

Appendix A

Project Elements Description and Cost Standards

This document is to assist in identifying the allocation of the functional spaces of your project in Section A: Construction Costs of the Cost Plan Summary.

It will provide the standard construction rates for a new construction or refurbishment to compare against the cost per sqm of your project.

The following rates represent building works only.

When completing the Cost Plan Summary, please allocate allowances for site works, external services, escalation to tender, contingencies, professional fees, loose furniture & equipment, computers & ICT equipment, and authority costs, as required.

The rates represented are based on area measurement definitions as follows:

- **FECA: Fully Enclosed Covered Area**
The sum of all building areas measured from the normal inside face of exterior walls, but ignoring any projection such as plinths, columns, piers and the like. Internal wall thicknesses should not be deducted from the measurement.
- **UCA: Unenclosed Covered Area**
The sum of all areas which are not fully enclosed, but have a roof, balcony or structure over. This is measured by the area between the enclosing walls or balustrade. UCA shall not include eaves, overhangs, sun shading, awnings and the like.

Refurbishment rates generally assumes the following scope:

Rate for Refurbishment	Low	High
Demolition of internal walls	Up to 50%	Up to 90%
Walls	Patch & up to 25% new	Up to 70% new
Doors	Patch & up to 25% new	Up to 70% new
Ceilings	Patch	Replace
Heating & Cooling	Maintenance / service / relocate	Replace
Painted surfaces	Repaint all	Repaint all
Electrical fittings	Up to 25% new	Up to 70% new
Electrical lighting	Maintenance / service / relocate	Replace all
Building Compliance	Excluded	Excluded

Project Element	Description	Education Level	Cost Standard (\$)	
			New Construction	Refurbishment
Administration	Reception, foyer area, business / finance and support offices, work areas, meeting rooms, staff rooms, sickbay, storage	Primary	3,620 – 4,170	1,810 - 2,920
		Secondary / Combined	3,870 – 4,180	1,940 - 2,930
Amenities	Toilets, urinals, disabled / ambulant toilets, showers, sinks, cleaner's room	Primary	4,630 - 5,560	2,320 - 3,900
		Secondary / Combined	5,070 – 6,080	2,540 – 4,260
Art / Craft	Visual arts and associated storage, wet areas, offices, display areas	Primary	3,770 - 4,340	1,890 – 3,040
		Secondary / Combined	3,960 - 4,550	1,980 – 3,190
Boarding Facilities	Bedrooms, common areas in dormitories	Primary	3,980 - 4,580	1,990 – 3,210
		Secondary / Combined	4,270 - 4,910	2,140 - 3,440
Canteen	Food preparation, cooking areas, food service and seating area	Primary	4,180 – 5,020	2,090 - 3,520
		Secondary / Combined	4,390 – 5,270	2,200 - 3,690
Covered Outdoor Area	Undercover outdoor learning areas, play areas, asphalt sports areas	Primary	980 - 1,380	490 - 970
		Secondary / Combined	980 - 1,380	490 - 970
Flexible Learning Area	Multi-functional flexible spaces, basic wet areas, associated storage	Primary	3,780 - 4,350	1,890 – 3,050
		Secondary / Combined	4,050 - 4,740	2,030 – 3,320
Food Technology	Teaching spaces including kitchen, pantry, associated storage	Primary	4,180 - 4,810	2,090 - 3,370
		Secondary / Combined	4,390 – 5,050	2,200 - 3,540

Project Element	Description	Education Level	Cost Standard (\$)	
			New Construction	Refurbishment
General Learning Areas	General classroom spaces, multi-functional classroom spaces, teacher work areas, associated storage	Primary	3,620 – 4,170	1,810 -2,920
		Secondary / Combined	3,870 - 4,640	1,940 – 3,250
Gymnasium	Fully enclosed gym areas, equipment stores, change rooms. * Excludes amenities	Primary	3,850 - 4,430	1,930 – 3,110
		Secondary/Combined	4,130 - 4,750	2,070 – 3,330
Library / Resource Centre	Circulation spaces, reading rooms, study areas, work rooms, associated storage	Primary	3,790 - 4,360	1,900 – 3,060
		Secondary / Combined	4,060 - 4,670	2,030 – 3,270
Multi-purpose Hall	Large spaces, fully lined walls & ceilings *Excludes amenities	Primary	3,850 - 4,430	1,930 – 3,110
		Secondary / Combined	4,130 - 4,750	2,070 – 3,330
Music / Dance / Drama	Learning areas including acoustic treatments, dance floors, practice rooms, band rooms, recording studios, sound booths, associated storage	Primary	3,770 - 4,530	1,890 – 3,180
		Secondary / Combined	3,960 - 4,750	1,980 - 3,330
Performing Arts Centre	Includes provision for stage, associated storage *Excludes amenities	Primary	4,190 - 4,820	2,100 - 3,380
		Secondary / Combined	4,400 – 5,060	2,200 - 3,550
Science	Laboratories, preparation rooms, chemical & equipment stores	Primary	4,180 - 4,810	2,090 - 3,370
		Secondary / Combined	4,480 – 5,150	2,240 - 3,610

Project Element	Description	Education Level	Cost Standard (\$)	
			New Construction	Refurbishment
Sports field	Outdoor sports field	Primary	200 - 360	100 - 260
		Secondary / Combined	200 - 360	100 - 260
Technology- Applied / Digital	Includes workshop areas, associated storage	Primary	4,080 - 4,700	2,040 - 3,290
		Secondary / Combined	4,290 - 4,930	2,150 - 3,460
Technology- Engineering / Material	Includes workshop areas, associated storage	Primary	4,180 - 4,810	2,090 - 3,370
		Secondary / Combined	4,390 - 5,050	2,200 - 3,540
Travel- Enclosed	Includes fully enclosed corridors, hallways, stairs, linked travel	Primary	3,730 - 4,290	1,870 - 3,010
		Secondary / Combined	3,920 - 4,510	1,960 - 3,160
Travel- Unenclosed	Includes undercover but not fully enclosed walkways, verandas, balconies	Primary	950 - 1,750	480 - 1,230
		Secondary / Combined	950 - 1,750	480 - 1,230
Undercroft	Basic structure under building above	Primary	2,170 - 2,610	1,090 - 1,830
		Secondary / Combined	2,170 - 2,610	1,090 - 1,830