

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 | 3,510 – 4,040 | 1,760 - 2,830 |
| | | Secondary / Combined | 3,690 - 3,990 | 1,850 - 2,800 |
| Amenities | Toilets, urinals, disabled / ambulant toilets, showers, sinks, cleaner's room | Primary | 4,500 - 5,400 | 2,250 - 3,780 |
| | | Secondary / Combined | 4,930 - 5,920 | 2,470 – 4,150 |
| Art / Craft | Visual arts and associated storage, wet areas, offices, display areas | Primary | 3,660 - 4,210 | 1,830 - 2,950 |
| | | Secondary / Combined | 3,850 - 4,430 | 1,930 – 3,110 |
| Boarding Facilities | Bedrooms, common areas in dormitories | Primary | 3,870 - 4,460 | 1,940 – 3,130 |
| | | Secondary / Combined | 4,070 - 4,680 | 2,040 - 3,280 |
| Canteen | Food preparation, cooking areas, food service and seating area | Primary | 4,060 - 4,880 | 2,030 - 3,420 |
| | | Secondary / Combined | 4,270 – 5,120 | 2,140 - 3,590 |
| Covered Outdoor Area | Undercover outdoor learning areas, play areas, asphalt sports areas | Primary | 950 - 1,350 | 480 - 950 |
| | | Secondary / Combined | 950 -1,350 | 480 - 950 |
| Flexible Learning Area | Multi-functional flexible spaces, basic wet areas, associated storage | Primary | 3,670 - 4,230 | 1,840 - 2,970 |
| | | Secondary / Combined | 3,860 - 4,440 | 1,930 – 3,110 |
| Food Technology | Teaching spaces including kitchen, pantry, associated storage | Primary | 4,060 - 4,670 | 2,030 - 3,270 |
| | | Secondary / Combined | 4,270 - 4,910 | 2,140 - 3,440 |

| 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 | 3,510 – 4,040 | 1,760 -2,830 |
| | | Secondary / Combined | 3,690 - 4,430 | 1,850 – 3,110 |
| Gymnasium | Fully enclosed gym areas, equipment stores, change rooms. * Excludes amenities | Primary | 3,740 - 4,310 | 1,870 – 3,020 |
| | | Secondary/Combined | 3,930 - 4,520 | 1,970 – 3,170 |
| Library / Resource Centre | Circulation spaces, reading rooms, study areas, work rooms, associated storage | Primary | 3,680 - 4,240 | 1,840 - 2,970 |
| | | Secondary / Combined | 3,870 - 4,450 | 1,940 – 3,120 |
| Multi-purpose Hall | Large spaces, fully lined walls & ceilings *Excludes amenities | Primary | 3,740 - 4,310 | 1,870 – 3,020 |
| | | Secondary / Combined | 3,930 - 4,520 | 1,970 – 3,170 |
| Music / Dance / Drama | Learning areas including acoustic treatments, dance floors, practice rooms, band rooms, recording studios, sound booths, associated storage | Primary | 3,660 - 4,400 | 1,830 – 3,080 |
| | | Secondary / Combined | 3,850 - 4,620 | 1,930 - 3,240 |
| Performing Arts Centre | Includes provision for stage, associated storage *Excludes amenities | Primary | 4,080 - 4,700 | 2,040 - 3,290 |
| | | Secondary / Combined | 4,290 - 4,930 | 2,150 - 3,460 |
| Science | Laboratories, preparation rooms, chemical & equipment stores | Primary | 4,060 - 4,670 | 2,030 - 3,270 |
| | | Secondary / Combined | 4,270 - 4,910 | 2,140 - 3,440 |

| Project Element | Description | Education Level | Cost Standard (\$) | |
|------------------------------------|--|----------------------|--------------------|---------------|
| | | | New Construction | Refurbishment |
| Sports field | Outdoor sports field | Primary | 200 - 350 | 100 - 250 |
| | | Secondary / Combined | 200 - 350 | 100 - 250 |
| Technology- Applied / Digital | Includes workshop areas, associated storage | Primary | 3,960 - 4,560 | 1,980 - 3,200 |
| | | Secondary / Combined | 4,160 - 4,780 | 2,080 - 3,350 |
| Technology- Engineering / Material | Includes workshop areas, associated storage | Primary | 4,060 - 4,670 | 2,030 - 3,270 |
| | | Secondary / Combined | 4,270 - 4,910 | 2,140 - 3,440 |
| Travel- Enclosed | Includes fully enclosed corridors, hallways, stairs, linked travel | Primary | 3,620 - 4,170 | 1,810 - 2,920 |
| | | Secondary / Combined | 3,810 - 4,380 | 1,910 - 3,070 |
| Travel- Unenclosed | Includes undercover but not fully enclosed walkways, verandas, balconies | Primary | 950 - 1,750 | 480 - 1,230 |
| | | Secondary / Combined | 950 - 1,650 | 480 - 1,160 |
| Undercroft | Basic structure under building above | Primary | 2,110 - 2,540 | 1,060 - 1,780 |
| | | Secondary / Combined | 2,110 - 2,540 | 1,060 - 1,780 |