

SYDNEY

Level 7, 68 Pitt Street
Sydney NSW 2000
P 02 9270 1000

16th September 2019

Sutherland Shire Council
C/- Root Partnerships
Level 2, 14 Martin Place
SYDNEY. NSW 2000

Attention: Mr Brayden Kenny

Dear Brayden,

RE: Proposed Works to Sutherland Entertainment Centre

We hereby certify that the estimated Capital Investment Value is:

Thirty-Three Million Five Hundred and Forty-Five Thousand and Five Hundred and Seventy Dollars (\$33,545,570) excluding GST.

This estimate is based on the Concept Design as formulated by the Project Architect, NBRS/CHROFI Architects which is inclusive of:

- Building and Construction Works
- Preliminaries & Builder's Overhead & Margin
- Authority Fees
- Professional Fees
- Contingency

Refer enclosed for breakdown of costs in accordance with the Concept Design.

The definition of Capital Investment Value is as per the NSW Environmental Planning and Assessment regulation 2000 and amended by Planning Circular PS10-008 issued 10th May 2010.

Estimate of Job Creation during construction:

MBM estimate 143 jobs will be created by the future development during construction as per the following calculation:

$\$1,000,000 \times 50\% = \$500,000$ (labour cost)

$\$500,000 / \70 per hr = 7,142 hrs

$7,142 \text{ hours} / 1,680\text{hrs}$ (1 person = 40hrs x 42 weeks) = 4.25 jobs per million dollars

$4.25 \text{ jobs} \times \$33.546\text{m} = 143 \text{ jobs}$

Should you have any queries or require further information please do not hesitate to contact me.

Yours sincerely,

MBMpl Pty Ltd



Paul Janes

Director



SUMMARY



Client: Sutherland Shire Council
 Project: Sutherland Entertainment Centre Upgrade

Details: 100% Concept Design Rev 1 - CIV
 0925-0017
 Date - 16/09/2019

Code	Description	Page	% of Cost	Cost/m2	Total
1	Title Page	5			0
2	Consultants	5			0
3	Basis of Cost Plan	5			0
4	Exclusions	5			0
5	Demolition	6	1.29		432,095
6	Basement	8	2.52		844,703
7	Substructure	9	0.47		157,600
8	Upper Floors	10	3.85		1,290,225
9	Columns	10	0.70		233,475
10	Stairs / Steps	10	0.87		291,000
11	Roof including framing, sheeting etc	11	3.44		1,154,665
12	External Walls & External Screens & Linings	12	3.72		1,249,390
13	External Doors	12	0.23		77,300
14	Windows	13	2.79		935,850
15	Internal Walls including linings	13	4.24		1,421,580
16	Internal Screens	14	0.36		120,500
17	Internal Doors	14	1.39		467,700
18	Wall Finishes	15	2.81		944,245
19	Ceiling Finishes	16	2.31		774,615
20	Floor Finishes	16	2.15		721,290
21	Signage	17	0.37		125,000
22	Fitments and Joinery	17	2.53		849,050
23	Hydraulic Services (Including Hydraulic Fitments)	18	1.48		496,650
24	Mechanical Services (Now including BMS)	18	8.08		2,711,475
25	Fire Protection Services	19	1.48		497,521
26	Electrical Services	19	5.01		1,680,909
27	Communications	19	0.42		140,884
28	Vertical Transportation	19	1.31		441,000
29	Special Services	20	0.59		197,237
30	Landscaping and Improvements	20	0.59		197,600
31	Stormwater	20	0.63		210,000
32	Sewer	21	0.63		210,000
33	Infrastructure Upgrade Generally	21	2.22		745,500
34	Furniture Fittings and Equipment (Theatre equipment, Orchestra lift and Infrastructure)	21	3.13		1,049,139
35	Kitchen Upgrades	22	0.18		59,500
36	Orchestra Pit	22	1.32		441,873
37	Second Foyer Lift	22	0.73		243,950
38	Peace Park	23	3.40		1,139,355
39	Trade Cost Total		67.23		22,552,875



SUMMARY



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Project: Sutherland Entertainment Centre Upgrade

Details: 100% Concept Design Rev 1 - CIV
0925-0017
Date - 16/09/2019

40	Builders Preliminaries and Margin		14.79		4,961,633
41	Construction Cost Total		82.02		27,514,508
42	Consultant & Authority Fees		8.53		2,863,000
43	Design Contingency (5%)		4.10		1,375,725
44	Construction Contingency (5%)		4.10		1,375,725
45	Group 3 Furniture Fittings and Equipment (Theatre equipment)	24	1.15		384,111
46	Cafe area	24	0.10		32,500
47	Concept Cost Estimate Total		100.00		33,545,570