

NGUTU COLLEGE MASTERPLAN

CONTACT



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1. INTRODUCTION TO NGUTU COLLEGE

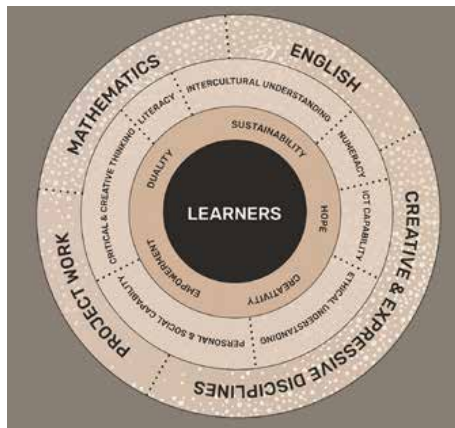


Our Vision

To redesign schooling to be genuinely equitable, culturally informed and authentically child-centred.

Our Mission

Ngutu College is a model for the seamless integration of Aboriginal knowledges and formal curriculum in experiential learning environments. Ngutu College is a socially-just, non-denominational, independent redesign of schooling. It provides a holistic, child-centred and experiential educational environment. Learning programs acknowledge and engage the individuality of all children. A diversity of opportunities for K-12 children and young people create options and strengthened pathways for achieving academic, vocational and community outcomes. Ngutu College is achieving this in collaboration with Kaurna Elders and community leaders.



Re-Designing Education

- Ngutu College promotes the rights and potentials of all children and young people. This involves a direct responsibility to those enrolled and as a model for education.
- We operate with Aboriginal Cultures as our 'soul', young people as our 'heart' and The Arts as our 'spine'.
- Ngutu represents a redesign of schooling to enable equitable access to high-quality learning outcomes for children, many from traditionally disadvantaged backgrounds.
- Improving Outcomes
- Ngutu models the seamless integration of Aboriginal knowledges and the Arts within the curriculum, informed by Elders and specialist Artists in their fields of practice.
- The passions and interests of each individual are encouraged, valued and extended. Our children are provided with access to multiple creative ways to express themselves.
- Children and young people have access to associated creative and expressive disciplines of design, sustainability, technology, numeracy and literacy, supported by specialist
- studios, active professionals and quality staff appointments.
- Our young people are exposed to the highest quality educators who feel valued in their workplace.

Leading Change

- Ngutu models the economic and social benefits that result from the investment in people, in social capital, in the Arts and in helping heal our First Peoples.
- Renowned educator Andrew Plastow is both founder and Head of College for Ngutu and is supported by an experienced, majority Aboriginal Board.
- We welcome children from diverse backgrounds, especially Aboriginal and/or Torres Strait Islander, with their learning facilitated through cultural practices of the oldest continuous education in the world.
- Our journey, our achievements and specific initiatives such as integrated music and on-site Occupational Therapy are being documented by university partners.

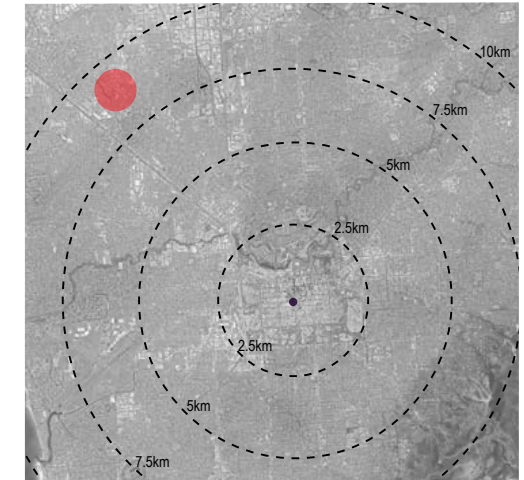
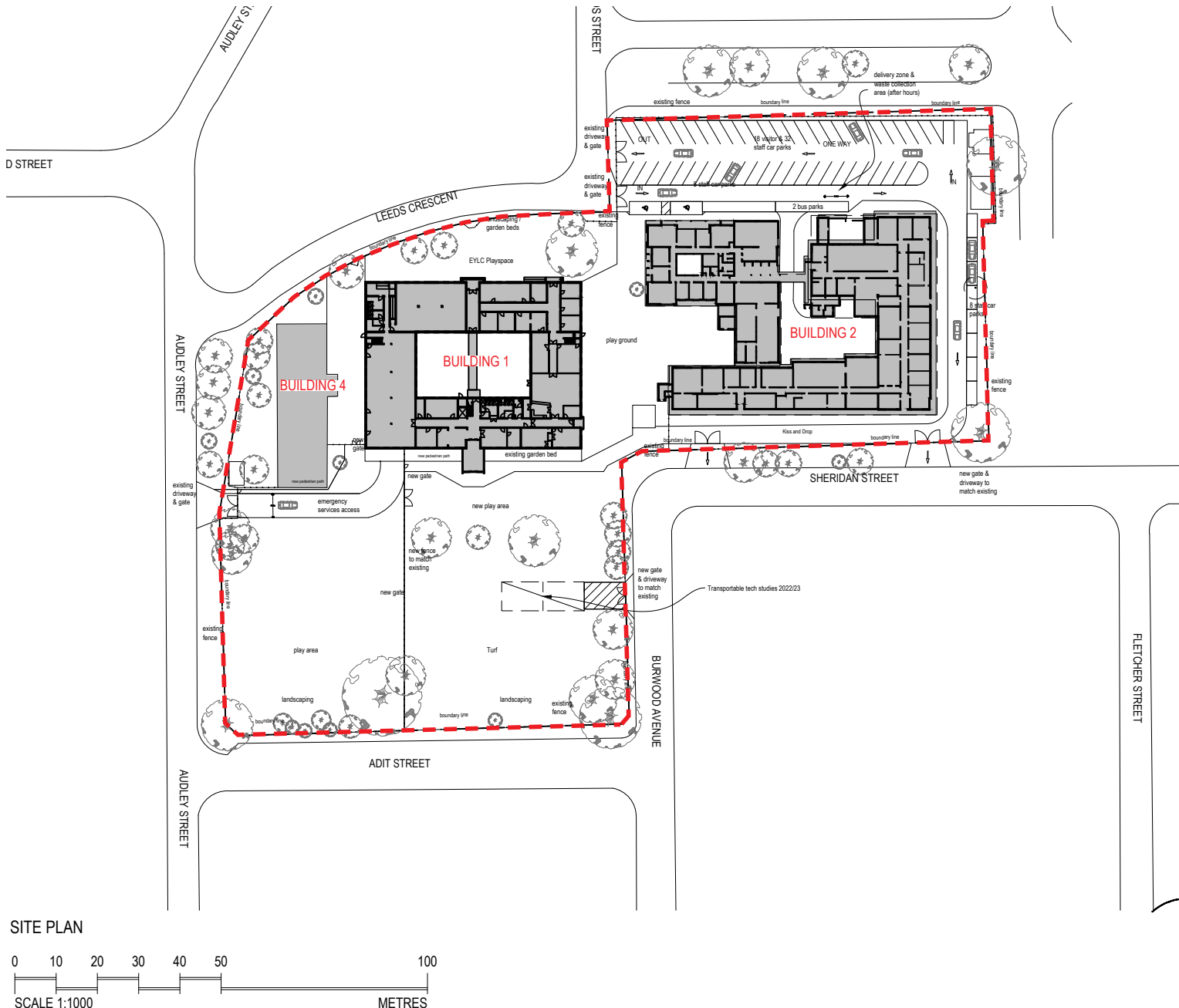
Spaces as Educators

- We have a combination of intimate and large interior spaces to develop according to our need for flexible learning spaces, able to be enclosed for class work or open for collaboration and movement.
- Core learning spaces within the building and outside are being designed to have a calming effect for children with sensory concerns while other spaces are vibrant to enhance creative thought.
- *There are numerous specialist spaces to immerse children within a creative 'village' of professional and children's studios for Arts, STEM and cultural learning.*



"We would like to acknowledge that Ngutu College has been developed on Kaurna Country and in doing so, we honour the Kaurna people as the custodians of the land and the Elders – past, present and emerging, who are the custodians of the culture, education system and philosophy upon which the College has been founded."

2. SITE OVERVIEW



KEY LOCATION PLAN

Ngutu College is located at 32 Audley Street, Woodville North on the previous site of the CSIRO. The college opened on 1st February 2021 with Reception to Year 7 children. The intention is to extend to cater for children from Kindergarten to Year 12 by 2026. This will see the college supporting children and young people from early childhood through to post-schooling pathways, with a capacity of 25 children per year level, there will be a maximum enrolment of 350 across K-12. The intended cohort will be comprised of 50% Aboriginal and Torres Strait Islander enrolments with two thirds of enrolments being fee-free due to socio-economic status.

The site includes 3 existing buildings, carpark and modest grounds. Building 1 is a 2 storey brick building circa 1942 and the first to be occupied. Building 2, located to the East, is a single storey brick building that is comprised of two parts, one circa 1942 and the other circa 1980. Building 4, located to the West, is a smaller single-storey brick building circa 1942.

The main site access will be from Leeds Street, into the main carpark and leading to an intended drop-off zone with cars exiting to Sheridan Street.

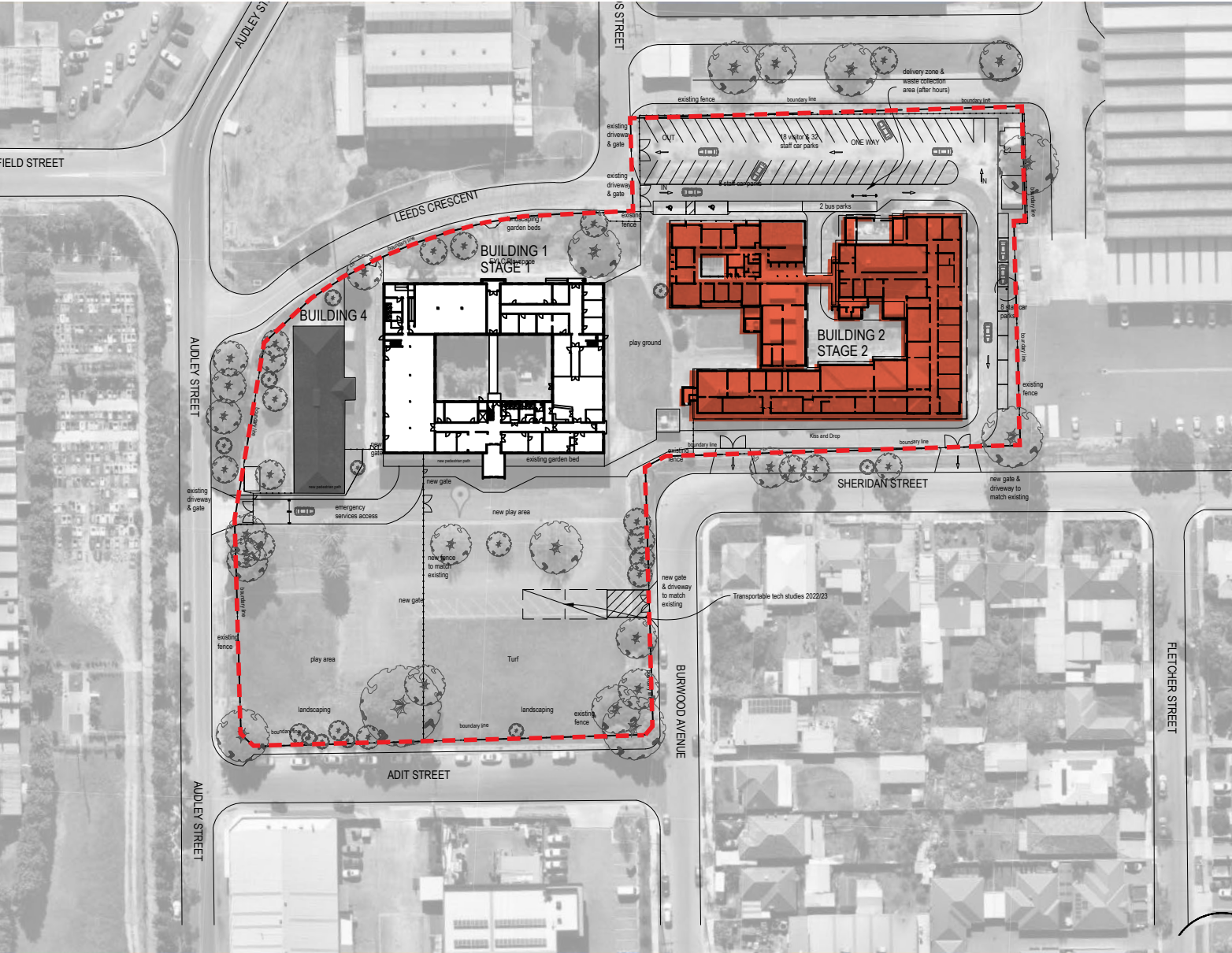
The college has a lease over the whole site with Building 1 access only currently. To become operational, a 6 + 4 lease was established. The Board and Landlord are currently negotiating for a +5 +5 extension for Building 1 with a rolling +5 years beyond this. As part of negotiations Building 2 and Building 4 will have a lease over them with the same conditions. The lease will have a first right of refusal for purchase of the property.

LEGEND

- SITE LOCATION
- SITE BOUNDARY
- BUILDINGS 1, 2 & 4



3. STAGING PLAN



Ngutu College has operated in its first year with 100 enrolments. This grows into approximately 170 in 2022 and the growth will continue as the high school years extend to year 12. In its first year, the college operates out of transportable buildings, two of these owned by the College

Stage 1: Current Work
The first stage has been the transformation of Building 1 and development of the grounds to the South and North. The Stage 1 build is valued at \$3.4m. The building will house the Administration; an Early Years Learning Community (integrated Kindergarten and Reception); 7 GLAs that will cater for Years 1-9 over 2022/23; Performing Arts and Conference facility; Library; Staff areas; large Science and Food Technology space; and a series of studios to support the Creative and Expressive Disciplines program (including Visual Arts, Music, Robotics and Coding/Gaming studios).

Beyond 2023, Building 1 will house Kindergarten to Year 6 groups and focus on the provision of specialisations with an Arts and Digital Technology focus. It will cater for 200 children.

Stage 2: Proposed New Works 2024/25
The second stage will be to develop the Southern side of Building 2. This will see the development of 4 additional GLAs; Science and Technology Laboratories; and additional specialist studios for the Creative and Expressive Disciplines (including a new Enterprise Studio and Technical Studies Workshops). Constructed over 2023, this will be ready for 2024 when Year 7-10 will be based in the building.

This stage will see the development of the carpark, internal kiss and drop zones and the remainder of the grounds. During this stage, the remaining 2 transportable buildings will be removed from site.

Stage3: Proposed New Works 2025/26
The third stage will develop the Northern side of Building 2. This will see the development of 2 additional GLAs; additional science and technology laboratories; additional specialist spaces; a new Food Technology Centre and a new Administration Block including staff areas.

Stage 4: Unplanned Works Beyond 2026

The use of Building 4 is intentionally unknown at this stage. The building will form part of the new lease however, there is not a use that is fixed for the purposes of educating our children and young people. It may enable us to establish an Allied Health Services Centre, a Child Care Centre or something yet to reveal itself.

LEGEND

- STAGE 1: CURRENT WORKS
- STAGE 2: PROPOSED SCOPE
- STAGE 3: FUTURE EXPANSION
- SITE BOUNDARY

4. EXISTING BUILDING 2



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6 External view Building 2



Image 7

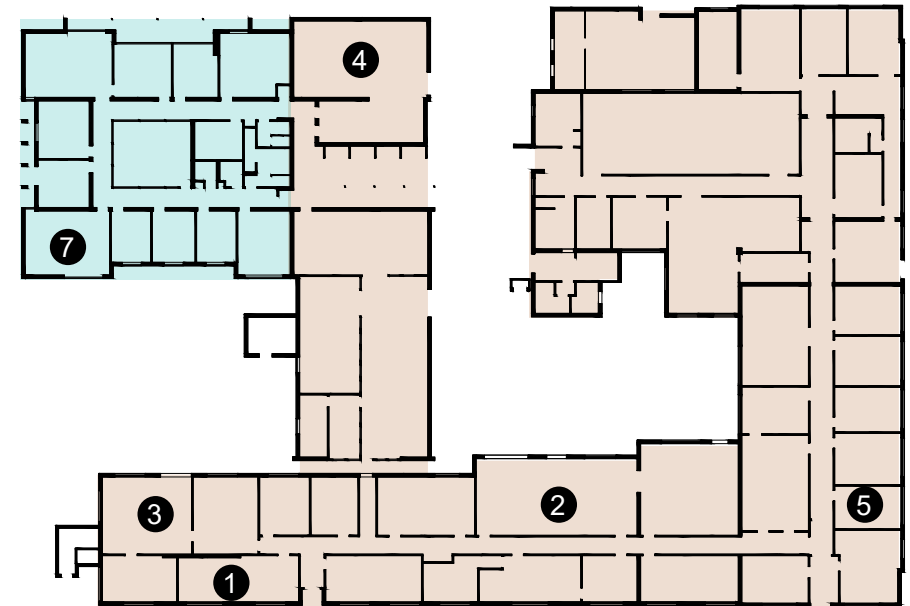
The existing building 2 was constructed in the 1940-ies and has formally hosted government laboratories (images 1,2,3,4). As such it proposes an excellent opportunity to revive the building for future use as high school laboratories and associated facilities.

The eastern wing of the original building has existing glazed walls providing an abundance of light and seem to be well suited for general learning areas (image 5).

A later extension to building 2 at its north western corner has formally hosted administration offices. It is proposed to be refurbished to cater for the new administration block accessed straight from the car park (image 7).

LEGEND

- BUILDING 2 - ORIGINAL BUILDING
- BUILDING 2 - EXTENSION



BUILDING 2 KEY PLAN

5. PROPOSED PROJECT SCOPE

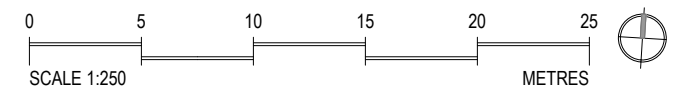
LEGEND:

- CIRCULATION
- ADMIN / OFFICES
- STORAGE & AMENITIES
- GENERAL LEARNING AREA
- SPECIALISED LEARNING AREA

BL2.1	Staff Prep
BL2.2	Staffroom
BL2.3	Staff Prep
BL2.4	Front Office
BL2.5	Foyer
BL2.6	Head of College
BL2.7	Executive Officer
BL2.8	Toilet
BL2.9	Toilet
BL2.10	Toilet
BL2.11	Toilet
BL2.12	Toilet
BL2.13	Server Room
BL2.14	Corridor
BL2.15	Entry
BL2.16	Head of Senior Campus
BL2.17	Meeting Room
BL2.18	Meeting Room
BL2.19	Secure Room
BL2.20	Finance and Operations Manager
BL2.21	Tech Studies
BL2.22	Tech Studies
BL2.23	Tech Studies
BL2.24	Store
BL2.25	Store
BL2.26	Science Lab
BL2.27	Chemical Store
BL2.28	Science Lab
BL2.29	Science Lab
BL2.30	Specialist Studio
BL2.31	Hallway
BL2.32	Specialist Studio
BL2.33	Specialist Studio
BL2.34	Specialist Studio
BL2.35	Dark Room
BL2.36	Enterprise Studio
BL2.37	Specialist Studio
BL2.38	Office
BL2.39	Home Class 4
BL2.40	Toilets
BL2.41	Lead Teacher Office
BL2.42	Entrance
BL2.43	Home Class 1
BL2.44	Home Class 3
BL2.45	Hallway
BL2.46	Home Class 2
BL2.47	Student Lounge
BL2.48	Home Class 6
BL2.49	Store
BL2.50	Home Class 5
BL2.51	Hallway
BL2.52	Specialist Studio
BL2.53	Office/Store
BL2.54	Toilets
BL2.55	Corridor
BL2.56	Toilet
BL2.57	Toilet
BL2.58	Foyer
BL2.59	Food Tech
BL2.60	Store
BL2.61	Food Tech
BL2.62	Office/Breakout
BL2.63	Stem Lab
BL2.64	Stem Lab
BL2.65	Stem Lab
BL2.66	Lab Store



BUILDING 2 FLOOR PLAN



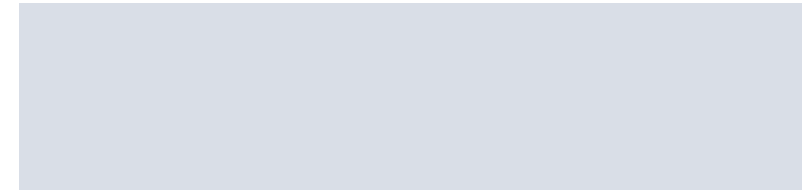
6. APPENDIX

6.1 AREA SCHEDULE

Room name	Room number	Area (m2)
Staff Prep	BL2.1	26.4
Staffroom	BL2.2	61.7
Staff Prep	BL2.3	26.3
Front Office	BL2.4	14.5
Foyer	BL2.5	18.8
Head of College	BL2.6	34.3
Executive Officer	BL2.7	18.1
Toilet	BL2.8	5.2
Toilet	BL2.9	8.8
Toilet	BL2.10	3.3
Toilet	BL2.11	3.3
Toilet	BL2.12	3.3
Server Room	BL2.13	11.2
Corridor	BL2.14	56.9
Entry	BL2.15	14.9
Head of Senior Campus	BL2.16	34
Meeting Room	BL2.17	12.5
Meeting Room	BL2.18	13.4
Secure Room	BL2.19	12.4
Finance and Operations Manager	BL2.20	20.5
Tech Studies	BL2.21	52.2
Tech Studies	BL2.22	74.1
Tech Studies	BL2.23	46.7
Store	BL2.24	12.1
Store	BL2.25	11.2
Science Lab	BL2.26	42
Chemical Store	BL2.27	20.7
Science Lab	BL2.28	30.3
Science Lab	BL2.29	33.2
Specialist Studio	BL2.30	17.7
Hallway	BL2.31	77.2
Specialist Studio	BL2.32	16.8
Specialist Studio	BL2.33	27.1
Specialist Studio	BL2.34	34.3
Dark Room	BL2.35	15.9
Enterprise Studio	BL2.36	75.6
Specialist Studio	BL2.37	26.7
Office	BL2.38	15.5
Home Class 4	BL2.39	54.6
Toilets	BL2.40	27.6
Lead Teacher Office	BL2.41	19.2
Entrance	BL2.42	8.5
Home Class 1	BL2.43	66.4
Home Class 3	BL2.44	58.2
Hallway	BL2.45	48.4
Home Class 2	BL2.46	58.6
Student Lounge	BL2.47	40.5
Home Class 6	BL2.48	66.4
Store	BL2.49	12.11
Home Class 5	BL2.50	69.3
Hallway	BL2.51	53.4
Specialist Studio	BL2.52	17.4
Office/Store	BL2.53	10.8
Toilets	BL2.54	12.4
Corridor	BL2.55	14.1
Toilet	BL2.56	6.8
Toilet	BL2.57	4.6
Foyer	BL2.58	13.65
Food Tech	BL2.59	14.9
Store	BL2.60	14.6
Food Tech	BL2.61	107.5
Office/Breakout	BL2.62	15.7
Stem Lab	BL2.63	21.3
Stem Lab	BL2.64	18.3
Stem Lab	BL2.65	29.9
Lab Store	BL2.66	18.1

Areas provided are indicative and based on preliminary floor plans.

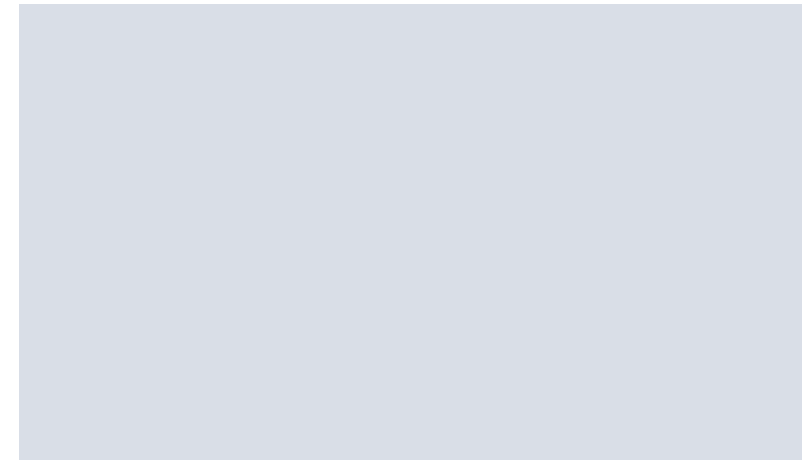
6.2 COST ESTIMATE



BUILDING 2 - CONCEPT COST ESTIMATE

November 2021

NGUTU COLLEGE



6. APPENDIX

6.2 COST ESTIMATE

NGUTU COLLEGE BUILDING 2 - CONCEPT COST ESTIMATE



PROJECT DETAILS

Basis of estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at **November 2021**. We have been advised that the project will be procured under a Design & Construct procurement model.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

Limitation of Estimate

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should **not** be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

COVID-19 Impact

Our estimate has been prepared on the basis of current economic and industry circumstances. The impact of COVID-19 on construction activities is now known with a degree of understanding on how work practices have been amended to protect workers and adjacent people from the effects of COVID-19, however this is subject to change. Our estimate makes no provision for the future impacts of COVID-19 virus. The future impacts may include but are not limited to the following issues, which are intended as a guide as opposed to a comprehensive list:

- Economy, industry and society shut down or imposed restrictions
- Exchange rate fluctuations (our estimate reflects pricing as at the US\$0.77 market exchange rate at end Q2 2021).
- Off shore manufacturing capacity and delivery timing
- On shore site deliveries of plant, materials and equipment

RLB has observed that, for key construction components, there is an increasing reluctance by contractors to commit to a definitive programme or cost for future projects. This estimate does not consider increased project costs due to potential programme delays, alternative procurement methods of materials and/or labour nor the wider potential impact of COVID-19 on construction activities

Potential COVID-19 Actions

RLB recommends that a project contingency provision is made for COVID-19 impacts dependent of the status of the design and delivery cycle of the project. We would be pleased to discuss suitable provisions.

RLB recommends undertaking a risk analysis of this issue and we would be pleased to assist in the preparation of an order of cost assessment and/or sensitivity analysis for the project based on defined criteria. Our new programming capability can also be of assistance in these matters.

Please let us know if you would like RLB to assist with a sensitivity analysis on the exchange rate fluctuations to inform on the impact of the current exchange rate and potentially include in any additional COVID-19 project contingency.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances but this will be subject to ongoing monitoring.

NGUTU COLLEGE BUILDING 2 - CONCEPT COST ESTIMATE



PROJECT DETAILS

Items specifically included

This estimate specifically includes the following:

Contingencies & Escalation

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

Items specifically excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Facade Upgrades
- Works to existing roof
- New hardware to existing doors
- Wall tiles to amenity blocks
- Feature wall finishes
- Acoustic treatment to walls and ceiling
- Stormwater storage tanks
- CCTV, security, access control and Duress alarm system
- Work outside site boundaries

Scope Exclusions for works by others

- Vertical blinds, curtains or other window treatments - other than documented
- Tenant fitout
- Kitchen and cooking equipment
- Relocation cost
- Staff and internal school cost

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Seismic upgrade
- Crack repairs to walls
- Underpinning or propping existing structures
- Structural modification
- Escalation in costs if construction commencement delayed beyond mid 2022

Other Project Cost Exclusions

- Staging and Phasing cost

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6.2 COST ESTIMATE

NGUTU COLLEGE
BUILDING 2 - CONCEPT COST ESTIMATE



PROJECT DETAILS

- Land costs
- Legal fees
- Goods and Services Taxation

Documents

The following documents have been used in preparing this estimate:

ARCHITECTURAL Documents prepared by Matthews Architects dated 11 November 2021

- 20040 Concept Masterplan Pages 1 to 8

NGUTU COLLEGE
BUILDING 2 - CONCEPT COST ESTIMATE



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At June 2021

Ref	Location	GFA m²	GFA \$/m²	Total Cost \$
BB	Base Build and Integrated Fitout Works	2,180	3,100	6,758,850.00
EI	External Infrastructure			316,000.00
CY	Courtyard	33	591	19,500.00
LA	Landscaping			120,040.00
CP	Carpark			265,500.00
ESTIMATED NET COST		2,213	3,380	7,479,890.00

MARGINS & ADJUSTMENTS

Design Development Contingency	10.0%	748,000.00
Construction Contingency	10.0%	823,000.00
Professional Fees	10.0%	905,000.00
Statutory Charges & Fees including CITB levy	0.4%	40,000.00
Escalation in Cost Mid 2022 Commencement	2.0%	200,110.00
Staging and Phasing Cost		Excl.
Goods and Services Tax		Excl.
ESTIMATED TOTAL COST	2,213	4,607
		10,196,000.00

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6.2 COST ESTIMATE

NGUTU COLLEGE BUILDING 2 - CONCEPT COST ESTIMATE



LOCATION ELEMENT ITEM

BB Base Build and Integrated Fitout Works
GFA: 2,180 m² Cost/m²: 3,100
Rates Current At June 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BB Base Building Works					
293	Base & fitout building works to Circulation	m ²	287	1,700.00	487,900.00
294	Base & fitout building works to Admin / Offices	m ²	401	2,900.00	1,162,900.00
295	Base & fitout building works to Storage & Amenities	m ²	200	3,750.00	750,000.00
296	Base & fitout building works to General learning areas	m ²	449	2,500.00	1,122,500.00
297	Base & fitout building works to Specialised learning areas	m ²	762	2,700.00	2,057,400.00
Base Building Works				2,560/m²	5,580,700.00
PR Preliminaries					
262	Contractors Preliminaries and Supervision	Item			585,000.00
Preliminaries				268/m²	585,000.00
WW Windows					
300	Allowance for new re-framing and new external windows - assumed 1.8m high as per building 1	m ²	254	700.00	177,800.00
Windows				82/m²	177,800.00
PD Sanitary Plumbing					
291	Replacement of existing Plumbing and installation of new Sanitary services to Building 2	m ²	2,099		Incl.
Sanitary Plumbing					Incl.
AC Air Conditioning					
288	Replacement and removal of existing and installation of new mechanical services to Building 2	m ²	2,099		Incl.
Air Conditioning					Incl.
FP Fire Protection					
289	Replacement of existing Fire Services and installation of new fire protection to Building 2	m ²	2,180		Incl.
Fire Protection					Incl.
LP Electric Light and Power					
290	Replacement of existing ELP and installation of new Electric, light and power services to Building 2	m ²	2,180		Incl.
Electric Light and Power					Incl.
AR Alterations and Renovations					
279	Risk Item - Allowance for Asbestos or other hazardous material removal (TBA - likely as per Building 1)	Item			40,000.00
280	Allowance for removal of additional layers of flooring and latent conditions (TBA - likely as per Building 1)	Item			25,000.00
Alterations and Renovations				30/m²	65,000.00
XR Roads, Footpaths and Paved Areas					
298	New pavement under Verandah including civil works, drainage, etc.	m ²	81	200.00	16,200.00
Roads, Footpaths and Paved Areas				7/m²	16,200.00

Building 2 - Concept Cost Estimate
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LOCATION ELEMENT ITEM

BB Base Build and Integrated Fitout Works (continued)
GFA: 2,180 m² Cost/m²: 3,100
Rates Current At June 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XB Outbuildings and Covered Ways					
287	Making good to Verandah	m ²	81	150.00	12,150.00
Outbuildings and Covered Ways				6/m²	12,150.00
MA Builders Margin					
263	Contractors Margin and Overheads	Item			322,000.00
Builders Margin				148/m²	322,000.00
FU Furniture, Fittings and Equipment					
281	Allowance for FF&E to Circulation	m ²	287		Incl.
282	Allowance for FF&E to Admin / Offices	m ²	401		Incl.
283	Allowance for FF&E to Storage & Amenities	m ²	200		Incl.
284	Allowance for FF&E to General Learning Areas	m ²	449		Incl.
285	Allowance for FF&E to Specialised Learning Areas	m ²	762		Incl.
Furniture, Fittings and Equipment					Incl.
BASE BUILD AND INTEGRATED FITOUT WORKS				3,100/m²	6,758,850.00

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6.2 COST ESTIMATE

NGUTU COLLEGE BUILDING 2 - CONCEPT COST ESTIMATE



LOCATION ELEMENT ITEM

El External Infrastructure		Rates Current At June 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	Preliminaries				
262	Contractors Preliminaries and Supervision	Item			26,000.00
	Preliminaries				26,000.00
BW	Builders Work In Connection with Specialist Services				
305	Builders Work In Connection with Specialist Services	Item			15,000.00
	Builders Work In Connection with Specialist Services				15,000.00
XW	External Water Supply				
301	PC Sum Allowance for External Hydraulic infrastructure as per building 1	Item			11,000.00
	External Water Supply				11,000.00
XF	External Fire Protection				
302	PC Sum Allowance for External Fire infrastructure as per building 1	Item			80,000.00
	External Fire Protection				80,000.00
XE	External Electric Light and Power				
303	PC Sum allowance for power supply and switch board upgrade	Item			150,000.00
	External Electric Light and Power				150,000.00
XC	External Communications				
304	PC Sum allowance for Comms connection	Item			20,000.00
	External Communications				20,000.00
MA	Builders Margin				
263	Contractors Margin and Overheads	Item			14,000.00
	Builders Margin				14,000.00
	EXTERNAL INFRASTRUCTURE				316,000.00

Building 2 - Concept Cost Estimate
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NGUTU COLLEGE BUILDING 2 - CONCEPT COST ESTIMATE



LOCATION ELEMENT ITEM

CY Courtyard		GFA: 33 m² Cost/m²: 591 Rates Current At June 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	Preliminaries				
262	Contractors Preliminaries and Supervision	Item			2,000.00
	Preliminaries			61/m²	2,000.00
XL	Landscaping and Improvements				
286	General Landscaping to Courtyard including paving, landscaping, drainage, lighting, etc.	m²	33	500.00	16,500.00
	Landscaping and Improvements			500/m²	16,500.00
MA	Builders Margin				
263	Contractors Margin and Overheads	Item			1,000.00
	Builders Margin			30/m²	1,000.00
	COURTYARD			591/m²	19,500.00

Building 2 - Concept Cost Estimate
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LOCATION ELEMENT ITEM

LA Landscaping		Rates Current At June 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR Preliminaries					
262	Contractors Preliminaries and Supervision	Item			10,000.00
	Preliminaries				10,000.00
XL Landscaping and Improvements					
299	General Landscaping to central section and around the perimeter of Building 2 - assumed minor works only	m²	2,312	45.00	104,040.00
	Landscaping and Improvements				104,040.00
MA Builders Margin					
263	Contractors Margin and Overheads	Item			6,000.00
	Builders Margin				6,000.00
	LANDSCAPING				120,040.00

NGUTU COLLEGE BUILDING 2 - CONCEPT COST ESTIMATE



LOCATION ELEMENT ITEM

CP Carpark		Rates Current At June 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR Preliminaries					
262	Contractors Preliminaries and Supervision	Item			23,000.00
	Preliminaries				23,000.00
XR Roads, Footpaths and Paved Areas					
292	Main Carpark complete - comprising of new bitumen, line-marking, stormwater drainage, wheel stops and the like (Approx. 85m x 15m)	m²	1,275	180.00	229,500.00
	Roads, Footpaths and Paved Areas				229,500.00
MA Builders Margin					
263	Contractors Margin and Overheads	Item			13,000.00
	Builders Margin				13,000.00
	CARPARK				265,500.00