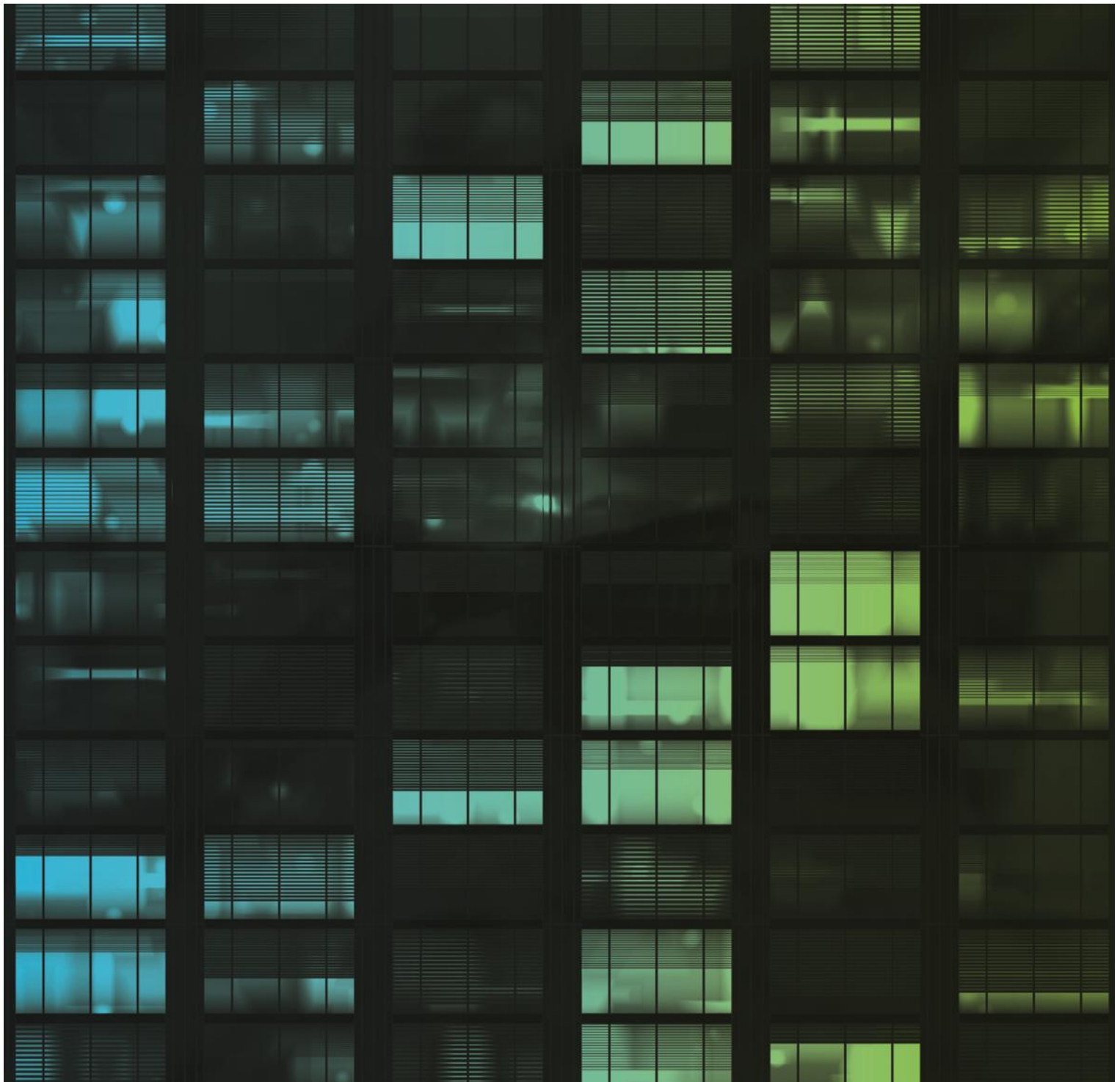


Chau Chak Wing Museum

Capital Investment Value (CIV) Report



Chau Chak Wing Museum

Capital Investment Value (CIV) Report

Client: The University of Sydney

ABN: 000 000 0000 0000

Prepared by

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Quality Information

Document Chau Chak Wing Museum

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Prepared by David Lambert

Reviewed by A Lappas

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Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
0	05.05.17	Draft	Andy Lappas Technical Director	
1	23.05.17	Final	Andy Lappas Technical Director	

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1.0 Introduction

Aecom Cost Consulting has been engaged by The University of Sydney to provide an estimate of the Capital Investment Value (CIV) for the proposed new Chau Chak Wing Museum to be constructed at The University of Sydney (See section no 3 for CIV definition).

2.0 The scope of the works

The project scope is as listed below;

- Ø A new 6 level building and associated external works.

3.0 Capital Investment Value (CIV)

Definition

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 and the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 to be:

‘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 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)."

Calculation of CIV

Based on the definition above we advise that our estimate of the Capital Investment Value of this project is \$53,326,524 (plus GST) as per the below summary.

Description	\$ (ex GST)
New CCW Museum Building	40,576,223
Preliminaries and margin	8,600,301
Sub-Total Construction Costs (refer detail below)	49,176,524
Professional fees	4,150,000
FFE/ICT	Included above
Total	53,326,524 (ex GST)

Elemental Cost Plan Summary					
Code	Description	Quantity	UOM		CIV Totals
B1	CHAU CHAK WING MUSEUM, UNIVERSITY OF SYDNEY				
	Substructure				
	Piled Shoring Walls	7,630	m2		1,291,666.40
01SB	Substructure	1,744	m2		1,891,943.00
	Superstructure				
02CL	Columns	7,630	m2		293,408.00
03UF	Upper Floors	6,667	m2		2,764,745.00
04SC	Staircases	67	m/r		350,615.00
05RF	Roof	2,223	m2		2,121,120.50
06EW	External Walls	6,901	m2		2,718,661.50
07WW	Window s	140	m2		226,800.00
08ED	External Doors	20	No		46,170.00
09NW	Internal Walls	13,916	m2		3,541,062.25
10NS	Internal Screens	159	m2		98,350.00
11ND	Internal Doors	85	No		349,955.00
	Finishes				
12WF	Wall Finishes	9,645	m2		205,820.00
13FF	Floor Finishes	6,408	m2		948,050.00
14CF	Ceiling Finishes	7,155	m2		1,395,977.75
	Fittings				
15FT	Fitments	7,663	m2		1,238,960.00
	Loose Furniture	7,630	m2		1,280,205.0
16SE	Special Equipment - ICT, Security and AV equipment	7,630	m2		1,600,000.00
	Engineering Services				
17SF	Hydraulics	7,630	m2		1,170,080.29
24AC	Mechanical Services	7,630	m2		5,703,054.00
25FP	Fire Protection	7,630	m2		549,150.00
26LP	Light and Power	7,630	m2		2,240,490.00
43XC	Communications	7,630	m2		68,250.00
28TS	Transportation Systems	7,630	m2		1,110,000.00
	Special Services - Specialist lighting				excluded
	External Works				
31AR	Alterations and Renovations	2,098	m2		89,735.00
32XP	Site Preparation	6,330	m2		1,990,535.00
33XR	Roads, Footpaths and Paved Areas	2,751	m2		1,436,115.00
34XN	Boundary Walls, Fencing and Gates	6,330	m2		73,500.00
36XL	Landscaping and Improvements	5,351	m2		952,353.33
	External Services				
37XK	External Stormwater Drainage	7,630	m2		27,700.00
38XD	External Sewer Drainage	7,630	m2		50,000.00
39XW	External Water Supply	7,630	m2		5,000.00
40XG	External Gas	7,630	m2		5,000.00
41XF	External Fire Protection	7,630	m2		195,300.00
42XE	External Light and Power	7,630	m2		614,250.00
	Contingency				
47PR	Design contingency	5.00	%		1,932,201.10
	Preliminaries				
47PR	Preliminaries	17.00	%		6,356,744.33
47PR	Margin	6.00	%		2,243,556.82
	Total of Construction Costs				49,176,524.28 ex GST

4.0 Specific exclusions

- GST
- Land costs
- Statutory fees
- Authority fees
- Finance and Holding costs
- Contract Contingency
- Exhibition Fit-out, including Specialist Lighting and associated costs
- Internal University costs.
- Relocation and decanting works

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