

8 November 2013

**Quantity Surveyors and
Construction Cost Managers**

The University of Sydney
22 Codrington Street
DARLINGHURST NSW 2006
Attention: Mr Stephane Kerr

WT Partnership Aust Pty Ltd
trading as WT Partnership
ACN 006 040 768
ABN 45 997 181 713

Level 24, Northpoint
100 Miller Street
North Sydney NSW 2060

Locked Bag No 2137
North Sydney NSW 2059

Dear Sir

T+61 2 9929 7422

F+61 2 9957 3161

E sydney@wtpartnership.com.au

**THE UNIVERSITY OF SYDNEY
CAMPUS IMPROVEMENT PROGRAM (CIP) 2014 - 2020
CAPITAL INVESTMENT VALUE**

www.wtpartnership.com.au

Please find attached our Capital Investment Value (CIV) estimate and report for the proposed Campus Improvement Program (CIP) at The University of Sydney.

The estimate has been prepared in accordance with clause 245(N) of the Environmental Planning and Assessment Regulation 2000 and has been based upon the CIP framework document, precinct plans, and Warren Smith & Partners Utility Master Plan dated 11 October 2013.

The estimated CIV is \$1,396,400,000 excluding GST. The estimate assumes a total new construction area of 300,609m², demolition of 78,790m² and associated landscaping, public domain and a proportion of utility services upgrade associated with the precincts included within the CIP..

The estimate includes all costs necessary to establish and operate the project, including design and construction of buildings, structure, associated infrastructure and fixed or mobile plant but excludes;

- Cost of land dedication, land and associated marketing;
- Costs relating to any part of the project that is subject to a separate development consent or approval;
- Authority fees and charges;
- Ongoing operational costs;
- FF&E, IT & AV equipment;
- Escalation and staging; and
- GST.

Please refer to the attached report for a summary of costs, information used, full list of exclusions, assumptions made and the estimates back up.

Should you require anything further please do not hesitate to contact the undersigned.

Yours faithfully
WT PARTNERSHIP


Nick Deeks
Managing Director

THE UNIVERSITY OF SYDNEY
 CAMPUS IMPROVEMENT PROGRAM (CIP) 2014 - 2020
 ESTIMATED "CAPITAL INVESTMENT VALUE" - INCLUDING CONSTRUCTION (Oct 2013)

Description	Estimated Costs	
	% Total	Total
DEMOLITION	1.17%	16,397,000
RETAINING WALLS	0.04%	510,000
ROADWORKS / FOOTPATHS		Excl
STORMWATER	0.11%	1,481,000
SEWER	0.30%	4,150,000
GAS	0.05%	649,000
WATER	0.05%	695,000
ELECTRICITY	0.19%	2,686,000
TELECOMMUNICATIONS	0.29%	4,000,000
LANDSCAPING	0.33%	4,613,000
SWALES / WSUD	0.02%	250,000
Sub Total: Trades (Rounded)		35,431,000
Staging		Excl
Escalation		Excl
Sub Total: Incl Staging and Escalation		35,431,000
Prelims (12%)	0.30%	4,252,000
Margin (5%)	0.13%	1,772,000
Subtotal Civil/Infrastructure/Demolition: Incl Prelims & Margin		41,455,000
CONSTRUCTION	63.58%	887,793,000
Staging		Excl
Escalation		Excl
Prelims (18%)	11.44%	159,803,000
Margin (4%)	3.18%	44,390,000
Subtotal Construction: Incl Prelims & Margin		1,091,986,000
Subtotal Gross Construction: Incl Prelims & Margin		1,133,441,000
GENERAL CONSULTANTS		
General Consultants Costs (12%)	9.74%	136,013,000
Total: Incl Consultants		1,269,454,000
CONTINGENCY		
Design and Construction Contingency (10%)	9.09%	126,946,000
Total: Incl Contingency		1,396,400,000
FF&E (Group 2 & 3)		Excl
IT & AV		Excl
Total: Incl FFE & IT	100.00%	1,396,400,000
FEES		
Change Management		Excl
Facilities management Fees		Excl
PCA, LPI, Subdivision certificate		Excl
Council Fees - Miscellaneous		Excl
Council Contributions. DA/CC and Planning Fees		Excl
Long service Levy		Excl
State Government Fees		Excl
S73 - Development Servicing Plans		Excl
Council Fees and Bonds		Excl
RMS Levy		Excl

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SCHEDULE OF INFORMATION USED

The following information has been used in the preparation of the Capital Investment Value (CIV):

- * Campus Improvement Program (CIP) Framework 19 September 2013
- * Precinct Plans prepared by Sydney University (Received 24/10/13)
- * WSP Utility Masterplan report, dated 11 October 2013.
- * SEWER SERVICES - as per Drawing Reference: A-CIP-014C Revision A
- * GAS SERVICES - as per Drawing Reference : A-CIP-012 Revision A
- * WATER SERVICES - as per Drawing Reference: A-CIP-013C Revision A
- * STORMWATER SERVICES - as per Drawing Reference: A-CIP-015C Revision A
- * Various emails from Stephane Kerr

SCHEDULE OF ASSUMPTIONS

The following Assumptions have been made in the preparation of the preliminary budget estimate:

- * The application is for a SSD building envelope only with the function of each facility not yet known
The estimate is based upon the CIP building areas with 82.5% of gross allowable floor area being constructed
- * FFE is not required
- * Inground services that require amplification have been assumed to be upgraded by 2 sizes.
Upgrade of inground services only taken as 33% of total as CIP approx 33% of Campus Transformation works
- * Grandstand No.2 will be the subject of a separate application and therefore not included
- * Landscaping and Public Domain works are only required within the following precincts.
 - City Road Precinct
 - Engineering Precinct
 - Health Precinct
 - Life Science Precinct
 - Merewether Precinct
- * Provisional Sum allowed for Communications / IT works around Gunn/McMasters
- * 100 No. Street light poles have been included.
- * 10 No kiosk substations have been included.
- * 400m of retaining walls at an avg height of 1.5m have been included.

SCHEDULE OF EXCLUSIONS

The following items have been excluded from the preliminary budget estimate:

- * Reconstruction and/or major refurbishment of Darlington Road terraces.
- * Fit out of retail spaces.
- * Furniture, Fittings & Equipment (FF&E).
- * IT & AV Cost.
- * Zone Substation.
- * Costs imposed / charged by Ausgrid for upgrade of supplies.
- * Incoming HV network cabling.
- * Works outside the Uni boundary associated with power.
- * Grandstand No.2.
- * Upgrade to roads and footpaths.
- * Services augmentation/amplification across the campus. (A proportion only included to the CIP precincts)
- * Landscape maintenance during the first 12 months.
- * Sydney Water charges for amplification.
- * Central Energy and / or Co Generation.
- * Major Site wide Comms and IT.
- * Bulk earthworks, landscaping and public domain works outside of the Precincts.
- * Land costs, legal costs and fees, taxes and duties.
- * Interest charges and holding costs.
- * In house Project Management Costs.
- * Land costs or land dedication costs.
- * Marketing costs.
- * Change Management Costs.
- * Facility Management Costs.
- * OPEX costs.
- * Statutory and Authority costs incl LSL.
- * Remediation or removal of contaminated material.
- * Staging costs.
- * Security and property maintenance after construction period.
- * Escalation beyond October 2103.
- * Development profit.
- * GST.

**THE UNIVERSITY OF SYDNEY
CAMPUS IMPROVEMENT PROGRAM (CIP) 2014 - 2020
ESTIMATED "CAPITAL INVESTMENT VALUE" - INCLUDING CONSTRUCTION (Oct 2013)**

Item Description	Quantity	Unit	Rate	Amount
DEMOLITION:				
Demolish existing buildings - Engineering Precinct	6,550.00	m2	180.00	1,179,000.00
Demolish hard landscaping	1,093.50	m2	50.00	54,675.00
Demolish soft landscaping	652.50	m2	25.00	16,312.50
Demolish existing buildings - Merewether Precinct	13,040.00	m2	180.00	2,347,200.00
Demolish hard landscaping	1.00	item	30,000.00	30,000.00
Demolish soft landscaping	5,220.00	m2	25.00	130,500.00
Demolish existing buildings - City Road Precinct	30,500.00	m2	180.00	5,490,000.00
Demolish footpath along City Road (3m)	900.00	m2	35.00	31,500.00
Demolish hard landscaping	1,827.00	m2	50.00	91,350.00
Demolish soft landscaping	3,856.50	m2	25.00	96,412.50
Demolish existing buildings - Blackburn Bosch Health Precinct	18,780.00	No	180.00	3,380,400.00
Demolish hard landscaping	1,726.00	m2	50.00	86,300.00
Demolish soft landscaping	4,438.00	m2	25.00	110,950.05
Demolish existing buildings - Life Science Precinct	9,700.00	m2	180.00	1,746,000.00
Demolish hard landscaping	1,494.00	m2	50.00	74,700.00
Demolish soft landscaping	6,552.00	m2	25.00	163,800.00
Demolish existing buildings - Cultural Precinct	220.00	m2	200.00	44,000.00
Allow to dispose of demolished material, incl hardstand	5,294.25	m3	250.00	1,323,562.63
Total to Estimate Summary				16,396,662.68

Item Description	Quantity	Unit	Rate	Amount
RETAINING WALLS:				
Quantities assumed as no details				
Retaining walls including reinforced concrete footing, subsoil drainage, core filled reinforced block wall, capping and bagged finish (allow for average height of 1.5m, excluding piles).	600.00	m2	850.00	510,000.00
Total to Estimate Summary				510,000.00

Item Description	Quantity	Unit	Rate	Amount
ROADWORKS/FOOTPATHS:				
Pavement (248m length)				
Allowance for new roads ?		m2	150.00	-
Street Signs (say 1/30m).	-	No	400.00	-
Allowance for stairs		No	6,000.00	-
Allowance for ramps		No	8,900.00	-
Allowance for bus shelters				
Total to Estimate Summary				-

Item Description	Quantity	Unit	Rate	Amount
STORMWATER:				
STORMWATER SERVICES - as per Drawing Reference: A-CIP-015C Revision A				
Includes Stormwater Pits and Potential Installation in Roadways				
900mm Surcharge Pit to Sydney University Oval No. 1	EXCL		EXCL	EXCL
Potential Major STW Diversion to Life Sciences Precinct. Existing SWC owned 1370x1060mm main	244.00	m	3,000.00	732,000.00
Potential Major STW Diversion to Life Sciences Precinct. Existing SWC owned 850x900mm main	24.00	m	3,000.00	72,000.00
Potential Major STW Diversion to Life Sciences Precinct. Existing SWC owned 900mm main	20.00	m	2,000.00	40,000.00
Potential Major STW to Life Sciences Precinct. Existing SWC owned 450mm main	76.00	m	1,250.00	95,000.00
Potential Major STW Diversion to Life Sciences Precinct. Existing SWC owned 225mm main	60.00	m	1,250.00	75,000.00
Potential Major STW Diversion to Life Sciences Precinct. Existing University owned 300mm main	32.00	m	1,250.00	40,000.00
Potential Major STW Diversion to Life Sciences Precinct. Existing University owned 225mm main	44.00	m	1,250.00	55,000.00
Augmentation of STW system in health precinct to be addressed. Existing University owned 225mm main	336.00	m	1,250.00	420,000.00
Augmentation of STW system in health precinct to be addressed. Existing SWC owned 600mm main	220.00	m	1,500.00	330,000.00
Augmentation of STW system in health precinct. Existing Hospital/College/RMS/Council owned 300mm main	104.00	m	700.00	72,800.00
Augmentation of STW System in Engineering Precinct. Existing University owned 750mm main	48.00	m	1,500.00	72,000.00
Augmentation of STW System in Engineering Precinct. Existing University owned 600mm main	136.00	m	1,500.00	204,000.00
Augmentation of STW System in Engineering Precinct. Existing University owned 525mm main	104.00	m	1,500.00	156,000.00
Augmentation of STW System in Engineering Precinct. Existing University owned 450mm main	380.00	m	1,500.00	570,000.00
Augmentation of STW System in Engineering Precinct. Existing University owned 375mm main	100.00	m	1,250.00	125,000.00
Augmentation of STW System in Engineering Precinct. Existing University owned 300mm main	164.00	m	1,250.00	205,000.00
Augmentation of STW System in Engineering Precinct. Existing SWC owned 1200mm main	36.00	m	2,000.00	72,000.00
Augmentation of STW System in Engineering Precinct. Existing SWC owned 1050mm main	384.00	m	2,000.00	768,000.00
Augmentation of STW System in Engineering Precinct. Existing SWC owned 900mm main	108.00	m	2,000.00	216,000.00
Augmentation of STW System in Engineering Precinct. Existing SWC owned 600mm main	24.00	m	1,500.00	36,000.00
Total Estimate.				4,355,800.00
66% attributable to remainder of Campus				2,874,828.00
33% as CIP represents approx 1/3 of total transformational works				
Total to Estimate Summary				1,480,972.00

Item Description	Quantity	Unit	Rate	Amount
SEWER:				
Approval to build over existing 914x1219 Sydney Water Owned Sewer Main	135.00	m	1,800.00	243,000.00
Discharge to trunk sewer or amplification required. Approval to build over may be required. Existing Sydney Water owned 914x1219mm main	160.00	m	3,000.00	480,000.00
Discharge to trunk sewer or amplification required. Approval to build over may be required. Existing Sydney Water owned 660x990 main	240.00	m	3,000.00	720,000.00
Discharge to trunk sewer or amplification required. Approval to build over may be required. Existing Sydney Water owned 450mm main	140.00	m	1,500.00	210,000.00
Discharge to trunk sewer or amplification required. Approval to build over may be required. Existing Sydney Water owned 400mm main	70.00	m	1,500.00	105,000.00

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Item Description	Quantity	Unit	Rate	Amount
Amplification required. Approval to build over or asset diversion may also be required. Existing 225mm Sydney Water Owned Main.	380.00	m	1,400.00	532,000.00
Amplification required. Approval to build over or asset diversion may also be required. Existing assumed 225mm University Owned Main	270.00	m	1,400.00	378,000.00
Amplification required to 914x1219mm Sydney Water owned main	215.00	m	3,000.00	645,000.00
Amplification required to 660x990mm Sydney Water owned main	100.00	m	3,000.00	300,000.00
Amplification required to 400mm Sydney Water owned main	395.00	m	1,500.00	592,500.00
Amplification required to 300mm Sydney Water owned main	1,530.00	m	1,250.00	1,912,500.00
Amplification required to 225mm Sydney Water owned main	1,785.00	m	1,250.00	2,231,250.00
Amplification required to 150mm Sydney Water owned main	40.00	m	1,250.00	50,000.00
Amplification required to 400mm University owned main	70.00	m	1,250.00	87,500.00
Amplification required to 300mm University owned main	1,610.00	m	1,250.00	2,012,500.00
Amplification required to 225mm University owned main	410.00	m	1,250.00	512,500.00
Amplification required to 150mm University owned main	955.00	m	1,250.00	1,193,750.00
Total Estimate.				12,205,500.00
66% attributable to remainder of Campus				8,055,630.00
33% as CIP represents approx 1/3 of total transformational works				
Total to Estimate Summary				4,149,870.00

GAS CONDUITS				
Existing Jemena 50mm Medium Pressure Main indicated in roadway (210kpa) described by Warren Smith & Partners as "potential" Augmentation.	328.00	m	1,000.00	328,000.00
Proposed Rediversion of 250mm High Pressure Main not considered in roadway	288.00	m	1,500.00	432,000.00
Potential Rediversion of Jemena Owned 250mm High Pressure Gas Main (1050kpa) away from Development Sites	380.00	m	1,800.00	684,000.00
Potential Rediversion of University Owned 100mm Medium Pressure Gas Main Metered away from Development Sites	464.00	m	1,000.00	464,000.00
Total Estimate.				1,908,000.00
66% attributable to remainder of Campus				1,259,280.00
33% as CIP represents approx 1/3 of total transformational works				
Total to Estimate Summary				648,720.00

WATER				
University 150mm Water Main to be upgraded for Health Precinct	128.00	m	1,000.00	128,000.00
College/Hospital 150mm Main to be upgraded for Health Precinct	144.00	m	1,000.00	144,000.00
Proposed Extension to 250mm water main for Health Precinct	108.00	m	1,000.00	108,000.00
Connection to new 250mm Main (installed under St. Michaels Development Required). Existing main 150mm	254.00	m	1,000.00	254,000.00
Augmentation of existing 150mm water main to 250mm	320.00	m	1,250.00	400,000.00
Proposed Extension to 250mm water main	232.00	m	1,000.00	232,000.00
University Water Services upgrade to serve Life Sciences Precinct. Existing main 150mm	496.00	m	1,000.00	496,000.00
University Water Services upgrade to serve Life Sciences Precinct. Existing main 100mm	41.80	m	1,000.00	41,800.00
Sydney Water Services upgrade to serve Life Sciences Precinct. Existing main 150mm	108.00	m	1,000.00	108,000.00
Sydney Water Services upgrade to serve Life Sciences Precinct. Existing main 450mm	100.00	m	1,300.00	130,000.00
Total Estimate.				2,041,800.00
66% attributable to remainder of Campus				1,347,588.00
33% as CIP represents approx 1/3 of total transformational works				
Total to Estimate Summary				694,212.00

ELECTRICAL				
Disconnect and relocate substation in Merewether site	1.00	item	150,000.00	150,000.00
Allowance for relocation/or new consumer mains and HV into sub	1.00	item	250,000.00	250,000.00
Allowance for street lighting generally -say	100.00	No	5,000.00	500,000.00
Allowance for LV reticulation and localised diversions	1.00	item	5,000,000.00	5,000,000.00
New kiosk and/or chamber substations	10.00	No	200,000.00	2,000,000.00
Zone Substation	1.00	item		Excl
Incoming HV supply	1.00	item		Excl
Works outside the boundary to accommodate incoming supply	1.00	item		Excl
Total Estimate.				7,900,000.00
66% attributable to remainder of Campus				5,214,000.00
33% as CIP represents approx 1/3 of total transformational works				
Total to Estimate Summary				2,686,000.00

TELECOMMUNICATIONS				
Allowance for diversion of inground IT infrastructure around Gunn / McMasters, rear of JD building	1.00	item	4,000,000.00	4,000,000.00
Total Estimate.				4,000,000.00
Total to Estimate Summary				4,000,000.00

LANDSCAPING				
Engineering Precinct				
Hard landscaping	523.80	m2	250.00	130,950.00
Soft landscaping	1,222.20	m2	100.00	122,220.00
Allowance for other "landscaping, cycleways etc"	1.00	item	75,000.00	75,000.00
Merewether Precinct				
Rebuild heritage wall along City Road (say 1.5m avg)	150.00	m	675.00	101,250.00
Carefully demolish and rebuild heritage wall on Darlington Road	900.00	m2	500.00	450,000.00
Allow for new k&g to Abercrombie	100.00	m	75.00	7,500.00
City Road Precinct				
New footpath along City Road (3m)	900.00	m	120.00	108,000.00
New footpath to rear of buildings (3m)	1,880.00	m	225.00	225,000.00
Plaza paving/hardstand	3,600.00	m2	250.00	900,000.00
Allowance for retaining walls	1.00	item	101,250.00	101,250.00
Allowance for works around existing culvert	1.00	item	200,000.00	200,000.00
Blackburn Bosch Health Precinct				
Hard landscaping	1.00	item	50,000.00	50,000.00

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Item Description	Quantity	Unit	Rate	Amount
Soft landscaping	1.00	item	50,000.00	50,000.00
Life Science Precinct				
Soft landscaping and planting around heritage buildings	1.00	item	100,000.00	100,000.00
Ross St West - Hard landscaping	900.00	m2	250.00	225,000.00
Ross St West - footpaths + verge (approx 4m)	160.00	m2	120.00	19,200.00
Ross St East - Hard landscaping	1,720.00	m2	250.00	430,000.00
Ross St East - footpaths + verge (approx 4m)	160.00	m2	120.00	19,200.00
McMasters Courtyard	450.00	m2	250.00	112,500.00
Gunn / McMasters	800.00	m2	250.00	200,000.00
Allowance for planting around Gunn/McMasters	1.00	item	50,000.00	50,000.00
Cultural Precinct				
Hard landscaping	1.00	item	50,000.00	50,000.00
Soft landscaping	1.00	item	50,000.00	50,000.00
Allowance for planting generally	1.00	item	200,000.00	200,000.00
Allowance for retaining walls generally	1.00	item	400,000.00	400,000.00
Benches / furniture - say	200.00	No	500.00	100,000.00
Water features/drinking fountains - say	30.00	No	4,500.00	135,000.00
Landscape maintenance (per annum)	1.00	item	340,000.00	Excl
Total to Estimate Summary				4,612,670.00

Item Description	Quantity	Unit	Rate	Amount
SWALES / WSUD				
Allowance for biodiversity swales and WSUD	1.00	item	250,000.00	250,000.00
Total to Estimate Summary				250,000.00

Item Description	Quantity	Unit	Rate	Amount
CONSTRUCTION				
New build - Engineering Precinct	41,613.00	m2		
Chemical Engineering (4 storey) - teaching & labs	3,564.00	m2	3,500.00	12,474,000.00
Mechanical & Aeronautical (8 storey) - teaching & labs	19,872.60	m2	3,500.00	69,554,100.00
Collaborative research (1 storey) - workshop	1,171.50	m2	1,300.00	1,522,950.00
Electrical Engineering (3 storey) - teaching & labs	1,554.30	m2	3,500.00	5,440,050.00
Student accommodation (3 storey) - accomodation	1,848.00	m2	3,450.00	6,375,600.00
Collaborative T&L = St Hubs (8-10 storey) - teaching & admin hubs	11,434.50	m2	3,000.00	34,303,500.00
Collaborative workshop (1 storey) - workshop	971.85	m2	1,300.00	1,263,405.00
Loading dock (1 storey) - loading & service	899.25	m2	1,600.00	1,438,800.00
Food & Beverage (1 storey) - retail (shell only)	297.00	m2	1,600.00	475,200.00
New build - Merewether Precinct	70,575.00	m2		
Regiment (2-11 storey) - student accommodation	13,200.00	m2	3,450.00	45,540,000.00
Merewether (4-12 storey) - mixed use	33,660.00	m2	2,600.00	87,516,000.00
Maze car park (10 storey) - parking?	8,332.50	m2	550.00	4,582,875.00
Merewether Maze basement (2 level) - parking	2,475.00	m2	1,000.00	2,475,000.00
Darlington terrace (3 storey) - accommodation (unfurnished)	5,362.50	m2	1,850.00	9,920,625.00
Refurbish existing terraces along Darlington Road (45No)	45.00	No	25,000.00	1,125,000.00
Excavate to front of Story Dixon for contiguous piling, say 7m deep	6,300.00	m3	80.00	504,000.00
Contiguous piling, and ground anchors say 10m deep	1,200.00	m2	500.00	600,000.00
Provisional Sum to upgarde existing buildings around Story Dixon				3,000,000.00
New build - City Road Precinct	78,023.33	m2		
Wentworth (10 storey) - admin, retail, mixed	20,625.00	m2	2,600.00	53,625,000.00
Wentworth Basement (2 storeys) - parking	3,300.00	m2	1,000.00	3,300,000.00
Wilkinson (12 storey) - general teaching	28,462.50	m2	3,500.00	99,618,750.00
International House (4-10 storey) - teaching & mixed use	19,635.00	m2	3,500.00	68,722,500.00
Wilkinson / International Basement (2 storey) - parking	6,000.83	m2	1,200.00	7,200,990.00
New build - Blackburn Bosch Health Precinct	62,287.50	m2		
Block 1 (5 storey) - teaching	5,115.00	m2	3,500.00	17,902,500.00
Block 2 (9 storey) - research / clinical / teaching	13,942.50	m2	3,500.00	48,798,750.00
Block 3 (9 storey) - research / clinical / teaching / accomodation	13,942.50	m2	3,500.00	48,798,750.00
Block 4 (9 storey) - research / clinical / teaching	13,942.50	m2	3,500.00	48,798,750.00
Block 5 (2 storey) - general teaching	1,320.00	m2	3,500.00	4,620,000.00
Basement (2 levels)	14,025.00	m2	1,200.00	16,830,000.00
New build - Life Science Precinct	44,533.50	m2		
Ross St east (5 storeys) - general teaching / labs	12,375.00	m2	3,500.00	43,312,500.00
Ross St west (5 storeys) - general teaching / labs	3,283.50	m2	3,500.00	11,492,250.00
Gunn & McMaster (6 storey) - general teaching / labs	22,687.50	m2	3,500.00	79,406,250.00
McMaster West (2 storey) - general teaching	2,227.50	m2	3,500.00	7,796,250.00
Ross St basement (3 storey) - parking	1,320.00	m2	1,200.00	1,584,000.00
Gunn basement (2 storey) - parking	2,640.00	m2	1,200.00	3,168,000.00
Grandstand Oval No.2	2,900.00	m2	4,000.00	Excl
New build - Cultural Precinct	676.50	m2		
Exhibition, Museum, Admin	676.50	m2	4,000.00	2,706,000.00
Refurbishment of existing exhibition, museum, admin	4,000.00	m2	8,000.00	32,000,000.00
Total to Estimate Summary				887,792,345.00