

2021 Construction Costs and Descriptors for Functional Areas

For CGP and SCAS Capital Projects

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

NOTE 2 - Rates provided are typically based on up to two storey, framed buildings comprising concrete slab on ground, basic strip footing foundations, trussed roof complete with sheet metal cladding and associated roof drainage, assumed typical roof eaves do not exceed 750mm.

NOTE 3 - Rates exclude site specific cost such as bored piers, increased structural requirements for reactive soils, etc.

Functional Areas	Construction Costs (per m ²)	Descriptors
GENERAL LEARNING AREA (Prep)	\$2,550	Includes general classroom or multipurpose area, teacher work areas and general storage.
GENERAL LEARNING AREA (P &S)	\$2,410	
GENERAL LEARNING AREA (C)	\$2,410	
WITHDRAWAL / STORAGE AREA	\$2,380	
FLEXIBLE LEARNING AREA	\$2,650	Includes wet areas and/or additional storage/joinery.
HEALTH and PHYS ED	\$2,380	Includes basic gym areas and equipment stores and basic change rooms. *Excludes amenities.
SCIENCE	\$3,370	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	\$2,990	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	\$3,260	Includes basic kitchen, pantry, laundry, storerooms and associated joinery.
TECHNOLOGIES: - Hospitality Practices (VET and/or Applied Syllabuses)	\$3,890	Includes higher density of building services and extraction system, industry relevant fit out, as well as food store, laundry, storerooms 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	\$2,630	Includes workshop areas, machine bays, spraying bays, wash areas, storerooms, materials storage/racking space and associated joinery. *Excludes dust extraction system.
TECHNOLOGIES e.g.: - Engineering Skills (VET and/or Applied Syllabuses)	\$2,630	Includes workshop areas, machine bays, spraying bays, wash areas, storerooms, materials storage/racking space and associated joinery. *Excludes dust extraction system.
THE ARTS: - Dance - Drama - Media Arts - Music - Visual Arts	\$3,140 \$3,140 \$3,140 \$3,140 \$2,650	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 Arts includes storage, associated joinery, wet areas and display areas. *Excludes associated COLA.
ADMINISTRATION (P) ADMINISTRATION (S) ADMINISTRATION (C)	\$3,070 \$3,040 \$3,040	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)	\$4,330	Includes toilets, urinals, disabled/ambulant toilets, showers, sinks, and cleaner rooms. NOTE- rate for 2020 includes higher proportion of open space.
APPLIED TECHNOLOGIES	\$3,890	Higher density cabling for electrical and communications purposes resulting in a high heat load (such as a server room or comms space) requiring provision of air-conditioning. 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	\$1,130	Attached or detached (close proximity to other serviced structure), on ground, paving, tilted roof.





Functional Areas	Construction Costs (per m ²)	Descriptors
COVERED OUTDOOR LEARNING AREA (COLA)	\$1,130	Attached or detached (close proximity to other serviced structure), on ground, paving, tilted roof, open aired. NOTE- COLA area up to 40m ² , larger emphasis on lighting.
ENGINEERING - Plant Room	\$1,890	Includes plant rooms e.g. switchboard, air conditioning.
HPE SPORTS AREA	\$1,130	Attached or detached (close proximity to other serviced structure), on ground, paving, tilted roof. NOTE- painted floor, basic line marking, possible small stage for assembly purposes or block wall for ball sports, some lighting.
LIBRARY/RESOURCE CENTRE (P)	\$2,600	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.
LIBRARY RESOURCE CENTRE (S)	\$3,040	
SENIOR STUDY CENTRE	\$3,040	
LIBRARY/RESOURCE CENTRE (C)	\$3,040	
MULTIPURPOSE HALL	\$2,540	Includes large, open span structure, hardstand floors, basic line marking, and natural ventilation. *Excludes amenities and sprung floors.
PERFORMANCE HALL	\$3,290	Includes provision for higher standard of finishes, stage, basic lighting and curtaining. *Excludes amenities.
TRAVEL ENCLOSED & STAIRWELLS	\$2,510	Includes enclosed pedestrian travel, such as stairwells, corridors and hallways.
TRAVEL LINK	\$ 800	Based on detached structure, basic frame, roof, simple lighting, ground slab as covered pedestrian walkway between buildings.
TRAVEL UNENCLOSED	\$ 630	Based on attached structure, basic frame, roof, simple lighting, light ground pavement as pedestrian walkway between buildings. NOTE- also basic veranda on one side of building, 1 st and/or 2 nd floor, up to 3m wide. *Excludes uncovered paths. (refer Sundry Allowances- Landscaping)





Functional Areas	Construction Costs (per m²)	Descriptors
TUCKSHOP	\$4,940	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. NOTE- Small area (10-20m ²) *Excludes cold/cool room.
UNDERCROFT	\$ 850	Includes basic structure to building works above, basic lighting and minimal walls.
DORMITORY ACCOMMODATION (inc. shared ensuites)	\$2,680	Includes basic framed structure, shared ensuite between multiple accommodation spaces (1, 2 or 4 beds sharing same service corridor). Higher density amenities.
DORMITORY ACCOMMODATION (inc. ensuites)	\$2,840	Includes basic framed structure with dedicated ensuite.
SUPERVISORS ACCOMMODATION	\$2,840	Includes basic framed structure, with dedicated ensuite, kitchenette, area for single bed. NOTE- Studio type unit (35-45m ²)

