

ST MARKS UNE CHURCH

FEASIBILITY STUDY

Prepared for;

StMarks
uneChurch

DJAS

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01

Executive Summary

Project Objective

The objective of this Feasibility Study was to assess two options for increasing the number of people who can attend a single service at St Marks UNE Church, from around 150 currently to up to 350 after completion of the project.

The two options for expanding the built footprint that have been reviewed are;

- + Option 01: New Standalone Building
- + Option 02: Refurbishment and Extension of the existing Chapel facility

Project Methodology

To thoroughly assess the two options noted above DJAS have undertaken the Feasibility Study using the following methodology;

- + A site visit was undertaken to review the existing facility and discuss the project with St Marks representatives. This allowed DJAS to understand the current operations of the Church and ways in which the project could accommodate the increased numbers;
- + Based on the brief requirements identified by St Marks, DJAS prepared a Scope of Works + Area Schedule to calculate spatial requirements for the briefed number of attendees and additional ancillary spaces, as well as any additional works that would be required within the scope of the project;
- + The Scope of Works + Area Schedule was then provided to St Marks for approval before being utilised by Arcadis to develop Cost Estimates for each option;
- + Site Planning Diagrams were then developed by DJAS to outline indicative planning for both the New Build and Refurbishment + Extension options.
- + Cost Estimates for both options were then prepared by Arcadis based on the approved Area Analysis and Scope of Works provided by DJAS Architecture.

Conclusions

There are two key conclusions that have been identified through this Feasibility Study;

- + The Refurbishment + Extension option is the more expensive option. The main factors that have resulted in the increased cost for this option are the need to provide additional space for the Children's Area and the significant amount of works needed to upgrade the existing building to meet compliance and functionality requirements;
- + Both options are over St Marks identified budget of \$2M. Options for cost saving have been identified as requested with costs for ancillary spaces itemised separately for St Marks review. If some of the ancillary spaces were removed from the New Standalone Building Option, the project would then be able to be achieved within the \$2M budget.

02

Site Planning

Option 01: New Standalone Building

The basic principles taken into consideration in the development of the Option 01 Standalone Building site planning were;

- + New building is located more than 6m away from the existing buildings in order to avoid a requirement to upgrade the existing facilities;
- + New building is located predominantly along an east-west axis to maximise northern orientation and allow significant solar gain into key spaces within the building;
- + The general footprint of the building would be approximately 30m x 16m and would allow the main chapel space to be an approximate square and allow for an optimal seating arrangement. The detailed planning of the chapel and ancillary spaces would be further refined during the design phase;
- + New building is sited to create a shared southern forecourt between the new building and the two existing buildings. This forecourt can then be provided with an external covered area as briefed, creating a breakout space for use before and after large services;
- + The new southern forecourt will provide a central focal point to the 3 buildings directly from the main car park, creating a new primary entrance to the Church that can be used by a majority of people attending the service;
- + The main entrance to the Church would then be situated facing away from the University, affording the opportunity to further enhance a separate identity for St Marks on the site.

See Fig 1 below for the site planning diagram for the new Standalone Building Option.

Option 02: Refurbishment + Extension

The basic principles taken into consideration in the development of the Option 02 Refurbishment + Extension site planning were;

- + The building extension has been predominantly sited to tie into the existing location of the chapel space to create an approximate square room and provide for an optimal seating arrangement;
- + The location of the new Children's area would be adjacent the existing children's areas;
- + The extension is provided to the north-east of the site, allowing the covered external area to be located to the south, providing a connection to the carpark. The new entrance would be designed within the existing footprint on the south of the building.
- + The extent of demolition of building fabric would be focussed to the north to allow the extension of the Chapel space and to remove the lesser quality building fabric provided as part of the previous building extension.

See Fig 2 below for the site planning diagram for the Refurbishment + Extension Option



Fig.1 St Marks Proposed Site Planning Option 01 – New Build



Fig.2 St Marks Proposed Site Planning Option 02 – Refurbishment + Extension

03

Scope of Works + Area Schedule

Option 01: New Standalone Building

The schedule below identifies the brief requirements for the New Standalone Chapel building and outlines required areas for each space, with a total building area identified as 475sqm.

External works and furniture are then identified separately to be included in the cost plan.

New Standalone Building Scope of Works + Area Schedule

	BRIEF	REQUIREMENT	SQM
New Building Works			
01	Chapel	Accommodate 350 people at 1.2 people / sqm	292
02	Stage	Low height stage suitable for size of chapel space (3x12)	36
03	Foyer	Entrance foyer adjacent chapel & covered external area	32
04	Kitchen	New kitchen, matching functionality of existing facility	20
05	Amenities	Male – 1 pan, 1 urinal, 1 basin; Female – 2 pans, 2 basins; Accessible – 1 accessible WC including shower	25
06	Storage	Allowance for additional storage area	20
07	Circulation + Plant	Assumed to allow for inclusion mechanical services	50
TOTAL BUILDING AREA			475
Ancillary Works			
08	Covered External	Covered BBQ / gathering space adjacent entrance	100
09	Returfing	Returf grassed area around building	300
10	External Paths	External pathways adjoining building	30
11	Furniture	350 new stackable seating	-

New Standalone Building Clarifications

- + Both existing buildings will be retained on site, so there is no allowance for demolition works;
- + The Chapel space has included an allowance of 1.2 people per sqm based on occupancy of the current chapel space and providing a small amount of contingency. Current occupancy calculated by St Marks as 107 seats / 76sqm in the front section of the chapel;
- + No allowance has been included to accommodate the Sunday School in the new standalone building option on the basis that the Sunday School can be fully accommodated within the existing Chapel building and/or Administration building;
- + The total storage area has been doubled by replicating the existing storage area within in the new facility;
- + Toilet calculations have determined that existing WC numbers achieve compliance for the increased patronage of 450 (350 + 100 children). However, we have included an allowance to replicate existing WC numbers with accessible and ambulant compliant facilities within the new chapel to adequately cater for the increased patronage;
- + Ancillary spaces (Stage, Foyer, Kitchen, Toilets, Storage, and Covered External Area) will be itemised separately in the cost plan for St Marks review;
- + Compliance upgrade works are not included within the scope of works for the new standalone building option on the basis the existing buildings are not included in the project and do not require upgrade as part of the works.
- + AV, playground equipment, external plantings have been excluded.

Option 02: Refurbishment + Extension

The schedule below identifies the brief requirements for the Refurbishment + Extension option and is based on refurbishing the existing Chapel building and then extending the facility to meet identified spatial requirements, with a total extension area identified as 430sqm.

All existing building refurbishment works, plus external works and furniture are then identified separately to be included in the cost plan.

Refurbishment + Extension Scope of Works + Area Schedule

	BRIEF	REQUIREMENT	SQM
Building Extension Works			
01	Chapel Extension	Accommodate additional 200 people at 1.2 people / sqm	167
02	Stage	Low height stage suitable for size of chapel space (3x12)	36
03	Foyer Extension	Entrance foyer adjacent chapel & covered external area	32
04	Children's Area	Extension to accommodate additional 50 children	100
05	New Amenities	Male – 1 pan, 1 urinal, 1 basin; Female – 2 pans, 2 basins; Accessible – 1 accessible WC including shower	25
06	New Storage	Allowance for additional storage area	20
07	Circulation + Plant	Assumed to allow for inclusion mechanical services	50
		TOTAL EXTENSION AREA	430
Existing Building Refurbishment & Ancillary Works			
08	Demolition	Demolish existing fabric as required	-
09	Kitchen	Completely refurbish existing kitchen, retain plumbing layout	20
10	Existing Amenities	Completely refurbish existing toilets, retain plumbing layout	25
11	New Glazing	Replace existing glazing with new standard double glazing and aluminium framing	48
12	New Wall Cladding	New insulated wall cladding fixed to outside of existing brickwork	230
13	New Roof and Structure	Replace existing roof and structure with new bulk insulation, roof cladding and required structure and framing	400
14	Compliance works	Compliance works as per Building Inspection Report	-
15	Covered External	Covered BBQ / gathering space adjacent entrance	100
16	Returfing	Returf grassed area around building	300
17	External Paths	External pathways adjoining building	30
18	Furniture	350 new stackable seating	-

Refurbishment + Extension Clarifications

- + Both existing buildings will be retained on site;
- + Demolition works are limited to the removal of building fabric as required to allow the new Chapel extension to be joined to the existing Chapel building and replacement of existing fabric. Specifically, the demolition works would include;
 - o Fabric of the existing foyer to allow the chapel to be extended to the north;
 - o Fabric of the existing façade of the Mini Kids and Parents Rooms to allow new façade materials to be incorporated and for improved planning of spaces in the Refurbishment + Extension option.
 - o Demolition of existing building fabric for roofing and glazing to allow replacement with new;
 - o Complete demolition of all internal finishes, joinery, fixtures and fittings to the existing WCs and kitchen
 - o Demolition of floor finishes and operable wall in the existing chapel space
- + The Chapel extension is catering for an additional 200 people to be bring the total capacity of the chapel from 150 to 350, and has included an allowance of 1.2 people per sqm based on occupancy of current chapel space and providing a small amount of contingency. Current occupancy calculated by St Marks as 107 seats / 76sqm in the front section of the chapel;
- + An allowance has been included for 100sqm to accommodate 50 additional children within the Sunday School.
 - o This is on the basis that only 50 children can be accommodated within the existing Sunday School area and the increased capacity of the Chapel will also increase the number of children attending the school;
 - o This allows 2 sqm/child, which for comparison, is tighter than the 3 sqm/child we allow for primary school classrooms;
- + Storage has been doubled by replicating the existing storage area in the new extension;
- + Toilet calculations have determined that existing WC numbers achieve compliance for the increased patronage of 450 (350 + 100 children). However, we have included an allowance to replicate existing WC numbers with compliant facilities within the new chapel extension to adequately cater for the increased patronage;
- + Allowance for external insulated panel cladding (Kingspan or equal) will be provided to existing brickwork walls to allow consistency of material across the existing building and extension. This will also insulate the existing walls to improve thermal performance and occupant comfort;
- + New replacement standard double glazing will be provided to the existing building to improve thermal performance and occupant comfort and match new glazing and framing;
- + The roof and roof structure will be replaced with a new roof to avoid the need to provide box gutters across the junction between the existing building and extension. This will also improve thermal performance of the roof and assist with providing an integrated design response;
- + Ancillary spaces (Stage, Foyer, Kitchen, Toilets, Storage, and Covered External Area) will be itemised separately in the cost plan for review;
- + Compliance works as identified in the Building Inspection Report Dated 24.07.22 will need to be included due to the extent of works being undertaken to the existing Chapel building. The QS will allow a provisional sum for these items where they require upgrades to the building;
- + AV, playground equipment, external plantings have been excluded.

04

Cost Estimate Summary

Methodology

The schedules below identify the estimates of cost for the New Standalone Building and the Refurbishment + Extension Options. The estimates have been provided with a range from a low to high level of finish to demonstrate the potential variance in cost based on decisions made during the design phase.

As requested, ancillary spaces have been identified as separate line items within the cost estimate so that St Marks can understand the cost of each space included within the briefed Scope of Works. This will allow for informed decisions to be made in regards to what spaces should be included or excluded in the future project.

For detailed review of the costs, please refer to the full cost estimate report provided by Arcadis, included as Attachment 01.

Option 01: New Standalone Building

The total project cost for the New Standalone Building as estimated by Arcadis is between \$2,688,310 for a low level of finish and up to \$3,111,748 for a higher level of finish. Each of the identified potential cost reductions are a total cost for that element. All costs are provided excluding GST.

Cost Element	Low Range	High Range
Total Project Cost		
	\$2,688,310	\$3,111,748
Potential Scope + Cost Reductions		
Stage	\$131,040	\$157,248
Foyer	\$138,880	\$166,656
Kitchen	\$81,200	\$97,440
Equipment	\$70,000	\$150,000
Amenities	\$117,250	\$140,700
Storage	\$72,800	\$87,360
FF&E for Foyer	\$7,200	\$8,800
BBQ + Seating	\$14,000	\$20,000
Covered External Area	\$84,000	\$100,000

Option 02: Refurbishment + Extension

The total project cost for the Refurbishment + Extension option as estimated by Arcadis is between \$3,368,171 for a low level of finish and up to \$3,963,780 for a higher level of finish. Each of the identified potential cost reductions are a total cost for that element. All costs are provided excluding GST.

Cost Element	Low Range	High Range
Total Project Cost		
	\$3,368,171	\$3,963,780
Potential Scope + Cost Reductions		
Children's Area	\$406,000	\$487,200
Stage	\$131,040	\$157,248
Foyer	\$138,880	\$166,656
Amenities	\$117,250	\$140,700
Storage	\$72,800	\$87,360
FF&E Foyer Children Area	\$16,500	\$19,800
BBQ + Seating	\$14,000	\$20,000
Covered External Area	\$84,000	\$100,000



Appendix 01

Arcadis Cost Estimate

St Marks UNE Church

Feasibility Cost Plan

Document Ref: Release 1

05-April-2023



ST MARKS UNE CHURCH

Feasibility Cost Plan

Author Sumi Sumithiran – Executive Cost Manager

Checker Jacky Dodds – Associate Director

Approver Jacky Dodds – Associate Director

Report No 00

Date 5/04/2023

Revision 00

This report has been prepared for **St Marks UNE Church** in accordance with the terms and conditions of our appointment. Arcadis Australia Pacific Pty Limited (ABN 76 104 485 289) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

REVISIONS

Revision	Date	Description	Prepared by	Approved by
00	05/04/2023	Feasibility Cost Plan	Sumi Sumithiran	Jacky Dodds

Summary

DESCRIPTION	Low Range	High Range
OPTION 01 NEW STANDALONE BUILDING		
New Building Works	\$1,490,447	\$1,632,608
Fees	\$171,401	\$187,750
FF&E	\$65,700	\$80,300
OPTIONAL COST		
Stage (Including Building)	\$131,040	\$157,248
Foyer	\$138,880	\$166,656
Kitchen	\$81,200	\$97,440
Kitchen Equipment	\$70,000	\$150,000
Amenities	\$117,250	\$140,700
Storage	\$72,800	\$87,360
FF&E for Foyer (Optional)	\$7,200	\$8,800
BBQ & Seating	\$14,000	\$20,000
Covered External Area	\$84,000	\$100,000
Net Project Cost	\$2,443,918	\$2,828,862
Project Contingency (10%)	\$244,392	\$282,886
TOTAL ANTICIPATED PROJECT COST	\$2,688,310	\$3,111,748

DESCRIPTION	Low Range	High Range
OPTION 02 REFURBISHMENT & EXTENSION		
Building Works	\$1,814,398	\$2,114,505
Fees	\$208,656	\$243,168
FF&E	\$58,450	\$66,800
OPTIONAL COST		
Stage (Including Building)	\$131,040	\$157,248
Foyer	\$138,880	\$166,656
Children Area	\$406,000	\$487,200
Amenities	\$117,250	\$140,700
Storage	\$72,800	\$87,360
FF&E for Foyer Children Area	\$16,500	\$19,800
BBQ +Seating	\$14,000	\$20,000
Covered External	\$84,000	\$100,000
Net Project Cost	\$3,601,974	\$3,603,437
Project Contingency (10%)	\$306,197	\$360,343
TOTAL ANTICIPATED PROJECT COST	\$3,368,171	\$3,963,780

Commentary

Assumptions and Clarifications

We have provided below a summary of the assumptions and clarifications that have been incorporated within this Cost Plan as well as nominating specific exclusions.

Assumptions

1. We have made several broad assumptions with regard to the base build upgrade works as the proposed scope is extremely limited in this regard.
2. We have assumed that the existing base build infrastructure and engineering services unless otherwise stated, are sufficient for the project and do not require significant upgrade or relocation.
3. Allowances and quantities for loose furniture and joinery have largely been assumed.
4. All Client costs are excluded.
5. We have allowed 350 stackable seats.
6. We have allowed for BBQ and seating in the covered area.
7. We have allowed for Consultant Fees.

Exclusions

Project Specific

New Standalone Building Option

1. BCA upgrades
2. Solar Panels
3. Asbestos and Hazmat removal
4. AV and ICT
5. Playground Equipment
6. Soft Landscaping (external)
7. Works on existing buildings

Refurbishment + Extension Option

1. BCA upgrades not noted.
2. Upgrades to HV, Stormwater and NBN networks
3. Solar Panels
4. Lead paint removal
5. Asbestos and Hazmat removal

General

1. Legal costs.
2. Operation and maintenance.
3. Interest and Finance cost.
4. Commissioning Costs
5. Property Acquisition Cost
6. Council Contribution and Fees
7. Independent Quantity Surveyor
8. ECI fees
9. Private Certifying Authority (PCA)
10. Authority fees
11. Stamp duties on leases.
12. Tender price escalation.
13. Marketing and advertising costs.
14. Goods and Service Tax (GST).

Documentation Used to Prepare This Cost Plan

This Cost Plan has been prepared based upon the following:

- 23209_St Marks UNE Church Feasibility Study_DJAS Architecture_P1.
- Building Inspection Report 240722.
- St Marks extension plans 1997.
- St Marks original plans 1970.

Procurement Strategy and Contract

It is assumed that the works will be delivered on a Design and Construct basis.

Anticipated Program, Staging, and Escalation Forecast

It is assumed that the project will be undertaken in a single stage and that no unreasonable requirements or obligations will be placed upon the contractor.

We have assumed that construction works will commence on site no later than Q1-2024. At this stage, and for the purposes of preparing this Cost Plan, Tender Price Escalation has been excluded. Whilst COVID-19 may present a number of supply chain and pricing risks to the project we anticipate that the overall risk is relatively minimal and will not materially impact construction costs beyond the allowances included within this Cost Plan.

Contingency Allowances

Please note the following with regards to the Contingency Allowances that have been nominated within this Cost Plan.

Design Development Contingency

Design Development Contingency generally allows for future development of the design, clarification of design details, further refinement of the project scope, and tender pricing risk. Within this Cost Plan, Design Development Contingency has been calculated based on 10.0% of the total trade cost. This is deemed to be reflective of the current level of design. Please also note that the allowance for Design Development Contingency is anticipated to reduce as the design is progressed and detailed further and that this will be offset by greater accuracy in our detailed pricing.

Construction Contingency / Project Risk

Construction Contingency / Project Risk allows for the construction and site-based risks such as latent conditions and on-site design and construction coordination. This is currently calculated at 10% of the Total Project Cost and should be retained throughout the design development and tender stages.

Please note that the Design Development and Construction Contingency / Project Risk allowances are not intended to pay for client-instigated scope changes or variations. Should there be a requirement for a separate 'Client Contingency' to fund potential client-led changes to either the design or the scope, then further budgetary sums should be allocated to the project at the client's discretion.

Please note that the Design Development and Construction Contingency allowances are not intended to pay for client-instigated scope changes or variations. Should there be a requirement for a separate 'Client Contingency' to fund potential client-led changes to either the design or the scope, then further budgetary sums should be allocated to the project at the client's direction.

APPENDIX COST PLAN

ST MARKS UNE CHURCH

OPTION 01 - NEW STANDALONE BUILDING

FEASIBILITY COST PLAN DETAIL

06-Apr-23

#	Description	Net Area m2	Unit	Low Range Rate \$	Total - Low Range \$	High Range Rate \$	Total - High Range \$
1.00 Demolition & Site Preparation							
1.01	Demolish building				Excluded		Excluded
1.02	Remove trees (Provisional)	5	No	500	2,500	500	2,500
1.03	Site Clearance	905	m2	5	4,525	5	4,525
1.04	Allowance for site services - all lead in services	475	m2	150	71,250	150	71,250
Subtotal - Site Preparation		475	m2	165	78,275	165	78,275
2.00 Building Works							
2.01	Chapel	292	m2	2,900	846,800	3,200	934,400
2.02	Circulation and Plant	50	m2	2,600	130,000	2,750	137,500
Subtotal - Building Works		342	m2	2,856	976,800	3,134	1,071,900
3.00 Site Works							
3.01	Returfing	300	m2	30	9,000	50	15,000
3.02	External Paths	30	m2	125	3,750	150	4,500
Subtotal - Site Works		342	m2	37	12,750	57	19,500
Net Construction Cost		342	m2	3,122	1,067,825	3,420	1,169,675
4.00 Contractor Overhead and Profit							
4.10 Preliminaries and Margin					343,941		376,746
4.11	Design Contingency	10%	%	1,067,825	106,783	1,169,675	116,968
4.12	Preliminaries	13%	%	1,067,825	138,817	1,169,675	152,058
4.13	D&C Fees	3%	%	1,206,642	36,199	1,321,733	39,652
4.14	Margin	5%	%	1,242,842	62,142	1,361,385	68,069
4.20 Other							
4.21	Locality	2%	%	1,067,825	21,357	1,169,675	23,394
Subtotal - Contractor Overhead and Profit		342	m2	1,068	365,298	1,170	400,140
Gross Construction Cost - excl Escalation		342	m2	4,190	1,433,123	4,590	1,569,815

ST MARKS UNE CHURCH

OPTION 01 - NEW STANDALONE BUILDING

FEASIBILITY COST PLAN DETAIL

06-Apr-23

#	Description	Net Area m2	Unit	Low Range Rate \$	Total - Low Range \$	High Range Rate \$	Total - High Range \$
5.00 Escalation							
5.10	Escalation - April 2024	4%	%	1,433,123	57,325	1,569,815	62,793
Subtotal - Escalation		342	m2	168	57,325	184	62,793
Gross Construction Cost - incl Escalation		342	m2	4,358	1,490,447	4,774	1,632,608
6.00 Fees							
6.10	Consultant fees - excluding D&C Fees	10%	%	1,490,447	149,045	1,632,608	163,261
6.20	Authority fees and approvals	1.5%	%	1,490,447	22,357	1,632,608	24,489
7.00 ICT & FF&E							
7.10	ICT & AV				Excl		Excl
7.20	FF&E	292	m2	225	65,700	275	80,300
8.00 Land Acquisition & Property Settlement							
8.10	Land Purchase	1	Item		Excl		Excl
9.00 Optional Items							
9.10	Stage Incl Building Works	36	m2	3,640	131,040	4,368	157,248
9.20	Foyer	32	m2	4,340	138,880	5,208	166,656
9.30	Kitchen	20	m2	4,060	81,200	4,872	97,440
9.40	Equipment	1	Item	70,000	70,000	150,000	150,000
9.50	Amenities	25	m2	4,690	117,250	5,628	140,700
9.60	Storage	20	m2	3,640	72,800	4,368	87,360
9.70	FF&E for Foyer	32	m2	225	7,200	275	8,800
9.80	BBQ +Seating	1	Item	14,000	14,000	20,000	20,000
9.90	Covered External	100	m2	840	84,000	1,000	100,000
Subtotal - Fees & Other		475	m2	2,007	953,471	2,518	1,196,254
Net Project Cost		475	m2	5,145	2,443,919	5,955	2,828,861
10.00 Special Provisions							
10.10	Project Contingency	10%	%	2,443,919	244,392	2,828,861	282,886
Subtotal - Special Provisions		475	m2	515	244,392	596	282,886
Total Project Cost		475	m2	5,660	2,688,311	6,551	3,111,748

ST MARKS UNE CHURCH

OPTION 02: REFURBISHMENT AND EXTENSION

FEASIBILITY COST PLAN DETAIL

06-Apr-23

#	Description	Net Area m2	Unit	Low Range Rate \$	Total - Low Range \$	High Range Rate \$	Total - High Range \$
1.00 Demolition & Site Preparation							
1.01	Demolish building	1	Item	20,000	20,000	20,000	20,000
1.02	Remove trees (Provisional)	2	No	500	1,000	500	1,000
1.03	Site Clearance	430	m2	5	2,150	5	2,150
1.04	Allowance for site services - all lead in services	430	m2	150	64,500	150	64,500
Subtotal - Site Preparation		430	m2	204	87,650	204	87,650
2.00 Building Works							
2.01	Chapel	167	m2	2,900	484,300	3,200	534,400
2.02	Circulation and Plant	50	m2	2,600	130,000	2,750	137,500
Refurbishment		400	m2	1,412	564,600	1,780	711,850
2.03	Kitchen	20	m2	2,900	58,000	3,250	65,000
2.04	Kitchen Equipment	1	Item	50,000	50,000	75,000	75,000
2.05	Existing Amenities	25	m2	1,250	31,250	1,500	37,500
2.06	New Glazing - Double (Removal +New)	48	m2	900	43,200	1,100	52,800
2.07	New Wall Cladding (Removal +New)	230	m2	600	138,000	750	172,500
2.08	New Roof and Structure (Removal +New)	400	m2	450	180,000	550	220,000
2.09 Compliance works					64,150		89,050
A	Protection of Openings in External Walls	48	m2	250	12,000	300	14,400
B	Ramp modifications - South (Demo and upgrade)	10	m2	1,500	15,000	2,500	25,000
C	Handrails upgrades (removal +New)	40	m	600	24,000	800	32,000
D	DDA Access				Included		Included
E	Tactile indicators	1	Item	2,500	2,500	3,500	3,500
F	DDA Toilet				Included		Included
G	Male and Female Toilet Upgrades				Included		Included
H	Door Lockset	1	Item	5,150	5,150	7,550	7,550
I	Wall Construction	1	Item	2,500	2,500	3,000	3,000
J	Mechanical Ventilation to toilets	4	No	750	3,000	900	3,600
Subtotal - Building Works		217	m2	5,433	1,178,900	6,377	1,383,750
3.00 Site Works							
3.01	Returfing	300	m2	30	9,000	50	15,000
3.02	External Paths	30	m2	125	3,750	150	4,500
Subtotal - Site Works		217	m2	150	32,450	90	19,500
Net Construction Cost		217	m2	5,895	1,279,300	6,871	1,490,900
4.00 Contractor Overhead and Profit							
4.10 Preliminaries and Margin					439,727		512,460
4.11	Design Contingency	10%	%	1,279,300	127,930	1,490,900	149,090
4.12	Preliminaries	15%	%	1,279,300	191,895	1,490,900	223,635
4.13	D&C Fees	3%	%	1,471,195	44,136	1,714,535	51,436
4.14	Margin	5%	%	1,515,331	75,767	1,765,971	88,299
4.20 Other							
4.21	Locality	2%	%	1,279,300	25,586	1,490,900	29,818

ST MARKS UNE CHURCH

OPTION 02: REFURBISHMENT AND EXTENSION

FEASIBILITY COST PLAN DETAIL

06-Apr-23

#	Description	Net Area m2	Unit	Low Range Rate \$	Total - Low Range \$	High Range Rate \$	Total - High Range \$
Subtotal - Contractor Overhead and Profit		217	m2	2,144	465,313	2,499	542,278
Gross Construction Cost - excl Escalation		217	m2	8,040	1,744,613	9,369	2,033,178
5.00 Escalation							
5.10	Escalation - April 2024	4%	%	1,744,613	69,785	2,033,178	81,327
Subtotal - Escalation		217	m2	322	69,785	375	81,327
Gross Construction Cost - incl Escalation		217	m2	8,361	1,814,398	9,744	2,114,505
6.00 Fees							
6.10	Consultant fees - excluding D&C Fees	10%	%	1,814,398	181,440	2,114,505	211,450
6.20	Authority fees and approvals	1.5%	%	1,814,398	27,216	2,114,505	31,718
7.00 ICT & FF&E							
7.10	ICT & AV				Excl		Excl
7.20	FF&E	167	m2	350	58,450	400	66,800
8.00 Land Acquisition & Property Settlement							
8.10	Land Purchase	1	Item		Excl		Excl
9.00 Optional Items							
9.01	Stage	36	m2	3,640	131,040	4,368	157,248
9.02	Foyer	32	m2	4,340	138,880	5,208	166,656
9.03	Children Area	100	m2	4,060	406,000	4,872	487,200
9.04	Amenities	25	m2	4,690	117,250	5,628	140,700
9.05	Storage	20	m2	3,640	72,800	4,368	87,360
9.06	FF&E for Foyer Children Area	132	m2	125	16,500	150	19,800
9.07	BBQ +Seating	1	Item	14,000	14,000	20,000	20,000
9.08	Covered External	100	m2	840	84,000	1,000	100,000
Subtotal - Fees & Other		430	m2	2,901	1,247,576	3,463	1,488,932
Net Project Cost		430	m2	7,121	3,061,974	8,380	3,603,437
10.00 Special Provisions							
10.10	Project Contingency	10%	%	3,061,974	306,197	3,603,437	360,344
Subtotal - Special Provisions		430	m2	712	306,197	838	360,344
Total Project Cost		430	m2	7,833	3,368,171	9,218	3,963,780