1887.CMS005/SN/dl

12 March 2013

Farrell Coyne Projects
Bond 5, Suite 3 & 4
18 Hickson Road
WALSH BAY NSW 2000

Attention: **Juha Havukainen**

Dear Juha,

Re: New Teaching and Learning Facilities
MLC School, Burwood
Quantity Surveyor's Report – Capital Investment Value

Altus Page Kirkland are the Quantity Surveyors for this project appointed by the MLC School Burwood to provide independent cost planning advice.

Further to our review of the Development Application design documentation, we advise that the estimated Capital Investment Value is **$33,897,118.00 (Excl. GST).** We enclose our Report on the Capital Investment Value of the proposed construction and confirm that the Capital Investment Value has been determined in accordance with the definition under the Environmental Planning and Assessment Regulation 2000.

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

Yours faithfully
ALTUS GROUP COST MANAGEMENT PTY LTD.

Stephen Ngai
Director

Street Smart. World Wise.

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Quantity Surveyor's Report – Capital Investment Value

New Teaching and Learning Facilties

MLC SCHOOL, BURWOOD

Project No.:	1887CMS005
Reviewed by:	Stephen Ngai
Document Title:	QS Report – Capital Investment Value
Issue Date:	12 March 2014

Research, Valuation & Advisory | Cost Consulting & Project Management | Realty Tax Consulting | Geomatics

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1. Introduction

Altus Page Kirkland was requested by MLC School Burwood to prepare a Quantity Surveyor's Report on the Capital Investment Value for the proposed New Teaching and Learning Facilities at MLC School Burwood

2. Executive Summary

The estimated Capital Investment Value as at 12 March 2014 for the proposed works is **$33,897,118.00 excluding GST.**

3. Project Scope

This Capital Investment Value Estimate is prepared for the proposed Arts + Creativity Common at Monte Sant' Angelo Mercy College and the scope of the works comprise the following:-

- Demolition of existing buildings and covered walkways.
- Addition & Alteration of existing Middle Year building (New extension floor area, 845m2).
- Construction of 3-storey New Classroom Building plus basement floor (Total GFA 6,934m2).
- Construction of 2-sotrey New Art Building (Total GFA 441m2).
- Renovation to existing 3-storey ILC building (Refurbished floor area 895m2).
- Associated external works.

4. Basis of Cost Estimate

This Estimate of the Capital Investment Value of the proposed works has been prepared based on the following drawings and information received by this office:-

- BVN Donovan Hill's architectural design drawings received on 24.02.14.;
- Taylor Thomson Whitting's preliminary structural design drawings received on 04.03.14.
- Landscape design drawings from Arcadia.
- TTW's civil drawing (No. C03-P1).
- Electrical, mechanical, fire and hydraulic services cost estimates from WSP.

This preliminary cost estimate is priced at market rates on the basis of competitive lump sum tenders with escalation during the construction period included in the cost.

5. List of Exclusions

- Land costs and land acquisition costs
- Interest/ Finance/ Legal Fees
- Provision of loose furniture, fittings and equipment
- Provision of ICT & AV equipment in classrooms and studios
- Relocation, diversion or upgrading of existing site services
- Extra over cost for removal of contaminants and hazardous materials within existing buildings (if discovered)
- Works outside boundaries
- Loose Furniture, FF&E
- Decanting and relocation costs
- Carbon tax impact
- Contingencies
- Goods and Service Tax (GST)
- Future increase in costs from date of this estimate to date of actual commencement of construction

6. Summary of Cost Estimate

Construction Cost		
Stage 1	$3,739,590	
Stage 2	$21,945,929	
Stage 3	$5,825,579	
Estimated Total Construction Cost		**$31,511,098**
Other Costs		
Consultant Fees	$2,344,000	
Authorities Fees & Charges	$42,020	
Total Other Costs		**$2,386,020**
Estimated Capital Investment Value		**$33,897,118**

Note: Please refer to Para. 5 - List of Exclusions and cost breakdown summary for each stage in Appendix A – Cost Estimate Summary.

Appendix A

Cost Estimate Summary

MLC SCHOOL - HEART OF SCHOOL PROJECT
ROWLEY STREET, BURWOOD

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CAPITAL INVESTMENT VALUE - COST SUMMARY

	Stage 1	Stage 2	Stage 3	Total Cost
Stage 1				
Demolitions	$67,000			**$67,000**
Middle Years Building	$2,673,544			**$2,673,544**
External Works & Civil Stormwater Drainage	$413,630			**$413,630**
Stage 2				
Demolitions		$698,000		**$698,000**
New Classroom Building		$16,435,908		**$16,435,908**
External Works & Civil Stormwater Drainage		$1,376,490		**$1,376,490**
Stage 3				
Demolitions			$511,000	**$511,000**
New Art Space			$1,579,978	**$1,579,978**
Refurbishment/Alteration to existing ILC Building			$1,587,129	**$1,587,129**
External Works & Civil Stormwater Drainage			$1,235,505	**$1,235,505**
Sub Total	**$3,154,174**	**$18,510,398**	**$4,913,612**	**$26,578,184**
Preliminaries	$441,585	$2,591,456	$687,906	**$3,720,947**
Builder's Margin	$143,831	$844,075	$224,061	**$1,211,967**
Estimated Total Construction Cost (excl Contingencies & Fees)	**$3,739,590**	**$21,945,929**	**$5,825,579**	**$31,511,098**

Exclusions:

Land Costs, Finance and Interest
Council & Other Contributions
Legal Fees
Design & Consultant Fees
DA, CC & Authorities Fees
Loose Furniture, FF&E
ICT & AV Equipment
Decanting & Relocation Costs
Escalation from date of this estimate to actual commencement of works
Carbon Tax impact
Contingencies
GST

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MLC SCHOOL BURWOOD
AREA SCHEDULE

BUILDING	Capital Investment Value		
	FECA (m2)	UCA (m2)	GFA (m2)
New Main Building			
Basement Floor	1,972		**1,972**
Ground Floor	1,771		**1,771**
Level 1	1,672	54	**1,726**
Level 2	1,449	16	**1,465**
Total for New Main Building	**6,864**	**70**	**6,934**
New Art Space Building			
Ground Floor	182		**182**
Level 1	169	90	**259**
Total for Art Space Building	**351**	**90**	**441**
Middle Year Building			
Ground Floor	104		**104**
Level 1	741		**741**
Total for Middle Year Building	**845**	**0**	**845**
Renovation to ILC			
Ground Floor	242		
Level 1	312		
Level 2	341		
Total for ILC	**895**	**0**	**0**

Note:

FECA = Fully Enclosed Covered Floor Area

UCA = Unenclosed Covered Floor Area

GFA = Gross Floor Area

Stage 1 - SUMMARY

Job Name : CIV- ST1-SUMMARY
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	STAGE 1 - COST SUMMARY					
2	Demolitions	1.79		67,000		67,000
3	Middle Years Building	71.49		2,673,544		2,673,544
4	External Works & Civil Stormwater Drainage	11.06		413,630		413,630
5	Subtotal					*3,154,174*
6	Preliminaries	11.81		441,584		441,585
7	Builder's margin	3.85		143,830		143,831
8	Estimated Total Construction Cost for Stage 1 (excl Contingenceis & GST)					*3,739,590*
		100.00		3,739,589		3,739,590

Final Total : $ 3,739,590

Stage 1 - DEMOLITION

Job Name : CIV-ST1-DEMOLITION
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Stage 1					
2	DEMOLITION	100.00		67,000		67,000
3	Subtotal					67,000
4	PRELIMINARIES - costed separately					
5	BUILDER'S MARGIN - cost separately					
6	Total (excl Contingenceis & GST)					67,000
		100.00		67,000		67,000

Final Total : $ 67,000

Stage 1 - MIDDLE YEARS

Job Name : CIV- ST1-MID SCH EXT
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SITE PREPARATORY WORKS	0.11	3.55	3,000		3,000
2	SUBSTRUCTURE	1.37	43.48	36,741		36,741
3	COLUMNS	3.30	104.32	88,150		88,150
4	UPPER FLOORS	8.41	266.12	224,870		224,870
5	STAIRCASE	2.24	71.01	60,000		60,000
6	ROOF	7.96	251.79	212,765		212,765
7	EXTERNAL WALL/WINDOWS/EXTERNAL DOORS	36.20	1,145.47	967,924		967,924
8	INTERNAL WALLS	3.14	99.30	83,911		83,911
9	INTERNAL SCREENS	3.35	106.10	89,658		89,658
10	INTERNAL DOORS	0.49	15.51	13,107		13,107
11	WALL FINISHES	1.33	42.17	35,635		35,635
12	FLOOR FINISHES	4.02	127.14	107,437		107,437
13	CEILING FINISHES	5.82	184.29	155,727		155,727
14	FITMENTS	2.94	92.90	78,500		78,500
15	HYDRAULIC SERVICES	3.62	114.53	96,775		96,775
16	MECHANICAL SERVICES	10.62	336.01	283,932		283,932
17	FIRE SERVICES	0.96	30.48	25,756		25,756
18	ELECTRICAL SERVICES	3.18	100.68	85,078		85,078
19	BUILDERS WORKS IN CONNECTION WITH SERVICES	0.92	29.09	24,577		24,578
20	Subtotal					2,673,544
21	PRELIMINARIES - costed separately					
22	BUILDER'S MARGIN - costed separately					
23	Total (excl Contingenceis & GST)					2,673,544
GFA: 845 m2.		100.00	3,163.96	2,673,543		2,673,544

Final Total : $ 2,673,544

Stage 1 - EXTL WORKS

Job Name : CIV- ST1 EXTL WKS
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	STAGE 1 - EXTERNAL WORKS					
2	Site Preparatory Works	0.48		2,000		2,000
3	Fence Walls	3.18		13,150		13,150
4	Covered Walkways	18.62		77,000		77,000
5	Paving and Footpath	11.60		47,980		47,980
6	Miscellaneous	4.06		16,800		16,800
7	Landscaping	1.18		4,900		4,900
8	Site Electrical Services	34.91		144,400		144,400
9	Site Hydraulic Services	7.16		29,600		29,600
10	Civil Drainage Works	18.81		77,800		77,800
11	Subtotal					*413,630*
12	PRELIMINARIES - costed separately					
13	BUILDER'S MARGIN - costed separately					
14	Total (excl Contingenceis & GST)					*413,630*
		100.00		**413,630**		**413,630**
					Final Total : $	**413,630**

Stage 2 - SUMMARY

Job Name : CIV- ST2-SUMMARY
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	STAGE 2 - COST SUMMARY					
2	Demolitions	3.18		698,000		698,000
3	Main Building	74.89		16,435,908		16,435,908
4	External Works & Civil Stormwater Drainage	6.27		1,376,490		1,376,490
5	Subtotal					*18,510,398*
6	Preliminaries	11.81		2,591,456		2,591,456
7	Builder's margin	3.85		844,074		844,075
8	Estimated Total Construction Cost for Stage 2 (excl Contingenceis & GST)					*21,945,929*
		100.00		**21,945,928**		**21,945,929**

Final Total : $ 21,945,929

Stage 2 - DEMOLITION

Job Name :	CIV-ST2-DEMOLITION		**Job Description**
Client's Name:	Farrel Coyne	1887CMS005	
		MLC School	

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Stage 2					
2	DEMOLITION	100.00		698,000		698,000
3	Subtotal					*698,000*
4	PRELIMINARIES - costed separately					
5	BUILDER'S MARGIN - cost separately					
6	Total (excl Contingenceis & GST)					*698,000*
		100.00		**698,000**		**698,000**
					Final Total : $	**698,000**

Stage 2 - NEW CLASSROOM BLDG

Job Name : CIV-ST2- MAIN BUILDI
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Main Building					
2	SITE PREPARATORY WORKS	0.17	4.04	28,000		28,000
3	SUBSTRUCTURE	8.83	209.22	1,450,716		1,450,716
4	COLUMNS	1.22	28.97	200,859		200,859
5	UPPER FLOORS	9.45	224.06	1,553,629		1,553,629
6	STAIRCASE	1.41	33.46	232,000		232,000
7	ROOF	8.67	205.46	1,424,655		1,424,655
8	EXTERNAL WALL/WINDOWS/EXTERNAL DOORS	16.62	393.91	2,731,387		2,731,387
9	INTERNAL WALLS	4.84	114.77	795,825		795,825
10	INTERNAL SCREENS	7.02	166.46	1,154,258		1,154,258
11	INTERNAL DOORS	0.53	12.50	86,649		86,649
12	WALL FINISHES	1.12	26.50	183,771		183,771
13	FLOOR FINISHES	7.00	166.00	1,151,014		1,151,014
14	CEILING FINISH	3.45	81.87	567,652		567,652
15	FITMENTS	3.13	74.13	514,000		514,000
16	HYDRAULIC SERVICES	2.83	67.06	465,000		465,000
17	MECHANICAL SERVICES	10.89	258.13	1,789,852		1,789,852
18	FIRE SERVICES	4.63	109.77	761,150		761,150
19	ELECTRICAL SERVICES	5.71	135.25	937,800		937,800
20	LIFT SERVICES	1.22	28.84	200,000		200,000
21	BUILDERS WORKS IN CONNECTION WITH SERVICES	1.26	29.95	207,690		207,691
22	Subtotal					*16,435,908*
23	PRELIMINARIES - costed separately					
24	BUILDER'S MARGIN - costed separately					
25	Total (excl Contingenceis & GST)					*16,435,908*
GFA: 6,934 m2.		100.00	2,370.34	16,435,907		16,435,908
					Final Total : $	16,435,908

Stage 2 - EXTL WORKS

Job Name :	CIV- ST2 EXTL WKS		**Job Description**
Client's Name:	Farrel Coyne	1887CMS005	
		MLC School	

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	STAGE 2 - EXTERNAL WORKS					
2	Site Preparatory Works	0.58		8,000		8,000
3	Fence and Planter Walls	19.01		261,700		261,700
4	Covered Walkways	41.40		569,800		569,800
5	Paving and Footpath	10.97		151,040		151,040
6	Miscellaneous	0.22		3,000		3,000
7	Landscaping	1.35		18,600		18,600
8	Site Electrical Services	9.18		126,350		126,350
9	Site Hydraulic Services	1.88		25,900		25,900
10	Civil Drainage Works	15.41		212,100		212,100
11	Subtotal					*1,376,490*
12	PRELIMINARIES - costed separately					
13	BUILDER'S MARGIN - costed separately					
14	Total (excl Contingenceis & GST)					*1,376,490*
		100.00		**1,376,490**		**1,376,490**
					Final Total : $	**1,376,490**

Stage 3 - SUMMARY

Job Name : CIV- ST3-SUMMARY
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	STAGE 3 - COST SUMMARY					
2	Demolitions	8.77		511,000		511,000
3	New Art Building	27.12		1,579,978		1,579,978
4	Refurbishment/Alteration to existing ILC Building	27.24		1,587,129		1,587,129
5	External Works & Civil Stormwater Drainage	21.21		1,235,505		1,235,505
6	Subtotal					*4,913,612*
7	Preliminaries	11.81		687,906		687,906
8	Builder's margin	3.85		224,061		224,061
9	Estimated Total Construction Cost for Stage 3 (excl Contingenceis & GST)					*5,825,579*
		100.00		5,825,578		5,825,579
					Final Total : $	5,825,579

Stage 3 - DEMOLITION

Job Name : CIV-ST3-DEMOLITION
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Stage 3					
2	DEMOLITION	100.00		511,000		511,000
3	Subtotal					*511,000*
4	PRELIMINARIES - costed separately					
5	BUILDER'S MARGIN - costed separately					
6	Total (excl Contingenceis & GST)					*511,000*
		100.00		**511,000**		**511,000**

Final Total : $ 511,000

Stage 3 - NEW ART BUILDING

Job Name :	CIV-ST3-NEW ART SP		Job Description
Client's Name:	Farrel Coyne	1887CMS005	
		MLC School	

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SITE PREPARATORY WORKS	0.76	27.15	12,000		12,000
2	SUBSTRUCTURE	5.45	194.92	86,155		86,155
3	COLUMNS	2.54	90.90	40,180		40,180
4	UPPER FLOORS	5.32	190.07	84,013		84,013
5	STAIRCASE	4.11	146.95	64,950		64,950
6	ROOF	6.90	246.76	109,069		109,069
7	EXTERNAL WALL/WINDOWS/EXTERNAL DOORS	36.86	1,317.60	582,380		582,380
8	INTERNAL WALLS	1.34	47.72	21,094		21,094
9	INTERNAL SCREENS	1.99	70.96	31,365		31,365
10	INTERNAL DOORS	0.21	7.62	3,366		3,366
11	WALL FINISHES	1.92	68.80	30,409		30,409
12	FLOOR FINISHES	3.02	107.82	47,655		47,655
13	CEILING FINISHES	3.97	141.90	62,718		62,718
14	FITMENTS	5.47	195.70	86,500		86,500
15	HYDRAULIC SERVICES	2.63	93.83	41,475		41,475
16	MECHANICAL SERVICES	13.54	484.16	214,000		214,000
17	FIRE SERVICES	0.70	24.97	11,038		11,038
18	ELECTRICAL SERVICES	2.31	82.49	36,462		36,462
19	BUILDERS WORKS IN CONNECTION WITH SERVICES	0.96	34.27	15,149		15,149
20	Subtotal					*1,579,978*
21	PRELIMINARIES - costed separately					
22	BUILDER'S MARGIN - costed separately					
23	Total (excl Contingenceis & GST)					*1,579,978*
	GFA: 442 m2.	100.00	3,574.61	1,579,978		1,579,978
				Final Total : $		1,579,978

Stage 3 - ILC

Job Name : CIV-ST3- ILC1
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SITE PREPARATORY WORKS	5.64	100.00	89,500		89,500
2	EXTERNAL WALLS	5.67	100.56	90,000		90,000
3	INTERNAL WALLS	6.87	121.85	109,059		109,059
4	INTERNAL DOORS	0.57	10.03	8,976		8,976
5	WALL FINISHES	1.82	32.23	28,844		28,844
6	FLOOR FINISHES	5.03	89.28	79,907		79,907
7	CEILING FINISHES	4.88	86.51	77,424		77,424
8	FITMENTS	6.93	122.91	110,000		110,000
9	CAFETERIA EQUIPMENT	18.90	335.20	300,000		300,000
10	HYDRAULIC SERVICES	3.28	58.10	52,000		52,000
11	MECHANICAL SERVICES	18.90	335.20	300,000		300,000
12	FIRE SERVICES	1.33	23.59	21,113		21,113
13	ELECTRICAL SERVICES	17.20	305.03	273,000		273,000
14	BUILDERS WORKS IN CONNECTION WITH SERVICES	2.98	52.86	47,306		47,306
15	Subtotal					1,587,129
16	PRELIMINARIES - costed separately					
17	BUILDER'S MARGIN - costed separately					
18	Total (excl Contingenceis & GST)					1,587,129
GFA: 895 m2.		100.00	1,773.33	1,587,129		1,587,129
					Final Total : $	1,587,129

Stage 3 - EXTL WORKS

Job Name : CIV- ST3 EXTL WKS
Client's Name: Farrel Coyne

Job Description
1887CMS005
MLC School

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	STAGE 3 - EXTERNAL WORKS					
2	Site Preparatory Works	1.21		15,000		15,000
3	Fence and Planter Walls	6.61		81,610		81,610
4	Covered Walkways	15.62		193,000		193,000
5	Paving and Footpath	54.81		677,170		677,170
6	Miscellaneous	1.62		20,000		20,000
7	Landscaping	10.04		124,075		124,075
8	Site Electrical Services	7.30		90,250		90,250
9	Site Hydraulic Services	1.50		18,500		18,500
10	Civil Drainage Works	1.29		15,900		15,900
11	Subtotal					*1,235,505*
12	PRELIMINARIES - costed separately					
13	BUILDER'S MARGIN - costed separately					
14	Total (excl Contingenceis & GST)					*1,235,505*
		100.00		1,235,505		1,235,505
					Final Total : $	1,235,505