

10 September 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. 2**

We are pleased to confirm our Masterplan Estimate No. 2 dated 10 September 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

DAVID THOMAS
National Director
WT

WT REF: PR-010606 - 03 - EST NO. 2



MASTERPLAN ESTIMATE NO. 2

UTAS SANDY BAY DEVELOPMENT

10 September 2021

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1 INTRODUCTION

1.1 QA

	INITIALS	DATE
DRAFT PREPARED BY	AVM	9 September 2021
REVIEWED BY	DT	10 September 2021
APPROVED BY	DT	10 September 2021

This report is dated 10 September 2021.

1.2 INTRODUCTION

WT Partnership has prepared Masterplan Estimate No 2 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 \$1,718,000,000 (excl GST) at current day costs.

The Masterplan Estimate No. 2 can be summarised as follows:

	TOTAL (EXCL GST)
Demolition	17,515,357
Public Realm and Open Space	60,356,977
Roads	12,760,281
Site Services Infrastructure & Utilities	58,645,342
Design Contingency	Included
Construction Contingency	17,419,230
ESD and Wellness	4,597,630
Consultant Fees	9,580,576
Staging	2,034,608
TOTAL INFRASTRUCTURE WORKS (EXCL GST)	182,910,000
Building Works	1,327,632,057
Allowance for FF&E	5,548,000
Allowance for IT and AV	2,774,000
Allowance for Specialty Equipment	850,000
Artwork and Sculptures	Excluded
ESD and Wellness	11,171,553
Design Contingency	Included
Construction Contingency	67,398,781
Consultant Fees	99,076,207
Authorities	13,388,036
Staging	7,251,365
TOTAL CONSTRUCTION WORKS (EXCL GST)	1,535,090,000
TOTAL MASTERPLAN ESTIMATE NO.2	1,718,000,000

1.4 PRECINCT COSTS

The Masterplan Estimate No. 2 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	24,677,788	6,113,542	13,376,594	6,142,685
Roads	2,614,169	1,171,521	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	3,666,230	7,019,942	1,998,829	2,499,588	2,234,640
ESD and Wellness	806,571	1,760,916	659,614	824,864	545,666
Consultant Fees	2,016,427	3,860,968	1,099,356	1,374,773	1,229,052
Staging and Temp Works	428,467	820,926	233,908	294,898	256,410
TOTAL INFRASTRUCTURE	43,580,000	65,140,000	23,980,000	29,990,000	20,220,000
Building Works	177,330,830	464,197,587	389,815,180	136,925,970	159,362,490
Allowance for FF&E	2,420,000	1,488,000	220,000	Excluded	1,420,000
Allowance for IT and AV	1,210,000	744,000	110,000	Excluded	710,000
Allowance for Specialty Equipment	Excluded	Excluded	Excluded	Excluded	850,000
Artwork and Sculptures	Excluded	Excluded	Excluded	Excluded	Excluded
ESD and Wellness	959,733	4,196,397	Excluded	4,107,779	1,907,644
Construction Contingency	9,096,028	23,531,299	19,507,259	7,051,687	8,212,507
Consultant Fees	13,371,161	34,591,010	28,675,671	10,365,981	12,072,385
Authorities	1,782,906	4,683,940	3,898,152	1,410,338	1,612,701
Staging and Temp Works	999,342	2,267,768	1,943,738	698,245	1,342,272
TOTAL CONSTRUCTION	207,170,000	535,700,000	444,170,000	160,559,999	187,489,999
TOTAL MASTERPLAN ESTIMATE NO.2	250,750,000	600,840,001	468,150,000	190,550,000	207,710,000

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
Sports Science / Multi clinic Office (Blg 1)	7,200
Hotel / Serviced Apartments (Blg 2)	5,680
Mixed Use - Residential (Blg 3 - 7)	21,014
Indoor Sports / Changeroom (Blg 9)	3,500
Carparking (Blg 10)	5,250
Sports Pavilion (Blg 14)	500
Childcare (Blg 15)	900
TOTAL PRECINCT 1	44,044

PRECINCT 2	m ²
Residential Apartments (Blg 1,2,9,12,18)	62,700
Mixed Use - Residential (Blg 3,15&16)	21,325
Aged Care (Blg 6)	9,200
Office / Education - Warm Shell Fitout (Blg 4,5,8)	22,890
Retail Centre (supermarket) (Blg 9)	21,265
Library - Warm Shell Fitout (Blg 5)	1,500
Cafe - Shell and Core (Blg 7)	300
Perf. Arts / F&B / Museum (Blg 10)	2,300
Theatre / Church (Blg 11)	440
Medical Centre - Warm Shell Fitout (Blg 19)	3,200
Carparking (Blg 1,2,14)	25,525
TOTAL PRECINCT 2	170,645

PRECINCT 3	m ²
Retirement Living (Blg 3)	23,965
Childcare (Blg 8)	1,100
Mixed Use - Residential (Blg 2)	36,490
Residential - Apartments (Blg 1,4-7,9-12,15,16)	57,355
Residential - Townhouses (Blg 13,14,17,18,20)	14,560
Residential - Single Lot (Blg 19, 21-23)	8,400
TOTAL PRECINCT 3	141,870

PRECINCT 4	m2
School (Blg 5)	1,600
Residential - Apartments (Blg 1,4-7,9-12,15-18)	42,925
Residential - Townhouses (Blg 13,14,20)	4,800
TOTAL PRECINCT 4	47,725

PRECINCT 5	m2
Adventure Tourism Centre (Blg1)	500
Eco-Hotel (Blg 2)	6,000
Spa (Blg 3)	1,000
Retail Centre (Blg 4)	2,900
Swim School (Blg 5)	1,200
Eco-Learning Centre (Blg 10)	300
Medical Centre (Blg 11)	1,200
Residential - Apartments (Blg 6,7)	21,200
Residential - Townhouses (Blg 8)	6,030
Residential - Single Lot (Blg 9)	6,800
TOTAL PRECINCT 5	47,130

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 Stage 3B prepared by CHC Architects dated 8 September 2021
- 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
- Illustrative Masterplan prepared by CHC Architects dated 14 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
- 2pak joinery with reconstituted stone benchtops
- Split system in concealed bulkhead with condensor on roof top with head to living and master bedroom only
- \$5,000/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

- 4.5 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

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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 - 10%
- 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
- 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 September 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

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12 RECONCILIATION

This estimate has increased from our Masterplan Estimate No.1 Rev 2 in the amount of \$1,530,000,000 due to a significant change in yield and function of each precinct. This can be summarised as follows:

Precinct 1

- Residential apartment count increased from 207 No to 273 No Apartment
- Reduction in sports science office building GFA
- Reduction in carparking area under soccer fields inclusive of risk allocation for excavation in rock
- Astro turf soccer field above carpark and tiered seating to Soccer Field No.1
- New Childcare facility
- New traffic signalisation required

Precinct 2

- Residential apartment count increased from 533 No to 747 No Apartment
- New aged care building - 9,200m²
- Increase in area of Performing arts building including feature facade and integration with civic plaza public realm
- New retail and shopping centre including above ground carparking

Precinct 3

- Residential dwelling count increased from 776 No to 943 No Apartment
- Aged care building moved to precinct 2
- Increase in Retirement Living building - 6,765m²
- New childcare building

Precinct 4

- Residential dwelling count reduced from 450 No to 323 No Apartment
- School games room and admin building
- Increase in Townhouse area

Precinct 5

- Residential dwelling count increased from 164 No to 273 No Apartment
- Reduction in retail centre
- Reduction in public realm

13 DISCLAIMER

This cost advice is based on pricing as of August 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 August 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.2

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
1/B	Demolition & remediation	41,918	m2	124	5,181,098
1/C	Public Realm & Open Spaces	12,962	m2	775	10,046,368
1/D	Roads	3,454	m2	757	2,614,169
1/E	Site Services Infrastructure & Utilities	30,213	m2	623	18,820,669
1/F	SUB-TOTAL INFRASTRUCTURE COST AT SEPTEMBER 2021 (EXCL GST)	30,213	m2	1,213	36,662,305
	<u>CONTINGENT PROVISIONS</u>				
1/G	Design Contingency	1	Item		Incl in rates
1/H	Construction & Project Contingency	10	%	36,662,305	3,666,230
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
1/J	Allowance for 5 Star ESD & Wellness	2	%	40,328,535	806,571
	<u>FEES AND CHARGES</u>				
1/K	Consultancy fees	5.0	%	40,328,535	2,016,427
1/L	Staging and Temporary Works	1.0	%	43,151,532	428,467
1/M	Escalation		Excl		0
1/N	TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	30,213	m2	1,442	43,580,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
1/P	Sports Science / Multi clinic Office (Blg 1)	7,200	m2	4,443	31,991,100
1/Q	Hotel / Serviced Apartments (Blg 2)	5,680	m2	5,603	31,823,200
1/R	Mixed Use - Residential (Blg 3 - 7)	21,014	m2	3,471	72,947,980
1/S	Indoor Sports / Changeroom (Blg 9)	3,500	m2	5,164	18,075,000
1/T	Carparking (Blg 10)	5,250	m2	2,054	10,785,200
1/U	Sports Pavilion (Blg 14)	500	m2	4,210	2,105,000
1/V	Childcare (Blg 15)	900	m2	2,676	2,408,000
1/W	Soccer Fields	17,202	m2	418	7,195,350
1/X	SUB-TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	44,044	m2	4,026	177,330,830
	<u>FFE & ARTWORK</u>				
1/Y	Allowance for F.F. & E (% of Construction Cost)	1	Item	2,420,000	2,420,000
1/Z	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>				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
2/A	Allowance for 5 Star ESD & Wellness - Building 1 only	3	%	31,991,100	959,733
	<u>CONTINGENT PROVISIONS</u>				
2/B	Design Contingency	1	Item		Incl in rates
2/C	Construction Contingency	5	%	181,920,563	9,096,028
	<u>FEES AND CHARGES</u>				
2/D	Consultancy fees (Incl external PM)	7.0	%	191,016,591	13,371,161
2/E	Authorities	1.0	%	178,290,563	1,782,906
2/F	Staging and Temporary Works	0.5	%	178,290,563	999,342
	Cost Escalation				Excluded
2/G	TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	44,044	m2	4,704	207,170,000
2/H	TOTAL COSTS - PRECINCT 1	44,044	m2	5,693	250,750,000
Total Cost					250,750,000

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WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

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/I	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

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

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

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

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>SPORTS SCIENCE / MULTI CLINIC OFFICE (BLG 1)</u>				
	<u>Notes:</u>				
	80% NLA Efficiency				
	<u>Building 1</u>				
	4 level sports science/multi-clinic office building				
5/F	Office	4,590	m2	4,700	21,573,000
5/G	Circulation / Core/ Services	810	m2	2,610	2,114,100
5/H	Community Centre	1,700	m2	3,820	6,494,000
5/J	Retail F&B - Cold Shell	100	m2	2,200	220,000
5/K	Subtotal - Building 1	7,200	m2	4,222	30,401,100
	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	5,400	m2	5,924	31,991,100
	Total - Sports Science / Multi clinic Office (Blg 1)				31,991,100
	<u>HOTEL / SERVICED APARTMENTS (BLG 2)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 2</u>				
	6 level hotel / serviced apartment building				
5/Q	Hotel & Serviced Apartment Area	4,240	m2	5,330	22,599,200
5/R	Circulation / Core / Services	1,060	m2	3,000	3,180,000
5/S	Retail	380	m2	2,200	836,000
5/T	Subtotal - Building 2	5,680	m2	4,686	26,615,200
	Extra over allowances				
5/U	On grade carparking	960	m2	150	144,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>HOTEL / SERVICED APARTMENTS (BLG 2)</u>				<i>(continued)</i>
6/A	Deep foundations - building footprint on fill	1,000	m2	1,000	1,000,000
6/B	Facade embellishment	5,680	m2	50	284,000
6/C	Site Services	1	Item	150,000	150,000
6/D	Hotel Loose FF&E	121	No	30,000	3,630,000
6/E	Subtotal - Building 2	5,680	m2	5,603	31,823,200
6/F	Cost per key	121	No	263,002	
	Total - Hotel / Serviced Apartments (Blg 2)				31,823,200
	<u>MIXED USE - RESIDENTIAL (BLG 3 - 7)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 3</u>				
	5 level apartment building				
6/G	Apartment Area	2,800	m2	3,520	9,856,000
6/H	Circulation / Core / Services	770	m2	2,610	2,009,700
6/I	Retail	164	m2	2,200	360,800
6/K	Balcony	280	m2	1,440	403,200
6/L	Subtotal - Building 3	4,014	m2	3,146	12,629,700
	Extra over allowances				
6/M	Facade Embellishment	4,014	m2	100	401,400
6/N	On grade carparking	1,272	m2	150	190,800
6/P	Allow 20m Deep foundation piles - building footprint on fill	770	m2	1,000	770,000
6/Q	Site Services	1	Item	100,000	100,000
6/R	External works and landscaping (assume 50% of lot footprint)	385	m2	500	192,500
6/S	Total - Building 3	4,014	m2	3,559	14,284,400
6/T	Cost per apartment	35	No	408,126	
	<u>Building 4</u>				
	5 level apartment building				
6/U	Apartment Area	2,912	m2	3,520	10,250,240
6/V	Circulation / Core / Services	800	m2	2,610	2,088,000
6/W	Balcony	288	m2	1,440	414,720
6/X	Subtotal - Building 4	4,000	m2	3,188	12,752,960
	Extra over allowances				
6/Y	Facade Embellishment	4,000	m2	100	400,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	MIXED USE - RESIDENTIAL (BLG 3 - 7)				<i>(continued)</i>
7/A	On grade carparking	1,158	m2	150	173,700
7/B	Site Services	1	Item	100,000	100,000
7/C	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
7/D	Total - Building 4	4,000	m2	3,400	13,601,660
7/E	Cost per apartment	36	No	377,824	
	<u>Building 5</u>				
	5 level apartment building				
7/F	Apartment Area	2,912	m2	3,520	10,250,240
7/G	Circulation / Core / Services	800	m2	2,610	2,088,000
7/H	Balcony	288	m2	1,440	414,720
7/I	Subtotal - Building 5	4,000	m2	3,188	12,752,960
	Extra over allowances				
7/K	Facade Embellishment	4,000	m2	100	400,000
7/L	On grade carparking	1,158	m2	150	173,700
7/M	Site Services	1	Item	100,000	100,000
7/N	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
7/P	Total - Building 5	4,000	m2	3,400	13,601,660
7/Q	Cost per apartment	36	No	377,824	
	<u>Building 6</u>				
	5 level apartment building				
7/R	Apartment Area	2,912	m2	3,520	10,250,240
7/S	Circulation / Core / Services	800	m2	2,610	2,088,000
7/T	Balcony	288	m2	1,440	414,720
7/U	Subtotal - Building 6	4,000	m2	3,188	12,752,960
	Extra over allowances				
7/V	Facade Embellishment	4,000	m2	100	400,000
7/W	On grade carparking	1,158	m2	150	173,700
7/X	Site Services	1	Item	100,000	100,000
7/Y	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
7/Z	Total - Building 6	4,000	m2	3,400	13,601,660
7/AA	Cost per apartment	36	No	377,824	
	<u>Building 7</u>				
	5 level apartment building				
7/AB	Apartment Area	3,640	m2	3,520	12,812,800

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE - RESIDENTIAL (BLG 3 - 7)</u>				<i>(continued)</i>
8/A	Circulation / Core / Services	1,000	m2	2,610	2,610,000
8/B	Balcony	360	m2	1,440	518,400
8/C	Subtotal - Building 7	5,000	m2	3,188	15,941,200
	Extra over allowances				
8/D	Facade Embellishment	5,000	m2	100	500,000
8/E	On grade carparking - with semi basement	960	m2	1,190	1,142,400
8/F	Site Services	1	Item	100,000	100,000
8/G	External works and landscaping (assume 10% of lot footprint)	350	m2	500	175,000
8/H	Total - Building 7	5,000	m2	3,572	17,858,600
8/J	Cost per apartment	45	No	396,858	
	Total - Mixed Use - Residential (Blg 3 - 7)				72,947,980
	<u>INDOOR SPORTS / CHANGEROOM (BLG 9)</u>				
	<u>Indoor Sports</u>				
8/K	Indoor sports and changeroom	3,500	m2	4,700	16,450,000
8/L	Subtotal - Indoor Sport	3,500	m2	4,700	16,450,000
	Extra over allowances				
8/M	Facade Embellishment	3,500	m2	150	525,000
8/N	Pool and aquatics	1	Item	1,000,000	1,000,000
8/P	Site Services	1	Item	100,000	100,000
8/Q	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>				
8/R	Basement carparking	5,250	m2	1,340	7,035,000
8/S	Subtotal - Building 10	5,250	m2	1,340	7,035,000
	Extra over allowances				
8/T	Slab over carpark	5,250	m2	600	3,150,000
8/U	Excavation in non-rippable rock	2,626	m3	200	525,200
8/V	Site Services	1	Item	75,000	75,000
8/W	Total - Building 10	5,250	m2	2,054	10,785,200
	Cost per carpark	326		33,083	
	Total - Carparking (Blg 10)				10,785,200
	<u>SPORTS PAVILION (BLG 14)</u>				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>SPORTS PAVILION (BLG 14)</u>				<i>(continued)</i>
	<u>Sports Pavillion</u>				
9/A	Sports pavillion and health & wellness facility	500	m2	4,110	2,055,000
9/B	Subtotal - Sports pavillion (Blg 14)	500	m2	4,110	2,055,000
	Extra over allowances				
9/C	Site Services	1	Item	50,000	50,000
9/D	Total - Building 13	500	m2	4,210	2,105,000
	Total - Sports Pavilion (Blg 14)				2,105,000
	<u>CHILDCARE (BLG 15)</u>				
	<u>Childcare</u>				
9/E	Childcare	900	m2	2,620	2,358,000
9/F	Subtotal - Childcare (Blg 15)	900	m2	2,620	2,358,000
	Extra over allowances				
9/G	Site Services	1	Item	50,000	50,000
9/H	Total - Building 15	900	m2	2,676	2,408,000
	Total - Childcare (Blg 15)				2,408,000
	<u>SOCCER FIELDS</u>				
	<u>Sports fields</u>				
9/J	Soccer field (natural turf) including drainage and lighting	7,143	m2	250	1,785,750
9/K	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/L	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.2

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

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	579	24,677,788
10/C	Roads	2,881	m2	407	1,171,521
10/D	Site Services Infrastructure & Utilities	42,658	m2	434	18,522,174
10/E	SUB-TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	62,436	m2	828	51,677,248
	<u>CONTINGENT PROVISIONS</u>				
10/F	Design Contingency	1	Item		Incl in rates
10/G	Construction & Project Contingency	10	%	70,199,423	7,019,942
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
10/H	Allowance for 5 Star ESD & Wellness	3	%	58,697,191	1,760,916
	<u>FEES AND CHARGES</u>				
10/J	Consultancy fees	5.0	%	77,219,365	3,860,968
10/K	Staging and Temporary Works	1.0	%	82,841,249	820,925
10/L	Escalation		Excl		0
10/M	TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	62,436	m2	1,043	65,140,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
10/N	Residential Apartments (Blg 1,2,9,12,18)	62,700	m2	3,101	194,456,100
10/P	Mixed Use - Residential (Blg 3,15&16)	21,325	m2	2,823	60,194,600
10/Q	Aged Care (Blg 6)	9,200	m2	3,785	34,822,800
10/R	Office / Education - Warm Shell Fitout (Blg 4,5,8)	22,890	m2	2,785	63,749,737
10/S	Retail Centre (supermarket) (Blg 9)	21,265	m2	1,857	39,495,350
10/T	Library - Warm Shell Fitout (Blg 5)	1,500	m2	3,790	5,685,000
10/U	Cafe - Shell and Core (Blg 7)	300	m2	2,417	725,000
10/V	Perf. Arts / F&B / Museum (Blg 10)	2,300	m2	6,493	14,935,000
10/W	Theatre / Church (Blg 11)	440	m2	6,990	3,075,800
10/X	Medical Centre - Warm Shell Fitout (Blg 19)	3,200	m2	3,817	12,214,000
10/Y	Carparking (Blg 1,2,14)	25,525	m2	1,365	34,844,200
10/Z	SUB-TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	170,645	m2	2,720	464,197,587
	<u>FFE & ARTWORK</u>				
10/AA	Allowance for F.F. & E (% of Construction Cost)	1	Item	1,488,000	1,488,000
10/AB	Allowance for IT and AV (% of Construction Cost)	1	Item	744,000	744,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for Specialty Equipment				0
	Artwork & Sculptures				0
	<u>ESD & WELLNESS (% of Construction Cost)</u>				
11/A	Allowance for 5 Star ESD & Wellness - commercial buildings only	3	%	139,879,887	4,196,397
	<u>CONTINGENT PROVISIONS</u>				
11/B	Design Contingency	1	Item		Incl in rates
11/C	Construction Contingency	5	%	470,625,984	23,531,299
	<u>FEES AND CHARGES</u>				
11/D	Consultancy fees	7.0	%	494,157,283	34,591,010
11/E	Authorities	1.0	%	468,393,984	4,683,940
11/F	Staging and Temporary Works	0.5	%	468,393,984	2,267,768
	Cost Escalation				Excluded
11/G	TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	170,645	m2	3,139	535,700,000
11/H	TOTAL COSTS - PRECINCT 2	170,645	m2	3,521	600,840,000
	Total Cost				600,840,000

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WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	DEMOLITION				
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	Decommissioning 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
	PUBLIC REALM & OPEN SPACES				
	<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	750	2,352,750
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	9,000	3,033,000
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	453	19,330,460
12/AD	Preliminaries	10	%	28,195,770	2,819,577
12/AE	Margin	5	%	31,015,347	1,550,767

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>PUBLIC REALM & OPEN SPACES</u>				<i>(continued)</i>
13/A	Design Contingency	3	%	32,566,114	976,983
13/B	Total	42,653	m2	579	24,677,788
	Total - Public Realm & Open Spaces				24,677,788
	<u>ROADS</u>				
	<u>Roads</u>				
13/C	Allow for new roads	3,084	m2	100	308,400
13/D	Allow for new kerb and channel	2,912	m	120	349,440
13/E	Lighting - say 1no per 40m	36	No	6,000	218,400
13/F	Signage (excludes digital)	3,084	m2	12	37,008
13/G	CCTV	3,084	m2	20	61,680
13/H	Subtotal	3,084	m2	316	974,928
13/J	Preliminaries	10	%	1,036,608	103,661
13/K	Margin	5	%	1,140,269	57,013
13/L	Design Contingency	3	%	1,197,282	35,918
13/M	Total	3,084	m2	380	1,171,521
	Total - Roads				1,171,521
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				
	Allow for the following site infrastructure allowances:				
13/N	Substation costs included in Authority fees and charges		Note		
13/P	Stormwater - 2xDN1200 RCP (80% of length at 3m deep non-directional drilling)	800	m	3,500	2,800,000
13/Q	Stormwater - 2xDN1200 RCP (20% of length to be directional drilling 8m deep)	200	m	15,000	3,000,000
13/R	Excavation in rock	10,500	m3	200	2,100,000
13/S	Sewer Reticulation	42,658	m2	7.12	303,597
13/T	Stormwater drainage to roads	2,881	m2	25.83	74,410
13/U	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/V	Telecommunications	42,658	m2	1.68	71,793
13/W	HV Ring Main	42,658	m2	23.60	1,006,729
13/X	Taznet internal site electrical infrastructure	42,658	m2	117	4,978,189
13/Y	Subtotal	42,658	m2	340	14,514,906
13/Z	Preliminaries	10	%	21,129,811	2,112,981

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>SITE SERVICES INFRASTRUCTURE & UTILITIES</u>				<i>(continued)</i>
14/A	Margin	5	%	23,242,792	1,162,140
14/B	Design Contingency	3	%	24,404,932	732,148
14/C	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/D	Apartment	2,880	m2	2,060	5,932,800
14/E	Circulation / Core/ Services	780	m2	1,160	904,800
14/F	Balcony	240	m2	610	146,400
14/G	Subtotal (Reuse) - Building 1a	3,900	m2	1,791	6,984,000
	<u>New - 1b SOHO</u>				
14/H	Apartment	2,448	m2	3,520	8,616,960
14/J	Circulation / Core/ Services	680	m2	2,610	1,774,800
14/K	Balcony	272	m2	1,440	391,680
14/L	Subtotal (New) - Building 1b	3,400	m2	3,172	10,783,440
	<u>New - 1c-1e</u>				
14/M	Apartment	8,152	m2	3,520	28,695,040
14/N	Circulation / Core/ Services	2,240	m2	2,610	5,846,400
14/P	Balcony	808	m2	1,440	1,163,520
14/Q	Subtotal (New) - Building 1c-1e	11,200	m2	3,188	35,704,960
	Extra over allowances				
14/R	Demolition of existing building internal fitout	6,489	m2	50	324,450
14/S	Facade Embellishment	18,500	m2	100	1,850,000
14/T	Structural rectification works to allow for structural engineers report	3,900	m2	200	780,000
14/U	Upgrade roof slab for future roof terrace	1,300	m2	500	650,000
14/V	Site Services	1	Item	200,000	200,000
14/W	Roof Terrace / Landscaping - 80% of reuse	1,300	m2	1,000	1,300,000
14/X	External works and landscaping (assume 10% of lot footprint)	540	m2	500	270,000
14/Y	Total - Building 1	18,500	m2	3,181	58,846,850

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL APARTMENTS (BLG 1,2,9,12,18)</u>				<i>(continued)</i>
15/A	Cost per apartment	165	No	356,648	
	<u>Building 2</u>				
	2-6 level residential apartment building				
	<u>Reuse - 2a</u>				
15/B	Apartment	2,400	m2	2,060	4,944,000
15/C	Circulation / Core/ Services	660	m2	1,160	765,600
15/D	Balcony	240	m2	610	146,400
15/E	Subtotal (Reuse) - Building 2a	3,300	m2	1,775	5,856,000
	<u>New - 2b SOHO</u>				
15/F	Apartment	2,160	m2	3,520	7,603,200
15/G	Circulation / Core/ Services	600	m2	2,610	1,566,000
15/H	Balcony	240	m2	1,440	345,600
15/J	Subtotal (New) - Building 2b	3,000	m2	3,172	9,514,800
	<u>New - 2c-2e</u>				
15/K	Apartment	9,320	m2	3,520	32,806,400
15/L	Circulation / Core/ Services	2,560	m2	2,610	6,681,600
15/M	Balcony	920	m2	1,440	1,324,800
15/N	Subtotal (New) - Building 2c-2e	12,800	m2	3,189	40,812,800
	Extra over allowances				
15/P	Demolition of existing building internal fitout	5,440	m2	50	272,000
15/Q	Facade Embellishment	19,100	m2	100	1,910,000
15/R	Site Services	1	Item	200,000	200,000
15/S	Structural rectification works to allow for structural engineers report	3,300	m2	200	660,000
15/T	Roof Terrace / Landscaping - 80% of reuse	880	m2	1,000	880,000
15/U	External works and landscaping (assume 10% of lot footprint)	540	m2	500	270,000
15/V	Total - Building 2	19,100	m2	3,161	60,375,600
15/W	Cost per apartment	176	No	343,043	
	<u>Building 9</u>				
	3-6 level residential townhouse				
	<u>New - 9a SOHO</u>				
15/X	Apartment	992	m2	3,520	3,491,840
15/Y	Circulation / Core/ Services	280	m2	2,610	730,800
15/Z	Balcony	128	m2	1,440	184,320

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL APARTMENTS (BLG 1,2,9,12,18)				<i>(continued)</i>
16/A	Subtotal - Building 9a SOHO	1,400	m2	3,148	4,406,960
	<u>New - 9b-d</u>				
16/B	Apartment	8,088	m2	3,520	28,469,760
16/C	Circulation / Core/ Services	2,280	m2	2,610	5,950,800
16/D	Balcony	1,032	m2	1,440	1,486,080
16/E	Subtotal - Building 9b-d	11,400	m2	3,150	35,906,640
	Extra over allowances				
16/F	Facade Embellishment	12,800	m2	100	1,280,000
16/G	Site Services	1	Item	200,000	200,000
16/H	External works and landscaping (assume 15% of lot footprint)	350	m2	500	175,000
16/J	Total - Building 9	12,800	m2	3,279	41,968,600
16/K	Cost per Apartment	145	No	289,439	
	<u>Building 12</u>				
	4 level residential apartment building				
	<u>New</u>				
16/L	Apartment	2,552	m2	3,520	8,983,040
16/M	Semi Basement	1,435	m2	1,190	1,707,650
16/N	Circulation / Core/ Services	720	m2	2,610	1,879,200
16/P	Balcony	328	m2	1,440	472,320
16/Q	Subtotal - Building 5	5,035	m2	2,590	13,042,210
	Extra over allowances				
16/R	Facade Embellishment	5,035	m2	100	503,500
16/S	Site Services	1	Item	200,000	200,000
16/T	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
16/U	Total - Building 5	5,035	m2	2,739	13,790,710
16/V	Cost per apartment	41	No	336,359	
	<u>Building 18</u>				
	4 level residential apartment building				
	<u>New</u>				
16/W	Apartment	3,688	m2	3,520	12,981,760
16/X	Circulation / Core/ Services	1,040	m2	2,610	2,714,400
16/Y	Balcony	472	m2	1,440	679,680
16/Z	Subtotal - Building 18	5,200	m2	3,149	16,375,840
	Extra over allowances				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL APARTMENTS (BLG 1,2,9,12,18)				<i>(continued)</i>
17/A	Semi basement carparking within lot	2,065	m2	900	1,858,500
17/B	Facade Embellishment	5,200	m2	150	780,000
17/C	Site Services	1	Item	200,000	200,000
17/D	External works and landscaping (assume 10% of lot footprint)	520	m2	500	260,000
17/E	Subtotal - Building 18	7,265	m2	2,681	19,474,340
17/F	Cost per Apartment	59	No	330,074	
	Total - Residential Apartments (Blg 1,2,9,12,18)				194,456,100
	MIXED USE - RESIDENTIAL (BLG 3,15&16)				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 3</u>				
	4 level residential apartment building				
	<u>Reuse</u>				
17/G	Apartment	3,382	m2	2,060	6,966,920
17/H	Circulation / Core/ Services	1,250	m2	1,160	1,450,000
17/J	Balcony - wintergarden	368	m2	1,910	702,880
17/K	Subtotal (Reuse) - Building 3	5,000	m2	1,824	9,119,800
	<u>New</u>				
17/L	Apartment	4,584	m2	3,520	16,135,680
17/M	Circulation / Core/ Services	1,260	m2	2,610	3,288,600
17/N	Basement	1,925	m2	1,340	2,579,500
17/P	Balcony	456	m2	1,440	656,640
17/Q	Subtotal (New) - Building 3	8,225	m2	2,755	22,660,420
	Extra Over Allowances				
17/R	Demolition of existing building internal fitout	5,000	m2	100	500,000
17/S	Heritage rectification works	1	Item	150,000	150,000
17/T	Facade Embellishment	13,225	m2	100	1,322,500
17/U	Site Services	1	Item	200,000	200,000
17/V	External works and landscaping (assume 10% of lot footprint)	230	m2	500	115,000
17/W	Total - Building 3	13,225	m2	2,576	34,067,720
17/X	Cost per Apartment	88	No	387,133	
	<u>Building 15</u>				
	4 level residential apartment building				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE - RESIDENTIAL (BLG 3,15&16)</u>				<i>(continued)</i>
	<u>New</u>				
18/A	Apartment	2,592	m2	3,520	9,123,840
18/B	Circulation / Core/ Services	720	m2	2,610	1,879,200
18/C	Retail	1,000	m2	2,200	2,200,000
18/D	Balcony	288	m2	1,440	414,720
18/E	Subtotal (New) - Building 15	4,600	m2	2,960	13,617,760
	Extra Over Allowances				
18/F	Facade Embellishment	4,600	m2	150	690,000
18/G	Site Services	1	Item	200,000	200,000
18/H	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
18/J	Total - Building 15	4,600	m2	3,164	14,552,760
18/K	Cost per Apartment	36	No	404,243	
	<u>Building 16</u>				
	4 level residential apartment building				
	<u>New</u>				
18/L	Apartment	2,304	m2	3,520	8,110,080
18/M	Circulation / Core/ Services	640	m2	2,610	1,670,400
18/N	Retail	300	m2	2,200	660,000
18/P	Balcony	256	m2	1,440	368,640
18/Q	Subtotal (New) - Building 16	3,500	m2	3,088	10,809,120
	Extra Over Allowances				
18/R	Facade Embellishment	3,500	m2	150	525,000
18/S	Site Services	1	Item	200,000	200,000
18/T	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
18/U	Total - Building 16	3,500	m2	7,465	26,126,880
18/V	Cost per Apartment	42	No	257,360	
	Total - Mixed Use - Residential (Blg 3,15&16)				60,194,600
	<u>AGED CARE (BLG 6)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 3</u>				
	4 Level aged care building				
	<u>New</u>				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>AGED CARE (BLG 6)</u>				<i>(continued)</i>
19/A	Age care dwellings	7,360	m2	3,970	29,219,200
19/B	Circulation / Core/ Services	1,840	m2	2,610	4,802,400
19/C	Subtotal - Building 2	9,200	m2	3,698	34,021,600
	Extra over allowances				
19/D	On grade carparking	2,908	m2	150	436,200
19/E	Site Services	1	Item	250,000	250,000
19/F	External works and landscaping (assume 10% of lot footprint)	230	m2	500	115,000
19/G	Total - Building 2	9,200	m2	3,785	34,822,800
	Total - Aged Care (Blg 6)				34,822,800
	<u>OFFICE / EDUCATION - WARM SHELL FITOUT (BLG 4,5,8)</u>				
	<u>Building 4</u>				
	4 Level office building				
	<u>Resue</u>				
19/H	Office	3,840	m2	2,362	9,070,963
19/J	Circulation / Core / Services	960	m2	1,160	1,113,600
	<u>New</u>				
19/K	Office	3,060	m2	3,500	10,710,000
19/L	Circulation / Core / Services	540	m2	2,610	1,409,400
19/M	Basement	1,960	m2	1,340	2,626,400
19/N	Community Centre	850	m2	3,820	3,247,000
19/P	Subtotal - Building 4	11,210	m2	2,514	28,177,363
19/Q	Facade Embellishment	11,210	m2	50	560,500
19/R	Site Services	1	Item	100,000	100,000
19/S	Structural rectification works - minor defcts only	3,840	m2	250	960,000
19/T	Roof Terrace / Landscaping - 60% of roof area	1,080	m2	500	540,000
19/U	External works and landscaping (assume 10% of lot footprint)	180	m2	500	90,000
19/V	Total - Building 4	11,210	m2	2,714	30,427,863
	<u>Building 5</u>				
	4 Level office building				
	<u>New</u>				
19/W	Office	3,600	m2	3,500	12,600,000
19/X	Circulation / Core / Services	900	m2	2,610	2,349,000
19/Y	Subtotal - Building 5	4,500	m2	3,322	14,949,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>OFFICE / EDUCATION - WARM SHELL FITOUT (BLG 4,5,8)</u>				<i>(continued)</i>
20/A	Facade Embellishment	4,500	m2	150	675,000
20/B	Site Services	1	Item	100,000	100,000
20/C	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
20/D	Total - Building 5	4,500	m2	3,511	15,799,000
	<u>Building 8</u>				
	4 Level office building				
	<u>Resue</u>				
20/E	Office	5,504	m2	2,362	13,001,714
20/F	Circulation / Core / Services	1,376	m2	1,160	1,596,160
	<u>New</u>				
20/G	Retail (cold shell)	300	m2	2,200	660,000
20/H	Subtotal - Building 8	7,180	m2	2,125	15,257,874
20/J	Facade Embellishment	7,180	m2	50	359,000
20/K	Structural rectification works - minor defcts only	6,880	m2	250	1,720,000
20/L	Site Services	1	Item	100,000	100,000
20/M	External works and landscaping (assume 10% of lot footprint)	172	m2	500	86,000
20/N	Total - Building 8	7,180	m2	2,441	17,522,874
	Total - Office / Education - Warm Shell Fitout (Blg 4,5,8)				63,749,737
	<u>RETAIL CENTRE (SUPERMARKET) (BLG 9)</u>				
	Building 9				
	3 Level retail centre				
20/P	Retail	4,500	m2	4,160	18,720,000
20/Q	Subtotal Building 5	4,500	m2	4,160	18,720,000
20/R	Facade Embellishment	4,500	m2	150	675,000
20/S	Site Services	1	Item	75,000	75,000
20/T	Above ground carpark	16,765	m2	1,190	19,950,350
20/U	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
20/V	Total - Building 5	21,265	m2	1,857	39,495,350
	Total - Retail Centre (supermarket) (Blg 9)				39,495,350
	<u>LIBRARY - WARM SHELL FITOUT (BLG 5)</u>				
	Building 5				
	1 Level Library				
20/W	Library - reuse	1,500	m2	3,440	5,160,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>LIBRARY - WARM SHELL FITOUT (BLG 5)</u>				<i>(continued)</i>
21/A	Subtotal Building 5	1,500	m2	3,440	5,160,000
21/B	Facade Embellishment - allow to replace facade precast	1,500	m2	250	375,000
21/C	Site Services	1	Item	75,000	75,000
21/D	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
21/E	Total - Building 5	1,500	m2	3,790	5,685,000
	Total - Library - Warm Shell Fitout (Blg 5)				5,685,000
	<u>CAFE - SHELL AND CORE (BLG 7)</u>				
	<u>Building 7</u>				
	1 Level retail building				
21/F	Cafe (Shell and Core)	300	m2	2,200	660,000
21/G	SubTotal - Building 7	300	m2	2,200	660,000
21/H	Site Services	1	Item	50,000	50,000
21/J	External works and landscaping (assume 10% of lot footprint)	30	m2	500	15,000
21/K	Total - Building 7	300	m2	2,417	725,000
	Total - Cafe - Shell and Core (Blg 7)				725,000
	<u>PERF. ARTS / F&B / MUSEUM (BLG 10)</u>				
	<u>Building 10</u>				
	1 Level retail & community building				
21/L	Retail (New) - cold shell	800	m2	3,200	2,560,000
21/M	Community (Reuse)	1,500	m2	6,370	9,555,000
21/N	Subtotal - Building 10	2,300	m2	5,267	12,115,000
21/P	Facade Embellishment - new feature facade to one side	2,300	m2	1,000	2,300,000
21/Q	Site Services	1	Item	100,000	100,000
21/R	Heritage facade rectification works	2,300	m2	150	345,000
21/S	External works and landscaping (assume 10% of lot footprint)	150	m2	500	75,000
21/T	Total - Building 10	2,300	m2	6,493	14,935,000
	Total - Perf. Arts / F&B / Museum (Blg 10)				14,935,000
	<u>THEARTRE / CHURCH (BLG 11)</u>				
	<u>Building 11</u>				
	1 Level community building				
21/U	Theatre / Church	440	m2	6,370	2,802,800
21/V	SubTotal - Building 11	440	m2	6,370	2,802,800
21/W	Facade Embellishment	440	m2	150	66,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>THEARTRE / CHURCH (BLG 11)</u>				<i>(continued)</i>
22/A	Site Services	1	Item	75,000	75,000
22/B	Structural rectification works - general maintenance rectification works	440	m2	250	110,000
22/C	External works and landscaping (assume 10% of lot footprint)	44	m2	500	22,000
22/D	Total - Building 11	440	m2	6,990	3,075,800
	Total - Theartre / Church (Blg 11)				3,075,800
	<u>MEDICAL CENTRE - WARM SHELL FITOUT (BLG 19)</u>				
	<u>Building 15</u>				
	4 Level health & wellbeing building				
22/E	Health & Wellbeing	3,200	m2	3,720	11,904,000
22/F	SubTotal - Building 15	3,200	m2	3,720	11,904,000
22/G	Site Services	1	Item	150,000	150,000
22/H	External works and landscaping (assume 10% of lot footprint)	320	m2	500	160,000
22/J	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/K	Basement carpark	9,875	m2	1,340	13,232,500
22/L	Above ground carparking	9,875	m2	1,340	13,232,500
22/M	Subtotal - Building	19,750	m2	1,340	26,465,000
	Extra over allowances				
22/N	Site Services	1	Item	75,000	75,000
22/P	Excavation in non-rippable rock	2,454	m3	200	490,700
22/Q	Total - Building	19,750	m2	1,369	27,030,700
	<u>Carparking (Blg 14)</u>				
22/R	Basement carpark	5,775	m2	1,340	7,738,500
22/S	Subtotal - Building	5,775	m2	1,340	7,738,500
	Extra over allowances				
22/T	Site Services	1	Item	75,000	75,000
22/U	Total - Building	5,775	m2	1,353	7,813,500
	Total - Carparking (Blg 1,2,14)				34,844,200



APPENDIX C: PRECINCT 3 -
MASTERPLAN ESTIMATE NO.2

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
23/A	Demolition	5,713	m2	400	2,286,674
23/B	Public Realm & Open Spaces	12,183	m2	502	6,113,541
23/C	Roads	7,142	m2	637	4,548,318
23/D	Site Services Infrastructure & Utilities	32,085	m2	219	7,039,760
23/E	SUB-TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	164,455	m2	122	19,988,293
	<u>CONTINGENT PROVISIONS</u>				
23/F	Design Contingency	1	Item		Incl in rates
23/G	Construction & Project Contingency	10	%	19,988,293	1,998,829
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
23/H	Allowance for 5 Star ESD & Wellness	3	%	21,987,123	659,614
	<u>FEES AND CHARGES</u>				
23/J	Consultancy fees	5.0	%	21,987,123	1,099,356
23/K	Staging and Temporary Works	1.0	%	23,746,092	233,908
23/L	Escalation		Excl		0
23/M	TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	164,455	m2	146	23,980,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
23/N	Retirement Living (Blg 3)	23,965	m2	3,151	75,506,150
23/P	Childcare (Blg 8)	1,100	m2	2,107	2,317,600
23/Q	Mixed Use - Residential (Blg 2)	36,490	m2	2,730	99,631,700
23/R	Residential - Apartments (Blg 1,4-7,9-12,15,16)	57,355	m2	2,833	162,470,730
23/S	Residential - Townhouses (Blg 13,14,17,18,20)	14,560	m2	2,056	29,939,000
23/T	Residential - Single Lot (Blg 19, 21-23)	8,400	m2	2,375	19,950,000
23/U	SUB-TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	141,870	m2	2,748	389,815,180
	<u>FFE & ARTWORK</u>				
23/V	Allowance for F.F. & E (% of Construction Cost)	1	Item	220,000	220,000
23/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>				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
24/A	Design Contingency	1	Item		Incl in rates
24/B	Construction Contingency	5	%	390,145,180	19,507,259
	<u>FEES AND CHARGES</u>				
24/C	Consultancy fees	7.0	%	409,652,439	28,675,671
24/D	Authorities	1.0	%	389,815,180	3,898,152
24/E	Staging and Temporary Works	0.5	%	389,815,180	1,943,738
	Cost Escalation				Excluded
24/F	TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	141,870	m2	3,131	444,170,000
	TOTAL COSTS - PRECINCT 3				468,150,000
Total Cost					468,150,000

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WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

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

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details

September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ROADS</u>				<i>(continued)</i>
	<u>Roads</u>				
26/A	Allow for new roads	11,490	m2	100	1,149,000
26/B	Allow for new kerb and channel	4,113	m	120	493,560
26/C	Lighting - say 1no per 20m	103	No	6,000	616,950
26/D	Signage (excludes digital)	11,490	m2	12	137,880
26/E	Intersection work including traffic signalisation	1	No	1,000,000	1,000,000
26/F	CCTV	11,490	m2	20	229,800
26/G	Subtotal	7,142	m2	508	3,627,190
26/H	Preliminaries	10	%	4,856,990	485,699
26/J	Margin	5	%	5,342,689	267,134
26/K	Design Contingency	3	%	5,609,823	168,295
26/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:				
26/M	Substation costs included in Authority fees and charges		Note		
26/N	Sewer Reticulation	32,085	m2	7.12	228,349
	Rain water				Excluded
26/P	Stormwater drainage to roads	7,142	m2	25.83	184,464
26/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
26/R	Telecommunications	32,085	m2	1.68	53,999
26/S	HV Ring Main	32,085	m2	23.60	757,206
26/T	Taznet internal site electrical infrastructure	32,085	m2	116.70	3,744,320
	Detention works - 900m3				
26/U	Subtotal	32,115	m2	159	5,103,864
26/V	Preliminaries	10	%	10,207,728	1,020,773
26/W	Margin	5	%	11,228,501	561,425
26/X	Design Contingency	3	%	11,789,926	353,698
26/Y	Total	32,115	m2	219	7,039,760
	Total - Site Services Infrastructure & Utilities				7,039,760
	<u>RETIREMENT LIVING (BLG 3)</u>				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RETIREMENT LIVING (BLG 3)</u>				<i>(continued)</i>
	<u>Building 3a-b</u>				
	4-5 Level retirement living building				
	<u>New</u>				
27/A	Retirement Living Unit	14,560	m2	3,840	55,910,400
27/B	Circulation / Core/ Services	3,640	m2	2,610	9,500,400
27/C	Subtotal - Building 3a-b	18,200	m2	3,594	65,410,800
	Extra over allowances				
27/D	Demolition of existing building internal fitout	12,000	m2	75	900,000
27/E	Above ground carpark	5,765	m2	1,190	6,860,350
27/F	Carstackers	126	No	15,000	1,890,000
27/G	Site Services	1	Item	250,000	250,000
27/H	External works and landscaping (assume 10% of lot footprint)	390	m2	500	195,000
27/J	Total - Building 3a-b	23,965	m2	3,151	75,506,150
	Total - Retirement Living (Blg 3)				75,506,150
	<u>CHILDCARE (BLG 8)</u>				
	<u>Building 8</u>				
	1 level				
27/K	Childcare (reuse)	1,100	m2	1,620	1,782,000
27/L	Subtotal - Building 8	1,100	m2	1,620	1,782,000
	Extra over allowances				
27/M	Demolition of existing internal fitout	1,100	m2	50	55,000
27/N	Facade upgrades	1,100	m2	100	110,000
27/P	On grade carparking	704	m2	150	105,600
27/Q	Site Services	1	Item	200,000	200,000
27/R	External works and landscaping (assume 10% of lot footprint)	130	m2	500	65,000
27/S	Total - Building 8	1,100	m2	2,107	2,317,600
	Total - Childcare (Blg 8)				2,317,600
	<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-d</u>				

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MIXED USE - RESIDENTIAL (BLG 2)</u>				<i>(continued)</i>
28/A	Apartment	18,920	m2	3,520	66,598,400
28/B	Circulation / Core/ Services	5,200	m2	2,610	13,572,000
28/C	Retail	1,100	m2	2,200	2,420,000
28/D	Balcony	1,880	m2	1,440	2,707,200
28/E	Subtotal (New) - Building 2	27,100	m2	3,148	85,297,600
	Extra Over Allowances				
28/F	Above ground carpark	9,390	m2	1,190	11,174,100
28/G	Facade Embellishment	27,100	m2	100	2,710,000
28/H	Site Services	1	Item	200,000	200,000
28/J	External works and landscaping (assume 10% of lot footprint)	500	m2	500	250,000
28/K	Total - Building 2	36,490	m2	2,730	99,631,700
28/L	Cost per Apartment	235	No	423,965	
	Total - Mixed Use - Residential (Blg 2)				99,631,700
	<u>RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)</u>				
	Notes:				
	80% NSA Efficiency				
	<u>Building 1</u>				
	4 level apartment building				
28/M	Apartment Area	2,616	m2	3,520	9,208,320
28/N	Circulation / Core / Services	720	m2	2,610	1,879,200
28/P	Balcony	264	m2	1,440	380,160
28/Q	Subtotal - Building 1	3,600	m2	3,185	11,467,680
	Extra over allowances				
28/R	Semi Basement	1,155	m2	1,190	1,374,450
28/S	Facade Embellishment	3,600	m2	100	360,000
28/T	Site Services	1	Item	200,000	200,000
28/U	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
28/V	Total - Building 1	4,755	m2	2,828	13,447,130
28/W	Cost per apartment	33	No	407,489	
	<u>Building 4</u>				
	6 level apartment building				
28/X	Apartment Area	2,912	m2	3,520	10,250,240
28/Y	Circulation / Core / Services	800	m2	2,610	2,088,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)				<i>(continued)</i>
29/A	Balcony	288	m2	1,440	414,720
29/B	Subtotal - Building 4	4,000	m2	3,188	12,752,960
	Extra over allowances				
29/C	Semi Basement	1,260	m2	1,190	1,499,400
29/D	Facade Embellishment	4,000	m2	100	400,000
29/E	Site Services	1	Item	200,000	200,000
29/F	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
29/G	Total - Building 4	5,260	m2	2,833	14,902,360
29/H	Cost per apartment	36	No	413,954	
	<u>Building 5</u>				
	4 level apartment building				
29/J	Apartment Area	2,912	m2	3,520	10,250,240
29/K	Circulation / Core / Services	800	m2	2,610	2,088,000
29/L	Balcony	288	m2	1,440	414,720
29/M	Subtotal - Building 5	4,000	m2	3,188	12,752,960
	Extra over allowances				
29/N	Semi Basement	1,260	m2	1,190	1,499,400
29/P	Facade Embellishment	4,000	m2	100	400,000
29/Q	Site Services	1	Item	200,000	200,000
29/R	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
29/S	Total - Building 5	5,260	m2	2,833	14,902,360
29/T	Cost per apartment	36	No	413,954	
	<u>Building 6</u>				
	4 level apartment building				
29/U	Apartment Area	2,912	m2	3,520	10,250,240
29/V	Circulation / Core / Services	800	m2	2,610	2,088,000
29/W	Balcony	288	m2	1,440	414,720
29/X	Subtotal - Building 6	4,000	m2	3,188	12,752,960
	Extra over allowances				
29/Y	Semi Basement	1,260	m2	1,190	1,499,400
29/Z	Facade Embellishment	4,000	m2	100	400,000
29/AA	Site Services	1	Item	200,000	200,000
29/AB	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
29/AC	Total - Building 6	5,260	m2	2,833	14,902,360

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)				<i>(continued)</i>
30/A	Cost per apartment	36	No	413,954	
	<u>Building 7</u>				
	4 level apartment building				
30/B	Apartment Area	2,912	m2	3,520	10,250,240
30/C	Circulation / Core / Services	800	m2	2,610	2,088,000
30/D	Balcony	288	m2	1,440	414,720
30/E	Subtotal - Building 7	4,000	m2	3,188	12,752,960
	Extra over allowances				
30/F	Semi Basement	1,260	m2	1,190	1,499,400
30/G	Facade Embellishment	4,000	m2	100	400,000
30/H	Site Services	1	Item	200,000	200,000
30/J	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
30/K	Total - Building 7	5,260	m2	2,833	14,902,360
30/L	Cost per apartment	36	No	413,954	
	<u>Building 9</u>				
	4 level apartment building				
30/M	Apartment Area	2,912	m2	3,520	10,250,240
30/N	Circulation / Core / Services	800	m2	2,610	2,088,000
30/P	Balcony	288	m2	1,440	414,720
30/Q	Subtotal - Building 9	4,000	m2	3,188	12,752,960
	Extra over allowances				
30/R	Semi Basement	1,260	m2	1,190	1,499,400
30/S	Facade Embellishment	4,000	m2	100	400,000
30/T	Site Services	1	Item	200,000	200,000
30/U	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
30/V	Total - Building 9	5,260	m2	2,833	14,902,360
30/W	Cost per apartment	36	No	413,954	
	<u>Building 10</u>				
	4 level apartment building				
30/X	Apartment Area	2,912	m2	3,520	10,250,240
30/Y	Circulation / Core / Services	800	m2	2,610	2,088,000
30/Z	Balcony	288	m2	1,440	414,720
30/AA	Subtotal - Building 10	4,000	m2	3,188	12,752,960
	Extra over allowances				

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)				<i>(continued)</i>
31/A	Semi Basement	1,260	m2	1,190	1,499,400
31/B	Facade Embellishment	4,000	m2	100	400,000
31/C	Site Services	1	Item	200,000	200,000
31/D	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
31/E	Total - Building 10	5,260	m2	2,833	14,902,360
31/F	Cost per apartment	36	No	413,954	
	Building 11				
	4 level apartment building				
31/G	Apartment Area	2,912	m2	3,520	10,250,240
31/H	Circulation / Core / Services	800	m2	2,610	2,088,000
31/J	Balcony	288	m2	1,440	414,720
31/K	Subtotal - Building 11	4,000	m2	3,188	12,752,960
	Extra over allowances				
31/L	Semi Basement	1,260	m2	1,190	1,499,400
31/M	Facade Embellishment	4,000	m2	100	400,000
31/N	Site Services	1	Item	200,000	200,000
31/P	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
31/Q	Total - Building 11	5,260	m2	2,833	14,902,360
31/R	Cost per apartment	36	No	413,954	
	Building 12				
	4 level apartment building				
31/S	Apartment Area	2,912	m2	3,520	10,250,240
31/T	Circulation / Core / Services	800	m2	2,610	2,088,000
31/U	Balcony	288	m2	1,440	414,720
31/V	Subtotal - Building 12	4,000	m2	3,188	12,752,960
	Extra over allowances				
31/W	Semi Basement	1,260	m2	1,190	1,499,400
31/X	Facade Embellishment	4,000	m2	100	400,000
31/Y	Site Services	1	Item	200,000	200,000
31/Z	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
31/AA	Total - Building 12	5,260	m2	2,833	14,902,360
31/AB	Cost per apartment	36	No	413,954	
	Building 15				
	4 level apartment building				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,4-7,9-12,15,16)</u>				<i>(continued)</i>
32/A	Apartment Area	2,912	m2	3,520	10,250,240
32/B	Circulation / Core / Services	800	m2	2,610	2,088,000
32/C	Balcony	288	m2	1,440	414,720
32/D	Subtotal - Building 15	4,000	m2	3,188	12,752,960
	Extra over allowances				
32/E	Semi Basement	1,260	m2	1,190	1,499,400
32/F	Facade Embellishment	4,000	m2	100	400,000
32/G	Site Services	1	Item	200,000	200,000
32/H	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
32/J	Total - Building 15	5,260	m2	2,833	14,902,360
32/K	Cost per apartment	36	No	413,954	
	<u>Building 16</u>				
	4 level apartment building				
32/L	Apartment Area	2,912	m2	3,520	10,250,240
32/M	Circulation / Core / Services	800	m2	2,610	2,088,000
32/N	Balcony	288	m2	1,440	414,720
32/P	Subtotal - Building 16	4,000	m2	3,188	12,752,960
	Extra over allowances				
32/Q	Semi Basement	1,260	m2	1,190	1,499,400
32/R	Facade Embellishment	4,000	m2	100	400,000
32/S	Site Services	1	Item	200,000	200,000
32/T	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
32/U	Total - Building 16	5,260	m2	2,833	14,902,360
32/V	Cost per apartment	36	No	413,954	
	Total - Residential - Apartments (Blg 1,4-7,9-12,15,16)				162,470,730
	<u>RESIDENTIAL - TOWNHOUSES (BLG 13,14,17,18,20)</u>				
	<u>Building 13</u>				
	2 level townhouse				
32/W	Townhouse Area	2,880	m2	1,900	5,472,000
32/X	Subtotal - Building 13	2,880	m2	1,900	5,472,000
32/Y	Subdivision costs	18	No	25,000	450,000
32/Z	Subtotal - Building 13	2,880	m2	2,056	5,922,000
32/AA	Cost per Townhouse	18	No	329,000	

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - TOWNHOUSES (BLG 13,14,17,18,20)</u>				<i>(continued)</i>
	<u>Building 14</u>				
	2 level townhouse				
33/A	Townhouse Area	1,120	m2	1,900	2,128,000
33/B	Subtotal - Building 14	1,120	m2	1,900	2,128,000
33/C	Subdivision costs	7	No	25,000	175,000
33/D	Subtotal - Building 14	1,120	m2	2,056	2,303,000
33/E	Cost per Townhouse	7	No	329,000	
	<u>Building 17</u>				
	2 level townhouse				
33/F	Townhouse Area	3,520	m2	1,900	6,688,000
33/G	Subtotal - Building 17	3,520	m2	1,900	6,688,000
33/H	Subdivision costs	22	No	25,000	550,000
33/J	Subtotal - Building 17	3,520	m2	2,056	7,238,000
33/K	Cost per Townhouse	22	No	329,000	
	<u>Building 18</u>				
	2 level townhouse				
33/L	Townhouse Area	2,400	m2	1,900	4,560,000
33/M	Subtotal - Building 18	2,400	m2	1,900	4,560,000
33/N	Subdivision costs	15	No	25,000	375,000
33/P	Subtotal - Building 18	2,400	m2	2,056	4,935,000
33/Q	Cost per Townhouse	15	No	329,000	
	<u>Building 20</u>				
	2 level townhouse				
33/R	Townhouse Area	4,640	m2	1,900	8,816,000
33/S	Subtotal - Building 20	4,640	m2	1,900	8,816,000
33/T	Subdivision costs	29	No	25,000	725,000
33/U	Subtotal - Building 20	4,640	m2	2,056	9,541,000
33/V	Cost per Townhouse	29	No	329,000	
	Total - Residential - Townhouses (Blg 13,14,17,18,20)				29,939,000
	<u>RESIDENTIAL - SINGLE LOT (BLG 19, 21-23)</u>				
	<u>Building 19</u>				
	2 level single lot				
33/W	Single lot Area	1,200	m2	2,250	2,700,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL - SINGLE LOT (BLG 19, 21-23)				<i>(continued)</i>
34/A	Subtotal - Building 19	1,200	m2	2,250	2,700,000
34/B	Subdivision costs	6	No	25,000	150,000
34/C	Subtotal - Building 19	1,200	m2	2,375	2,850,000
34/D	Cost per Single lot	6	No	475,000	
	<u>Building 21</u>				
	2 level single lot				
34/E	Single lot Area	1,400	m2	2,250	3,150,000
34/F	Subtotal - Building 21	1,400	m2	2,250	3,150,000
34/G	Subdivision costs	7	No	25,000	175,000
34/H	Subtotal - Building 21	1,400	m2	2,375	3,325,000
34/J	Cost per Single lot	7	No	475,000	
	<u>Building 22</u>				
	2 level single lot				
34/K	Single lot Area	2,600	m2	2,250	5,850,000
34/L	Subtotal - Building 22	2,600	m2	2,250	5,850,000
34/M	Subdivision costs	13	No	25,000	325,000
34/N	Subtotal - Building 22	2,600	m2	2,375	6,175,000
34/P	Cost per Single lot	13	No	475,000	
	<u>Building 23</u>				
	2 level single lot				
34/Q	Single lot Area	3,200	m2	2,250	7,200,000
34/R	Subtotal - Building 23	3,200	m2	2,250	7,200,000
34/S	Subdivision costs	16	No	25,000	400,000
34/T	Subtotal - Building 23	3,200	m2	2,375	7,600,000
34/U	Cost per Single lot	16	No	475,000	
	Total - Residential - Single Lot (Blg 19, 21-23)				19,950,000



APPENDIX D: PRECINCT 4 -
MASTERPLAN ESTIMATE NO.2

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
35/A	Demolition	5,533	m2	420	2,323,303
35/B	Public Realm & Open Spaces	28,163	m2	475	13,376,594
35/C	Roads	4,171	m2	342	1,425,405
35/D	Site Services Infrastructure & Utilities	37,405	m2	210	7,870,575
35/E	SUB-TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	109,180	m2	229	24,995,877
	<u>CONTINGENT PROVISIONS</u>				
35/F	Design Contingency	1	Item		Incl in rates
35/G	Construction & Project Contingency	10	%	24,995,877	2,499,588
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
35/H	Allowance for 5 Star ESD & Wellness	3	%	27,495,465	824,864
	<u>FEES AND CHARGES</u>				
35/J	Consultancy fees	5.0	%	27,495,465	1,374,773
35/K	Staging and Temporary Works	1.0	%	29,695,102	294,898
35/L	Escalation		Excl		0
35/M	TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	109,180	m2	275	29,990,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
35/N	School (Blg 5)	1,600	m2	4,563	7,300,000
35/P	Existing Student Accomodation (Blg 6) - Existing building, no works allowed	0	m2		0
35/Q	Residential - Apartments (Blg 1,2,5,8-13)	42,925	m2	2,802	120,280,970
35/R	Residential - Townhouses (Blg 3,7)	4,800	m2	1,947	9,345,000
35/S	SUB-TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	49,325	m2	2,776	136,925,970
	<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>				
35/T	Allowance for 5 Star ESD & Wellness	3	%	136,925,970	4,107,779
	<u>CONTINGENT PROVISIONS</u>				
35/U	Design Contingency	1	Item		Incl in rates
35/V	Construction Contingency	5	%	141,033,749	7,051,687

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>FEES AND CHARGES</u>				
36/A	Consultancy fees	7.0	%	148,085,437	10,365,981
36/B	Authorities	1.0	%	141,033,749	1,410,337
36/C	Staging and Temporary Works	0.5	%	141,033,749	698,245
	Cost Escalation				Excluded
36/D	TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	49,325	m2	3,255	160,559,999
	TOTAL COSTS - PRECINCT 4				190,550,000
Total Cost					190,550,000

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WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details

September 2021

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

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details

September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ROADS</u>				<i>(continued)</i>
	<u>Roads</u>				
38/A	Allow for new roads	5,983	m2	100	598,300
38/B	Allow for new kerb and channel	1,442	m	120	173,040
38/C	Lighting - say 1no per 20m	36	No	6,000	216,300
38/D	Signage (excludes digital)	5,983	m2	12	71,796
38/E	CCTV	5,983	m2	20	119,660
38/F	Subtotal	5,983	m2	197	1,179,096
38/G	Preliminaries	10	%	1,298,756	129,876
38/H	Margin	5	%	1,428,632	71,432
38/J	Design Contingency	3	%	1,500,063	45,002
38/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:				
38/L	Substation costs included in Authority fees and charges		Note		
	Drainage				Excluded
	Sewer Reticulation				Excluded
38/M	Stormwater drainage to roads	4,171	m2	25.83	107,729
38/N	Rain water	37,405	m2	3.47	129,608
38/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
38/Q	Telecommunications	37,405	m2	1.68	62,953
38/R	HV Ring Main	37,405	m2	23.60	882,758
38/S	Taznet internal site electrical infrastructure	37,405	m2	116.70	4,365,164
38/T	Subtotal	4,171	m2	1,368	5,706,210
38/U	Preliminaries	10	%	11,412,419	1,141,242
38/V	Margin	5	%	12,553,661	627,683
38/W	Design Contingency	3	%	13,181,345	395,440
38/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>				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>SCHOOL (BLG 5)</u>				<i>(continued)</i>
	Existing school refurb - excluded				
39/A	Admin Building	400	m2	4,500	1,800,000
39/B	Games Hall	1,200	m2	4,500	5,400,000
39/C	Subtotal - Building 4	1,600	m2	4,500	7,200,000
39/D	Site Services	1	Item	100,000	100,000
39/E	Subtotal - Building 4	0	m2	#DIV/0!	7,300,000
	Total - School (Blg 5)				7,300,000
	<u>EXISTING STUDENT ACCOMODATION (BLG 6) - EXISTING BUILDING, NO WORKS ALLOWED</u>				
39/F	Existing building, no works allowed for		Note		
	Total - Existing Student Accomodation (Blg 6) - Existing building, no works allowed				0
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 1</u>				
	4 level apartment building				
39/G	Apartment Area	3,200	m2	3,520	11,264,000
39/H	Circulation / Core / Services	880	m2	2,610	2,296,800
39/I	Balcony	320	m2	1,440	460,800
39/K	Subtotal - Building 1	4,400	m2	3,187	14,021,600
	<u>Extra Over Costs</u>				
39/L	Facade Embellishment	4,400	m2	50	220,000
39/M	Semi basement	1,400	m2	1,190	1,666,000
39/N	Site Services	1	Item	200,000	200,000
39/P	External works and landscaping (assume 10% of lot footprint)	110	m2	500	55,000
39/Q	Total - Building 1	5,800	m2	2,787	16,162,600
39/R	Cost per apartment	40	No	404,065	
	<u>Building 2</u>				
	4 level apartment building				
39/S	Apartment Area	4,656	m2	3,520	16,389,120
39/T	Circulation / Core / Services	1,280	m2	2,610	3,340,800
39/U	Balcony	464	m2	1,440	668,160
39/V	Subtotal - Building 2	6,400	m2	3,187	20,398,080
	<u>Extra Over Costs</u>				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				<i>(continued)</i>
40/A	Facade Embellishment	6,400	m2	50	320,000
40/B	Semi basement	2,030	m2	1,190	2,415,700
40/C	Site Services	1	Item	200,000	200,000
40/D	External works and landscaping (assume 10% of lot footprint)	160	m2	500	80,000
40/E	Total - Building 2	8,430	m2	2,777	23,413,780
40/F	Cost per apartment	58	No	403,686	
	<u>Building 5</u>				
	4 level apartment building				
40/G	Apartment Area	3,344	m2	3,520	11,770,880
40/H	Circulation / Core / Services	920	m2	2,610	2,401,200
40/J	Balcony	336	m2	1,440	483,840
40/K	Subtotal - Building 5	4,600	m2	3,186	14,655,920
	<u>Extra Over Costs</u>				
40/L	Facade Embellishment	4,600	m2	50	230,000
40/M	Semi basement	1,400	m2	1,190	1,666,000
40/N	Site Services	1	Item	200,000	200,000
40/P	External works and landscaping (assume 10% of lot footprint)	115	m2	500	57,500
40/Q	Total - Building 5	6,000	m2	2,802	16,809,420
40/R	Cost per apartment	40	No	420,236	
	<u>Building 8</u>				
	4 level apartment building				
40/S	Apartment Area	3,344	m2	3,520	11,770,880
40/T	Circulation / Core / Services	920	m2	2,610	2,401,200
40/U	Balcony	336	m2	1,440	483,840
40/V	Subtotal - Building 8	4,600	m2	3,186	14,655,920
	<u>Extra Over Costs</u>				
40/W	Facade Embellishment	4,600	m2	50	230,000
40/X	Semi basement	1,470	m2	1,190	1,749,300
40/Y	Site Services	1	Item	200,000	200,000
40/Z	External works and landscaping (assume 10% of lot footprint)	115	m2	500	57,500
40/AA	Total - Building 8	6,070	m2	2,783	16,892,720
40/AB	Cost per apartment	42	No	402,208	
	<u>Building 9</u>				
	4 level apartment building				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				<i>(continued)</i>
41/A	Apartment Area	2,184	m2	3,520	7,687,680
41/B	Circulation / Core / Services	600	m2	2,610	1,566,000
41/C	Balcony	216	m2	1,440	311,040
41/D	Subtotal - Building 9	3,000	m2	3,188	9,564,720
	<u>Extra Over Costs</u>				
41/E	Facade Embellishment	3,000	m2	50	150,000
41/F	Semi basement	945	m2	1,190	1,124,550
41/G	Site Services	1	Item	200,000	200,000
41/H	External works and landscaping (assume 10% of lot footprint)	75	m2	500	37,500
41/J	Total - Building 9	3,945	m2	2,808	11,076,770
41/K	Cost per apartment	27	No	410,251	
	<u>Building 10</u>				
	3 level apartment building				
41/L	Apartment Area	1,744	m2	3,520	6,138,880
41/M	Circulation / Core / Services	480	m2	2,610	1,252,800
41/N	Balcony	176	m2	1,440	253,440
41/P	Subtotal - Building 10	2,400	m2	3,185	7,645,120
	<u>Extra Over Costs</u>				
41/Q	Facade Embellishment	2,400	m2	50	120,000
41/R	Semi basement	770	m2	1,190	916,300
41/S	Site Services	1	Item	200,000	200,000
41/T	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
41/U	Total - Building 10	3,170	m2	2,814	8,921,420
41/V	Cost per apartment	22	No	405,519	
	<u>Building 11</u>				
	3 level apartment building				
41/W	Apartment Area	1,744	m2	3,520	6,138,880
41/X	Circulation / Core / Services	480	m2	2,610	1,252,800
41/Y	Balcony	176	m2	1,440	253,440
41/Z	Subtotal - Building 11	2,400	m2	3,185	7,645,120
	<u>Extra Over Costs</u>				
41/AA	Facade Embellishment	2,400	m2	50	120,000
41/AB	Semi basement	770	m2	1,190	916,300
41/AC	Site Services	1	Item	200,000	200,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 1,2,5,8-13)</u>				<i>(continued)</i>
42/A	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
42/B	Total - Building 11	3,170	m2	2,814	8,921,420
42/C	Cost per apartment	22	No	405,519	
	<u>Building 12</u>				
	3 level apartment building				
42/D	Apartment Area	1,744	m2	3,520	6,138,880
42/E	Circulation / Core / Services	480	m2	2,610	1,252,800
42/F	Balcony	176	m2	1,440	253,440
42/G	Subtotal - Building 12	2,400	m2	3,185	7,645,120
	<u>Extra Over Costs</u>				
42/H	Facade Embellishment	2,400	m2	100	240,000
42/J	Semi basement	770	m2	1,190	916,300
42/K	Site Services	1	Item	200,000	200,000
42/L	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
42/M	Total - Building 12	3,170	m2	2,852	9,041,420
42/N	Cost per apartment	22	No	410,974	
	<u>Building 13</u>				
	3 level apartment building				
42/P	Apartment Area	1,744	m2	3,520	6,138,880
42/Q	Circulation / Core / Services	480	m2	2,610	1,252,800
42/R	Balcony	176	m2	1,440	253,440
42/S	Subtotal - Building 13	2,400	m2	3,185	7,645,120
	<u>Extra Over Costs</u>				
42/T	Facade Embellishment	2,400	m2	100	240,000
42/U	Semi basement	770	m2	1,190	916,300
42/V	Site Services	1	Item	200,000	200,000
42/W	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
42/X	Total - Building 13	3,170	m2	2,852	9,041,420
42/Y	Cost per apartment	24	No	376,726	
	Total - Residential - Apartments (Blg 1,2,5,8-13)				120,280,970
	<u>RESIDENTIAL - TOWNHOUSES (BLG 3,7)</u>				
	<u>Building 3</u>				
	2 level townhouse				

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL - TOWNHOUSES (BLG 3,7)				<i>(continued)</i>
43/A	Townhouse Area	960	m2	1,900	1,824,000
43/B	Subtotal - Building 3	960	m2	1,900	1,824,000
43/C	Private Open Space	6	No	7,500	45,000
43/D	Subtotal - Building 3	960	m2	1,947	1,869,000
43/E	Cost per Townhouse	6	No	311,500	
	<u>Building 7</u>				
	2 level townhouse				
43/F	Townhouse Area	3,840	m2	1,900	7,296,000
43/G	Subtotal - Building 7	3,840	m2	1,900	7,296,000
43/H	Private Open Space	24	No	7,500	180,000
43/J	Subtotal - Building 7	3,840	m2	1,947	7,476,000
43/K	Cost per Townhouse	24	No	311,500	0
	Total - Residential - Townhouses (Blg 3,7)				9,345,000

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APPENDIX E: PRECINCT 5 -
MASTERPLAN ESTIMATE NO.2

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>INFRASTRUCTURE COST (Including Preliminaries and Margin)</u>				
44/A	Demolition	586	m2	714	418,516
44/B	Public Realm & Open Spaces	11,799	m2	521	6,142,685
44/C	Roads	6,765	m2	444	3,000,868
44/D	Site Services Infrastructure & Utilities	29,796	m2	215	6,392,164
44/E	SUB-TOTAL INFRASTRUCTURE COST AT SEPTEMBER 2021 (EXCL GST)	88,535	m2	180	15,954,233
	<u>CONTINGENT PROVISIONS</u>				
44/F	Design Contingency	1	Item		Incl in rates
44/G	Construction & Project Contingency	10	%	22,346,397	2,234,640
	<u>ESD & WELLNESS (% of Infrastructure Cost)</u>				
44/H	Allowance for 5 Star ESD & Wellness	3	%	18,188,873	545,666
	<u>FEES AND CHARGES</u>				
44/J	Consultancy fees	5.0	%	24,581,036	1,229,052
44/K	Staging and Temporary Works	1.0	%	26,355,754	256,410
44/L	Escalation		Excl		0
44/M	TOTAL INFRASTRUCTURE COST AT AUGUST 2021 (EXCL GST)	88,535	m2	228	20,220,000
	<u>CONSTRUCTION COST (including Preliminaries & Margin)</u>				
44/N	Adventure Tourism Centre (Blg1)	500	m2	3,494	1,747,000
44/P	Eco-Hotel (Blg 2)	6,000	m2	5,542	33,250,400
44/Q	Spa (Blg 3)	1,000	m2	5,374	5,374,000
44/R	Retail Centre (Blg 4)	2,900	m2	4,387	12,721,840
44/S	Swim School (Blg 5)	1,200	m2	3,759	4,510,200
44/T	Eco-Learning Centre (Blg 10)	300	m2	4,235	1,270,500
44/U	Medical Centre (Blg 11)	1,200	m2	3,929	4,714,200
44/V	Residential - Apartments (Blg 6,7,12-15)	21,200	m2	3,338	70,767,350
44/W	Residential - Townhouses (Blg 8)	6,030	m2	1,962	11,832,000
44/X	Residential - Single Lot (Blg 9)	6,800	m2	1,938	13,175,000
44/Y	SUB-TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)	47,130	m2	3,381	159,362,490
	<u>FFE & ARTWORK</u>				
44/Z	Allowance for F.F. & E (% of Construction Cost)	1.00	Item	1,420,000	1,420,000
44/AA	Allowance for IT and AV (% of Construction Cost)	1.00	Item	710,000	710,000
44/AB	Allowance for Specialty Equipment (Spas and Pool)	1.00	Item	850,000	850,000

WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Summary September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Artwork & Sculptures				Excluded
	<u>ESD & WELLNESS (% of Construction Cost)</u>				
45/A	Allowance for 5 Star ESD & Wellness - commercial buildings only	3	%	63,588,140	1,907,644
	<u>CONTINGENT PROVISIONS</u>				
45/B	Design Contingency	1	Item		Incl in rates
45/C	Construction & Project Contingency	5	%	164,250,134	8,212,507
	<u>FEES AND CHARGES</u>				
45/D	Consultancy fees	7.0	%	172,462,641	12,072,385
45/E	Authorities	1.0	%	161,270,134	1,612,701
45/F	Staging and Temporary Works	0.5	%	161,270,134	1,342,272
	Cost Escalation				Excluded
	TOTAL CONSTRUCTION COST AT AUGUST 2021 (EXCL GST)				187,489,999
	TOTAL COSTS - PRECINCT 5				207,710,000
Total Cost					207,710,000

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WTP COSTPLAN



UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

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

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details

September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ROADS</u>				<i>(continued)</i>
47/A	Lighting - say 1no per 20m	72	No	6,000	430,350
47/B	Signage (excludes digital)	12,929	m2	12	155,148
47/C	CCTV	12,929	m2	20	258,580
47/D	Subtotal	6,765	m2	367	2,481,258
47/E	Preliminaries	10	%	2,739,838	273,984
47/F	Margin	5	%	3,013,822	150,691
47/G	Design Contingency	3	%	3,164,513	94,935
47/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:				
47/J	Substation costs included in Authority fees and charges		Note		
	Drainage	29,796			Excluded
	Sewer Reticulation	29,796			Excluded
47/K	Stormwater drainage to roads	6,765	m2	25.83	174,726
47/L	Rain water	29,796	m2	3.47	103,243
47/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
47/N	Telecommunications	29,796	m2	1.68	50,147
47/P	HV Ring Main	29,796	m2	23.60	703,186
47/Q	Taznet internal site electrical infrastructure	29,796	m2	116.70	3,477,193
47/R	Subtotal	29,796	m2	156	4,634,353
47/S	Preliminaries	10	%	9,268,707	926,871
47/T	Margin	5	%	10,195,577	509,779
47/U	Design Contingency	3	%	10,705,356	321,161
47/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>				
47/W	Adventure Tourism Centre Office	500	m2	3,210	1,605,000
47/X	Subtotal - Building 1	500	m2	3,210	1,605,000
	<u>Extra Over Costs</u>				

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ADVENTURE TOURISM CENTRE (BLG1)</u>				<i>(continued)</i>
48/A	On grade carparking	350	m2	120	42,000
48/B	Site Services	1	Item	75,000	75,000
48/C	External works and landscaping (assume 10% of lot footprint)	50	m2	500	25,000
48/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				
48/E	Hotel area	4,800	m2	4,810	23,088,000
48/F	Circulation / Core / Services	1,200	m2	3,132	3,758,400
48/G	Subtotal - Building 2	6,000	m2	4,474	26,846,400
	Extra over allowances				
48/H	On grade carparking	4,200	m2	120	504,000
48/J	Piled foundations - assume 10m	2,000	m2	750	1,500,000
48/K	Facade embellishment	6,000	m2	100	600,000
48/L	Site Services	1	Item	200,000	200,000
48/M	Hotel Loose FF&E	120	No	30,000	3,600,000
48/N	Subtotal - Building 2	6,000	m2	5,542	33,250,400
	Total - Eco-Hotel (Blg 2)				33,250,400
	<u>SPA (BLG 3)</u>				
	<u>Building 3</u>				
48/P	Community - Spa	1,000	m2	5,090	5,090,000
48/Q	Subtotal - Building 3	1,000	m2	5,090	5,090,000
	Extra over allowances				
48/R	On grade carparking	700	m2	120	84,000
48/S	Facade embellishment	1,000	m2	100	100,000
48/T	Site Services	1	Item	100,000	100,000
48/U	Subtotal - Building 3	1,000	m2	5,374	5,374,000
	Total - Spa (Blg 3)				5,374,000
	<u>RETAIL CENTRE (BLG 4)</u>				
	<u>Building 4</u>				
48/V	Retail (New)	2,500	m2	4,160	10,400,000
48/W	Office (New)	340	m2	3,500	1,190,000

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Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RETAIL CENTRE (BLG 4)</u>				<i>(continued)</i>
49/A	Office circulation/core/services (New)	60	m2	2,610	156,600
49/B	Subtotal - Building 4	2,900	m2	4,051	11,746,600
	<u>Extra Over Costs</u>				
49/C	On grade carparking	5,252	m2	120	630,240
49/D	Site Services	1	Item	200,000	200,000
49/E	External works and landscaping (assume 10% of lot footprint)	290	m2	500	145,000
49/F	Total - Building 4	2,900	m2	4,387	12,721,840
	Total - Retail Centre (Blg 4)				12,721,840
	<u>SWIM SCHOOL (BLG 5)</u>				
	<u>Building 5</u>				
49/G	Education - Swim school	1,200	m2	3,550	4,260,000
49/H	Subtotal - Building 5	1,200	m2	3,550	4,260,000
	<u>Extra Over Costs</u>				
49/J	On grade carparking	768	m2	150	115,200
49/K	Site Services	1	Item	75,000	75,000
49/L	External works and landscaping (assume 10% of lot footprint)	120	m2	500	60,000
49/M	Total - Building 5	1,200	m2	3,759	4,510,200
	Total - Swim School (Blg 5)				4,510,200
	<u>ECO-LEARNING CENTRE (BLG 10)</u>				
	<u>Building 10</u>				
49/N	Education - Eco Learning Centre	300	m2	3,960	1,188,000
49/P	Subtotal - Building 10	300	m2	3,960	1,188,000
	<u>Extra Over Costs</u>				
	Allowed for street parking				
49/Q	Site Services	1	Item	75,000	75,000
49/R	External works and landscaping (assume 10% of lot footprint)	15	m2	500	7,500
49/S	Total - Building 10	300	m2	4,235	1,270,500
	Total - Eco-Learning Centre (Blg 10)				1,270,500
	<u>MEDICAL CENTRE (BLG 11)</u>				
	<u>Building 11</u>				
49/T	Health & Wellbeing	1,200	m2	3,720	4,464,000
49/U	Subtotal - Building 11	1,200	m2	3,720	4,464,000
	<u>Extra Over Costs</u>				

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>MEDICAL CENTRE (BLG 11)</u>				<i>(continued)</i>
50/A	On grade carparking	768	m2	150	115,200
50/B	Site Services	1	Item	75,000	75,000
50/C	External works and landscaping (assume 10% of lot footprint)	120	m2	500	60,000
50/D	Total - Building 11	1,200	m2	3,929	4,714,200
	Total - Medical Centre (Blg 11)				4,714,200
	<u>RESIDENTIAL - APARTMENTS (BLG 6,7,12-15)</u>				
	<u>Notes:</u>				
	80% NSA Efficiency				
	<u>Building 6</u>				
	4 level apartment building				
50/E	Apartment Area	2,112	m2	3,520	7,434,240
50/F	Circulation / Core / Services	580	m2	2,610	1,513,800
50/G	Retail	300	m2	2,200	660,000
50/H	Balcony	208	m2	1,440	299,520
50/J	Subtotal - Building 6	3,200	m2	3,096	9,907,560
	<u>Extra Over Costs</u>				
50/K	Facade Embellishment	3,200	m2	100	320,000
50/L	Site Services	1	Item	100,000	100,000
50/M	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
50/N	Total - Building 6	3,200	m2	3,240	10,367,560
50/P	Cost per apartment	26	No	398,752	
	<u>Building 7</u>				
	4 level apartment building				
50/Q	Apartment Area	2,328	m2	3,520	8,194,560
50/R	Circulation / Core / Services	640	m2	2,610	1,670,400
50/S	Balcony	232	m2	1,440	334,080
50/T	Subtotal - Building 7	3,200	m2	3,187	10,199,040
	<u>Extra Over Costs</u>				
50/U	Facade Embellishment	3,200	m2	100	320,000
50/V	Site Services	1	Item	100,000	100,000
50/W	External works and landscaping (assume 10% of lot footprint)	80	m2	500	40,000
50/X	Total - Building 7	3,200	m2	3,331	10,659,040
50/Y	Cost per apartment	29	No	367,553	

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	RESIDENTIAL - APARTMENTS (BLG 6,7,12-15)				<i>(continued)</i>
	<u>Building 12</u>				
	4 level apartment building				
51/A	Apartment Area	2,912	m2	3,520	10,250,240
51/B	Circulation / Core / Services	800	m2	2,610	2,088,000
51/C	Balcony	288	m2	1,440	414,720
51/D	Subtotal - Building 12	4,000	m2	3,188	12,752,960
	<u>Extra Over Costs</u>				
51/E	Facade Embellishment	4,000	m2	100	400,000
51/F	Site Services	1	Item	100,000	100,000
51/G	External works and landscaping (assume 10% of lot footprint)	100	m2	500	50,000
51/H	Total - Building 12	4,000	m2	3,326	13,302,960
51/J	Cost per apartment	33	No	403,120	
	<u>Building 13</u>				
	4 level apartment building				
51/K	Apartment Area	2,616	m2	3,520	9,208,320
51/L	Circulation / Core / Services	720	m2	2,610	1,879,200
51/M	Balcony	264	m2	1,440	380,160
51/N	Subtotal - Building 13	3,600	m2	3,185	11,467,680
	<u>Extra Over Costs</u>				
51/P	On grade carparking	1,155	m2	150	173,250
51/Q	Facade Embellishment	3,600	m2	100	360,000
51/R	Site Services	1	Item	100,000	100,000
51/S	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
51/T	Total - Building 13	3,600	m2	3,374	12,145,930
51/U	Cost per apartment	33	No	368,058	
	<u>Building 14</u>				
	4 level apartment building				
51/V	Apartment Area	2,616	m2	3,520	9,208,320
51/W	Circulation / Core / Services	720	m2	2,610	1,879,200
51/X	Balcony	264	m2	1,440	380,160
51/Y	Subtotal - Building 14	3,600	m2	3,185	11,467,680
	<u>Extra Over Costs</u>				
51/Z	On grade carparking	1,155	m2	150	173,250
51/AA	Facade Embellishment	3,600	m2	100	360,000

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

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REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - APARTMENTS (BLG 6,7,12-15)</u>				<i>(continued)</i>
52/A	Site Services	1	Item	100,000	100,000
52/B	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
52/C	Total - Building 14	3,600	m2	3,374	12,145,930
52/D	Cost per apartment	33	No	368,058	
	<u>Building 15</u>				
	4 level apartment building				
52/E	Apartment Area	2,616	m2	3,520	9,208,320
52/F	Circulation / Core / Services	720	m2	2,610	1,879,200
52/G	Balcony	264	m2	1,440	380,160
52/H	Subtotal - Building 15	3,600	m2	3,185	11,467,680
	<u>Extra Over Costs</u>				
52/J	On grade carparking	1,155	m2	150	173,250
52/K	Facade Embellishment	3,600	m2	100	360,000
52/L	Site Services	1	Item	100,000	100,000
52/M	External works and landscaping (assume 10% of lot footprint)	90	m2	500	45,000
52/N	Total - Building 15	3,600	m2	3,374	12,145,930
52/P	Cost per apartment	33	No	368,058	
	Total - Residential - Apartments (Blg 6,7,12-15)				70,767,350
	<u>RESIDENTIAL - TOWNHOUSES (BLG 8)</u>				
	<u>Building 8</u>				
52/Q	Townhouse Area	6,030	m2	1,900	11,457,000
52/R	Subtotal - Building 8	6,030	m2	1,900	11,457,000
52/S	Private Open Space	50	No	7,500	375,000
52/T	Subtotal - Building 8	6,030	m2	1,962	11,832,000
52/U	Cost per Townhouse	50	No	236,640	
	Total - Residential - Townhouses (Blg 8)				11,832,000
	<u>RESIDENTIAL - SINGLE LOT (BLG 9)</u>				
	<u>Building 9</u>				
52/V	Single lot Area	6,800	m2	1,900	12,920,000
52/W	Subtotal - Building 9	6,800	m2	1,900	12,920,000
52/X	Private Open Space	34	No	7,500	255,000
52/Y	Subtotal - Building 9	6,800	m2	1,938	13,175,000

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UTAS SANDY BAY - STAGE 3 ESTIMATE 2

Estimate Details September 2021

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>RESIDENTIAL - SINGLE LOT (BLG 9)</u>				(continued)
53/A	Cost per Single lot	34	No	387,500	
	Total - Residential - Single Lot (Blg 9)				13,175,000

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