

09th January 2020

Sandrick Project Directions

Suite 412 Nexus Norwest
4 Columbia Court
Baulkham Hills
NSW 2153

Attention: Jonathan Lau

Dear Jonathan,

Re: SCEGGS Darlinghurst – Request for Additional Information

We refer to the letter provided by NSW Planning with regard to the Response to Submissions (RtS) for the above project and comment on items raised under the heading “Other Matters” as follows:-

- Our estimate for the number of construction jobs due to be created by this project are
 - 480 – 690 for the overall concept proposal; and
 - 170 - 240 for the Stage 1 Works (Wilkinson House)

Please note that our calculations are based on a Construction Value of \$43,331,822 for the overall concept proposal (as per our CIV report issued March 2019) and assumes a 65% labour content at an average rate of \$85/hr for the duration of the construction periods.

- Below is a breakdown of costs for each stage within the overall concept proposal

ITEM DESCRIPTION	INDICATIVE CONSTRUCTION COST	PROFESSIONAL FEES, ETC - (say 14%+LSL)	TOTAL AS AT FEB 2018 (EXCL. GST)
WILKINSON HOUSE (STAGE 1)	\$ 8,510,000	\$ 1,224,100	\$ 9,734,100
NEW MULTI-PURPOSE BUILDING	\$ 27,971,822	\$ 4,023,700	\$ 31,995,522
NEW RECEPTION & ADMINISTRATION BUILDING	\$ 5,655,000	\$ 813,600	\$ 6,468,600
REDESIGNED ENTRY FROM FORBES STREET	\$ 1,195,000	\$ 171,800	\$ 1,366,800
TOTAL	\$ 43,331,822	\$ 6,233,200	\$ 49,565,022

We trust that the above explains the queries raised with regard to cost and look forward to assisting you with any further items as required.

Yours sincerely,

ALTUS GROUP COST MANAGEMENT PTY LTD



David Collins

Director