
CAPITAL INVESTMENT VALUE (CIV) REPORT

Lismore Base Hospital Car Park Project

Prepared for

Health Infrastructure



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1.0 INTRODUCTION

Altus Page Kirkland has been requested by the Health Infrastructure to prepare a Capital Investment Value (CIV) report for the proposed Car Park project at Lismore Base Hospital, NSW.

The project scope of works includes both on-grade and multi-storey car parking on the Dalziel Rd opposite the Base Hospital.

For the purposes of calculating the Capital Investment Value, only Option 2b of the Business Case has been considered.

2.0 CAPITAL INVESTMENT VALUE

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 – Reg 3, as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 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 6 or 6A of Part 4 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).”

Calculation of CIV

Altus Page Kirkland has prepared a Business Case Capital Cost Estimate dated 10th October 2013 for the development identifying cost of construction works which forms the basis of the estimated total Capital Investment Value of **\$6,364,600 (excl GST)**, broken down as follows:

Item	Description	Cost (\$)
1	Net Construction Cost:	\$5,352,692
2	Preliminaries & Margin	\$711,908
3	D&C Professional Fees	\$230,000
	Sub Total Construction Works	\$6,294,600
4	Statutory Fees	Excluded
5	Professional Fees	\$70,000
6	Development Management Fees	Excluded
7	Escalation beyond October 2013	Excluded
8	Finance Cost	Excluded
9	FF&E / Major Medical Equipment / ICT	Excluded
10	Long Service Levy based on 0.35% of Gross Construction Cost	Included
	Sub Total Applicable Development Costs	\$70,000
	TOTAL ESTIMATED CIV (excl GST)	\$6,364,600

3.0 INFORMATION USED

Altus Page Kirkland has relied upon information, assumptions and exclusions referenced in Section 5.0 contained within the Business Case Capital Cost Estimate dated 10th October 2013, prepared by Altus Page Kirkland.

4.0 DEVELOPMENT NOTES

Program

We note the Business Case Capital Cost Estimate is based on rates and allowances as at October 2013.

The proposed duration is approximately 8 months for construction works.

Statutory Fees

We note Statutory Fees are excluded from the calculation in accordance with the amended definition.

Professional Fees

Consultant Fees have been included at \$70,000 for concept works and \$230,000 for D&C works. This is based on consultant fees provided by Health Infrastructure that were applicable for a similar project

Development Management Fees

All Development Management Fees (HI and LHD Management Costs) have been excluded from this calculation as advised Health Infrastructure

Contingencies

No contingencies have been included within this calculation

Escalation

No allowance has been included for escalation beyond October 2013.

Finance Costs

Finance costs are Excluded from the calculation in accordance with the amended definition.

5.0 EXCLUSIONS

Due to the high level nature of design information available for the project, certain assumptions have been made to establish the basis of costs:

1. Areas, car numbers, site works including excavation works are based on assumptions derived from the Concept Study report provided by Fitzpatrick and Partners Architects
2. No Staging requirements necessary for the project
3. Land acquisition
4. HI Management Costs are excluded, as advised by Health Infrastructure
5. LHD Costs are excluded, as advised by Health Infrastructure
6. Decanting / Commissioning costs are deemed included within the LHD Costs as advised by Health Infrastructure
7. No allowance for demolition of existing dwellings
8. Allowance for concrete upturn to perimeter of carpark only. No allowance has been made for any additional façade treatments
9. No allowance for Asbestos Removal
10. No allowance for Mechanical ventilation
11. No allowance for fire sprinklers
12. No allowance for Piling. Assumed pad footing substructure design, as advised
13. GST excluded

6.0 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 Page Kirkland.

This report has been prepared from documentation and/or information provided to Altus Page Kirkland by third parties in circumstances where Altus Page Kirkland

- 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.

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