

Tabled 19/5/10  
Mr. Craig Mounie

(1.00 p.m.)

10<sup>th</sup> March 2009

Senator John Hogg  
Senator for Queensland  
President of the Senate  
PO Box 615  
Carina Qld 4152

Dear Senator Hogg

Re: Building the Education Revolution

Firstly, thank you very much for your time on Monday to discuss the implementation of the Labor Governments "Building the Education Revolution" program.

I applaud the Government and its pro-active stance on kick starting the domestic economy. This is a real opportunity to undertake real nation building projects.

I am sure you will have detected, I am extremely passionate about programs such as this actually achieving the desired outcomes, and not being derailed by general bureaucratic apathy.

In my role as President of the Holland Park State School Parents and Citizens Association, I have been intimately involved in the operations of the school and more particularly the recent construction of a multi-purpose community facility.

Prior to my involvement the general consensus was to build a new hall on existing green space at the school. This solution would have produced a slab on ground tin shed that would have consumed 600m<sup>2</sup> of space on our oval.

My solution was to build a similar size building above existing facilities using a steel portal frame design. After I produced concept models we engaged the help of a school parent who is an architect. The project was completed from concept to actual use in 2 years. We ran the entire job ourselves from design, tendering and project management. The building is now seen as a groundbreaking design within Education Queensland and all this was achieved for \$200,000 less than the original Quantity Surveyors estimates done eighteen months earlier.

In contrast Education Queensland ran a project to install six new toilet pans in our pool change room. The original estimate of cost was \$305,000 after significant discussion the project was delivered for \$207,000. Still an outrageous sum of money, \$34,500 per pan. Had we had access to that money we could have raised the building to the ground and started again.

More recently the admin block at our school needed to have the guttering replaced. Out of interest I had a builder quote the job. He came back with a cost of \$1800. This based on a standard rate for guttering of \$30 per meter installed. The only additional costs may have been some portable scaffolding costing maybe an extra \$1500. Education Queensland price for the same job was \$11,000 plus materials.

Since the BER has been announced I have been taking a keen interest in how it will be implemented in Queensland by EQ. Frankly it scares me witless to see the potential waste if normal EQ practices are employed.

Another recent example is that of a demountable building that was supplied into regional Queensland. EQ uses a standard rate of \$180,000 for a demountable; in this particular case it cost \$500,000. I have since rung one of the major suppliers of this type of building. A standard 156 m<sup>2</sup> two classroom building, delivered in Far North Queensland and reinforced to Cyclone Rating W50 would be \$181,000 delivered. In most cases they do not charge extra for delivery. In fact I know of a case when a demountable required for Brisbane was delivered from one of their factories in Townsville at no extra charge.

Senator, these are just a few examples of EQ's inability to appropriately manage its facilities. It troubles me deeply at how they will manage almost 5 billion dollars of Federal funds. I have suggested to them that I would be willing to come and work for them for free and be paid on a percentage of what I could save them. The facilities manger allocated to our school by EQ has been on site only once in eighteen months. How is it possible for them to understand the needs of our school? In fact I am surprised they can even remember how to find our school.

I do think that there should be some external oversight of how the BER will be implemented. Frankly, I firmly believe that some of EQ's Pre-Qualified Contractors (PQC) are going to end up multi millionaires out of all this. As I mentioned on Monday I have pages of examples of how even the builder we used, again PQC by EQ tried to maximize profit out of over charging on variation claims. Even a claim for extra toilet paper, on a contract worth in excess of a million dollars. PCQ status only means that a contractor has passed a paper trail audit by EQ and has some financial capacity to complete a project. It does not indicate their abilities either to manage or build a project.

As far as the allocation of funds, we discussed that Prime minister Rudd's edict was, projects ready for construction were to be put forward first. This is not happening in Queensland. I know of numerous cases where principals are receiving letters, offering packages of Halls, Libraries and Science Centres. The first they know of these projects is a letter requiring them to respond with a written acceptance within twenty four hours.

Our School has worked on a master plan and has concept drawings ready for pricing. Yet we have been told, there is no money for classrooms, our preferred option. We have projects that could be commenced within one day from the Pride in your School program yet we have had no communication from EQ as to when these funds will be released. These activities are already competitively priced and comply with EQ purchasing guidelines and are ready to go. Jobs, jobs, jobs.

The other issue at hand is the apparent political targeting of funds. For example in the state electorate of Greenslopes, a safe Labor seat (11.3%) only one school has been allocated funds. In the adjoining electorate of Chatsworth, the most marginal Labor seat (0.1%) in Queensland at least three schools have had allocations. I am hoping this is coincidence, but note with interest, most schools that are being allocated funds are very happy to notify there local communities of the windfall. The political benefit may not be intended but is there, nonetheless.

Senator Hogg, in closing, Kevin Rudd and his Government are to be applauded on the current initiatives. My goal, however, is to make sure that all funds of the BER are expended responsibly and fairly across the country and more particularly the State of Queensland. My experience of working in conjunction with Education Queensland, over many years, raises for me, many issues.

I hope that my concerns are taken seriously and that procedures are put in place to ensure that BER funds get to where they are needed, and do not get lost along the way, due to bureaucracy on the one hand and profiteering on the other.

As I stated in our meeting I am happy to commit time to helping the government ensure that these fundamental requirements are met.

I look forward to working with you to make sure that this initiative becomes a great legacy of the Federal Labor Government.

Yours Sincerely

Craig Mayne

President

Holland Park State School Parents and Citizens Association

59 Abbotsleigh Street

Holland Park QLD 4121



(12.30 p.m.)

Tabled 19/5/10, Mr Craig Mayne

| Building Type                                           | Round 1 | Round 1&2    | Round 3      | Total Qty                                   | Floor m2 Building | Floor m2 COLA | Value per building | Value total per Building Type |
|---------------------------------------------------------|---------|--------------|--------------|---------------------------------------------|-------------------|---------------|--------------------|-------------------------------|
|                                                         |         |              |              | Unit                                        | m2                | m2            | m2                 | m2                            |
|                                                         |         |              |              | Sensitivity Factor                          | 1.0               | 1.0           | 1.0                | 1.0                           |
|                                                         |         |              |              | Rate per square metre / based on Rawlinsons | 1,513             | 900           | 1,513              | 1,513                         |
| <b>Communal Hall &amp; COLA</b>                         |         |              |              |                                             |                   |               |                    |                               |
| 7 Core Communal Hall & COLA                             |         | 46           | 19           | 65                                          | 138               | 100           | \$ 298,794         | \$ 19,421,610                 |
| 14 Core Square Communal Hall & COLA                     |         | 249          | 14           | 263                                         | 391               | 183           | \$ 755,833         | \$ 198,764,079                |
| 21 Core Square Communal Hall & COLA                     |         | 47           | 44           | 91                                          | 480               | 293           | \$ 888,940         | \$ 90,084,540                 |
| Hall Upgrade                                            |         | 10           | 43           | 53                                          | 0                 | 0             | \$ 550,000         | \$ 29,150,000                 |
| <b>Library (CDR)</b>                                    |         |              |              |                                             |                   |               |                    |                               |
| 3 Core Admin / Library                                  |         | 2            | 0            | 2                                           | 311               | 0             | \$ 473,569         | \$ 947,138                    |
| 7 Core Library                                          |         | 26           | 5            | 31                                          | 150               | 0             | \$ 228,950         | \$ 7,035,450                  |
| 14 Core Square Library                                  |         | 61           | 12           | 73                                          | 272               | 0             | \$ 411,536         | \$ 30,042,120                 |
| 21 Core Square Library                                  |         | 31           | 44           | 75                                          | 344               | 0             | \$ 520,472         | \$ 39,035,400                 |
| Library Upgrade                                         |         | 6            | 38           | 44                                          | 0                 | 0             | \$ 210,000         | \$ 9,240,000                  |
| <b>Home Base (CDR)</b>                                  |         |              |              |                                             |                   |               |                    |                               |
| 1 Home Base Unit                                        |         | 15           | 0            | 15                                          | 105               | 0             | \$ 158,965         | \$ 2,382,975                  |
| 2 Home Base Unit                                        |         | 416          | 430          | 846                                         | 267               | 0             | \$ 313,191         | \$ 264,002,891                |
| Homebase Upgrade - Double HB                            |         | 504          | 702          | 1,206                                       | 156               | 0             | \$ 236,028         | \$ 284,531,754                |
| <b>Home Base (SSP)</b>                                  |         |              |              |                                             |                   |               |                    |                               |
| 2 Home Base Unit                                        |         | 11           | 0            | 11                                          | 245               | 0             | \$ 370,685         | \$ 4,077,535                  |
| <b>MDR Buildings</b>                                    |         |              |              |                                             |                   |               |                    |                               |
| 2 Home Base Unit (MDR)                                  |         | 98           | 0            | 98                                          | 231               | 0             | \$ 349,501         | \$ 34,251,284                 |
| 3 Core Admin / Library (MDR)                            |         | 11           | 0            | 11                                          | 263               | 0             | \$ 397,419         | \$ 4,371,609                  |
| 7 Core Library (MDR)                                    |         | 91           | 14           | 105                                         | 173               | 0             | \$ 261,749         | \$ 27,483,645                 |
| 14 Core Square Library (MDR)                            |         | 1            | 0            | 1                                           | 285               | 0             | \$ 431,205         | \$ 431,205                    |
| <b>Canteen</b>                                          |         |              |              |                                             |                   |               |                    |                               |
| 7 Core Linear Canteen                                   |         | 19           | 0            | 19                                          | 40                | 0             | \$ 121,046         | \$ 2,299,750                  |
| 14 Core Square Canteen                                  |         | 18           | 5            | 23                                          | 44                | 0             | \$ 139,144         | \$ 3,062,312                  |
| 21 Core Square Canteen                                  |         | 3            | 3            | 6                                           | 62                | 0             | \$ 187,612         | \$ 1,125,672                  |
| Canteen Upgrade                                         |         | 4            | 5            | 9                                           | 0                 | 0             | \$ 80,000          | \$ 720,000                    |
| <b>Administration (Incl. Staff Facilities)</b>          |         |              |              |                                             |                   |               |                    |                               |
| 3 Core Administration & Staff                           |         | 0            | 2            | 2                                           | 235               | 0             | \$ 351,918         | \$ 702,032                    |
| 7 Core Administration & Staff                           |         | 4            | 4            | 8                                           | 245               | 0             | \$ 372,199         | \$ 2,977,594                  |
| 14 Core Square Administration & Staff                   |         | 33           | 2            | 35                                          | 358               | 0             | \$ 541,654         | \$ 19,057,890                 |
| 21 Core Square Administration & Staff                   |         | 4            | 5            | 9                                           | 422               | 0             | \$ 638,486         | \$ 5,746,374                  |
| Administration Upgrade                                  |         | 15           | 26           | 41                                          | 0                 | 0             | \$ 270,000         | \$ 11,070,000                 |
| <b>Special Programs and Storage</b>                     |         |              |              |                                             |                   |               |                    |                               |
| Special Programs - 38 m2                                |         | 52           | 0            | 52                                          | 52                | 0             | \$ 78,676          | \$ 4,091,152                  |
| Storage                                                 |         | 21           | 0            | 21                                          | 62                | 0             | \$ 78,676          | \$ 1,662,195                  |
| <b>Toilets</b>                                          |         |              |              |                                             |                   |               |                    |                               |
| 3 Core Toilet Facility Option A                         |         | 2            | 4            | 6                                           | 44                | 0             | \$ 139,144         | \$ 798,864                    |
| 7 Core Toilet Facility Option B                         |         | 22           | 2            | 24                                          | 96                | 0             | \$ 290,406         | \$ 6,971,904                  |
| 14 Core Toilet Facility Option D                        |         | 1            | 6            | 7                                           | 122               | 0             | \$ 369,172         | \$ 2,584,204                  |
| Toilet Upgrade                                          |         | 6            | 2            | 8                                           | 0                 | 0             | \$ 184,200         | \$ 1,476,000                  |
| <b>Outdoor Learning Area</b>                            |         |              |              |                                             |                   |               |                    |                               |
| Outdoor Learning Space (OLS)                            |         | 21           | 0            | 21                                          | 0                 | 75            | \$ 114,989         | \$ 2,414,749                  |
| 3 Core COLA (45 m2)                                     |         | 15           | 0            | 15                                          | 0                 | 45            | \$ 68,085          | \$ 1,021,275                  |
| 14 Core COLA (150 m2)                                   |         | 9            | 30           | 39                                          | 0                 | 150           | \$ 226,950         | \$ 8,851,050                  |
| 21 Core COLA (210 m2)                                   |         | 176          | 321          | 497                                         | 0                 | 210           | \$ 517,730         | \$ 157,311,810                |
| <b>BER Design Range (BDR)</b>                           |         |              |              |                                             |                   |               |                    |                               |
| Homebase (72 m2)                                        |         | 53           | 15           | 68                                          | 96                | 0             | \$ 145,248         | \$ 9,876,864                  |
| Library (72 m2)                                         |         | 129          | 11           | 140                                         | 96                | 0             | \$ 145,248         | \$ 20,334,720                 |
| Multipurpose Space (72 m2)                              |         | 36           | 1            | 37                                          | 85                | 0             | \$ 145,248         | \$ 5,374,176                  |
| <b>Total for BER in NSW based on Industry Standards</b> |         | <b>2,267</b> | <b>1,809</b> | <b>4,076</b>                                |                   |               |                    | <b>\$1,316,099,440</b>        |

Professional fees \$ 157,931,933 12.00%

Total cost including fees \$1,474,031,372 49.38%

Total Funding \$2,985,100,000

Total Overcharge \$1,511,068,628 50.62%

Floor areas based on plans available from the IPO office - standard designs

COLA areas calculates at \$900 per square meter / enclosed cost less non required items - Rawlinsons

Price per square metre is based on average of Rawlinsons for all Capital Cities combined - built in contingency

Rawlinson's pricing already includes contingency

Buildings classified as upgrades have been costed at midrange or above of the cost to build a new facility

No detail of toilet blocks available

Note : Canteen and Toilet block rate doubled to \$3026 / m2



(12.30 p.m.) Tabulated 19/5/10, Mr. Craig Mayne

| Building Type                                           | Round 1      | Round 1&2    | Round 3      | Total Qty | Floor m2 Building | Floor m2 COLA | Value per building | Value total per Building Type |
|---------------------------------------------------------|--------------|--------------|--------------|-----------|-------------------|---------------|--------------------|-------------------------------|
| Unit                                                    |              |              |              |           | m2                | m2            | m2                 | m2                            |
| Sensitivity Factor                                      |              |              |              |           | 1.4               | 1.4           | 1.4                | 1.4                           |
| Rate per square metre / based on Rawlinsons             |              |              |              |           | 1,350             | 900           | 1,350              | 1,350                         |
| <b>Communal Hall &amp; COLA</b>                         |              |              |              |           |                   |               |                    |                               |
| 7 Core Communal Hall & COLA                             | 46           | 19           | 65           | 138       | 100               | \$ 341,505    | \$                 | 22,167,825                    |
| 14 Core Square Communal Hall & COLA                     | 249          | 14           | 263          | 391       | 103               | \$ 876,849    | \$                 | 230,610,893                   |
| 21 Core Square Communal Hall & COLA                     | 47           | 44           | 91           | 480       | 203               | \$ 1,385,500  | \$                 | 103,603,500                   |
| Hall Upgrade                                            | 10           | 43           | 53           | 0         | 0                 | \$ 550,000    | \$                 | 29,150,000                    |
| <b>Library (CDR)</b>                                    |              |              |              |           |                   |               |                    |                               |
| 3 Core Admin / Library                                  | 2            | 0            | 2            | 313       | 0                 | \$ 570,443    | \$                 | 1,140,885                     |
| 7 Core Library                                          | 26           | 5            | 31           | 150       | 0                 | \$ 273,375    | \$                 | 8,474,525                     |
| 14 Core Square Library                                  | 61           | 12           | 73           | 272       | 0                 | \$ 495,720    | \$                 | 36,167,560                    |
| 21 Core Square Library                                  | 31           | 44           | 75           | 344       | 0                 | \$ 626,940    | \$                 | 47,020,500                    |
| Library Upgrade                                         | 6            | 38           | 44           | 0         | 0                 | \$ 210,000    | \$                 | 9,240,000                     |
| <b>Home Base (CDR)</b>                                  |              |              |              |           |                   |               |                    |                               |
| 1 Home Base Unit                                        | 15           | 0            | 15           | 105       | 0                 | \$ 191,355    | \$                 | 2,870,438                     |
| 2 Home Base Unit                                        | 416          | 430          | 846          | 207       | 0                 | \$ 377,258    | \$                 | 318,971,216                   |
| Homebase Upgrade - Double HB                            | 504          | 702          | 1,206        | 156       | 0                 | \$ 284,310    | \$                 | 342,735,705                   |
| <b>Home Base (SSP)</b>                                  |              |              |              |           |                   |               |                    |                               |
| 2 Home Base Unit                                        | 11           | 0            | 11           | 245       | 0                 | \$ 445,513    | \$                 | 4,911,638                     |
| <b>MDR Buildings</b>                                    |              |              |              |           |                   |               |                    |                               |
| 2 Home Base Unit (MDR)                                  | 98           | 0            | 98           | 231       | 0                 | \$ 420,998    | \$                 | 41,257,755                    |
| 3 Core Admin / Library (MDR)                            | 11           | 0            | 11           | 293       | 0                 | \$ 478,318    | \$                 | 5,272,493                     |
| 7 Core Library (MDR)                                    | 91           | 14           | 105          | 173       | 0                 | \$ 318,293    | \$                 | 33,106,713                    |
| 14 Core Square Library (MDR)                            | 1            | 0            | 1            | 265       | 0                 | \$ 519,413    | \$                 | 519,413                       |
| <b>Canteen</b>                                          |              |              |              |           |                   |               |                    |                               |
| 7 Core Linear Canteen                                   | 19           | 0            | 19           | 40        | 0                 | \$ 145,800    | \$                 | 2,770,200                     |
| 14 Core Square Canteen                                  | 18           | 5            | 23           | 44        | 0                 | \$ 160,380    | \$                 | 3,688,740                     |
| 21 Core Square Canteen                                  | 3            | 3            | 6            | 62        | 0                 | \$ 225,900    | \$                 | 1,355,040                     |
| Canteen Upgrade                                         | 4            | 5            | 9            | 0         | 0                 | \$ 60,000     | \$                 | 720,000                       |
| <b>Administration (Incl. Staff Facilities)</b>          |              |              |              |           |                   |               |                    |                               |
| 3 Core Administration & Staff                           | 0            | 2            | 2            | 232       | 0                 | \$ 422,820    | \$                 | 845,640                       |
| 7 Core Administration & Staff                           | 4            | 4            | 8            | 248       | 0                 | \$ 448,335    | \$                 | 3,586,680                     |
| 14 Core Square Administration & Staff                   | 33           | 2            | 35           | 358       | 0                 | \$ 652,455    | \$                 | 22,835,925                    |
| 21 Core Square Administration & Staff                   | 4            | 5            | 9            | 472       | 0                 | \$ 798,095    | \$                 | 6,921,855                     |
| Administration Upgrade                                  | 15           | 26           | 41           | 0         | 0                 | \$ 270,000    | \$                 | 11,070,000                    |
| <b>Special Programs and Storage</b>                     |              |              |              |           |                   |               |                    |                               |
| Special Programs - 38 m2                                | 52           | 0            | 52           | 52        | 0                 | \$ 96,770     | \$                 | 4,925,040                     |
| Storage                                                 | 21           | 0            | 21           | 52        | 0                 | \$ 96,770     | \$                 | 1,990,170                     |
| <b>Toilets</b>                                          |              |              |              |           |                   |               |                    |                               |
| 3 Core Toilet Facility Option A                         | 2            | 4            | 6            | 44        | 0                 | \$ 150,380    | \$                 | 950,280                       |
| 7 Core Toilet Facility Option B                         | 22           | 2            | 24           | 96        | 0                 | \$ 340,920    | \$                 | 8,305,680                     |
| 14 Core Toilet Facility Option D                        | 1            | 6            | 7            | 122       | 0                 | \$ 414,690    | \$                 | 3,112,330                     |
| Toilet Upgrade                                          | 6            | 2            | 8            | 0         | 0                 | \$ 194,500    | \$                 | 1,476,000                     |
| <b>Outdoor Learning Area</b>                            |              |              |              |           |                   |               |                    |                               |
| Outdoor Learning Space (OLS)                            | 21           | 0            | 21           | 0         | 76                | \$ 130,510    | \$                 | 2,908,710                     |
| 3 Core COLA (45 m2)                                     | 15           | 0            | 15           | 0         | 45                | \$ 82,013     | \$                 | 1,230,188                     |
| 14 Core COLA (150 m2)                                   | 9            | 30           | 39           | 0         | 150               | \$ 273,375    | \$                 | 10,561,825                    |
| 21 Core COLA (210 m2)                                   | 176          | 321          | 497          | 0         | 210               | \$ 382,725    | \$                 | 193,214,325                   |
| <b>BER Design Range (BDR)</b>                           |              |              |              |           |                   |               |                    |                               |
| Homebase (72 m2)                                        | 53           | 15           | 68           | 96        | 0                 | \$ 174,960    | \$                 | 11,807,280                    |
| Library (72 m2)                                         | 129          | 11           | 140          | 96        | 0                 | \$ 174,960    | \$                 | 24,404,400                    |
| Multipurpose Space (72 m2)                              | 36           | 1            | 37           | 96        | 0                 | \$ 174,960    | \$                 | 6,473,520                     |
| <b>Total for BER in NSW based on Industry Standards</b> | <b>2,267</b> | <b>1,809</b> | <b>4,076</b> |           |                   |               |                    | <b>\$1,359,872,554</b>        |

Professional fees \$ 187,177,510 12.00%

Total cost including fees \$1,746,990,094 58.52%

Total Funding \$2,985,100,000

Total Overcharge \$1,238,109,906 41.48%

Floor areas based on plans available from the IPO office - standard designs  
 COLA areas calculates at \$900 per square meter / enclosed cost less non required items - Rawlinsons  
 Price per square metre is based on average of Rawlinsons for all Capital Cities combined - built in contingency  
 Rawlinson's pricing already includes contingency  
 Buildings classified as upgrades have been costed at midrange or above of the cost to build a new facility  
 No detail of toilet blocks available  
 Note : Canteen and Toilet block rate doubled to \$3026 / m2

(12.30 pm)

Tabled 19/5/10, Mr Craig Mayne

| Date        | 19/03/10                                                   | Funding Limit |             |                      |
|-------------|------------------------------------------------------------|---------------|-------------|----------------------|
| School Work | Hendra State School                                        | 850000        |             |                      |
|             | New resource Centre Res1 (Modified)                        |               |             |                      |
| <b>1</b>    | <b>Construction Costs On-Site</b>                          |               |             |                      |
|             |                                                            | GFA           | Rate/m2     | Cost                 |
| 1.1         | Building Works                                             |               |             |                      |
| 1.1.1       | Project A                                                  | 287           | \$ 1,521.86 | \$ 436,773.00        |
| 1.2         | Site Works and Civil Works                                 | 1             |             | \$ 44,653.00         |
| 1.3         | Roads and Carparks (Internal to site)                      |               |             |                      |
| 1.4         | Landscaping                                                | 1             |             | \$ 3,465.00          |
| 1.5         | Covered Links                                              |               |             |                      |
| 1.6         | Uncovered Links                                            | 67            | 98.18       | \$ 6,578.00          |
| 1.7         | Site Services including upgrades                           |               |             | \$ 130,515.00        |
| 1.8         | ESD Initiatives                                            |               |             |                      |
| 1.9         | ICT - Contractors Responsibility                           |               |             |                      |
| 1.10        | Installation of FF&E (FF&E supplied others)                |               |             | \$ 1,500.00          |
| 1.11        | Decanting Allowance                                        |               |             |                      |
| 1.13        | Hydraulic Compliance Fees                                  |               |             | \$ 2,000.00          |
| 1.15        | Local Authority Fees (inspection fees)                     |               |             | \$ 1,300.00          |
| 1.16        | Food and Health Act Compliance                             |               |             | \$ 1,500.00          |
|             | <b>Sub Total - Construction Costs On-Site</b>              |               |             | <b>\$ 628,284.00</b> |
| 1.17        | Construction Managers On-Site Overheads                    |               |             |                      |
|             | <b>Design and Construction Costs Off-Site</b>              |               |             |                      |
| <b>2</b>    |                                                            |               |             |                      |
| 2.1         | Professional Design                                        |               | 7.43%       | \$ 63,149.00         |
| 2.2         | Site Survey                                                |               |             | \$ 4,922.35          |
| 2.3         | Geotechnical Investigation                                 |               |             | -                    |
| 2.4         | OH&S Auditor                                               |               |             | \$ 1,300.00          |
| 2.5         | Queensland Fire and Rescue Service                         |               |             | \$ 3,000.00          |
| 2.6         | Water Pressure Certification                               |               |             | \$ 750.00            |
| 2.7         | Town Planning                                              |               |             | \$ 750.00            |
| 2.8         | Cultural Heritage                                          |               |             | -                    |
| 2.9         | <b>Construction Managers Off Site Overheads and Profit</b> |               |             |                      |
| 2.9.1       | CM Fee - Project Management                                |               | 3.500%      | \$ 29,750.00         |
| 2.9.2       | CM Fee - Design Management                                 |               | 1.500%      | \$ 12,750.00         |
| 2.9.3       | CM Fee - Cost Planning                                     |               | 0.500%      | \$ 4,250.00          |
| 2.9.4       | CM Fee - Program Planning                                  |               | 0.500%      | \$ 4,250.00          |
| 2.10        | Q-Leave Levy                                               |               | 0.391%      | \$ 3,656.77          |
|             | <b>Sub Total Design and Construction Costs Off-Site</b>    |               |             | <b>\$ 128,528.12</b> |
|             | <b>Other Costs</b>                                         |               |             |                      |
|             | FF & E                                                     |               |             |                      |
| <b>3</b>    |                                                            |               |             |                      |
| 3.1         | Furniture, Fittings and Equipment (FF&E)                   |               |             | \$ 15,000.00         |
| 3.2         | Cleaning Equipment                                         |               |             | \$ 353.00            |
| 3.3         | Plug-in Equipment                                          |               |             | \$ 2,500.00          |
| 3.4         | Network Hardware                                           |               |             | \$ 5,000.00          |

|   |                                                           |       |       |  |                |
|---|-----------------------------------------------------------|-------|-------|--|----------------|
|   | 3.5 Telephone and Data Systems                            |       |       |  | \$ 2,500.00    |
|   | 3.6 ICT Wireless Equipment                                |       |       |  | \$ 2,000.00    |
|   | Subtotal                                                  |       |       |  | \$ 27,353.00   |
|   | <b>Consultancy Services</b>                               |       |       |  |                |
| 4 | 4.1 Principals Representative                             | 0.53% |       |  | \$ 4,505.00    |
|   | 4.2 Audit Quantity Surveyor                               | 0.33% |       |  | \$ 2,805.00    |
|   | 4.3 Disbursements                                         |       |       |  | -              |
|   | 4.4 Hydraulic Review - Project Services                   |       |       |  | -              |
|   | Subtotal                                                  |       |       |  | \$ 7,310.00    |
|   | <b>Other</b>                                              |       |       |  |                |
| 5 | 5.1 QBSA Contractor Audit Compliance                      |       |       |  | \$ 1,000.00    |
|   | Subtotal                                                  |       |       |  | \$ 1,000.00    |
|   | Subtotal Other Costs                                      |       |       |  | \$ 35,663.00   |
|   | 6.1 Project Contingency Allowance                         | 8%    | 6.77% |  | \$ 57,524.88   |
| 6 | PCA - balance                                             |       |       |  | -              |
|   | Subtotal                                                  |       |       |  | \$ 57,524.88   |
|   | Gross Project Cost (Excluding GST)                        |       |       |  | \$ 850,000.00  |
|   | 7.1 GST                                                   |       |       |  | \$ 85,000.00   |
| 7 | Gross Project Cost (Including GST)                        |       |       |  | \$ 935,000.00  |
|   | <b>Ancillary Project Options</b>                          |       |       |  |                |
| 8 | 8.1 Omit decanting allowance                              |       |       |  | \$ (10,862.00) |
|   | 8.2 Reduce network hardware allowance to \$5000           |       |       |  | \$ (25,000.00) |
|   | 8.3 Reduce FF&E allowance to \$15000                      |       |       |  | \$ (16,200.00) |
|   | 8.4 Reduce plug-in equipment allowance to \$2500          |       |       |  | \$ (2,700.00)  |
|   | 8.5 Reduce telephone and data systems allowance to \$2500 |       |       |  | \$ (2,700.00)  |
|   | 8.6 Reduce ICT wireless to \$2000                         |       |       |  | \$ (2,160.00)  |
|   | 8.7 Omit Compactus                                        |       |       |  | \$ (10,039.00) |
|   | 8.8 Reduce contingency to meet budget                     |       |       |  | \$ (5,873.00)  |
| 9 | Option 1 - ADD COLA                                       |       |       |  | \$ 41,001.00   |







(12.30 p.m.) Tabled 19/11/10, Mr. Craig Mayne

| Date        | 19/03/10                                            | Funding Limit | 3000000     |          |                 |
|-------------|-----------------------------------------------------|---------------|-------------|----------|-----------------|
| School Work | New resource Centre Res1 (Modified)                 |               |             |          |                 |
|             | New Hall (HA2) Modified                             |               |             |          |                 |
| 1           | Construction Costs On-Site                          |               |             |          |                 |
|             |                                                     | GFA           | Rate/m2     |          | Cost            |
| 1.1         | Building Works                                      |               |             |          |                 |
| 1.1.1       | Project A                                           | 273           | \$ 2,069.41 |          | \$ 564,948.88   |
| 1.1.2       | Project B                                           | 831           | \$ 1,356.24 |          | \$ 1,127,034.42 |
| 1.2         | Site Works and Civil Works                          |               |             |          | \$ 88,714.53    |
| 1.3         | Roads and Carparks (Internal to site)               |               |             |          |                 |
| 1.4         | Landscaping                                         |               |             |          | \$ 10,389.11    |
| 1.5         | Covered Links                                       |               |             |          |                 |
| 1.6         | Uncovered Links                                     | 179           | 98.18       | 17574.22 | \$ 23,603.63    |
| 1.7         | Site Services including upgrades                    |               |             |          | \$ 330,977.57   |
| 1.8         | ESD Initiatives                                     |               |             |          |                 |
| 1.9         | ICT - Contractors Responsibility                    |               |             |          |                 |
| 1.10        | Installation of FF&E (FF&E supplied others)         |               |             |          | \$ 3,135.44     |
| 1.11        | Decanting Allowance                                 |               |             |          |                 |
| 1.13        | Hydraulic Compliance Fees                           |               |             |          | \$ 2,508.36     |
| 1.15        | Local Authority Fees (inspection fees)              |               |             |          | \$ 1,630.43     |
| 1.16        | Food and Health Act Compliance                      |               |             |          | \$ 1,881.27     |
|             | Sub Total - Construction Works                      |               |             | 71.83%   | \$ 2,154,823.64 |
|             | 1.17 Construction Managers On-Site Overheads        |               |             |          |                 |
| 2           | Design and Construction Costs Off-Site              |               |             |          |                 |
| 2.1         | Professional Design                                 |               |             | 7.10%    | \$ 213,110.00   |
| 2.2         | Site Survey                                         |               |             |          | \$ 4,350.00     |
| 2.3         | Geotechnical Investigation                          |               |             |          | \$ 5,000.00     |
| 2.4         | OH&S Auditor                                        |               |             |          | \$ 1,300.00     |
| 2.5         | Queensland Fire and Rescue Service                  |               |             |          | \$ 3,000.00     |
| 2.6         | Water Pressure Certification                        |               |             |          | \$ 750.00       |
| 2.7         | Town Planning                                       |               |             |          | \$ 750.00       |
| 2.8         | Cultural Heritage                                   |               |             |          |                 |
| 2.9         | Construction Managers Off Site Overheads and Profit |               |             |          |                 |
| 2.9.1       | CM Fee - Project Management                         |               |             |          | \$ 105,000.00   |
| 2.9.2       | CM Fee - Design Management                          |               |             |          | \$ 45,000.00    |
| 2.9.3       | CM Fee - Cost Planning                              |               |             |          | \$ 15,000.00    |
| 2.9.4       | CM Fee - Program Planning                           |               |             |          | \$ 15,000.00    |
| 2.10        | Q-Leave Levy                                        |               |             |          | \$ 15,750.00    |
|             | Sub Total Design and Construction Costs Off-Site    |               |             | 14.13%   | \$ 424,010.00   |
|             | Other Costs                                         |               |             |          |                 |
| 3           | FF & E                                              |               |             |          |                 |
| 3.1         | Furniture, Fittings and Equipment (FF&E)            |               |             |          | \$ 65,000.00    |
| 3.2         | Cleaning Equipment                                  |               |             |          | \$ 6,183.00     |
| 3.3         | Plug-in Equipment                                   |               |             |          | \$ 10,000.00    |
| 3.4         | Network Hardware                                    |               |             |          | \$ 20,000.00    |
| 3.5         | Telephone and Data Systems                          |               |             |          | \$ 12,000.00    |
| 3.6         | ICT Wireless Equipment                              |               |             |          | \$ 5,000.00     |

|   |                                                             |                       |       |                 |
|---|-------------------------------------------------------------|-----------------------|-------|-----------------|
|   | Subtotal                                                    |                       | 3.94% | \$ 118,183.00   |
| 4 | <b>Consultancy Services</b>                                 |                       |       |                 |
|   | 4.1 Principals Representative                               | 0.53%                 |       | \$ 15,900.00    |
|   | 4.2 Audit Quantity Surveyor                                 | 0.33%                 |       | \$ 9,900.00     |
|   | 4.3 Disbursements                                           |                       |       | \$ 1,000.00     |
|   | 4.4 Hydraulic Review - Project Services                     |                       |       | \$ 1,000.00     |
|   | Subtotal                                                    |                       |       | \$ 27,800.00    |
| 5 | <b>Other</b>                                                |                       |       |                 |
|   | 5.1 QBSA Contractor Audit Compliance                        |                       |       | \$ 1,000.00     |
|   | Subtotal                                                    |                       |       | \$ 1,000.00     |
| 6 | 6.1 Project Contingency Allowance                           | 10% = GST calculation |       | \$ 272,581.66   |
|   | PCA - balance                                               |                       |       | \$ 1,601.70     |
|   | Subtotal                                                    |                       |       | \$ 274,183.36   |
|   | Gross Project Cost (Excluding GST)                          |                       |       | \$ 3,000,000.00 |
| 7 | 7.1 GST                                                     |                       |       | \$ 300,000.00   |
|   | Gross Project Cost (Including GST)                          |                       |       | \$ 3,300,000.00 |
| 8 | <b>Ancillary Project Options</b>                            |                       |       |                 |
|   | 8.1 Option 1 - Roof to Resource Outdoor Area (North)        |                       |       | \$ 16,879.79    |
|   | 8.2 Option 2 - Roof to Resource Outdoor Area (South)        |                       |       | \$ 17,664.90    |
|   | 8.3 Option 3 - Roof to Hall Covered Learning Area           |                       |       | \$ 73,407.47    |
|   | 8.4 Option 4 - Hall - Stage Wings (changing storage)        |                       |       | \$ 11,660.00    |
|   | 8.5 Option 5 - Roof to uncovered link (to Roundabout)       |                       |       | \$ 31,404.27    |
|   | 8.6 Option 6 - Roof to Uncovered Link - (to School)         |                       |       | \$ 35,329.60    |
|   | 8.7 Option 7 - Stage                                        |                       |       | \$ 50,371.20    |
|   | 8.8 Option 8 - Hall covered link ramp                       |                       |       | \$ 32,881.20    |
|   | 8.9.1 Option 9a - Allow for Air Conditioning (ducted)       |                       |       | \$ 64,130.00    |
|   | 8.9.2 Option 9b - Allow to delete Air Conditioning (splits) |                       |       | \$ 14,575.00    |

Includes all building materials, suppliers and sub-contractor's costs, supervision, site sheds, scaffolding, craneage, builder's profit, etc.

Includes all building materials, suppliers and sub-contractor's costs, supervision, site sheds, scaffolding, craneage, builder's profit, etc.

Note: The Construction Manager is to include the m<sup>2</sup> area of each facility and confirm the accepted rate per m<sup>2</sup> is in line with standard industry rates

Site clearing, excavation, bored piers, external paving, retaining walls, etc.

Internal road or car park works to be completed in school grounds

Planting, turf, mulch, irrigation systems, etc.

Steel framed and roofed concrete walkways between buildings

Concrete walkways linking buildings

Water, power, telephone and data supply to buildings and sewer and stormwater drainage from buildings

Built-in power and water saving measures

Wiring for integrated data, telephone and internet services

Take delivery, unpack and install FF&E supplied by others

Cost to relocate equipment, shelving, books, etc. to new building

DPW (Project Services) cost to review hydraulic drawings

Compulsory costs of council approval of design and building inspections

Associated costs with inspection where required

Professional design services, including any Professional consultants eg Architects, engineers, certifiers etc.

Cost for surveyor to accurately locate the buildings on the site

Investigation of subsurface ground conditions to allow proper design of building foundations

Compulsory statutory cost for site safety audits

Compulsory cost of fire service review of the building design

Compulsory cost to check if sufficient pressure in water mains to cope with additional water outlets

Associated costs with town planning certifier

Associated costs where required

Nominated Percentage For Construction Manager's Off-site Overheads and Profit

Compulsory statutory cost to provide worker long service leave entitlements

Object cost unless approved by Project Director)

Equipment to allow future cleaning of the building

Telephone, computer servers, data equipment to allow for use of student computers

Telephone handsets and equipment

Equipment to allow for wireless connection to the internet



Consultancy services to provide Principal's Representative role

Audit Quantity Surveying Services

Allowance for travel costs, accommodation, etc. incurred by consultants to visit schools

QBSA check at time of acceptance of the Construction Manager's offer

Allowance to cover any unforeseen costs which may arise in the future. i.e. Latent Conditions, underground services etc

Total project cost excluding GST

GST component of project cost

Total project cost including GST

Client nominated additional works to be delivered from any savings in contingency or delay allowance identified near end of project