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APP

Level 7, 116 Miller Street,
NORTH SYDNEY NSW 2060
Attention: Steven Agnew

13 July 2017

Dear Steven,

HORNSBY HOSPITAL STAGE 2 – CAPITAL INVESTMENT VALUE ESTIMATE

C2R have prepared the CIV Estimate in accordance with Clause 3 of the Environmental Planning and Assessment Regulation 2000 and it is true and accurate at the date of preparation.

The capital investment value estimate totals \$184,730,000 ex GST and 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.

It excludes 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).
- (e) Loose furniture and fittings.
- (f) ICT active equipment.

If you require any further information or clarification please do not hesitate to contact us.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Rob Connell'.

Rob Connell
Director

Estimate Summary



Client: Health Infrastructure Project: Hornsby Hospital Stage 2
 Details: CIV Estimate Date: 13-Jul-17

Code	Description	Quantity	Unit	Rate	Total	\$/m2
A	CONSTRUCTION COSTS					
A1	New Build Trade Costs	1	Item		101,695,000	
A2	Refurbishment & Fitout Trade Costs	1	Item		7,450,000	
A3	Site Specifics, External Works & External Services Costs	1	Item		16,130,000	
GCC	GROSS CONSTRUCTION COST (GCC)	29,360	m2		125,275,000	4,270
B	FEES					
B1	Professional Fees	1	Item		16,200,000	
B2	Authority Fees & Charges & LSL	1	Item		1,100,000	
B3	LHD Fees	1	Item		1,700,000	
B4	Commissioning	1	Item		2,250,000	
B	SUB TOTAL FEES				21,250,000	
C	FFE AND ICT					
C1	FF&E	1	Item		Excl	
C2	MME	1	Item		Excl	
C3	ICT Costs	1	Item		Excl	
C	SUB TOTAL FFE & ICT				Excl	
D	ESCALATION					
D1	Escalation	1	Item		8,755,000	
	SUB TOTAL ESCALATION				8,755,000	
E	CONTINGENCIES					
E1	Planning Contingency	1	Item		3,100,000	
E2	Design Contingency	1	Item		5,600,000	
E3	Construction Contingency	1	Item		5,600,000	
E4	Executive Contingency	1	Item		11,200,000	
E	SUB TOTAL CONTINGENCIES				25,500,000	
F	HI Management Costs				3,950,000	
CIV	TOTAL CAPITAL INVESTMENT VALUE	29,360	m2		184,730,000	6,310
	EXCLUSIONS					
	GST					
	Loose Furniture & Fittings					
	ICT Active Equipment					
	Out of hours working					
	Council contributions					
	Legal costs					
	Holding costs					
	Land purchase					
	Work outside site boundary					
	Helipad (Not applicable)					
	Escalation beyond that noted					