



DONALD CANT WATTS CORKE

Capital Investment Value **RPA Multistorey STAFF Car** **Park**

Prepared for

Health Infrastructure NSW

16 May 2016

partners for
excellence

1 INTRODUCTION

As per the request of Health Infrastructure NSW, Donald Cant Watts Corke have prepared the attached Capital Investment Value in an elemental cost plan for the Department of Planning.

The purpose of this assessment is to determine the Capital Investment Value only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

1. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)

Name: John Carlton

A handwritten signature in black ink, appearing to read 'John Carlton', is written over a light blue grid background.

Position and Qualifications: Senior Quantity Surveyor / MAIQS

2 DRAWINGS AND INFORMATION USED

As provided by Cardno drawings dated 16 March 2016.

APPENDIX A – CAPITAL INVESTMENT VALUE

RPA Car Park - CIV Cost Plan

CIV Cost Plan.

Code	Description	Quantity	Unit	Rate	Total
	RPA CAR PARK				
	CAPITAL INVESTMENT VALUE				
	16 MAY 2016				
	Demolition	31,176	m2	20.58	641,700
	Site preparation	31,176	m2	8.14	253,704
	Earthworks	31,176	m2	9.21	287,213
	Substructure	31,176	m2	34.57	1,077,746
	Columns	31,176	m2	14.79	461,201
	Upper Floors	31,176	m2	308.16	9,607,068
	Stairs	31,176	m2	11.15	347,760
	Facade	31,176	m2	129.68	4,042,865
	Core Walls	31,176	m2	25.05	781,011
	Roof Slab	31,176	m2	38.29	1,193,614
	Fixtures & Equipment	31,176	m2	18.78	585,479
	Signage	31,176	m2	3.32	103,500
	Hydraulic Services	31,176	m2	20.33	633,886
	Electrical Services	31,176	m2	75.25	2,345,952
	Mechanical Services	31,176	m2	1.33	41,400
	Dry Fire Services	31,176	m2	18.63	580,809
	CCTV	31,176	m2	13.28	414,132
	Lifts	31,176	m2	13.15	410,000
	Hard Landscaping	31,176	m2	4.64	144,791
	Soft Landscaping	31,176	m2	1.80	56,201
	ICT & Security Coordination	31,176	m2	8.90	277,496
	Escalation During Construction	31,176	m2	14.60	455,123
	Net Construction Cost	31,176	m2	793.64	24,742,649
	Preliminaries	31,176	m2	87.30	2,721,691
	Margin	31,176	m2	31.75	989,706
	Total Construction Cost	31,176	m2	912.69	28,454,047
	Professional Fees 6%	31,176	m2	54.76	1,707,243
	Total Development Cost	31,176	m2	967.45	30,161,290