

14 May 2015

SCECGS Redlands Ltd
C/- Sandrick Project Directions
Suite 412 Nexus Norwest
Norwest Business Park
BAULKHAM HILLS NSW 2153

Attention: Mr Adam Martinez

Dear Mr Martinez,

**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 \$114,411,000 for Stages 1A, 1B, 1C, 1D, 1E, 2, 3, 4 and 5 as summarised below;

	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1E	Stage 2	Stage 3	Stage 4	Stage 5	Total
Site preparation	\$277,000	\$994,000	\$1,980,000	\$202,000	\$97,000	\$2,600,000	\$109,000	\$1,190,000	\$162,000	\$7,611,000
Building works	\$782,000	\$4,531,000	\$22,993,000	\$355,000	\$0	\$26,045,000	\$2,455,000	\$27,763,000	\$2,807,000	\$87,731,000
External works and services	\$82,000	\$630,000	\$1,100,000	\$967,000	\$325,000	\$1,115,000	\$117,000	\$1,210,000	\$197,000	\$5,743,000
Consultant and project management fees	\$114,000	\$617,000	\$2,617,000	\$153,000	\$43,000	\$2,988,000	\$269,000	\$3,028,000	\$318,000	\$10,147,000
Design contingency	\$32,000	\$170,000	\$720,000	\$43,000	\$12,000	\$822,000	\$74,000	\$833,000	\$88,000	\$2,794,000
Long service levy	\$5,000	\$24,000	\$101,000	\$6,000	\$2,000	\$112,000	\$10,000	\$113,000	\$12,000	\$385,000
Total excluding GST (\$)	\$1,292,000	\$6,966,000	\$29,511,000	\$1,726,000	\$479,000	\$33,682,000	\$3,034,000	\$34,137,000	\$3,584,000	\$114,411,000

Stage 1A: Early works

Stage 1B: Carpark shell and music hub fitout

Stage 1C: New Learning Hub and basement carpark

Stage 1D: Completion of carpark ramp

Stage 1E: New access road between Military & Waters Road

Stage 2: Sports & Multi-purpose Centre

Stage 3: Refurbishment of existing Liggings & Roseby

Stage 4: Humphery Learning Hub & Redlands Hall

Stage 5: New Dance Hub

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 May 2015;
- Finance costs;

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We confirm our estimate is based on the following information:

- o DA Drawings received 24-April-2015:
 - **Stage 1A to 1E: AR-DD** - 0000, 1001, 1002, 1003, 1004, 1005, 1101, 1102, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2031, 2032, 2041, 2042, 2051, 3001, 3002, 3003, 3004, 3005, 3101, 3102.
 - **Stage 2 to 5: AR-MP** - 0000, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 3001, 3002, 3101, 9000, 9001, 9002, 9003, 9004, 9005, 9006, 9007, 9008, 9009, 9010, 9011, 9100, 9101, 9102, 9103, 9104, 9105, 9106
 - **Landscape Drawings: MP** – 100, 200, 400, L-100, L-101

Job Creation

We estimate that the number of jobs that would be created by the proposed development includes:

- a) During construction – Upto approximately 80 construction personnel.
- b) Operation phase – approximately 10 operational personnel.

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
jeremy.vitler@au.rlb.com

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
1 STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB			
1A STAGE 1A.1			
1A1 SITE PREPARATION			276,699
1A2 REFURBISHMENT	776	575	446,510
1A3 DEMOUNTABLE HIRE (51 WEEKS)	455	736	334,698
1A4 LANG GYM FORECOURT			Excl.
1A5 EXTERNAL WORKS & SERVICES			83,789
1A6 FF&E/AV			Excl.
1A - STAGE 1A.1	1,231	\$927	\$1,141,696
1 - STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB	1,231	\$927	\$1,141,696
ESTIMATED NET COST	1,231	\$927	\$1,141,696
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$4,390
Consultant Fees	10.0 %		\$114,442
Authority Fees			Excl.
Design Contingency	2.5 %		\$31,472
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	1,231	\$1,050	\$1,292,000

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
1 STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB			
1B STAGE 1B.1			
1B1 SITE PREPARATION			993,711
1B2 NEW MUSIC HUB			
1B2A Basement Carpark Shell	1,357	747	1,014,106
1B2B Extra Over for Music (1,100m ²)			2,005,152
1B2C Extra over for Admin (172m ²)			204,460
1B2D Extra over for Plant (88m ²)			45,347
1B2 - NEW MUSIC HUB	1,357	\$2,409	\$3,269,065
1B3 KIOSK SUBSTATION			178,538
1B4 EXTERNAL WORKS & SERVICES			308,037
1B5 FF&E/IT			Excl.
1B6 ESD			113,074
1B7 SERVICES			1,149,509
1B8 RELOCATE AUGRID ELECTRICAL POLE			142,830
1B - STAGE 1B.1	1,357	\$4,536	\$6,154,764
1 - STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB	1,357	\$4,536	\$6,154,764
ESTIMATED NET COST	1,357	\$4,536	\$6,154,764
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$23,690
Consultant Fees	10.0 %		\$617,683
Authority Fees			Excl.
Design Contingency	2.5 %		\$169,863
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	1,357	\$5,133	\$6,966,000

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
1 STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB			
1C STAGE 1C.1			
1C1 SITE PREPARATION			1,979,237
B NEW LEARNING HUB			
B1 Basement Carpark (69 no.)	2,435	613	1,492,169
L1 Level 1	1,450	2,274	3,296,625
L2 Level 2	1,316	2,027	2,667,016
L3 Level 3	1,274	2,041	2,600,584
L4 Level 4	1,274	2,116	2,695,937
L5 Level 5 Plantroom	291	1,953	568,252
RF Roof Including Skylight			2,608,288
LI Lift			267,806
<i>B - NEW LEARNING HUB</i>	<i>8,040</i>	<i>\$2,015</i>	<i>\$16,196,677</i>
D FORECOURT CONSTRUCTION			145,163
E SERVICES			5,826,725
F DEMOUNTABLE HIRE (74 Weeks)	910	746	678,895
G EXTERNAL WORKS			949,337
H FF&E/IT			Excl.
I ESD			297,563
<i>1C - STAGE 1C.1</i>	<i>8,950</i>	<i>\$2,913</i>	<i>\$26,073,597</i>
1 - STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB	8,950	\$2,913	\$26,073,597
ESTIMATED NET COST	8,950	\$2,913	\$26,073,597
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$100,379
Consultant Fees	10.0 %		\$2,617,273
Authority Fees			Excl.
Design Contingency	2.5 %		\$719,751
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	8,950	\$3,297	\$29,511,000

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
1 STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB			
1D STAGE 1D			
1D1 SITE PREPARATION			202,343
1D2 CARPARK ACCESS	352	1,008	354,861
1D3 EXTERNAL WORKS & SERVICES			967,966
<i>1D - STAGE 1D</i>	<i>352</i>	<i>\$4,333</i>	<i>\$1,525,170</i>
1 - STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB	352	\$4,333	\$1,525,170
ESTIMATED NET COST	352	\$4,333	\$1,525,170
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$5,865
Consultant Fees	10.0 %		\$152,913
Authority Fees			Excl.
Design Contingency	2.5 %		\$42,052
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	352	\$4,903	\$1,726,000

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
1 STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB			
1E STAGE 1E			
1E1 SITE PREPARATION & DEMOLITION			96,166
1E2 ACCESS ROAD			327,364
1E - STAGE 1E			\$423,530
1 - STAGE 1 - NEW LEARNING HUB & TEMP. MUSIC HUB			\$423,530
ESTIMATED NET COST			\$423,530
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$1,620
Consultant Fees	10.0 %		\$42,235
Authority Fees			Excl.
Design Contingency	2.5 %		\$11,615
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST			\$479,000

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
2 STAGE 2 - NEW SPORTS HALL			
2A SITE PREPARATION			2,600,825
2B NEW SPORTS HALL			
2B1 LEVEL 1	2,869	2,934	8,416,889
2B2 LEVEL 2	852	3,489	2,972,286
2B3 LEVEL 3	2,640	3,281	8,662,008
2B4 LEVEL 4	894	2,950	2,637,420
2B5 ROOF			1,596,820
2B6 EXTRA OVER ROOF FOR OPEN TENNIS COURT			184,224
2B7 LIFT INCLUDING SHAFT			370,000
2B8 PLANT AREA	726	1,294	939,385
2B - NEW SPORTS HALL	7,981	\$3,230	\$25,779,032
2C REFURBISHMENT			
2C1 New Fitout to Admin (Existing Building)	359	735	263,752
2C - REFURBISHMENT	359	\$735	\$263,752
2D EXTERNAL WORKS			1,118,190
2E FF&E / IT			Excl.
2 - STAGE 2 - NEW SPORTS HALL	8,340	\$3,569	\$29,761,799
ESTIMATED NET COST	8,340	\$3,569	\$29,761,799
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$111,225
Consultant Fees	10.0 %		\$2,987,001
Authority Fees			Excl.
Design Contingency	2.5 %		\$821,426
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	8,340	\$4,039	\$33,682,000

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Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
3 STAGE 3 - REFURB OF EXISTING LIGGINGS & ROSEBY			
3A SITE PREPARATION			109,300
3B REFURBISHMENT			
3B1 Amenities Refurbishment to Roseby Building	288	1,863	536,614
3B2 New Canteen to Existing Liggings Building Ground Floor	351	2,691	944,665
3B3 Temporary Library to Existing Liggings Building Level 1	351	1,863	653,998
<i>3B - REFURBISHMENT</i>	<i>990</i>	<i>\$2,157</i>	<i>\$2,135,277</i>
3C 6 NO. DEMOUNTABLE HIRE (104 WEEKS)			319,339
3D EXTERNAL WORKS			117,005
3E FF&E / IT			Excl.
3 - STAGE 3 - REFURB OF EXISTING LIGGINGS & ROSEBY	990	\$2,708	\$2,680,921
ESTIMATED NET COST	990	\$2,708	\$2,680,921
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$10,000
Consultant Fees	10.0 %		\$269,058
Authority Fees			Excl.
Design Contingency	2.5 %		\$73,991
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	990	\$3,065	\$3,034,000

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
4 STAGE 4 - HUMPHERY LEARNING HUB AND REDLANDS HALL			
4A SITE PREPARATION			1,190,140
4C REFURB LANG GYM			
4C1 REFURB LANG GYM to TEMPORARY CLASSROOM			279,900
4C2 REFURB LANG GYM to REDLAND HALLS	676	2,484	1,679,403
4C - REFURB LANG GYM	676	\$2,898	\$1,959,303
4D NEW HUMPHERY BUILDING			
4D1 WORK TO BASEMENT / UNDERCROFT	1,237	570	704,927
4D2 LEVEL 1 STUDENT SERVICES & ADMIN	490	3,934	1,927,421
4D3 LEVEL 2	1,604	3,541	5,679,318
4D4 LEVEL 3	1,381	3,470	4,792,466
4D5 LEVEL 4	1,535	3,595	5,518,718
4D6 LEVEL 5	1,135	4,156	4,716,670
4D7 COVERED PLAY AREA (LEVEL 1)	910	725	659,381
4D8 ROOF			97,303
4D9 LIFT INCLUDING SHAFT			370,000
4D10 PLANT AREA	775	1,294	1,002,787
4D - NEW HUMPHERY BUILDING	9,067	\$2,809	\$25,468,991
4E CONVERT MUSIC HUB TO CARPARK	1,373	244	334,873
4F EXTERNAL WORKS			1,210,167
4G FF&E/ IT			Excl.
4 - STAGE 4 - HUMPHERY LEARNING HUB AND REDLANDS HALL	11,116	\$2,714	\$30,163,474
ESTIMATED NET COST	11,116	\$2,714	\$30,163,474
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$112,762
Consultant Fees	10.0 %		\$3,027,585
Authority Fees			Excl.
Design Contingency	2.5 %		\$832,586
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	11,116	\$3,071	\$34,137,000

SCECGS Redlands

Master Plan Stage 1 to 5 (CIV)

Location Summary

GFA: Gross Floor Area
Rates Current At May 2015

Location	GFA m ²	Cost/m ²	Total Cost
5 STAGE 5 - SCIENCE EXTENSION AND ADAMS CENTRE			
5A SITE PREPARATION			161,655
5B BUILDING			
5B1 New Dance Building (3-Storey)	661	3,726	2,463,207
5B2 Reurbish to Existing Adam's Building (1-Storey)	166	2,070	343,665
<i>5B - BUILDING</i>	<i>827</i>	<i>\$3,394</i>	<i>\$2,806,872</i>
5C EXTERNAL WORKS			198,466
5D FF&E / IT			Excl.
5 - STAGE 5 - SCIENCE EXTENSION AND ADAMS CENTRE	827	\$3,829	\$3,166,993
ESTIMATED NET COST	827	\$3,829	\$3,166,993
MARGINS & ADJUSTMENTS			
Contractors Preliminaries			Incl.
Contractors Overheads and Profit Margins			Incl.
Long Service Levy	0.4 %		\$11,822
Consultant Fees	10.0 %		\$317,754
Authority Fees			Excl.
Design Contingency	2.5 %		\$87,383
Construction Contingency			Excl.
Cost Escalation			Excl.
ESTIMATED TOTAL COST	827	\$4,334	\$3,584,000