

Thinc Projects
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Attention: Steve Hall

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A Q U E N T A . C O M . A U

3 August 2012

Dear Sir

HORNSBY HOSPITAL STAGE 1 CIV STATEMENT

This letter is to confirm that the Capital Investment Value for Stage 1 of the proposed Hornsby Hospital Stage 1 works is \$97,335,311. This figure is based on Schematic Design Cost Plan C1.

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

Yours faithfully
Aqenta Consulting



Robert Connell

Project: Health Infrastructure
Building: Hornsby Hospital Stage 1

Details: CIV Estimate

Ref	Description	Quantity	Total
Ref			
	<u>EARLY WORKS CONTRACTS</u>		
0.01	BULL RING CAR PARKING		854,239
0.02	TEMPORARY MEDICAL RECORDS		1,057,589
		TOTAL EARLY WORKS	1,911,829
1-10.00	BUILDING COST		
SB	SUBSTRUCTURE		2,017,038
CL	COLUMNS		474,040
UF	UPPER FLOORS		3,496,330
SC	STAIRCASES		299,550
RF	ROOF		2,980,000
EW	EXTERNAL WALLS & WINDOWS		4,758,694
ED	EXTERNAL DOORS		121,950
NW	INTERNAL WALLS & SCREENS		3,218,960
ND	INTERNAL DOORS		881,450
WF	WALL FINISHES		1,020,140
FF	FLOOR FINISHES		1,228,185
CF	CEILING FINISHES		1,077,280
FT	FITMENTS		3,520,000
SF	SANITARY FIXTURES		750,000
PD	SANITARY PLUMBING		1,785,000
MS	MECHANICAL SERVICES		10,053,071
ES	ELECTRICAL SERVICES		5,775,385
FP	FIRE PROTECTIONS		1,727,250
TS	VERTICAL TRANSPORTATION		1,008,000
		BUILDING COST (BC)	46,192,322
11.00	SITE SPECIFICS		
11.01	LANDSCAPING		350,000
11.02	CIVIL WORKS		1,970,650
11.03	EXTERNAL HYDRAULICS		250,000
11.04	EXTERNAL FIRE		125,000
11.05	EXTERNAL ELECTRICAL / ICT		1,725,000
12.00	PROJECT SPECIFICS		

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12.01	STAGING COSTS & TEMP WORKS		2,637,863
12.0.2	ESD / GREENSTAR		730,000
12.03	ALLOWANCE FOR CONTAMINATION		380,000
	NET CONSTRUCTION COST (NCC)		56,272,663
13.00	ALLOWANCES, OVERHEADS & MARGINS		
13.01	MAIN CONTRACTORS PRELIMINARIES		9,831,742
13.02	MAIN CONTRACTORS OVERHEADS & PROFIT (4% of NCC)		2,250,907
	GROSS CONSTRUCTION COST (GCC)		68,355,311
14.00	FEES		
14.01	CONSULTANTS FEES		9,900,000
14.02	AUTHORITY FEES & CHARGES		770,000
14.03	LHD FEE		770,000
			0
15.00	FF&E		
15.01	FURNITURE, EQUIPMENT & ARTWORKS		Excl
15.02	MAJOR MEDICAL EQUIPMENT		Excl
16.00	ICT		
16.01	ICT COSTS (ACTIVE)		Excl
17.00	LAND ACQUISITION & PROPERTY SETTLEMENT		
17.01	LAND PURCHASE		Excl
17.02	PROPERTY SETTLEMENT		Excl
	TOTAL PROJECT COST (BASE COST)		79,795,311
18.00	SPECIAL PROVISIONS		
18.01	ESCALATION (6% of BASE COST less 14.00 & 17.00)		
18.02	CARBON TAX ALLOWANCE (1% of BASE COST less 14.00 & 17.00)		
19.00	CONTINGENCIES		
19.01	PLANNING CONTINGENCY		3,050,000
19.02	DESIGN CONTINGENCY		3,050,000
19.03	CONSTRUCTION CONTINGENCY		3,050,000
19.04	EXECUTIVE CONTINGENCY		6,100,000

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Building: Hornsby Hospital Stage 1	

Ref	Description	Quantity	Total
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NET END TOTAL COST (NETC) 95,045,311

HI MANAGEMENT FEE 2,290,000

END TOTAL COST (ETC) 97,335,311

Note: All costs exclude GST