

SYDNEY

Level 7, 68 Pitt Street
Sydney NSW 2000
P 02 9270 1000

7 August 2019

Ref: MBM1159-0019

Tonkin Zulaikha Greer Architects
117 Reservoir Street,
Surry Hills NSW 2010

Att: Sujata Bajracharya

Re: UTS Blackfriars CIV Statement

Dear Sujata,

This letter is to confirm that at Capital Investment Value for the proposed UTS Blackfriars is \$42,404,384. This figure is based on Tonkin Zulaikha Greer Development Application Submission Design Plan Documentations.

Cost of the work is \$46,644,822.

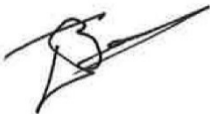
Further breakdown and summary of the CIV is attached (report dated 2 August 2019).

An estimated 128no. of Full Time Equivalent jobs created by the project in the construction phase and an estimated 498no. jobs will be created by the project in the operational phase.

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

Yours sincerely,

MBMpl Pty Ltd



Ian Berson
Founding Director

COST PLAN



UTS Blackfriars Industry Hub

Capital Investment Value - CLT Opt. (RevA)

UTS

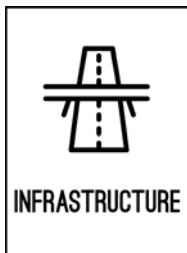
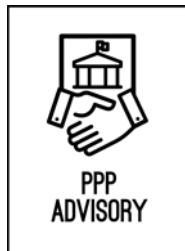
1159-0019



UTS Blackfriars Industry Hub

UTS

Capital Investment Value - CLT Opt. (RevA)



Project Number: 1159-0019 Reviewed By: Ian Berson Prepared By: Andrew Chew

Document Title Issued To: Issue Date:

Capital Investment Value Tonkin Zulaikha Greer 6th August 2018

Capital Investment Value (RevA) Tonkin Zulaikha Greer 2nd August 2019



SUMMARY



Client: UTS
 Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
 1159-0019
 Date - 2/08/2019

Code	Description	Page	% of Cost	Cost/m2	Total
1	Title Page	5			0
2	Basis of Cost Plan	5			0
3	Exclusions & Assumptions	7			0
4					
5	Demolition & Alterations	8	0.23	13.06	97,600
6	Earthworks	8	3.96	224.81	1,679,554
7	Piling	9	3.00	170.00	1,270,038
8	Concrete, Formwork, Reinforcement	9	5.90	334.74	2,500,834
9	Structural Works	10	0.47	26.77	200,000
10	Masonry	10	3.92	222.61	1,663,085
11	Woodwork	10	6.30	357.78	2,673,000
12	Metal Work	11	0.23	12.98	97,000
13	Stairs	11	0.43	24.20	180,800
14	Ceiling	11	1.77	100.52	750,980
15	Floor Finish	11	1.29	73.27	547,435
16	Screens, Balustrades & Handrails	11	2.90	164.70	1,230,450
17	Waterproofing	12	0.41	23.11	172,670
18	Tiling	12	0.69	39.40	294,350
19	Toilet Partitions	12	0.21	12.15	90,750
20	Windows & Doors	12	9.49	538.59	4,023,800
21	Roof and Roof Plumbing	12	0.76	43.21	322,800
22	Mirrors	13	0.03	1.71	12,750
23	Partitions & Linings	13	3.56	201.96	1,508,870
24	Render	13			0
25	Painting	13	0.49	27.79	207,600
26	Signage	13	0.07	4.02	30,000
27	Joinery	13	0.12	6.83	51,000
28	Blinds	13	0.47	26.89	200,900
29	Loose Furniture	13			0
30	Special Equipment	13			0
31	Hydraulic Services	14	2.17	122.98	918,750
32	Gas Services	14	0.12	6.69	50,000
33	Electrical Services	14	5.46	310.08	2,316,635
34	Mechanical Services	15	5.62	319.03	2,383,500
35	Fire Services	15	2.00	113.79	850,140
36	Solar Panel	16	0.38	21.42	160,000
37	Lifts	16	1.46	82.72	618,000
38	Scaffold	16	0.47	26.53	198,225
39	Crainage	16	0.71	40.16	300,000
40	Subtotal Trade Cost		65.09	3,694.49	27,601,516



SUMMARY



Client: UTS
 Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
 1159-0019
 Date - 2/08/2019

41	Builders Preliminaries (14%)		9.11	517.23	3,864,212
42	Builders Margin (10%)		7.42	421.17	3,146,573
43	COMPETITION SCOPE, Recosted (Scope of Works based on previous competition scope dated 25/07/2017)		81.62	4,632.89	34,612,301
44	Design and Consultancy costs (as advised)		7.89	448.07	3,347,534
45	Subtotal Construction Cost (excl GST)		89.52	5,080.96	37,959,835
46	Public Domain	16	3.99	226.38	1,691,299
47	Contamination	17	6.49	368.52	2,753,250

GFA: 7,471.00 m2 Cost/m2 (excl GST): \$5,676/m2

Project Total (excl GST): 42,404,384

GST (10%): 4,240,438

Project Total (incl GST): 46,644,822



REPORT DETAILS



Client: UTS
 Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
 1159-0019
 Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
1	Title Page				
1.1	<u>CAPITAL INVESTMENT VALUE</u>		Note		
1.2					
1.3	FOR		Note		
1.4					
1.5	<u>Tonkin Zulaikha Greer Architects</u>		Note		
1.6	Proposed works to UTS Blackfriars, located at Chippendale, NSW, 2008.		Note		
1.7					
1.8	Prepared by: Andrew Chew		Note		
1.9	Reviewed by: Ian Berson		Note		
1.10					
1.11	<u>Document Issue Schedule</u>		Note		
1.12	Capital Investment Value - 07/08/18		Note		
1.13	Capital Investment Value (RevA) - 02/08/19		Note		
					0.00
2	Basis of Cost Plan				
2.1	<u>INTRODUCTION</u>				
2.2	This Cost Plan has been developed to assist with the feasibility of a proposed works to UTS Blackfriars, located at Chippendale, NSW, 2008.		Note		
2.3	This Cost Plan is based on our professional opinion and the source material listed below.		Note		
2.4					
2.5	<u>CLIENT</u>				
2.6	UTS		Note		
2.7					
2.8	<u>CONSULTANTS</u>				
2.9	<u>Architect</u>				
2.10	Tonkin Zulaikha Greer Architects		Note		
2.11					
2.12	<u>Quantity Surveyor</u>				
2.13	MBMpl Pty Ltd		Note		
2.14					
2.15	<u>DOCUMENTS USED</u>				
2.16	<u>Architectural Drawings received 25th May 2018</u>				
2.17	<u>Architectural Drawings received 18th July 2019</u>				
2.18	01 GROSS FLOOR AREA DIAGRAM copy.pdf		Note		
2.19	02 NET LETTABLE AREA DIAGRAMS.pdf		Note		
2.20	DA00 COVER PAGE + LEGEND.pdf		Note		
2.21	DA01 LOCATION PLAN.pdf		Note		
2.22	DA02 SITE ANALYSIS PLAN.pdf		Note		



REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
2.23	DA03 EXISTING SITE + DEMOLITION PLAN.pdf		Note		
2.24	DA04 SITE PLAN.pdf		Note		
2.25	DA05 SITE SECTIONS.pdf		Note		
2.26	DA06 SITE ELEVATIONS 1.pdf		Note		
2.27	DA07 SITE ELEVATIONS 2.pdf		Note		
2.28	DA08 BASEMENT 2 PLAN.pdf		Note		
2.29	DA09 BASEMENT 1 PLAN.pdf		Note		
2.30	DA10 GROUND FLOOR PLAN.pdf		Note		
2.31	DA11 LEVEL 1 PLAN.pdf		Note		
2.32	DA12 LEVEL 2 PLAN.pdf		Note		
2.33	DA13 LEVEL 3 PLAN.pdf		Note		
2.34	DA14 LEVEL 4 PLAN.pdf		Note		
2.35	DA15 LEVEL 5 & ROOF PLAN.pdf		Note		
2.36	DA16 GROSS FLOOR AREA DIAGRAMS.pdf		Note		
2.37	DA17 NORTH + SOUTH ELEVATION.pdf		Note		
2.38	DA18 EAST + WEST ELEVATION.pdf		Note		
2.39	DA19 SECTION 1.pdf		Note		
2.40	DA20 SECTION 2.pdf		Note		
2.41	DA21 SHADOW DIAGRAMS - PLANS (EXISTING) 1.pdf		Note		
2.42	DA22 SHADOW DIAGRAMS - PLANS (EXISTING) 2.pdf		Note		
2.43	DA23 SHADOW DIAGRAMS - PLANS (PROPOSED) 1.pdf		Note		
2.44	DA24 SHADOW DIAGRAMS - PLANS (PROPOSED) 2.pdf		Note		
2.45	DA25 MATERIALS AND FINISHES SCHEDULE.pdf		Note		
2.46	DA26 3D VIEW - BUCKLAND ST LOOKING NORTH-EAST.pdf		Note		
2.47	DA27 3D VIEW - GRAFTON ST LOOKING EAST.pdf		Note		
2.48	DA28 3D VIEW - BUCKLAND ST LOOKING EAST.pdf		Note		
2.49	DA29 3D VIEW 03 - PUBLIC DOMAIN VIEW.pdf		Note		
2.50	DA30 3D VIEW - BROADWAY LOOKING SOUTH-WEST.pdf		Note		
2.51	DA31 3D VIEW - VERANDAH LOOKING EAST.pdf		Note		
2.52	DA32 3D VIEW - COURTYARD LOOKING N-W.pdf		Note		
2.53	DA33 3D VIEW - FROM NOTRE DAME LOOKING WEST.pdf		Note		
2.54	DA34 VERANDAH DETAILS.pdf		Note		
2.55	DA35 SIGNAGE DETAILS.pdf		Note		
2.56	DA36 HERITAGE FENCE WORKS.pdf		Note		
2.57	DA37 SECTIONS 1_20 - 1.pdf		Note		
2.58	DA38 SECTIONS 1_20 - 2.pdf		Note		
2.59	DA39 SECTIONS 1_20 - 3.pdf		Note		
2.60	<u>Consultant Reports received 25th May 2018</u>		Note		
2.61	180509_UTS Blackfriars_ DRAFT Landscape Design DA Report		Note		
2.62	180517_ UTS Blackfriars_Landscape Outstanding Issues		Note		

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
2.63	180517_UTS Blackfriars_Landscape Plans_DRAFT DA		Note		
2.64	<u>Lighting Cost received 6th June 2018</u>		Note		
2.65	180606_UTS Blackfriars Lighting Report [2]		Note		
2.66	<u>Lighting Cost received 7th June 2018</u>		Note		
2.67	P18280-Budget Estimate A		Note		
					0.00
3	Exclusions & Assumptions				
3.1	<u>Exclusions</u>				
3.2	Exclusions as noted in cost plan		Note		EXCL
3.3	Works to existing building structure, unless otherwise stated		Note		EXCL
3.4	Works outside of site boundary		Note		EXCL
3.5	Out of hours work		Note		EXCL
3.6	Escalation after December 2020		Note		EXCL
3.7	Site allowances and enterprise agreements		Note		EXCL
3.8	Council requirements		Note		EXCL
3.9	Legal fees/charges		Note		EXCL
3.10	Loose furniture		Note		EXCL
3.11	Authority fees		Note		EXCL
3.12	Operable louvers for Curtain wall		Note		EXCL
3.13	Special equipment		Note		EXCL
3.14	Removal of restricted solid waste and hazardous waste		Note		EXCL
3.15	Estimate Contingency		Note		EXCL
3.16	Construction Contingency		Note		EXCL
3.17					
3.18					
3.19	<u>Assumptions</u>				
3.20	<u>Assumptions have been made on the following in the absence of design information:</u>		Note		
3.21	External and internal finishes		Note		
3.22	Method of construction		Note		
3.23	Reinforcement ratios		Note		
3.24	Staging requirements		Note		
3.25	All specifications		Note		
3.26					
3.27	<u>Mechanical Engineer Exclusions</u>				
3.28	Green Star / ESD modelling		Note		EXCL
3.29	Natural ventilation louvres		Note		EXCL
3.30	Penetrations and coring		Note		EXCL
3.31	Fire rating of penetrations through fire rated elements		Note		EXCL
3.32	All permits, applications and fees		Note		EXCL

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
3.33					
3.34	<u>Electrical Engineer Exclusions</u>				
3.35	Fitout of Power & Data Services		Note		EXCL
3.36	Audio Visual services		Note		EXCL
3.37	General Lighting & Lighting Controls (Design by Others)		Note		EXCL
3.38	External Lighting & Lighting Controls (Design by Others)		Note		EXCL
3.39	Penetrations and coring		Note		EXCL
3.40	BWIC		Note		EXCL
3.41	Trenching, Excavation, Backfilling, Surface Make Good		Note		EXCL
3.42	Fire rating of penetrations through fire rated elements		Note		EXCL
3.43	All permits, applications and fees		Note		EXCL
3.44	Demolition works by builder		Note		EXCL
3.45					
3.46	<u>Hydraulic Engineer Exclusions</u>				
3.47	Supply of sanitary fixtures, fittings and tapware		Note		EXCL
3.48	Natural ventilation louvres		Note		EXCL
3.49	Irrigation systems		Note		EXCL
3.50	Fire rating of penetrations through fire rated elements		Note		EXCL
3.51	All permits, applications and fees		Note		EXCL
3.52	Fixtures and fittings		Note		EXCL
3.53					
3.54	<u>Fire Engineer Exclusions</u>				
3.55	Wall wetting drencher system as this design has not been finalised in terms of head spacing and water supply		Note		EXCL
3.56	Penetrations and coring		Note		EXCL
3.57	Fire rating of penetrations through fire rated elements		Note		EXCL
3.58	All permits, applications and fees		Note		EXCL
3.59	Demolition works by builder		Note		EXCL
					0.00
5	Demolition & Alterations				
5.1	Allowance to demolish existing buildings (assume total of 760m2 GFA area to be demolished)	760	m2	100.00	76,000
5.2	Allowance for removing existing surrounding trees	1	item	10,000.00	10,000
5.3	Allowance for cleaning site and cart away	1,320	m2	5.00	6,600
5.4	Remove existing services fixtures to Building CB22 (former girls school)	1	item	5,000.00	5,000
					97,600
6	Earthworks				
6.1	<u>Bulk Excavation</u>				
6.2	Bulk excavate to reduce levels	9,502	m3	35.00	332,570
6.3	Extra over for bulk excavation in rock (assume 70%)	9,502	m3	80.00	760,160

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
6.4	Allowance for dewatering bulk excavations during construction	1,244	m2	25.00	31,100
6.5	Removal of contaminated material (Measured in Construction Contingency)		item		Included Elsewhere
6.6	<u>Trench excavation</u>				
6.7	Excavate in earth for trenches & thickenings	184	m3	85.00	15,640
6.8	Excavate in earth for lift pits	20	m3	85.00	1,700
6.9	<u>General</u>				
6.10	Cart away earth	19,228	m3	28.00	538,384
					1,679,554
7	<u>Piling</u>				
7.1	Allowance for mobilization, setting up, dismantling and removal	1	item	25,000.00	25,000
7.2	<u>Secant Pile Shoring</u>				
7.3	Allowance for 600mm dia. piles	1,737	m	320.00	555,840
7.4	<u>Ground Anchor</u>				
7.5	Temporary anchors (allow 1 every 5m2)	679	no	800.00	543,200
7.6	<u>Bored Piers & Caps</u>				
7.7	600mm dia tension pile 4m socket into class IV sandstone	28	m	355.00	9,940
7.8	600mm dia tension pile 7m socket into class IV sandstone	119	m	355.00	42,245
7.9	900mm dia pile under columns 5m socket into class IV sandstone	138	m	550.00	75,900
7.10	3000 x 3000 x 1500mm deep slab thickenings / pile caps integral with basement slab	23	no	778.83	17,913
					1,270,038
8	<u>Concrete, Formwork, Reinforcement</u>				
8.1	<u>Concrete</u>				
8.2	Assumed all outer retaining walls are contiguous piling		Note		
8.3	Reinforced concrete in trenches and thickening	223	m3	350.00	78,050
8.4	Reinforced concrete in ground slab	498	m3	350.00	174,300
8.5	Reinforced concrete in lift pit ground slab	14	m3	350.00	4,900
8.6	Reinforced concrete in columns	46	m3	350.00	16,100
8.7	Reinforced concrete in stairs	81	m3	350.00	28,350
8.8	Reinforced concrete walls	546	m3	350.00	191,100
8.9	Reinforced concrete in suspended slabs	720	m3	350.00	252,000
8.10	Reinforced concrete in attached beam	405	m3	350.00	141,750
8.11	<u>Formwork</u>				
8.12	To trenches & thickenings	148	m2	125.00	18,500
8.13	To columns	368	m2	125.00	46,000
8.14	To soffit of stairs	265	m2	125.00	33,125
8.15	To face of riser stair	130	m2	30.00	3,900
8.16	To concrete walls	5,276	m2	120.00	633,120
8.17	To soffit of suspended slab	2,261	m2	105.00	237,405

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
8.18	To sides & soffit of attached beam	1,073	m2	125.00	134,125
8.19	Reinforcement				
8.20	Reinforced concrete in trenches and thickening	14.50	t	2,350.00	34,063
8.21	Reinforced concrete in ground slab	32.37	t	2,350.00	76,070
8.22	Reinforced concrete in lift pit ground slab	0.91	t	2,350.00	2,139
8.23	Reinforced concrete in columns 550x550mm	2.99	t	2,350.00	7,027
8.24	Reinforced concrete walls (120kg/m3)	65.52	t	2,350.00	153,972
8.25	Reinforced concrete in stairs	5.27	t	2,350.00	12,373
8.26	Reinforced concrete in suspended slabs	46.80	t	2,350.00	109,980
8.27	Reinforced concrete in attached beam	26.33	t	2,350.00	61,864
8.28	Termite proofing				
8.29	Allowance for termite proofing under ground slab	1,261	m2	3.00	3,783
8.30	Sundries				
8.31	Allowance for curing and forming slab smooth	4,684	m2	10.00	46,840
					2,500,834
9	Structural Works				
9.1	NO DETAILS TO FOR STRUCTURAL STEEL		NOTE		
9.2	Allowance for structural steel elsewhere	1	item	200,000.00	200,000
					200,000
10	Masonry				
10.1	[BR] 270 birck wall	1,191	m2	175.00	208,425
10.2	[BR] Extra over for face brick	1,191	m2	75.00	89,325
10.3	Cavity block wall including core filling	2,405	m2	410.00	986,050
10.4	[BRT] Corium brick tile cladding including	557	m2	650.00	362,050
10.5	Brick paving	181	m2	95.00	17,235
					1,663,085
11	Woodwork				
11.1	Suspended Floor				
11.2	CLT Floor	4,395	m2	280.00	1,230,600
11.3					
11.4	Columns				
11.5	[TC1] 650x550 Glulam Column	367	m	800.00	293,600
11.6	[TC2] 300x300 Glulam Column	29	m	800.00	23,200
11.7	[TC3] 280x280 Glulam Column	208	m	800.00	166,400
11.8	Beam				
11.9	[TB1] 420Wx780D Glulam Beam	461	m	800.00	368,800
11.10	[TB2] 400Wx480D Glulam Beam	214	m	800.00	171,200
11.11	[TB3] 360Wx480D Glulam Beam	91	m	800.00	72,800

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
11.12	[TB4] 420Wx780D Glulam Beam	12	m	800.00	9,600
11.13	[TB5] 240Wx280D Glulam Beam	17	m	800.00	13,600
11.14	[TB6] 320Wx280D Glulam Beam	124	m	800.00	99,200
11.15	[TB7] 380Wx780D Glulam Beam	17	m	800.00	13,600
11.16	[TB8] 90Wx1800D Glulam Beam	37	m	800.00	29,600
11.17	[TB9] 360Wx780D Glulam Beam	10	m	800.00	8,000
11.18	700WB Glulam Beam	61	m	800.00	48,800
11.19	Mullion				
11.20	[TM1] 260x100 Timber Mullion	155	m	800.00	124,000
					2,673,000
12	Metal Work				
12.1	Tactile				
12.2	Tactile to stair landing (PC supply \$848/m2)	45	m2	1,200.00	54,000
12.3	Misc				
12.4	Grab rail to disable toilet	1	item	10,000.00	10,000
12.5	Allowance for bike stand	26	no	1,000.00	26,000
12.6	Allowance for lockers (assume 2 tiers)	20	no	350.00	7,000
					97,000
13	Stairs				
13.1	Featured steel staircase including balustrade	23	m/rise	8,000.00	180,800
13.2	Stairs to fire staircase (measured in concrete)		note		Measured Elsewhere
					180,800
14	Ceiling				
14.1	Allowance for suspended acoustic tile ceiling (fire rated)	2,838	m2	250.00	709,500
14.2	Allowance for suspended acoustic tile ceiling (non-fire rated)	166	m2	85.00	14,110
14.3	Allowance for suspended ceiling to wet areas	322	m2	85.00	27,370
					750,980
15	Floor Finish				
15.1	Allowance for carpets	5,775	m2	85.00	490,875
15.2	Allowance for pavers including screeding	202	m2	280.00	56,560
					547,435
16	Screens, Balustrades & Handrails				
16.1	Screens				
16.2	Internal aluminum framed glazed partition / doors	1,247	m2	800.00	997,600
16.3	Balustrade				
16.4	Glazed balustrade	102	m2	1,200.00	122,400
16.5	Stainless steel balustade and handrail	31	m2	650.00	20,150

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
16.6	Perforated metal balustrade including SS handrail	28	m2	1,200.00	33,600
16.7	Glazed balustrade to terrace	16	m2	1,200.00	19,200
16.8	Balustrade to featured staircase (measured in stairs)		note		Measured Elsewhere
16.9	Rails				
16.10	Rails to fire staircase	250	m	150.00	37,500
					1,230,450
17	Waterproofing				
17.1	Waterproofing to wet area	231	m2	35.00	8,085
17.2	Waterproofing to roof slab	228	m2	125.00	28,500
17.3	Waterproofing to decking	159	m2	65.00	10,335
17.4	Waterproofing to basement	2,515	m2	50.00	125,750
					172,670
18	Tiling				
18.1	Tiles to floor in wet areas (PC supply \$60/m2)	357	m2	150.00	53,550
18.2	Tiles to wall in wet areas (PC supply \$60/m2)	1,505	m2	160.00	240,800
					294,350
19	Toilet Partitions				
19.1	Allowance for toilet cubicles including doors & hardware	55	no	1,650.00	90,750
					90,750
20	Windows & Doors				
20.1	Curtain wall				
20.2	Prism curtain wall (north facade)	987	m2	2,800.00	2,763,600
20.3	Curtain wall (east and west facade)	485	m2	1,500.00	727,500
20.4	Extra over curtain wall for operable louvers	987	m2		EXCL
20.5	Windows				
20.6	Commercial section aluminum framed doors / windows	439	m2	800.00	351,200
20.7	Allowance for automatic louvers to roof riser	56	m2	2,000.00	112,000
20.8	Doors				
20.9	Single door & frame	38	no	650.00	24,700
20.10	Allowance for door hardware	38	no	200.00	7,600
20.11	Skylight				
20.12	Glazed skylight to entrance walkway	31	m2	1,200.00	37,200
					4,023,800
21	Roof and Roof Plumbing				
21.1	Concrete roof (measured in concrete)		note		Measured Elsewhere
21.2	Roof including roof plumbing	574	m2	450.00	258,300
21.3	Allowance for skylight with fixed louvers	43	m2	1,500.00	64,500

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
					322,800
22	Mirrors				
22.1	Allowance for mirrors	51	m2	250.00	12,750
					12,750
23	Partitions & Linings				
23.1	Walls				
23.2	Allowance for plasterboard finish to internal walls	15,432	m2	70.00	1,080,240
23.3	Allowance for plasterboard finish to internal walls including framing	1,621	m2	110.00	178,310
23.4	Allowance for plasterboard finish to lift core	576	m2	70.00	40,320
23.5	Allowance for finishes to brick wall (assume leaving BW1 as exposed bricks)		m2		EXCL
23.6	Extra over for utility & data rooms & small meeting room - includes carpets, ceilings, lighting, utility joinery, utility room, data room, 1 x meeting room and supplementary a/c to data and meeting room (air-conditioning measured elsewhere)	7	no	30,000.00	210,000
					1,508,870
24	Render				
24.1	Allowance for render		m2		EXCL
					0.00
25	Painting				
25.1	Allowance for paint to walls	3,692	m2	20.00	73,840
25.2	Allowance for paint to ceiling	5,775	m2	22.00	127,050
25.3	Allowance for paint suspended ceiling to wet areas	305	m2	22.00	6,710
					207,600
26	Signage				
26.1	Allowance for signage	1	item	30,000.00	30,000
					30,000
27	Joinery				
27.1	Vanity to amenities	34	m	1,500.00	51,000
					51,000
28	Blinds				
28.1	Automatic roller blinds to curtain wall from Level 1-4	574	m2	350.00	200,900
					200,900
29	Loose Furniture				
29.1	Allowance for loose furniture		item		EXCL
					0.00
30	Special Equipment				

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
30.1	Allowance for special equipment		item		EXCL
					0.00
31	Hydraulic Services				
31.1	<u>Below budget estimate provided by Evolved Engineering dated 06/06/18)</u>		note		
31.2	Sanitary Plumbing And Drainage	1	item	145,000.00	145,000
31.3	Stormwater Drainage	1	item	160,000.00	160,000
31.4	Hot & Cold Water and Gas	1	item	238,000.00	238,000
31.5	Fire Hydrants & Hose Reels	1	item	241,000.00	241,000
31.6	Fire Sprinkler Supplies	1	item	46,000.00	46,000
31.7	Miscellaneous				
31.8	O&Ms, As-built & Commissioning	1	item	45,000.00	45,000
31.9	Builders work in connection	1	item	43,750.00	43,750
					918,750
32	Gas Services				
32.1	Allowance for gas installation	1	item	50,000.00	50,000
					50,000
33	Electrical Services				
33.1	<u>Below budget estimate provided by Evolved Engineering dated 06/06/18)</u>		note		
33.2	Main Switchboard & Incoming Supply	1	item	90,000.00	90,000
33.3	Distribution Boards	1	item	228,000.00	228,000
33.4	Energy Metering	1	item	114,000.00	114,000
33.5	LV Submains & Cabling	1	item	200,000.00	200,000
33.6	LV Cleaners Power	1	item	42,000.00	42,000
33.7	Services Reticulation	1	item	120,000.00	120,000
33.8	Standby Diesel Generator Arrangement	1	item	110,000.00	110,000
33.9	26kWp Photovoltaic Installation	1	item	39,000.00	39,000
33.10	Lightning Protection	1	item	40,000.00	40,000
33.11	Telecommunications Backbone Infrastructure	1	item	90,000.00	90,000
33.12	Comms Racks (2 racks MDF, 2 TGF Room per level)	1	item	32,000.00	32,000
33.13	CCTV (External Areas & Public Corridors/Lobbies)	1	item	96,000.00	96,000
33.14	Emergency Lighting & Exits	1	item	47,250.00	47,250
33.15	Access Control (Public & Plant Areas Only)	1	item	80,000.00	80,000
33.16	Miscellaneous				0.00
33.17	As Built	1	item	40,000.00	40,000
33.18	O&M's	1	item	30,000.00	30,000
33.19	Commissioning	1	item	40,000.00	40,000
33.20	<u>Below budget estimate provided by ARUP dated 06/06/18)</u>				
33.21	Back of house base build (LED battens)	737	m2	30.00	22,110

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
33.22	Typical workplace	6,888	m2	100.00	688,800
33.23	Facade Lighting	1	item	100,000.00	100,000
33.24	Builders work in connection	1	item	67,474.80	67,475
					2,316,635
34	Mechanical Services				
34.1	<u>Below budget estimate provided by Evolved Engineering dated 06/06/18)</u>		note		
34.2	Assumes: - 3.25m ² /person occupant density - Nil pressurisation/exhaust to atrium - Design to open plan only, no allowance for fitout partitioning		note		
34.3	Central Plant	1		450,000.00	450,000
34.4	On Floor Air Conditioning	1		1,122,000.00	1,122,000
34.5	TSG Room A/C Units	1		70,000.00	70,000
34.6	Stair Pressurisation	1		80,000.00	80,000
34.7	Outside Air System	1		40,000.00	40,000
34.8	Generator Ventilation System	1		30,000.00	30,000
34.9	Bathroom Exhaust System	1		113,000.00	113,000
34.10	Building Management System	1		200,000.00	200,000
34.11	Mechanical Electrical	1		100,000.00	100,000
34.12	Miscellaneous				0.00
34.13	O&Ms	1		5,000.00	5,000
34.14	As-Builts	1		30,000.00	30,000
34.15	Commissioning	1		30,000.00	30,000
34.16	Builders work in connection	1	item	113,500.00	113,500
					2,383,500
35	Fire Services				
35.1	<u>Below budget estimate provided by Evolved Engineering dated 06/06/18)</u>		note		
35.2	Assumes: - Sprinkler design as per current SD documents - Design to open plan only, no fitout works - Incorporation of existing site sprinklers into new building		note		
35.3	Fire Sprinkler				
35.4	Sprinklers	1	item	360,000.00	360,000
35.5	Fire drenches (cost as advised)	1	item	125,000.00	125,000
35.6	Fire Detection and Alarm System				
35.7	Assumes: - Design as per current SD documents, no additional allowance for requirements of FER - Design to open plan only, no fitout works - Includes fire extinguishers				
35.8	Detection & EWIS	1	item	223,000.00	223,000
35.9	Miscellaneous				
35.10	O&Ms, As-builts & Commissioning	1	item	30,000.00	30,000

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
35.11	Builders work in connection	1	item	22,140.00	22,140
35.12	Automatic Fire Curtain	2	no	45,000.00	90,000
					850,140
36	Solar Panel				
36.1	Allowance for solar panel installation	1	item	160,000.00	160,000
					160,000
37	Lifts				
37.1	Allowance for hydraulic lift (7 stops)	3	no	200,000.00	600,000
37.2	Allowance for lift fitout		item		INCL
37.3	Builders work in connection	1	item	18,000.00	18,000
					618,000
38	Scaffold				
38.1	Allowance for scaffolding	2,643	m2	75.00	198,225
					198,225
39	Crainage				
39.1	Allowance for crainage	1	item	300,000.00	300,000
					300,000
46	Public Domain				
46.1	<u>Provisional Allowance for Public Domain</u>				
46.2	<u>Surface</u>				
46.3	Concrete stepping stone pavers including basecourse	86	m2	90.00	7,740
46.4	Concrete paving including basecourse	130	m2	130.00	16,900
46.5	Brick pavers	880	m2	95.00	83,600
46.6	Concrete ramp	1	no	2,000.00	2,000
46.7	Timber raised decking	64	m2	265.00	16,960
46.8	<u>Landscape</u>				
46.9	Ground covers and shrub planting including top soil	428	m2	95.00	40,660
46.10	Turf including top soil	93	m2	30.00	2,790
46.11	Ex-ground trees (cost as advised)	3	no	20,000.00	60,000
46.12	Super advanced tree (cost as advised)	3	no	10,000.00	30,000
46.13	Screen planted wall (assume average height 3m)	108	m2	350.00	37,800
46.14	<u>FFE</u>				
46.15	Proposed seating furniture (cost as advised)	1	item	50,000.00	50,000
46.16	Timber long bench	5	no		INCL
46.17	Foldable furniture set	3	no		INCL
46.18	Picnic long bench and table	1	no		INCL
46.19	Bike stand	10	no	1,200.00	12,000

REPORT DETAILS



Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

Code	Description	Quantity	Unit	Rate	Amount
46.20	Bins	1	item	1,000.00	1,000
46.21	Retractable bollard (allowed for Hydraulic/Pneumatic/Electromechanical)	2	no	41,000.00	82,000
46.22	<u>Services</u>				
46.23	Allowance to divert or relocate services		item		EXCL
46.24	<u>Misc</u>				
46.25	Allowance for rectification of existing perimeter stone fence	1	item	50,000.00	50,000
46.26	Water Artwork: Rain Falls (Option 1 - Multiple Sequences - with solenoids. Cost and options as advised.)	1	item	500,866.00	500,866
46.27	Custom grated drain for water feature	36	m	250.00	9,000
46.28	LED Lighting to furnitures (cost as advised)	1	item	10,000.00	10,000
46.29	Artwork	1	item		EXCL
46.30	Subtotal Trade Costs				1,013,316
46.31	Estimate Contingency (10%)				101,332
46.32	Builders Preliminaries (14%)				156,051
46.33	Builders Margin (10%)				127,070
46.34	Design and Consultancy (10%)				139,777
46.35	Construction Contingency (10%)				153,754
46.36	Subtotal Construction Costs				1,691,299
					1,691,299
47	Contamination				
47.1	<u>Provisional Allowance for Removal of Contaminated Soil</u>				
47.2	Removal of Contaminated Soil (allowance to remove 60% of total excavation area). Rates are based on hydrocarbon soil and asbestos removal	11,013	t	250.00	2,753,250
47.3	Removal of restricted solid waste and hazardous waste		item		EXCL
					2,753,250

Client: UTS
Project: UTS Blackfriars Industry Hub

Details: Capital Investment Value - CLT Opt. (RevA)
1159-0019
Date - 2/08/2019

This report, the documents attached hereto, and any associated communications, are intended only for the Addressee and may contain privileged or confidential information. Any unauthorised disclosure is strictly prohibited. If you have received this report in error, please notify MBMpl Pty Ltd (MBM) immediately so that we may correct our internal records.

This report is qualified in its entirety by and should be considered in the light of the agreed terms of engagement and the following:

This report has been prepared for the exclusive use of the Addressee and shall not be relied upon by any other third party for any other purposes unless expressly permitted or required by law and then only in connection with the purpose in respect of which this report is provided.

In no event, regardless of whether MBM's consent has been provided, shall MBM assume any liability or responsibility to any third party to whom this report is disclosed or otherwise made available.

Without the prior written consent of MBM, this report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it might be relied upon to any degree by any person other than the Addressee.

MBM has used its reasonable endeavour so that the data contained in this report reflects the most accurate and timely information available and is based on information that was current as of the date of this report.

The preparation of this report has relied on information provided by the Addressee and by third parties. MBM has not verified this information and we assume no responsibility and make no representations with respect to adequacy, accuracy or completeness of such information.

This report is based on estimates, assumptions and other information developed by MBM from our independent research, intelligence, general knowledge of the industry and consultations with the addressee, addressee employee and representatives.

No guarantee or warranty is made by MBM in relation to the projected values or findings contained in this report. In addition, this report is based upon information that was obtained on or before the date in which this report was prepared. Circumstances and events may occur following the date on which such information was obtained that are beyond our control and which may impact on the findings and projections contained in this report. MBM specifically disclaims any responsibility where such circumstances or events do occur and impact the findings of this report.

The findings in this report must be viewed in the context of the entire report including, without limitation, any assumptions made and disclaimers provided. Under no circumstances shall the findings in this report be excised from the body of this report.

All intellectual property rights (including, but not limited to copyright, database rights and trade marks rights) in this report including any forecasts, spreadsheets or other materials provided are the property of MBM. The addressee may use and copy such materials for internal use.

OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and the Gold Coast.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

Sydney

Level 7
68 Pitt Street
Sydney NSW 2000
02 9270 1000
nsw@mbmpl.com.au

Melbourne

Level 7
500 Collins Street
Melbourne VIC 3000
03 9603 5200
vic@mbmpl.com.au

Brisbane

Level 22
215 Adelaide Street
Brisbane QLD 4000
07 3234 4000
qld@mbmpl.com.au

Parramatta

Suite 1, Ground Floor
111 Phillip Street,
Parramatta, NSW 2150
02 9270 1000
nsw@mbmpl.com.au

Canberra

Level 2, Suite B
Ethos House
28-36 Ainslie Place
Canberra ACT 2601
02 6152 0996
act@mbmpl.com.au

Perth

Level 29
221 St Georges Terrace
Perth WA 6000
08 9288 0616
wa@mbmpl.com.au

Gold Coast

Suite 1802, Level 8
Southport Central Tower 1
56 Scarborough Street
Southport QLD 4215
07 5591 6732
gc@mbmpl.com.au

Adelaide

Balcony Level
109 Gays Arcade
Adelaide 5000
08 8423 4540
sa@mbmpl.com.au