

Randwick Campus Redevelopment - Integrated Acute Services Building Addition (IASBA)



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1. INTRODUCTION

Altus Group (AG) has been engaged by Health Infrastructure (HI) to prepare a Capital Investment Value (CIV) report for the Randwick Campus Redevelopment – Integrated Acute Services Building Addition (IASBA).

This report presents the costs associated with the Extension of the ASB, including the lowering of Hospital Road and the associated infrastructure. Please see below for further details;

- The UNSW extension (circa 5,000m²)
- Fitout of UNSW extension (Excluded)
- Hospital Road Lowering

AG provides certification that the information provided in this report is accurate at the date of preparation.

2. CAPITAL INVESTMENT VALUE

Capital Investment Value (CIV) is defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000 to be:

“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 any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the 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 (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”*

3. CALCULATION OF CIV

The CIV value for the Integrated Acute Services Building Addition (IASBA) is \$66,710,305 (Excluding GST) broken down as follows:

DESCRIPTION	COST
*Gross Construction Costs	\$63,710,305
**Consultant / Design Fees	\$3,000,000
Statutory Fees	Included
Development Management Fees	Included
Transition / Commissioning	Excluded
Furniture, Fittings and equipment / ICT	Excluded
Land Acquisition/ Property settlements / Temporary Leasing	Excluded
External Funding Contribution	Excluded
Escalation	Included
Contingencies	Excluded
TOTAL ESTIMATED CIV EXCLUDING GST	\$66,710,305

Notes

*The Gross Construction Cost value of \$63,710,305 has been informed by LLB's Revised Tender Value as part of the Updated Integrated Main Works Offer. This cost centre does not include for fitout of the Eastern Extension.

** Consultant / Design Fees is an allowance for Principal Consultants such as Project Management, Delivery Agents, Town Planning, Quantity Surveying Services and the like as required to for design and delivery of the IASBA Project.

4. BASIS OF ESTIMATE

4.1 Scope of Project

IASBA comprising:

- Bulk excavation
- Site preparation works including shoring and piling
- UNSW Eastern Extension (shell and core only)
- Building services infrastructure and connections to utilities.
- Site landscaping.
- Lowering of Hospital Road

4.2 Drawings & Information Used

Design documentation and reports as per the latest version used by LLB to compile the Updated Integrated Main Works Offer (UIMWO)

4.3 Procurement and Market Assumptions

Procurement

Very Early Contractor Involvement (VECI) + Early Contractor Involvement (ECI) Tender to a single select Tier 1 contractor.

Market Conditions

Currently, the market is highly active, however, we do not envisage any market conditions that are believed to adversely affect this project.

4.4 Fees

Consultant Fees

Consultant / Design Fees is an allowance for Principal Consultants such as Project Management, Delivery Agents, Town Planning, Quantity Surveying Services and the like as required to for design and delivery of the IASBA Project.

4.5 Specific Exclusions

1. GST
2. Finance Costs
3. Project Contingencies
4. Transitioning and Commissioning Fees of Clinical Operational Services
5. Land Acquisition costs
6. Latent site conditions
7. Removal of in-ground hazardous / contaminated materials
8. Diversions of major services infrastructure other than those identified by engineers to date
9. Works outside the site boundary
10. Base offer ASB works.
11. Fitout of Eastern Extension.

5. REPORT PARAMETERS

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Altus Group. This report has been prepared from documentation and/or information provided to Altus Group by third parties in circumstances where Altus Group:

- a. Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- b. Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- c. Do not, in any way, adopt the said documentation and information as our own.

Altus Group note this report is an expression of opinion based upon the documentation and/or information provided by third parties and Altus Group expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

Please note the following Project Contacts:

Client:	Health Infrastructure
Local Health District:	South Eastern Sydney Local Health District (SESLHD)
Project Manager:	PwC
Cost Manager:	Altus Group

6. JOB CREATION

An estimated figure of the jobs that will be created by the future development during construction and operation phases of the development is as follows:

Construction Jobs:

\$66.7M Construction Estimate (Excluding FF&E) x 9 = 600

600 / 3 year construction period = 200 jobs

This estimate has been prepared using standard HI methods of calculation.

Operational Jobs:

As confirmed by PwC, it is estimated that approximately 0 (zero) additional jobs will be created by 2027. This is on the basis that no new staff will be required and therefore employed by UNSW for this facility.