

Background info
provided by Mr. Terry Leary, QCEC
19/5/10.



FUNCTIONAL AREA COSTS (AT BRISBANE) *

AS AT JANUARY 2010

FUNCTIONAL AREA	PRIMARY \$ - M ²	SECONDARY \$ - M ²
Administration	1,966	1,915
Art	n/a	1,725
Computer Lab	n/a	1,875
Covered Area	720	720
Covered Area – Alternate option	250	250
GLAs	1,610	1,565
GLAs – combined	n/a	1,610
Home Economics	n/a	1,865
Industrial Arts	n/a	1,665
Library	1,665	1,610
Music	n/a	1,520
Physical Education	1,465	1,610
Prep	1,655	n/a
Science	n/a	2,060
Student Amenities	2,860	2,620
Travel - enclosed	1,370	1,420
Travel - link	515	455
Travel - unenclosed	660	615

* costs may vary according to variations of building sites.


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CAPITAL PROGRAMS LOCALITY INDICES

As at Dec 2001



1. Towns are listed alphabetically
2. Base: Brisbane =100
3. * indicates revised index
4. These indices are applicable for use on projects up to approximately \$2,000,000
5. "Hinterland" refers to localities west of the coastal plain

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AGNES WATERS 120	CARMILLA 125	GLADSTONE 113
AIRLIE BEACH 127	CHARLEVILLE 123	GOLD COAST
ALPHA 130	CHARTERS TOWERS 125	HINTERLAND 105
ANAKIE 127	CHILDERS 110	GOOMERI 110
ARAMAC 140	CHINCHILLA 110	GOONDIWINDI 110
ATHERTON 120	CLERMONT 130	GORDON VALE 112
AUGATHELLA 125	CLEVELAND 100	GREENVALE 150
AURUKUN 185	CLONCURRY 150	GYMPIE 105
AYR 120	COEN 170	HALIFAX 125
BABINDA 120	COLLINSVILLE 130	HELIDON 103
BAMAGA 170	CONDAMINE 112	HERBERTON 125
BARCALDINE 130	COOKTOWN 145	HERON ISLAND 150
BARGARA 110	COWAL CREEK 185	HERVEY BAY 105
BEAUDESERT 102	CROWS NEST 105	HOME HILL 120
BEDOURIE 190	CROYDON 160	HOPEVALE 155
BEENLEIGH 100	CUNNAMULLA 125	HOWARD 110
BEERBURRUM 100	DAJARRA 155	HUGHENDEN 135
BIGGENDEN 115	DALBY 105	ILFRACOMBE 140
BILOELA 120	DIRRRANBANDI 125	INGHAM 120
BIRDSVILLE 185	DOOMADGEE 180	INGLEWOOD 110
BLACKALL 135	DUARINGA 125	INJUNE 120
BLACKWATER 125	DUCHESS 155	INNISFAIL 120
BLAIR ATHOL 130	DYSART 130	IPSWICH 100
BLOOMFIELD RIVER 155	EAGLE HEIGHTS 105	ISISFORD 140
BOIGU ISLAND 180		

BOONAH 105	EIDSVOLD 115	JANDOWAE 110
BOULIA 170	EMERALD 125	JERICOHO 133
BOWEN 125	EMU PARK 115	JIMBOOMBA 100
BOYNE ISLAND 115	ESK 103	JULIA CREEK 150
BUNDABERG 108	EUNGELLA 120	KAJABBI 155
BURKETOWN 170	FINCH HATTON 120	KARUMBA 170
CABOOLTURE 100	FRASER ISLAND 135	KILCOY 103
CAIRNS 112	GATTON 103	KILKIVAN 110
CALLIOPE 115	GAYNDAH 115	KILLARNEY 110
CAMOOWEAL 160	GEORGETOWN 150	KINGAROY 110
CANUNGRA 105	GIN GIN 115	KOWANYAMA (Mitchell River) 180
CAPELLA 130		
CARDWELL 125		

KURANDA 120	PORMPURA AW (Edward River) 185	STEPHEN IS 180
KYNUNA 160	PORT DOUGLAS 125	THURSDAY IS 170
LAIDLEY 103	PROSERPINE 125	WARRABER IS 170
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LONGREACH 135	RAVENSWOOD 135	TOWN OF 1770/ AGNES WATERS 120
LOWOOD 103	REDCLIFFE 100	TOWNSVILLE 115
MACKAY 120	RICHMOND 145	TULLY 120
MAGNETIC IS 130	ROCKHAMPTON 113	URANDANGIE 160
MALANDA 120	ROLLESTON 130	WALLANGARRA 110
MAREEBA 125	ROMA 115	WALLUMBILLA 115
MARLBOROUGH 125	ROSEWOOD 103	WANDOAN 115
MARYBOROUGH 105	SAMFORD 100	WARWICK 105
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McKINLAY 160	SPRINGSURE 125	WINDORAH 145
MEANDARRA 114	ST GEORGE 120	WINTON 140
	ST LAWRENCE 120	WITHCOTT 103
	STANTHORPE 110	
	STONEHENGE 150	

MIDDLEMOUNT 130	STRADBROKE IS 125	WONDAI 110
MILES 110	SUNSHINE COAST 100	WOODFORD 103
MILLAA-MILLAA 125	SUNSHINE COAST HINTERLAND 103	WOORABINDA 130
MILLMERRAN 105	SURAT 120	YARAKA 140
MIRIAM VALE 115	TAMBO 135	YARRABAH 125
MITCHELL 125	TAMBORINE 107	YULEBA 115
MONTO 115	TAMBORINE NORTH 107	YUNGABURRA 125
MORANBAH 130	TARA 112	
MORETON IS. 125	TAROOM 120	
MORNINGTON IS 205	TEXAS 115	
MORVEN 120	THARGOMINDAH 130	
MOSSMAN 125	THE MONUMENT 160	
MT CROSBY 100	THEODORE 125	
MT GARNET 130	TIERI 130	
MT ISA 145	TIN CAN BAY 108	
MT LARCOM 115	TOOWOOMBA 103	
MT MORGAN 120	TORRES STRAIT - BADU ISLAND 170	
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QUEENSLAND CATHOLIC EDUCATION COMMISSION (QCEC)

CAPITAL PROGRAMS COMMITTEE

CONSULTANT FEE GUIDELINES

BACKGROUND

In the February 2003 Capital meeting the committee acknowledged the support which building consultants have provided to Catholic schools in the provision of services and experience with respect to building works within our schools throughout Queensland.

The committee were of the opinion that as project types can vary in scope, complexity and costs, provision should be made for reasonable fees and allowances.

IMPLEMENTATION

There is an expectation by the Capital committee schools will commission consultants from within the local region. For consultants commissioned outside the local region fee provisions will be considered on a case by case basis.

The Capital committee will consider professional fee proposals which include the following and which are in line with RAI and ACEA guidelines:

Architect/Primary Consultant	Structural Engineer
Mechanical Engineer	Hydraulic Engineer
Quantity Surveyor	Civil Engineer
Electrical Engineer	Disbursements
Advertisements	Contract Documentation
Mechanical Installations	

PROFESSIONAL FEES

Professional fees will be funded up to:

- 12.0% for projects below \$500,000
- 10.5% for projects above \$500,000
- 9.5% for projects above \$5,000,000

ADDITIONAL FEES

Additional fees may be approved on a case by case basis if considered necessary and will be assessed individually e.g. site survey, geotechnical survey, specialist consultants, soil tests.

Town planning and re-zoning fees pertaining to the site will not be funded from the capital program.

SITE VISITS

In the November 2008 Capital meeting the Sub-committee was of the view a "flag fall" allocation of 7 site visits should be provided as a base allowance for projects.

This base allowance was established on the following:

	Visit	Reason
Design Stage	1	Initial discussions with client
	1	Preliminary drawing stage
	1	Detailed drawing stage
	1	Mechanical/Electrical visit
Construction Stage	1	Builder establishment
	1	Mid point of construction
	1	Project completion

Additional site visits are eligible subject to project size and whether the approved project is a subsequent stage of the development of the school. All requests for site visits above the "flag fall" will need to be substantiated.

TRAVEL AND ACCOMMODATION PROVISIONS:

Travel and accommodation in addition to the above fee levels may be agreed to by the Capital Programs Committee. Where such costs are agreed to they will be paid on the following basis.

- Vehicle allowance considerations can be requested when a project is outside an 80km radius from the principal Architect's office to a project. No provisions for travel allowances will be made within the 80km radius, the cost allowance is up to \$0.40 per km.
- Travel allowance begins at 1 hour travel from the principal consultants office to a project, the cost allowance is up to \$80 per hour.
- Accommodation and meals can be requested if travel to a project is greater than 4 hours travel (one way) from the principal consultant's office. The allowance is up to \$165 per day for accommodation and meals, if an overnight stay is required.
- Flight costs for travel can be requested however, no provision will be made for travel to and from airports. The request for flight costs will be considered on a case by case basis.