

Evaluation - Costing

The project's Quantity Surveyor has developed an order-of-magnitude cost for each Concept:

- The Project Cost is the estimated overall cost of construction.
- Within the Project Cost, selected key items are highlighted - these are not a breakdown of all project costs.
- Total Project Cost includes reserves, fees, and other associated soft costs.
- Options have been priced that are not included in the Project Costs for any of the Concepts.

GENERAL GORDON ELEMENTARY SCHOOL - Project Cost Summary					
	Concept 1	Concept 2	Concept 3	Concept 4	Concept 5
Project Cost	\$22.1M	\$16.7M	\$20.0M	\$13.9M	\$17.8M
Selected Highlights					
• New Building Construction	\$10.5M	\$9.0M	\$10.2M	\$8.9M	\$8.9M
• Premium for heritage facade retention	\$2.5M	\$1.7M	\$1.7M	-	-
• Premium to lower Level 1	\$0.2M	-	-	-	-
• Temporary Accommodation Costs	\$4.4M	\$1.4M	\$3.4M	-	\$4.9M
Total Variance from Concept 4	\$8.9M	\$3.4M	\$6.6M	-	\$4.5M
Area	5,018 sq.m.	4,289 sq.m.	4,885 sq.m.	4,263 sq.m.	4,263 sq.m.
Cost/sq.m.	\$4,422	\$3,884	\$4,079	\$3,261	\$4,183
Reserves	\$1.9M	\$1.4M	\$1.6M	\$1.6M	\$1.6M
Total Project Cost	\$25.3M	\$19.1M	\$22.7M	\$15.3M	\$20.3M
Options (not included in above)					
• Premium for Underground Parking	\$1.6M	\$1.5M	\$1.5M	\$1.5M	\$1.5M
• Premium to relocate Preschool	\$0.18M	\$0.18M	\$0.18M	\$0.18M	\$0.18M
• Full Heritage Restoration of Facade	\$0.49M	\$0.20M	\$0.20M	-	-

