

Department for Education, Children and Young People

Facility Services
Asset Management and Planning

Letita House
50 Olinda Grove, Mount Nelson, TAS 7007
GPO Box 169, Hobart, TAS 7001 Australia



Scott Hennessy
Secretary
Parliamentary Standing Committee on Public Works
scott.hennessy@parliament.tas.gov.au

13 August 2026

Dear Mr Hennessy

Thank you for your letter containing additional questions from the Committee in relation to the major capital project for Dodges Ferry Primary School. Please see the responses to these questions provided below.

QN 1: *The ICSEA score for Dodges Ferry Primary School.*

ANS: Dodges Ferry Primary School has an ICSEA score of 981, placing the school around the top 63% nationally by ICSEA.

QN 2: *The quantity surveyor advice for the project.*

ANS: Attached for the Committee's information is the initial quantity surveyor construction cost estimate in November 2025, the second estimate received in June 2026, and the most recent estimate. It is normal for cost estimates to fluctuate through the design development process and in response to market conditions. The most recent estimate remains well within the approved funding envelope and retains appropriate contingencies and market loading, noting the true test for cost estimates is the market response to the construction tender process.

I trust this information is of assistance and please do not hesitate to contact me should you require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to read "T. Williams", with a horizontal line underneath.

Todd Williams
Director Facility Services

ESTIMATE SUMMARY



Project: T25-072 Dodges Ferry
Building: Campus Upgrades

Details: Estimate 3.1
 Estimate of Likely Cost
 Issued 11/08/26

Code	Description	Quantity	Unit	Rate	Estimated Cost (\$)
1	Area A - Admin Extension and Alterations	523	m2	3,222	1,685,000
2	Area B - Kinder New Build	827	m2	3,362	2,780,000
3	Area C Prep/1 Alterations	70	m2	2,029	142,000
4	Area D - 3 New GLAs (Grade 1&2) and WCs	294	m2	3,711	1,091,000
5	Area E - 7 New GLAs (Grades 3&4), WCs and Store	694	m2	3,437	2,385,000
6	Area F - Canteen Alterations	276	m2	2,656	733,000
7	Covered Ways Generally	594	m2	625	371,000
	OSHC - Excluded, Pending Design Information		Note		Excl
8	Provisional Sums				50,000
9	Preliminaries and Profit Building Works (Maximum duration 18 months) - Rounded	18	%	9,237,000	1,659,000
	Building Works Total	3,278	m2	3,324	10,896,000
	<u>Site Works and Site Services</u>				
10	Landscaping				1,507,000
11	External Siteworks and Services				1,626,000
12	Demolish existing class rooms (lightweight) and provisional asbestos removal allowance	1	Item	300,000	300,000
13	Preliminaries and Profit (Site Works and Site Services) - Rounded	15	%	3,433,000	511,000
	Site Works and Site Services Total				3,944,000
	Estimated Construction Cost Excluding Contingencies/Escalation/Market Loadings Total				14,840,000
14	Design Contingency - Documentation Finalisation, Tender Addenda, Etc	2.5	%	14,840,000	376,000
	Construction Contingency - excluded, DECYP allowance		Note		Excl
15	Escalation	1	item	776,871.84	776,872
16	Market Conditions Loading (rounded)	1	Item	1,697,128	1,697,128
	Less DECYP allocated market conditions allowance (reported separately)	1	Item	-950,000.00	-950,000
	Additional Risk Associated with Middle Eastern Conflict	1	Item	450,000	450,000
	<u>Total Estimated Construction Cost (Excluding Separate DECYP Held Market Loading Allowance)</u>				<u>17,190,000</u>

ESTIMATE SUMMARY



Project: T25-072 Dodges Ferry	Details: Estimate 3.1
Building: Campus Upgrades	Estimate of Likely Cost
	Issued 11/08/26

Code	Description	Quantity	Unit	Rate	Estimated Cost (\$)
20	Exclusions, Estimate basis and Disclaimers				0

ESTIMATE SUMMARY



Project: T25-072 Dodges Ferry
Building: Campus Upgrades

Details: Estimate 2.0
 Estimate of Likely Cost
 Issued 03-06-26

Code	Description	Quantity	Unit	Rate	Estimated Cost (\$)
1	Area A - Admin Extension and Alterations	520	m2	3,192	1,660,000
2	Area B - Kinder New Build	875	m2	3,051	2,670,000
3	Area C Prep/1 Alterations	100	m2	650	65,000
4	Area D - 3 New GLAs (Grade 1&2) and WCs	331	m2	2,991	990,000
5	Area E - 7 New GLAs (Grades 3&4), WCs and Store	799	m2	2,810	2,245,000
6	Area F - Canteen Alterations	298	m2	1,795	535,000
7	Covered Ways Generally	511	m2	1,076	550,000
8	Preliminaries and Profit Building Works (Maximum duration 18 months)	18	%	8,715,000	1,585,000
	Building Works Total	3,434	m2	2,999	10,300,000
	<u>Site Works and Site Services</u>				
9	Landscape - Budget	1	Item	1,200,000	1,200,000
10	Civil/Site Services Budget	1	Item	1,200,000	2,137,500
11	Demolish existing class rooms (lightweight) and provisional asbestos removal allowance	1	Item	300,000	300,000
12	Preliminaries and Profit (Site Works and Site Services)	15	%	3,637,500	562,500
	Site Works and Site Services Total				4,200,000
	Estimated Construction Cost Excluding Contingencies/Escalation/Market Loadings Total				14,500,000
13	Design Contingency (rounded)	5	%	14,500,000	730,000
14	Construction Contingency - excluded DECYP allowance		Note		Excl
15	Escalation till site commencement (January 2027) (rounded)	4	%	14,500,000	584,000
16	Escalation during construction (18 months, assumes new build works in the Phase 1 of Works) rounded)	3	%	14,500,000	438,000
17	Market Conditions Loading (rounded)	10	%	14,500,000	1,548,000
18	Less DECYP allocated market conditions allowance (reported separately).	1	Item	-950,000	-950,000
19	Additional Risk Associated with Middle Eastern Conflict	5	%	17,800,000	978,500
	<u>Total Estimated Construction Cost (Excluding Separate DECYP Held Market Loading Allowance and Construction Contingency)</u>				<u>17,828,500</u>

ESTIMATE SUMMARY



Project: T25-072 Dodges Ferry	Details: Estimate 2.0
Building: Campus Upgrades	Estimate of Likely Cost
	Issued 03-06-26

Code	Description	Quantity	Unit	Rate	Estimated Cost (\$)
20	Exclusions, Estimate basis and Disclaimers				0

ESTIMATE SUMMARY



Project: T25-072 Dodges Ferry
Building: Campus Upgrade

Details: Stage A Feasibility
 Estimate of Likely Cost
 Estimate 1.2
 Issued 21-11-25

Code	Description	Quantity	Unit	Rate	Estimated Cost (\$)
	<u>Building Works</u>				
1	A - Kindergarten (New Build)				2,585,000
2	B - Admin/ Foyer (Refurbishment/Extension)				1,335,000
3	C - Grades 1-2 (New Build)				1,080,000
4	D- Grades 3-4 (New Build)				2,330,000
5	E- Food (Refurbishment)				400,000
6	F - Outdoor Circulation and Groundsman				940,000
7	Preliminaries and Profit on Building Works (Maximum of duration 18 months)	18	%	8,670,000	1,550,000
	Building Works Total	2,339	m2	4,369	10,220,000
	<u>Site Works and Site Services</u>				
8	Landscape - Budget	1	Item	1,200,000	1,200,000
9	Civil/Site Services Budget	1	Item	2,500,000	2,500,000
10	Demolish existing class rooms (lightweight) and provisional asbestos removal allowance	1	Item	300,000	300,000
11	Preliminaries and Profit (Site Works and Site Services)	15	%	4,000,000	600,000
	Site Works and Site Services Total				4,600,000
	Estimated Construction Cost Excluding Contingencies/Escalation/Market Loadings Total	2,339	m2	6,336	14,820,000
12	Design Contingency (rounded)	5	%	14,820,000	750,000
13	Construction Contingency - excluded DECYP allowance		Note		Excl
14	Escalation till site commencement (January 2027) (rounded)	6	%	14,820,000	900,000
15	Escalation during construction (18 months, assumes new build works in the Phase 1 of Works)- rounded	3	%	14,820,000	450,000
16	Market Conditions Loading (rounded)	10	%	14,820,000	1,530,000
17	Less DECYP allocated market conditions allowance (reported separately)	1	Item	-950,000	-950,000
	<u>Total Estimated Construction Cost (Exlcuding Separate Decyp Held Market Loading Allowance and Construction Contingency)</u>				<u>17,500,000</u>
18	Exclusions, Estimate Basis and Disclaimers				0