

1618CMS003-CIV

27<sup>th</sup> September 2011

**WSP Fitzwalter**

Level 1, 41 McLaren Street  
North Sydney  
NSW 2060

**Attention: Dennis Zines**

Dear Sir,

**Re: Shore School Graythwaite Estate – Capital Investment Value**

Further to your request, we wish to confirm our current estimated Capital Investment Value (CIV) for the construction of the entire development for Graythwaite Estate to be **\$42,917,931 excluding GST**.

This allows for the construction/refurbishment of Educational, Student Services, Administration & Car Parking facilities along with associated Playground and Landscaping. A breakdown of the Estimated Cost is attached for reference.

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *“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 [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or 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).*

Should you require any further information please do not hesitate to contact the undersigned.

Yours Faithfully,

**Altus Group Cost Management Pty Ltd**



Niall McSweeney  
Senior Director

Encl. Masterplan Cost Estimate (4 pages)

Project	SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT	
Report	CONCEPT APPLICATION	
Scheme	AUGUST 2010 - MASTERPLAN	
Date	27-Sep-11	
BUILDING	PLANNING GROSS FLOOR AREA (m2)*	TOTAL (\$)
NORTH BUILDING		
NEW WORKS	175	423,450
REFURBISHMENT		
TOTAL FOR NORTH BUILDING	175	423,450
EAST BUILDING		
NEW WORKS	3,219	12,258,084
REFURBISHMENT		
TOTAL FOR EAST BUILDING	3,219	12,258,084
WEST BUILDING		
NEW WORKS	2,681	10,653,008
REFURBISHMENT		
TOTAL FOR WEST BUILDING	2,681	10,653,008
GARDEN ROOM / NURSERY		
NEW WORKS	N/A	196,640
REFURBISHMENT		
TOTAL FOR TOM O'NEIL		196,640
GRAYTHWAITE		
NEW WORKS		
REFURBISHMENT	874	3,580,907
TOTAL FOR GRAYTHWAITE	874	3,580,907
COACH HOUSE		
NEW WORKS		
REFURBISHMENT	130	365,299
TOTAL FOR COACH HOUSE	130	365,299
TOM O'NEIL		
NEW WORKS		
REFURBISHMENT	113	169,650
TOTAL FOR TOM O'NEIL	113	169,650
LANDSCAPING		
NEW WORKS	N/A	2,603,822
REFURBISHMENT		
TOTAL FOR LANDSCAPING		2,603,822
NEW WORKS	6,075	26,135,004
REFURBISHMENT	1,117	4,115,856
TOTAL	7,192	30,250,860

Project	SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT
Report	CONCEPT APPLICATION
Scheme	AUGUST 2010 - MASTERPLAN
Date	27-Sep-11
FURNITURE, FITTINGS & EQUIPMENT	
	\$2,526,823
<b>DEMOLITION / SITE PREPARATION / SERVICES / SITE UPGRADES</b>	
DEMOLITION	\$113,080
SITE PREPARATION	\$408,168
TEMPORARY WORKS AND STAGING COST	\$250,000
DIVERSION TO SERVICES INFRASTRUCTURE	\$300,000
ELECTRICAL INFRASTRUCTURE WORKS	\$500,000
COMMUNICATIONS INFRASTRUCTURE WORKS	\$200,000
SEWER UPGRADE	\$150,000
STORMWATER UPGRADE	\$120,000
STORMWATER DETENTION TANKS AND RETICULATION	\$400,000
WATER MAIN UPGRADE	\$100,000
GAS UPGRADE	\$50,000
<b>TOTAL DEMOLITION / SITE PREPARATION / SERVICES / SITE UPGRADES</b>	<b>\$2,591,248</b>
<b>SUBTOTAL</b>	<b>35,368,931</b>
<b>FEES &amp; CHARGES</b>	
DESIGN & CONSULTANT FEES	\$4,374,000
CONTINGENCIES	\$3,175,000
<b>TOTAL DEVELOPMENT COST (excl GST)</b>	<b>\$42,917,931</b>
<p>1. The following items are excluded from this estimate:</p> <ul style="list-style-type: none"> <li>- AV and IT equipments</li> <li>- Site decontamination and remediation</li> <li>- Works outside site boundary</li> <li>- Upgrading of Ward Building for general use</li> <li>- Escalation beyond Sept 2011</li> <li>- Land costs, holding costs and stamp duty</li> <li>- Latent Conditions, Unspecified Heritage Works and the like</li> <li>- Council and Authorities Fees and Charges</li> <li>- Contribution for state infrastructure funds</li> <li>- GST</li> </ul> <p>2. The following assumptions have been made:</p> <ul style="list-style-type: none"> <li>- All rates are inclusive of Preliminaries &amp; Margin</li> <li>- Refurbishment works as per Graham Edds repair schedule 2009 and drawings issued by Tanner Architect</li> <li>- No heating and cooling (approx \$450K installing in ceiling) or temperature control provided to Refurbishment Buildings</li> <li>- No sprinkler system and electronic security to all doors and windows in Refurbishment Buildings (approx \$380K extra)</li> <li>- No motorised compactus in Graythwaite Estate</li> <li>- No basement tanking allowed in Graythwaite Estate, assuming water drainage through dish drain and sump</li> <li>- Assume 1 No. fireplace to remain functional at Graythwaite Estate</li> <li>- Air conditioning to be provided to special education and administration areas</li> <li>- Assumed mechanical ventilation to educational facilities, storage, carpark and circulation areas</li> <li>- Assumed acclimatisation system to North Building administration area</li> <li>- Planning Gross Floor Area as advised by Tanners Architect and PD Mayoh*</li> <li>- Pick-up zone is based on Cardno Design Option 3A</li> </ul> <p>3. This cost estimate has been prepared based on the drawings and documents received from PD Mayoh Architects, Tanners Architects, Taylor Brammer Landscape Architects and Cardno Civil Engineers:</p> <p><u>PD Mayoh</u></p> <p>Level 1 Plan, RL 63.67 – 67.78, Level 2 Plan, RL 67.17 – 71.24, Level 3 Plan, RL 70.67 – 74.24, Level 4 Plan, RL 74.14 – 77.28, Sections A, B &amp; C, East Building (Stage 2) Design Principles, West Building (Stage 3) Design Principles, Response to Consultation with Bank St Residents, Proposed Site Plan, Staging Diagram, West Building Area Summary (Rev G), Gross Floor Area (GFA) Level 1 (Rev P1), Gross Floor Area (GFA) Level 2 (Rev P1), Gross Floor Area (GFA) Level 3 (Rev P1), Gross Floor Area (GFA) Level 4 (Rev P1)</p> <p><u>Tanners Architects</u></p> <p>A.000 (Rev G), A.001 (Rev G), A.002 (Rev G), A.003 (Rev G), A.004 (Rev G), A.005 (Rev G), A.006 (Rev G), A.007 (Rev G), A.100 (Rev G), A.101 (Rev G), A.102 (Rev G), A.103 (Rev G), A.104 (Rev G), AR.MD.001 (Rev D), AR.MD.101 (Rev B), AR.MD.102 (Rev C), AR.MD.103 (Rev C), AR.MD.201 (Rev C), AR.MD.202 (Rev B), AR.MD.203 (Rev C), AR.MD.301 (Rev B), AR.SD.121 (Rev P4), AR.SD.122 (Rev P3), AR.SD.301 (Rev P3), Graham Edds Schedule of Repairs 2009, Building Area Schedule for Graythwaite House, Coach House and Tom O'Neil</p> <p><u>Taylor Brammer</u></p> <p>LT.000 (Rev A), LT.001 (Rev E), LT.002 (Rev A), LT.002 (Rev D), LT.003 (Rev E), LT.004 (Rev B), LT.005 (Rev C), LT.006 (Rev C), LT.007 (Rev C), LT.008 (Rev C), LT.009 (Rev A)</p> <p><u>Cardno - Civil</u></p> <p>600321-SK01 (Rev 2), 600321-SK07 (Rev 1), 600321-SK08 (Rev 1), 600321-SK11 (Rev 1), 600321-SK12 (Rev 1)</p>	

Project Report Date		SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT CONCEPT APPLICATION 27-Sep-11									
BUILDING	DESCRIPTION	EDUCATIONAL FACILITIES	STUDENT SERVICES	ADMINISTRATION	ARCHIVING/ STORAGE	CIRCULATION	SPECIAL EDUCATIONAL	CARPARKING	PLAYGROUND	REFURBISH	TOTAL
NEW WORKS											
NORTH BUILDING	*Functional Area (m2)			75	75	25					175
	Rate/m2			\$ 2,005	\$ 3,270	\$ 1,112					\$ 2,420
	Nett total for NORTH BUILDING ( \$	- \$	- \$	150,400	245,250	27,800	- \$	- \$	- \$	- \$	423,450
	Lift Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total for NORTH BUILDING (\$)	\$ -	\$ -	150,400	245,250	27,800	\$ -	\$ -	\$ -	\$ -	423,450
EAST BUILDING (incl Special Education & Carparking)	*Functional Area (m2)	1,465	142	84	113	1,157	428	1,619			5,007
	Rate/m2	\$ 2,916	\$ 2,245	\$ 2,005	\$ 1,569	\$ 2,776	\$ 4,131	\$ 1,338			\$ 2,448
	Nett total for EAST BUILDING (\$)	4,270,482	317,668	168,420	177,297	3,211,832	1,766,003	2,166,383	- \$	- \$	12,078,084
	Lift Cost	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
	Total for EAST BUILDING (\$)	\$ 4,450,482	\$ 317,668	\$ 168,420	\$ 177,297	\$ 3,211,832	\$ 1,766,003	\$ 2,166,383	\$ -	\$ -	\$ 12,258,084
WEST BUILDING	*Functional Area (m2)	1,973	-	-	-	748	-	-			2,721
	Rate/m2	\$ 2,980		\$ -	\$ -	\$ 6,184					\$ 3,916
	Nett total for WEST BUILDING (\$)	5,879,540	- \$	- \$	- \$	4,623,468	- \$	- \$	- \$	- \$	10,503,008
	Lift Cost	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	Total for WEST BUILDING (\$)	\$ 6,029,540	\$ -	\$ -	\$ -	\$ 4,623,468	\$ -	\$ -	\$ -	\$ -	\$ 10,653,008
GARDEN ROOM / TOM O'NEIL	*Functional Area (m2)	-	-	60	-	28	-	-	-		88
	Rate/m2	\$ 2,916	\$ -	\$ 2,005	\$ 1,569	\$ 2,776	\$ 4,131	\$ 1,338	\$ 1,446		\$ 2,247
	Nett Total for TOM O'NEIL (\$)	- \$	- \$	120,300	- \$	76,340	- \$	- \$	- \$	- \$	196,640
	Lift Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total for TOM O'NEIL (\$)	\$ -	\$ -	120,300	\$ -	76,340	\$ -	\$ -	\$ -	\$ -	196,640
LANDSCAPING/ EXTERNAL WORK	*Functional Area (m2)								3,872		3,872
	Rate/m2								\$ 672		\$ 672
	Total for LANDSCAPING (\$)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,603,822	\$ -	\$ 2,603,822
TOTAL AREA NEW WORKS - Functional Area (M2)											
		3,438	142	219	188	1,957	428	1,619	3,872	-	11,862
TOTAL FOR NEW WORKS (\$)		\$ 10,480,022	\$ 317,668	\$ 439,120	\$ 422,547	\$ 7,939,440	\$ 1,766,003	\$ 2,166,383	\$ 2,603,822	\$ -	\$ 26,135,004
REFURBISHMENT WORKS - Refer to attached breakdown											
GRAYTHWAITE										874	874
									\$ 4,098	\$	4,098
	Total for GRAYTHWAITE ESTATE (\$)								\$ 3,580,907	\$	3,580,907
COACH HOUSE										130	130
									\$ 2,804	\$	2,804
	Total for COACH HOUSE (\$)								\$ 365,299	\$	365,299
TOM O'NEIL										113	113
									\$ 1,500	\$	1,500
	Total for TOM O'NEIL (\$)								\$ 169,650	\$	169,650
TOTAL AREA REFURBISHMENT - Functional Area (M2)											
		-	-	-	-	-	-	-	-	1,117	1,117
TOTAL FOR REFURBISHM (\$)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,115,856	\$ 4,115,856
TOTAL AREA (NEW & REFURB) - Functional Area (M2)											
		3,438	142	219	188	1,957	428	1,619	3,872	1,117	12,979
TOTAL COST FOR (NEW & REFURB) (\$)		\$ 10,480,022	\$ 317,668	\$ 439,120	\$ 422,547	\$ 7,939,440	\$ 1,766,003	\$ 2,166,383	\$ 2,603,822	\$ 4,115,856	\$ 30,250,860

Project Report Date		SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT CONCEPT APPLICATION 27-Sep-11									
BUILDING	DESCRIPTION	EDUCATIONAL FACILITIES	STUDENT SERVICES	ADMINISTRATION	ARCHIVING/ STORAGE	CIRCULATION	SPECIAL EDUCATIONAL	CARPARKING	PLAYGROUND	REFURBISH	TOTAL
<b>FURNITURE, FITTINGS &amp; EQUIPMENT</b>											
FURNITURE, FITTINGS & EQUIPMENT (FF&E)	Functional Area (m2)	3,438	142	219	188	-	428	1,619	-	670	6,033
	Rate/m2	\$ 450	\$ 450	\$ 350	\$ 350	\$ -	\$ 850	\$ 150	\$ -	\$ 250	419
	Total for FF&E (\$)	\$ 1,546,875	\$ 63,675	\$ 76,650	\$ 65,800	\$ -	\$ 363,375	\$ 242,868	\$ -	\$ 167,580	2,526,823
<b>DEMOLITION/SITE PREPARATION</b>											
DEMOLITION											\$ 113,080
SITE PREPARATION											\$ 408,168
TEMPORARY WORKS AND STAGING COST											\$ 250,000
<b>SERVICES/SITE UPGRADE</b>											
DIVERSION TO SERVICES INFRASTRUCTURE											\$ 300,000
ELECTRICAL INFRASTRUCTURE WORKS											\$ 500,000
COMMUNICATIONS INFRASTRUCTURE WORKS											\$ 200,000
SEWER UPGRADE											\$ 150,000
STORMWATER UPGRADE											\$ 120,000
STORMWATER DETENTION TANKS AND RETICULATION											\$ 400,000
WATER MAIN UPGRADE											\$ 100,000
GAS UPGRADE											\$ 50,000
<b>TOTAL DEMOLITION / SITE PREPARATION / SERVICES / SITE UPGRADES</b>											\$ 2,591,248
<b>SUBTOTAL</b>											\$ 35,368,931
<b>FEES &amp; CHARGES</b>											
DESIGN & CONSULTANT FEES (12% for new & 15% for refurb)		\$ 1,754,000	\$ 46,000	\$ 62,000	\$ 59,000	\$ 953,000	\$ 256,000	\$ 289,000	\$ 312,000	\$ 643,000	4,374,000
CONTINGENCIES (7% for new & 15% for refurb)		\$ 1,146,000	\$ 30,000	\$ 40,000	\$ 38,000	\$ 622,000	\$ 167,000	\$ 189,000	\$ 204,000	\$ 739,000	3,175,000
<b>TOTAL DEVELOPMENT COST</b>											\$ 42,917,931
<b>*FUNCTIONAL AREA DEFINITION</b>											
The term Functional Area used in this document is the sum of the "Fully Enclosed Covered Area" and "Unenclosed Covered Area" as defined below. The definitions of FECA and UCA below are consistent with the definitions in the Australian Cost Management Manual published by the Australian Institute of Quantity Surveyors. It should be noted that local councils or authorities may adopt other definitions for Gross Floor Area for the purposes of floor space ratio calculations or the likes.											
<b>FECA - Fully enclosed covered area</b>											
The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.											
It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.											
<b>UCA - Unenclosed covered area</b>											
The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or the edge of the cover, whichever is the lesser.											
UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways which are elements of external works or outbuildings.											
<div> <div>1. The following items are excluded from this estimate:</div> <div> <ul style="list-style-type: none"> <li>- AV and IT equipments</li> <li>- Site decontamination and remediation</li> <li>- Works outside site boundary</li> <li>- Upgrading of Ward Building for general use</li> <li>- Escalation beyond Sept 2011</li> <li>- Land costs, holding costs and stamp duty</li> <li>- Latent Conditions, Unspecified Heritage Works and the like</li> <li>- Council and Authorities Fees and Charges</li> <li>- Contribution for state infrastructure funds</li> <li>- GST</li> </ul> </div> </div> <div> <div>2. The following assumptions have been made:</div> <div> <ul style="list-style-type: none"> <li>- All rates are inclusive of Preliminaries &amp; Margin</li> <li>- Refurbishment works as per Graham Edds repair schedule 2009 and drawings issued by Tanner Architect</li> <li>- No heating and cooling (approx \$450K installing in ceiling) or temperature control provided to Refurbishment Buildings</li> <li>- No sprinkler system and electronic security to all doors and windows in Refurbishment Buildings (approx \$380K extra)</li> <li>- No motorised compactus in Graythwaite Estate</li> <li>- No basement tanking allowed in Graythwaite Estate, assuming water drainage through dish drain and sump</li> <li>- Assume 1 No. fireplace to remain functional at Graythwaite Estate</li> <li>- Air conditioning to be provided to special education and administration areas</li> <li>- Assumed mechanical ventilation to educational facilities, storage, carpark and circulation areas</li> <li>- Assumed acclimatisation system to North Building administration area</li> <li>- Pick-up zone is based on Cardno Design Option 3A</li> </ul> </div> </div>											
3. This cost estimate has been prepared based on the drawings and documents received from PD Mayoh Architects, Tanners Architects, Taylor Brammer Landscape Architects and Cardno Civil Engineers:											
<b>PD Mayoh</b>											
Level 1 Plan, RL 63.67 – 67.78, Level 2 Plan, RL 67.17 – 71.24, Level 3 Plan, RL 70.67 – 74.24, Level 4 Plan, RL 74.14 – 77.28, Sections A, B & C, East Building (Stage 2) Design Principles, West Building (Stage 3) Design Principles, Response to Consultation with Bank St Residents, Proposed Site Plan, Staging Diagram, West Building Area Summary (Rev G), Gross Floor Area (GFA) Level 1 (Rev P1), Gross Floor Area (GFA) Level 2 (Rev P1), Gross Floor Area (GFA) Level 3 (Rev P1), Gross Floor Area (GFA) Level 4 (Rev P1)											
<b>Tanners Architects</b>											
A.000 (Rev G), A.001 (Rev G), A.002 (Rev G), A.003 (Rev G), A.004 (Rev G), A.005 (Rev G), A.006 (Rev G), A.007 (Rev G), A.100 (Rev G), A.101 (Rev G), A.102 (Rev G), A.103 (Rev G), A.104 (Rev G), AR.MD.001 (Rev D), AR.MD.101 (Rev B), AR.MD.102 (Rev C), AR.MD.103 (Rev C), AR.MD.201 (Rev C), AR.MD.202 (Rev B), AR.MD.203 (Rev C), AR.MD.301 (Rev B), AR.SD.121 (Rev P4), AR.SD.122 (Rev P3), AR.SD.301 (Rev P3), Graham Edds Schedule of Repairs 2009, Building Area Schedule for Graythwaite House, Coach House and Tom O'Neil											
<b>Taylor Brammer</b>											
LT.000 (Rev A), LT.001 (Rev E), LT.002 (Rev A), LT.002 (Rev D), LT.003 (Rev E), LT.004 (Rev B), LT.005 (Rev C), LT.006 (Rev C), LT.007 (Rev C), LT.008 (Rev C), LT.009 (Rev A)											
<b>Cardno - Civil</b>											
600321-SK01 (Rev 2), 600321-SK07 (Rev 1), 600321-SK08 (Rev 1), 600321-SK11 (Rev 1), 600321-SK12 (Rev 1)											



1618CMS003-CIV

27<sup>th</sup> September 2011

WSP Fitzwalter

Level 1, 41 McLaren Street

North Sydney

NSW 2060

Attention: Dennis Zines

Dear Sir,

Re: Shore School Graythwaite Estate - Stage 1 Works  
Capital Investment Value

Further to your request, we wish to confirm our current estimated Capital Investment Values (CIV) for the construction of Stage 1 Works for Graythwaite Estate to be \$12,238,506 excluding GST.

The stage 1 works will include:


- Demolition of sundry c1918 and c1980 addition to Graythwaite Estate
- Refurbishment of Graythwaite House for staff administration and meeting rooms
- Refurbishment of Coach house for staff administration and caretaker's residence
- Refurbishment of the former Tom O'Neill Centre for multi-purpose student activities
- Landscaping works
- External works and Services upgrades

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *"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 [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or 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).*

Should you require any further information please do not hesitate to contact the undersigned.

Yours Faithfully,

Altus Group Cost Management Pty Ltd

  
Niall McSweeney  
Senior Director

Encl. Stage 1 Works Cost Estimate (2 pages)

<b>Project</b> SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT <b>Report</b> CONCEPT APPLICATION <b>Date</b> 27-Sep-11		
BUILDING	DESCRIPTION	TOTAL
<u>REFURBISHMENT WORKS</u>		
GRAYTHWAITE	* Functional Area (m2)	874
	Rate/m2	\$ 4,098
	Total for GRAYTHWAITE ESTATE (\$)	\$ 3,580,907
COACH HOUSE	* Functional Area (m2)	130
	Rate/m2	\$ 2,804
	Total for COACH HOUSE (\$)	\$ 365,299
TOM O'NEILL CENTRE	* Functional Area (m2)	113
	Rate/m2	\$ 1,500
	Total for TOM O'NEILL CENTRE (\$)	\$ 169,650
TOTAL AREA REFURBISHMENT - Functional Area (M2)		1,117
TOTAL FOR REFURBISHMENT (\$)		\$ 4,115,856
<u>FURNITURE, FITTINGS &amp; EQUIPMENT</u>		
FURNITURE, FITTINGS & EQUIPMENT (FF&E)	* Functional Area (m2)	670
	Rate/m2	\$ 250
	Total for FF&E (\$)	\$ 167,580
LANDSCAPING/EXTERNAL WORK		\$ 2,603,822
<u>DEMOLITION/SITE PREPARATION</u>		
DEMOLITION		\$ 113,080
SITE PREPARATION		\$ 408,168
TEMPORARY WORKS AND STAGING COST		\$ 250,000
<u>SERVICES/SITE UPGRADE</u>		
DIVERSION TO SERVICES INFRASTRUCTURE		\$ 300,000
ELECTRICAL INFRASTRUCTURE WORKS		\$ 500,000
COMMUNICATIONS INFRASTRUCTURE WORKS		\$ 200,000
SEWER UPGRADE		\$ 150,000
STORMWATER UPGRADE		\$ 120,000
STORMWATER DETENTION TANKS AND RETICULATION		\$ 400,000
WATER MAIN UPGRADE		\$ 100,000
GAS UPGRADE		\$ 50,000
TOTAL DEMOLITION / SITE PREPARATION / SERVICES / SITE UPGRADES		\$ 2,591,248
SUBTOTAL		\$ 9,478,506
<u>FEES &amp; CHARGES</u>		
DESIGN & CONSULTANT FEES		\$ 1,344,000
CONTINGENCIES		\$ 1,416,000
TOTAL DEVELOPMENT COST		\$ 12,238,506

Project	SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT
Report	CONCEPT APPLICATION
Date	27-Sep-11

BUILDING	DESCRIPTION	TOTAL
<p><b>*FUNCTIONAL AREA DEFINITION</b></p> <p>The term Functional Area used in this document is the sum of the "Fully Enclosed Covered Area" and "Unenclosed Covered Area" as defined below. The definitions of FECA and UCA below are consistent with the definitions in the Australian Cost Management Manual published by the Australian Institute of Quantity Surveyors. It should be noted that local councils or authorities may adopt other definitions for Gross Floor Area for the purposes of floor space ratio calculations or the likes.</p> <p><b>FECA - Fully enclosed covered area</b></p> <p>The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.</p> <p>It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which</p> <p><b>UCA - Unenclosed covered area</b></p> <p>The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or the edge of the cover, whichever is the lesser.</p> <p>UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways which are elements of external works or outbuildings.</p> <p>1. The following items are excluded from this estimate:</p> <ul style="list-style-type: none"> <li>- AV and IT equipments</li> <li>- Site decontamination and remediation</li> <li>- Works outside site boundary</li> <li>- Upgrading of Ward Building for general use</li> <li>- Escalation beyond Sep 2011</li> <li>- Land costs, holding costs and stamp duty</li> <li>- Latent Conditions, Unspecified Heritage Works and the like</li> <li>- Council and Authorities Fees and Charges</li> <li>- Contribution for state infrastructure funds</li> <li>- Work to piazza</li> <li>- Site preparation for new building</li> <li>- GST</li> </ul> <p>2. The following assumptions have been made:</p> <ul style="list-style-type: none"> <li>- All rates are inclusive of Preliminaries &amp; Margin</li> <li>- Refurbishment works as per Graham Edds repair schedule 2009 and drawings issued by Tanner Architect</li> <li>- No heating and cooling (approx \$450K for installing in ceiling) or temperature control to be provided to Refurbishment Buildings</li> <li>- No sprinkler system &amp; electronic security to all doors and windows in Refurbishment Buildings (approx \$380K extra)</li> <li>- No motorised compactus in Graythwaite Estate</li> <li>- No basement tanking allowed in Graythwaite Estate, assuming water drainage through dish drain and sump</li> <li>- Assume 1 No. fire place to remain functional at Graythwaite Estate</li> </ul> <p>3. This cost estimate has been prepared based on the drawings and documents received from PD Mayoh Architects, Tanners Architects, Taylor Brammer Landscape Architects and Cardno Civil Engineers:</p> <p><b>PD Mayoh</b> Level 1 Plan, RL 63.67 – 67.78, Level 2 Plan, RL 67.17 – 71.24, Level 3 Plan, RL 70.67 – 74.24, Level 4 Plan, RL 74.14 – 77.28, Sections A, B &amp; C, East Building (Stage 2) Design Principles, West Building (Stage 3) Design Principles, Response to Consultation with Bank St Residents, Proposed Site Plan, Staging Diagram, West Building Area Summary (Rev G), Gross Floor Area (GFA) Level 1 (Rev P1), Gross Floor Area (GFA) Level 2 (Rev P1), Gross Floor Area (GFA) Level 3 (Rev P1), Gross Floor Area (GFA) Level 4 (Rev P1)</p> <p><b>Tanners Architects</b> A.000 (Rev G), A.001 (Rev G), A.002 (Rev G), A.003 (Rev G), A.004 (Rev G), A.005 (Rev G), A.006 (Rev G), A.007 (Rev G), A.100 (Rev G), A.101 (Rev G), A.102 (Rev G), A.103 (Rev G), A.104 (Rev G), AR.MD.001 (Rev D), AR.MD.101 (Rev B), AR.MD.102 (Rev C), AR.MD.103 (Rev C), AR.MD.201 (Rev C), AR.MD.202 (Rev B), AR.MD.203 (Rev C), AR.MD.301 (Rev B), AR.SD.121 (Rev P4), AR.SD.122 (Rev P3), AR.SD.301 (Rev P3), Graham Edds Schedule of Repairs 2009, Building Area Schedule for Graythwaite House,</p> <p><b>Taylor Brammer</b> LT.000 (Rev A), LT.001 (Rev E), LT.002 (Rev A), LT.002 (Rev D), LT.003 (Rev E), LT.004 (Rev B), LT.005 (Rev C), LT.006 (Rev C), LT.007 (Rev C), LT.008 (Rev C), LT.009 (Rev A)</p> <p><b>Cardno - Civil</b> 600321-SK01 (Rev 2), 600321-SK07 (Rev 1), 600321-SK08 (Rev 1), 600321-SK11 (Rev 1), 600321-SK12 (Rev 1)</p>		