




## **2025 Functional Areas and Construction Costs**

**Including:**

- **Construction Rates**
  - **Furniture, Equipment and Sundry Allowances**
  - **Locality Indices**
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# Functional Areas and Construction Costs

## Construction Rates for Functional Areas

The QIS BGA functional areas are developed to reflect the educational facilities needs of Queensland independent schools as they support student engagement with the Australian Curriculum Prep to Year 10 Learning Areas, i.e., English, Mathematics, Sciences, Humanities and Social Sciences, Technologies, Health and Physical Education, The Arts, Languages and Work Studies, as well as the Queensland senior syllabus documents and other recognised studies.

### METHODOLOGY FOR CONSTRUCTION COSTS DETERMINATION

The construction rates for each functional area are reviewed and adjusted to reflect movements in the Building Price Index (BPI) prior to the commencement of each annual funding round, and are:

- representative of the costs to build approximately 18 months forward of the funding round, allowing time for the application year to be processed and the expected timeframe for the commencement of approved projects.
- shown as square metre rates (m<sup>2</sup>) for each functional area, and
- determined through consultation with a Quantity Surveyor experienced in the design and delivery of education facilities within the Queensland construction market.

It is essential that, for the purposes of entering a proposed project's construction costs to the application template (Section 1.10), Approved Authorities/schools refer to the descriptions, floor areas and construction rates for each of the functional areas. Note that a more conservative construction cost (per m<sup>2</sup>) for an area may be indicated within the application template, but the template will not accept costs greater than those provided for the current round, as these costs are representative of the minimum viable project (MVP). **Appendix 2** provides for cost items specifically included in the construction cost for the relevant functional area. **Appendix 4** overviews the furniture, equipment and sundry allowances that may be included in the grant request, as part of the total proposed project cost.

The construction costs listed are shown at the 100% (Brisbane locality) rate. **Appendix 5** provides the locality allowances for regional and remote areas which will be applied automatically via the application template.

In the context of the assessment of applications for capital assistance, floor areas and the corresponding construction costs are used by the BGA Secretariat and members of the QIS BGA Education/Buildings Capital Advisory Committee to analyse and evaluate the eligible costs of a new construction project. Further advice on projects involving refurbishment, conversion or upgrade of existing facilities can be accessed via *Learning Places and Spaces* and the application help notes.

### IMPORTANT INFORMATION FOR USE OF THE COSTS (M<sup>2</sup>) PROVIDED:

- NOTE 1-** Costs provided are typically based on an education standard building, reflective of the environment in which the school is sited.
- NOTE 2-** Specific site costs such as bored piers, increased structural requirements for reactive soils, etc are excluded.
- NOTE 3-** An allowance for air-conditioning has been included within the construction rates unless advice is otherwise provided in the functional area descriptors.
- NOTE 4-** Additional costs to construct the proposed project, e.g., site development costs (**Appendix 4**), professional fees, etc will be required under further sections of the application template.





## 2025 Functional Areas and Construction Rates

\*Rates per m<sup>2</sup> are ex GST

FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
<b>EDUCATIONAL FACILITIES</b>		
<b>ADMINISTRATION</b>		
<p>Reception/foyer, school management offices, business/finance and clerical support offices, board/meeting rooms, main/central staffroom, staff amenities, kitchen storage/joinery, work areas, secure and unsecure storage, sickbay, site server room, internal travel and other areas deemed necessary for the operation of the school. Finishes and fixtures of appropriate quality.</p> <p><b>Typical use:</b> dedicated administration building.</p>		
<b>PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	5,720
<b>Associated Areas</b>		
<b>External Staff Room</b> (Decentralised)	Various	6,050
<b>AMENITIES</b>		
<p>Includes toilets, urinals, showers, sinks, and cleaner rooms, also PWD and ambulant facilities, as per the National Construction Code (NCC). Incorporates circulation allowance for inclusion of open space in support of supervision/line of sight/student safety.</p>		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	As required	7,330
<b>APPLIED TECHNOLOGIES</b>		
<p>Higher density cabling for electrical and communications purposes resulting in a high heat load, requiring provision of air-conditioning. Areas may be distributed sitewide, as required. Due to the specialist nature of the space, the rate should not be utilised when costing a learning area fitted out for general computer usage. Excludes wi-fi service.</p> <p><b>Typical use:</b> server room, communications space.</p>		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	As required	6,970
<b>Associated Areas</b>		
– <b>IT Administration</b>	80	5,850
– <b>Storeroom</b> (Resource store, includes air-conditioning)	10	3,910
<b>DANCE</b>		
<p>Acoustic treatment, appropriate floor treatment and additional services.</p>		
<b>SECONDARY</b>	100	5,270
<b>Associated Areas</b>		
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	10	3,910





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### DESIGN and TECHNOLOGIES KITCHEN

Basic kitchen facilities, storage/joinery. Cost per m<sup>2</sup> excludes air-conditioning.

**Typical use:** produce and serve products, such as food and beverages.

<b>SECONDARY</b>	<b>100</b>	<b>5,900</b>
<b><u>Associated Areas</u></b>		
– <b>Laundry</b> (excludes air-conditioning)	<b>10</b>	<b>6,250</b>
– <b>Storeroom</b> (Dry stores, excludes air-conditioning)	<b>30</b>	<b>5,490</b>

### DESIGN and TECHNOLOGIES WORKSHOP

Workshop areas, materials storage/racking space and associated joinery of an appropriate scale. Cost per m<sup>2</sup> excludes air-conditioning.

Costs for inclusions, such as extraction systems, should be listed via further sections of the application.

<b>SECONDARY</b>	<b>100</b>	<b>4,740</b>
<b><u>Associated Areas</u></b>		
– <b>Materials Preparation Area</b> (excludes air-conditioning)	<b>50</b>	<b>4,740</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>50</b>	<b>3,520</b>
– <b>External Covered Work Area</b> (excludes air-conditioning)	<b>100</b>	<b>1,640</b>

### DIGITAL TECHNOLOGIES LABORATORY

Provision for increased technology capability in an adaptable workspace, including storage/joinery.

**Typical uses:** robotics lab, maker space, e-sport space, design tasks.

<b>SECONDARY</b>	<b>90</b>	<b>4,740</b>
<b><u>Associated Areas</u></b>		
– <b>Storeroom</b> (Resource store, includes air-conditioning)	<b>20</b>	<b>3,770</b>

### DRAMA

Acoustic treatment, appropriate floor treatment and additional services.

<b>SECONDARY</b>	<b>100</b>	<b>5,270</b>
<b><u>Associated Areas</u></b>		
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>20</b>	<b>3,910</b>

### ENGINEERING

Plant rooms in relation to e.g., switchboard, air conditioning. Maintenance facilities in the form of a maintenance shed.

**Typical uses:** dedicated plant room, grounds/maintenance staff work area, tractor/machinery shed.

#### PREP, PRIMARY, SECONDARY and COMBINED

<b>Plant Room</b>	<b>As required</b>	<b>2,710</b>
<b>Maintenance Facilities</b>	<b>Refer Appendix 1</b>	<b>3,030</b>





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### FLEXIBLE LEARNING AREA (FLA)

Teaching space supporting both general and specialist learning including storage/joinery within, such as basic benches and cupboards. Also, further storage/joinery such as equipment or utensils store, according to the type of learning to be associated with the space. Includes wet areas (sink/sink bench).

Costs for inclusions, such as operable walls, should be listed via further sections of the application.

**Typical use:** art and other making activities, simple food preparation, science.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>100</b>	<b>4,890</b>
<b><u>Associated Areas</u></b>		
– <b>GLA/FLA Storeroom</b> (Resource store, excludes air-conditioning)	<b>10</b>	<b>3,910</b>
– <b>Outdoor Covered Area (COLA)</b> (in close proximity to FLA)	<b>40</b>	<b>2,500</b>

### GENERAL LEARNING AREA (GLA)

General teaching space including storage/joinery within, such as basic benches and cupboards.

Costs for inclusions, such as operable walls, should be listed via further sections of the application.

**Typical Use:** general purpose learning space.

<b>PREP</b>	<b>100</b>	<b>4,670</b>
<b><u>Associated Areas</u></b>		
– <b>Teacher Work Area</b>	<b>10</b>	<b>4,510</b>
– <b>Withdrawal</b>	<b>10</b>	<b>3,910</b>
– <b>GLA/FLA Storeroom</b> (Resource store, excludes air-conditioning)	<b>10</b>	<b>3,910</b>
– <b>Outdoor Covered Area (COLA)</b> (in close proximity to PREP GLA)	<b>40</b>	<b>2,500</b>
<b>PRIMARY, SECONDARY and COMBINED</b>	<b>85</b>	<b>4,510</b>
<b><u>Associated Areas</u></b>		
– <b>Withdrawal</b>	<b>10</b>	<b>3,910</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>10</b>	<b>3,910</b>
– <b>Outdoor Covered Area (COLA)</b> (in close proximity to GLA)	<b>40</b>	<b>2,500</b>

### GYM

Basic enclosed gym, equipment storage, floor treatment, lights within.

**Typical uses:** fitness/sports science activities, weights room, conditioning centre.

<b>PRIMARY, SECONDARY and COMBINED</b>	<b>85</b>	<b>4,780</b>
<b><u>Associated Areas</u></b>		
– <b>Change Facilities</b>	<b>As required</b>	<b>7,090</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>20</b>	<b>3,520</b>





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### HALL, MULTIPURPOSE

Large, covered area, high volume, open span structure, not fully enclosed e.g., half walls with mesh infill, hardstand floors, basic painted floor e.g., court line markings. Natural ventilation or fans. Cost per m<sup>2</sup> excludes air-conditioning.

Costs for inclusions, such as retractable seating, should be listed via further sections of the application.

**Typical uses:** court sports, assemblies.

<b>PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	<b>4,560</b>
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**Associated Areas**

– <b>Change Facilities</b>	As required	<b>7,090</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>50</b>	<b>3,520</b>

### HALL, PERFORMANCE

Fully enclosed, higher standard of finishes e.g. acoustic treatments and lighting, permanent seating, inclusions such as stage, light bars, curtaining. Cost per m<sup>2</sup> excludes amenities.

Costs for inclusions, such as sprung floors or retractable seating, should be listed via further sections of the application.

**Typical uses:** school community events such as awards evenings, music performances, drama productions, court sports.

<b>PRIMARY, SECONDARY and COMBINED</b>	Various	<b>5,260</b>
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### HOSPITALITY PRACTICES KITCHEN

Higher density of building services and extraction system, storage/joinery. Learning space designed for industry relevant fit out.

<b>SECONDARY</b>	<b>120</b>	<b>6,750</b>
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**Associated Areas**

– <b>Laundry</b> (excludes air-conditioning)	<b>10</b>	<b>6,250</b>
– <b>Storeroom</b> (Dry stores, excludes air-conditioning)	<b>40</b>	<b>5,490</b>
– <b>Cold Room</b>	<b>10</b>	<b>6,610</b>

### LEARNING COMMONS

Large, collaborative learning space/s associated with a series of GLAs/FLAs. Internal travel spaces contributing to configuration of open plan learning. Potential exists for withdrawal spaces to be redistributed to contribute to the shared learning area.

**Typical use:** breakout space providing options for small and large group work, across a class, classes or year levels.

<b>PRIMARY, SECONDARY and COMBINED</b>	Various	<b>4,140</b>
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### LEARNING SUPPORT AREA

Teaching space with storage/joinery within, such as basic benches and cupboards, as well as further storage/joinery to accommodate specialist learning resources etc.

**Typical uses:** learning enrichment, learning support.

<b>PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	<b>4,890</b>
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FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE

Reading spaces, individual study areas, collaborative workspaces, satellite libraries, staff work rooms (other than staffrooms), circulation spaces, storage/joinery.

Cost per m<sup>2</sup> excludes any server room or other areas reliant on higher density cabling for electrical and communications purposes.

<b>PRIMARY</b>	Refer Appendix 1	4,710
<b>SECONDARY and COMBINED</b>	Refer Appendix 1	5,350
<b>SENIOR STUDY CENTRE</b>	Refer Appendix 1	5,350
<b><u>Associated Areas</u></b>		
– <b>Storeroom</b> (Resource store, includes air-conditioning)	20	3,910
– <b>IT Equipment Storeroom</b> (Resource store, includes air-conditioning)	10	3,910

### MEDIA ARTS

Acoustic treatments and additional services, recording studio, green rooms, sound booths.

<b>SECONDARY</b>	100	5,930
<b><u>Associated Areas</u></b>		
– <b>Storeroom</b> (Resource store, includes air-conditioning)	10	3,910

### MUSIC

Higher level acoustic treatments and additional services, sound booth.

<b>PRIMARY, SECONDARY and COMBINED</b>	100	5,930
<b><u>Associated Areas</u></b>		
– <b>Music Practice Room</b>	Various	5,930
– <b>Storeroom</b> (Resource store, ventilated)	30	3,910

### OUTDOOR COVERED AREA

Attached or detached (in close proximity to other serviced structure), light framed structure, on ground, paving, open aired, incorporating lighting.

Possibly associated with a low stage for assembly/performance purposes or block wall for ball sports.

**Typical uses:** shade structure for outdoor gatherings or lunch area and/or small external games area.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	2,500
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\*NOTE- For a covered area for outdoor learning activities or break out space (COLA), refer to *General Learning Area* and/or *Flexible Learning Area* Associated Areas.





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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<b>SCIENCE LABORATORY</b>		
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Laboratories, preparation rooms (high service costs), storage/joinery (lab equipment and chemicals). Basic building also reflects adjusted materials.

Costs for inclusions, such as fume cupboards, should be listed via further sections of the application.

Costs for Agricultural Science Sheds which include learning spaces will be provided via evidence submitted as additional supporting documentation to the application, e.g., Quantity Surveyor costing or similar.

<b>SECONDARY</b>	<b>100</b>	<b>6,210</b>
<b>Associated Areas</b>		
– <b>Science Preparation Room</b>	<b>20</b>	<b>6,210</b>
– <b>Storeroom</b> (Resource store, ventilated)	<b>10</b>	<b>3,770</b>
– <b>Student Experiment Space</b> (ventilated)	<b>35</b>	<b>3,770</b>
– <b>Agricultural Science Equipment Shed</b> (Proprietary shed to be assembled, minimal fit out, excludes air-conditioning)	<b>40</b>	<b>2,670</b>
*NOTE- For a shed requiring a greater floor area, such as a tractor/machinery shed, refer to <i>Engineering- Maintenance Facilities</i> .		

<b>SENIOR TECHNOLOGIES WORKSHOP</b>		
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Workshop areas, machine bays, spraying bays, wash areas, materials storage/racking space and associated joinery. Learning space designed for industry relevant fit out. Cost per m<sup>2</sup> excludes air-conditioning.

Costs for inclusions, such as extraction systems, should be listed via further sections of the application.

**Typical uses:** Delivery of VET or senior syllabi such as Building and Construction Skills, Engineering, Engineering Skills, Furnishing Skills etc.

<b>SECONDARY</b>	<b>120</b>	<b>4,740</b>
<b>Associated Areas</b>		
– <b>Materials Prep Area</b>	<b>50</b>	<b>4,740</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>50</b>	<b>3,520</b>
– <b>External Covered Work Area</b>	<b>100</b>	<b>1,640</b>

<b>TRAVEL, ENCLOSED AND STAIRWELLS</b>		
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Enclosed pedestrian travel, such as stairwells, corridors and hallways.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>5,290</b>
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<b>TRAVEL, LINK</b>		
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Detached structure, basic frame, roof, simple lighting, ground slab as covered pedestrian walkway between buildings.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>1,440</b>
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<b>FUNCTIONAL AREAS</b>	<b>Area (up to m<sup>2</sup>)</b>	<b>*Rate (\$ per m<sup>2</sup>)</b>
<b>TRAVEL/CIRCULATION - EXTERNAL</b>		
Attached structure, basic frame, roof, simple lighting, light ground pavement as pedestrian walkway between buildings. Up to 3 story. Includes simple and compliant balustrade.		
*Excludes stairwells.		
*Excludes uncovered paths (refer Appendix 4, Sundry Allowances-Landscaping)		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>1,160</b>
<b>TRAVEL/CIRCULATION - INTERNAL</b>		
Internal connecting links generally for 3 story and above, where circulation is internal to building envelope.		
*Excludes stairwells.		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>1,560</b>
<b>TUCKSHOP</b>		
Service areas such as service counter, roller doors, sink, storage/joinery. Food preparation areas such as benches. High intensity of building services and security.		
<b>PRIMARY, SECONDARY and COMBINED</b>	<b>20</b>	<b>8,400</b>
<b>Associated Areas:</b>		
- <b>Storeroom</b> (Dry store, excludes air-conditioning)	<b>40</b>	<b>5,490</b>
- <b>Cold Room</b>	<b>10</b>	<b>6,610</b>
- <b>Book Hire Facility</b>	<b>40</b>	<b>5,460</b>
- <b>Uniform Store</b>	<b>40</b>	<b>5,460</b>
<b>UNDERCROFT</b>		
Basic structure to building works above, basic lighting and minimal walls.		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>2,390</b>
<b>VISUAL ARTS</b>		
Wet areas, display areas, storage/joinery.		
<b>SECONDARY</b>	<b>110</b>	<b>4,860</b>
<b>Associated Areas</b>		
- <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>30</b>	<b>3,910</b>
- <b>External Covered Work Area</b>	<b>40</b>	<b>1,640</b>





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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**BOARDING FACILITIES**

A floor area indicator of 24m<sup>2</sup> per boarding student is utilised, in relation to the combination of typical student-focused facilities associated with the operation of a boarding facility, i.e., study/sleep, amenities, recreation/common areas and circulation.

Costs and areas associated with any other boarding service areas, including those requiring commercial quality fittings, such as kitchens, laundries, etc. will be assessed outside of the 24m<sup>2</sup> per student floor area indicator.

Supervisor’s units (on site) will be assessed outside of the 24m<sup>2</sup> per student floor area indicator.

**STUDENT ACCOMMODATION**

<b>ACCOMMODATION with SHARED ENSUITES</b>	Various	4,990
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Basic framed structure, shared ensuite between multiple accommodation spaces (one, two or four beds sharing same service corridor).

Higher density amenities.

<b>ACCOMMODATION with ENSUITES</b>	Various	5,230
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Basic framed structure with dedicated ensuite servicing single accommodation space.

**SHARED FACILTIES**

Dining room, kitchen, sick bay and ancillary support services, recreation/common room.	Various	7,090
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Associated Areas

– Internal circulation	Various	3,300
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**SUPERVISORS ACCOMMODATION**

Basic framed structure, with dedicated ensuite, kitchenette, area for single bed.

<b>STUDIO TYPE UNIT</b>	45	5,010
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<b>FUNCTIONAL AREAS</b>	<b>Area (up to m<sup>2</sup>)</b>	<b>*Rate (\$ per m<sup>2</sup>)</b>
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**DISTANCE EDUCATION FACILITIES**

The construction and renovation of facilities to service Australian distance education students are eligible for consideration under the Australian Government Capital Grants Program. Queensland Government State Capital Assistance Scheme grants will apply to the confirmed number of Queensland student enrolments only.

To service 250 students, as a baseline number, the following areas are deemed reasonable to enable a distance education facility to operate efficiently. Pro-rata increases for greater enrolments, in spaces such as teacher work areas, are appropriate.

<b>Teacher work area</b> (per teacher)	<b>6</b>	<b>5,720</b>
<b>Recording or video-conferencing room</b>	<b>10</b>	<b>5,930</b>
<b>Mail room and bench space</b>	<b>20</b>	<b>5,720</b>
<b>Photocopy room</b>	<b>8</b>	<b>3,330</b>
<b>Interview room</b>	<b>15</b>	<b>3,330</b>
<b>Reception and staff workspace</b> (2 staff)	<b>18</b>	<b>5,720</b>
<b>Staffroom</b> (including kitchen)	<b>50</b>	<b>5,720</b>
<b>Resource store and staff resources</b>	<b>50</b>	<b>3,770</b>
<b>Head teacher office</b>	<b>14</b>	<b>5,720</b>
<b>Staff amenities</b>	<b>20</b>	<b>5,720</b>
<b>Travel</b>	<b>30</b>	<b>3,560</b>





## Appendix 1- Enrolment Based Functional Area Indicators

### ADMINISTRATION

#### PRIMARY, SECONDARY and COMBINED

A general indicator value for Administration areas for medium to large schools of approximately 1m<sup>2</sup> per student is applied. Recognition is given to small (or new/developing) schools where a minimum provision is required.

Enrolments	Area (up to m <sup>2</sup> )
Up to 150	250
151 to 250	320
251 to 350	380
Greater than 351	380m <sup>2</sup> plus 1m <sup>2</sup> per student in excess 350

### ENGINEERING

#### Maintenance Facilities

#### PREP, PRIMARY, SECONDARY and COMBINED

Areas reflects what is considered an appropriate size of a maintenance facility for a school that will ultimately have an enrolment of 650 or more students. A school with an enrolment of less than 650 students will have the MVP area for its maintenance facility scaled, as indicated.

Enrolment	Area (up to m <sup>2</sup> )
Up to 150	75
141 to 350	100
351 to 550	125
551 to 650	140
650+	150

### HALL, MULTIPURPOSE

#### PRIMARY

Enrolments	Area (up to m <sup>2</sup> )
Up to 300	Half netball court of 391m <sup>2</sup>
Greater than 301	Full netball court of 781m <sup>2</sup>

#### SECONDARY and COMBINED

Primary and secondary enrolments should be counted together. Different considerations may apply where a P–12 school is not on one campus, i.e., primary and secondary sites are geographically separated.

Enrolments	Area (up to m <sup>2</sup> )
Up to 500	Full netball court (781m <sup>2</sup> )
Greater than 501	Double netball court (1,562m <sup>2</sup> )





## LEARNING SUPPORT AREA

### PRIMARY, SECONDARY and COMBINED

Learning support spaces may be in a single location or dispersed across the site.

Enrolments	Area (up to m <sup>2</sup> )
Up to 699	75-85
700 to 1,049	150-170
Greater than 1,050	225-255

## LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE

### PRIMARY, SECONDARY and COMBINED

Recognition is given to small (or new/developing) schools, where a minimum floor area provision will be considered to service the needs of a school community. For schools greater than 200 students, a floor area indicator of 0.6m<sup>2</sup> per student will be applied, based on total enrolments (FTE).

Enrolments	Area (up to m <sup>2</sup> )
Up to 200	120
Greater than 200	120 plus 0.6m <sup>2</sup> per additional student

## OUTDOOR COVERED AREA

### PRIMARY

Enrolments	Area (up to m <sup>2</sup> )
Up to 300	100
Greater than 301	150

### SECONDARY and COMBINED

Enrolments	Area (up to m <sup>2</sup> )
Up to 400	200
Greater than 401	300





## Appendix 2- Cost Item Inclusions for Functional Areas

Cost items included in the construction rate for the Functional Areas

Cost Element	Included	Not Included
<b>Building footings and other structural elements</b>	Up to a two level building	If the building is three levels or more, contact QIS BGA office to obtain an appropriate rate
<b>Network hardware and phone system</b>	Cabling and access points only	All software and head end control systems
<b>CCTV and security system</b>	Cabling and access points only	CCTV cameras, CCTV hardware and software, Security hardware and software
<b>Communications - data rack</b>	Rack sized to suite the building being constructed generally located centrally within the building	n/a
<b>Smart card access and central control system</b>	Viewed as being an upgrade from MVP. A master key system and locks. \$10 to 20K depending on size of building.	n/a
<b>PA / Bells</b>	Speakers, cabling and access points only	All software and head end control systems
<b>Hearing augmentation (for hearing impaired)</b>	Building infrastructure only	All software and head end control systems
<b>Rooftop plan deck, access structures on a two-story building</b>	Yes, if related to plant room	Access ladders, roof openings, gantries, potential uplift in structural sizes to carry the additional loads, additional penetrations to roof etc.
<b>Fire extinguishers / Fire blankets</b>	Yes	Unless the specific installation requires excessive numbers due to the floor configuration i.e., many corridors
<b>Fire hose reels</b>	Yes	As above
<b>Fire emergency and exit lighting</b>	Yes	As above
<b>Amenities exhaust systems</b>	Yes, for a typical installation which would be extractor fan in close proximity to an external wall	Central ventilation system dedicated to amenities







## Appendix 3- Site Development Costs

Internal Site Infrastructure relates to the following service areas:

<b>Internal Site Infrastructure Elements</b>	
<b>SITE PREPARATION AND BULK EARTHWORKS</b> Platform works	<b>RETAINING STRUCTURES</b> Retaining walls
<b>STORMWATER INFRASTRUCTURE</b> Grated drain Concrete surface drain Field inlets Field gullies Stormwater pipework Agricultural pipework Manholes Pipework – uPVC Connections to mains	<b>SEWER INFRASTRUCTURE</b> Pipework – uPVC Pipework – Concrete Manholes Connections to mains
<b>ELECTRICAL SERVICES</b> Main switchboard Sub mains Transformer – Pad Mounted / Pole Mounted Pole-mounted lights Connection to mains	<b>GAS INFRASTRUCTURE</b> Meters Pipework
<b>WATER INFRASTRUCTURE</b> Meters/assemblies Pipework Connections to mains Establishment of bore	<b>FIRE SERVICES</b> Fire truck booster Pipework Thrust blocks Booster pump assembly Double pillar hydrant Single pillar hydrant
<b>COMMUNICATION AND SECURITY SERVICES</b> NBN connection (site) Fibre optic cable connections Data cabling	<b>OTHER</b> Fences Gates Hardstands Walkways Paving





## Appendix 4- 2025 Furniture, Equipment and Sundry Allowances

**NOTE 1-** Costs/m<sup>2</sup> shown are at the 100% rate. Any locality allowances will be applied automatically through the application process.

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

**NOTE 3-** Allowance for furniture and equipment is combined unless otherwise indicated.

Functional Areas	Allowance
<b>ADMINISTRATION</b>	\$32,663
<b>FLA</b>	\$16,336
<b>GLA (Furniture only, per GLA space)</b>	
PREP	\$19,664
PRIMARY, SECONDARY and COMBINED	\$13,329
WITHDRAWAL ROOM	\$ 3,556
<b>GLA (Equipment only, per GLA space)</b>	\$ 1,358
<b>LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE</b>	\$61,771
<b>SCIENCE</b>	\$19,680
<b>TECHNOLOGIES</b>	
DESIGN and TECHNOLOGIES KITCHEN	\$40,428
HOSPITALITY PRACTICES KITCHEN	\$56,598
DESIGN and TECHNOLOGIES WORKSHOP	\$40,184
SENIOR TECHNOLOGIES WORKSHOP	
DIGITAL TECHNOLOGIES LABORATORY	\$16,336
<b>THE ARTS</b>	
DANCE	
DRAMA	
MEDIA ARTS	\$16,336
MUSIC	
VISUAL ARTS	
Sundry Allowances	Allowance
<b>CAR PARK</b>	\$100,745
<b>LANDSCAPING (per building)</b>	\$20,135





## Appendix 5- 2025 Round Locality Indices

The Locality Index (LI) is used as a means to compare the same project from one site to another. The LI incorporates the adjustment to costs for the increase in transportation of labour and materials to site, as well as the industrial allowances for working on remote sites and the change in labour productivity through travel and other external influences. It is applicable to the total cost of construction and is subject to factors such as building design, material selection and regional workloads of contractors.

Reference: *Locality Index – September 2024, GRC Quantity Surveyors*

Locality (Alphabetical)	2025 Locality Index
Agnes Water	113
Atherton	118
Ayr	119
Barcaldine	133
Biloela	116
Brisbane	100
Brisbane (CBD)	103
Bundaberg	107
Caboolture	101
Cairns	110
Cannonvale	119
Charters Towers	125
Chinchilla	111
Cooktown	140
Dalby	106
Emerald	126
Gatton	102
Gladstone	117
Gold Coast	102
Gold Coast (CBD)	103
Goondiwindi	111
Gordonvale	112
Gympie	107
Hervey Bay	106
Innisfail	118
Ipswich	100
Jimboomba	102
Kewarra Beach	113
Kingaroy	109
Kooralbyn	102
Kuranda	113
Laidley	102
Logan	100
Mackay	116
Maryborough	106
Mossman	119
Murgon	111
Nambour	106
Normanton	176
Rockhampton	117
Sunshine Coast	104





<b>Locality (Alphabetical)</b>	<b>2025 Locality Index</b>
<b>Tamborine</b>	107
<b>Toowoomba</b>	102
<b>Townsville</b>	116
<b>Tully</b>	122
<b>Wangetti Beach</b>	113
<b>Warwick</b>	106
<b>Weipa</b>	190
<b>Woorabinda</b>	141

