

21 March 2014

Sandrick Project Directions
Suite 412 Nexus Norwest
Norwest Business Park
BAULKHAM HILLS NSW 2153

Attention: Mr Warwick Smith

Dear Mr Smith,

**SCECGS REDLANDS, CREMORNE
QUANTITY SURVEYOR CERTIFICATE OF COST**

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) *amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that division*
- (b) *costs relating to any part of the development or project that is the subject of a separate development consent or project approval*
- (c) *land costs (including any costs of marketing and selling land)*
- (d) *GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*



ISO 9001
FS 548756

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Based on the this definition, we advise that our estimate of Capital Investment Value for this project is \$103,964,000 for Stages 1A, 1B, 2A, 2B, 3, 4, 5 and 6 as summarised below;

| | Stage 1A Transition Stage | Stage 1B Manford Place Learning Hub | Stage 2A Admin. Relocation | Stage 2B Sports & Performing Arts | Stage 3 Redlands Hall & Higgins Refurb. | Stage 4 Humphrey Learning Hub | Stage 5 Carpark & External Works | Stage 6 Science Extension & Adams Centre | Total |
|---|---------------------------------|---|----------------------------------|---|--|--|---|--|---------------|
| Site preparation | \$412,000 | \$2,242,000 | \$486,000 | \$2,355,000 | \$703,000 | \$760,000 | \$749,000 | \$161,000 | \$7,868,000 |
| Building works | \$0 | \$19,629,000 | \$1,345,000 | \$24,234,000 | \$3,219,000 | \$23,047,000 | \$2,449,000 | \$2,655,000 | \$76,578,000 |
| External works and services | \$87,000 | \$1,201,000 | \$146,000 | \$1,395,000 | \$313,000 | \$1,360,000 | \$523,000 | \$197,000 | \$5,222,000 |
| Consultant and project management fees | \$50,000 | \$2,316,000 | \$198,000 | \$2,809,000 | \$425,000 | \$2,526,000 | \$374,000 | \$302,000 | \$9,000,000 |
| Design contingency | \$27,000 | \$1,274,000 | \$110,000 | \$1,545,000 | \$234,000 | \$1,389,000 | \$205,000 | \$166,000 | \$4,950,000 |
| Long service leave key | \$2,000 | \$89,000 | \$8,000 | \$108,000 | \$16,000 | \$97,000 | \$14,000 | \$12,000 | \$346,000 |
| Total excluding GST (\$) | \$578,000 | \$26,751,000 | \$2,293,000 | \$32,446,000 | \$4,910,000 | \$29,179,000 | \$4,314,000 | \$3,493,000 | \$103,964,000 |

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

- Loose Furniture, Fittings and equipment;
- Development Application and Construction Certificate fees;
- Authority fees;
- Escalation for potential cost increases beyond March 2014;
- Finance costs;

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RLB | Rider Levett Bucknall

We confirm our estimate is based on the following information:

- Concept Drawings received 6-February-2014:
 - **Stage Complete CO-01:** S8_A02.00, S8_A06.01, S8_A06.02, S8_A06.03, S8_A06.04, S8_A06.05, S8_A12.01, A01.01
 - **Stage 1 - Transitional CO-01 :** S1_A02.00, S1_A02.01, S1_A06.01, S1_A06.02, S1_A06.03, S1_A06.04, S1_A06.05, S1_A06.10, S1_A12.01, S1_A12.02, S1_A80.01
 - **Stage 2 – Concept Design CO-01 :** S2_A02.00
 - **Stage 3 – Concept Design CO- 01 :** S3_A02.00, S3_A06.01, S3_A06.02, S3_A06.03, S3_A06.04, S3_A06.10, S3_A12.01, S3_A12.02
 - **Stage 4- Concept Design CO-01 :** S4_A02.00, S4_A06.01, S4_A06.02, S4_A12.01
 - **Stage 5 – Transitional CO-01 :** S5_A02.00, S5_A02.01, S5_A06.01, S5_A06.02, S5_A06.03, S5_A06.04, S5_A06.10, S5_A12.01, S5_A12.02
 - **Stage 6 – Concept Design CO-01 :** S6_A02.00, S6_A02.01, S6_A06.02
 - **Stage 7 – Concept Design CO-01 :** S7_A02.00, S7_A06.01
- Revised Concept Drawings received 13-February-2014
 - **Stage 1- Concept Design CO-02 :** S1_A02.01
 - **Stage 2- Concept Design CO-02 :** S2_A02.00
 - **Stage 3- Concept Design CO-02 :** S3_A02.00
 - **Stage 3- Concept Design CO-01 :** S3_A06.03, S3_A12.01, S3_A12.02
 - **Stage 4- Concept Design CO-02 :** S4_A02.00
 - **Stage 5- Concept Design CO-02 :** S5_A02.01
 - **Stage 6- Concept Design CO-02 :** S6_A02.00

We trust the above is self-explanatory however, if you have any queries please do not hesitate to contact us.

Yours faithfully,



Jeremy Vitler
Senior Associate
Rider Levett Bucknall

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