



NIHON UNIVERSITY
NEWCASTLE COURTHOUSE REDEVELOPMENT
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE

Newcastle :: Sydney :: Melbourne
14 December 2018



14 December 2018

Azusa Sekkei Co Ltd
C/- dwp
16 Telford Street,
NEWCASTLE NSW 2300

ATTENTION: EDWARD CLODE

Dear Ed,

**RE: NIHON UNIVERSITY
NEWCASTLE COURTHOUSE REDEVELOPMENT
CAPITAL INVESTMENT VALUE ESTIMATE**

As per your request dated 14th December 2018, Muller Partnership has prepared a Capital Investment Value Estimate in accordance with the NSW Planning definition for the Construction of the above development totalling **\$41,237,000 excl. GST** and enclose our report.

Please note the attached Capital Investment Value Estimate has been prepared based on the current preliminary information and should be updated once additional design and documentation becomes available.

The purpose of this assessment is to determine the current capital investment value of the development for NSW Planning purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes. Please take note of our Assumptions (Item 3.0) and Exclusions (Item 4.0).

Should you have any queries or require any further information please do not hesitate to contact *Jacky Dodds* or the undersigned.

Yours faithfully,

MULLER PARTNERSHIP



CAMERON BEARD – Director

CB: JD – 18301 Nihon University – Newcastle Courthouse Redevelopment – Capital Investment Value Estimate

Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Mr Edward Clode of dwp.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by dwp and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for dwp, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should dwp require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
1	14/12/18	CIV Estimate	JD	CB	CB

CONTENTS

1.0	EXECUTIVE SUMMARY	5
2.0	SCHEDULE OF INFORMATION	6
3.0	ASSUMPTIONS.....	7
4.0	EXCLUSIONS	8
	APPENDIX A – CAPITAL INVESTMENT VALUE ESTIMATE	9

Glossary of Key Terms

<i>Preliminaries & Margin</i>	The Preliminaries and Margin Allowance is an allowance for the builder margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, scaffolding & hoarding, craneage, site cleaning, OH&S management, QA, etc.
-----------------------------------	--

1.0 EXECUTIVE SUMMARY

Project Description

The project involves the demolition and replacement of the existing courthouses with Residential and Education facilities for Nihon University including the refurbishment of the existing heritage building for reuse.

Scope

Demolition works include the removal of the existing 3 storey concrete structure and the existing 4 storey structure including all footings, services, and siteworks as required.

Minor demolition to the existing heritage building includes demolition of block external walls, block / stud internal walls, carpet / ceramic tile floor finishes, ceiling finishes, joinery, electrical / hydraulic / mechanical services and loose fixtures & furniture.

New works generally comprise of repairing of roof / roof plumbing, replacement of timber framed windows / window sills, timber doors, floor finishes, wall finishes, plasterboard ceilings, timber framed internal walls, timber doors, carpet / vinyl floor finishes, internal and external painting, joinery, fixtures, fittings, signage, electrical / hydraulic / mechanical / fire services, external services, roof top terrace, ground floor terrace, landscaping and siteworks.

2.0 SCHEDULE OF INFORMATION

Muller Partnership has used the following information in compiling our Capital Investment Value Estimate for the works:-

1. Architectural drawings prepared by Azusa Sekkei dated 30 November 2018 received 3 December 2018 and numbered as follows:
 - 181130_Drawings for DA (67 sheets);
2. Landscape drawings prepared by Moir Landscape Architecture dated 27 November 2018 received 10 December 2018 and numbered as follows:
 - 1691 Nihon University DA Rev D (7 sheets);
3. Concept Stormwater Drawings prepared by Cardno dated 4 December 2018 received 10 December 2018 and numbered as follows:
 - 81019007-CI Rev 1 (4 sheets);
4. Architectural drawings titled 'Wall Type plans' prepared by Azusa Sekkei dated November 2018 received 13 November 2018 (4 sheets);
5. Finishes and Scope spreadsheet prepared by Azusa Sekkei titled 'Nihon Univ. Australia Newcastle Campus Project Table_of_Finishes_and_Scope' received 12 November 2018.
6. Email and phone correspondence with dwp (October-December 2018).

All rates used within our estimate have been gathered from project consultants, suppliers and Muller Partnership in-house databases to reflect current market and project specific value.

3.0 ASSUMPTIONS

The following assumptions have been made in the preparation of the attached CIV Estimate:-

Generally:-

1. All works can be undertaken during normal work hours;
2. No works have been allowed for other than those noted on the provided drawings;
3. The works will be competitively tendered to a number of suitably qualified contractors on a lump sum basis;
4. The contractor will be given clear possession of the site during construction;

Specifically:-

5. Allowances have been made for hazardous material removal to existing buildings being demolished;
6. Provisional allowances have been made for the extent of demolition of items not shown on the drawings;
7. A provisional allowance has been made for miscellaneous demolition;
8. Internal walls to bedrooms and classrooms taken to underside of slab;
9. Assumed extent of new internal doors;
10. Fire doors have been assumed throughout based on feedback from Architect;
11. Assumed extent of carpet & vinyl flooring based on provided information;
12. Provisional allowances have been made for signage (NB: No details provided);
13. A provisional allowance has been made for a security and PA system;
14. Assumed the extent of new / reconfigured air-conditioning;
15. A provisional allowance has been made for a new pump to accommodate new fire services coverage;
16. A provisional allowance has been made for a new rainwater reuse tank;
17. Allowed for fire sprinklers throughout the building;
18. Assumed no ceiling fans required throughout buildings;
19. Assumed no hydrants or hose reels required to existing building;
20. Assumed roof structures to new buildings to be concrete;
21. Assumed no louvre windows required to new buildings;
22. Assumed acoustic ceiling insulation required to residential building;

4.0 EXCLUSIONS

Within the following CIV Estimate the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

Generally:-

1. GST;
2. Legal fees;
3. Delay costs;
4. Cost escalation and change in market conditions;
5. Works outside boundary (unless noted otherwise);
6. Site allowances;
7. Soil remediation;
8. Cost of finance;
9. After hours work;
10. Land cost;
11. Groundwater control;
12. Irrigation;

Specifically:-

13. Services amplification;
14. Replacement or upgrades to service connections in existing building;
15. Structural repairs/improvements;
16. BCA compliance (NB: By others);
17. Façade works to existing building unless noted otherwise;
18. Restoration of existing windows & sills (NB: Replacement of 50m2 only);
19. Additional repair/works to heritage works not noted in our foregoing estimate;
20. Solar PV panel system (allowance for future connection only);
21. Archaeological findings;
22. Contingencies;

APPENDIX A – CAPITAL INVESTMENT VALUE ESTIMATE

Proposed Residential & Educational Development
 Nihon University
 Church Street, Newcastle
 Capital Investment Value Estimate
 December 2018

MAIN COST SUMMARY

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	DEMOLITION & ALTERATIONS	2.29	101.38	944,790	944,790
2.0	SITE PREPARATION	0.32	13.94	129,930	129,930
3.0	SUBSTRUCTURE	2.35	104.13	970,388	970,388
4.0	STAIRCASES & BALUSTRADES	1.05	46.26	431,090	431,090
5.0	UPPER FLOORS	6.42	283.93	2,645,900	2,645,900
6.0	COLUMNS	0.62	27.63	257,460	257,460
7.0	STRUCTURAL STEEL	1.03	45.75	426,300	426,300
8.0	ROOF	1.06	46.89	436,950	436,950
9.0	EXTERNAL WALLS	7.43	328.95	3,065,510	3,065,510
10.0	WINDOWS & EXTERNAL DOORS	1.06	46.99	437,880	437,880
11.0	INTERNAL WALLS	4.45	196.99	1,835,770	1,835,770
12.0	INTERNAL DOORS	0.99	43.82	408,400	408,400
13.0	WALL FINISHES	0.59	25.91	241,495	241,495
14.0	FLOOR FINISHES	2.41	106.47	992,225	992,225
15.0	CEILING FINISHES	2.53	112.14	1,045,043	1,045,043
16.0	PAINTING	0.87	38.43	358,103	358,103
17.0	JOINERY AND METALWORK	2.27	100.60	937,520	937,520
18.0	SPECIAL EQUIPMENT	1.07	47.22	440,000	440,000
19.0	HYDRAULIC SERVICES	1.95	86.45	805,650	805,650
20.0	MECHANICAL SERVICES	2.77	122.40	1,140,650	1,140,650
21.0	ELECTRICAL SERVICES	4.99	220.90	2,058,600	2,058,600
22.0	FIRE PROTECTION SERVICES	1.77	78.17	728,425	728,425
23.0	LIFT SERVICES	1.30	57.69	537,600	537,600
24.0	EXTERNAL SERVICES	1.73	76.67	714,500	714,500
25.0	SITEWORKS & LANDSCAPING	3.14	138.97	1,295,015	1,295,015
26.0	PRELIMINARIES AND MARGIN	9.04	399.81	3,725,805	3,725,806
27.0	NEW CONSTRUCTION SUBTOTAL (Excl GST)				<u>27,011,000</u>
28.0	FF&E & LOOSE FURNITURE	7.78	344.19	3,207,530	3,207,530
29.0	AV/IT EQUIPMENT	2.52	111.35	1,037,700	1,037,700
30.0	IDENTIFIED RISK ITEMS	4.28	189.18	1,763,000	1,763,000
31.0	CONSULTANT FEES	5.34	236.08	2,200,000	2,200,000
32.0	AUTHORITY FEES & CHARGES (1.5%)	1.28	56.74	528,769	528,770
33.0	PROJECT COSTS SUBTOTAL (Excl GST)				<u>8,737,000</u>
34.0	REFURBISHMENT OF EXISTING BUILDING	13.31	589.01	5,489,000	5,489,000
35.0	PROJECT BUDGET TOTAL (Excl GST)				<u>41,237,000</u>
36.0	NEW CONSTRUCTION COST PER m/2 [Items 1-27]			3,802	
		100.00	4,425.05	41,240,801	41,237,000

GFA: 9,319 m2.

Proposed Refurbishment
Nihon University
Church Street, Newcastle
Capital Investment Value Estimate
December 2018

MAIN COST SUMMARY

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	DEMOLITION & ALTERATIONS	4.75	117.75	260,940	260,940
2.0	UPPER FLOORS	0.10	2.44	5,400	5,400
3.0	ROOF	2.08	51.51	114,140	114,140
4.0	EXTERNAL WINDOWS & DOORS	0.95	23.44	51,950	51,950
5.0	INTERNAL WALLS	0.09	2.14	4,750	4,750
6.0	INTERNAL DOORS	0.26	6.39	14,150	14,150
7.0	WALL FINISHES	0.45	11.12	24,640	24,640
8.0	FLOOR FINISHES	1.97	48.90	108,355	108,355
9.0	CEILING FINISHES	0.76	18.94	41,975	41,975
10.0	PAINTING	3.32	82.29	182,356	182,356
11.0	JOINERY AND METALWORK	2.96	73.43	162,710	162,710
12.0	HYDRAULIC SERVICES	2.94	72.72	161,150	161,150
13.0	MECHANICAL SERVICES	12.67	313.75	695,275	695,275
14.0	ELECTRICAL SERVICES	12.36	306.10	678,320	678,320
15.0	FIRE PROTECTION SERVICES	5.29	130.99	290,280	290,280
16.0	EXTERNAL SERVICES	1.92	47.61	105,500	105,500
17.0	SITEWORKS & LANDSCAPING	1.92	47.63	105,550	105,550
18.0	PRELIMINARIES AND MARGIN	10.96	271.46	601,558	601,559
19.0	SUBTOTAL Excl GST				<u>3,609,000</u>
20.0	FF&E & LOOSE FURNITURE	14.13	350.00	775,600	775,600
21.0	AV/IT EQUIPMENT	8.07	200.00	443,200	443,200
22.0	CONSULTANT FEES	10.57	261.73	580,000	580,000
23.0	AUTHORITY FEES & CHARGES (1.5%)	1.48	36.64	81,200	<u>81,200</u>
24.0	CONSULTANT COSTS - SUBTOTAL Excl GST				<u>1,880,000</u>
25.0	PROJECT COST - TOTAL Excl GST				<u>5,489,000</u>
26.0	BASEBUILD BUILDING COST PER m/2 [Items 1-19]			1,629	
		100.00	2,476.99	5,490,628	5,489,000

GFA: 2,216 m2.