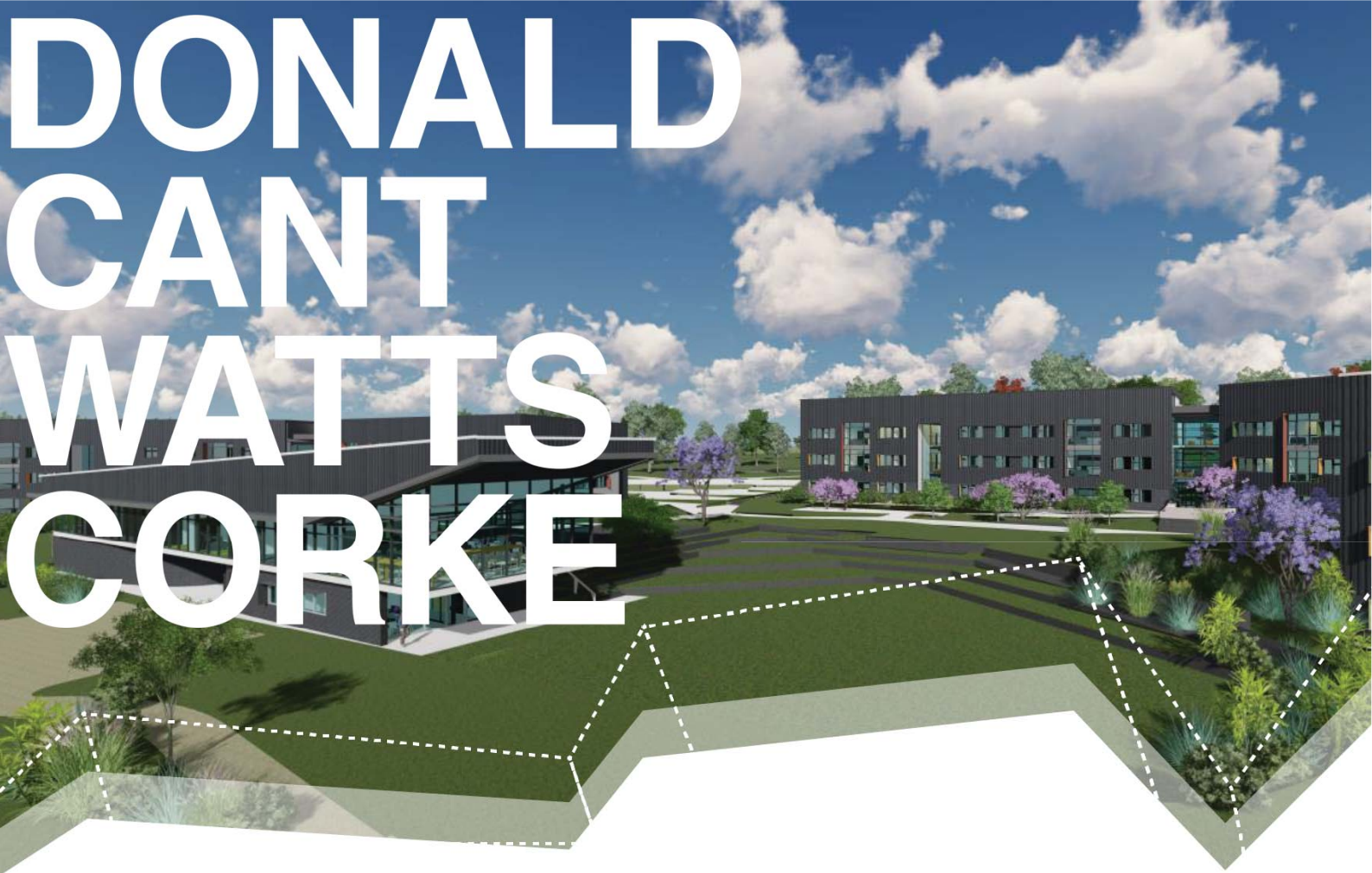


DONALD CANT WATTS CORKE

An architectural rendering of a modern building complex, the Wright Block, featuring dark grey facades and large glass windows. The building is surrounded by a landscaped courtyard with green lawns, trees, and purple flowering shrubs. A white dashed line outlines a specific area within the courtyard. The sky is blue with scattered white clouds.

Capital Investment Value Estimate

Wright Block

University of New England, Armidale.

6th June 2019

partners for
excellence

I INTRODUCTION

As per the request of Adam Litherland of the University of New England, 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. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: Yogendra Sumithiran



Position and Qualifications: Yogendra Sumithiran / MRICS, MAIQS, CQS

2 DRAWINGS AND INFORMATION USED

As provided by Billard Leece Partnership via Aconex between 29/04/19 & 07/05/10:19

1. 60% Design Architectural Drawings prepared by Billard Leece Partnership Architecture and numbered as follows:

- | | | |
|--------------------|--------------------|--------------------|
| • Apr 2019 AA00-01 | • Apr 2019 AA51-01 | • Apr 2019 AA60-02 |
| • Apr 2019 AA00-02 | • Apr 2019 AA51-02 | • Apr 2019 AA60-03 |
| • Apr 2019 AA01-01 | • Apr 2019 AA51-03 | • Apr 2019 AA60-04 |
| • Apr 2019 AA01-02 | • Apr 2019 AA51-04 | • Apr 2019 AA60-05 |
| • Apr 2019 AA02-01 | • Apr 2019 AA51-05 | • May 2019 AA70-01 |
| • Apr 2019 AA03-11 | • Apr 2019 AA51-06 | • May 2019 AA81-01 |
| • Apr 2019 AA03-12 | • Apr 2019 AA51-07 | • Apr 2019 AA96-01 |
| • Apr 2019 AA03-13 | • Apr 2019 AA51-08 | • Apr 2019 AA03-14 |
| • May 2019 AA40-01 | • Apr 2019 AA60-01 | • Apr 2019 AS20-01 |

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- Apr 2019 AS20-02
- Apr 2019 AH10-01
- Apr 2019 AH10-02
- Apr 2019 AH10-03
- Apr 2019 AH12-01
- Apr 2019 AH12-02
- Apr 2019 AH13-01
- Apr 2019 AH13-02
- Apr 2019 AH20-01
- Apr 2019 AH30-01
- Apr 2019 AH96-01
- Apr 2019 AN10-01
- Apr 2019 AN10-02
- Apr 2019 AN10-03
- Apr 2019 AN10-04
- Apr 2019 AN10-10
- Apr 2019 AN10-11
- Apr 2019 AN10-20
- Apr 2019 AN10-21
- Apr 2019 AN10-30
- Apr 2019 AN10-31
- Apr 2019 AN10-40
- Apr 2019 AN10-41
- Apr 2019 AN12-10
- Apr 2019 AN12-11
- Apr 2019 AN12-20
- Apr 2019 AN12-21
- Apr 2019 AN12-30
- Apr 2019 AN12-31
- Apr 2019 AN13-10
- Apr 2019 AN13-11
- Apr 2019 AN13-20
- Apr 2019 AN13-21
- Apr 2019 AN13-30
- Apr 2019 AN13-31
- Apr 2019 AN20-01
- Apr 2019 AN20-02
- Apr 2019 AN30-02
- Apr 2019 AN96-01
- Apr 2019 AW10-01
- Apr 2019 AW10-02
- Apr 2019 AW10-03
- Apr 2019 AW10-04
- Apr 2019 AW10-10
- Apr 2019 AW10-11
- Apr 2019 AW10-20
- Apr 2019 AW10-21
- Apr 2019 AW10-30
- Apr 2019 AW10-31
- Apr 2019 AW10-40
- Apr 2019 AW10-41
- Apr 2019 AW12-01
- May 2019 AW12-02
- May 2019 AW12-03
- May 2019 AW12-04
- May 2019 AW12-05
- May 2019 AW12-06
- May 2019 AW13-10
- May 2019 AW13-11
- May 2019 AW13-20
- May 2019 AW13-21
- May 2019 AW13-30
- May 2019 AW13-31
- Apr 2019 AW20-01
- Apr 2019 AW20-02
- Apr 2019 AW20-03
- Apr 2019 AW30-01
- Apr 2019 AW30-02
- May 2019 AW96-01
- Apr 2019 AS20-01
- Apr 2019 AS20-02

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.

Autoc ode	Description	Quantity	Unit	Rate	Total
CIV Cost Report					
UNIVERSITY OF NEW ENGLAND					
Wright Block					
June 2019					
BUILDING WORKS - WRIGHT BLOCK					
1	DEMOLITION	12,063	m2	63	760,610
2	BULK EARTHWORKS	12,063	m2	25	302,820
3	SUBSTRUCTURE	12,063	m2	246	2,965,278
4	COLUMNS	12,063	m2	85	1,020,385
5	STAIRS & BALUSTRADING	12,063	m2	18	223,050
6	UPPER FLOORS	12,063	m2	207	2,499,480
7	STRUCTURAL STEEL & ROOF WORKS	12,063	m2	134	1,618,945
8	EXTERNAL WALLS	12,063	m2	190	2,294,239
9	WINDOWS AND EXTERNAL DOORS	12,063	m2	262	3,155,950
10	INTERNAL WALLS	12,063	m2	228	2,749,962
11	INTERNAL DOORS	12,063	m2	110	1,331,400
12	WALL FINISHES	12,063	m2	117	1,406,960
13	FLOOR FINISHES	12,063	m2	66	799,565
14	CEILINGS FINISHES	12,063	m2	90	1,089,865
15	JOINERY	12,063	m2	197	2,374,300
16	FIXTURES	12,063	m2	155	1,871,450
17	MECHANICAL SERVICES	12,063	m2	417	5,025,000
18	HYDRAULIC SERVICES	12,063	m2	125	1,507,875
19	FIRE SERVICES	12,063	m2	61	729,960
20	ELECTRICAL SERVICES	12,063	m2	260	3,137,325
21	AUDIO VISUAL	12,063	m2	29	344,810
22	COMMS & DATA	12,063	m2	25	301,575
23	FF&E	12,063	m2	0	EXCL
SUB-TOTAL - BUILDING WORKS		12,063	m2	3,056	36,864,418
EXTERNAL WORKS AND LANDSCAPING - WRIGHT BLOCK					
24	LANDSCAPING WORKS	12,063	m2	158	1,910,745
25	CAR PARK WORKS	12,063	m2	46	550,135
SUB-TOTAL - EXTERNAL WORKS AND LANDSCAPING		12,063	m2	204	2,460,880
INCOMING SITE SERVICES - WRIGHT BLOCK					
26	INCOMING SITE SERVICES	12,063	m2	230	2,773,500
27	STORMWATER MANAGEMENT SYSTEM	12,063	m2	45	543,216
SUB-TOTAL - INCOMING SITE SERVICES		12,063	m2	275	3,316,716

Autoc ode	Description	Quantity	Unit	Rate	Total
	NET CONSTRUCTION COST - WRIGHT BLOCK	12,063	m2	3,589	43,288,399
28	PRELIMINARIES 10%	12,063	m2	359	4,328,840
29	MARGIN 5%	12,063	m2	197	2,380,862
	GROSS CONSTRUCTION COST (GCC) - WRIGHT BLOCK	12,063	m2	4,145	49,998,101
30	CONTINGENCY (5%)	12,063	m2	207	2,499,905
	GROSS CONSTRUCTION COST (GCC) - WRIGHT BLOCK INCLUDING CONTINGENCY	12,063	m2	4,352	52,498,006
	PROJECT COSTS				
31	CONSULTANT COSTS (6%)	12,063	m2	249	2,999,886
	TOTAL CIV ESTIMATE	12,063	m2	4,601	55,497,892