

Ref: MBM0488-011

14 April 2013

Thinc Projects
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Attention: Mary Jordan

**Re: Prince of Wales Hospital – NCCC & AATC Stage 2
CIV Statement**

Dear Mary,

This letter is to confirm that the Capital Investment Value for Stage 2 (10 levels) of the proposed NCCC & AATC mixed use facility at the Prince of Wales Hospital is \$73,140,537. This figure is based on the Schematic Design Cost Plan 2.

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

Yours faithfully,
MBMpl Pty Ltd



Paul Janes
Director

FULL ESTIMATE SUMMARY



Project: Health Infrastructure	Details: CIV
Building: POWH NCCC & AATC Stage 2 SD	

	Description	% of Cost	Cost/unit	Total
1	General			
2	Exclusions & Assumptions			
3	Demolition	0.24		172,970
4	Site Preparation & Excavation	1.61		1,173,849
5	Substructure	1.57		1,148,150
6	Columns	0.65		473,650
7	Upper Floors	5.14		3,753,920
8	Stairs	0.39		282,000
9	External Walls & Windows	6.16		4,502,730
10	Internal Walls	3.90		2,852,120
11	Roof	1.34		974,715
12	Doors & Hardware	1.03		747,700
13	Floor Finishes	1.20		875,495
14	Wall Finishes	0.97		702,160
15	Ceiling	1.36		990,760
16	FF&E - Group 1	3.34		2,441,443
17	Joinery	0.37		266,430
18	Hydraulic Services	3.20		2,339,235
19	Lift Services	1.63		1,189,000
20	Mechanical Services	11.83		8,650,400
21	Electrical Services	10.25		7,489,850
22	Fire Services	2.04		1,485,612
23	Signage	0.09		60,000
24	Building 2 & 3 Works	0.75		543,800
25	External Works	0.94		680,896
	Subtotal - Stage 1 Construction Works			43,796,885
	<i>Main Contractors Preliminaries (14%)</i>	7.79		5,693,595
	<i>Main Contractors Overheads and Profit (3%)</i>	2.03		1,484,714
	<i>Commissioning & Relocations</i>	0.26		183,650
	Total - Gross Construction Cost (GCC)			51,158,844
26	Consultant Fees	9.10		6,650,650
27	Authority Fees and Charges (1% of GCC)	0.70		511,588
28	Area Health Services Costs (1.4% of GCC)	0.98		716,224
29	HI Services Costs (2% of GCC)	1.40		1,023,177
	Subtotal - Fees			8,901,639
	TOTAL PROJECT COST (BASE COST)			60,060,483
30	Escalation to midpoint of construction - March 2015 (Applied to GCC)	4.28		3,126,112
31	Carbon Tax Related Costs (0.75% of GCC)	0.53		383,691

FULL ESTIMATE SUMMARY



Project: Health Infrastructure	Details: CIV
Building: POWH NCCC & AATC Stage 2 SD	

Description	% of Cost	Cost/unit	Total
Subtotal - Special Provisions			<i>3,509,804</i>
<i>Planning Contingency</i>	2.92		2,131,580
<i>Client Contingency</i>	4.35		3,175,510
<i>Design Contingency</i>	2.92		2,131,580
<i>Contract Contingency</i>	2.92		2,131,580
Subtotal - Contingencies			<i>9,570,250</i>
END TOTAL COST (ETC)			73,140,537

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