



Government
of South Australia

UNLEY PASADENA AMALGAMATION

FEASIBILITY STUDY REPORT
FOR THE DEPARTMENT FOR EDUCATION AND CHILD DEVELOPMENT

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Asset No:

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CONTENTS

CONTENTS	
Background	3
Brief	4
Existing Facilities	8
Concept Planning Proposal	9
Cost Estimate	17
Recommendation	17
Drawings	17
APPENDIX 01	
Drawings prepared by Thomson Rossi	18
APPENDIX 02	
Concept Cost Estimate	19



BACKGROUND

Thomson Rossi was engaged in March 2016 by DPTI on behalf of DECD to investigate the potential of amalgamation of Pasadena High School to the current Unley High School site. Terms of Reference for this new feasibility study include meeting with the leadership team of each school site to identify issues critical to a successful amalgamation so the values, essence and ethos for each school is maintained through the merger process.

As a starting point, we referred to a previous study prepared by our office in 2011 for new learning facilities on the Unley High School site. The 2011 feasibility report proposed a new upgrade for Unley High School which considered the school as a single entity to address specific learning needs. The feasibility addressed the Unley HS Education and Core Brief November 2010 and specifically redevelopment of – technology workshops, home economics, art and design, physical education and general teaching facilities. The ensuing proposal addressed learning requirements specific to Unley HS and subsequently proposed a new specialist learning building comprised of the following functions:

SPECIALIST LEARNING AREA	AREA
Home Economics	455
<ul style="list-style-type: none"> ▪ 3 x Food preparation ▪ Dining area ▪ Teacher preparation ▪ Textiles/ Fashion Design ▪ Store 	
Tech Studies	685
<ul style="list-style-type: none"> ▪ Woodwork/metal work ▪ Plumbing workshop ▪ Composite workshop ▪ Teacher preparation ▪ Store 	
Physical Education	70
Art	545
Design	155
Toilet Amenities	65
Circulation	180
Total	2155
Outdoor Learning	(external area)
<ul style="list-style-type: none"> ▪ Kitchen gardens ▪ Cafe dining ▪ Outdoor sketincg area 	

The plans proposed in 2011 did not eventuate. Our current review re-considered the 2011 report in lieu of new functional and management issues specific to achieving a viable amalgamation with Pasadena High School. After communicating with both schools on establishing a common understanding of what a combined school might require, it was decided that the Unley High campus as a whole would need to be re-assessed to align with a wider range of educational considerations for both schools.

UNLEY HIGH SCHOOL BACKGROUND

Unley High School is a comprehensive Year 8 – 12 High School established in 1910. With approximately 1250 students, it is renowned for its extensive curriculum, high academic standards, and discipline. The school places a primary emphasis upon learning and personal development. It creates and fosters a school culture and ethos based upon care, compassion and respect for others. The School operates an extensive sporting program, both for after-school and weekend sport. It has a strong Rowing Club and competes in SA Schools Head of the River Regatta. The school also has a strong focus on International Education Services, attracting students from a range of countries including China, Korea, Germany, Italy, Thailand, Japan and Vietnam.

PASADENA HIGH SCHOOL BACKGROUND

Opened as Daws Road High School in 1965 and changed to Pasadena High School in 2002. Pasadena is a high school in the inner southern suburbs. The school previously was a Year 7 through to Year 12 school, however in 2014 the Year 7 mainstream class only saw one new enrolment, as such the school determined that the enrolment of year 7 students to create a combined primary/secondary site could no longer continue and the year 7 class was removed in the best interests of the school and its students. The school has a Disability Unit which has 50 students which has an excellent reputation in the community. Enrolments have been dropping in the past few years over all mainstream classes. Rumours in regards to the school's future have been circulating for many years and believed to be a contributing factor to the enrolment decline. A facilities review was taken at Pasadena High School in 2014 to enable the school and community to utilise facilities more effectively.



BRIEF

A key objective of this report is to determine how both schools can benefit from an amalgamation and how a common understanding can be derived from a combined school and a shared educational vision. We believe a successful amalgamation between Unley HS and Pasadena HS requires a new shared vision that promotes the values and ethos of each school. Given Unley HS will remain the 'host' site, it is essential that the amalgamation does not present a strategy of merely refurbishing existing Unley HS facilities to accommodate additional students from Pasadena HS. Parents and students from Pasadena HS have a deep commitment to the values and learning support associated with their school. This connection cannot be compromised when transferring 150 students into an environment currently catering for 1250 students.

KEY ASSUMPTIONS FOR AMALGAMATION

- A successful amalgamation between Unley HS and Pasadena HS requires a new shared vision that promotes the values and ethos of each school.
- A new strategy is required to gain relevant traction with both school communities.

- A successful amalgamation strategy relies on addressing the needs of each full school community and what defines that community.
- The 'essence' of Pasadena HS must remain tangible on the Unley HS 'host site'.
- Consideration must be given to spatial elements that will assist in the transition of 150 Pasadena HS students into an environment currently catering for 1250 Unley HS students.

Meetings were held with the Principals of each school and statements were collected to confirm where visions converged or challenges were exposed. The following Key Definition Points align similarities and differences to be acknowledged in further design development to ensure a successfully received strategy:

UNLEY HIGH SCHOOL	PASADENA HIGH SCHOOL
<p>Core Values:</p> <p>Respect, Excellence, Diversity, Community.</p>	<p>Core Values:</p> <p>Respect, Relationships, Excellence, Creativity, Citizenship.</p>
<p>Key Learning Strategies:</p> <p>Unley High School develops young adults who are committed to excellence in all areas, and whose actions are ethical and responsible. Students, teachers and parents work as a community in support of quality learning outcomes for all.</p> <ul style="list-style-type: none"> ▪ Continue to focus on student engagement and achievement ▪ Use digital learning technologies to enhance education and whole of life capabilities ▪ Support student learning, curriculum, student well-being, community partnerships and pedagogy development ▪ Greater interdisciplinary learning and STEM opportunities ▪ Promote more student/staff collaboration in learning design ▪ Stimulating effective and flexible learning programs supported by exploring a Pasadena HS style wraparound pastoral care model ▪ Continue to develop and extend the rich curriculum and extra-curricular opportunities, and student pathways 	<p>Key Learning Strategies:</p> <ul style="list-style-type: none"> ▪ Develop a rich and flexible learning environment with personalised learning programs. ▪ Learners (students, staff and community) to develop the characteristics of 21st century learners. ▪ Maintain Pasadena's sense of community and family with support across mainstream and Disability Unit learners. ▪ Support activities of interest related to up to 50 students with intellectual disabilities. ▪ Special Interest Basketball Program, engagement in well-being to promote engagement and community partnerships. ▪ Strong focus to support achievement of the individual learner through personalised learning and a rich pastoral care program. ▪ Engagement in STEM through collaboration with business and industry,



BRIEF

UNLEY HIGH SCHOOL	PASADENA HIGH SCHOOL
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Current school thinking that will impact on the learning environment

- Collaboration spaces, more open learning areas to facilitate different ways of knowing
- De-privatising space for workshops and visually linked learning areas
- Informal learning spaces and a connection between these and formal learning sites
- Redeveloping pastoral and student support structures
- Support extensive community and curriculum partnership programs including:

'Life be in It' joint use gymnasium agreement, Mitcham Plains Alliance sharing senior curriculum offerings for student choice, Ethnic Schools Board Persian and Russian Schools, LINK Program Adelaide West Special Education Centre 20 year partnership to support students with a physical disability, Trade Training Centre links to Master Plumbers Association of SA, TAPS and PEER Plumbing group training organisations, Inner South Curriculum Alliance VET partnership across ten schools, VET Network and Cert III in Fitness, FLO program students' case management through Relationships Australia, Connected Self/EET and Workskil, Universities support of subject selection and University application processes, Public speaking: Debating SA teams, English Speaking SA student competition, hosting heats/semi-finals, Legacy public speaking competition, United Nations Youth organisation student forums and seminars, hosting SAETA exam prep for English Studies, SHineSA H&PE staff training, Safe Schools Coalition member school, Special Entry Rowing, Unley Rowing Club and Rowing SA links, Sports competitions including Sports Association for Adelaide Schools Saturday morning competitions, SA Catholic Secondary School Girls Sports Association Saturday morning competitions, DECD Southern Zone Sport boys and girls after school team sports and school carnivals, Secondary School Sport South Australia knockout sports and elite sport events, Volleyball SA Junior League competition & carnivals, Unley Cricket Club and Unley High School agreement for shared use of facilities, UHS preferential use of Mitcham Council adjoining tennis courts for school & home games. Other Curriculum links include: Advanced Technology Industry School Pathways Program (Department of Defence/DECD) where schools share curriculum, PD and link with industries and universities to increase students studying in STEM, Concept2Creation students work on a drone project, Flinders University Mindfulness trial, Flinders University Faculty of Science and Engineering taster days for Year 10 students, workshops for senior science students, PD program for teachers, Flinders University School of Computer Science, Engineering and Mathematics mentors for 'Warman in Schools' students to design, build and program a robotic vehicle, Southern Schools STEM PLC teachers share STEM resources, programs and PD for member teachers, SA Science Teachers Association access to PD, resources and students in Oliphant Science Awards, Rotary Clubs sponsor students to National Youth Science Forum, Scientist in Residence Program where UHS is supported by a UniSA Lecturer in Pharmacy, Home Economics Year 12 Child Studies link to Mitcham Primary School through interactive learning session with Reception and Year 1s, Women's & Children's Hospital Kids Webathon where Year 11 Home Economics students develop a child focused food segment, Arts connections with Gallery

Current school thinking that will impact on the learning environment

- Pasadena High School is committed to learning that enables achievement and excellence through personalised and engaging programs.
- A Disability Unit providing a learning environment for 50 students with intellectual disabilities.
- P2S Pastoral Care program provides an opportunity in the curriculum for the explicit teaching of skills that underpin lifelong learning is delivered weekly over a period of one single and one double lesson. It builds positive relationships, develops a sense of community within and beyond the school and fosters a higher sense of self and motivation to achieve.
- Support extensive community partnership programs, e.g. with Basketball SA
- Maintaining a sense of community and 'family' across the mainstream and Disability Unit is an important aspect or 'the essence' of Pasadena.
- Personalised learning and differentiated practices are supported by flexible learning spaces for individualised and collaborative learning.
- Cross curricula and interdisciplinary learning supports development of critical and creative thinking, inquiry and problem solving and self-directed learning skills.
- Promote common understanding, consistent approaches, shared commitment to inclusion and learner wellbeing for students and staff transitioning from Pasadena and continuing Unley students and staff
- Encourage a collaborative approach (among student, families and staff) to improvement of learner wellbeing and achievement
- Build on the case management model for learner wellbeing and achievement developed at Pasadena
- Strengthen educator capacity to improve wellbeing for all learners, to identify learners at risk and to promote collaborative and cross-agency pathways of support for learners
- Ensure pedagogy, systems and structures (e.g. smaller class sizes) support differentiation and wellbeing. Families and students at Pasadena value the small class sizes and the case management strategies that support personalised learning programs and improved individual student achievement.
- Support extensive community partnership programs:
 - Doorways 2 Construction, Doorways Plus (VET), CITB and the construction industry and ATEC via Trade Training Centre and commitment to the Commonwealth,
 - Special Interest Basketball Program, VET Sport Coaching, leading to Flinders University – pathways in sport and health sciences
 - Ice Factor – a re-engagement and retention program that provides students with a focus through which they develop vocational and life skills in a team.
 - Inner South Curriculum Alliance – VET partnership across ten schools. Business in Schools – partnership with four other DECD secondary schools and business and industry.
 - Pacific School Games - agreement to house the national office for the SA based games 2015-2019 and to host the basketball competition within the games.
 - The Arts – through the Tower Arts Centre (Theatre), MAD nights, Fringe exhibitions, SALOS, Henley Theatre Group. Through Gallery One Mitcham – Art Exhibitions in collaboration with VAESA.



One Mitcham, other galleries and Artist in Residence program, Music students perform at Mitcham Centre, Primary schools and Kindergartens, Blue Sky School in Nepal is supported by school, and links to local Rotary, Languages – UHS has associations with Italian, French, Chinese and Greek Cultural and Language communities, Greek Assistant provided through Consulate and Greek Parent Committee supports cultural enrichment through school celebrations and activities. UHS is an International Education accredited provider.

SHineSA - Pasadena is a SHine focus school – all staff trained to deliver SHine Curriculum through Pathways to Success (P2S pastoral care program). Safe Schools Coalition member school. Surf Life Saving SA - developing partnership – providing accredited First Aid and lifesaving training for all students.



BRIEF

UNLEY HIGH SCHOOL

Specific needs for the amalgamated learning environment

- New thinking on nature of learning spaces for Technology Studies/ Science/ Arts & Design/ Home Economics /Physical Education to supplement well established vocational pathways through the Unley Plumbing TTC and Pasadena Carpentry TTC
- Specific facilities for Digital Technologies, Woodwork, Metalwork, Plastic, Art, Science, Craft, Creative arts, Fabrics and Technology Centre accommodating Robotics, Electronics, Digital photography, Multimedia, Media, Architecture, Fashion design and Gallery for displaying student work. Clean room for Computer aided design (CAD) and Multimedia. Outdoor areas for 3D Arts work and group work and Restaurant/Café dining area for curriculum delivery and Student/staff amenity. Consider material deliveries.
- STEM/Science Facility with clean labs for 3D printers & laser cutters, PC stations, storage for robotics related equipment, arduinos & student projects and access to outside area to test models. Also utilised for: Coding club, Warman in Schools Project, Drones Concept2Creation project, Maker space
- Technical studies needs specific rooms for teaching advanced metalwork, woodwork/furniture construction. Learning area requires an air tight storage facility and a saw cabinet
- Home Economics requires state of the art high order commercial/industrial kitchens, cook and chill ovens, steamer ovens, walk in cool room, storage, Display area for senior student work. Dedicated teaching room for advanced sewing and textiles.
- Restaurant/café will be shared by all of the kitchens and available for informal recreation and learning for staff and students
- Teachers preparation areas: Central enabling indirect supervision and monitoring of independent student learning tasks – include Movable internal walls
- Information Communication Technologies – Wireless connectivity. Science, Art, Design, Technical studies, Home economics and STEM are enabled for research, experimentation designing, analysing, monitoring, weighing, cutting, simulating, creating and collaborating
- Science labs require renewal/ refurbishment
- Gymnasium requires internal refurbishment
- Air-conditioning required to George Cresswell Hall
- Refurbishment of the main building is a priority: update Science Labs, relocate Reception and Entry to Kitchener St, and relocate Student Services and Finance Office.
- Five Science Labs with amenities at 90% capacity and two Science Labs with no amenities hence 61% occupancy. Nutrition classes cannot be programmed into Labs due to unavailability or lack of amenities. Psychology room is inadequate. Lack of storage for models built through Science Inquiry-based units. Students currently trial projects in the corridors. One additional Science Lab with amenities is required.

Significant increase in Fitness Certificates over the last 3 years. A new Fitness Centre would be ideal, including 'Exercise Physiology/ Movement Lab'. Future removal of third smaller court and adding another two full courts needed. Approximately 900 primary school students and 1000 adult members of the community use the current court facilities each week.

PASADENA HIGH SCHOOL

Specific needs for the amalgamated learning environment

- Pasadena High School Disability Unit accommodates up to 50 students with intellectual disabilities. Education in a mainstream setting with support of specialist Disability Unit staff and small classes providing modified middle school Australian Curriculum and SACE curriculum for senior students. Unit to include GLAs, wet areas, flexible learning areas and spaces for supported small group learning activities. Access to flexible learning spaces including wet areas, sufficient storage for additional resources and equipment and safe outdoor learning spaces (including gardening areas) are essential in modified curriculum. Toilet facilities for disabled persons and shower facilities are essential. Spaces provide office, meeting and preparation areas for teachers and support staff enabling collaborative and creative planning to support individual and personalised learning programs.
- The development of the life skills enables learners to become productive, integrated members of our community and society. Therefore, access to specialist learning facilities across the school such as visual and performing arts, home economics, design and technology and physical education facilities is essential. Student in senior years in the Disability Unit access Daws Road Centre and other transition programs.
- Engagement in Science, Technology, Engineering and Mathematics (STEM) or Science, Technology, Engineering, Arts and Mathematics (STEAM) through collaboration with business and industry provides authentic learning opportunities and supports the development of general capabilities.
- The Special Interest Basketball Program is an integral part of the amalgamated school for all students, current, future and regional and should be delivered at the Pasadena site.
- Performance and exhibition facilities for the school (including MAD nights) and the larger community, including performing and visual arts groups and local churches are currently offered at Pasadena.
- Trade Training Centre is a Commonwealth funded facility delivering Certificate 11 and partial Certificate 111 in Building and Construction and is accessible by students from across the Inner South Curriculum Alliance (10 DECD schools) as well as other DECD and non-DECD sites in Southern Adelaide. These training programs and the facility should be maintained within an amalgamated school.

Appropriate management and garaging of the three buses (one 22 seater coaster PHS, one 14 seater PHUnit donated by Variety Club and a 10 seater van donated by Variety Club for PHUnit use) enables access to flexible and community based learning for all student groups.



EXISTING FACILITIES

EXISTING FACILITIES – UNLEY HIGH SCHOOL

- No major facilities or refurbishment over the last 20 years
- Buildings 1, 1A, 1B, 1C, 1D (built in the 1960s and grouped in an E configuration)
- Building 1A was refurbished in 1997, school canteen upgrade in 2005
- Building 1C redeveloped in 1991
- Building 2 assembly hall built area 1970
- Building 3 activity hall/ gymnasium built 1997
- Building 4 technology workshop, built area 1960
- Building 5 home economics, built area 1960
- Building 6 sports store, built area 1960
- Building 8 Art (DEMAC) built 1972
- Building 9 Art ceramics (DEMAC) built 1972
- Building 19 transportable, built 1952 not occupied
- Buildings 33-33 two middle school buildings, performing art centre, student services and counselling centre built 1997
- Trade Training Centre: new trade training centre with plumbing trade specialisation federal funding 2016.

EXISTING FACILITIES – PASADENA HIGH SCHOOL

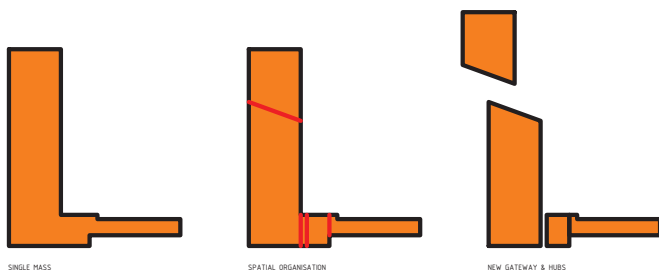
- Building 1, 1A, 1B, 1C, 1D, 3, 4, built 1960, opened 1965
- Building 1E Disability Unit (ground floor), library (top floor) 1970
- Building 11 Tower Arts Centre - former church plus additional areas 1980. Refurbished and extended 200*
- Various outbuildings 7,8,9,10,12,13,14
- Building 2 Pasadena Stadium 1990. Rebuilt as a stadium in 20**
- Trade Training Centre with construction/carpentry trade specialisation, Commonwealth funded opened 2013



CONCEPT PLANNING PROPOSAL

As a complete concept, the proposed amalgamation of Pasadena HS and Unley HS will be nurtured through the creation of a new 'Learning Warehouse', consisting of a long, continuous learning facility that encapsulates a myriad of functions and allows unprecedented opportunities for space sharing and constantly evolving space 'ownership'. The long, homogenous building binds all the internal spaces together and adapts to the site features and contours by splitting and pulling apart to negotiate existing buildings, roads etc.

- The new building will incorporate a new 450 seat Performing Arts centre available to both schools and providing a significant educational asset with parent and community use after hours e.g. Unley/Pasadena school performances, graduation ceremonies etc. The Performing Arts Centre could be named after a strong Pasadena element so a historical link to the old school/site is maintained. Adjoining facilities, including a drama workshop/flexible space to allow Pasadena students to rehearse their own performances. This flat floor area will also allow for after-hours functions etc, similar to the current Hall.
- Spread over two storeys but located under one roof, this building will accommodate new open/flexible/IT rich learning spaces shared by Unley and Pasadena students, including a new Library/resource centre to replace the existing, new Art/Design/STEM laboratories and studios and an integrated Disability Unit facility with access to its own courtyard and parent drop-off. The building will include a bridge link to the existing building and will provide direct access by students to the important and popular central outdoor courtyard.

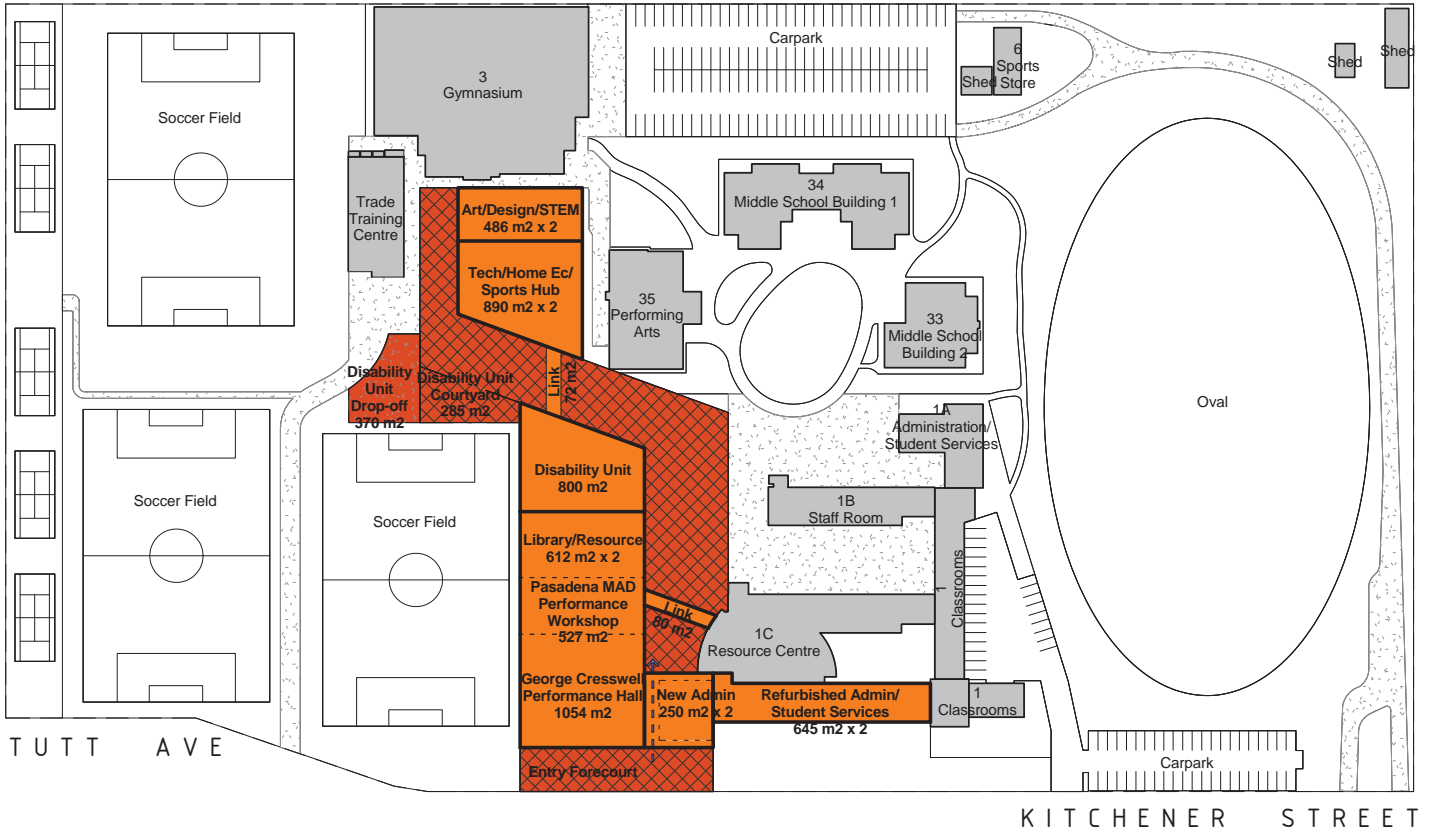


REFERRING TO THE SITE PLAN:

- The 'Learning Warehouse' contains a new Performance Hall, Performance Workshop space specifically for Pasadena MAD productions, new IT rich Library/Resource centre and Disability Unit, all contained within a two-storey flexible building 'shell'. The associated height and prominent location of the new building provides a significant high visual impact to Kitchener Street, effectively creating a 'new school front' in a new building.
- Towards the rear, the building is split and shifted to negotiate existing buildings and accommodates a new two storey Tech/ Sports Hub that incorporates state-of-the-art 21st Century learning environments shared by both schools. This location supplements the recently completed Trade Training Centre on the Unley site.
- The location of the Disability Unit affords access to its own dedicated outdoor learning area and secure/safe drop-off and pick-up, which are essential elements to this facility.
- The proposed building will incorporate a new administration building with associated Student Services, providing a new public interface for both schools, new student amenities for both cohorts and a new 'front door'. This facility will make the currently 'hidden' main entry and aging Student Services area in Building 1A redundant and also allows creation of shared student support spaces.
- The new 'Learning Warehouse' will be located where the current Hall and Tech Studies/Home Economics wings are located. All of these buildings are dated and provide inflexible layouts or require major refurbishment.



CONCEPT PLANNING PROPOSAL

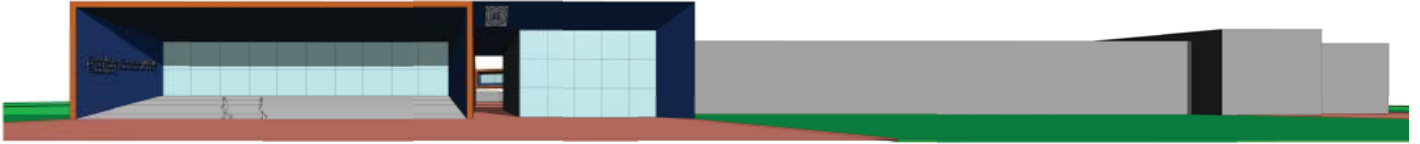


UNLEY SITE PLAN - PROPOSAL - OPTION 1

SCALE 1:200



CONCEPT PLANNING PROPOSAL



SOUTH VIEW - KITCHENER STREET



SOUTH VIEW - LEARNING WAREHOUSE



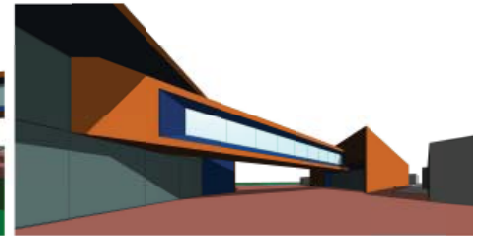
SOUTH VIEW - ENTRY



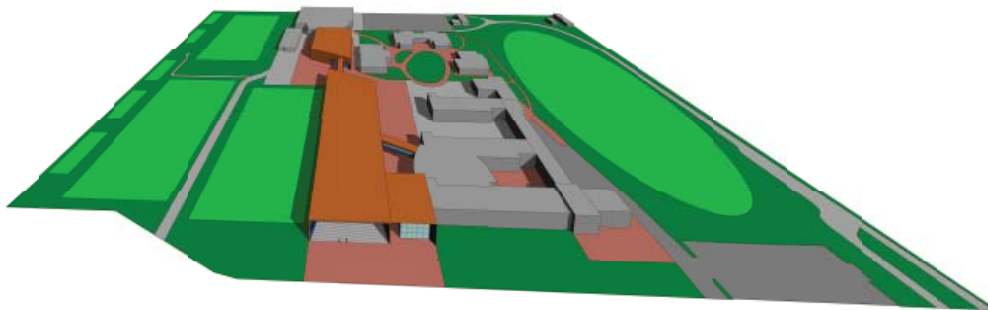
EAST VIEW - LINK



NORTH VIEW - LEARNING WAREHOUSE



EAST VIEW - LEARNING WAREHOUSE LINK



AERIAL - SOUTH VIEW



AERIAL - SOUTH EAST VIEW



CONCEPT PLANNING PROPOSAL

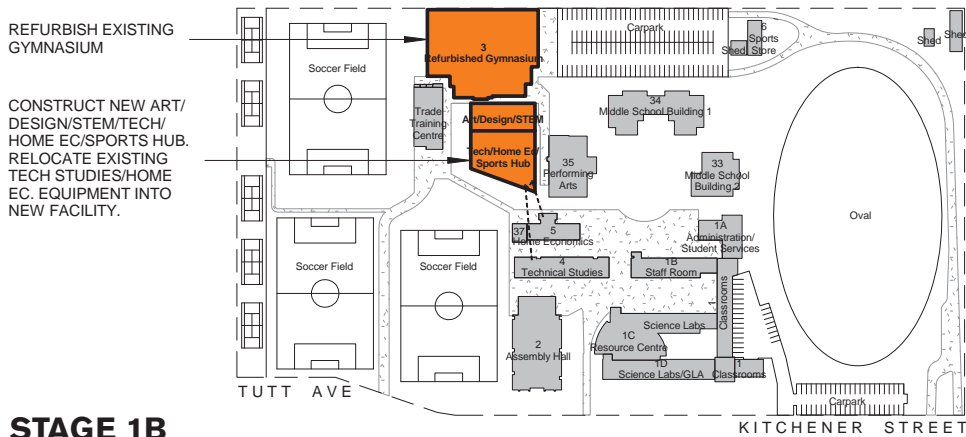
PROPOSED STAGING

- **OPTION 1**
- **STAGE 1:**
- A scope of facilities with a target max project budget of \$16M, including: A new 2 storey 'Tech Hub' including Art/Design/STEM studios/Tech/Home Ec/Sports performance.
- A new Disability Unit facility with dedicated outdoor learning area and drop-off.
- **STAGE 2**
- A new combined Administration building/new Entry/refurbishment of existing building for extended Admin and new Student Services (Unley & Pasadena)
- New 2 storey 'learning warehouse' with new George Cresswell Performing Arts Centre to replace the existing George Cresswell Hall, including a new Workshop for Pasadena 'MAD' Performances, new Library/Resource.
- **OPTION 2**
- Construction of all facilities listed above as one complete project.
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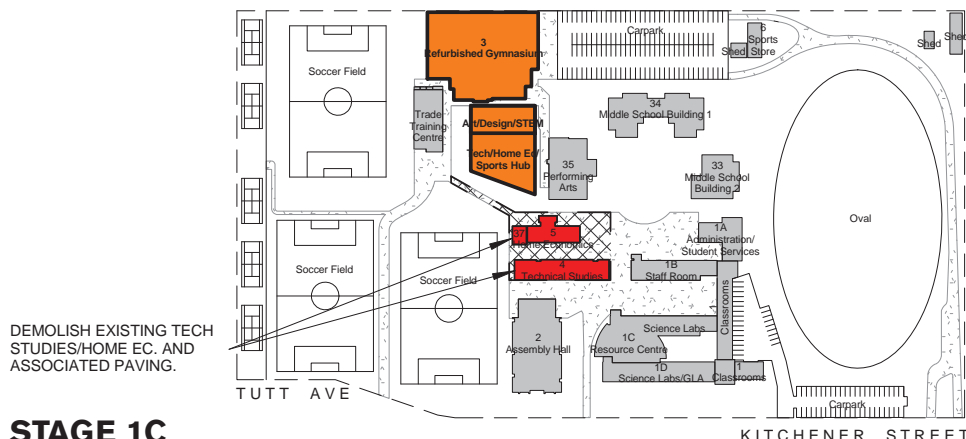
CONCEPT PLANNING PROPOSAL



STAGE 1A
SCALE 1:4000



STAGE 1B
SCALE 1:4000



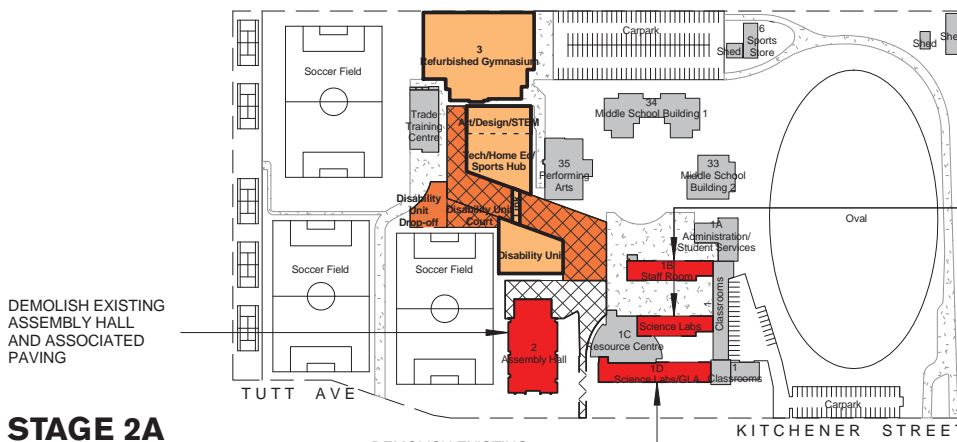
STAGE 1C
SCALE 1:4000



CONCEPT PLANNING PROPOSAL

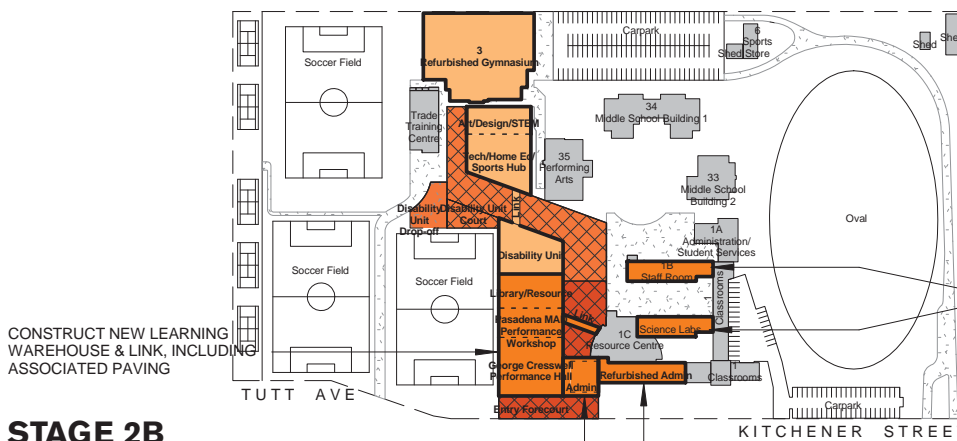


STAGE 1D
SCALE 1:4000



STAGE 2A
SCALE 1:4000

DEMOLISH SCIENCE LABS/GLA'S FROM UNDERCROFT OF BUILDING 1C, AND DEMOLISH PE ROOMS & STUDENT SERVICES FROM UNDERCROFT OF BUILDING 1B TO CREATE NEW LINKED COURTYARDS.



STAGE 2B
SCALE 1:4000

RENEW UNDERCROFT AREAS, CONSTRUCT NEW LANDSCAPING



CONCEPT PLANNING PROPOSAL

	DECD standard space (sqm)	Unley/Pasadena HS proposed (sqm)
Administration		
Total	1,750	1,780
Tech Hub		
Learning Workshops Tech 6 x 120 = 720	720	
Learning Labs H/Ec, P/E 7 x 90 = 630	630	
Add		
Admin 20%	Refer Admin	
Student services/amenities 9%	121	
Stores/eng services 12.5%	168	
Grossing 10%	135	
Total	1,774	1,780
Learning Labs Art/Design/STEM		
Learning Labs Art/Science 8 x 90	720	
Add		
Admin 20%	Refer Admin	
Student services/amenities 9%	65	
Stores/eng services 12.5%	90	
Grossing 10%	72	
Total	947	972
Library/ Resource		
	840	
Learning Lab 1 x 90	90	
Add		
Admin 20%	Refer Admin	
Student services/amenities 9%	83	
Stores/eng services 12.5%	116	
Grossing 10%	93	
Total	1,222	1,224
Disability Unit		
Total	800	800
Pasadena MAD Performance Workshop		
Learning Workshop 3 x 120 = 360	360	
Add		
Admin 20%	Refer Admin	
Student services/amenities 9%	36	
Stores/eng services 12.5%	50	
Grossing 10%	40	
Total	486	527
Performing Arts		
Gymnasium Type H3 1 x 630	630	
Performance Studio 1 x 180	180	
Add		
Admin 20%	Refer Admin	
Student services/amenities 9%	72	
Stores/eng services 12.5%	100	
Grossing 10%	80	
Total	1,062	1,054



CONCEPT PLANNING PROPOSAL

PROPOSED STAGING

Unley existing student enrolment (approx.):	1,250 students
Pasadena additional student enrolment:	150 students
Notional student total:	1,400 students
DECD Area allocation (1,400 students) :	13,650 sqm
Special Education:	800 sqm
Total:	14,450 sqm

Current area holding for Unley HS approx **15,811sqm**

Approx. 9.5% over allocation.
Note this includes a nominal 320sqm for the TTC.

Excess area above allocation is not unusual on an existing site, given the age of buildings (inflexible or inefficient layouts vs current learning patterns) and some areas of dual school/community use. For example, the DECD allocation for a Gymnasium on this site is 1,515sqm (Gymnasium Hall Type H1 and Type H3); current Gymnasium is 2,474sqm.

Area amendment due to the proposed amalgamation strategy is as follows (refer Staging Plan)

Existing Area	15,811sqm
Stage 1a	
Demolish Buildings 8, 9, 19, 38, 39 (Option – demolish internal lining to Gymnasium)	1,031sqm -
Stage 1b	
Construct new Tech/Home Ec/Sports Hub (Option – refurbish Gymnasium interior)	2,770sqm +
Stage 1c	
Relocate equipment to new Tech Hub. Demolish exist Tech/Home Ec	905sqm -
Stage 1d	
Construct new Special Education Centre	800sqm +
Stage 2a	
Demolish existing Hall	1,204sqm -
Stage 2b	
Construct new Admin/Performance Hall/ Performance Workshop/ Library Resource; refurbish for new Admin.	2,695sqm +
TOTAL	18,936sqm (31%)
Future stage	
Demolish Building 1B (PE/student counselling) and 1C (Labs) undercroft rooms to connect and activate the existing courtyards.	1,000sqm -
Demolish current Administration Building 1A	800sqm -
TOTAL	17,136sqm (18%)
Adjustment for existing gymnasium area over-allocation/community use	959sqm -
TOTAL	16,177sqm (12%)



CONCEPT PLANNING

COST ESTIMATE

A cost estimate prepared by xx has been included in Appendix 1. The estimate contains a summary spread sheet and detailed worksheets with breakdowns for each component of the proposal.

RECOMMENDATION

In summary the proposal for the amalgamation strategy of Unley High School and Pasadena High School seeks to identify the unique learning attributes of each school community and ensure these education qualities are strengthened in the amalgamation process. The proposed concept will allow both schools to benefit, maintain their ethos and create a greater shared educational vision to benefit all students and staff.

Key aspects include:

- Keeping the 'essence' of Pasadena High School on the Unley High School site.
- Creating a new community 'front door' for Unley High School with identity from both schools.
- Create an exciting 'Learning Warehouse' with inter-related learning environments, including Performance Hall, Performance Workshop, Resource Centre, Sports/Tech Hub, Art/Design/STEM space and Disability Unit.
- Refurbished administration areas and public interfaces for both schools, including new supportive Student Services facilities.

DRAWINGS

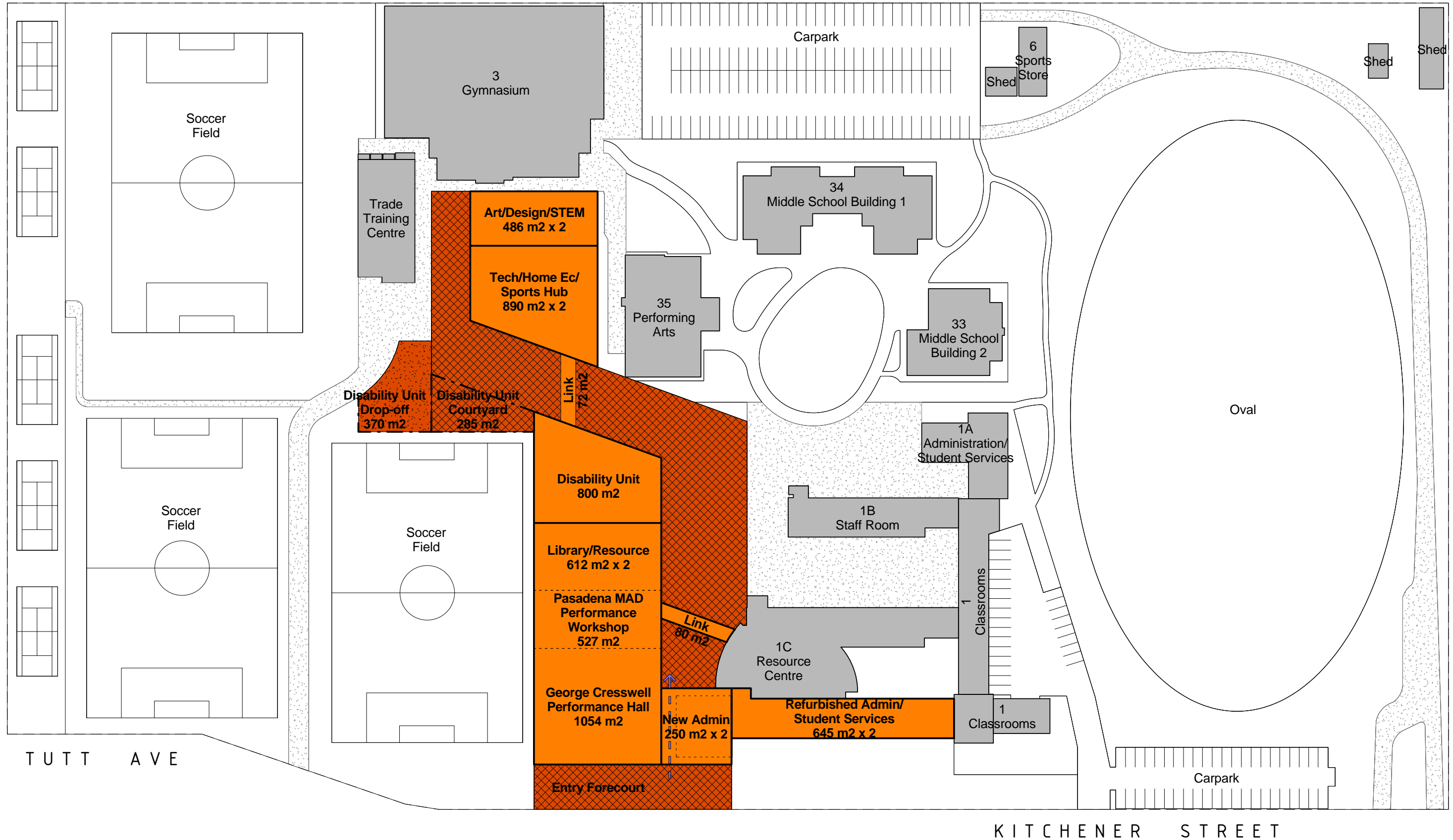
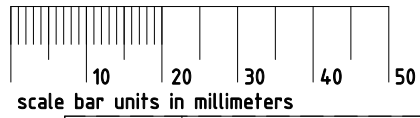
The following drawings are included to illustrate the proposed concept:

- SD01 - Site Plan
- SD02 - Staging Plans
- SD03 - Perspectives
- SD04 - Aerial View and Concept Diagram

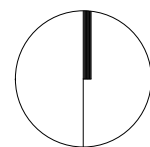


APPENDIX

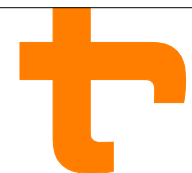
01

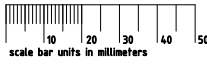


Unley & Pasadena HS Merger



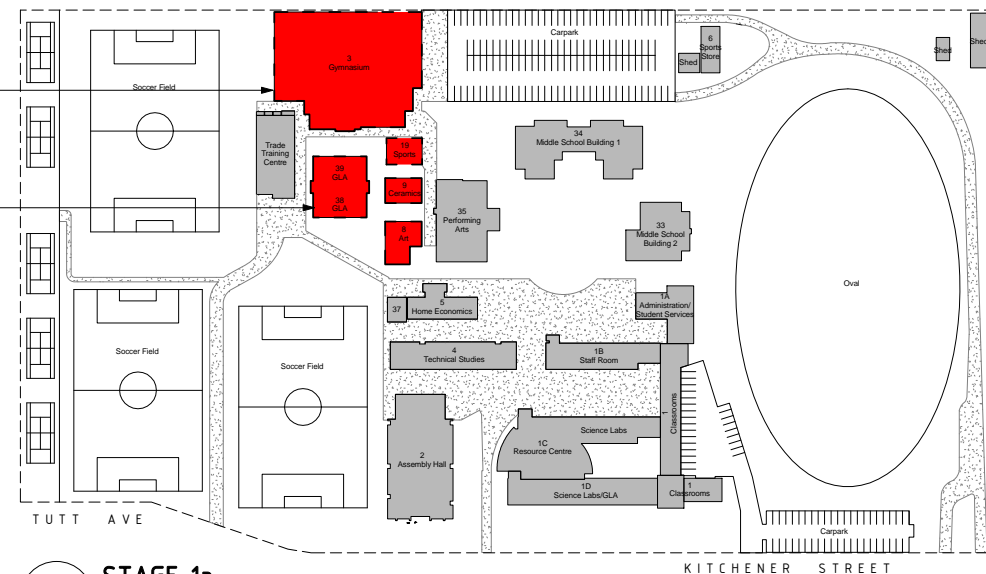
SD01





DEMOLISH EXISTING INTERNAL FITOUT TO GYM

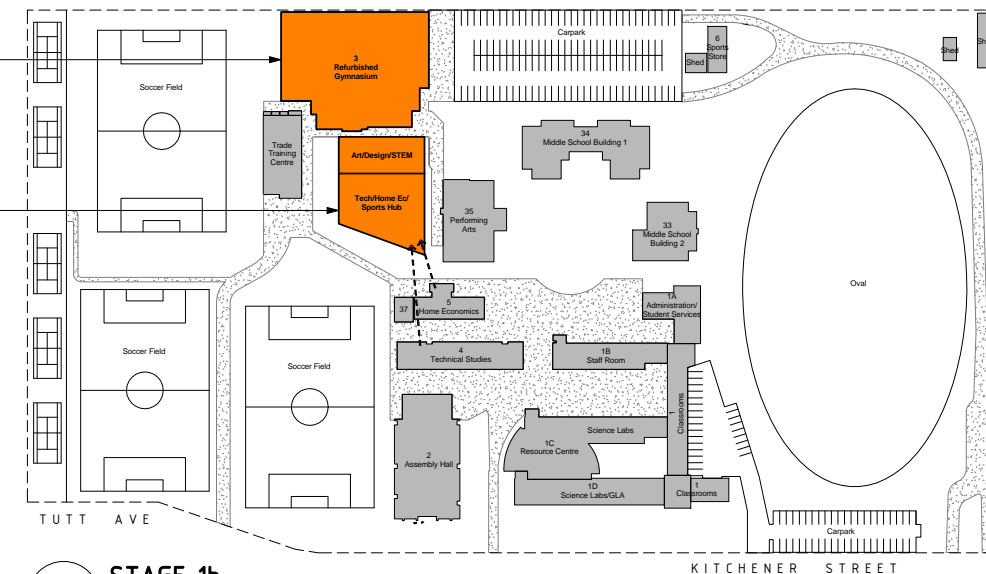
DEMOLISH BUILDINGS 8, 9, 19, 38 and 39. RELOCATE ART AND GLA'S TEMPORARILY.



STAGE 1a
1: 1500

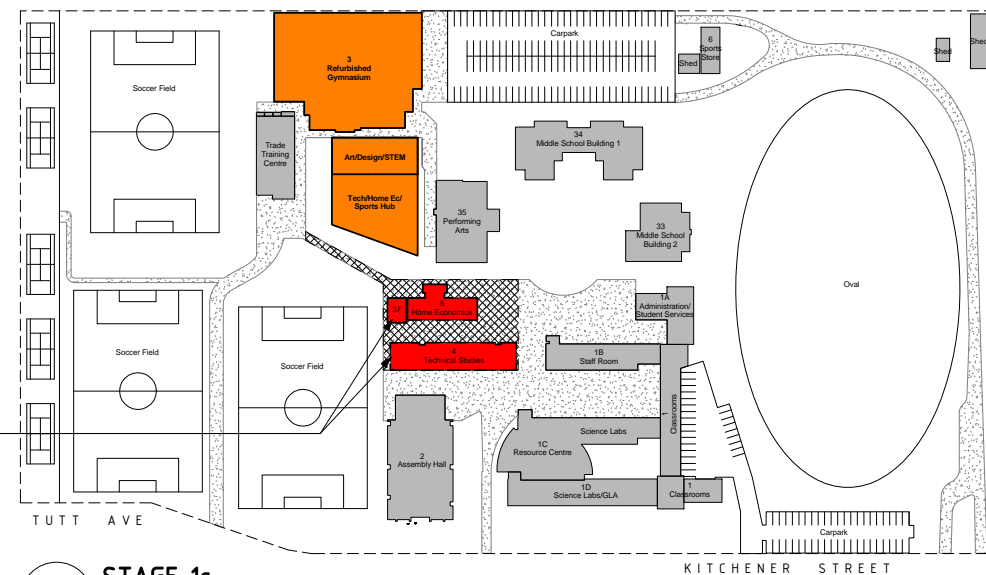
REFURBISH EXISTING GYMNASIUM

CONSTRUCT NEW ART/ DESIGN/STEM/TECH/ HOME EC/SPORTS HUB. RELOCATE EXISTING TECH STUDIES/HOME EC. EQUIPMENT INTO NEW FACILITY.



STAGE 1b
1: 1500

DEMOLISH EXISTING TECH STUDIES/HOME EC. AND ASSOCIATED PAVING.

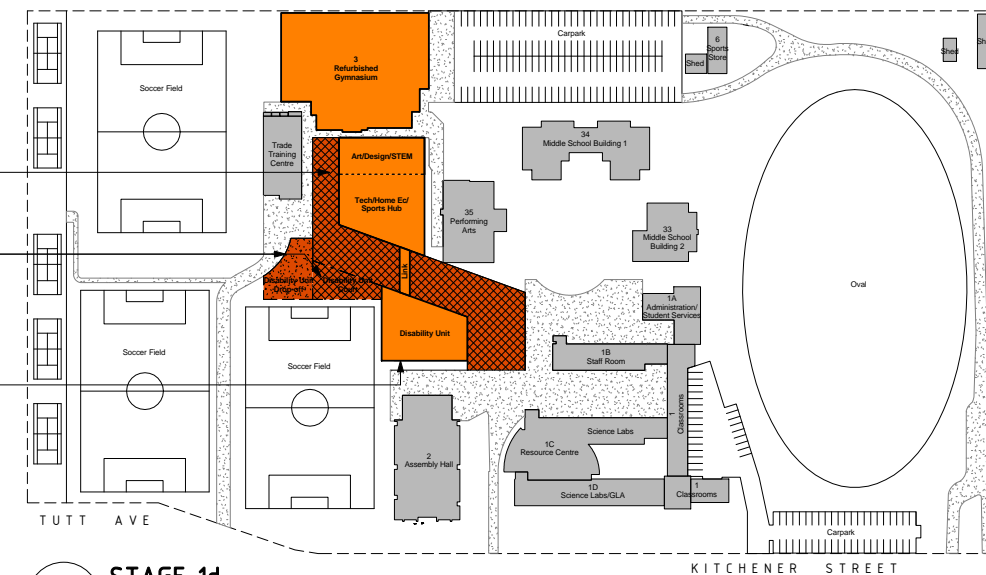


STAGE 1c
1: 1500

CONSTRUCT NEW PAVING

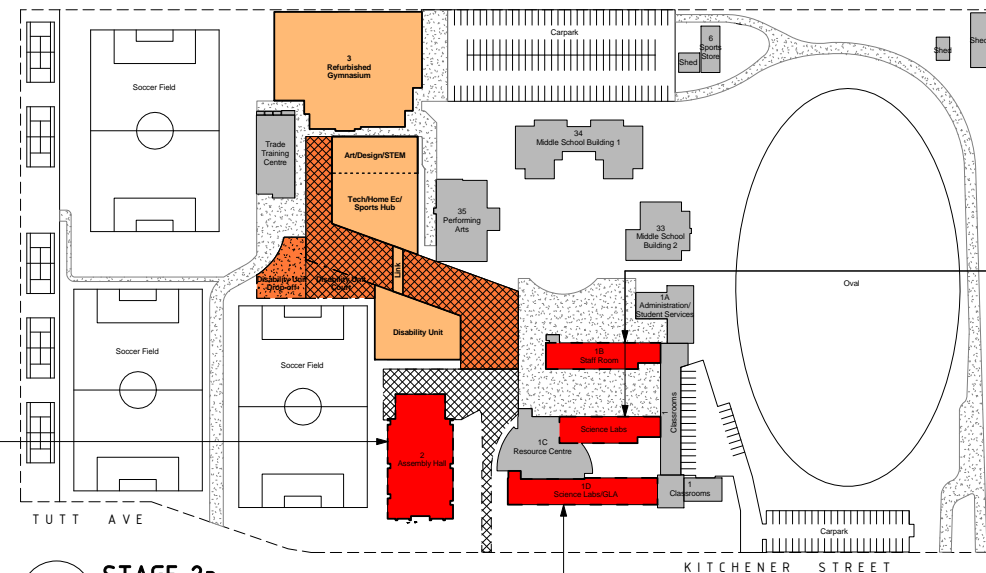
CONSTRUCT DISABILITY UNIT. DROP-OFF ZONE AND COURT.

CONSTRUCT NEW DISABILITY UNIT. CENTRE AND LINK TO TECH/HOME EC/SPORTS HUB BUILDING



STAGE 1d
1: 1500

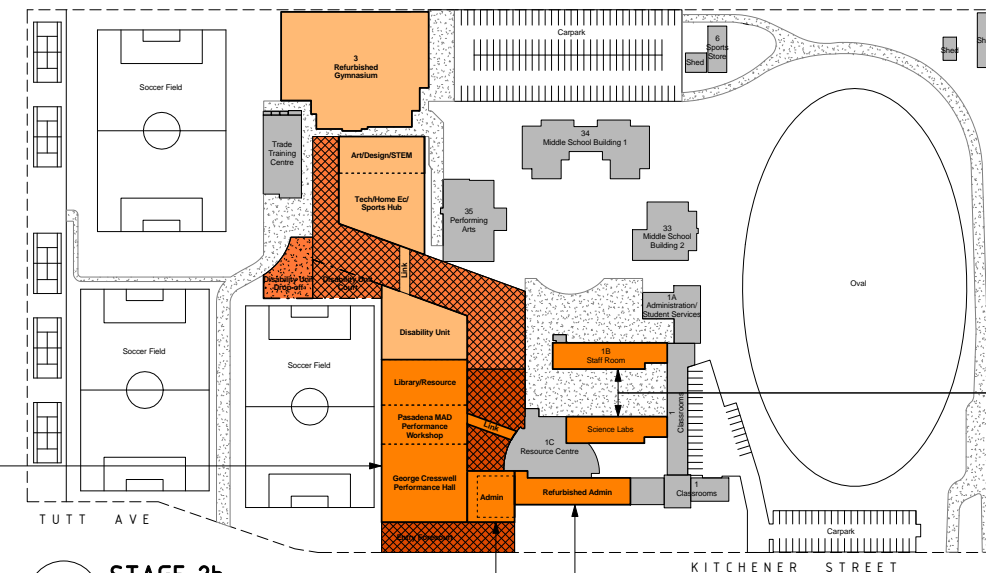
DEMOLISH EXISTING ASSEMBLY HALL AND ASSOCIATED PAVING



STAGE 2a
1: 1500

DEMOLISH SCIENCE LABS/GLA'S FROM UNDERCROFT OF BUILDING 1C, AND DEMOLISH PE ROOMS & STUDENT SERVICES FROM UNDERCROFT OF BUILDING 1B TO CREATE NEW LINKED COURTYARDS.

CONSTRUCT NEW LEARNING WAREHOUSE & LINK, INCLUDING ASSOCIATED PAVING



STAGE 2b
1: 1500

CONSTRUCT NEW ADMIN & STUDENT SERVICES, INCLUDING ENTRY FORECOURT PAVING

RENEW UNDERCROFT AREAS, CONSTRUCT NEW LANDSCAPING

Unley & Pasadena HS Merger

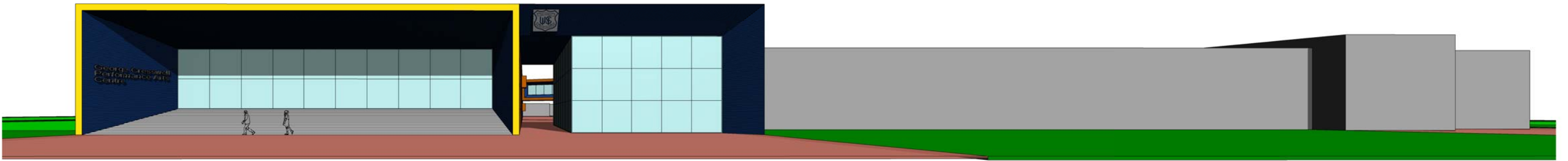
SD02

Staging Plans

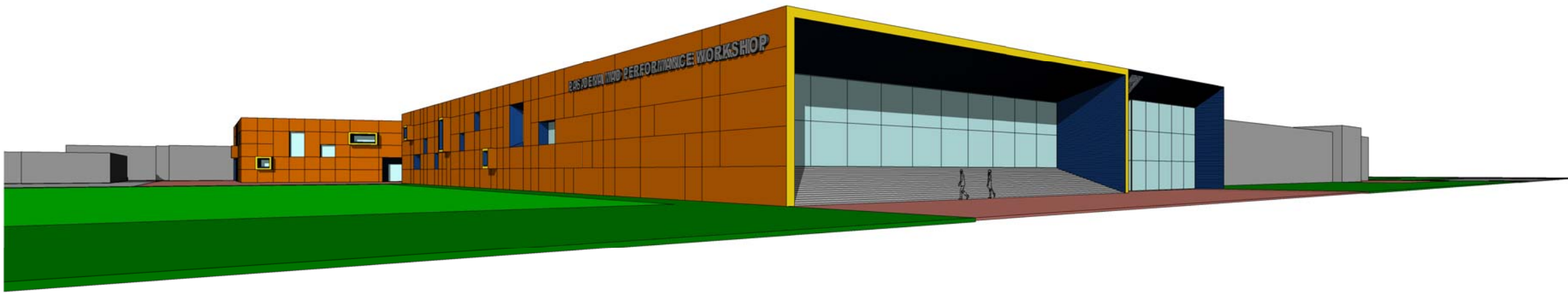


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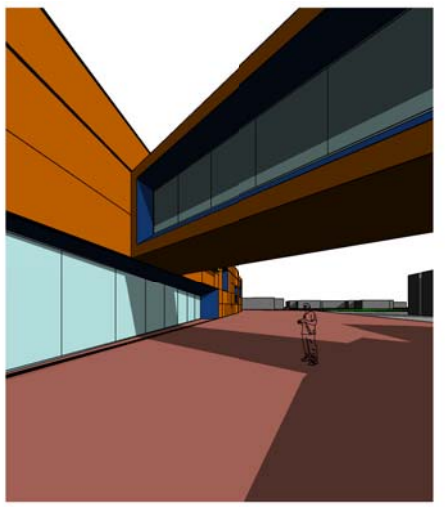
South View_Kitchener Street



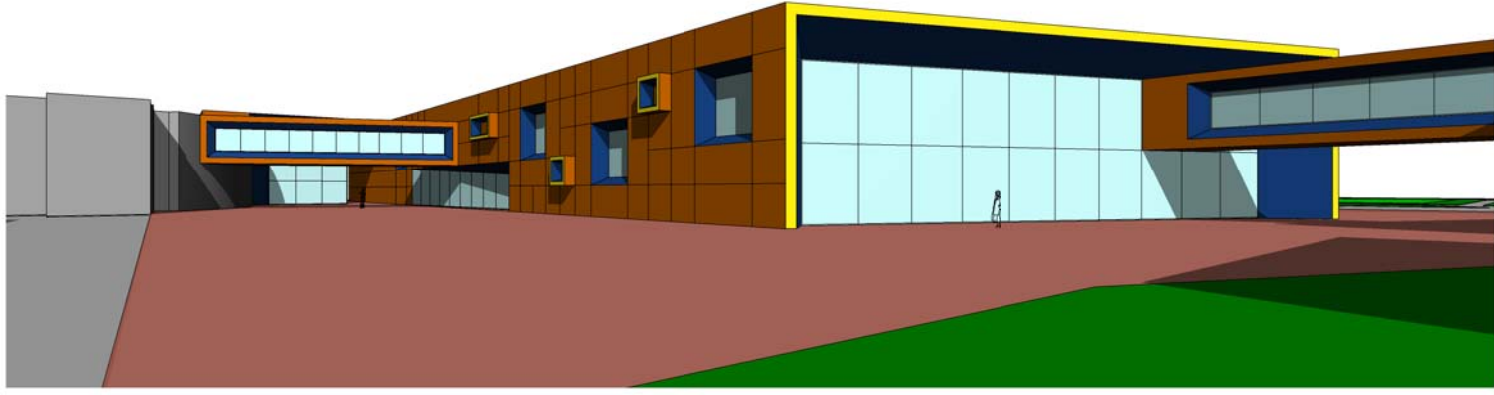
South View_Learning Warehouse



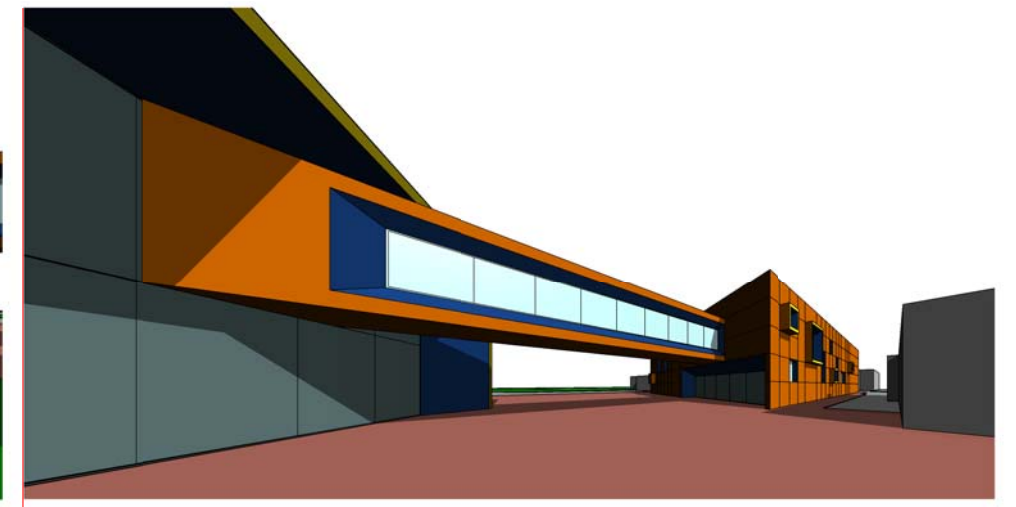
South View_Entry



East View_Link

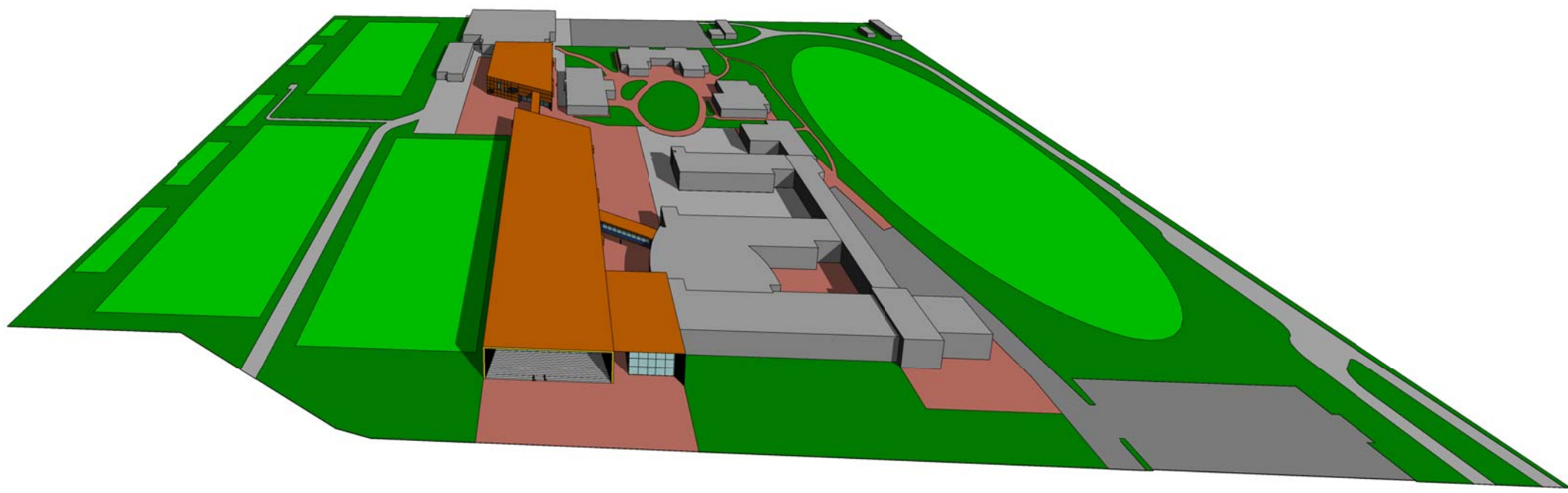
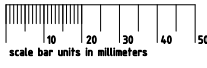


North View_Learning Warehouse

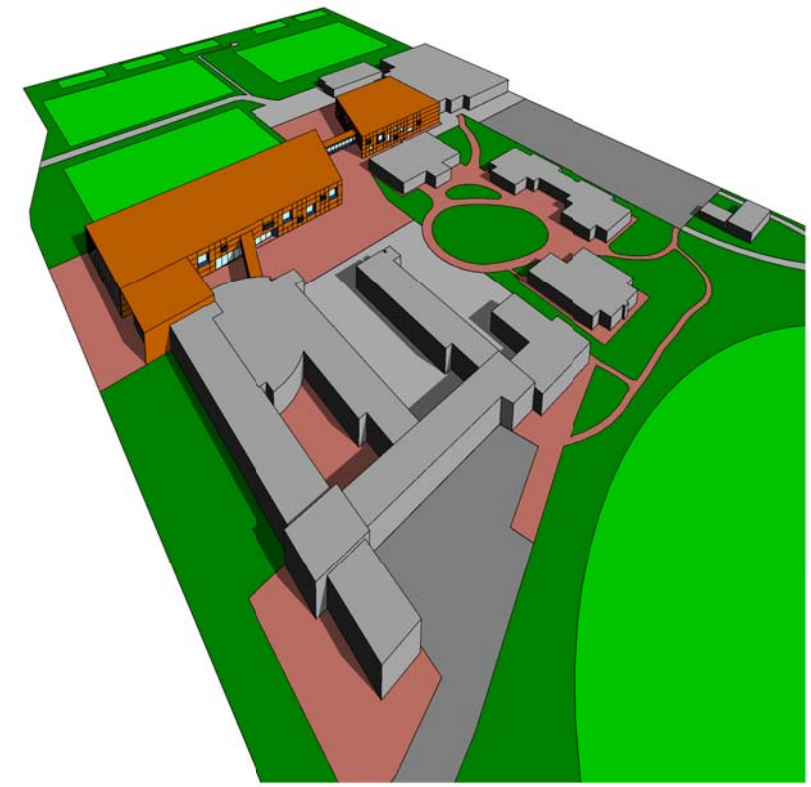


East View_Learning Warehouse Link

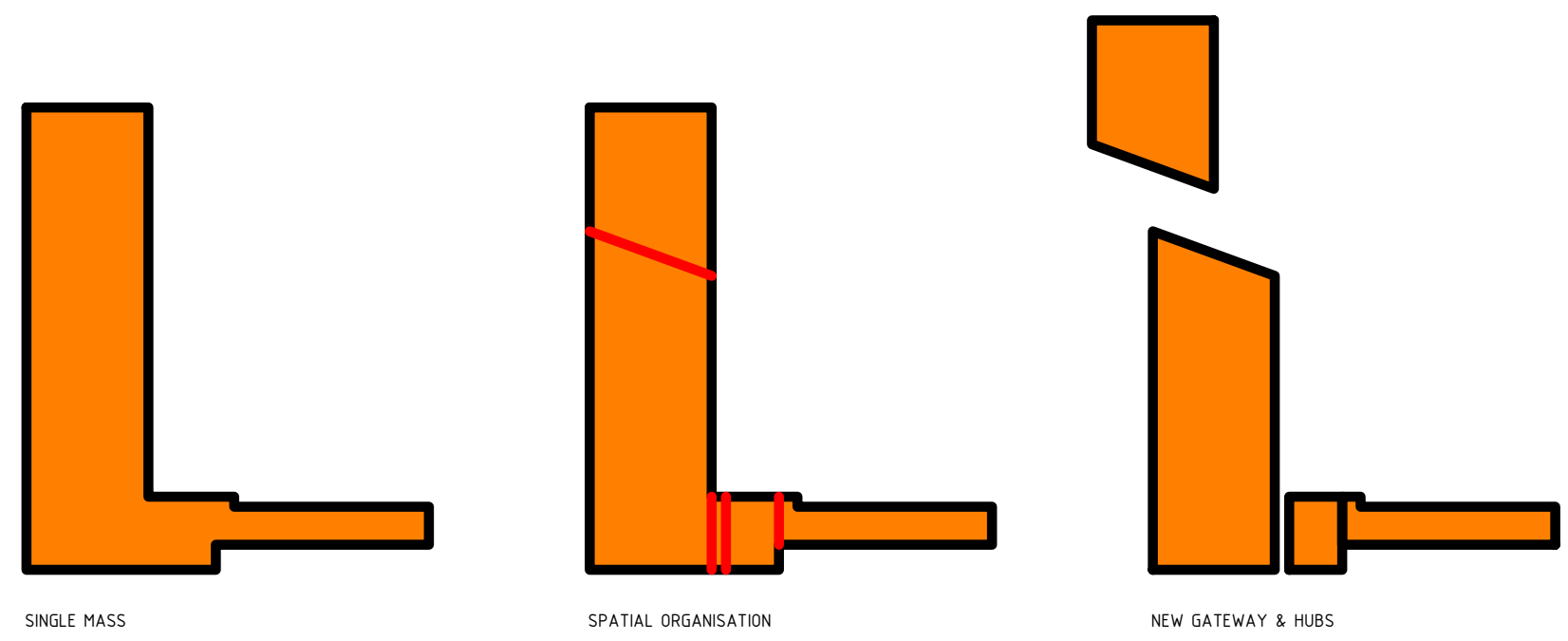
Unley & Pasadena HS Merger



Aerial - South View



Aerial - South-East View



Concept Diagrams
1 : 1000

Unley & Pasadena HS Merger

SD04

Aerial Views & Concept Diagrams

APRIL 2016



11/06/2016 9:17:27 AM D:\06\2015 local files\3875-WM-160405-RS-Unley Feasibility_kwvssm.rvt

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APPENDIX
02

Unley High School Redevelopment

Concept Cost Estimate

Client Thompson Rossi

Date: 20/04/2106



CONTENTS

PROJECT GROUP CONTACTS..... 2

1.0 EXECUTIVE SUMMARY 2

2.0 UPDATED PRELIMINARY COST ESTIMATE - DETAILED SUMMARY 3

3.0 SCOPE OF PROJECT..... 3

4.0 INCLUSIONS IN THE ESTIMATE..... 3

5.0 EXCLUSIONS FROM THE ESTIMATE 4

6.0 INFORMATION USED IN PREPARING THIS ESTIMATE 4

7.0 COSTING..... 4

8.0 ASSUMPTIONS..... 4

Project Information					
Job Number/Ref:	16/1012	Revision Number:	0	Issue Date:	20/04/2016
Checked By:	CS	Controlled Doc No:		Author:	CF
Distribution:	x1 electronic copy, x1 file copy				

Revision History				
Rev No	Date	Revision Details	Author	Verifier
0	20/04/2016	Concept Cost Estimate	CF	CS

PROJECT GROUP CONTACTS

Project:	Unley High School
Client:	Thompson Rossi
Architect:	Thompson Rossi
Cost Manager:	Chris Sale Consulting

1.0 EXECUTIVE SUMMARY

This Preliminary Cost Estimate has been prepared from the architectural drawings (as listed). A full schedule of information used in the preparation of this report is attached under Section 6.

Moreover, this estimate is based on the assumptions/allowances as listed under Section 8.

The estimate has been priced at current rates with a separate allowance for escalation in costs to anticipated project completion in December 2013 - refer to Section 8 in regards to tendering and market assumptions.

2.0 UPDATED PRELIMINARY COST ESTIMATE - DETAILED SUMMARY

	Stage 1	Stage 2	Stage 1 & 2*
• Demolition	\$237,610	\$162,715	\$400,325
• Building Works	\$9,217,600	\$8,479,400	\$17,697,000
• External Works	\$813,548	\$521,380	\$1,316,628
Sub-total (excluding GST)	\$10,268,758.00	\$9,163,495.00	\$19,413,953.00
Other Construction Cost			
• Design Contingency – 10%	\$1,027,000	\$917,000	\$1,942,000
• Builders Preliminaries	\$1,017,000	\$908,000	\$1,709,000
• Construction Contingency – 7%	\$862,000	\$770,000	\$1,615,000
• Professional Fees including Statutory Charges	\$1,977,000	\$1,764,000	\$3,456,000
• Escalation – In costs to Project Completion – assume commencement in Jan 2017, completion by Dec 2017.	\$291,000	\$598,000	\$651,000
• DECD Commissioning incl ICT – 3.5%	\$541,000	\$495,000	\$1,008,000
• Decanting / Relocation Costs	\$100,000	\$100,000	\$200,000
• GST	Excl.	Excl.	Excl.
• ICT	-	Excl.	-
• Rounding	\$1,242	\$1,655	-\$303
TOTAL ESTIMATED FINAL PROJECT COST (excluding GST)	\$16,085,000	\$14,717,150	\$29,994,650

*Assume stages 1 & 2 combined as a concurrent project rather than two distinct projects

3.0 SCOPE OF PROJECT

The scope of this project includes construction of a number of new facilities including Art, Tech, Home Ec, Special Ed, Library, Resource, Admin and Performance Spaces including associated external works.

4.0 INCLUSIONS IN THE ESTIMATE

The cost plan includes the following:

- Builder's preliminaries and associated overheads.
- Contingencies (10% for design and 7% for construction).
- Professional Fees & Statutory Charges.
- Escalation.
- DECD Commissioning.
- Decanting / Relocation.

5.0 EXCLUSIONS FROM THE ESTIMATE

The following items and allowances have been excluded from the estimate which should be considered when assessing overall Project Cost:

- GST
- Latent conditions
- Special footings
- Active computing equipment, photocopies, etc
- Seismic Upgrades to existing buildings
- Asbestos removal
- Rock removal
- Decommissioning of Pasadena High School

6.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following documents have been used in the preparation of this Order of Cost Estimate:

- SD01 – Site Plan
- SD02 – Staging Plans
- SD03 – Perspectives
- SD04 – Aerial view and concept diagrams

7.0 COSTING

Our Preliminary Cost Estimate is based upon a traditional lump sum contract.

The prevailing market is "competitive to very competitive" and is expected to remain so for the next 6-12 months.

As a result we have included minimum escalation based works commencing in January 2017. Should the tender programme extend beyond this date we would recommend a review of market conditions at that point in time.

8.0 ASSUMPTIONS

This estimate is based on the following assumptions/allowance:

- A number of below the line items have been included in the detailed estimates. These have not been included in the summary above. Refer to appendices for the detail.

DETAILED COST ESTIMATE – STAGE 1

Elemental Report

Project: Unley High School Redevelopment		Building: Feasibility Cost Estimate - Stage 1				
Project No: 161012		Details: 20 April 2016				
GFA: 0						
Elem. Code	Elemental Description	% B.C.	Cost/m2	Sub total	Mark Up %	Elemental Total
	Stage 1	93.47%		16,085,000		16,085,000
	Below the line items	6.54%		1,125,000		1,125,000

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 1
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
Stage 1					
	Demolition				
	Demolish existing Buildings 8, 9, 19, 38 and 39 including disconnection of services	1,031	m2	100.00	103,100
	Demolish existing tech studies / home ec buildings (Buildings 4, 5 & 37)	905	m2	100.00	90,500
	Demolish associated paving to allow for stage 1d works	2,934	m2	15.00	44,010
	Demolition Subtotal				237,610
	Building works				
	New double storey art / design / stem /tech / home ec / sport hub building complete	2,770	m2	2,400.00	6,648,000
	New double storey special ed building - single storey (double height)	803	m2	3,200.00	2,569,600
	Building Works Subtotal				9,217,600
	Site Preparation				
	Allowance for general site clearance		Item		50,000
	Roads, Footpaths & Paved Areas				
	New paved area	1,454	m2	85.00	123,548
	Boundary Walls, Fencing & Gates				
	No allowance for fencing - assume existing boundary fencing to be retained		Note		Excl.
	Outbuilding & Covered Ways				
	No allowance for sundry shade structures		Note		Excl.
	Landscaping & Improvements				
	Allowance for landscaping		Item		75,000
	Allowance for relocating 3 no. existing cricket practice wickets		Item		30,000
	Allowance for bench seating, bins and sundry outdoor furniture		Item		20,000

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 1
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
	No allowance for art display etc		Note		Excl.
	External Stormwater Drainage				
	Allowance for alterations / additions to existing stormwater drainage to accommdate new building		Item		75,000
	External Sewer Drainage / Water / Gas				
	Allowance for alterations / additions to existing hydraulic services to accommdate new building		Item		60,000
	External Fire Protection				
	Allowance for external fire services		Item		80,000
	External Light & Power				
	Allowance for external electrical services including power, data and security connections and external lighting		Item		100,000
	Allowance for SAPN upgrade / charges		Item		200,000
	External Works Subtotal				813,548
	Subtotal				10,268,758
	Design contingency - 10%		Item		1,027,000
	Builders Preliminaries - 9%		Item		1,017,000
	Construction Contingency - 7%		Item		862,000
	Professional Fees including Statutory Charges - 15%		Item		1,977,000
	Escalation - In costs to Project Completion - assume commencement in Jan 2017, completion by Dec 2017		Item		291,000
	DECD Commissioning incl ICT - 3.5%		Item		541,000
	Decanting / Relocation Costs		Item		100,000
	GST		Item		Excl.
	Rounding		Item		1,242
	Total				16,085,000

Stage 1 Total **\$ 16,085,000**

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 1
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
Below the line items					
	Demolition				
	Demolish existing internal fitout to gymnasium (Building 3)	2,491	m2	45.00	112,095
	Building Works				
	Refurbish existing gymnasium (Building 3)	2,491	m2	250.00	622,750
	Subtotal				734,845
	Design contingency - 10%		Item		74,000
	Builders Preliminaries - 9%		Item		73,000
	Construction Contingency - 7%		Item		62,000
	Professional Fees including Statutory Charges - 15%		Item		142,000
	Escalation		Item		Excl.
	DECD Commissioning incl ICT - 3.5%		Item		39,000
	GST		Item		Excl.
	Rounding		Item		155
	Total Below the Line Items				1,125,000

Below the line items Total **\$ 1,125,000**

Construction Total **\$ 17,210,000**

DETAILED COST ESTIMATE – STAGE 2

Elemental Report

Project: Unley High School Redevelopment		Building: Feasibility Cost Estimate - Stage 2				
Project No: 161012		Details: 20 April 2016				
GFA: 0						
Elem. Code	Elemental Description	% B.C.	Cost/m2	Sub total	Mark Up %	Elemental Total
	Stage 2	75.22%		14,717,150		14,717,150
	Below the line items	24.79%		4,848,850		4,848,850

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 2
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
Stage 2					
Demolition					
	Demolish existing assembly hall (Building 2)	1,204	m2	100.00	120,400
	Demolish associated paving to allow for stage 2b works	2,821	m2	15.00	42,315
	Demolition Subtotal				162,715
Building Works					
	New single storey Library / Resource building	613	m2	2,800.00	1,715,000
	New double storey Pasadena MAD / Performance Workshop building - assume single storey (double height)	527	m2	2,500.00	1,317,500
	New performance hall - assumed single storey (double height)	1,055	m2	3,200.00	3,376,000
	New double storey admin and student services building	767	m2	2,700.00	2,070,900
	Building works subtotal				8,479,400
Site Preparation					
	Allowance for general site clearance		Item		50,000
Roads, Footpaths & Paved Areas					
	New paved area	408	m2	85.00	34,680
	New entry forecourt paving	317	m2	100.00	31,700
	No allowance for new paving to renewed undercroft areas		Note		Excl.
Boundary Walls, Fencing & Gates					
	No allowance for fencing - assume existing boundary fencing to be retained		Note		Excl.
Outbuilding & Covered Ways					
	No allowance for sundry shade structures		Note		Excl.
Landscaping & Improvements					
	Allowance for landscaping		Item		100,000

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 2
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
	Allowance for bench seating, bins and sundry outdoor furniture		Item		25,000
	No allowance for art display etc		Note		Excl.
	External Stormwater Drainage				
	Allowance for alterations / additions to existing stormwater drainage to accommdate new building		Item		75,000
	External Sewer Drainage / Water / Gas				
	Allowance for alterations / additions to existing hydraulic services to accommdate new building		Item		75,000
	External Fire Protection				
	Allowance for external fire services		Item		50,000
	External Light & Power				
	Allowance for external electrical services including power, data and security connections and external lighting		Item		80,000
	Allowance for SAPN charges / upgrade included in stage 1		Note		Incl.
	External works subtotal				521,380
	Subtotal				9,163,495
	Design contingency - 10%		Item		917,000
	Builders Preliminaries - 9%		Item		908,000
	Construction Contingency - 7%		Item		770,000
	Professional Fees including Statutory Charges - 15%		Item		1,764,000
	Escalation - In costs to Project Completion - assume commencement in Jan 2018, completion by Dec 2018		Item		598,000
	DECD Commissioning incl ICT - 3.5%		Item		495,000
	Decanting / Relocation Costs		Item		100,000
	ICT		Item		Excl.
	GST		Item		Excl.
	Rounding		Item		1,655

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 2
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
	Total				14,717,150

Stage 2 Total \$ 14,717,150

Below the line items

	Demolition				
	Demolish existing ground floor level to create open undercroft including retaining support structure for above levels (Building 1B & 1C) including making good to soffits and retained structure etc.	855	m2	150.00	128,250
	Demolish existing internal fitout to science labs and GLA's to (Building 1D)	1,263	m2	50.00	63,150
	Building Works				
	New first storey link between new performance workshop building and existing resource centre	79	m2	3,500.00	276,500
	Extra over cost to increase area of new Library / Resource building to double storey	613	m2	2,800.00	1,715,000
	Refurbish existing building to provide additional new admin / student services	1,002	m2	1,100.00	1,102,200
	Subtotal				3,285,100
	Design contingency - 10%		Item		329,000
	Builders Preliminaries - 9%		Item		326,000
	Construction Contingency - 7%		Item		276,000
	Professional Fees including Statutory Charges - 15%		Item		633,000
	Escalation		Item		Excl.
	GST		Item		Excl.
	Rounding		Item		-250
	Total				4,848,850

Below the line items Total \$ 4,848,850

Construction Total \$ 19,566,000

DETAILED COST ESTIMATE – STAGE 1 & 2

Elemental Report

Project:	Unley High School Redevelopment	Building:	Feasibility Cost Estimate - Stage 1 & 2
Project No:	161012	Details:	20 April 2016
GFA:	0		

Code	Description	% B.C.	Cost/m2	Sub total	Mark Up %	Total
	Stage 1 & 2 Combined	82.39%		29,994,650		29,994,650
	Below the line items	17.62%		6,415,350		6,415,350

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 1 & 2
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
Stage 1 & 2 Combined					
	Demolition				
	Demolish existing Buildings 8, 9, 19, 38 and 39 including disconnection of services	1,031	m2	100.00	103,100
	Demolish existing tech studies / home ec buildings (Buildings 4, 5 & 37)	905	m2	100.00	90,500
	Demolish associated paving to allow for stage 1d works	2,934	m2	15.00	44,010
	Demolish existing assembly hall (Building 2)	1,204	m2	100.00	120,400
	Demolish associated paving to allow for stage 2b works	2,821	m2	15.00	42,315
	Demolition Subtotal				400,325
	Building works				
	New double storey art / design / stem /tech / home ec / sport hub building complete	2,770	m2	2,400.00	6,648,000
	New double storey special ed building - single storey (double height)	803	m2	3,200.00	2,569,600
	New single storey Library / Resourse building	613	m2	2,800.00	1,715,000
	New double storey Pasadena MAD / Performance Workshop building - assume single storey (double height)	527	m2	2,500.00	1,317,500
	New performance hall - assumed single storey (double height)	1,055	m2	3,200.00	3,376,000
	New double storey admin and student services building	767	m2	2,700.00	2,070,900
	Building Works Subtotal				17,697,000
	Site Preparation				
	Allowance for general site clearance		Item		100,000
	Roads, Footpaths & Paved Areas				
	New paved area to stage 1	1,454	m2	85.00	123,548
	New paved area to stage 2	408	m2	85.00	34,680
	New entry forecourt paving	634	m2	100.00	63,400
	No allowance for new paving to renewed undercroft areas		Note		Excl.

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 1 & 2
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
	Boundary Walls, Fencing & Gates				
	No allowance for fencing - assume existing boundary fencing to be retained		Note		Excl.
	Outbuilding & Covered Ways				
	No allowance for sundry shade structures		Note		Excl.
	Landscaping & Improvements				
	Allowance for landscaping		Item		175,000
	Allowance for relocating 3 no. existing cricket practice wickets		Item		30,000
	Allowance for bench seating, bins and sundry outdoor furniture		Item		45,000
	No allowance for art display etc		Note		Excl.
	External Stormwater Drainage				
	Allowance for alterations / additions to existing stormwater drainage to accommodate new building		Item		135,000
	External Sewer Drainage / Water / Gas				
	Allowance for alterations / additions to existing hydraulic services to accommodate new building		Item		120,000
	External Fire Protection				
	Allowance for external fire services		Item		125,000
	External Light & Power				
	Allowance for external electrical services including power, data and security connections and external lighting		Item		165,000
	Allowance for SAPN upgrade / charges		Item		200,000
	External Works Subtotal				1,316,628
	Subtotal				19,413,953
	Design contingency - 10%		Item		1,942,000

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 1 & 2
Project No: 161012	Details: 20 April 2016
GFA: 0	

Code	Description	Quantity	Unit	Rate	Total
	Builders Preliminaries - 8%		Item		1,709,000
	Construction Contingency - 7%		Item		1,615,000
	Professional Fees including Statutory Charges - 14%		Item		3,456,000
	Escalation - In costs to Project Completion - assume commencement in Jan 2017, completion by June 2018		Item		651,000
	DECD Commissioning incl ICT - 3.5%		Item		1,008,000
	Decanting / Relocation Costs		Item		200,000
	GST		Item		Excl.
	Rounding		Item		-303
	Total				29,994,650

Stage 1 & 2 Combined Total \$ 29,994,650

Below the line items

Demolition					
	Demolish existing internal fitout to gymnasium (Building 3)	2,491	m2	45.00	112,095
	Demolish existing ground floor level to create open undercroft including retaining support structure for above levels (Building 1B & 1C) including making good to soffits and retained structure etc.	855	m2	150.00	128,250
	Demolish existing internal fitout to science labs and GLA's to (Building 1D)	1,263	m2	50.00	63,150
Building Works					
	Refurbish existing gymnasium (Building 3)	2,491	m2	250.00	622,750
	New first storey link between new special ed building and previous stage tech / sport hub building	73	m2	3,500.00	255,500
	New first storey link between new performance workshop building and existing resource centre	79	m2	3,500.00	276,500
	Refurbish existing building to provide additional new admin / student services	1,002	m2	1,100.00	1,102,200
	Extra over cost to increase area of new Library / Resource building to double storey	613	m2	2,800.00	1,715,000
	Subtotal				4,275,445
	Design contingency - 10%		Item		428,000
	Builders Preliminaries - 8%		Item		377,000
	Construction Contingency - 7%		Item		356,000

Elemental Report

Project:	Unley High School Redevelopment	Building:	Feasibility Cost Estimate - Stage 1 & 2
Project No:	161012	Details:	20 April 2016
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
	Professional Fees including Statutory Charges - 14%		Item		762,000
	Escalation		Item		Excl.
	DECD Commissioning incl ICT - 3.5%		Item		217,000
	GST		Item		Excl.
	Rounding		Item		-95
	Total				6,415,350

Below the line items Total **\$ 6,415,350**

Construction Total **\$ 36,410,000**

Elemental Report

Project: Unley High School Redevelopment	Building: Feasibility Cost Estimate - Stage 1 & 2
Project No: 161012	Details: 20 April 2016

Code	Description	Quantity	Unit	Rate	Total
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