



24 August 2022

Report

Capital Investment Value Report

Narrabeen Education Precinct School Infrastructure NSW

making the **difference**

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Contents

1	Executive Summary	3
2	Inclusions	4
2.1	Design and Construction	4
2.2	Structures and Infrastructure	4
2.3	Site Services	4
2.4	Plant and Equipment	4
2.5	Labour Fees	4
3	Exclusions	5
4	Jobs Creation	5
5	Basis of Cost Estimation	5
	Appendix A – CIV Calculation Summary	6

Rev	Originator	Approved	Date
2	Adrian Budiono		24 August 2022

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1 Executive Summary

Turner & Townsend has prepared the following Capital Investment Value (CIV) estimate report based on the development scheme for Narrabeen Education Precinct.

The proposal involves upgrades to Narrabeen Education Precinct (Narrabeen North Public School & Narrabeen Sports Highschool) to improve the significantly undersized learning spaces to be compliant with the Education Facilities Standard Guidelines (EFSG).

Specifically, the upgrades proposed involve:

Narrabeen North Public School

- Construction of two (2) new storey building containing administration facilities;
- New Multi-purpose hall and out-of-school-hours care (OSHC) facility;
- New staff facilities and amenities;
- New COLA;
- Removal of 2 No of Trees

Narrabeen Sports High School

- Alterations and additions to Building A (Gymnasium) to create new stage for gymnasium;
- Construction of a two (2) storey building comprising, boys and girls changing rooms and staff room on the ground floor; and movement studio and two (2) new General Learning Spaces (GLS).
- Planting of 2 new Trees within NSHS proposed COLA space.

CAPITAL INVESTMENT VALUE OF PROJECT	CIV TOTAL* EXCL GST
Narrabeen Education Precinct	\$19,920,166

The above has been calculated in accordance with EPA regulation 2021 which defines Capital Investment Value 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 other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
 - (b) Costs relating to a 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, within the meaning of the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth.
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2 Inclusions

As defined within the regional and state planning circular 'PS-21-020' the following items have been included within our Capital Investment Value calculation:

2.1 Design and Construction

The calculation of CIV should include the amount required to design and construct all buildings and other facilities that are part of/ included in the application, including any temporary buildings that will be used during the construction phase.

2.2 Structures and Infrastructure

CIV should include all costs incurred from the construction of associated structures and infrastructure that are the subject of the current application. These costs include any supplementary or site preparatory works such as remediation, demolition, excavation and filling, that are required for the construction of buildings, provided these works are needed to make the site suitable for construction and for the operation of the project.

2.3 Site Services

CIV should include the costs of providing electrical services, water, gas, sewerage, and storm water drainage, including any temporary diversions and/ or arrangements during construction, and should form part of the application. The costs of fire protection and communications services that are reasonably required to construct and operate the project should also be included. Site works such as landscaping, car parking, roads and footpaths should also be included.

2.4 Plant and Equipment

CIV should include standard building plant, such as lifts and air-conditioning, and all specialist and specific equipment related to the operation of the project, provided these are specifically included as part of the application. Fit-out costs of a building may be included in the calculation of CIV where the costs are subject to the application. In such cases, the application would need to include specific tenancy use, and would be defined by specific reference to description in the application. Where such tenancy is not referred to or will be subject to further applications, the fit out costs should not be included.

2.5 Labour Fees

All labour and personnel costs, including the payment of long service levies and other associated construction and labour costs should be included in the calculation of the CIV.

3 Exclusions

As defined within the regional and state planning circular 'PS-21-020' the following items have been excluded from our Capital Investment Value calculation:

- Development contributions and fees.
- Works to be submitted under a separate development application.
- Land costs or value of land dedicated.
- Strata related fees, stamp duty, finance charges.
- Project contingencies.
- GST

4 Jobs Creation

Based on the above assessment we anticipate 50 Full Time Equivalent positions to be generated during the construction phase.

5 Basis of Cost Estimation

The above construction cost for the Narrabeen Education Precinct is based on the Pre DA drawings received by Turner & Townsend.

Appendix A – CIV Calculation Summary

School Infrastructure NSW
Narrabeen Education Precinct



**Narrabeen Education Precinct
Calculation of DA WORKS - Summary**

Ref	Narrabeen Education Precinct		
	Description	Amount \$	Comments
1	NARRABEEN NORTH PUBLIC SCHOOL		
1.1	Construction of a new two storey building (Administration, multipurpose Hall & OOSH)	11,128,346	Includes, Demolition & Site preparation, FFE& ICT (some of existing FFE to be re-used).
1.2	New COLA	440,336	
1.3	Removal of Trees (2 No)	1,206	Trees 57 & 58
2	NARRABEEN SPORTS HIGH SCHOOL		
2.1	Alterations and additions to Building A	7,116,287	Gymnasium, Canteen, Boys & Girls Change Room, Staff Room, Movement Studio & 2 new GLS
2.2	New Trees	2,413	2 No, Trees no 65 & 66
A	Total Construction Cost	18,688,589	
5	Escalation (mid point of construction)	373,772	Mid point of construction.
B	Total for Escalation	373,772	
6	Consultant Fees	857,806	
7	Authority Fees	Excluded	Excluded for the purpose of CIV calculation
8	Internal SINSW Costs	Excluded	Excluded for the purpose of CIV calculation
C	Total for Consultants	857,806	
9	Project Contingency	Excluded	Excluded for the purpose of CIV calculation
D	Total for Contingency	Excluded	
	Total Capital Investment Value	19,920,166	