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**DONALD  
CANT  
WATTS  
CORKE**

REF: 902\_160525\_Northside Mental\_DOP SEARS  
Iss02

25 May 2016

**Mr. James Pearce**  
**Project Manager**  
Akalan Projects Pty Ltd  
104 Alexander Street  
Crows Nest NSW 2065

Dear James

**NORTHSIDE MENTAL HEALTH CLINIC  
RAMSAY HEALTHCARE**

Donald Cant Watts Corke has undertaken a detailed cost analysis of the proposed facility based on the documentation noted within the Appendix A to confirm the capital investment value. As at date of this correspondence, the anticipated construction budget currently sits at \$48.8M with an overall project budget of \$60.5M inclusive of FF&E, ICT and project contingency.

Within Appendix A we also submit our clarifications and summary of calculations on how the capital investment value has been derived in accordance with Clause 3 (Definitions) of the Environmental Planning and Assessment Regulation 2000.

In relation to the estimate on the number of construction employee's jobs that the project may generate during the construction period, we estimate the number at 152 Full-Time Equivalent (FTE) persons and a further 86 FTE persons who are in-directly affected. Additionally, Ramsay Healthcare has advised that there will be approximately 140 FTE staff employed at the facility during the operational phase.

We trust this will assist with preparation of the SEARs documentation.

Yours faithfully  
Donald Cant Watts Corke



**Adam Francey**  
**Associate Director | Quantity Surveying**



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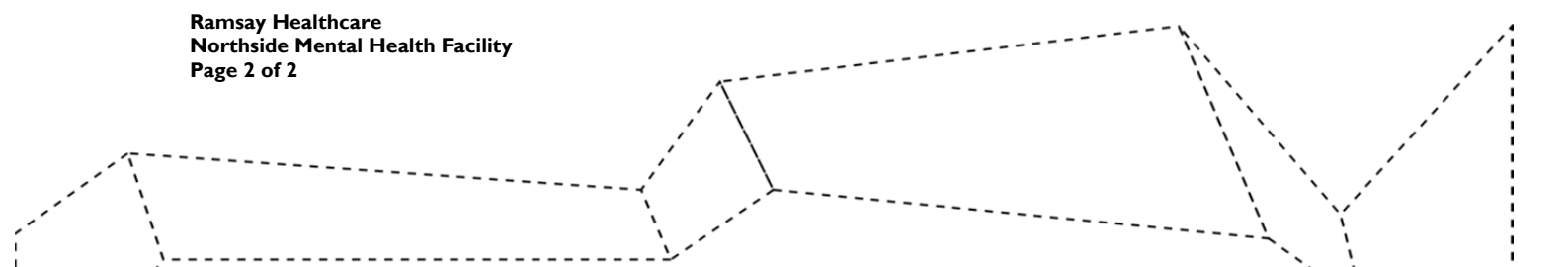
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# APPENDIX A

## SUMMARY OF PROJECT COSTS



# RAMSAY HEALTHCARE

## Proposed Northside Mental Health Unit

**DONALD  
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FECA : 13,608 m<sup>2</sup>  
UCA : 678 m<sup>2</sup>  
GFA : 14,286 m<sup>2</sup>

PREPARATION DATE: 10-Feb-16  
ISSUE: 02  
STAGE: Schematic

### BROAD ORDER OF COSTS

Mental Health Facility (Eight Storey + Plant Deck)		45,830,000
<i>Scope: New Consult Suites</i>	1,056 m <sup>2</sup>	
<i>Scope: New Wards</i>	5,500 m <sup>2</sup>	
<i>Scope: New Administration &amp; Staff Facilities</i>	757 m <sup>2</sup>	
<i>Scope: Kitchen, Café and Dining</i>	636 m <sup>2</sup>	
<i>Scope: New Plant, Plant Deck, BOH, Lobby, Stairwells &amp; Lift Cores</i>	1,924 m <sup>2</sup>	
<i>Scope: New External Works &amp; Terraces / Decks</i>	1,538 m <sup>2</sup>	
<i>Scope: Loading Dock, Carparking &amp; Driveway</i>	5,179 m <sup>2</sup>	
Excavation in Rock (Allowance)		500,000
Demolition and Services Infrastructure (Allowance)		1,000,000
D&C Design and Risk Contingency		Included
ESD Initiatives		Excluded
Escalation (Allowance at 3%)		1,460,000

### PROJECT COST - BUILDING 48,790,000

Headworks	<i>(Provisional Allowance)</i>	1,216,000
Statutory, Authority Fees and Charges	<i>(Provisional Allowance)</i>	1,670,000
FF&E Provision	<i>(Allowance as per Akalan advice)</i>	2,336,000
ICT Provision	<i>(Allowance as per Akalan advice)</i>	532,000

### PROJECT COST - OTHER 5,754,000

Consultant Fees (DA Phase)	<i>(Allowance as per Akalan advice)</i>	280,000
Consultant Fees (AFC Phase)	<i>(Allowance as per Akalan advice)</i>	3,056,398
Consultant Fees (PM & QS)		Included
LSL and Section 94 Fees	<i>(Allowance as per Akalan advice)</i>	659,602

### PROJECT COST - FEES 3,996,000

Contingency - Project	<i>(Allowance as per Akalan advice)</i>	1,960,000
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### GROSS PROJECT COST (Excl GST) \$ 60,500,000

#### Exclusions and/or Clarifications:

The following items have been excluded from these costings:

1. Site demolition and/or infrastructure works beyond value nominated
2. Finance and Holding Charges
3. Removal of contaminated or hazardous material
4. Loss of income, relocation and disruption costs
5. Relocation costs, decanting and commissioning
6. Land and Legal costs
7. ESD initiatives
8. Group 1, 2 & 3 items beyond FF&E value nominated

Assumed D&C Lump Sum procurement method

#### Documentation Used:

STH Architectural SD documentation (provided 26-30/10/15)  
ACOR Structural SD documentation (provided 26-30/10/15)

