

Nicholas Wolff  
Project Director  
Infrastructure NSW  
Level 15, Macquarie House  
167 Macquarie Street  
SYDNEY NSW 2000

14 November 2016

Dear Sir,

WALSH BAY ARTS PRECINCT  
CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the Walsh Bay Arts Precinct Works in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

The estimated CIV is **\$141,792,735 (excluding GST)**.

This estimated Capital Investment Value includes all design and construction costs together with all relevant civil & infrastructure works, site services, plant & equipment and all anticipated labour costs.

We refer you to the attached Summary which details the cost breakdown used in compiling this estimate.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact us.

Yours faithfully  
WT PARTNERSHIP



GERRY HEATON  
Practice Leader



**Walsh Bay Arts Precinct**  
**Order of Cost Estimate**

14 November 2016

**WT** PARTNERSHIP

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (AUD)</u>	<u>Total</u>
<b><u>WBAP Cost Estimate 1.1 - R4 -CIVR1 Summary:</u></b>				
Walsh Bay Arts Precinct				
Cost Estimate 1.1 R4				
November 2016				
SUBSTRUCTURE / BASE BUILDING MODIFICATION WORKS				23,053,740
COLUMNS				908,930
UPPER FLOORS				5,930,102
STAIRCASE				5,449,517
ROOF				3,376,805
EXTERNAL WALLS				1,395,712
EXTERNAL WINDOWS				3,763,132
EXTERNAL DOORS				82,534
INTERNAL WALLS				5,006,281
INTERNAL SCREENS				221,938
INTERNAL DOORS				1,343,702
WALL FINISHES				2,530,927
FLOOR FINISHES				2,784,370
CEILING FINISHES				2,086,572
FITMENTS				3,067,764
SPECIAL EQUIPMENT				101,754
HYDRAULICS SERVICES				1,243,530
MECHANICAL SERVICES				5,228,826
FIRE SERVICES				3,484,675
ELECTRICAL SERVICES				4,004,523
SPECIALIST LIGHTING				2,456,074
AV & THEATRE				7,762,931
TRANSPORTATION				1,814,621
EXTERNAL SERVICES				5,212,090
EXTERNAL WORKS				12,644,688
<b>SUBTOTAL TRADES AT NOVEMBER 2016 - Ex GST</b>				<b>104,955,737</b>
HEAD CONTRACTOR PRELIMINARIES & MARGIN				18,890,000
CAPITALISED MAINTENANCE				Excluded
LOCAL AUTHORITY FEES & CHARGES				1,860,000
PROFESSIONAL FEES				16,087,000
<b>SUBTOTAL ON-COSTS - Ex GST</b>				<b>36,837,000</b>
<b><u>TOTAL PROJECT COST Ex GST</u></b>				<b><u>141,792,735</u></b>



**PROJECT: Walsh Bav Arts Precinct**  
**Order of Cost Estimate**  
**REPORT: WBAP Cost Estimate 1.1 - R4 -CIVR1**



<b>Code</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate (AUD)</b>	<b>Total</b>
<b>PROFESSIONAL FEES</b>					
PROFESSIONAL FEES					
1/A	Professional fees as advised by INSW 30/08/16	1	Item	16,087,000.0 0	16,087,000
				<b>Total PROFESSIONAL FEES</b>	<b>\$ 16,087,000</b>