



Ref 15569-CIV

7 March, 2017

Coffey Pty Ltd
Level 19, Tower B, Citadel Towers
799 Pacific Highway
CHATSWOOD NSW 2000

Via email Anne.Wharren@coffey.com

Attention Anne Wharren

Dear Madam,

Curl Curl North Public School - Estimate of Capital Investment Value

As requested and in accordance with the supplied documentation including:

1. TKD Architectural drawings dated Nov 16
2. Design documents
3. Asbestos report and documentation
4. Other various verbal and written information

We wish to advise of our current estimated Capital Investment Value (CIV) for the construction of the proposed development at Curl Curl North Public School, Sydney to be **\$35,000,000 *excluding GST*** as set out below.

Construction Cost & Contingencies	\$	19,742,985	
Contamination Remediation	\$	1,450,000	
External Works	\$	7,400,584	
OSI	\$	460,431	
Construction Costs Sub Total			\$ 29,054,000
FF&E	\$	2,000,000	
Active Equipment	\$	500,000	
Relocation / Decanting	\$	200,000	
Other Costs Sub Total			\$ 2,700,000
Professional / Project Management Fees	\$	1,865,000	
PMO Fees	\$	525,000	
Authority Fees, Council Fees & Contributions	\$	159,000	
Disbursement, Insurances & Levies	\$	697,000	
Fees Sub Total			\$ 3,246,000
Total Construction Costs			\$ 35,000,000

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The Capital Investment Value has been calculated in accordance with the definition contained in Environmental Planning and Assessment Regulation (Capital Investment Value) 2000 stated as: *"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 [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or 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 (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

We trust that this meets your needs. Please do not hesitate to contact us if you require additional information.

Yours faithfully,

Slattery Australia Pty Ltd

A handwritten signature in black ink, appearing to read 'A Bailey', enclosed within a simple, hand-drawn oval border.

Alan Bailey

Director, NSW

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