Victorian
Independent Schools
BGA LTD

PART C: APPLICATION FEASIBILITY REPORT

AUSTRALIAN GOVERNMENT CAPITAL GRANTS PROGRAM

VICTORIAN GOVERNMENT BUILDING FUND FOR NON-GOVERNMENT SCHOOLS 2023-27

The Application Feasibility Report should be based on the schematic phase of design and prepared by the school's architect or design consultant.

The Report is to be compiled in accordance with the format and section headings as described below.

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1. **Project Brief**
   a) Provide a **detailed description** of the project including a **breakdown of scope** with any ancillary works e.g. demolition works, site works, car parking, site-wide services for roads, power, fire, water, communications etc.
   b) Include information on the **location** of the project, **existing site conditions and services**.
   c) Provide an **area analysis for each project element** and **comment on the cost per sqm for each element** in comparison to the standard costs, as identified in the Cost Plan Summary of the VISBGA excel application.
   d) Nominate the proposed method of **project delivery** i.e. lump sum tender or construction management, and the reason for its selection.

2. **Value for Money**

   Provide commentary on **value for money** and **Environmentally Sustainable Design (ESD)** in relation to the proposed project:
   a) How will the project achieve value for money over the life of the facility, taking into consideration good quality materials and building design practices?
   b) Outline ESD features or principles that have been considered to maximise the environmental performance of the proposed facility

3. **Existing Site: Provide the following**:
   a) Existing site plan identifying the current use of the facilities and history of development i.e. what year was each facility built or developed
   b) If refurbishment or extension, include floor plans of the existing building

4. **Proposed Plans: Provide the following:**
   a) Site plan identifying future capital development of the site, including the proposed project, with a key identifying the timing of each stage (as depicted in the school's master plan)
   b) Floor plans for proposed project
   c) Elevations for proposed project

5. Proposed Cost

Provide a detailed and well-developed cost estimate from an independent quantity surveyor (QS)

The QS estimate must be:

- A current estimate (dated within previous three months)
- More developed than a concept estimate
- Broken down to the cost per sqm rate for each project element e.g. general learning areas, amenities
- Provide allowances for:
  a) Professional fees
  b) Design and construction contingencies
  c) Escalation to tender
  d) Service upgrade
  e) Accessible design
  f) Environmentally Sustainable Design (ESD) features
  g) Heritage and/or environmental overlays

6. Proposed Project Timeline

Provide a project schedule in a detailed Gantt Chart noting project milestones, including but not limited to:

a) Submission of planning application and anticipated approval
b) Tender period
c) Execution of building contract
d) Construction period
e) Certificate of Occupancy
f) Project completion

Please consider VISBGA and Government Program timelines, contingent delays and the MBA/Union agreed Working Day Calendar.

7. List of Project Consultants (known or proposed)

e.g. architect, quantity surveyor, building surveyor, engineer, town planner, environmental consultant.

8. Planning and Regulations

Please comment on the planning status of the proposed project, including:

a) Details of any contact with local council / DTP / planning consultants
b) Planning conditions affecting the proposed project e.g. heritage or bush fire management overlays, environmental impacts, accessibility, traffic management
c) Contact / advice from building surveyor re. building permit
d) Service upgrades that may be required

9. Risk Analysis

Provide a brief report on any issues which may have cost, timing, or safety implications on the project.

Please provide comment on each of the following:

a) Site safety e.g. access, student / staff movement
b) Potential presence of hazardous material
c) Adverse site conditions
d) Planning requirements or conditions
e) Geographical location
f) Limited tender response
g) Availability of consultants, builders, materials, equipment etc.
h) Impact of staging