



2019 Construction Costs and Descriptors for Functional Areas

For CGP and SCAS Capital Projects

NOTE 1 - Costs/m² shown are at the 100% rate. Any locality allowances will be applied automatically and calculated throughout the application process.

NOTE 2 - Furniture and equipment costs are allowances only and not intended as an amount to fully complete the requirements of a functional space.

NOTE 3 - QIS BGA acknowledges the transition which independent schools are making towards the delivery of the Australian Curriculum, as well as the new and redeveloped Queensland senior syllabuses, and that facilities will reflect updated curriculum delivery models into the future.

Functional Areas	Construction Costs (per m ²)	Descriptors
GENERAL LEARNING AREA (P) GENERAL LEARNING AREA (S) GENERAL LEARNING AREA (C) WITHDRAWAL / STORAGE AREA	\$2,450	Includes general classroom or multipurpose area, teacher work areas and general storage.
FLEXIBLE LEARNING AREA	\$2,560	Includes wet areas and/or additional storage/joinery.
HEALTH and PHYS ED	\$1,930	Includes basic gym areas and equipment stores and basic change rooms. *Excludes amenities.
SCIENCE	\$3,690	Includes laboratories and project/research labs, preparation rooms (high service costs), storage for laboratory equipment and chemicals. Basic building also reflects adjusted materials.
TECHNOLOGIES: - Design and Tech./Digital Tech. Laboratory	\$3,120	Includes provision for increased technology capability in an adaptable workspace including equipment storage and associated joinery, such as for robotics or other practical activities.
TECHNOLOGIES: - Food and fibre production - Food specialisations	\$3,460	Includes basic kitchen, pantry, laundry, store rooms and associated joinery.
TECHNOLOGIES: - Hospitality Practices (VET and/or Applied Syllabuses)	\$3,740	Includes higher density of building services and extraction system, industry relevant fit out, as well as food store, laundry, store rooms and associated joinery. *Excludes cold/cool room.





Functional Areas	Construction Costs (per m ²)	Descriptors
TECHNOLOGIES e.g.: - Engineering principles and systems - Materials and technologies specialisation	\$2,400	Includes workshop areas, machine bays, spraying bays, wash areas, store rooms, materials storage/racking space and associated joinery. *Excludes dust extraction system.
TECHNOLOGIES e.g.: - Engineering Skills (VET and/or Applied Syllabuses)	\$2,400	Includes workshop areas, machine bays, spraying bays, wash areas, store rooms, materials storage/racking space and associated joinery. *Excludes dust extraction system.
THE ARTS: - Dance - Drama - Media Arts - Music - Visual Arts	\$2,830 \$2,830 \$2,830 \$2,830 \$2,560	Includes acoustic treatments and additional services, such as dance floors, as well as practice rooms, band rooms, recording studios, green rooms, sound booths and storage rooms. Visual Art includes, storage, associated joinery, wet areas and display areas. *Excludes associated covered outdoor learning area.
ADMINISTRATION (P) ADMINISTRATION (S) ADMINISTRATION (C)	\$2,970 \$2,880 \$2,970	Reception, site server room, school management, business/finance and clerical support offices, work areas, secure and unsecure storage, board room/meeting rooms, staff room and amenities, sickbay, finishes and fixtures of appropriate quality, internal travel and other areas deemed necessary for the operation of the school.
AMENITIES (P) AMENITIES (S)	\$4,040	Includes toilets, urinals, disabled/ambulant toilets, showers, sinks, and cleaner rooms.
APPLIED TECHNOLOGIES	\$3,660	Higher density cabling for electrical and communications purposes resulting in a high heat load, such as a server room or comms space, therefore, requiring provision of air-conditioning as part of the rate. May also require acoustic treatment, due to the technology based activity occurring within, such as Media Arts or Film and Television and New Media. *Excludes wi-fi service.
COVERED LUNCH AREA HPE SPORTS AREA COVERED OUTDOOR LEARNING AREA (COLA)	\$1,170	Attached or detached (close proximity to other serviced structure), on ground, paving, tilted roof. NOTE- COLA area up to 40m ² .
ENGINEERING - Plant Room	\$1,800	Includes plant rooms e.g. switchboard, air conditioning.





Functional Areas	Construction Costs (per m ²)	Descriptors
LIBRARY/RESOURCE CENTRE (P) LIBRARY RESOURCE CENTRE (S) SENIOR STUDY CENTRE LIBRARY/RESOURCE CENTRE (C)	\$2,230 \$2,910 \$2,910 \$2,910	Includes all circulation spaces, reading rooms, individual study areas, work rooms, satellite libraries, storage rooms and associated joinery. *Excludes any server room or other areas reliant on higher density cabling for electrical and communications purposes.
MULTIPURPOSE HALL	\$2,020	Includes large, open span structure, hardstand floors, basic line marking, and natural ventilation. *Excludes amenities and sprung floors.
PERFORMANCE HALL	\$2,800	Includes provision for higher standard of finishes, stage, basic lighting and curtaining. *Excludes amenities.
TRAVEL ENCLOSED & STAIRWELLS	\$2,320	Includes enclosed pedestrian travel, such as stairwells, corridors and hallways.
TRAVEL LINK	\$ 710	Based on detached structure, basic frame, roof, simple lighting, ground slab as covered pedestrian walkway between buildings.
TRAVEL UNENCLOSED	\$ 550	Based on attached structure, basic frame, roof, simple lighting, light ground pavement as pedestrian walkway between buildings. *Excludes uncovered paths. (refer Sundry Allowances- Landscaping) NOTE- also basic veranda on one side of building, 1 st and/or 2 nd floor, up to 3m wide.
TUCKSHOP	\$4,560	Includes service areas such as service counter, roller doors, sink and food preparation areas such as benches and associated joinery. High intensity of building services and security. *Excludes cold/cool room. NOTE- Small area (10-20m ²)
UNDERCROFT	\$ 810	Includes basic structure to building works above, basic lighting and minimal walls.

