



CITY OF SALISBURY
STAGE 2 – CIVIC CENTRE FEASIBILITY STUDY

MPH ARCHITECTS
05 MAY 2015



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EXECUTIVE SUMMARY

The City of Salisbury is considering options for how to best provide contemporary standards for their office and civic functions which will support the culture and business objectives of the organisation for the future.

Phase 2 Feasibility Study: This feasibility study focuses on the two preferred options for the Municipal Office redevelopment as identified in the Phase 1 review, and an additional option for minimal scope to code compliance.

Option 2:

- New civic and office facilities and carpark upgrade.
- Gross Floor Area: 4,612 sqm

Option 3:

- Refurbishment of existing facilities including all new services, seismic upgrade, office extension, new roof and carpark at grade.
- New Gross Floor Area: 729 sqm (Including courtyard infill)

Option 4:

- Toilet refurbishment to BCA/DDA compliance, seismic upgrade and associated base building upgrades

(Refer to table over page "Order of cost Summary")

The evaluation of options 1 and 2 was based on construction and temporary accommodation industry benchmarking rates and accommodation areas identified in the Stage 1 for 221 staff.

The benchmark areas are graphically illustrated with block planning overlays of the existing site for each option.

Through the Phase 2 analysis areas requirements were refined based on the block planning undertaken.

Operating Cost savings of new building services include:

Service	Operating cost saving	% of total operating cost
Mechanical Services	15% to 20%	45
Electrical Services	10% to 15%	47
Hydraulic Services	10% to 15%	8

The broader sustainability benefits of the options include:

- Use of passive design principles
- A holistic, life cycle approach to design and costing
- Ease of future adaptability
- Minimise air pollution and emissions
- Minimise resource consumption
- Opportunity for ESD standards including Green Star to determine cost-effective options

Option 2 has the potential to maximise the use of passive design principles and Option 3 benefits with adaptive reuse. However industry benchmarks indicate that a whole new building has a higher likelihood of the optimum outcome.

Future Phases: With the completion of Phase 1 & 2 the following phases are recommended to enable the City of Salisbury to make timely and informed decisions on the preferred approach to upgrade accommodation at both sites:

- Phase 3 Strategic Facility Plan and Brief
- Phase 4 Concept Design of Preferred Development Option

Cost Summary Breakdown

Summary	Option 2 (New Build)	Option 3 (Refurbishment)	Option 4 (Minor Works)	Comments
Demolition & Bulk Civil Works	\$897,500.47	Included Below	Included Below	Percentages for builders margin, etc. is slightly different from Option 2 to Option 3 reflecting an appropriate risk profile for each option.
Construction & Integrated Fitout	\$23,980,138.71	\$19,978,055.00	\$8,826,750.00	Includes all new FFE for Options 2,3 and reused FFE for Option 4
ICT Allowance	\$250,000.00	\$250,000.00	\$250,000.00	As advised by the City of Salisbury
Seismic Upgrade Works	N/A	\$448,332.50	\$1,052,232.50	Option 4 includes additional staging, out of hours work, etc.
Car Park Works	\$192,360.82	\$289,850.00	Excl.	29 car park on grade. Option 3 also includes the demolition of the Annex building.
Sub Total	\$25,320,000.00	\$20,966,237.50	\$10,128,982.50	
Decanting / Relocation	\$180,500.00	\$180,500.00	\$70,000.00	Option 4 assumed decanting of staff off site for eight months to allow access for seismic upgrade works
Temporary Fitout	\$1,844,500.00	\$1,844,500.00	\$663,500.00	
Temporary Accommodation leasing costs	\$1,937,100.00	\$1,291,000.00	\$387,000.00	Option 2 is based on 18 months temporary accommodation, Option 3 is based on 12 months accommodation and Option 4 is based on 10 months temporary accommodation.
Sub Total	\$3,962,000.00	\$3,316,000.00	\$1,120,500.00	
Total ex GST	\$29,282,000.00	\$24,282,237.50	\$11,249,482.50	Includes all project costs e.g; contingencies and fees
Order of Cost Range	\$27.9M to \$30.7M	\$23.0M to \$25.6M	\$10.5M to \$12.1M	

Phase 1 Accommodation Review Background

The Phase 1 Accommodation Review included the municipal offices and operations centre.

The purpose of the Accommodation Review was to review the City of Salisbury office accommodation against the GOAC guidelines and current relevant codes and standards and to identify development options to upgrade the accommodation to contemporary office standards.

The scope focused on the office accommodation and included:

- Site visits to review the Municipal office and Operations Centre
- Review of floor plans and Engineers reports
- Collection of staff data
- Review current office facilities against the South Australian Government office accommodation Committee (GOAC) guidelines and benchmark assess current office space efficiency, flexibility, utilisation, amenities and code compliance
- Determination of the impact of required earthquake structural upgrades proposed in the Wallbridge and Gilbert reports.
- Recommended approach to future phases of assessment and potential development options.

While the office accommodation over both sites is in sound condition, it does not reflect contemporary office design which is characterised by large visually connected floor areas, central amenities and support functions. These characteristics support flexible team based work practices and office culture.

Both sites have high office space efficiency (i.e. sqm per person) as measured against GOAC Guidelines. The Municipal Office has achieved 14.2sqm per person and the Operations Centre 10.79 sqm per person.

However this efficiency has typically been achieved by:

- work points that are under sized (i.e. minimum guideline size 6 sqm)
- lack of support/ interactive spaces (i.e. cafes, meeting and utility areas) that typically are closer to 45% of the office area
- less enclosed offices that are typically 10% of the work points

To achieve the appropriate GOAC benchmarks for both sites expansion of the office areas was recommended. The gross areas are summarised in the development options section below.

Key issues in current Municipal Office include:

- Office accommodation is cellular, fragmented and inconsistent
- Lunchroom segregated on level 2
- Meeting and training rooms are remote generally and the mezzanine training room is
- Only accessible by stair which contravenes the disability access code
- Various Workstation sizes creating possibly unnecessary hierarchy issues with staff
- Work point sizes below minimum guideline standard of 6 sqm
- Lack of central amenities and support spaces
- The Records Building and the Home Assist Building are disconnected from the main building thus undermining the desirable characteristics of a contemporary office design
- Non Compliance with current Building Code of Australia in areas including the toilet design, disability access, earthquake performance and energy efficiency

Key issues in current Operations Centre Offices include:

- Long narrow office space restricts planning options and inhibits collaboration between work teams because staff are dispersed along the length of the facility rather than clustered together
- Amenities intrude into the office space creating a series of disjointed office zones
- Location of enclosed offices along the external windows does not reflect contemporary office space planning where they are typically inboard so that all staff benefit from access to light and outlook.

Municipal Office Development Options identified to upgrade office facilities to GOAC compliant contemporary office standards include:

- Option 1: Retain and refurbish two storey civic building and build new two level office wing adjacent with a gross area of 3,558sqm
- Option 2: New building with a gross area of 4,755sqm on James Street Site or alternative site
- Option 3: Refurbish existing offices and extend with a new gross area of 837sqm

Operation Centre Development Options include:

- Option 1: Refurbish existing office and expand into workshop with a new gross area of 403 sqm
- Option 2: Refurbish existing office and extend with 403 sqm of new office area on Keys Road frontage



PURPOSE OF REPORT

The purpose of this report is to assess the City of Salisbury Civic Centre redevelopment options in terms of value measured against amenity and budget.

To meet the City of Salisbury's ongoing office and civic accommodation needs this report identifies development options to upgrade the accommodation to contemporary standards which will support the culture and business objectives of the organisation into the future.

The scope of this consultancy focuses on two of the preferred development options identified from the Phase 1 Report and an additional Option 4.

Option 2

New civic and office facilities and carpark upgrade

Option 3

Refurbishment of existing facilities, new services, seismic upgrade, new roof, office extension and carpark deck

Option 4

Toilet refurbishment to BCA/DDA compliance, seismic upgrade and associated base building upgrades

The development options were assessed against the following criteria:

- amenity and budget
- project costs and temporary accommodation costs during construction
- operating cost implications of the development options

Staging of a redevelopment on the existing site to maintain operations at James Street was considered too disruptive, hinder service delivery and be more expensive than providing temporary accommodation off site.



EXISTING JAMES STREET MUNICIPAL OFFICE

Existing Features

The City of Salisbury James Street Municipal Office comprises of a large 2 storey concrete framed masonry civic wing, surrounded by a series of staged single storey office wings. The building is located in a prime position in the city centre adjacent to the Parabanks Shopping Centre and Hoyts Cinema complex.

The civic functions include - Council Chamber, Mayor's Foyer and Committee Rooms at level 2, and the main public interface, function and office areas on the ground level. They generally operate well.

The main original building containing largely the civic functions was designed by Architect Robert Dixon in the 1980s. It is a building of Architectural merit and contributes to the heritage of the precinct.

Existing Usable Office Areas

The Municipal office covers a gross area of approximately 4,700sqm which includes significant space dedicated to public and civic functions. Refer to Appendix 1 for floor plans.

The current useable office accommodation includes:

Ground floor (excl public & civic) 2,558 sqm

First floor (inc Committee rooms/lunch, ex public/civic) 272 sqm

TOTAL 2,830 sqm

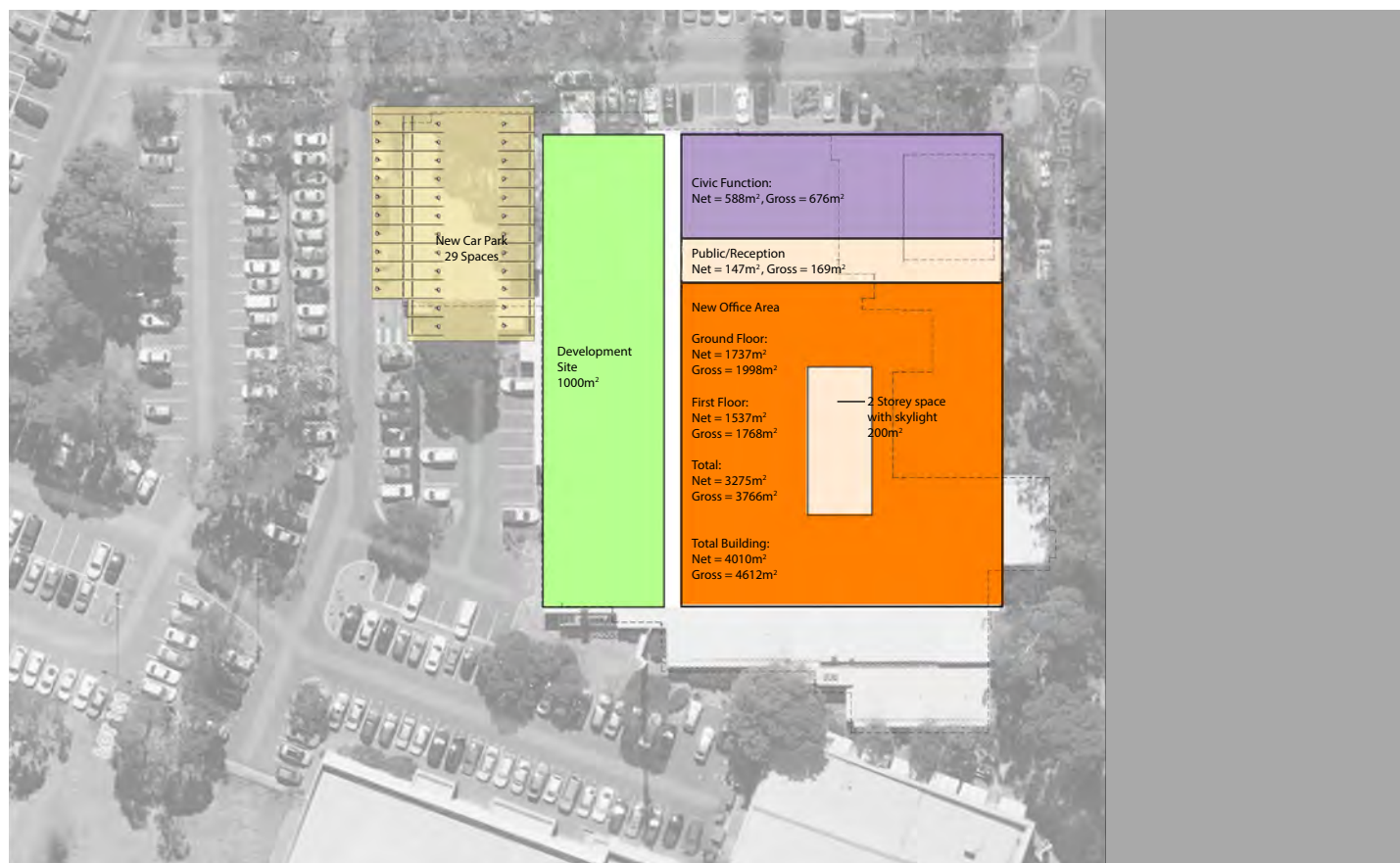
Sub-optimal accommodation not included above:

Mezzanine 89 sqm

Records building 235 sqm

Home assist building 113 sqm

TOTAL 437 sqm



OPTION 2 - NEW OFFICE AND CIVIC FACILITIES

Scope

New civic and office facilities to a standard similar to the City of Charles Sturt Civic Centre which has contemporary office accommodation and civic function standards that closely match the broad aspirations for the City of Salisbury.

Additional 29 cars based on 4 cars per 100sqm of additional floor area.

This option may be applied to the existing site as shown or on a greenfield site.

Advantages

- Optimum site planning and points of arrival
- Superior visual amenity
- Connectivity for staff and visitors
- Contemporary design with passive/sustainable principles
- Improved external streetscape and presence
- Civic functions at ground floor support the notion of a visible democracy
- High level of transparency for greater staff and visitor connectivity
- Fit for purpose facilities
- If on a greenfield site avoid temporary accommodation and therefore better business continuity
- Smaller footprint enabling other development opportunities
- Potential land sale of \$500/sqm

Disadvantages

- Loss of adaptive reuse potential
- Cost of owning two sites simultaneously with greenfield site option

Project Budget: \$29.3m ex GST

Budget Range: \$27.9m to \$30.7m

Refer to Appendix 5 for details

Area Analysis

Net office area required

221 staff @ 14sqm each

3,094 sqm

Office Special Agency Features

Central records store	70	sqm
Central fireproof records store	20	sqm
Council meeting space (over standard allocation)	55	sqm
Circulation (@0.25)	36	sqm

Sub total

181 sqm

Public and Civic Special Agency Features

Front public counter area	50	sqm
Gallery room	155	sqm
Catering kitchen	13	sqm
Council chamber	175	sqm
Council ante space	85	sqm
Mayors reception	36	sqm
Council kitchen	24	sqm
Council dining room	50	sqm
Circulation (@ 0.25) to create The Street	147	sqm

Sub total

735 sqm

Total Net Area

4,010 sqm

Total New Gross Building Area (15%)

4,612 sqm



OPTION 3 - REFURBISH AND EXTEND EXISTING FACILITIES

Scope

Refurbishment of existing facilities including new services, seismic upgrade, office extension, new roof and carpark upgrade. Demolish Records Building and Home Assist Building. Infill courtyard and relocate toilet facilities to new office extension.

Additional 29 cars at grade based on 4 cars per 100sqm of additional floor area.

Advantages:

- Adaptive reuse promote as a sustainability agenda
- Lower capital cost

Disadvantages:

- Compromised office efficiency
- Office area still fragmented
- Civic Function remains upstairs
- Limited public and staff interaction

Project Budget: \$24.3m ex GST

Budget Range: \$23.0m to \$25.6m

Refer to Appendix 5 for details

Area Analysis

Suitable office space for reuse	2,830 sqm
Demolish exist toilets to create office space	61 sqm
Construct Courtyard Infill	208sqm
Total usable office space	3099 sqm
Current building capacity (based on 16 sqmpp)	193 staff
Required staff numbers	221 staff
Shortfall in capacity	28 staff
Additional new net office area	
28 staff @ 14 sqm each	392 sqm
Reconstruct demolished toilets	61sqm
Total new net area	453 sqm
Total New Gross Area (15%)	521sqm



OPTION 4 - MINOR WORKS

Scope

Retain existing facility, toilet refurbishment to BCA/DDA compliance, seismic upgrade and associated base building upgrades.

Advantages:

- Low capital cost and commitment

Disadvantages:

- Disruption to operations in upgrade areas including ICT requirements
- No efficiency gains or expansion strategies
- Office area still fragmented
- Civic Function remains upstairs
- Limited public and staff interaction
- Disruption to business with staff decanting required to temporary accommodation
- No general amenity or visual improvement
- Potentially unforeseen additional costs or time delays due to latent conditions
- No provision for accommodation expansion including projected future total staff numbers (221 staff)

Project Budget: \$11.3m ex GST

Budget Range: \$10.5M to \$12.1M

Refer to Appendix 5 for details



Benchmark - City of Charles Sturt Civic Centre

FUTURE PHASES

The following phases of work will be required to enable the City of Salisbury to make informed decisions on the preferred development option.

Phase 3 Strategic Facility Plan and Brief

Prepare of a detailed Strategic Facility Plan including schedule of areas in line with the City of Salisbury vision and future business objectives including a review of the specific requirements of each business unit, workgroup relationships, the shared common spaces and the Special Agency Features of the organisation.

Check against assumptions in Phase 2 and review options.

Phase 4 Concept Design of Preferred Development Option

Review Facility Plan and Schedule of Areas against the preferred option

Develop detailed concept design and cost plan.

APPENDICES

Appendix 1 – Existing Floor Plan

Appendix 2 – Option 2 Block Plan

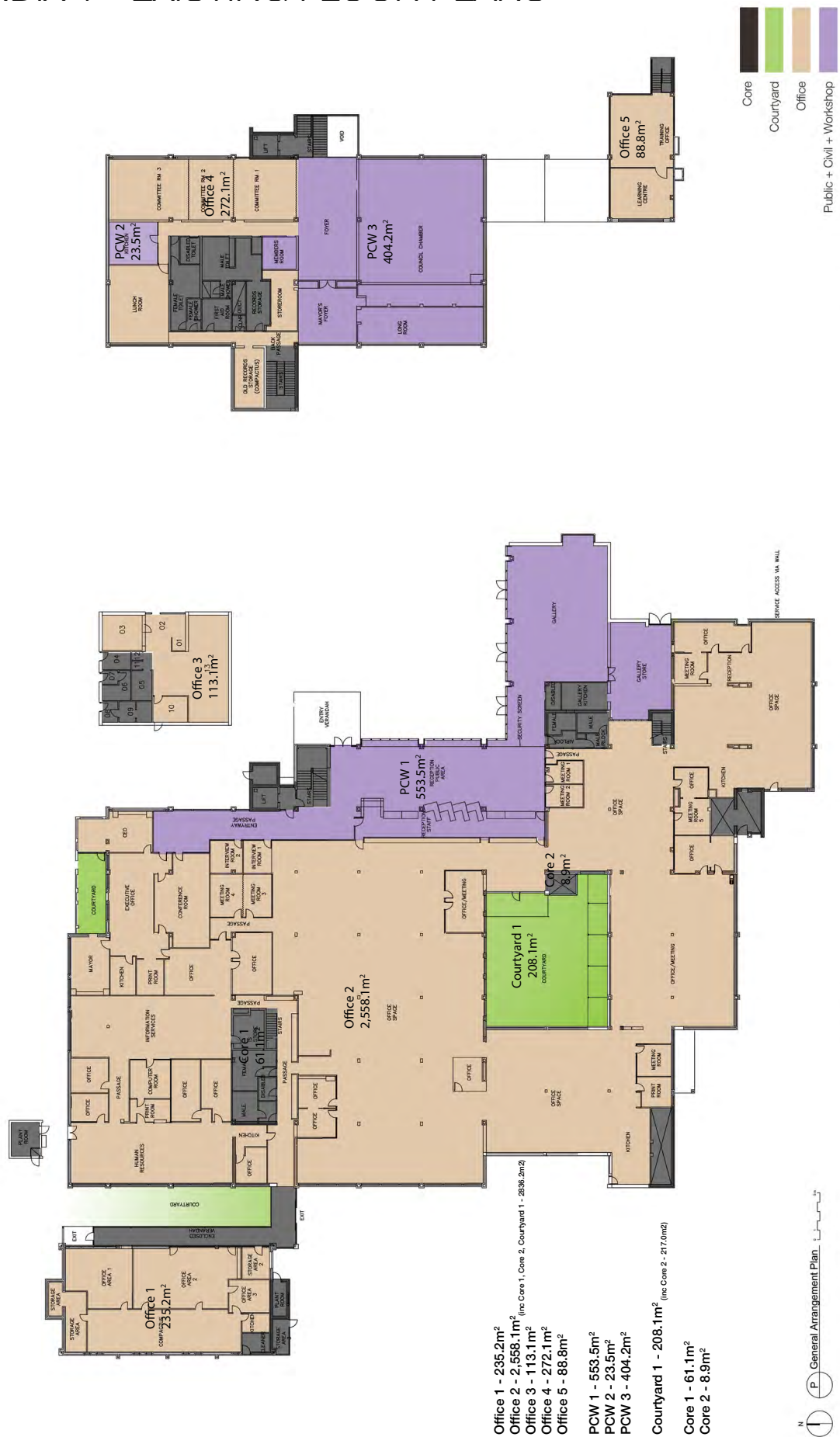
Appendix 3 – Option 3 Block Plan

Appendix 4 – Option 4 Block Plan

Appendix 5 – Project Cost Plan

Appendix 6 – Recurrent Cost Analysis

APPENDIX 1 - EXISTING FLOOR PLANS

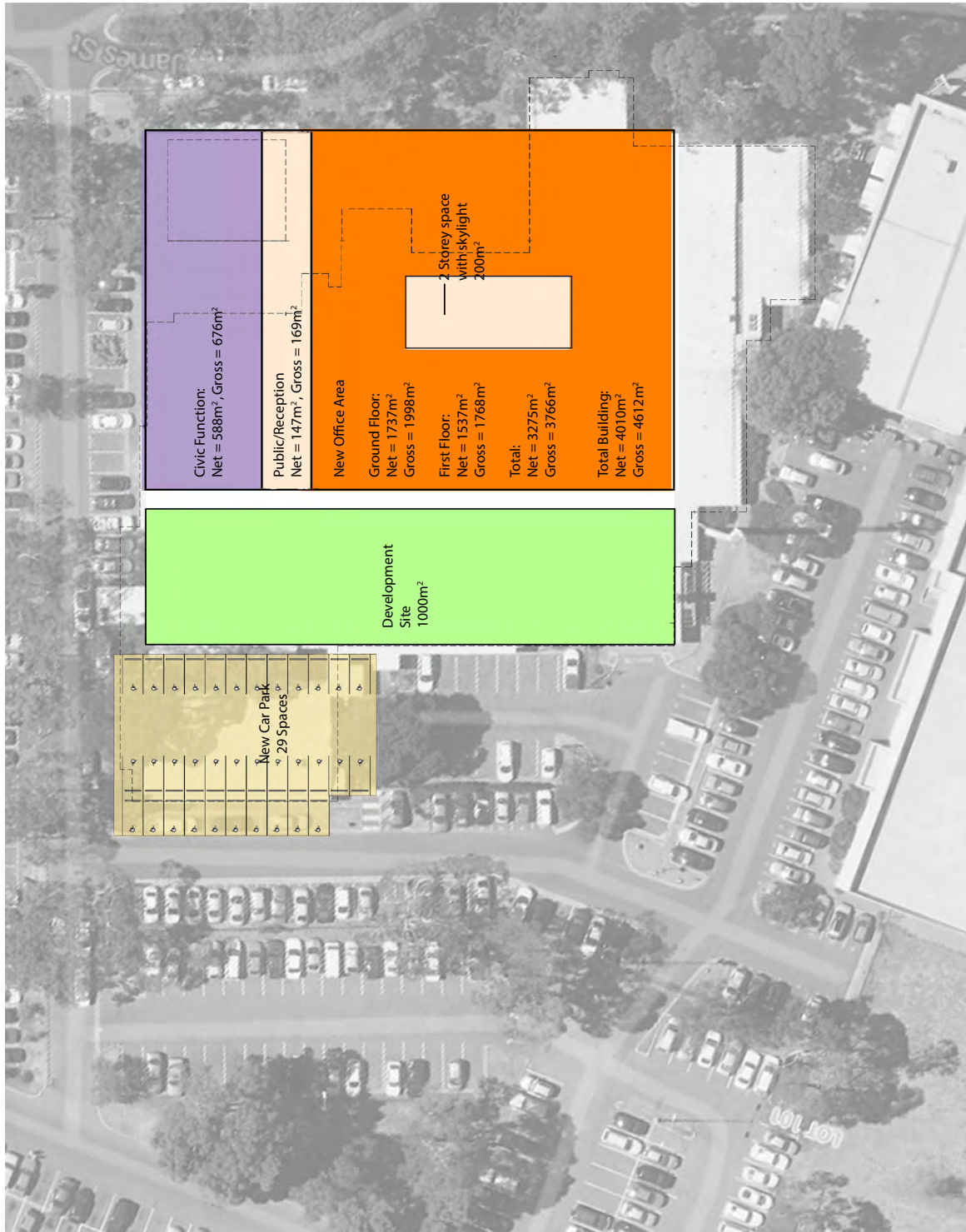


City of Salisbury Municipal Offices
Existing Civic Centre Facilities
Sept 2014 Scale 1 : 200 @ A1 Job no 1321 SK05

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materne pennino hoare
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architecture
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interior design

APPENDIX 2 - OPTION 2 BLOCK PLAN



City of Salisbury Municipal Offices
Option 2 New Civic Centre Facilities
Sept 2014 Scale 1 : 500 @ A3 Job no 1321 SK07

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maternepennino hoare
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City of Salisbury Municipal Offices
Option 3 New Civic Centre Facilities
Sept 2014 Scale 1 : 500 @ A3 job no 1321 SK06

Toilet Refurbishment for BCA/DDA compliance

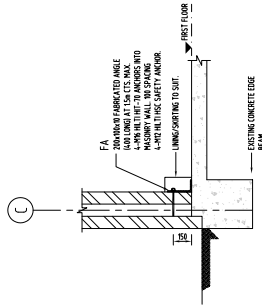
Fitout Area to be decanted for seismic upgrade

Toilet Refurbishment for BCA/DDA compliance

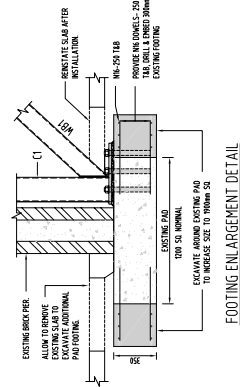
APPENDIX 4 - OPTION 4 BLOCK PLAN cont.

STEEL MEMBER SCHEDULE:			COMMENTS (UNO)
MARK	SIZE	SECTION	DETAILS
C1	20x6x5/16	COLUMN	COLUMN REFER TO DETAIL
C2	15x6x5/16	COLUMN	COLUMN
C3	10x6x5/16	COLUMN	COLUMN
FA	20x10x10x1/4	FLAT	IMAGINARY MEMBER REFER TO TYPICAL FLAT-CLAMP CONNECTION DETAIL
BR1	30x12x1/4	BRACKET	SPOT BRACING, (FLAT) FOR BRACING OF BEARING STEEL PIER FOR JOINT BRACING FOR TENSILE TOE WITH 1/2" MIN P WELD FOR TOE FULL WELD TO PLATE MEMBER REFER DETAILS
WB1	15x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
WB2	10x6x4/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
WP1	9x6x10 EA	WALL PLATE	WALL PLATE FOR "BRACING" MEMBER BRACING WITH 1/2" MIN P WELD TO "BRACE" MEMBER REFER DETAILS
WP2	9x6x10 EA	WALL PLATE	WALL PLATE FOR "BRACING" MEMBER BRACING WITH 1/2" MIN P WELD TO "BRACE" MEMBER REFER DETAILS
WP3	15x10x1/4	WALL PLATE	WALL PLATE FOR "BRACING" MEMBER BRACING WITH 1/2" MIN P WELD TO "BRACE" MEMBER REFER DETAILS
WP4	15x10x1/4	WALL PLATE	WALL PLATE FOR "BRACING" MEMBER BRACING WITH 1/2" MIN P WELD TO "BRACE" MEMBER REFER DETAILS
WB1	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
WB2	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
WB3	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
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WB88	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
WB89	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
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WB92	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
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WB94	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
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WB221	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
WB222	10x6x5/16	WELDED	FULLY WELDED TO "BRACE" MEMBER REFER DETAILS
WB223	10x6x5/16	WELDED	FULLY

PAD FOOTING SCHEDULE				
MARK	DEPTH	SIZE	REINFORCEMENT	
			TOP	BTM
P1	TO MATCH EXISTING	1900 SQ	N16-200 EW	N16-200 EW



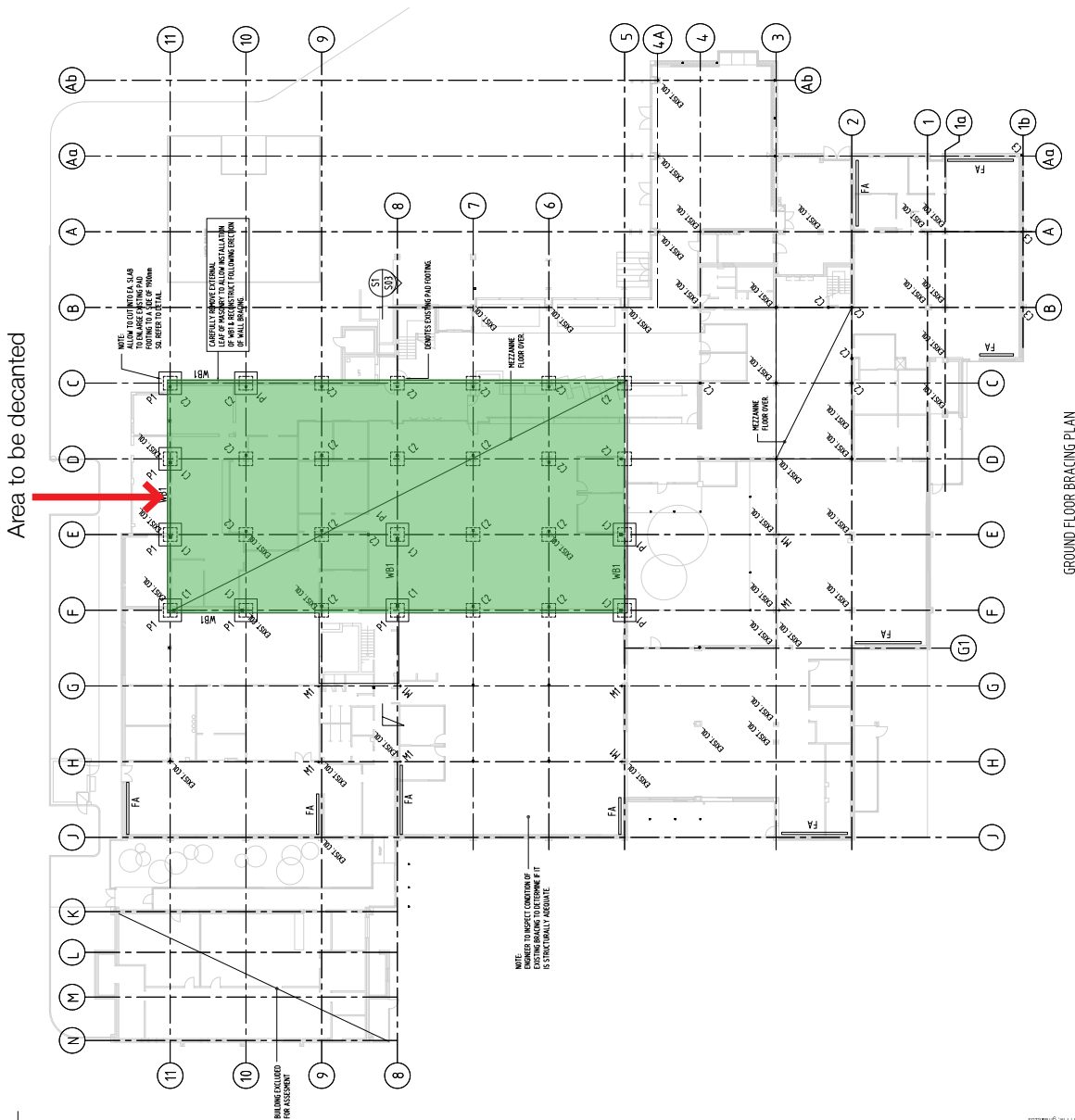
TYPICAL FA/SLAB CONNECTION DETAIL



FOOTING ENLARGEMENT DETAIL
SCALE 1/20



SLAB REINSTATEMENT DETAIL

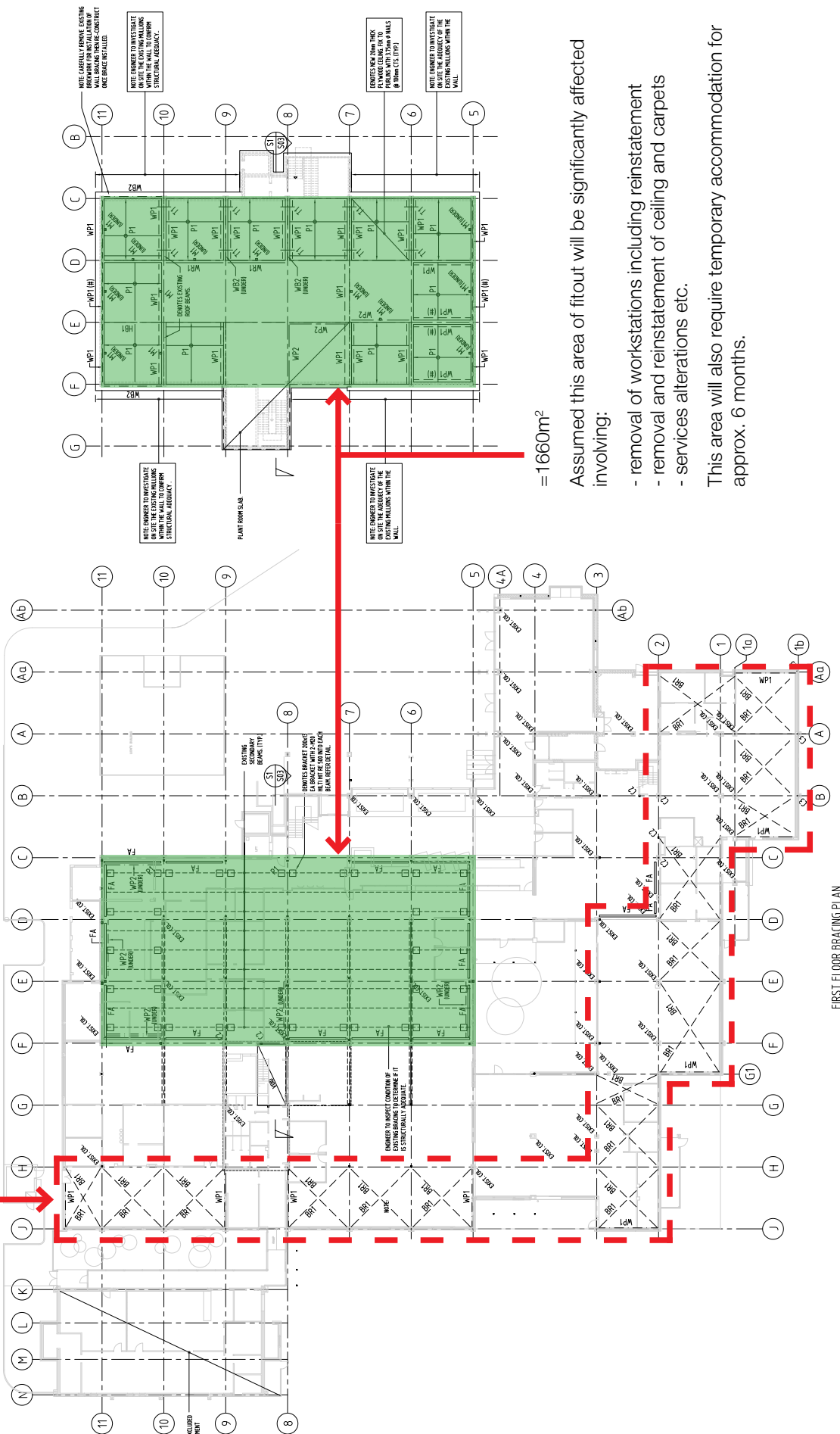


GROUND FLOOR BRACING PLAN

[illegible]TENDER ISSUE
NOT FOR CONSTRUCTION

APPENDIX 4 - OPTION 4 BLOCK PLAN cont.

Assumed works can be carried out from roof level
No fitout alterations required


$$= 1660 \text{ m}^2$$

Assumed this area of fitout will be significantly affected involving:

- removal of workstations including reinstatement
- removal and reinstatement of ceiling and carpets
- services alterations etc.

This area will also require temporary accommodation for approx. 6 months.

FIRST FLOOR BRACING PLAN
SCALE 1/200

[illegible]TENDER ISSUE
NOT FOR CONSTRUCTION

APPENDIX 5 - PROJECT COST PLAN

RLB | Rider Levett Bucknall

City of Salisbury Office and Operations Centre Building - Cost Summary

Option 4 (Minor Works)

Summary	Option 2 (New Build)	Option 3 (Refurb.)	Option 4 (Minor Works)	Comments
Demolition & Bulk Civil Works	\$ 897,500.47	Included Below	Included Below	Percentages for builders margin, etc. is slightly different from option 2 to option 3 reflecting an appropriate risk profile for each option.
Construction & Integrated Fitout	\$ 23,980,138.71	\$ 19,978,055.00	\$ 8,826,750.00	Includes all new FFE for options 2 & 3 and reused FFE for option 4.
ICT Allowance	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	As advised by the City of Salisbury.
Seismic Upgrade Works	N/A	\$ 448,332.50	\$ 1,052,232.50	Option 4 includes additional staging, out of hours work, etc.
Car Park Works	\$ 192,360.82	\$ 289,850.00	Excl.	29 car park on grade. Option 3 also includes the demolition of the Annex building.
Sub Total	\$ 25,320,000.00	\$ 20,966,237.50	\$ 10,128,982.50	

Decanting / Relocation	\$ 180,500.00	\$ 180,500.00	\$ 70,000.00	Option 4 assumed decanting of staff off site for eight months to allow access for seismic upgrade works.
Temporary Fitout	\$ 1,844,500.00	\$ 1,844,500.00	\$ 663,500.00	
Temporary Accommodation Leasing Costs	\$ 1,937,000.00	\$ 1,291,000.00	\$ 387,000.00	Option 2 is based on 18 months temporary accommodation, Option 3 is based on 12 months accommodation and Option 4 is based on 10 months temporary accommodation.
Sub Total	\$ 3,962,000.00	\$ 3,316,000.00	\$ 1,120,500.00	

Total excl. GST	\$ 29,282,000.00	\$ 24,282,237.50	\$ 11,249,482.50	
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Order of Cost Range \$27.9M to \$30.7M \$23.0M to \$25.6M \$10.5M to \$12.1M

Notes:

All costs are inclusive of project on costs such as contingencies, fees, etc.

All costs exclude GST

Note - Option 3 is inclusive of a major base building refurbishment comprising of complete gutting of existing building and all new services, finishes etc.

Note - Option 4 includes base building upgrades primarily associated in areas affected by the seismic upgrade works.

Refer to our order of costs report number 5 for further details, scope of works

City of Salisbury Office and Operations Centre Building

Order of Cost Estimate No. 5

27 April 2015

Prepared for: City of Salisbury

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Our reference: 15922-4

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Project Details

Description

Basis of Estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at April 2015. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This cost estimate is based on the documentation listed under the 'Documents' section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

Scope of Works / Assumptions

In preparing this estimate we, in conjunction with the project team, have assumed the following scope of works;

Items Specifically Included

This estimate specifically includes the following:

- Option 2 - (New Build)
- Option 3 - (Refurbish & Extend)
- Option 4 - (Minor Works)

Contingencies

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation.
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Project Details

Description

Items Specifically Excluded

The estimate specifically **excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Stand-by power generator
- Stormwater storage tanks
- Work outside site boundaries
- Relocation on unknown services

Risk Exclusions

- Contaminated ground removal and reinstatement
- Asbestos and hazardous materials removal
- Staging / phasing costs

Other Project Cost Exclusions

- Land costs
- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Holding costs and finance charges
- Escalation in costs beyond end April 2015

Documents

The following documents have been used in preparing this estimate:

Date Received: 02/09/2014

- Appendix 1 Municipal Office plan sml
- Appendix 2a W&G Report (Seismic Evaluation report dated 12 April 2011)
- Appendix 2b W&G Plans

Date Received: 08/09/2014

- 140908_SK03 - Option 1
- 140908_SK04 - Option 3

Date Received: 25/09/2014

- Sep '14_SK07 - Option 1
- Sep '14_SK06 - Option 2

Scope review as discussed with Council on Monday 27 April 2015

City of Salisbury Office and Operations Centre Building
Order of Cost No:5

Location Summary

Rates Current At April 2015

Location		Total Cost
O2 OPTION 2 (NEW BUILD)		
O2A	Demolition Works	897,500.47
O2B	Construction & Fitout Works	23,980,138.71
O2C	Carpark Works	192,360.82
O2D	ICT Works	250,000.00
O2E	Relocation, Decanting Costs & Temporary Accommodation Costs	3,962,000.00
O2 - OPTION 2 (NEW BUILD)		\$29,282,000.00
ESTIMATED NET COST		\$29,282,000.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O2 OPTION 2 (NEW BUILD)

O2A Demolition Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
XP Site Preparation				
80 Demolition and site clearing	Item			650,000.00
Site Preparation				\$650,000.00
PR Preliminaries				
3 Builder's preliminaries and supervision	Item			61,500.00
Preliminaries				\$61,500.00
MA Builders Margin				
4 Builder's margin and overheads	Item			29,800.00
Builders Margin				\$29,800.00
CT Contingency Allowance				
2 Design contingency	Item			32,500.00
91 Construction & project contingency	Item			38,700.00
Contingency Allowance				\$71,200.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
95 Professional fees allowance	Item			81,700.47
Professional Fees				\$81,700.47
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item			3,300.00
Statutory Charges				\$3,300.00
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
DEMOLITION WORKS				\$897,500.47

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O2 OPTION 2 (NEW BUILD)

O2B Construction & Fitout Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
BU Building Works				
31 New office base building works	m²	4,611	2,200.00	10,144,200.00
Building Works				\$10,144,200.00
FO Fitout Works				
33 Office fitout works (assumed integrated within base building upgrade)	m²	3,766	1,150.00	4,330,900.00
34 Civic Function fitout works	m²	676	2,800.00	1,892,800.00
35 Public / Reception fitout works	m²	169	2,000.00	338,000.00
Fitout Works				\$6,561,700.00
WS Water Supply				
84 Water supply and connection	Item			25,000.00
Water Supply				\$25,000.00
FP Fire Protection				
82 Fire protection infrastructure	Item			30,000.00
Fire Protection				\$30,000.00
CM Communications				
81 Communications connection	Item			40,000.00
Communications				\$40,000.00
XL Landscaping and Improvements				
61 Landscaping and external works	Item			250,000.00
Landscaping and Improvements				\$250,000.00
XK External Stormwater Drainage				
90 Allowance for stormwater drainage works	Item			90,000.00
External Stormwater Drainage				\$90,000.00
XD External Sewer Drainage				
83 Sewer and drainage connection	Item			30,000.00
External Sewer Drainage				\$30,000.00
XE External Electric Light and Power				
62 SAPN connection and augmentation allowance	Item			200,000.00
External Electric Light and Power				\$200,000.00
PR Preliminaries				
3 Builder's preliminaries and supervision	Item			1,641,600.00
Preliminaries				\$1,641,600.00
MA Builders Margin				
4 Builder's margin and overheads	Item			795,300.00
Builders Margin				\$795,300.00
CT Contingency Allowance				
2 Design contingency	Item			868,600.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O2 OPTION 2 (NEW BUILD)

O2B Construction & Fitout Works (continued)

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
91 Construction & project contingency	Item		1,033,900.00	
Contingency Allowance				\$1,902,500.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
95 Professional fees allowance	Item		2,182,938.71	
Professional Fees				\$2,182,938.71
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item		86,900.00	
Statutory Charges				\$86,900.00
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
CONSTRUCTION & FITOUT WORKS				\$23,980,138.71

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O2 OPTION 2 (NEW BUILD)

O2C Carpark Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
XR Roads, Footpaths and Paved Areas				
67 New carparking on grade including civil works, drainage, lighting and landscaping completed, etc. (29 cars allowed)	m ²	595	150.00	89,250.00
86 Allowance for alterations and adjustments to existing carpark	Item			50,000.00
Roads, Footpaths and Paved Areas				\$139,250.00
PR Preliminaries				
3 Builder's preliminaries and supervision	Item			13,200.00
Preliminaries				\$13,200.00
MA Builders Margin				
4 Builder's margin and overheads	Item			6,400.00
Builders Margin				\$6,400.00
CT Contingency Allowance				
2 Design contingency	Item			7,000.00
91 Construction & project contingency	Item			8,300.00
Contingency Allowance				\$15,300.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
95 Professional fees allowance	Item			17,510.82
Professional Fees				\$17,510.82
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item			700.00
Statutory Charges				\$700.00
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
CARPARK WORKS				\$192,360.82

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O2 OPTION 2 (NEW BUILD)

O2D ICT Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
ICT Information Communication Technology				
100 Allowance for ICT	Item			250,000.00
<i>Information Communication Technology</i>				\$250,000.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
<i>Escalation</i>				Excl.
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
<i>Goods & Services Taxation</i>				Excl.
<i>ICT WORKS</i>				\$250,000.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O2 OPTION 2 (NEW BUILD)

O2E Relocation, Decanting Costs & Temporary Accommodation Costs

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
DE Decanting & Relocation Works				
65 Relocation allowance per staff member (assumed two moves)	No	221	500.00	110,500.00
47 Sundry decanting, relocations and commissioning costs	Item			70,000.00
Decanting & Relocation Works				\$180,500.00
TA Temporary Accommodation				
64 Fitout allowance to temporary accommodation - NLA area based on 80% efficiency (assumed new temporary fitout required) area affected by seismic upgrade only	m ²	3,689	500.00	1,844,500.00
63 Rent allowance for 18 months of temporary accommodation including outgoings and project on-costs (assumed \$350/m2 per annum)	Item			1,937,000.00
68 Risk Allowance - May be across a number of buildings, locations and smaller or larger premises than ideal	Note			Excl.
Temporary Accommodation				\$3,781,500.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
RELOCATION, DECANTING COSTS & TEMPORARY ACCOMMODATION COSTS				\$3,962,000.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Summary

Rates Current At April 2015

Location	Total Cost
O3 OPTION 3 (REFURBISH & EXTEND)	
O3A Demolition Works	Incl.
O3B Construction & Fitout Works	19,978,055.00
O3C Carpark Works	289,850.00
O3D Seismic Upgrade Works	448,332.50
O3E ICT Works	250,000.00
O3F Relocation, Decanting Costs & Temporary Accommodation Costs	3,316,000.00
O3 - OPTION 3 (REFURBISH & EXTEND)	\$24,282,237.50
ESTIMATED NET COST	\$24,282,237.50

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3A Demolition Works

Rates Current At April 2015

Description		Unit	Qty	Rate	Total
AR Alterations and Renovations					
121	Demolition	Item			Incl.
	<i>Alterations and Renovations</i>				<i>Incl.</i>
	<i>DEMOLITION WORKS</i>				<i>Incl.</i>

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3B Construction & Fitout Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
BU Building Works				
29 Extension and courtyard infill base building works including new slab, roof, finishes, services, etc. complete	m ²	729	2,450.00	1,786,050.00
56 Extra over allowance for amenities to new office area to service the whole office	Note			Incl.
Building Works				\$1,786,050.00
BB Base Building Upgrade				
74 Major base building upgrade / refurbishment works including floor finishes upgrade, ceiling finishes upgrade, wall finishes upgrade, mechanical upgrade, electrical upgrade, hydraulic services upgrade, fire services upgrade, amenities upgrade, core upgrade, etc.	m ²	4,083	730.00	2,980,590.00
99 Remove existing roof cladding and replace with new including flashings, gutters, insulation, staging, sundry structural items modification and perlin	m ²	3,750	250.00	937,500.00
Base Building Upgrade				\$3,918,090.00
FO Fitout Works				
33 Office fitout works (assumed integrated within base building upgrade)	m ²	3,412	1,150.00	3,923,800.00
34 Civic Function fitout works	m ²	780	2,800.00	2,184,000.00
35 Public / Reception fitout works	m ²	420	2,000.00	840,000.00
Fitout Works				\$6,947,800.00
EW External Walls				
87 Allowance for minor making good works to external walls / entry	Item			150,000.00
External Walls				\$150,000.00
AR Alterations and Renovations				
30 Demolish building and remove debris from site	m ²	354	100.00	35,400.00
45 Demolish courtyard and remove debris from site	m ²	189	75.00	14,175.00
55 Demolish internal toilet block to base building	m ²	38	200.00	7,600.00
60 Internal demolition of existing fitout (staged and after hours)	m ²	4,812	120.00	577,440.00
88 Sundry demolition and making good	Item			25,000.00
Alterations and Renovations				\$659,615.00
XK External Stormwater Drainage				
54 Allowance for stormwater drainage alterations primarily associated with building extensions	Item			75,000.00
External Stormwater Drainage				\$75,000.00
XE External Electric Light and Power				
62 SAPN connection and augmentation allowance	Item			70,000.00
External Electric Light and Power				\$70,000.00
PR Preliminaries				
98 Builder's preliminaries and supervision	Item			1,155,600.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3B Construction & Fitout Works (continued)

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
120 Allowance to provide barriers, safety equipment including bins for works involved in removing and replacing roof and out of hours work	Item			150,000.00
Preliminaries				\$1,305,600.00
MA Builders Margin				
4 Builder's margin and overheads	Item			624,100.00
Builders Margin				\$624,100.00
CT Contingency Allowance				
2 Design contingency	Item			687,900.00
92 Construction & project contingency	Item			1,622,500.00
Contingency Allowance				\$2,310,400.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
122 Professional Fee allowance	Item			2,060,000.00
Professional Fees				\$2,060,000.00
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item			71,400.00
Statutory Charges				\$71,400.00
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
CONSTRUCTION & FITOUT WORKS				\$19,978,055.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3C Carpark Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
XR Roads, Footpaths and Paved Areas				
67 New carparking on grade including civil works, drainage, lighting and landscaping completed, etc. (29 cars allowed)	m ²	595	150.00	89,250.00
86 Allowance for alterations and adjustments to existing carpark	Item			50,000.00
Roads, Footpaths and Paved Areas				\$139,250.00
DE Decanting & Relocation Works				
101 Demolition of Annex Building complete	Item			60,000.00
Decanting & Relocation Works				\$60,000.00
PR Preliminaries				
98 Builder's preliminaries and supervision	Item			16,800.00
Preliminaries				\$16,800.00
MA Builders Margin				
4 Builder's margin and overheads	Item			9,100.00
Builders Margin				\$9,100.00
CT Contingency Allowance				
2 Design contingency	Item			10,000.00
92 Construction & project contingency	Item			23,600.00
Contingency Allowance				\$33,600.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
122 Professional Fee allowance	Item			30,000.00
Professional Fees				\$30,000.00
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item			1,100.00
Statutory Charges				\$1,100.00
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
CARPARK WORKS				\$289,850.00

City of Salisbury Office and Operations Centre Building

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Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3D Seismic Upgrade Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
SB Substructure - Seismic Upgrade				
18 1900mm sq. pad footings including N16-200 EW reinforcement to top and bottom faces	No	10	2,250.00	22,500.00
49 Dowel joints and interface works between new pad footings and existing slab including making good	m	76	150.00	11,400.00
50 Allowance for making good existing slabs	Item			12,500.00
Substructure - Seismic Upgrade				\$46,400.00
CL Columns - Seismic Upgrade				
5 200 x 6 SHS column (C1)	t	0.86	9,250.00	7,955.00
6 150 x 6 SHS column (C2)	t	2.28	9,250.00	21,090.00
7 100 x 6 SHS column (C3)	t	0.16	9,250.00	1,480.00
19 Allowance for loose and attached connections	t	0.33	9,500.00	3,135.00
22 Allowance for preparation of shop drawings	t	3.29	925.00	3,043.25
25 Allowance for corrosion protection	t	3.29	825.00	2,714.25
73 Column base plates	No	40	300.00	12,000.00
51 Allowance for sundry columns and making good existing columns	Item			5,000.00
Columns - Seismic Upgrade				\$56,417.50
RF Roof - Seismic Upgrade				
8 200 x 100 x 10 UA fabricated angle (FA)	t	4.45	8,750.00	38,937.50
15 200 UB 22 hanging beam (HB1)	t	0.14	8,750.00	1,225.00
20 Allowance for loose and attached connections	t	0.46	9,500.00	4,370.00
23 Allowance for preparation of shop drawings	t	4.59	925.00	4,245.75
26 Allowance for corrosion protection	t	4.59	825.00	3,786.75
9 30 x 10 GI strap as roof brace (BR1)	m	302	15.00	4,530.00
14 C20019 ceiling joists at 1200 cts (P1)	m	971	25.00	24,275.00
28 20mm thick plywood ceiling	m ²	44	75.00	3,300.00
52 Allowance for sundry roof bracing and making good existing roof	Item			15,000.00
Roof - Seismic Upgrade				\$99,670.00
NW Internal Walls - Seismic Upgrade				
17 Wall ties complete (T)	No	10	150.00	1,500.00
10 150 x 6 SHS fully welded 'K' brace frame (WB1)	t	0.69	9,750.00	6,727.50
11 100 x 6 SHS fully welded 'K' brace frame (WB2)	t	0.51	9,750.00	4,972.50
12 90 x 10 EA wall plate (WP1)	t	2.96	8,750.00	25,900.00
13 90 x 10 EA wall plate (WP2)	t	0.59	8,750.00	5,162.50
16 89 x 6 SHS wall mullion (M1)	t	0.36	9,750.00	3,510.00
21 Allowance for loose and attached connections	t	0.51	9,500.00	4,845.00
24 Allowance for preparation of shop drawings	t	5.09	925.00	4,708.25
27 Allowance for corrosion protection	t	5.09	825.00	4,199.25
53 Allowance for sundry wall bracing and making good existing internal walls	Item			5,000.00
Internal Walls - Seismic Upgrade				\$66,525.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3D Seismic Upgrade Works (continued)

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
AR Alterations and Renovations				
48 Demolish and remove slab surrounding existing pad footings	m ²	22	250.00	5,500.00
32 Saw cut concrete slab surrounding existing pad footings	m	124	80.00	9,920.00
66 Remove roof cladding to install seismic upgrade including reinstating and making good	m ²	1,374		Incl.
89 Sundry demotion works associated with seismic upgrade works including making good	Item			25,000.00
Alterations and Renovations				\$40,420.00
PR Preliminaries				
98 Builder's preliminaries and supervision	Item			26,000.00
Preliminaries				\$26,000.00
MA Builders Margin				
4 Builder's margin and overheads	Item			14,100.00
Builders Margin				\$14,100.00
CT Contingency Allowance				
2 Design contingency	Item			15,500.00
92 Construction & project contingency	Item			36,600.00
Contingency Allowance				\$52,100.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
122 Professional Fee allowance	Item			45,000.00
Professional Fees				\$45,000.00
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item			1,700.00
Statutory Charges				\$1,700.00
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
SEISMIC UPGRADE WORKS				\$448,332.50

City of Salisbury Office and Operations Centre Building

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Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3E ICT Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
ICT Information Communication Technology				
100 Allowance for ICT	Item			250,000.00
<i>Information Communication Technology</i>				\$250,000.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
<i>Escalation</i>				Excl.
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
<i>Goods & Services Taxation</i>				Excl.
<i>ICT WORKS</i>				\$250,000.00

City of Salisbury Office and Operations Centre Building

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Location Elements Item

O3 OPTION 3 (REFURBISH & EXTEND)

O3F Relocation, Decanting Costs & Temporary Accommodation Costs

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
DE Decanting & Relocation Works				
65 Relocation allowance per staff member (assumed two moves)	No	221	500.00	110,500.00
47 Sundry decanting, relocations and commissioning costs	Item			70,000.00
Decanting & Relocation Works				\$180,500.00
TA Temporary Accommodation				
64 Fitout allowance to temporary accommodation - NLA area based on 80% efficiency (assumed new temporary fitout required) area affected by seismic upgrade only	m ²	3,689	500.00	1,844,500.00
85 Rent allowance for 12 months of temporary accommodation (assumed \$350/m2 gross per annum) excluding outgoings	Item			1,291,000.00
68 Risk Allowance - May be across a number of buildings, locations and smaller or larger premises than ideal	Note			Excl.
Temporary Accommodation				\$3,135,500.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
RELOCATION, DECANTING COSTS & TEMPORARY ACCOMMODATION COSTS				\$3,316,000.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Summary

Rates Current At April 2015

Location		Total Cost
O4 OPTION 4 (MINOR WORKS)		
O4A	Demolition Works	Incl.
O4B	Construction & Fitout Works	8,826,750.00
O4C	Carpark Works	Excl.
O4D	Seismic Upgrade Works	1,052,232.50
O4E	ICT Works	250,000.00
O4F	Relocation, Decanting Costs & Temporary Accommodation Costs	1,120,500.00
O4 - OPTION 4 (MINOR WORKS)		\$11,249,482.50
ESTIMATED NET COST		\$11,249,482.50

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

04 OPTION 4 (MINOR WORKS)

04A Demolition Works

Rates Current At April 2015

Description		Unit	Qty	Rate	Total
AR Alterations and Renovations					
121	Demolition	Item			Incl.
	<i>Alterations and Renovations</i>				<i>Incl.</i>
	<i>DEMOLITION WORKS</i>				<i>Incl.</i>

City of Salisbury Office and Operations Centre Building

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Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4B Construction & Fitout Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
BB Base Building Upgrade				
99 Remove existing roof cladding and replace with new including flashings, gutters, insulation, staging, sundry structural items modification and perlins	m ²	3,939	250.00	984,750.00
104 Amenities upgrade including including floor finishes upgrade, ceiling finishes upgrade, wall finishes upgrade, services upgrade, etc. complete	m ²	154	3,500.00	539,000.00
105 Lift upgrade including new lift car, doors and lift shaft upgrade / modifications	Item			90,000.00
102 Allowance for additional disability access toilet works including floor finishes upgrade, ceiling finishes upgrade, wall finishes upgrade, services upgrade, etc. complete	Item			100,000.00
108 Allowance for sundry essential BCA upgrade works	Item			150,000.00
124 Base Building reinstatement works to areas affected by Seismic upgrade	m ²	1,658	730.00	1,210,340.00
Base Building Upgrade				\$3,074,090.00
FO Fitout Works				
107 Allowance for fitout reinstatement required to facilitate seismic upgrade works (assumed generally new). Note, only allowed to areas requiring seismic upgrades.	m ²	1,658	1,150.00	1,906,700.00
Fitout Works				\$1,906,700.00
EW External Walls				
87 Allowance for minor making good works to external walls / entry	Item			150,000.00
External Walls				\$150,000.00
PD Sanitary Plumbing				
110 Allowance for sundry works associated with sanitary plumbing	Item			25,000.00
Sanitary Plumbing				\$25,000.00
AC Air Conditioning				
109 Allowance for mechanical supplementary works	Item			150,000.00
Air Conditioning				\$150,000.00
FP Fire Protection				
103 Allowance for sundry works associated with fire services	Item			20,000.00
Fire Protection				\$20,000.00
LP Electric Light and Power				
111 Allowance for sundry works associated with electrical services	Item			50,000.00
Electric Light and Power				\$50,000.00
AR Alterations and Renovations				
123 Internal demolition of existing fitout	m ²	1,658	120.00	198,960.00
Alterations and Renovations				\$198,960.00
PR Preliminaries				
98 Builder's preliminaries and supervision	Item			503,800.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4B Construction & Fitout Works (continued)

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
120 Allowance to provide barriers, safety equipment including bins for works involved in removing and replacing roof and out of hours work	Item			150,000.00
Preliminaries				\$653,800.00
MA Builders Margin				
4 Builder's margin and overheads	Item			272,100.00
Builders Margin				\$272,100.00
CT Contingency Allowance				
92 Construction & project contingency	Item			707,400.00
113 Design contingency	Item			572,500.00
Contingency Allowance				\$1,279,900.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
125 Professional Fees allowance	Item			1,015,000.00
Professional Fees				\$1,015,000.00
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item			31,200.00
Statutory Charges				\$31,200.00
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
CONSTRUCTION & FITOUT WORKS				\$8,826,750.00

City of Salisbury Office and Operations Centre Building

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Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4C Carpark Works

Rates Current At April 2015

Description		Unit	Qty	Rate	Total
BB	Base Building Upgrade				
106	No works	Note			Excl.
	Base Building Upgrade				Excl.
ES	Escalation				
96	Escalation Beyond April 2015	Note			Excl.
	Escalation				Excl.
GT	Goods & Services Taxation				
97	Goods & Services Taxation	Note			Excl.
	Goods & Services Taxation				Excl.
	CARPARK WORKS				Excl.

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4D Seismic Upgrade Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
SB Substructure - Seismic Upgrade				
18 1900mm sq. pad footings including N16-200 EW reinforcement to top and bottom faces	No	10	2,250.00	22,500.00
49 Dowel joints and interface works between new pad footings and existing slab including making good	m	76	150.00	11,400.00
50 Allowance for making good existing slabs	Item			12,500.00
Substructure - Seismic Upgrade				\$46,400.00
CL Columns - Seismic Upgrade				
5 200 x 6 SHS column (C1)	t	0.86	9,250.00	7,955.00
6 150 x 6 SHS column (C2)	t	2.28	9,250.00	21,090.00
7 100 x 6 SHS column (C3)	t	0.16	9,250.00	1,480.00
19 Allowance for loose and attached connections	t	0.33	9,500.00	3,135.00
22 Allowance for preparation of shop drawings	t	3.29	925.00	3,043.25
25 Allowance for corrosion protection	t	3.29	825.00	2,714.25
73 Column base plates	No	40	300.00	12,000.00
51 Allowance for sundry columns and making good existing columns	Item			5,000.00
Columns - Seismic Upgrade				\$56,417.50
RF Roof - Seismic Upgrade				
8 200 x 100 x 10 UA fabricated angle (FA)	t	4.45	8,750.00	38,937.50
15 200 UB 22 hanging beam (HB1)	t	0.14	8,750.00	1,225.00
20 Allowance for loose and attached connections	t	0.46	9,500.00	4,370.00
23 Allowance for preparation of shop drawings	t	4.59	925.00	4,245.75
26 Allowance for corrosion protection	t	4.59	825.00	3,786.75
9 30 x 10 GI strap as roof brace (BR1)	m	302	15.00	4,530.00
14 C20019 ceiling joists at 1200 cts (P1)	m	971	25.00	24,275.00
28 20mm thick plywood ceiling	m ²	44	75.00	3,300.00
52 Allowance for sundry roof bracing and making good existing roof	Item			15,000.00
Roof - Seismic Upgrade				\$99,670.00
NW Internal Walls - Seismic Upgrade				
17 Wall ties complete (T)	No	10	150.00	1,500.00
10 150 x 6 SHS fully welded 'K' brace frame (WB1)	t	0.69	9,750.00	6,727.50
11 100 x 6 SHS fully welded 'K' brace frame (WB2)	t	0.51	9,750.00	4,972.50
12 90 x 10 EA wall plate (WP1)	t	2.96	8,750.00	25,900.00
13 90 x 10 EA wall plate (WP2)	t	0.59	8,750.00	5,162.50
16 89 x 6 SHS wall mullion (M1)	t	0.36	9,750.00	3,510.00
21 Allowance for loose and attached connections	t	0.51	9,500.00	4,845.00
24 Allowance for preparation of shop drawings	t	5.09	925.00	4,708.25
27 Allowance for corrosion protection	t	5.09	825.00	4,199.25
53 Allowance for sundry wall bracing and making good existing internal walls	Item			5,000.00
Internal Walls - Seismic Upgrade				\$66,525.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4D Seismic Upgrade Works (continued)

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
CF Ceiling Finishes				
114 Allowance for sundry making good to existing ceilings including seismic bracing as required	Item			70,000.00
Ceiling Finishes				\$70,000.00
AR Alterations and Renovations				
48 Demolish and remove slab surrounding existing pad footings	m ²	22	250.00	5,500.00
32 Saw cut concrete slab surrounding existing pad footings	m	124	80.00	9,920.00
66 Remove roof cladding to install seismic upgrade including reinstating and making good	m ²	1,374		Incl.
89 Sundry demotion works associated with seismic upgrade works including making good	Item			25,000.00
Alterations and Renovations				\$40,420.00
PR Preliminaries				
98 Builder's preliminaries and supervision	Item			59,800.00
Preliminaries				\$59,800.00
MA Builders Margin				
4 Builder's margin and overheads	Item			32,300.00
Builders Margin				\$32,300.00
YY Special Provisions				
115 Allowance for seismic bracing of selected plant and equipment items	Item			50,000.00
117 Extra over for out of hours work, staging and working in an occupied and operational building	Item			250,000.00
Special Provisions				\$300,000.00
CT Contingency Allowance				
92 Construction & project contingency	Item			84,000.00
113 Design contingency	Item			68,000.00
Contingency Allowance				\$152,000.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
PF Professional Fees				
94 Professional fees allowance	Item			125,000.00
Professional Fees				\$125,000.00
ST Statutory Charges				
93 Statutory fees & charges including CITB levy	Item			3,700.00
Statutory Charges				\$3,700.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4D Seismic Upgrade Works (continued)

Rates Current At April 2015

Description		Unit	Qty	Rate	Total
GT	Goods & Services Taxation				
97	Goods & Services Taxation	Note			Excl.
	<i>Goods & Services Taxation</i>				<i>Excl.</i>
	SEISMIC UPGRADE WORKS				\$1,052,232.50

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4E ICT Works

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
ICT Information Communication Technology				
100 Allowance for ICT	Item			250,000.00
<i>Information Communication Technology</i>				\$250,000.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
<i>Escalation</i>				Excl.
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
<i>Goods & Services Taxation</i>				Excl.
ICT WORKS				\$250,000.00

City of Salisbury Office and Operations Centre Building

Order of Cost No:5

Location Elements Item

O4 OPTION 4 (MINOR WORKS)

O4F Relocation, Decanting Costs & Temporary Accommodation Costs

Rates Current At April 2015

Description	Unit	Qty	Rate	Total
DE Decanting & Relocation Works				
47 Sundry decanting, relocations and commissioning costs	Item			20,000.00
119 Relocation allowance per staff member (assumed two moves)	Item			50,000.00
Decanting & Relocation Works				\$70,000.00
TA Temporary Accommodation				
64 Fitout allowance to temporary accommodation - NLA area based on 80% efficiency (assumed new temporary fitout required) area affected by seismic upgrade only	m ²	1,327	500.00	663,500.00
118 Rent allowance for 10 months of temporary accommodation (assumed \$350/m2 gross per annum) excluding ongoing	Item			387,000.00
Temporary Accommodation				\$1,050,500.00
ES Escalation				
96 Escalation Beyond April 2015	Note			Excl.
Escalation				Excl.
GT Goods & Services Taxation				
97 Goods & Services Taxation	Note			Excl.
Goods & Services Taxation				Excl.
RELOCATION, DECANTING COSTS & TEMPORARY ACCOMMODATION COSTS				\$1,120,500.00

APPENDIX 6 - OPERATING COST ANALYSIS

20 October 2014

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED] [REDACTED]

Attention: [REDACTED]
[REDACTED]

Dear [REDACTED],

CITY OF SALISBURY ENGINEERING SERVICES OPERATING COST ANALYSIS AND SEISMIC ANALYSIS

This report provides a high level overview of the engineering services features which can be considered / adopted for City of Salisbury, Civic Centre Development.

While buildings are not the largest contributor to greenhouse gas (GHG) emissions, they are one of the fastest growing sources. Energy used in buildings accounts for approximately 20% of all energy related GHG emissions. Subsequently, buildings have an extremely significant role in reducing Australia's GHG emissions and in delivering economic, as well as social and environmental benefits to the community.

Sustainability should not be seen as just an Add-On to the design of a new or refurbishment of a new facility or an Add-On to technology. It requires the early engagement of the project team responsibilities, environmental goals and evaluation criteria together with agreed processes for value management and life –cycle cost analysis.

Some of the Building Services cost-effective ESD solutions are:

- Maximise use of passive design principles e.g. natural daylight & ventilation and thermal mass;
- Take a holistic, life cycle approach to design, costing, construction and building management;
- Design any modification work for ease of future adaptability;
- Minimise air pollution and emissions e.g. ozone depleting substances, greenhouse gases & VOCs;
- Minimise resource consumption e.g. water and energy in the operation of the building.
- Reviewing relevant ESD standards including Council requirements and Green Star to determine cost-effective options for mechanical services. Workshop with the design project team to determine how mechanical services can be optimised for ESD as part of an integrated whole-of-facility approach.

Mechanical Services

The indoor environment within buildings is an essential part of the holistic building performance. A high performing property usually has management and monitoring procedures in place which address all features of indoor environment quality.

In mechanical systems; one way of providing improved indoor air quality can be by keeping air ducts and filters clean and free of pollutants, as part of good maintenance practice. Other factors are:

- Indoor temperature
- Relative air humidity
- Carefully plan zoning requirements to avoid conditioning areas where inappropriate
- Installing Variable Speed Drives (VSD) on chilled/heating hot water/condenser pumps
- Building Management System (BMS) control strategy incorporating direct digital control and monitoring of mechanical and electrical equipment

There are also mechanical plant selections which need to be considered. Over the past decade, mechanical plant has become progressively energy efficient than plants manufactured previously. However, it must be noted that the mechanical systems within buildings / facilities should be independently designed to cater for the requirements for that building criteria. For example, Chilled Beams may be adequate for an open office plan layout; however this may not be satisfactory for other types of environments / situations.

By engineering a suitable mechanical system solution to facilitate the office / building requirements, the energy cost savings could be in the order of approximately **15% to 20%**. These savings would depend on the type of mechanical systems / unit, controls and maintenance to the unit. It must be noted that the capital cost for an energy efficient mechanical unit would be slightly more expensive however the payback period could vary between 10 to 15 years depending on the units / system.

Electrical Services

One of the main focuses with regards to energy is peak electricity demand associated with energy consumption.

Peak Electrical Demand – is based on historical data from buildings annual peak loads as well as information about the peak electricity demand for the electricity network. By carefully selecting energy efficient electrical equipment, the reduction in energy cost could be quite significant. It must be also noted that the operating procedure also needs to be carefully engineered so as not to avoid electrical equipment being left on while no one is located within the building.

Factors to take into consideration when designing the electrical system within a new or refurbished facility are:

- Install high efficiency T5 fluorescent lighting to office areas
- Install motion sensors to control lighting.
- Install LED lighting to corridors and common areas.
- Power arrangements
- Operating procedure / controls
- Solar / Photovoltaic
- Standby Generators
- Co-Generation

The above factors are not appropriate for all facilities or developments however; these should be discussed at the early stages of a project to determine what is essential to the project which coincides with the budget limitations.

By engineering a suitable electrical design solution to facilitate the office / building requirements, the energy cost savings could be in the order of approximately **10% to 15%**. As with the mechanical system, these savings would depend on the type of electrical systems (such as lighting types, controls, solar if required). It must be noted that the capital cost for an energy efficient electrical system would again be slightly more expensive however the payback period would vary of each item. Over the past decade we have seen Photovoltaics decrease in price given the demand for them has increased significantly; and cost for LED light fittings has recently become more cost competitive.

Hydraulic Services (Water)

The use of water efficient technologies with effective system operations, and educational resources, can provide some great benefits.

The primary focus is to reduce the amount of potable water use in building operations. Examples of this is water from taps, toilets and showers across the tenancy is reticulated to the Centre's onsite blackwater treatment plant, saving thousands of litres of potable water annually and generating significant cost savings. While this type of plant / system may be more favourable to a larger development / facility, this may not be cost effective to a smaller development however this idea should not be discarded. Engineering analysis should be carried out to determine if this could be adapted to a facility such as the City of Salisbury Operations Centre Building.

There are also other methods to reducing the water consumption within a building. These are as follows:

- Capturing and storage of rain water for toilet usage
- Replace existing tapware with high efficiency water saving type fittings.
- Replace existing electric hot water with natural gas fired, solar boosted domestic hot water plant
- Install motion sensors to control lighting.

By engineering a suitable hydraulic design solution to facilitate the office / building requirements, the water consumption cost savings could be in the order of approximately **10% to 15%**.

Summary

There are some significant energy and water consumption cost savings which can be achieved for this project over the life of the building. These can be in the order of **20%** saving and in some cases; there could also be further savings once the engineering design has been developed.

Please note, in the majority of cases, the capital cost may be higher for more efficient types of equipment however, this is offset by a significantly reduced payback period via operational savings. Once the equipment has been selected, a more in-depth detailed assessment can be carried out to determine an accurate life cycle cost saving.

Summarising the potential energy cost saving percentages for the three services disciplines are:

Discipline	Percentage Energy Cost Savings
Mechanical Services	Range approximately 15% to 20%
Electrical Services	Range approximately 10% to 15%
Hydraulic Services	Range approximately 10% to 15%

The complicated issue of whether to build new or renovate must be answered on a case by case basis and will always vary based on specific circumstances. All things being equal, if the cost of new construction is equal to renovation, then building new has a clear advantage as the opportunities to maximise efficiencies are far greater. Of course, all things are rarely equal and other factors must also be considered in the decision. Taking a thoughtful approach and applying innovative ideas can lead to finding the best solution.

Energy Consumption Pie Chart

To assist in putting the above savings into perspective, we summarise all building energy lists in the pie chart below which shows a typical breakdown of energy use in office / civic buildings:



Central services energy is dominated by the energy requirements of the heating, ventilation and air-conditioning (HVAC) system, while other items, such as common-area lighting, lifts and hot water, make small contributions to the total. The majority of tenant area energy use is for lighting, although office equipment contributes a significant amount.

Council owners of commercial buildings have much to gain from investing in energy-efficient systems and ensuring efficient operation and maintenance. There are economic benefits through reduced operating costs, especially from HVAC systems. The council also has the benefits of setting an example to broader markets of best practice.

Seismic Analysis

The budget estimate prepared within our cost plan report for the seismic requirements has been based on a report prepared by Wallbridge and Gilbert (tender report) dated 12 April 2011.

The report prepared by Wallbridge and Gilbert identifies the areas which require attention and also highlights the deficiencies associated with the existing building. Within the cost plan, consideration is taken to the following areas with respect to upgrades based on the report:

- Substructure upgrade
- Columns
- Roof
- Internal walls

The estimates noted within our cost plan report are based on current market rates, and also allows for work to be carried out simultaneously with major building upgrade works.