

**PARRAMATTA LEAGUES CLUB**  
**CIV ESTIMATE FOR A HOTEL WITH POOL AND WELLNESS FACILITIES**

					CIV ALLOCATION		
				TOTAL	HOTEL	POOL	WELLNESS
Site Specifics							
Demolition (for Hotel)	2,300	m2	50	115,000	115,000		
Bulk Excavation	7,020	m3	80	561,600	561,600		
Disposal of Spoil	15,444	t	100	1,544,400	1,544,400		
Demolition (for Public Gardens and access roads)	2,000	m2	50	100,000	100,000		
Public Gardens	1,000	m2	500	500,000	500,000		
Access Roads	1,000	m2	200	200,000	200,000		
Softlandscaping	1	Prov	250,000	250,000	250,000		
Port cochere	1	Prov	500,000	500,000	500,000		
Pool equipment and services	1	Prov	1,000,000	1,000,000		1,000,000	
Construction							
Level -01 [Basement]	1,170	m2					
Plant	1,170	m2	3,200	3,744,000	2,247,000		1,497,000
Level 00 [Ground]	1,810	m2					
Hotel Lobby	1,150	m2	6,500	7,475,000	7,475,000		
Pool area #1	450	m2	3,600	1,620,000		1,620,000	
Wellness	210	m2	3,600	756,000			756,000
Level 01	1,790	m2					
Hotel	-	m2	3,400	-	-		
Wellness	1,790	m2	3,400	6,086,000			6,086,000
Level 02	1,535	m2					
Hotel		m2	3,400	-	-		
Wellness	1,535	m2	3,400	5,219,000			5,219,000
Level 03	1,850	m2					
Hotel	100	m2	3,400	340,000	340,000		
Hotel Function Room	1,050	m2	4,200	4,410,000	4,410,000		
Roof terrace	800	m2	2,500	2,000,000	2,000,000		
Level 04	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 05	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 06	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 07	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 08	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 09	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 10	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 11	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 12	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 13	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 14	1,040	m2					
Hotel	1,040	m2	3,400	3,536,000	3,536,000		
Level 15 [Bar & Roof Plant]	1,010	m2					
Bar	330	m2	4,500	1,485,000	1,485,000		
Plant Room	680	m2	2,500	1,700,000	1,700,000		
Trade Total	20,605	m2	3,810	78,502,000	62,324,000	2,620,000	13,558,000
Preliminaries	21	%		16,490,000	13,090,000	550,000	2,850,000
Margin	5	%		4,750,000	3,770,000	160,000	820,000
Design and Construction Contingency	10	%		9,968,000	7,936,000	330,000	1,702,000
Total Construction Cost (excl escalation and GST)	3,120	m2	35,163	109,710,000	87,120,000	3,660,000	18,930,000
FF&E (Assume procured separate to construction contract)							
Wellness Entry Lobby	1	Prov	100,000	100,000			100,000
Hotel Lobby	1	Prov	300,000	300,000	300,000		
Wellness Equipment	3,535	m2	500	1,768,000			1,768,000
Pool	1	Prov	100,000	100,000		100,000	
Hotel Loose FF & E (including rooms, FOH, Restaurant, Bar, FF&E management fee, etc)	14,070	m2	450	6,332,000	6,332,000		
Roof terrace	800	m2	500	400,000	320,000		80,000
Technology	20,605	m2	200	4,121,000	3,297,000		824,000
Design and Construction Contingency	10	%		1,319,000	1,031,000	10,000	278,000
Total FF&E Cost (excl escalation and GST)	20,605	m2	701	14,440,000	11,280,000	110,000	3,050,000
Total Construction & FF&E Cost (excl escalation and GST)	20,605	m2	6,025	124,150,000	98,400,000	3,770,000	21,980,000
Professional fees	13	%		16,150,000	12,800,000	430,000	2,920,000
Statutory and authority fees and charges	2	%		2,220,000	EXCLUDED	EXCLUDED	EXCLUDED
Escalation to 3Q 2018 Start On Site	5	%		7,130,000	EXCLUDED	EXCLUDED	EXCLUDED
Development Costs and Finance Fees				EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
Development Contingency				EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
Total Development Cost (excluding GST)	20,605	m2	7,262.80	149,650,000			
Capital Investment Value (excluding GST)					111,200,000	4,200,000	24,900,000

Note: #1 We have included the Pool Area at Ground Floor for the purpose of this estimate. We note that this may be located elsewhere in the Wellness Centre area also.