Capital Investment Value Estimate

University of Technology, Sydney

26 November 2015

partners for excellence

1 INTRODUCTION

As per the request of Stewart Corner of the University of Technology, Sydney, DCWC has prepared the attached Capital Investment Value Estimate and report as required.

The purpose of this assessment is to determine the current construction cost value of the development and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

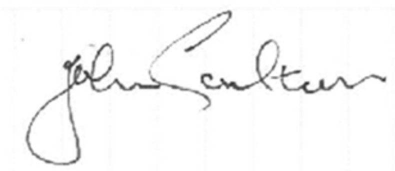
1. Inspected the plans & functional brief area schedule subject of the application for the Capital Investment Value, Development Consent, Complying Development or Construction Certificate

2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)

3. Included GST in the calculation of the developments costs

4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: John Carlton



Position and Qualifications: Senior Quantity Surveyor / MAIQS

2 DRAWINGS AND INFORMATION USED

As provided by the University of Technology, Sydney;

1. University of Technology Sydney Blackfriars Research Building Stage 1 DA / Architectural report dated 24th August 2015 (Rev C)

DONALD CANT WATTS CORKE

APPENDIX A – ESTIMATE TO BE SUBMITTED

Please note the subsequent page is that as required as part of your Capital Investment Value submission.

These pages should be detached from this document and submitted accordingly.

University of Technology, Sydney
Capital Investment Value Estimate Rev 2
Elemental Trade Summary
25/09/2015

DONALD CANT WATTS CORKE

	University of Technology Sydney - Blackfriars Research Building Stage 1		
	ELEMENT	Total $	$/m2 GFA: 7,565m2
1.00	Demolition	53,550	7
2.00	Site Preparation	209,125	28
	SUBTOTAL - SITE PREPARATION	**262,675**	**35**
3.00	Substructure	1,034,501	137
4.00	Columns	310,350	41
5.00	Upper Floors	1,241,401	164
6.00	Stairs	227,590	30
7.00	External Walls, Windows and Doors	2,275,902	301
8.00	Internal Walls, Screens & Doors	1,241,401	164
9.00	Roof	858,636	114
10.00	Floor Finishes	641,391	85
11.00	Wall Finishes	237,935	31
12.00	Ceiling Finishes	620,701	82
13.00	Fitments & Metalwork	1,737,962	230
14.00	Special Equipment	39,311	5
15.00	Hydraulics	444,835	59
16.00	Electrical Services	1,862,102	246
17.00	Mechanical Services	2,896,603	383
18.00	Fire Services	237,935	31
19.00	Lift Services	250,000	33
20.00	AV	3,622,767	479
21.00	BWIC	170,744	23
22.00	FF&E	5,209,883	689
	SUBTOTAL - BUILDING WORKS	**25,161,950**	**3,326**
23.00	External Services	779,195	103
24.00	External Works & Landscaping	343,193	45
	SUBTOTAL - SITEWORKS	**1,122,388**	**148**
	NET END TOTAL COST (NETC)	**26,547,013**	**3,509**
25.00	Preliminaries & Supervision	3,451,112	456
26.00	Margin & Overhead	1,499,906	198
	CONSTRUCTION TOTAL - GCC	**31,498,031**	**4,164**
26.00	Project Management Fees (1% of GCC)	314,980	42
27.00	Consultants (10% of GCC)	3,149,803	416
28.00	PLSL (0.35% of GCC)	110,243	15
	TOTAL PROJECT COST - EXCL GST	**35,073,057**	**4,636**

Jobs Full Time Equivalent (FTE)

- Construction jobs created is approx. 35; based on 1 FTE / $1M
- Maximum personnel at site at once is approx. 50
- Jobs created once building is operational is approx. 300; based on 1person / 20m2 of NLA

Clarifications

- Allowed for AV Services
- Allowed for FF&E
- Allowed for UTS Project Management Fees
- Allowed for Consultant Professional Fees
- Allowed for Portable Long Services Leave
- Excluded hazardous ground conditions / rock / disposal of hazardous material
- Excludes costs in dealing with archaeological findings (NB: no detail)
- Excluded new carpark areas
- Excluded authority fees and charges; estimate for council purposes only
- Excluded contingency as part of this cost estimate; estimate for council purposes only
- Excluded cost escalation; program to be determined
- Excludes Staging Costs
- Excludes land acquisition
- Excludes GST as per Capital Investment Value requirement