



FINAL REPORT

**MAGILL SCHOOL
REDEVELOPMENT PROJECT**

206th Report of the 54th Parliament

PUBLIC WORKS COMMITTEE

Tabled in the House of Assembly and ordered to be published, Thursday, 2 December 2021

Second Session, Fifty-Fourth Parliament

THE PUBLIC WORKS COMMITTEE

The Public Works Committee is established pursuant to sections 12A, B and C of the *Parliamentary Committees Act 1991*, proclaimed February 1992. The members of the twentieth Public Works Committee are:

- **Mr Sam Duluk MP (Presiding Member)**
- **Mr Steve Murray MP**
- **Mr Tim Whetstone MP**
- **Hon Tom Koutsantonis MP**
- **Mr Joe Szakacs MP**

Staff assisting the Committee:

- Parliamentary Officer: **Mr Philip Frensham**
- Research Officer: **Ms Stefania Giannopoulos**

REQUIREMENTS

The Public Works Committee has examined the referral supplied to it by the agency and is satisfied that the requirement stipulated in the following documents have been met:

- The criteria for examination of projects as stipulated in section 12C of the *Parliamentary Committees Act 1991*;
- Premier and Cabinet Circular, PC 015 – Procedures for Submissions to Cabinet seeking the review of Public Works by the Public Works Committee;
- Treasurer’s Instruction 15 Grant Funding and Treasurer’s Instruction 17 Guidelines of and Approvals to Proceed with Public Sector Initiatives; and
- A User’s Guide for the Public Works Committee.

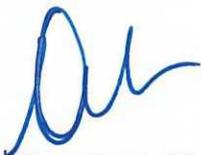
The agency has advised that the necessary acquittals for the project have been or are being sought, and that the project works and procedures are lawful.

Further Reporting

The referring agency must notify the Committee immediately in writing should there be substantial changes to the nature of the project, or the evidence provided to the Committee. To enable appropriate monitoring of the project, the agency must also provide quarterly reports to the Committee on the progress of construction. Pursuant to section 12C (vii) of the *Parliamentary Committees Act 1991*, these reports must outline the efficiency and progress of construction and provide an explanation of any expenditure beyond the estimated costs quoted in this report. Evidence of any substantial changes to, or the withdrawal of, any approval (provisional or otherwise) must also be relayed to the Committee immediately with an appropriate explanation, and an assessment of the probability of a suitable resolution.

RECOMMENDATION

Based upon the evidence considered, and pursuant to Section 12C of the *Parliamentary Committees Act 1991*, the Public Works Committee reports to Parliament that it recommends the proposed public work.



Mr Sam Duluk MP

PRESIDING MEMBER

2 DECEMBER 2021

LIST OF WITNESSES

2 December 2021, Old Chamber, Old Parliament House

1. Helen Doyle, Director, Capital Programs and Asset Services, Department for Education.



Government of South Australia

Department for Education

**MAGILL SCHOOL
REDEVELOPMENT**

SUBMISSION

TO

THE PUBLIC WORKS COMMITTEE

OF

THE SOUTH AUSTRALIAN PARLIAMENT

A project by the
Department for Education

November 2021

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1 PROPOSAL

- 1.1 It is proposed that the Public Works Committee report on the Magill School redevelopment project.
- 1.2 Magill School was allocated funding of \$7m as part of the Department for Education's Capital Works Program announced in October 2017. This funding allocation was confirmed on the change of government in March 2018.
- 1.3 The redevelopment will consist of demolition, new works and refurbishment of existing facilities to accommodate approximately 900 students on the Magill School site.
- 1.4 The project has considered the requirements of the *Disability Discrimination Act 1992* (DDA) with respect to making provision for persons with disabilities. The project will be fully certified in accordance with legislative requirements.

2 BACKGROUND

- 2.1 Magill School is located on Adelaide Street, Magill, within the City of Burnside.
- 2.2 Magill Primary School originally opened in the 1850s. The site features views to the eastern foothills of Adelaide and generous outdoor play areas.
- 2.3 The Magill Primary School and Magill Junior Primary School amalgamated and commenced operation as a reception to year 7 school from 2011.

Key Aims

- 2.4 The key drivers for the redevelopment proposal are to:
 - provide new and refurbished spaces to support contemporary teaching and learning
 - demolish aged relocatable accommodation including removing asbestos
 - improve street presence and the school's connectivity to the community.

Expected Outcomes

- 2.5 The project will provide modern educational accommodation, meet legislative compliance requirements and deliver the department's benchmark accommodation for students in a primary school. The key outcomes required at the completion of this project are:
 - providing learning areas that support contemporary teaching and learning pedagogies
 - developing creative, flexible learning spaces to enhance student engagement and allow collaborative teaching practices
 - replacing aged buildings with new efficient facilities.

Enrolments

- 2.6 Magill School had 885 enrolments based on February 2021 verified census data.

3 SITE OWNERSHIP DETAILS

- 3.1 All works are to take place on the Magill School site.

- 3.2 There are eleven Certificates of Title for this site which are:

- Volume 5402 Folio 496
- Volume 5469 Folio 882
- Volume 5721 Folio 726
- Volume 5721 Folio 727
- Volume 5737 Folio 732
- Volume 5807 Folio 15
- Volume 5807 Folio 26
- Volume 5832 Folio 20
- Volume 5832 Folio 379
- Volume 5836 Folio 27
- Volume 6084 Folio 247.

- 3.3 These titles are registered in the name of the Minister for Education. There are no outstanding land purchase transactions or agreements beyond the formal construction contract to be completed to advance this project.

4 PROPOSED SOLUTION

- 4.1 The Magill School redevelopment will include the following scope:

- construction of two new buildings providing general learning areas (GLAs), breakout spaces, withdrawal and wet areas
- refurbishment of a portion of an existing building (building 13) providing GLAs breakout space, withdrawal, wet areas, staff and student amenities, teacher preparation and storage
- demolition of buildings 16, 20, 21, 25 and a portion of building 13
- external works including carpark upgrade and new paved entry pathway.

4.2 Accommodation summary

Building	Total external building area (m ²)	New build areas (m ²)	Refurbished areas (m ²)	Total area (m ²)	External structures (m ²)	External works (m ²)
Building 01	1998			1998		
Building 03	325			325		
Building 03A	587			587		
Building 12	486			486		
Building 12A	97			97		
Building 13**	970		646	646		
Building 14	63			63		
Building 16*	70			0		
Building 20*	70			0		
Building 21*	70			0		
Building 25*	67			0		
Building 26	1412			1412		
Building 27	486			486		
New building		1071		1071		
External structures					0	
External works (civil and landscaping)						1230
TOTALS	6701	1071	646	7171	0	1230

** Building 13 is to be partially demolished

*Buildings to be demolished

4.3 Architectural Form and Materials Selection

Architectural

The façade of the new buildings utilises contrasting pre-finished materials with colours relating to the surrounding environment.

The design of the refurbished building maximises the use of the existing footprint with minimal impact to the existing structures.

Interior design

The interior design of the new buildings and refurbished building features acoustic treated finishes, pin board style acoustic wall linings and perforated ceilings.

Neutral colours and finishes are proposed to promote flexibility. Changes to materials and colours are used to distinguish between different learning environments and spaces.



Landscaping

The landscape design will include an upgrade to the western car park and a new paved entry pathway.

4.4 **Staging**

The following table summarises the key stages of the proposed redevelopment:

Stage	Description
Stage 1	<ul style="list-style-type: none">• demolition of building 16 and portion of building 13• refurbishment of remaining portion of building 13• construction of new buildings and associated site works• car park upgrade
Stage 2	<ul style="list-style-type: none">• demolition of buildings 20, 21 and 25• external works including a new paved entry pathway

4.5 **Development Constraints**

There are no development constraints.

4.6 **Construction Issues**

Construction is proposed to be staged to allow the continued operation of the school.

4.7 **Staff and Student Access Needs**

Magill School staff and students will remain at the school during the course of the construction period.

5 FINANCIAL INFORMATION

5.1 Capital and Total Project Costs

The estimate for the redevelopment works is summarised below.



Construction tender	\$5,288,181
Contingencies	\$661,819
Sub-total	\$5,950,000
Department for Education commissioning	\$350,000
Fees and project costs (refer to Appendix 2)	\$700,000
TOTAL	\$7,000,000 (ex GST)

5.2 Building costs per m2

	Construction (\$)	m ²	Build cost/m ² (\$)
Demolition	113,430		
Refurbishment	1,398,378	646*	2165
New build	3,262,883	1071*	3047
External structures (eg COLAs)	0		
External works (civil and landscaping)	513,490	1230	417
TOTAL	5,288,181	1717*	

*Total m² includes refurbishment and new build only (built area)

Construction and contingencies (\$)	Total Area* (m ²)	Cost (\$/m ²)
5,950,000	1717*	3465

Total budget (\$)	Total Area* (m ²)	Cost (\$/m ²)
7,000,000	1717*	4077

*Total Area m² includes refurbishment and new build only (built area)

5.3 Impact on the Consolidated Account

There is no additional impact on the consolidated account. The current approved budget is as follows:

2017/2018 (actual)	\$0.005m
---------------------------	-----------------

2018/2019 (actual)	\$0.000m
2019/2020 (actual)	\$0.000m
2020/2021	\$0.879m
2021/2022	\$6.116m
TOTAL	\$7.000m

Note: the timing of the project expenditure is currently under review.

5.4 Recurrent Cost

Any change in the recurrent cost of the school's operation as a result of this redevelopment will be funded from within the department's existing resources.

Economic Evaluation

- 5.5 The project has considered the guidelines for the evaluation of public sector initiatives, including Treasurer's Instruction 17. Three options were considered in the development of this project.

Option 1: Do nothing

The financial analysis indicated this is the lowest cost option, however this option was discounted primarily due to the current need to provide new facilities for the students and staff.

Option 2: Completely new school

This option involves the construction of a completely new school and would be the most costly alternative to government. A total new facility was not considered as some existing buildings are in good condition.

Option 3: Provision of new and redeveloped facilities on the Magill School site

This represents the proposal contained in this submission and will provide the appropriate learning and educational facilities for up to 900 students in new and redeveloped facilities that represents contemporary requirements.

- 5.6 The table provides an overview of the indicative Net Present Value (NPV) costs. The NPV calculation is based on capital and recurrent costs (refer to Appendix 3 for Financial Analysis).

Discount rate	Option 1	Option 2	Option 3
0.3%	\$43,427,734.42	\$72,551,258.91	\$50,165,759.62
1.5%	\$41,896,806.35	\$70,216,298.51	\$48,489,081.06
2.6%	\$40,566,019.85	\$68,176,634.55	\$47,028,911.09

6 PROJECT PROGRAM

- 6.1 The following are the key project program dates for the Magill School redevelopment project:

Activity	Date
Public Works Committee hearing	December 2021
Development application to be lodged	December 2021
Documentation complete	February 2022
Tender call	February 2022
Tender appraisal	March 2022
Award contract	March 2022
Construction commencement	March 2022
Construction complete	November 2022

7 PROJECT PROCUREMENT

- 7.1 Treasurer's Instruction 18 (TI18) governs the procurement operations of public authorities and advances government priorities and objectives including obtaining value for money, providing ethical and fair treatment to all participants and ensuring probity, accountability and transparency in procurement operations. Under the schedule contained within TI18, a construction project (as defined in the instructions) above \$165,000 is not a procurement covered by these instructions.
- 7.2 This is a prescribed construction project and will be managed and delivered by the Department for Education under a GC21 (Edition 1) General Conditions of Contract.
- 7.3 Sensum were appointed as the program manager for the Department for Education's Modular Education Facilities Program and will be responsible for the project management, construction management and cost management of the



works reporting to the Department for Education.

- 7.4 Phillips Pilkington Architects were appointed as the lead professional service contractor for this project in November 2020.
- 7.5 Rider Levett Bucknall were appointed as the cost management contractor for this project in November 2020.

8 PROJECT MANAGEMENT

8.1 The delivery of the Magill School redevelopment project will follow the best practice principles for project procurement and management as advocated by the state government and construction industry authorities.

8.2 In particular, the project management process has and will continue to include the following elements:

- evaluation and review of solutions against the brief
- preparation of a project program that reflects the scope of the project and procurement requirements to meet project objectives. Progress will be regularly monitored and strategies adopted to address program variances
- the development of formal communication channels between end users, stakeholders and the Department for Education to ensure that government requirements are understood and achieved
- the establishment of a cost plan and compliance to maintain the project cost within that plan
- scheduling of regular audit reviews of design, documentation and construction progress to ensure compliance with time, cost and quality expectations
- appointment of a lead professional services contractor and cost manager with responsibilities to ensure that the project is well managed in regards to achieving excellence in design and function and completion within budget and on time
- identification and management of potential risks and implementation of risk minimisation strategies.

Risk Assessment

- 8.3 An assessment of risk issues applicable to this particular project and associated works has been undertaken. The assessment indicated that the project was in the low range of risk.
- 8.4 The following issues were taken into account as part of the risk analysis process:
 - the project is of low value with an approved budget of \$7m



- a standard program is required
- there are no known environmental, political or cultural issues
- traditional procurement methods are to be utilised
- the proposed project team members are experienced in the delivery of education projects
- Sensum is providing full project risk management services in project management, design, cost, procurement and construction.

9 ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) STRATEGIES

- 9.1 ESD principles are to be incorporated to reduce energy consumption and associated greenhouse gas emissions over the life of the project. Feasible sustainable opportunities for energy efficiency as identified in the Government Building Energy Strategy, and with DIT guide notes Ecologically Sustainable Development – Planning, Design and Delivery (G44) and Ecologically Sustainable Development – Sustainment of Existing Buildings (G45) will be incorporated.

ESD Initiatives included in this project

Consideration of general ESD initiatives

The project will re-use existing building structures, retaining walls and building envelope to minimise new building requirements.

Passive design principles of natural daylight, natural ventilation and sunshading have been adopted, with the inclusion of high level windows and openable windows.

Consideration of energy initiatives

The new buildings will use efficient mechanical systems and light-emitting diode (LED) lighting in accordance with National Construction Code (NCC) Section J regarding energy requirements.

Motion sensors will ensure lights and air conditioners switch off automatically to minimise wasted energy from systems being left on.

Consideration of water initiatives

Energy efficient tapware and fixtures that are water efficiency labelling and standards (WELS) rated have been selected with an optimised hot water system design, which incorporates insulation to reduce heat losses.

Consideration of material initiatives

The project will use materials and products that are durable and age well that will reduce ongoing maintenance and environmental impact.

Consideration of waste initiatives

Existing infrastructure is proposed to be re-used where possible to reduce requirements for new pipework, pits and trenching works.

Consideration of the physical environment initiatives

The landscape design will increase the extent of planting and natural shade to reduce the heat load on surrounding buildings, thereby reducing cooling costs.

Species selection will be important to enhance the existing landscape character and create stronger biodiversity links. The existing trees within the landscape works will be retained.

10 HERITAGE STATUS

- 10.1 A search of the SA Heritage Places Database (Department for Environment and Water) confirms that there are no state or local heritage places or contributory heritage items on this site.

11 ABORIGINAL LAND OR SACRED SITES

- 11.1 The Central Archive, which includes the Register of Aboriginal Sites and Objects (the Register), administered by the Department of the Premier and Cabinet, Aboriginal Affairs and Reconciliation (DPC-AAR), has no entries for Aboriginal sites within the search area. Certificates of Title references for the site are:

- Volume 5402 Folio 496
- Volume 5469 Folio 882
- Volume 5721 Folio 726
- Volume 5721 Folio 727
- Volume 5737 Folio 732
- Volume 5807 Folio 15
- Volume 5807 Folio 26
- Volume 5832 Folio 20
- Volume 5832 Folio 379
- Volume 5836 Folio 27
- Volume 6084 Folio 247.

- 11.2 The Native Title Act 1993 (Cth) confirms that Native Title has been extinguished on this site.

12 CONSULTATION AND APPROVALS

- 12.1 The principal, governing council, school staff and the education director endorse the redevelopment and scope of works in this project.
- 12.2 Throughout each stage of this project, the governing council and staff of the school have been closely involved with direct representation on the project development.



- 12.3 During the concept planning stage, care has been taken to consult widely to ensure the needs of all stakeholders have been considered.

13 ACQUITTALS

- 13.1 The acquittal process for this project has included reviews by a number of government personnel, units and agencies, which have provided input into the production of documentation for this project. These include:
- State Commission Assessment Panel (SCAP)
 - Climate Change, Coast and Marine Branch, Department for Environment and Water (DEW)
 - Crown Solicitor's Office (CSO)
 - Department of Treasury and Finance (DTF)
 - Department of the Premier and Cabinet, Aboriginal Affairs and Reconciliation (DPC-AAR).
- 13.2 The Department of Treasury and Finance (DTF) has evaluated the financial information presented and considers that it is in accordance with the DTF guidelines.
- 13.3 Crown Solicitor has been briefed on this project and considers that it has been developed in accordance with the legal requirements and accepted procedures and guidelines. No outstanding issues were identified.
- 13.4 Climate Change, Coast and Marine Branch, Department for Environment and Water (DEW) has assessed the project against the 'Ecologically Sustainable Development Guide Note for Planning, Design and Delivery'.

APPENDIX 1 – DRAWINGS



Phillips/Pilkington
Architects **PIP**

165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

Plot Date: 29/10/21 /Volumes/PPA Data/JOB FILES/20599 Magill School Modular Capital Works/20599 Drawings/CAD Files/Model/20599 Magill School Modular Capital Works_Phase 3 2021-10-22.pln

**MODULAR PUBLIC SCHOOLS CAPITAL WORKS SA
MAGILL SCHOOL REDEVELOPMENT**

11 ADELAIDE STREET MAGILL SA 5072

3D VIEW - EXTERIOR VIEW

SCALE 1:1 @ A3



DRAWING BY	ML	DATE:	29/10/21
CHECKED BY	MP	NOT FOR CONSTRUCTION	
PROJECT NO/DRAWING NO:	16500 - SK22	REVISION:	P3



3D VIEW - OUTDOOR DECKING
AREA
SCALE 1:1 @ A3



DRAWING BY: ML
CHECKED BY: MP
PROJECT NO/DRAWING NO.: 16500 - SK23

DATE: 29/10/21
NOT FOR CONSTRUCTION
REVISION: P1



Phillips/Pilkington
Architects **PP**

165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

Plot Date: 29/10/21 /Volumes/PPA Data/JOB FILES/20599 Magill School Modular Capital Works/20599 Drawings/CAD Files/Model/20599 Magill School Modular Capital Works_Phase 3 2021-10-22.pln

**MODULAR PUBLIC SCHOOLS CAPITAL WORKS SA
MAGILL SCHOOL REDEVELOPMENT**

11 ADELAIDE STREET MAGILL SA 5072

3D VIEW - INTERIOR VIEW

SCALE 1:1 @ A3



DRAWING BY	ML	DATE:	29/10/21
CHECKED BY	MP	NOT FOR CONSTRUCTION	
PROJECT NO/DRAWING NO.:	16500 - SK24	REVISION:	P1

**APPENDIX 2 – PSC FEES, PROJECT MANAGEMENT COSTS AND
DISBURSEMENTS**



APPENDIX 2 – PSC FEES, PROJECT MANAGEMENT COSTS AND DISBURSEMENTS

MAGILL SCHOOL			
Project Budget (excl. GST): \$ 7,000,000.00			
Fee Component	Role	Cost (excl. GST)	% of Budgeted Cost
PROFESSIONAL SERVICE CONTRACTORS:			
Primary Professional Service Contractor			
Phillips Pilkington Architects	Architect	\$ 240,873.91	3.44%
Professional Service Subcontractors			
Aurecon Australasia Pty Ltd	Services Consultant	\$ 191,702.42	2.74%
URPS	Planning	\$ 21,704.86	0.31%
TECON	Certifier	\$ 6,568.57	0.09%
Able Access	DDA Consultant	\$ 6,568.57	0.09%
OuterSpace	Landscape	\$ 20,248.35	0.29%
Alexander Symonds	Surveyor	\$ 16,707.03	0.24%
Tierra Environment	Hazmat Assessment	\$ 9,710.07	0.14%
OuterSpace	Arborist Report	\$ 3,998.26	0.06%
Cost Manager			
RLB		\$ 24,417.96	0.35%
Subtotal professional service contractors		\$ 542,500.00	7.75%
Fee Contingency			
Sensum:			
Project Management		\$ 157,500.00	2.25%
Subtotal Sensum Project Management		\$ 157,500.00	2.25%
Project Disbursements			
AGENCY COSTS:			
Project Officers			
Subtotal Agency			
Total PSC Fees, Project Management Costs and Disbursements		\$ 700,000.00	10.00%



APPENDIX 3 – FINANCIAL ANALYSIS OF OPTIONS



Magill School

OPTION 1 - DO NOTHING - SCHOOL HAS NO REDEVELOPMENT

School	2021	2022	2023	2024	2025
School					
Recurrent Costs					
Total Base Student Funding	\$ 6,981,696.03	\$ 7,156,238.43	\$ 7,335,144.39	\$ 7,518,523.00	\$ 7,706,486.08
Targeted Funding for Individual Students	\$ 583,020.55	\$ 597,596.06	\$ 612,535.97	\$ 627,849.36	\$ 643,545.60
Other Student Programs	\$ 493,725.77	\$ 506,068.91	\$ 518,720.64	\$ 531,688.65	\$ 544,980.87
Discretionary	\$ 86,080.78	\$ 88,232.80	\$ 90,438.62	\$ 92,699.58	\$ 95,017.07
Breakdown & Backlog Maintenance	\$ 507,639.00	\$ 162,590.00	\$ 11,692.00	\$ 31,754.00	\$ 300,090.00
Total Costs	\$ 8,652,162.13	\$ 8,510,726.21	\$ 8,568,531.61	\$ 8,802,514.60	\$ 9,290,119.62
Benefits					
Total Benefits	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 8,652,162.13	\$ 8,510,726.21	\$ 8,568,531.61	\$ 8,802,514.60	\$ 9,290,119.62

NPV	
0.3%	\$ 43,427,734.42
1.5%	\$ 41,896,806.35
2.6%	\$ 40,566,019.85

Assumptions - please outline the assumption for each of the above costs and benefits

1. Total Base Student Funding - based on the August 2021 Resource Entitlement Statement for Magill School
2. Targeted Funding for Individual Students - based on the August 2021 Resource Entitlement Statement for Magill School
3. Other Student Programs Funding - based on the August 2021 Resource Entitlement Statement for Magill School
4. Discretionary Funding - based on the August 2021 Resource Entitlement Statement for Magill School
5. An inflationary factor of 2.5%.
6. Maintenance - Life Cycle costs obtained from SAMIS.



Magill School

OPTION 2 - NEW SCHOOL

School	2021	2022	2023	2024	2025
School					
Recurrent Costs					
Total Base Student Funding	\$ 6,981,696.03	\$ 7,156,238.43	\$ 7,335,144.39	\$ 7,518,523.00	\$ 7,706,486.08
Targeted Funding for Individual Students	\$ 583,020.55	\$ 597,596.06	\$ 612,535.97	\$ 627,849.36	\$ 643,545.60
Other Student Programs Funding	\$ 493,725.77	\$ 506,068.91	\$ 518,720.64	\$ 531,688.65	\$ 544,980.87
Discretionary Funding	\$ 86,080.78	\$ 88,232.80	\$ 90,438.62	\$ 92,699.58	\$ 95,017.07
Breakdown & Backlog Maintenance					
Total Costs	\$ 8,144,523.13	\$ 8,348,136.21	\$ 8,556,839.61	\$ 8,770,760.60	\$ 8,990,029.62
Capital Costs					
Construction Costs	\$ 884,000	\$ 17,675,700	\$ 11,783,800	\$ -	\$ -
Total Costs	\$ 9,028,523.13	\$ 26,023,836.21	\$ 20,340,639.61	\$ 8,770,760.60	\$ 8,990,029.62
Benefits					
Total Benefits	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 9,028,523.13	\$ 26,023,836.21	\$ 20,340,639.61	\$ 8,770,760.60	\$ 8,990,029.62

NPV	
0.3%	\$ 72,551,258.91
1.5%	\$ 70,216,298.51
2.6%	\$ 68,176,634.55

Assumptions - please outline the assumption for each of the above costs and benefits

1. Total Base Student Funding - based on the August 2021 Resource Entitlement Statement for Magill School
2. Targeted Funding for Individual Students - based on the August 2021 Resource Entitlement Statement for Magill School
3. Other Student Programs Funding - based on the August 2021 Resource Entitlement Statement for Magill School
4. Discretionary Funding - based on the August 2021 Resource Entitlement Statement for Magill School
5. An inflationary factor of 2.5%.
6. Construction Cost estimate

Primary School Students	m2/student	Total m2	m2 rate*	Subtotal	Site works** 10%	Total
900	6.13	5517	\$ 5,000	\$ 27,585,000	\$ 2,758,500	\$ 30,343,500

*m2 rate includes - value of building works, builders overheads & profit, builders contingency, client contingency and Principal controlled allowance, professional fees, and commissioning costs. Rates exclude; Site infrastructure, external works, locality loading, escalation, compliance upgrade costs such as seismic, power and fire upgrades and goods and service tax (GST)

**Site works includes - site infrastructure, external works, locality loading, escalation, compliance upgrade cost such as seismic, power and fire upgrades.

Magill School

OPTION 3 - REDEVELOPMENT/CAPITAL WORKS PROJECT

School	2021	2022	2023	2024	2025
Recurrent Costs					
Total Base Student Funding	\$ 6,981,696.03	\$ 7,156,238.43	\$ 7,335,144.39	\$ 7,518,523.00	\$ 7,706,486.08
Targeted Funding for Individual Students	\$ 583,020.55	\$ 597,596.06	\$ 612,535.97	\$ 627,849.36	\$ 643,545.60
Other Student Programs Funding	\$ 493,725.77	\$ 506,068.91	\$ 518,720.64	\$ 531,688.65	\$ 544,980.87
Discretionary Funding	\$ 86,080.78	\$ 88,232.80	\$ 90,438.62	\$ 92,699.58	\$ 95,017.07
Breakdown & Backlog Maintenance	\$ 448,243.00	\$ 95,205.00	-\$ 200.00	\$ 30,554.00	\$ 215,201.00
Total Costs	\$ 8,592,766.13	\$ 8,443,341.21	\$ 8,556,639.61	\$ 8,801,314.60	\$ 9,205,230.62
Capital Costs					
Construction Costs	\$ 884,000.00	\$ 6,116,000.00	\$ -	\$ -	\$ -
Total Costs	\$ 9,476,766.13	\$ 14,559,341.21	\$ 8,556,639.61	\$ 8,801,314.60	\$ 9,205,230.62
Benefits					
Total Benefits	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 9,476,766.13	\$ 14,559,341.21	\$ 8,556,639.61	\$ 8,801,314.60	\$ 9,205,230.62

NPV	
0.3%	\$ 50,165,759.62
1.5%	\$ 48,489,081.06
2.6%	\$ 47,028,911.09

Assumptions - please outline the assumption for each of the above costs and benefits

1. Total Base Student Funding - based on the August 2021 Resource Entitlement Statement for Magill School
2. Targeted Funding for Individual Students - based on the August 2021 Resource Entitlement Statement for Magill School
3. Other Student Programs Funding - based on the August 2021 Resource Entitlement Statement for Magill School
4. Discretionary Funding - based on the August 2021 Resource Entitlement Statement for Magill School
5. An inflationary factor of 2.5%.
6. Maintenance - Life Cycle costs obtained from SAMIS.
7. Construction estimate costs - Pretender estimate from Sensum



NPV Table

Discount rate	Option 1	Option 2	Option 3
0.3%	\$ 43,427,734.42	\$72,551,258.91	\$ 50,165,759.62
1.5%	\$ 41,896,806.35	\$70,216,298.51	\$ 48,489,081.06
2.6%	\$ 40,566,019.85	\$68,176,634.55	\$ 47,028,911.09



APPENDIX 4 – BENCHMARKING – EDUCATION PROJECTS



Appendix 4 – BENCHMARKING – EDUCATION PROJECTS

Magill School Redevelopment

PART A – SQUARE METRE RATES

Benchmarking rates – based on Sensum Modular and Refurbishment works to date

Project type	Low	High
Light Refurbishment	\$450/m ²	\$1,450/m ²
Moderate refurbishment	\$1,150/m ²	\$2,100/m ²
Heavy refurbishment	\$2,100/m ²	\$3,100/m ²
New MODULAR building	\$2,400/m ²	\$5,800/m ²

Notes:

- *These figures include building works, builder's overheads and profits, builders contingency and exclude client contingency, professional fees, FF&E, site infrastructure costs and locality loading.*

Specifics for this project

New Modular Build	\$3,047 / m ²
Refurbishment	\$2,165 / m ²
Appropriate benchmark	New Build: \$2,400/m ² - \$5,800/m ² Heavy Refurbishment: \$2,100/m ² - \$3,100/m ²
Commentary	New Build: Rate falls within the benchmark range Refurbishment: The level of refurbishment for this project is heavy and the rate falls within the benchmark range

PART B – PROFESSIONAL FEES

Benchmarking – The expected professional fees in the industry is range from 9% to 15% of the total project budget.

Total management costs and fees	10%
Commentary	The professional fees for this project fall within the benchmark range



EXPLANATION OF PROJECT TYPES

Category	Definition of Scope of Works
Light Refurbishment	<ul style="list-style-type: none"> • Limited internal strip out, e.g. floor coverings, non-load bearing internal walls etc. • Minor layout changes, e.g. lightweight walling to underside of ceiling, new joinery etc. • New wall and floor finishes. • Minor modification to building services, e.g. re-use of existing air conditioning, re-use of existing fire services (if applicable), re-use of existing power supplies and lighting etc.
Moderate Refurbishment	<ul style="list-style-type: none"> • Some internal strip out, e.g. ceiling finishes, services as required, non-load bearing internal walls, etc. • Layout modifications, e.g. lightweight internal walling, joinery, flexible layout etc. • New floor, wall and ceiling finishes. • Small modifications to building services, e.g. new lighting, air conditioning layout modifications, new hydraulic points (new wet area) etc
Heavy Refurbishment	<ul style="list-style-type: none"> • Full internal demolition, e.g. floor and ceiling finishes, load bearing internal walls (limited), services as required etc. • Full layout modifications, e.g. new entry (if required), new walling, joinery, flexible layout, change of use etc. • New floor, wall and ceiling finishes. • Majority or all new building services e.g. new lighting, air conditioning upgrades, new power and data distribution, new hydraulic points (new wet area / kitchen) etc.
New Modular	<ul style="list-style-type: none"> • All new building works, excluding transportable building works

