



W I L D E
A N D
W O O L L A R D

8th May, 2017
Seamus O'Connell
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Dear Seamus,

ENGINEERING TECHNOLOGY PROJECT – STAGE 1
PLANNING APPLICATION – CAPITAL INVESTMENT VALUE (CIV)
QUANTITY SURVEYORS CERTIFICATE

Wilde and Woollard has been engaged by Sydney University to provide initial Cost Planning Services for the proposed Stage 1 Project of the Engineering and Technology Precinct. The development comprises the part demolition of existing Building J03, the refurbishment of the remaining part of the building and a linked new construction tower. The project will house general teaching spaces, staff areas and multipurpose engineering laboratories. In addition there are in ground services infrastructure improvements and various landscaped zones created within the precinct.

As part of our services commission, we have been requested to assess the Capital Investment Value for the development.

Definition

The Capital Investment Value (CIV) has been calculated in accordance with the following definition of CIV as provided in State Environmental Planning Policy Amendment (Capital Investment Value) 2010.

*The **capital investment value** of a development includes all cost 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 ACT or a planning agreement under that Division,*
- b) costs relating to any part of the development or project that is subject of a separate development consent or project approval,*
- c) land costs (including any costs of marketing and selling land),*
- d) GST (within the meaning of A New Tax System (Goods & Services Tax) Act 1999 of the commonwealth.*

Calculation

To determine the CIV, Wilde and Woollard have prepared a Cost Plan for the new building construction works.

Ref:\17229_UoS ETP Stage 1 CIV_May2017.docx

Quantity Surveyors | Construction Cost Managers | Tax Depreciation Consultants
DIRECTORS | Mark Johnson | Ian Tucker | Nathan Towill | William Tang | ASSOCIATES | Meita Ishak | James Ryan
ASSOCIATED OFFICES | Adelaide, Brisbane, Canberra, Melbourne, Perth and Jakarta
PROPRIETOR | Wilde and Woollard Pacific Pty Ltd



In accordance with our preliminary budget estimate dated 8th June 2016 (refer summary enclosed) the Capital Investment Value (CIV) of the above project would be **\$105,136,232** plus an allowance for consultant's fees of **\$10,983,000**.

Accordingly, the Capital Investment Value (CIV) for the project including consultant's fees is **\$116,119,232** (Excl. GST).

We further confirm our assessment of construction personnel required for the project will be in the order of 150 jobs as follows:

Trade	
LOR Staff	20
Traffic Control	3
LOR CW	3
Service trades	55
Finishes trades	44
Groundworks	20
Commissioning	5
	150

We trust the enclosed is in accordance with your requirements should you have any further queries in relation to same please do not hesitate to contact the undersigned.

Yours faithfully,



Ian Tucker
Director
AIQS (Affil.) Reg #3303

PROJECT: Engineering Technology Project – Stage 1

DATE: 8th May 2017

CAPITAL INVESTMENT VALUE - SUMMARY OF COSTS

	\$
✓ Demolition Works	1,371,000
✓ Alterations and Improvements	9,879,295
✓ Main Building Works	69,619,337
✓ Landscaping	1,000,000
✓ Preliminaries and Margin	<u>18,328,000</u>
Sub-total	105,136,232
✓ Consultants Fees	<u>10,983,000</u>
Total	116,119,232

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning (*Circular PS 10-008 issued 10 May 2010*);

- ✓ Development Application and Construction Certificate fees
- ✓ Authority Fees
- ✓ Escalation for potential cost increases beyond August 2017
- ✓ Loose Furniture, Fittings and Equipment
- ✓ Finance costs

PROJECT SUMMARY



Project: UNIVERSITY OF SYDNEY - ENGINEERING AND TECHNOLOGY
Cost Plan: C.I.V. Version

No.	Item Description	Proj Cost %	Quantity	Rate	Total
1	PRELIMINARIES AND MANAGING CONTRACTORS COSTS	12.41	23,398	615.86	14,410,000
2	MANAGING CONTRACTORS FEES	3.38	23,398	167.45	3,918,000
3	DEMOLITION OF EXISTING BUILDING	1.19	23,398	58.60	1,371,100
4	NON- REFURBISHED EIE AREAS (L4, L7)	0.18	1,295	161.00	208,500
5	REFURBISHMENT OF EXISTING BUILDING (L2 - 8)	8.33	5,358	1,804.93	9,670,795
6	NEW BUILDING LEVELS (B1 to Level 10)	59.96	16,745	4,157.62	69,619,337
7	EXTERNAL WORKS & SERVICES	5.12	23,398	253.80	5,938,500
	ESTIMATED CONSTRUCTION TENDER		23,398	4,493.39	105,136,232
8	PROFESSIONAL FEES	9.46	1		10,983,000
	ESTIMATED TOTAL PROJECT COST		23,398	4,962.78	116,119,232
	GFA: 0.00 m2	100			116,119,232

ELEMENTAL SUMMARY



Project: UNIVERSITY OF SYDNEY - ENGINEERING AND TECHNOLOGY

Cost Plan: C.I.V. Version

Code	Element Description	Building Cost %	Quantity GFA	Rate m2	Element Total
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PRELIMINARIES AND MANAGING CONTRACTORS COSTS

00	PRELIMINARIES	100.00	16.25	886,769.23	14,410,000
	Element Sub-Total	100.00	23,398	886,769.23	14,410,000

MANAGING CONTRACTORS FEES

00	PRELIMINARIES	100.00	3.75	1,044,800.00	3,918,000
	Element Sub-Total	100.00	23,398	1,044,800.00	3,918,000

DEMOLITION OF EXISTING BUILDING

XP	SITE PREPARATION	100.00	23,398	58.60	1,371,100
	Element Sub-Total	100.00	23,398	58.60	1,371,100

NON- REFURBISHED EIE AREAS (L4, L7)

YY	46 SPECIAL PROVISIONS	100.00	1,295	161.00	208,500
	Element Sub-Total	100.00	1,295	161.00	208,500

REFURBISHMENT OF EXISTING BUILDING (L2 - 8)

SB	01 SUBSTRUCTURE	0.00	5,358	0.00	0
CL	02 COLUMNS	0.45	5,358	8.12	43,500
UF	03 UPPER FLOORS	0.00	5,358	0.00	0
SC	04 STAIRS	0.78	5,358	14.00	75,000
RF	05 ROOF	0.00	5,358	0.00	0
EW	06 EXTERNAL WALLS	16.46	5,358	297.17	1,592,250
WW	07 WINDOWS	0.00	5,358	0.00	0
ED	08 EXTERNAL DOORS	0.54	5,358	9.80	52,500
NW	09 INTERNAL WALLS	2.69	5,358	48.64	260,600
NS	10 INTERNAL SCREENS & BORROWED LIGHTS	1.35	5,358	24.32	130,300
ND	11 INTERNAL DOORS	0.81	5,358	14.59	78,180
WF	12 WALL FINISHES	2.36	5,358	42.59	228,220
FF	13 FLOOR FINISHES	4.44	5,358	80.18	429,600
CF	14 CEILING FINISHES	7.47	5,358	134.86	722,580
FT	15 FITMENTS	14.32	5,358	258.39	1,384,435
SE	16 SPECIAL EQUIPMENT	0.00	5,358	0.00	0

ELEMENTAL SUMMARY



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Code	Element Description	Building Cost %	Quantity GFA	Rate m2	Element Total
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REFURBISHMENT OF EXISTING BUILDING (L2 - 8)

(Continued)

SF	17 SANITARY FIXTURES	3.60	5,358	64.97	348,100
PD	18 SANITARY PLUMBING	0.00	5,358	0.00	0
WS	19 WATER SUPPLY	0.00	5,358	0.00	0
GS	20 GAS SERVICE	0.00	5,358	0.00	0
SH	21 SPACE HEATING	0.00	5,358	0.00	0
VE	22 VENTILATION	0.00	5,358	0.00	0
EC	23 EVAPORATIVE COOLING	0.00	5,358	0.00	0
AC	24 AIR CONDITIONING	15.41	5,358	278.21	1,490,660
FP	25 FIRE PROTECTION	5.48	5,358	98.89	529,830
LP	26 ELECTRIC LIGHT AND POWER	17.45	5,358	314.89	1,687,190
CM	27 COMMUNICATIONS	0.00	5,358	0.00	0
TS	28 TRANSPORTATION SYSTEMS	0.41	5,358	7.47	40,000
SS	29 SPECIAL SERVICES	0.27	5,358	4.85	26,000
CE	30 CENTRALISED ENERGY SYSTEMS	0.00	5,358	0.00	0
AR	31 ALTERATIONS AND RENOVATIONS	5.71	5,358	103.00	551,850
YY	46 SPECIAL PROVISIONS	0.00	5,358	0.00	0
	Element Sub-Total	100.00	5,358	1,804.93	9,670,795

NEW BUILDING LEVELS (B1 to Level 10)

SB	01 SUBSTRUCTURE	5.53	16,745	229.88	3,849,360
CL	02 COLUMNS	2.41	16,745	100.03	1,675,045
UF	03 UPPER FLOORS	11.17	16,745	464.27	7,774,172
SC	04 STAIRS	0.32	16,745	13.37	223,800
RF	05 ROOF	4.38	16,745	182.20	3,050,949
EW	06 EXTERNAL WALLS	11.77	16,745	489.44	8,195,675
WW	07 WINDOWS	0.00	16,745	0.00	0
ED	08 EXTERNAL DOORS	0.11	16,745	4.54	76,100
NW	09 INTERNAL WALLS	9.73	16,745	404.50	6,773,302
NS	10 INTERNAL SCREENS & BORROWED LIGHTS	0.88	16,745	36.55	612,010
ND	11 INTERNAL DOORS	1.56	16,745	64.79	1,084,825
WF	12 WALL FINISHES	1.84	16,745	76.59	1,282,455
FF	13 FLOOR FINISHES	3.59	16,745	149.13	2,497,180
CF	14 CEILING FINISHES	2.71	16,745	112.72	1,887,484

ELEMENTAL SUMMARY



Project: UNIVERSITY OF SYDNEY - ENGINEERING AND TECHNOLOGY

Cost Plan: C.I.V. Version

Code	Element Description	Building Cost %	Quantity GFA	Rate m2	Element Total
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NEW BUILDING LEVELS (B1 to Level 10)

(Continued)

FT	15 FITMENTS	9.48	16,745	394.32	6,602,840
SE	16 SPECIAL EQUIPMENT	0.17	16,745	7.17	120,000
SF	17 SANITARY FIXTURES	3.77	16,745	156.76	2,625,000
PD	18 SANITARY PLUMBING	0.00	16,745	0.00	0
WS	19 WATER SUPPLY	0.00	16,745	0.00	0
GS	20 GAS SERVICE	0.00	16,745	0.00	0
SH	21 SPACE HEATING	0.00	16,745	0.00	0
VE	22 VENTILATION	0.00	16,745	0.00	0
EC	23 EVAPORATIVE COOLING	0.00	16,745	0.00	0
AC	24 AIR CONDITIONING	17.24	16,745	716.98	12,005,850
FP	25 FIRE PROTECTION	2.27	16,745	94.20	1,577,325
LP	26 ELECTRIC LIGHT AND POWER	8.38	16,745	348.28	5,831,965
CM	27 COMMUNICATIONS	0.00	16,745	0.00	0
TS	28 TRANSPORTATION SYSTEMS	2.59	16,745	107.67	1,803,000
SS	29 SPECIAL SERVICES	0.10	16,745	4.24	71,000
CE	30 CENTRALISED ENERGY SYSTEMS	0.00	16,745	0.00	0
YY	46 SPECIAL PROVISIONS	0.00	16,745	0.00	0
	Element Sub-Total	100.00	16,745	4,157.62	69,619,337

EXTERNAL WORKS & SERVICES

XP	32 SITE PREPARATION	3.37	23,398	8.55	200,000
XR	33 ROADS, FOOTPATHS AND PAVED AREAS	19.49	23,398	49.46	1,157,250
XN	34 BOUNDARY WALLS, FENCING AND GATES	0.84	23,398	2.14	50,000
XB	35 OUTBUILDING AND COVERED WAYS	3.56	23,398	9.03	211,250
XL	36 LANDSCAPING AND IMPROVEMENTS	1.68	23,398	4.27	100,000
XK	37 EXTERNAL STORMWATER DRAINAGE	2.53	23,398	6.41	150,000
XD	38 EXTERNAL SEWER DRAINAGE	1.68	23,398	4.27	100,000
XW	39 EXTERNAL WATER SUPPLY	4.55	23,398	11.54	270,000
XG	40 EXTERNAL GAS	3.70	23,398	9.40	220,000
XF	41 EXTERNAL FIRE PROTECTION	21.55	23,398	54.71	1,280,000
XE	42 EXTERNAL ELECTRIC LIGHT AND POWER	33.68	23,398	85.48	2,000,000
XC	43 EXTERNAL COMMUNICATIONS	0.00	23,398	0.00	0
XS	44 EXTERNAL SPECIAL SERVICES	0.00	23,398	0.00	0

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Code	Element Description	Building Cost %	Quantity GFA	Rate m2	Element Total
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EXTERNAL WORKS & SERVICES

(Continued)

XX	45 EXTERNAL ALTERATIONS AND RENOVATIONS	0.00	23,398	0.00	0
YY	46 SPECIAL PROVISIONS	3.37	23,398	8.55	200,000
	Element Sub-Total	100.00	23,398	253.80	5,938,500

PROFESSIONAL FEES

YY	46 SPECIAL PROVISIONS		23,398		10,983,000
GFA: 0.00 m2					116,119,232