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19 October 2015

Health Infrastructure – NSW Health
Level 8, 77 Pacific Highway
NORTH SYDNEY NSW 2060

Attention: Mr Andrew Paris

Dear Mr Paris,

BLACKTOWN MT DRUITT HOSPITAL STAGE 2 PLANNING QUANTITY SURVEYOR CERTIFICATE OF COST

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

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 Environmental Planning and Assessment 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).*



ISO 9001
FS 548756

16 October 2015
 BLACKTOWN MT DRUITT HOSPITAL STAGE 2 PLANNING
 QUANTITY SURVEYOR CERTIFICATE OF COST

Based on the this definition, we advise that our estimate of Capital Investment Value for this project is \$345,498,000 excluding GST, or \$380,047,800 including GST, as summarised below;

	Total
Construction Cost	\$218,995,000
Fees	\$21,965,000
Escalation	\$36,138,389
Contingencies	\$53,930,000
HI Management Cost	\$6,775,000
Total excluding GST (\$)	\$345,498,000
Goods & Services Tax (10%)	\$34,550,000
Total including GST (\$)	\$380,047,800

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees;
- Loose furniture, Fittings and Equipment;
- Escalation for potential cost increases beyond May 2020;
- Finance costs;

We confirm our estimate is based on the following schedule of areas provided by Jacobs:

- 140711_BMDH2_Concept Plan Options Indicative SoA_V18.xlsx

We trust the above is self-explanatory however, if you have any queries please do not hesitate to contact us.

Yours faithfully,



Stephen Mee
 Director
 Rider Levett Bucknall

Stephen.mee@au.rlb.com

Blacktown Hospital Stage 2 Planning
Cost Plan B - Blacktown Stage 2 (Revised)

Gross Floor Area: 43,894 m²
 Rates Current At October 2015

Element Summary

Description	Percentage	Cost/m ²	Total Cost
SB SUBSTRUCTURE	0.6 %	\$53	\$2,312,200
CL COLUMNS	0.3 %	\$29	\$1,278,216
UF UPPER FLOORS	3.0 %	\$257	\$11,294,308
SC STAIRCASES	0.1 %	\$13	\$557,984
RF ROOF	1.2 %	\$105	\$4,589,696
EW EXTERNAL WALLS	2.2 %	\$188	\$8,240,844
WW WINDOWS	1.3 %	\$108	\$4,751,192
ED EXTERNAL DOORS	0.0 %	\$4	\$178,870
NW INTERNAL WALLS	3.4 %	\$298	\$13,089,004
NS INTERNAL SCREENS AND BORROWED LIGHTS	0.5 %	\$43	\$1,903,866
ND INTERNAL DOORS	1.0 %	\$89	\$3,898,620
WF WALL FINISHES	0.6 %	\$52	\$2,262,810
FF FLOOR FINISHES	1.1 %	\$91	\$4,002,760
CF CEILING FINISHES	1.0 %	\$85	\$3,730,082
FT FITMENTS	2.3 %	\$198	\$8,711,020
HS HYDRAULIC SERVICES	1.9 %	\$168	\$7,358,928
MS MECHANICAL SERVICES	5.8 %	\$503	\$22,062,350
MG MEDICAL GASES	0.7 %	\$63	\$2,753,200
FP FIRE PROTECTION	1.1 %	\$97	\$4,239,180
LP ELECTRIC LIGHT AND POWER	4.1 %	\$354	\$15,555,990
CM COMMUNICATIONS	1.0 %	\$87	\$3,806,138
TS TRANSPORTATION SYSTEMS	1.1 %	\$97	\$4,250,000
SS SPECIAL SERVICES	0.2 %	\$18	\$787,420
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.4 %	\$34	\$1,491,292
AR ALTERATIONS AND RENOVATIONS	0.3 %	\$26	\$1,141,300
XP SITE PREPARATION	1.6 %	\$135	\$5,909,960
XR ROADS, FOOTPATHS AND PAVED AREAS	1.7 %	\$146	\$6,398,225
XN BOUNDARY WALLS, FENCING AND GATES	0.1 %	\$8	\$362,500
XB OUTBUILDINGS AND COVERED WAYS	0.3 %	\$25	\$1,110,000
XL LANDSCAPING AND IMPROVEMENTS	0.7 %	\$65	\$2,850,000
XK EXTERNAL STORMWATER DRAINAGE	0.5 %	\$40	\$1,760,000
XD EXTERNAL SEWER DRAINAGE	0.1 %	\$10	\$430,000
XW EXTERNAL WATER SUPPLY	0.1 %	\$11	\$500,000
XG EXTERNAL GAS	0.1 %	\$6	\$270,000
XF EXTERNAL FIRE PROTECTION	0.1 %	\$13	\$550,000
XE EXTERNAL ELECTRIC LIGHT AND POWER	2.9 %	\$254	\$11,144,000
XC EXTERNAL COMMUNICATIONS	1.2 %	\$107	\$4,688,800
YY SPECIAL PROVISIONS	1.7 %	\$143	\$6,290,000
ESTIMATED NET COST	46.4 %	\$4,021	\$176,510,755
MARGINS & ADJUSTMENTS			

Blacktown Hospital Stage 2 Planning
Cost Plan B - Blacktown Stage 2 (Revised)

Gross Floor Area: 43,894 m²
 Rates Current At October 2015

Element Summary

Description	Percentage	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
ESD / Environmental requirements	1.5 %		\$2,650,000
Main Contractor's Preliminaries	15.8 %		\$28,240,000
Main Contractor's Overheads & Profit	3.4 %		\$7,060,000
Staging Costs by Contractor	0.8 %		\$1,765,000
Locality Allowance	0.0 %		\$0
Long Service Levy (0.35% of GST inclusive amount, equivalent to 0.385%)	0.3 %		\$620,000
ALLOWANCES, OVERHEADS AND MARGINS		\$919	\$40,335,000
NET CONSTRUCTION COST (NCC)		\$4,940	\$216,845,755
Construction All Risk Insurance by HI (0.6% of NCC)	0.5 %		\$1,060,000
INSURANCE		\$24	\$1,060,000
Temporary decanting works by HI	0.5 %		\$1,090,000
TEMPORARY DECANTING BY HI		\$25	\$1,090,000
GROSS CONSTRUCTION COST (GCC)		\$4,989	\$218,995,755
Consultant Fees	6.0 %		\$13,140,000
Authority Fees & Charges	0.5 %		\$1,160,000
Utility Headworks & Augmentation			Incl.
Local Health District Fee (1.5% of GCC)	1.4 %		\$3,284,940
Local Health District Commissioning Fee (2% of GCC)	1.9 %		\$4,379,916
FEES		\$500	\$21,964,856
Furniture, Fittings, Equipment - General			Excl.
Furniture Fittings & Equipment - Major (see separate list)			Excl.
IT & C	0.9 %		\$2,190,000
Theatre Integration	1.0 %		\$2,400,000
Digital Hospital allowance	1.1 %		\$2,600,000
Cultural & Artworks allowance	0.2 %		\$500,000
FF&E INCL ICT & ARTWORK		\$175	\$7,690,000
Land Purchase			Excl.
Property Settlements			Excl.
LAND ACQUISITION & PROPERTY SETTLEMENT			\$0

Blacktown Hospital Stage 2 Planning
Cost Plan B - Blacktown Stage 2 (Revised)

Gross Floor Area: 43,894 m²
 Rates Current At October 2015

Element Summary

Description	Percentage	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
TOTAL PROJECT COST (BASE COST)		\$5,665	\$248,650,611
Escalation Aug to December 2014	1.2 %		\$2,983,389
Escalation to start of site preparation December 2015	3.5 %		\$8,805,000
Escalation during Construction (completion May 2020)	9.3 %		\$24,350,000
SPECIAL PROVISIONS		\$823	\$36,138,389
Design Contingency (5% of GCC)	3.8 %		\$10,785,000
Planning Contingency (5% of GCC)	3.6 %		\$10,785,000
Construction Contingency (5% of GCC)	3.5 %		\$10,785,000
Client Contingency (10% of GCC)	6.8 %		\$21,575,000
CONTINGENCIES		\$1,229	\$53,930,000
NET END TOTAL COST (NETC) SUB TOTAL		\$7,717	\$338,719,000
HI MANAGEMENT COSTS (2% of NETC)	2.0 %		\$6,775,000
Rounding	0.0 %		\$4,000
END TOTAL COST (ETC) (EXCLUDING GST)		\$7,871	\$345,498,000
Goods & Services Tax (10%)	10.0 %		\$34,549,800
END TOTAL COST (ETC) (INCLUDING GST)		\$8,658	\$380,047,800
ESTIMATED TOTAL COST		\$8,658	\$380,047,800

Blacktown Hospital Stage 2 Planning

Cost Plan B - Blacktown Stage 2 (Revised)

Location Element Summary

GFA: 43,894 m² Cost/m²: \$2,860

Rates Current At October 2015

A DEPARTMENTS

Description	Percentage	Cost/m ²	Total Cost
SB SUBSTRUCTURE	1.0 %	\$41/m ²	\$1,812,200
CL COLUMNS	0.7 %	\$29/m ²	\$1,278,216
UF UPPER FLOORS	6.4 %	\$257/m ²	\$11,294,308
SC STAIRCASES	0.3 %	\$13/m ²	\$557,984
RF ROOF	2.6 %	\$105/m ²	\$4,589,696
EW EXTERNAL WALLS	4.7 %	\$188/m ²	\$8,240,844
WW WINDOWS	2.7 %	\$108/m ²	\$4,751,192
ED EXTERNAL DOORS	0.1 %	\$4/m ²	\$178,870
NW INTERNAL WALLS	7.4 %	\$298/m ²	\$13,089,004
NS INTERNAL SCREENS AND BORROWED LIGHTS	1.1 %	\$43/m ²	\$1,903,866
ND INTERNAL DOORS	2.2 %	\$89/m ²	\$3,898,620
WF WALL FINISHES	1.3 %	\$52/m ²	\$2,262,810
FF FLOOR FINISHES	2.3 %	\$91/m ²	\$4,002,760
CF CEILING FINISHES	2.1 %	\$85/m ²	\$3,730,082
FT FITMENTS	4.9 %	\$198/m ²	\$8,711,020
HS HYDRAULIC SERVICES	4.2 %	\$168/m ²	\$7,358,928
MS MECHANICAL SERVICES	10.7 %	\$432/m ²	\$18,967,350
MG MEDICAL GASES	1.6 %	\$63/m ²	\$2,753,200
FP FIRE PROTECTION	2.4 %	\$97/m ²	\$4,239,180
LP ELECTRIC LIGHT AND POWER	8.8 %	\$354/m ²	\$15,555,990
CM COMMUNICATIONS	2.2 %	\$87/m ²	\$3,806,138
SS SPECIAL SERVICES	0.3 %	\$12/m ²	\$537,420
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.6 %	\$24/m ²	\$1,061,292
AR ALTERATIONS AND RENOVATIONS	0.4 %	\$16/m ²	\$716,300
XP SITE PREPARATION	0.1 %	\$6/m ²	\$255,000
DEPARTMENTS	71.1 %	\$2,860/m²	\$125,552,270

Blacktown Hospital Stage 2 Planning

Cost Plan B - Blacktown Stage 2 (Revised)

Location Element Summary

B SITE SPECIFICS - ENGINEERING SERVICES

Rates Current At October 2015

Description	Percentage	Cost/m ²	Total Cost
SB SUBSTRUCTURE	0.3 %		\$500,000
MS MECHANICAL SERVICES	1.8 %		\$3,095,000
TS TRANSPORTATION SYSTEMS	2.4 %		\$4,250,000
SS SPECIAL SERVICES	0.1 %		\$250,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.2 %		\$430,000
AR ALTERATIONS AND RENOVATIONS	0.2 %		\$425,000
XL LANDSCAPING AND IMPROVEMENTS	0.0 %		\$50,000
XK EXTERNAL STORMWATER DRAINAGE	1.0 %		\$1,760,000
XD EXTERNAL SEWER DRAINAGE	0.2 %		\$430,000
XW EXTERNAL WATER SUPPLY	0.3 %		\$500,000
XG EXTERNAL GAS	0.2 %		\$270,000
XF EXTERNAL FIRE PROTECTION	0.3 %		\$550,000
XE EXTERNAL ELECTRIC LIGHT AND POWER	6.3 %		\$11,144,000
XC EXTERNAL COMMUNICATIONS	2.7 %		\$4,688,800
SITE SPECIFICS - ENGINEERING SERVICES	16.1 %		\$28,342,800

Blacktown Hospital Stage 2 Planning
Cost Plan B - Blacktown Stage 2 (Revised)

Location Element Summary

C SITE PREPARATION

Rates Current At October 2015

Description	Percentage	Cost/m ²	Total Cost
XP SITE PREPARATION	3.2 %		\$5,654,960
	<i>SITE PREPARATION</i>	<u>3.2 %</u>	<u>\$5,654,960</u>

Blacktown Hospital Stage 2 Planning
Cost Plan B - Blacktown Stage 2 (Revised)

Location Element Summary

D SITE WORKS

Rates Current At October 2015

Description	Percentage	Cost/m ²	Total Cost
XR ROADS, FOOTPATHS AND PAVED AREAS	3.6 %		\$6,398,225
XN BOUNDARY WALLS, FENCING AND GATES	0.2 %		\$362,500
XB OUTBUILDINGS AND COVERED WAYS	0.6 %		\$1,110,000
XL LANDSCAPING AND IMPROVEMENTS	1.6 %		\$2,800,000
	SITE WORKS	6.0 %	\$10,670,725

Blacktown Hospital Stage 2 Planning
Cost Plan B - Blacktown Stage 2 (Revised)

Location Element Summary

F TEMPORARY ACCOMMODATION

Rates Current At October 2015

Description	Percentage	Cost/m ²	Total Cost
YY SPECIAL PROVISIONS	3.6 %		\$6,290,000
<i>TEMPORARY ACCOMMODATION</i>	<i>3.6 %</i>		<i>\$6,290,000</i>