



The Hon. Robyn Parker, MLC
Chair of the General Purpose Standing Committee No. 2
Inquiry into the Building the Education Revolution Program
Parliament House
Macquarie Street
SYDNEY NSW 2000

DGL10/1288

Dear Mrs Parker 

Inquiry into the Building the Education Revolution Program.

I am writing to update you on aspects of the NSW Building the Education Revolution following the release of the Building the Education Revolution Implementation Taskforce (BERIT) interim report by Mr Brad Orgill, on 6 August 2010. In particular, I would like to draw your attention to the completion rates for the whole BER program and anticipated costs per square metre of the NSW Governments Primary Schools for the 21st Century (P21).

As stated in the BERIT report, NSW has had the most challenging P21 implementation task. The NSW program accounts for \$3 billion or 22% of the entire BER P21 program (36% larger than the Victorian Government, the next largest education authority, and three times bigger than the NSW Catholic system).

As of 20 August 2010, the NSW BER P21 program has:

- 2,338 (99%) construction starts
- 800 (34%) projects finished and fit for use and of these
- 514 (21%) projects completed under the contract
- Over 3,400 apprentices have worked on the program accumulating over 800,000 hours of work.

This represents over 99% of BER P21 projects that are completed or have construction commenced. This figure is well above other large education authorities.

As stated in the BER Implementation Taskforce report, compared with other large government education authorities, NSW has delivered impressively against the required implementation timeframes with 95% (as at 6 August 2010) of projects completed or construction commenced, versus 64% and 60% for the Victorian and Queensland Governments respectively.

With respect to the other programs of the BER:

- The National School Pride program is 100% complete, with all 2,179 projects handed over to schools and contracts complete.

- The Science and Language Centre program is complete with all 118 projects (100%) finished and fit for use.

This is again well ahead of the other large government education authorities.


The BER Integrated Program Office undertook an analysis of the NSW Government's most frequently delivered building types for the Primary Schools for the 21st Century Program.

These are interesting project cost/m² which have been calculated from the tender results of 585 projects. These are anticipated final project costs for each project.

A copy of the analysis is attached. In addition I have included similar costs per square metre undertaken by the Victorian Government. This information is also posted on the BER website www.ber.nsw.gov.au.

I trust this updated information is useful.

Yours sincerely



Michael Coutts -Trotter
DIRECTOR-GENERAL OF EDUCATION AND TRAINING
MANAGING DIRECTOR OF TAFE NSW

30 August 2010



Australian Government

Nation Building

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The following table outlines costs per square metre for the major categories of projects under the BER program. This is based on the gross floor area and the anticipated final cost of the projects.

Consistent with standard costing practice, anticipated final costs are based on the most conservative scenario. This costing method anticipates that the amounts set aside for site specific costs including contingency and provisional sums will be required, which is essential to ensure that funds are available to cover any unexpected expenses. Over time the anticipated total cost will reduce as projects reach completion and the potential claims on provisional sums and the contingency amount reduce.

Classroom Facilities

Standard design (template) projects - Cost per square metre

Standard design type for classrooms	m ² (GFA)	Average cost per m ² (GFA)	Average total anticipated final cost (AFC)
Library and classrooms 1	656	\$3,306	\$2,168,954
Library and classrooms 2	942	\$3,131	\$2,949,807
Library and classrooms 3	1,056	\$2,812	\$2,969,867
Library and classrooms 4	970	\$3,433	\$3,330,615
Library and classrooms 5	963	\$3,530	\$3,399,698
Small school classrooms	305	\$3,189	\$972,661
Small school 5 mod building	346	\$1,303	\$450,992
Science and language centre 1	651	\$3,259	\$2,121,801
Science and language centre 2	655	\$3,155	\$2,067,164
Science and language centre 3	655	\$3,433	\$2,248,668
Science and language centre 4	708	\$3,221	\$2,280,960
Science and language centre 5	706	\$3,065	\$2,163,910

Non-classroom Facilities

Standard design (template) projects - Cost per square metre

Standard design type for non-classrooms	m ² (GFA)	Average cost per m ² (GFA)	Average total anticipated final cost (AFC)
Multipurpose centre 1	389	\$4,842	\$1,883,863
Multipurpose centre 2	397	\$4,612	\$1,831,169
Multipurpose centre 3	732	\$3,228	\$2,362,911
Multipurpose centre 4	1,108	\$2,772	\$3,071,426
Multipurpose centre 5	160	\$5,575	\$892,005

Multipurpose centres include a range of features contributing to the higher cost per square metre for some centres. Depending on the particular design, features include environmental design features, higher building heights to accommodate ball games, fully sprung floors, sporting courts; canteen and kitchen facilities, learning and teaching spaces, toilets, community use spaces and ICT infrastructure and equipment.



Department of Education and
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Anticipated final costs per square metre – building types for P21

The NSW Building the Education Revolution Program Office has analysed the NSW Government's most frequently delivered building types under the Primary Schools for the 21st Century component of the Building the Education Revolution.

Facility Type	Gross Floor Area (m ²)	Total Average Project Cost	Project Cost/m ²
BDR Classroom	93	\$279,946	\$3,010
BDR Library	93	\$278,002	\$2,989
BDR Multi-Purpose Space	93	\$276,940	\$2,978
2 CDR Classrooms	232	\$1,042,701	\$4,494
4 CDR Classrooms	464	\$1,778,449	\$3,833
6 CDR Classrooms	696	\$2,486,366	\$3,572
Hall & COLA & Canteen Core 14	515.5	\$1,943,295	\$3,770
Hall & COLA Core 14	478.5	\$1,672,448	\$3,495
Hall & COLA Core 21	602	\$2,069,568	\$3,438
Hall & COLA Core 7	221	\$948,005	\$4,290
CDR Library Core 14	247	\$1,113,550	\$4,508
CDR Library Core 21	319	\$1,550,493	\$4,860
CDR Library Core 7	160	\$783,198	\$4,895
MDR Double Classroom	224	\$808,630	\$3,610
MDR Library Core 7	166	\$796,171	\$4,796

The figures are calculated from the tender results of 585 projects, or about one quarter of the P21 program.

They are the anticipated final costs for each project.

They include all costs: IPO and managing contractor project management; profit margins; modular building cost; design documentation, field data and site management; substations; preliminaries; substructure; superstructure; site works; and site services.