



20 November 2019

EPM Projects Pty Ltd

Level 2, 146 Arthur Street

North Sydney NSW 2060

(via email to: jgraham@epmprojects.com.au)

Attn: Mr. Jordan Graham

Subject: Roseville College – SWELL Centre
Capital Investment Value (CIV) Estimate

Dear Jordan,

We understand EPM will be submitting a request for SEARs for the abovementioned project. To assist in the process, we have prepared a Capital Investment Value (CIV) Estimate in accordance with the NSW Government's planning circular dated 10 May 2010 "New definition of capital investment value".

As per the attached "CIV Cost Plan" we have calculated the CIV at \$29,546,952 excluding GST.

Based on the CIV we anticipate the development to generate the following additional Full Time Equivalent (FTE) jobs during the construction and operational phases:

Construction Phase	69
Operational Phase (as advised by Roseville College)	3

If you have any questions or would like to further discuss this matter, please do not hesitate to contact me on the details below.

Kind Regards,




Luke Foster

Director

Blue Stone Management (Australia) Pty Ltd

B. Build (CE) (Hons), AAIQS (Member No.4720)

M: +61 408 557 869

E: LFoster@bsmemail.com



BLUE STONE
MANAGEMENT

CIV Cost Plan

for

Roseville College SWELL Centre

Client:	The Anglican Schools Corporation & Roseville College
Project Manager:	EPM Projects L2, 146 Arthur Street, NTH SYDNEY 2060 (02) 9452 8300
Date:	20-Nov-2019
Prepared by:	Riffath Hussain
Reviewed by:	Luke Foster

GENERAL INFORMATION



Item	Description
1	General Information
1.01	CIV Cost Plan
1.02	Roseville College SWELL Centre
1.03	For
1.04	The Anglican Schools Corporation & Roseville College
1.05	Prepared By: Riffath Hussain
1.06	Reviewed By: Luke Foster
1.07	Introduction
1.08	This cost plan has been developed to determine the Capital Investment Value of the proposed new Carpark, Pool and Hardcourts along Bancroft Avenue for Roseville College
1.09	This cost plan is based on our professional opinion and the source material listed below.
1.10	Document Issue Schedule
1.11	CIV Cost Plan - Issued 20-11-2019
1.12	Consultants
1.13	<i>Project Manager</i>
1.14	EPM Projects
1.15	<i>Architect</i>
1.16	BHA
1.17	<i>Landscape Architects</i>
1.18	Sym Studio
1.19	<i>Mechanical & Hydraulic Engineers</i>
1.20	JHA
1.21	<i>Electrical Engineers</i>
1.22	ACOR
1.23	<i>Quantity Surveyor</i>
1.24	Blue Stone Management
1.25	Basis of Estimate
1.26	<i>The following information provided by EPM</i>
1.27	<i>Documentation received 09 October 2019 via email:</i>
1.28	Development Application Acoustic Assessment - 190805
1.29	Roseville Landscape Report - 191003
1.30	Structural Engineering Report - 191004
1.31	Architectural DA Package Rev. F - 191004
1.32	00 - Cover (F)
1.33	01 - Site Plan (F)
1.34	02 - Level 1 - Plan (F)
1.35	03 - Level 2 - Plan (F)
1.36	04 - Level 3 - Plan (F)
1.37	05 - Roof Plan (F)
1.38	06 - Elevation North & South (F)
1.39	07 - Elevation East & West (F)
1.40	08 - Section 01 & 02 (F)
1.41	09 - Section 03 & 04 (F)

GENERAL INFORMATION



Item	Description
1.42	10 - Demolished Plan (B)
1.43	11 - Wall Detail 1:20 (B)
1.44	12 - Signage (F)
1.45	13 - Shadow Study (F)
1.46	ESD Report - 191003
1.47	SSDA - Architectural Report Draft - 191004
1.48	Infrastructure Management Plan - Electrical and Communication Services - 191004
1.49	Documentation received 10 September 2019 via email:
1.50	Report on Preliminary Site Investigation by Douglas Partners - August 2019
1.51	Report on Geotechnical Investigation by Douglas Partners - July 2019
1.52	Documentation received 4 July 2019 via email:
1.53	Electrical Estimate Concept Stage prepared by ACOR (Rev 4)
1.54	Documentation received 25 March 2019 via email:
1.55	Preliminary High Level Estimate for Hydraulic Services prepared by JHA
1.56	Preliminary High Level Estimate for Mechanical Services prepared by JHA

ASSUMPTIONS & EXCLUSIONS



Item	Description
1	Assumptions & Exclusions
1.01	<u>Assumptions</u>
1.02	Assumptions as noted in the cost plan item descriptions
1.03	We have assumed the drawings provided are accurate representations of project size and scale
1.04	For all concrete works we have assumed class 3 formwork unless noted otherwise
1.05	<u>Exclusions</u>
1.06	Structural upgrade for future extension
1.07	Gym Equipment
1.08	Loose Furniture
1.09	Upgrade, modification and/or relocation of existing site services
1.10	Any ESD initiatives over and above what is currently documented
1.11	Items noted "EXCL" in the Cost Plan
1.12	Staging (Assumed to be delivered in single stage)
1.13	Unknown site conditions in excess of allowances made
1.14	Any works outside the extent of works shown on drawings
1.15	Out of hours works and above award payments
1.16	Operation & maintenance Costs
1.17	Client IT items (laptops, CPUs, etc)
1.18	FFE and Loose Furniture
1.19	Land Acquisition Costs
1.20	Legal Fees
1.21	GST

SUMMARY



Item	Description	% of Estimate	\$/m2 (GFA: 4805 m2)	COST
AR/XP	Demolition & Site Preparation	0.99%	61	293,640
SB	Substructure	14.84%	913	4,386,110
CL	Columns	1.09%	67	322,860
UF	Upper Floors	8.05%	495	2,379,775
SC	Staircases	0.69%	42	203,400
RF	Roof	2.18%	134	643,800
EW	External Walls	5.45%	335	1,609,000
WW	Windows	1.61%	99	476,000
ED	External Doors	0.69%	43	204,500
NW	Internal Walls	2.38%	146	702,960
NS	Internal Screens & Borrowed Lights	2.02%	124	597,550
ND	Internal Doors	0.48%	30	142,500
WF	Wall Finishes	1.44%	88	424,720
FF	Floor Finishes	1.92%	118	568,030
CF	Ceiling Finishes	2.39%	147	706,650
FT	Fitments & Metalwork	1.45%	89	428,380
FFE	FFE & Loose Furniture - EXCLUDED	0.00%	0	0
SE	Special Equipment	8.46%	520	2,499,750
PD/WS/GS	Hydraulic Services (Incl Sanitary Fixtures)	2.49%	153	734,250
VE/AC	Mechanical Services	2.79%	172	824,250
FP	Fire Services	0.38%	24	113,620
LP/CM	Electrical Services (Light, Power, Comms)	4.79%	294	1,414,560
CM	Transportation Systems	0.76%	47	225,000
TS	Special Services	0.17%	10	50,000
YY	Artworks/Signage	0.07%	4	20,000
	Subtotal (Building Cost)		4,156	19,971,305
XR	Roads, Footpaths & Paved Areas	0.76%	47	224,350
XN	Boundary Walls, Fencing and Gates	0.09%	6	26,500
XB	Outbuildings and Covered Ways	0.20%	12	60,000
XL	Landscaping and Improvements	3.51%	216	1,037,916
XS	External Services (Infrastructure)	1.72%	106	509,500
	Subtotal (Site Works Cost)		4,543	21,829,571
PR	Preliminaries	10.34%	636	3,056,140
M	Margin	5.47%	337	1,617,571
	Subtotal (Construction Cost / Forecast PTE)		5,516	26,503,282
PF	Professional Fees	10.30%	633	3,043,670
	Project Cost (excl. GST)	100%	6,149	29,546,952