

MORIAH COLLEGE QUEENS PARK

DA COST PLAN

03 October 2019

Code	Description	Quantity	Unit	Rate	Total
MORIAH COLLEGE					
PRELIMINARY DA COST PLAN					
OCTOBER 2019					
	Information Relied Upon				0
	Assumptions & Exclusions				0
PHASE 1					
	Phase 1a	7,776	m2	4,965.30	38,610,153
	Phase 1b	3,007	m2	6,062.20	18,229,048
	<u>Sub-Total Phase 1</u>				<u>56,839,201</u>
PHASE 2					
	Phase 2	3,271	m2	5,261.54	17,209,348
	<u>Sub-Total Phase 2</u>				<u>17,209,348</u>
	<u>Construct Only Cost Sub-Total:</u>	14,054	m2	<u>5,268.94</u>	<u>74,048,549</u>
<u>CONSULTANTS FEES</u>					
	PM, QS, Consultant Fees, Insurances incl Disbursements	10.0	%	740,485	7,404,855
	Authority Fees	1.5	%	740,485	1,110,728
	<u>Sub-Total:</u>				<u>82,564,132</u>
<u>OTHER COSTS</u>					
	Moriah College Office Costs (Internal Management Costs)				Excluded
	Decanting, Staging and relocation costs				Excluded
	<u>Sub-Total:</u>				<u>82,564,132</u>
<u>FURNITURE & EQUIPMENT</u>					
	Loose FF&E incl ICT				1,920,000
	Miscellaneous Equipment Allowance				250,000
	<u>Sub-Total:</u>				<u>84,734,132</u>

Code	Description	Quantity	Unit	Rate	Total
<u>PROJECT CONTINGENCIES</u>					
	Design Development Contingency	5.0	%	847,341	4,236,707
	Construction / Project Contingency	10.0	%	889,708	8,897,084
	<u>Sub-Total:</u>				<u>97,867,922</u>
<u>ESCALATION</u>					
	Escalation				Excluded
	Rounding				32,078
	<u>OVERALL TOTAL:</u>	<u>14,054</u>	<u>m2</u>	<u>6,966.10</u>	<u>97,900,000</u>
TOTAL COST					97,900,000

Code	Description	Quantity	Unit	Rate	Total
<u>INFORMATION RELIED UPON</u>					
	<p><u>Site Surveys</u></p> <p>By "Hill&Blume Consulting Surveyors" prepared 27.08.14, REF No.56278 Issue "A"</p> <p><u>Electrical</u></p> <p>Electrical SSDA Report (SSD10352) prepared by JHA Services</p> <p><u>Mechanical</u></p> <p>Mechanical SSDA Report (SSD10352) prepared by JHA Services</p> <p><u>Geotech</u></p> <p>Geotechnical Assessment Report prepared by Douglas Partners dated August 2019</p> <p><u>Hazmat</u></p> <p>Hazardous Materials Report prepared by Banksia EOHS dated August 2019</p> <p><u>Architectural Drawings Set by FJMT (Rec 18 Sep 2019)</u></p> <p>General Arrangement Plan Lower Ground – DA2101</p> <p>General Arrangement Plan Upper Ground – DA2102</p> <p>General Arrangement Plan First Floor – DA2103</p> <p>General Arrangement Plan Second Floor – DA2104</p> <p>General Arrangement Plan Third Floor – DA2105</p> <p>General Arrangement Plan Roof Plan – DA2106</p> <p>DA-2301 Lower Ground</p> <p>DA-2302 Upper Ground</p> <p>DA-2303 First Floor</p> <p>DA-2304 Second Floor</p> <p>DA-2305 Third Floor</p> <p><u>Staging</u></p> <p>190910–Masterplan Prepared by FJMT</p> <p>190926 Staging Floor Plates – FJMT</p> <p>190926 Staging Plans – FJMT</p> <p><u>As-Builts</u></p> <p>Moriah College As-Builts Prepared by Gardner Wetherill & Associates dated 07.09.2018</p>				
Total Information Relied Upon					0

Code	Description	Quantity	Unit	Rate	Total
<u>ASSUMPTIONS & EXCLUSIONS</u>					
<u>Assumptions</u>					
	Assumed that new facility will have airconditioning to learning areas only		Note		
	Allowance made for Facade efficiency to all building		Note		
	Assumed FL to FL height at 4m		Note		
	Assumed existing services easement does not contain any HV cabling		Note		
	Assumed single lift required for ELC building		Note		
	Rippable rock excavation @ 20%		Note		
	GSW removal @ 10%		Note		
<u>Exclusions</u>					
	Betonite Walls or Slabs due to hydrostatic pressures		Note		
	Water Recycling Tanks		Note		
	Strengthening of existing basketball courts due to usage for Ausgrid trucks		Note		
	Costs associated with Decanting, staging and relocation		Note		
	RSW removal		Note		
	Escalation		Note		
	Sect73 Headworks Fees		Note		
	EA Contributions		Note		
	Land costs, site acquisition and legal fees		Note		
	Holding costs and interest charges		Note		
	No allowance for Archeological digs or any delays caused by same		Note		
	Cost associated with archaeological finds		Note		
	Costs associated with change of use of land		Note		
	Works outside of boundary (other than where noted)		Note		
	Abnormal ground conditions		Note		
	Unknown site conditions (beyond allowances made)		Note		
	GST		Note		
Total Assumptions & Exclusions					0

Code	Description	Quantity	Unit	Rate	Total
<u>PHASE 1A</u>					
	<u>Works: Demolish existing ampitheatre, Demolish small building adjacent Building S and Re-configure car park with new roundabout</u>				
	Demolition & Temporary Works				103,567
	Site Preparation				5,522
	Site Infrastructure Services				N/A
	External Works				22,868
	<u>Sub-Total</u>				<u>131,957</u>
	<u>Works: Demolish Building A & B and external areas, Construct Entire Lower Ground Level and Construct remainder of Phase 1A building</u>				
	Demolition & Temporary Works				752,812
	Site Preparation				1,947,400
	Site Infrastructure Services				529,550
3/A	Building Works	7,776	m2	4,366.62	33,954,828
	External Works				1,293,607
	<u>Sub-Total</u>				<u>38,478,197</u>
Total Phase 1a					38,610,153

Code	Description	Quantity	Unit	Rate	Total
<u>PHASE 1B</u>					
<u>Works: Demolish Building S, D (Partial) and Building E (Around Sub-Station). New External Works to Active Zone</u>					
	Demolition & Temporary Works				362,084
	Site Preparation				28,437
	Site Infrastructure Services				N/A
	Existing Substation Building				119,000
	External Works				568,325
	<u>Sub-Total</u>				<u>1,077,845</u>
<u>Works: Construct Phase 1B Building and External Works</u>					
	Demolition & Temporary Works				68,413
	Site Preparation				N/A
	Site Infrastructure Services				N/A
4/A	Building Works	3,007	m2	4,626.64	13,912,300
	External Works				163,471
	<u>Sub-Total</u>				<u>14,144,184</u>
<u>Works: Demolish Building C,D,J and All new external Works to Complete Phase 1B</u>					
	Demolition & Temporary Works				857,463
	Site Preparation				62,979
	Site Infrastructure Services				N/A
	External Works				2,086,577
	<u>Sub-Total</u>				<u>3,007,018</u>
Total Phase 1b					18,229,048

Code	Description	Quantity	Unit	Rate	Total
PHASE 2					
<u>Works: Demolish Existing ELC Building/Area and Construct</u>					
Phase 2 Building including all remaining External Works					
	Demolition & Temporary Works				257,831
	Site Preparation				90,739
	Site Infrastructure Services				208,250
5/A	Building Works	3,271	m2	4,959.46	16,221,292
	External Works				431,236
					17,209,348
Total Phase 2					17,209,348

Code	Description	Quantity	Unit	Rate	Total
<u>LOOSE FF&E INCL ICT</u>					
<u>FF&E Allowance</u>					
6/A	Allowance for new FF&E & ICT – no. of students	600	students	3,200.00	1,920,000
Total Loose FF&E incl ICT					1,920,000

Mr Michael Carbone
 AVER Project Management
 Level 1, 171 William Street
 Darlinghurst NSW 2010

3 October 2019

Dear Sir,

RE: MORIAH COLLEGE – SEARS SUBMISSION
ESTIMATE FOR CAPITAL INVESTMENT VALUE (CIV)

As requested, we have prepared an estimate of Capital Investment Value (CIV) for the above project and advise the estimated cost shown in the attached Summary is;

	\$
Estimated Capital Investment Value (Phase 1)	\$62,722,058
Estimated Capital Investment Value (Phase 2)	\$18,990,516
Estimated Capital Investment Value (Total)	\$81,712,574
Note: The above costs exclude GST	

We note the estimate has been based on design documentation prepared by FJMT.

The estimate has been prepared based on the Masterplan documents noted in Appendix A. We have relied on the documents prepared by the Consultants including the areas shown.

Our estimate is prepared based on the definition of Capital Investment Value (CIV) per the SEPP Amendment and Environmental Planning and Assessment Regulations 2000 and Planning Circular PS10-008, as follows:

“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 the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of 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).”*

As requested, the 'high level' estimates of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase 1 & 2 – The project would support 224 jobs in the construction industry over the development period;
- Operational Phase – In total, Moriah College has the potential to accommodate 125 jobs once the project has been completed.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully
WT Partnership



GARY BOYD
State Director

1 ESTIMATED APPROVAL

SUMMARY OF ESTIMATED COSTS

	PHASE 1	PHASE 2	TOTAL
	\$	\$	\$
BUILDING WORKS INCLUDING PRELIMINARIES, PROFIT, AND OVERHEADS	56,839,201	17,209,348	74,048,549
PROFESSIONAL FEES	\$5,882,857	\$1,781,168	\$7,664,025
DEPARTMENT COSTS	Excluded	Excluded	Excluded
AUTHORITY FEES (OTHER THAN LONG SERVICE LEVIES)	Excluded	Excluded	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE (EXCLUDING GST)	\$62,722,058	\$18,990,516	\$81,712,574

APPENDIX A

SCHEDULE OF DOCUMENTATION USED

SCHEDULE OF INFORMATION USED

Architectural Drawings Set by FJMT (Rec 19 Sep 2019)

General Arrangement Plan Lower Ground - DA2101
 General Arrangement Plan Upper Ground - DA2102
 General Arrangement Plan First Floor - DA2103
 General Arrangement Plan Second Floor - DA2104
 General Arrangement Plan Third Floor - DA2105
 General Arrangement Plan Roof Plan - DA2106
 DA-2301 Lower Ground
 DA-2302 Upper Ground
 DA-2303 First Floor
 DA-2304 Second Floor
 DA-2305 Third Floor
 DA-2101 LOWER GROUND PLAN

As-Builts

Moriah College As-Builts Prepared by Gardner Wetherill & Associates dated 07.09.2018

Site Surveys

By "Hill&Blume Consulting Surveyors" prepared 27.08.14, REF No.56278 Issue "A"

Staging & Programme

190910 – Masterplan Prepared by FJMT
 190926 Staging Floor Plates - FJMT
 190926 Staging Plans - FJMT

Electrical

Electrical SSDA Report (SSD10352) prepared by JHA Services

Mechanical

Mechanical SSDA Report (SSD10352) prepared by JHA Services

Geotech

Geotechnical Assessment Report prepared by Douglas Partners dated August 2019

HAZMAT

Hazardous Materials Report prepared by Banksia EOHS dated August 2019