco-Learning Centre (Blg 10)	500	m2	4,125	2,062,500
45/U	Mixed Use-Residential (Blg 5, 6,7,11, 12-15, 18)	38,235	m2	2,910	111,280,950
45/V	Residential - Townhouses (Blg 8)	4,470	m2	1,962	8,770,500
45/W	Residential - Single Lot (Blg 9)	3,400	m2	1,938	6,587,500
45/X	SUB-TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)	72,790	m2	2,795	203,470,350
	<u>FFE & ARTWORK</u>				
45/Y	Allowance for F.F. & E (% of Construction Cost)	1.00	Item	1,620,000	1,620,000
45/Z	Allowance for IT and AV (% of Construction Cost)	1.00	Item	810,000	810,000
45/AA	Allowance for Specialty Equipment (Spas and Pool)	1.00	Item	850,000	850,000
	Artwork & Sculptures				Excluded

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ESD & WELLNESS (% of Construction Cost)</u>				
46/A	Allowance for 5 Star ESD & Wellness - commercial buildings only	3	%	188,112,350	5,643,371
	<u>CONTINGENT PROVISIONS</u>				
46/B	Design Contingency	1	Item		Incl in rates
46/C	Construction & Project Contingency	5	%	212,393,721	10,619,686
	<u>FEES AND CHARGES</u>				
46/D	Consultancy fees	7.0	%	223,013,407	15,610,938
46/E	Authorities	1.0	%	209,113,721	2,091,137
46/F	Staging and Temporary Works	0.5	%	209,113,721	1,054,518
	Cost Escalation				Excluded
	TOTAL CONSTRUCTION COST AT OCTOBER 2021 (EXCL GST)				241,770,000
	TOTAL COSTS - PRECINCT 5				260,060,000
Total Cost					260,060,000

WT COSTPLAN



UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>DEMOLITION</u>				
	<u>Demolition</u>				
47/A	Demolition of existing buildings - based on building footprint only, no detail provided on GFA	586	m2	250	146,500.00
47/B	Site clearance and strip	88,535	m2	2	177,070
47/C	Subtotal	586	m2	552	323,570
47/D	Preliminaries	10	%	500,640	50,064
47/E	Margin	5	%	550,704	27,535
47/F	Design Contingency	3	%	578,239	17,347
47/G	Total	586	m2	714	418,516
	Total - Demolition				418,516
	<u>PUBLIC REALM & OPEN SPACES</u>				
	<u>Landscapes Works</u>				
47/H	Hardscape	3,272	m2	500	1,636,000
47/J	Softscape	970	m2	150	145,500
47/K	Revegetation	2,394	m2	50	119,700
47/L	Streetscape	5,163	m2	100	516,300
47/M	Allowance for CCTV	11,799	m2	20	235,980
47/N	Allowance for street furniture (seats, bbq, bins, drinkign station bike hoops, bollards)	1	Item	350,000	350,000
47/P	Allowance for structural soil cells (10K per tree)	1	Item	150,000	150,000
47/Q	Allowance for irrigation	1	Item	250,000	250,000
47/R	Allowance for interpretation and signage	1	Item	150,000	150,000
47/S	Allowance for artwork	1	Item	150,000	150,000
47/T	Allowance for 1x medium bespoke playspace	1	Item	750,000	750,000
47/U	Subtotal	26,817	m2	166	4,453,480
47/V	Preliminaries	10	%	8,906,960	890,696
47/W	Margin	5	%	9,797,656	489,883
47/X	Design Contingency	3	%	10,287,539	308,626
47/Y	Total	26,817	m2	229	6,142,685
	Total - Public Realm & Open Spaces				6,142,685
	<u>ROADS</u>				
	<u>Roads</u>				
47/Z	Allow for new roads	12,929	m2	100	1,292,900
47/AA	Allow for new kerb and channel	2,869	m	120	344,280

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ROADS</u>				<i>(continued)</i>
48/A	Lighting - say 1no per 20m	72	No	6,000	430,350
48/B	Signage (excludes digital)	12,929	m2	12	155,148
48/C	CCTV	12,929	m2	20	258,580
48/D	Subtotal	6,765	m2	367	2,481,258
48/E	Preliminaries	10	%	2,739,838	273,984
48/F	Margin	5	%	3,013,822	150,691
48/G	Design Contingency	3	%	3,164,513	94,935
48/H	Total	6,765	m2	444	3,000,868
	Total - Roads				3,000,868
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				
	Allow for the following site infrastructure allowances:				
48/J	Substation costs included in Authority fees and charges		Note		
	Drainage	29,796			Excluded
	Sewer Reticulation	29,796			Excluded
48/K	Stormwater drainage to roads	6,765	m2	25.83	174,726
48/L	Rain water	29,796	m2	3.47	103,243
48/M	Irrigation Water	29,796	m2	4.22	125,858
	Fire fighting fittings and pipes - assumed no upgrade				Excluded
	Potable Water - assumed no upgrade				Excluded
48/N	Telecommunications	29,796	m2	1.68	50,147
48/P	HV Ring Main	29,796	m2	23.60	703,186
48/Q	Taznet internal site electrical infrastructure	29,796	m2	116.70	3,477,193
48/R	Subtotal	29,796	m2	156	4,634,353
48/S	Preliminaries	10	%	9,268,707	926,871
48/T	Margin	5	%	10,195,577	509,779
48/U	Design Contingency	3	%	10,705,356	321,161
48/V	Total	29,796	m2	215	6,392,164
	Total - Site Services Infrastructure & Utilities				6,392,164
	<u>ADVENTURE TOURISM CENTRE (BLG1)</u>				
	<u>Building 1</u>				
48/W	Adventure Tourism Centre Office	500	m2	3,210	1,605,000
48/X	Subtotal - Building 1	500	m2	3,210	1,605,000
	<u>Extra Over Costs</u>				

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ADVENTURE TOURISM CENTRE (BLG1)</u>				<i>(continued)</i>
49/A	On grade carparking	350	m2	120	42,000
49/B	Site Services	1	Item	75,000	75,000
49/C	External works and landscaping (assume 10% of lot footprint)	50	m2	500	25,000
49/D	Total - Building 1	500	m2	3,494	1,747,000
	Total - Adventure Tourism Centre (Blg1)				1,747,000
	<u>ECO-HOTEL (BLG 2)</u>				
	<u>Building 2</u>				
	3 Level hotel building				
49/E	Hotel area	4,800	m2	4,810	23,088,000
49/F	Circulation / Core / Services	1,200	m2	3,000	3,600,000
49/G	Subtotal - Building 2	6,000	m2	4,448	26,688,000
	Extra over allowances				
49/H	On grade carparking	4,200	m2	120	504,000
49/J	Piled foundations - assume 10m	2,000	m2	750	1,500,000
49/K	Facade embellishment	6,000	m2	100	600,000
49/L	Site Services	1	Item	200,000	200,000
49/M	Hotel Loose FF&E	120	No	30,000	3,600,000
49/N	Subtotal - Building 2	6,000	m2	5,515	33,092,000
49/P	Cost per Hotel	120	No	275,767	
	Total - Eco-Hotel (Blg 2)				33,092,000
	<u>SPA (BLG 3)</u>				
	<u>Building 3</u>				
49/Q	Community - Spa	1,000	m2	5,090	5,090,000
49/R	Subtotal - Building 3	1,000	m2	5,090	5,090,000
	Extra over allowances				
49/S	On grade carparking	700	m2	120	84,000
49/T	Facade embellishment	1,000	m2	100	100,000
49/U	Site Services	1	Item	100,000	100,000
49/V	Subtotal - Building 3	1,000	m2	5,374	5,374,000
	Total - Spa (Blg 3)				5,374,000
	<u>CARPARKING (BLG 1,2,3)</u>				
	<u>Carparking (Blg 1,2,3)</u>				
49/W	Basement carpark	4,960	m2	1,340	6,646,400

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>CARPARKING (BLG 1,2,3)</u>				<i>(continued)</i>
50/A	Subtotal - Building	4,960	m2	1,340	6,646,400
	Extra over allowances				
50/B	Site Services	1	Item	75,000	75,000
50/C	Total - Building	4,960	m2	1,355	6,721,400
	Total - Carparking (Blg 1,2,3)				6,721,400
	<u>RETAIL CENTRE (BLG 4)</u>				
	<u>Building 4</u>				
50/D	Retail (New) - Supermarket	3,500	m2	3,660	12,810,000
50/E	Retail (New) - Specialty	400	m2	3,660	1,464,000
50/F	Subtotal - Building 4	3,900	m2	3,660	14,274,000
	<u>Extra Over Costs</u>				
50/G	Basement Carparking	9,825	m2	1,340	13,165,500
50/H	Site Services	1	Item	200,000	200,000
50/J	External works and landscaping (assume 10% of lot footprint)	390	m2	500	195,000
50/K	Total - Building 4	13,725	m2	2,028	27,834,500
	Total - Retail Centre (Blg 4)				27,834,500
	<u>ECO-LEARNING CENTRE (BLG 10)</u>				
	<u>Building 10</u>				
50/L	Education - Eco Learning Centre	500	m2	3,960	1,980,000
50/M	Subtotal - Building 10	500	m2	3,960	1,980,000
	<u>Extra Over Costs</u>				
	Allowed for street parking				
50/N	Site Services	1	Item	75,000	75,000
50/P	External works and landscaping (assume 10% of lot footprint)	15	m2	500	7,500
50/Q	Total - Building 10	500	m2	4,125	2,062,500
	Total - Eco-Learning Centre (Blg 10)				2,062,500
	<u>MIXED USE-RESIDENTIAL (BLG 5, 6,7,11, 12-15, 18)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 5</u>				
	4 level apartment building				
50/R	Apartment Area	2,256	m2	3,380	7,625,280
50/S	Circulation / Core / Services	620	m2	2,500	1,550,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE-RESIDENTIAL (BLG 5, 6,7,11, 12-15, 18)</u>				<i>(continued)</i>
51/A	Commercial	400	m2	3,500	1,400,000
51/B	Balcony	224	m2	1,340	300,160
51/C	Subtotal - Building 5	3,500	m2	3,107	10,875,440
	<u>Extra Over Costs</u>				
51/D	Facade Embellishment	3,500	m2	100	350,000
51/E	Site Services	1	Item	100,000	100,000
51/F	On-grade undercroft	1,484	m2	1,190	1,765,960
51/G	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
51/H	Total - Building 5	3,500	m2	3,755	13,141,400
51/J	Cost per apartment	28	No	469,336	
	<u>Building 6</u>				
	4 level apartment building				
51/K	Apartment Area	2,696	m2	3,380	9,112,480
51/L	Circulation / Core / Services	740	m2	2,500	1,850,000
51/M	Retail - Specialty	300	m2	2,200	660,000
51/N	Balcony	264	m2	1,340	353,760
51/P	Subtotal - Building 6	4,000	m2	2,994	11,976,240
	<u>Extra Over Costs</u>				
51/Q	Facade Embellishment	4,000	m2	100	400,000
51/R	Site Services	1	Item	100,000	100,000
51/S	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
51/T	Total - Building 6	4,000	m2	3,132	12,526,240
51/U	Cost per apartment	33	No	379,583	
	<u>Building 7</u>				
	4 level apartment building				
51/V	Apartment Area	2,912	m2	3,380	9,842,560
51/W	Circulation / Core / Services	800	m2	2,500	2,000,000
51/X	Balcony	288	m2	1,340	385,920
51/Y	Subtotal - Building 7	4,000	m2	3,057	12,228,480
	<u>Extra Over Costs</u>				
51/Z	Facade Embellishment	4,000	m2	100	400,000
51/AA	Site Services	1	Item	100,000	100,000
51/AB	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
51/AC	Total - Building 7	4,000	m2	3,195	12,778,480

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE-RESIDENTIAL (BLG 5, 6,7,11, 12-15, 18)</u>				<i>(continued)</i>
52/A	Cost per apartment	29	No	440,637	
	<u>Building 11</u>				
	4 level apartment building				
52/B	Apartment Area	2,256	m2	3,380	7,625,280
52/C	Circulation / Core / Services	620	m2	2,500	1,550,000
52/D	Commercial	400	m2	3,500	1,400,000
52/E	Balcony	224	m2	1,340	300,160
52/F	Subtotal - Building 11	3,500	m2	3,107	10,875,440
	<u>Extra Over Costs</u>				
52/G	Facade Embellishment	3,500	m2	100	350,000
52/H	On grade carpark	1,484	m2	150	222,600
52/J	Site Services	1	Item	100,000	100,000
52/K	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
52/L	Total - Building 11	3,500	m2	3,314	11,598,040
52/M	Cost per apartment	28	No	414,216	
	<u>Building 12</u>				
	4 level apartment building				
52/N	Apartment Area	1,128	m2	3,380	3,812,640
52/P	Circulation / Core / Services	310	m2	2,500	775,000
52/Q	Balcony	112	m2	1,340	150,080
52/R	Retail - Specialty	200	m2	2,200	440,000
52/S	Subtotal - Building 12	1,750	m2	2,707	4,737,720
	<u>Extra Over Costs</u>				
52/T	Semi-basement carparking	742	m2	1,190	882,980
52/U	Facade Embellishment	1,750	m2	100	175,000
52/V	Site Services	1	Item	100,000	100,000
52/W	External works and landscaping (assume 10% of lot footprint)	50	m2	500	25,000
52/X	Total - Building 12	1,750	m2	3,635	6,360,700
52/Y	Cost per apartment	14	No	454,336	
	<u>Building 13</u>				
	4 level apartment building				
52/Z	Apartment Area	2,328	m2	3,380	7,868,640
52/AA	Circulation / Core / Services	640	m2	2,500	1,600,000
52/AB	Balcony	232	m2	1,340	310,880

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE-RESIDENTIAL (BLG 5, 6,7,11, 12-15, 18)</u>				<i>(continued)</i>
53/A	Retail - Specialty	300	m2	2,200	660,000
53/B	Subtotal - Building 13	3,500	m2	2,794	9,779,520
	<u>Extra Over Costs</u>				
53/C	Semi-basement carparking	1,414	m2	1,190	1,682,660
53/D	Facade Embellishment	3,500	m2	100	350,000
53/E	Site Services	1	Item	100,000	100,000
53/F	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
53/G	Total - Building 13	3,500	m2	3,606	12,622,180
53/H	Cost per apartment	29	No	435,248	
	<u>Building 14</u>				
	4 level apartment building				
53/J	Apartment Area	2,072	m2	3,380	7,003,360
53/K	Circulation / Core / Services	570	m2	2,500	1,425,000
53/L	Balcony	208	m2	1,340	278,720
53/M	Retail - Specialty	300	m2	2,200	660,000
53/N	Subtotal - Building 14	3,150	m2	2,764	8,707,080
	<u>Extra Over Costs</u>				
53/P	Semi-basement carparking	1,294	m2	1,190	1,539,860
53/Q	Facade Embellishment	3,150	m2	100	315,000
53/R	Site Services	1	Item	100,000	100,000
53/S	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
53/T	Total - Building 14	3,150	m2	3,609	11,366,940
53/U	Cost per apartment	26	No	437,190	
	<u>Building 15</u>				
	4 level apartment building				
53/V	Apartment Area	2,072	m2	3,380	7,003,360
53/W	Circulation / Core / Services	570	m2	2,500	1,425,000
53/X	Balcony	208	m2	1,340	278,720
53/Y	Retail - Specialty	300	m2	2,200	660,000
53/Z	Subtotal - Building 15	3,150	m2	2,764	8,707,080
	<u>Extra Over Costs</u>				
53/AA	Semi-basement carparking	1,294	m2	1,190	1,539,860
53/AB	Facade Embellishment	3,150	m2	100	315,000
53/AC	Site Services	1	Item	100,000	100,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE-RESIDENTIAL (BLG 5, 6,7,11, 12-15, 18)</u>				<i>(continued)</i>
54/A	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
54/B	Total - Building 15	3,150	m2	3,609	11,366,940
54/C	Cost per apartment	26	No	437,190	
	<u>Building 16</u>				
	4 level apartment building				
54/D	Apartment Area	1,968	m2	3,380	6,651,840
54/E	Circulation / Core / Services	540	m2	2,500	1,350,000
54/F	Balcony	192	m2	1,340	257,280
54/G	Retail - Specialty	300	m2	2,200	660,000
54/H	Subtotal - Building 16	3,000	m2	2,753	8,259,120
	<u>Extra Over Costs</u>				
54/J	Semi-basement carparking	1,241	m2	1,190	1,476,790
54/K	Facade Embellishment	3,000	m2	100	300,000
54/L	Site Services	1	Item	100,000	100,000
54/M	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
54/N	Total - Building 16	3,000	m2	3,614	10,840,910
54/P	Cost per apartment	24	No	451,705	
	<u>Building 18</u>				
	4 level apartment building				
54/Q	Apartment Area	1,968	m2	3,380	6,651,840
54/R	Circulation / Core / Services	540	m2	2,500	1,350,000
54/S	Balcony	192	m2	1,340	257,280
54/T	Subtotal - Building 18	2,700	m2	3,059	8,259,120
	<u>Extra Over Costs</u>				
54/U	Facade Embellishment	2,700	m2	100	270,000
54/V	Site Services	1	Item	100,000	100,000
54/W	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
54/X	Total - Building 18	2,700	m2	3,214	8,679,120
54/Y	Cost per apartment	24	No	361,630	
	Total - Mixed Use-Residential (Blg 5, 6,7,11, 12-15, 18)				111,280,950
	<u>RESIDENTIAL - TOWNHOUSES (BLG 8)</u>				
	<u>Building 8</u>				
54/Z	Townhouse Area	4,470	m2	1,900	8,493,000

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UTAS SANDY BAY -STAGE 6 ESTIMATE 5 REV 1

Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - TOWNHOUSES (BLG 8)</u>				<i>(continued)</i>
55/A	Subtotal - Building 8	4,470	m2	1,900	8,493,000
55/B	Private Open Space	37	No	7,500	277,500
55/C	Subtotal - Building 8	4,470	m2	1,962	8,770,500
55/D	Cost per Townhouse	37	No	237,041	
	Total - Residential - Townhouses (Blg 8)				8,770,500
	<u>RESIDENTIAL - SINGLE LOT (BLG 9)</u>				
	<u>Building 9</u>				
55/E	Single lot Area	3,400	m2	1,900	6,460,000
55/F	Subtotal - Building 9	3,400	m2	1,900	6,460,000
55/G	Private Open Space	17	No	7,500	127,500
55/H	Subtotal - Building 9	3,400	m2	1,938	6,587,500
55/J	Cost per Single lot	17	No	387,500	
	Total - Residential - Single Lot (Blg 9)				6,587,500