

Ref: MBM 0169-0003

19th June 2019

AJ+C
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Attention: Mark Louw

Dear Mark,

Re: Proposed Masterplan Works – Loreto Normanhurst

Further to the completion of our feasibility cost planning exercise for the above masterplan works, we hereby certify that the estimated Capital Investment Value at the time of preparation is approximately:

One Hundred & Thirty Million One Hundred & Thirty Three Thousand Seven Hundred & Ten Dollars (\$130,133,710) Excluding GST.

This estimate is based on the Concept Design as formulated by the Project Architect; Allen Jack and Cottier and our Concept Design Cost Plan dated January 2018 which is inclusive of:

- Building and Construction Works
- FF&E
- Preliminaries & Builder's Overhead & Margin
- Authority Fees
- Professional Fees

We have been advised that the works will be staged, and the following breakdown is in accordance with the Concept Proposal as required by the Client.

A: Stage 1B Landscaping	\$ 1,283,058
B: Stage 1C Landscaping	\$ 189,651
1: Stage 1A New Boarding House	\$ 38,636,001
2: Senior School Upgrade Works	\$ 12,875,000
3: Future School Use	\$ 24,600,000
4. Junior School Upgrade Works	\$ 14,000,000
5. Mary Ward Building Upgrade	\$ 7,000,000
6: Gymnasium	\$ 8,750,000
7: Gonzaga Barry Centre Extension	\$ 6,300,000
8: All Weather Playing Field & Basement Carpark	\$ 12,000,000
9: Mount Pleasant Pavilion	\$ 3,000,000
10: Bush Chapel	\$ 300,000
12: Pedestrian Bridge Link	\$ 1,200,000
	\$130,133,710

All estimates are based on current costs and exclude Goods & Services Tax (GST).

The definition of Capital Investment Value is as per the NSW Environmental Planning and Assessment regulation 2000 and amended by Planning Circular PS10-008 issued 10th May 2010.

Estimate of Job Creation during construction:

MBM estimate 553 jobs will be created by the future development during construction as per the following calculation:

$\$1,000,000 \times 50\% = \$500,000$ (labour cost)

$\$500,000 / \$70 \text{ per hr} = 7,142 \text{ hrs}$

$7,142 \text{ hours} / 1,680 \text{ hrs (1 person = 40hrs x 42 weeks)} = 4.25 \text{ jobs per million dollars}$

$4.25 \text{ jobs} \times \$130.1 \text{ million} = 553 \text{ jobs}$

Should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,
MBMpl Pty Ltd

A handwritten signature in dark ink, appearing to read 'David Madden', with a stylized, cursive script.

David Madden

Founding Director



Loreto Normanhurst

CIV - School Masterplan Proposal r.1

Allen Jack + Cottier

0169-0003

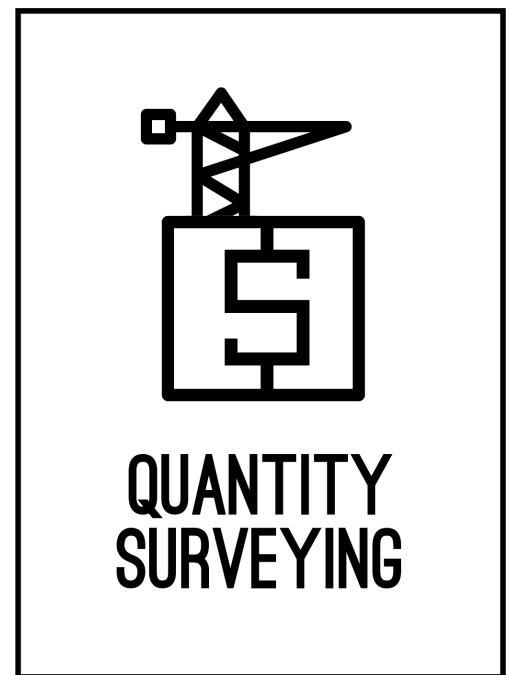
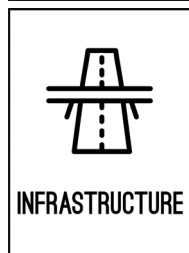
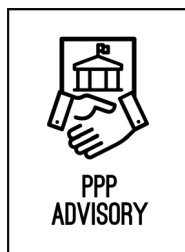


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Loreto Normanhurst

Allen Jack + Cottier

School Masterplan Proposal r.1



Project Number: 0169-0003	Reviewed By: David Madden	Prepared By: Gary Tayfield
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Document Title	Issued To:	Issue Date:
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Cost Plan 1	Loreto Normanhurst	22nd January 2019
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Cost Plan 1 r.1	Loreto Normanhurst	19th June 2019
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SUMMARY



Client: Allen Jack + Cottier
Project: Loreto Normanhurst

Details: CIV - School Masterplan Proposal r.1
0169-0003
Date - 19/06/2019

Code	Description	Page	% of Cost	Cost/m2	Total
1	Introduction	4			0
2	A: Stage 1B Landscaping	4	0.99		1,283,058
3	B: Stage 1C Landscaping	5	0.15		189,651
4	1: Stage 1A New Boarding House	5	29.69		38,636,001
5	2: Senior School Upgrade Works	5	9.89		12,875,000
6	3: Future School Use	5	18.90		24,600,000
7	4: Junior School Upgrade Works	5	10.76		14,000,000
8	5: Mary Ward Building Upgrade	5	5.38		7,000,000
9	6: Gymnasium	6	6.72		8,750,000
10	7: Gonzaga Barry Centre Extension	6	4.84		6,300,000
11	8: All Weather Playing Field and Basement Carpark	6	9.22		12,000,000
12	9: Mount Pleasant Pavilion	6	2.31		3,000,000
13	10: Bush Chapel	6	0.23		300,000
14	12: Pedestrian Bridge Link	6	0.92		1,200,000

GFA: 0.00 m2

Cost/m2 (excl GST): N/A/m2

Project Total (excl GST): 130,133,710

REPORT DETAILS



Client: Allen Jack + Cottier
Project: Loreto Normanhurst

Details: CIV - School Masterplan Proposal r.1
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Date - 19/06/2019

Code	Description	Quantity	Unit	Rate	Amount
1	Introduction				
1.1	Cost Plan 01 rev.1				
1.2	<i>Project: Loreto Normanhurst - Masterplan Proposal</i>				
1.3	<i>Client: Loreto Normanhurst</i>				
1.4	<u>Prepared By: Gary Tayfield</u>				
1.5					
1.6	Introduction				
1.7	This cost plan has been developed to determine the estimated project cost of the proposed masterplan works for the school		note		
1.8	This cost plan is based on our professional opinion and the source material listed below		note		
1.9	Owing to the conceptual nature of the current proposal we advise that the cost estimates are broad order of cost and should be considered indicative only.		note		
1.10					
1.11	Issue Schedule				
1.12	Cost Plan 01 - 22/01/2019		note		
1.13	Cost Plan 01 rev. 1 - 19/06/2019				
1.14					
1.15	Consultants				
1.16	<u>Architect</u>				
1.17	AJ+C		note		
1.18	<u>Quantity Surveyor</u>				
1.19	MBM		note		
1.20					
1.21	Information upon which this cost estimate is based				
1.22	<u>Architectural information received 21/01/19</u>				
1.23	Schedule of indicative areas (GBA)		note		
1.24	Concept Proposal - Development Envelopes		note		
1.25	Drawing A0004 rev. 3: Indicative extent of future envelopes		note		
1.26					
1.27	Exclusions:				
1.28	Any works outside the extent of works shown on drawings				Excl
1.29	Legal costs, land holding cost, stamp duty etc				Excl
1.30	Finance costs				Excl
1.31	Land				Excl
1.32	Operation & Maintenance Costs				Excl
1.33	GST 10%				Excl
					0.00
2	A: Stage 1B Landscaping				
2.1	Total Trade Cost as per Stage 1 cost plan	1	Item	1,013,385.00	1,013,385

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Code	Description	Quantity	Unit	Rate	Amount
2.2	Preliminaries & Margin	1	Item	157,074.68	157,075
2.3	Authority Fees (based on 1.5%)	1	Item	17,556.90	17,557
2.4	Professional Fees (based on 8%)	1	Item	95,041.33	95,041
					1,283,058
3	B: Stage 1C Landscaping				
3.1	Total Trade Cost as per Stage 1 cost plan	1	Item	149,790.00	149,790
3.2	Preliminaries & Margin	1	Item	23,217.45	23,217
3.3	Authority Fees (based on 1.5%)	1	Item	2,595.11	2,595
3.4	Professional Fees (based on 8%)	1	Item	14,048.20	14,048
					189,651
4	1: Stage 1A New Boarding House				
4.1	Total Construction Cost as per Stage 1 cost plan	1	Item	33,694,885.00	33,694,885
4.2	Extra over for disposal of existing fill classified as GSW (non-putrecible)	1,577	t	185.00	291,745
4.3	Authority Fees (based on 1.5%)	1	Item	509,799.45	509,799
4.4	Professional Fees (based on 12%)	1	Item	4,139,571.53	4,139,572
					38,636,001
5	2: Senior School Upgrade Works				
5.1	Provision for all works associated with upgrade works to masterplan building reference 2C	250	m2 GBA	2,500.00	625,000
5.2	Provision for all works associated with upgrade works to masterplan building reference 2D	1,200	m2 GBA	2,500.00	3,000,000
5.3	Provision for all works associated with upgrade works to masterplan building reference 2E	1,400	m2 GBA	2,500.00	3,500,000
5.4	Provision for all works associated with upgrade works to masterplan building reference 2F	800	m2 GBA	2,500.00	2,000,000
5.5	Provision for all works associated with upgrade works to masterplan building reference 2G	1,500	m2 GBA	2,500.00	3,750,000
					12,875,000
6	3: Future School Use				
6.1	Provision for basement carparking	2,000	m2 GBA	1,800.00	3,600,000
6.2	Provision for all works associated with new future school use building	6,000	m2 GBA	3,500.00	21,000,000
					24,600,000
7	4: Junior School Upgrade Works				
7.1	Provision for all works associated with upgrading existing Junior School	4,000	m2 GBA	3,500.00	14,000,000
					14,000,000
8	5: Mary Ward Building Upgrade				
8.1	Provision for all works associated with upgrading existing Mary Ward Building	2,000	m2 GBA	3,500.00	7,000,000
					7,000,000

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Code	Description	Quantity	Unit	Rate	Amount
9	6: Gymnasium				
9.1	Provision for all works associated with new gymnasium building	2,500	m2 GBA	3,500.00	8,750,000
					8,750,000
10	7: Gonzaga Barry Centre Extension				
10.1	Provision for all works associated with new extension to existing Gonzaga Barry Centre	1,800	m2 GBA	3,500.00	6,300,000
					6,300,000
11	8: All Weather Playing Field and Basement Carpark				
11.1	Provision for all works associated with new basement carpark	6,000	m2 GBA	1,800.00	10,800,000
11.2	Provision for all weather playing field	6,000	m2	200.00	1,200,000
					12,000,000
12	9: Mount Pleasant Pavilion				
12.1	Provision for all works associated with new pavilion	1,000	m2 GBA	3,000.00	3,000,000
					3,000,000
13	10: Bush Chapel				
13.1	Provision for all works associated with new bush chapel	1	Item	300,000.00	300,000
					300,000
14	12: Pedestrian Bridge Link				
14.1	Provision for all works associated with new pedestrian bridge link from LRC to Mary Ward wing	1	Item	1,200,000.00	1,200,000
					1,200,000

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Details:

CIV - School Masterplan Proposal r.1

0169-0003

Date - 19/06/2019

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Refer architectural drawing set of Concept Proposal for full drawing set including elevations and plans and details of envelopes.



