

28 September 2020

**Ronald Deeble**  
**Group Manager Facility Developments**  
St John of God Health Care  
Ground Level, Berwick Hospital,  
75 Kangan Drive,  
Berwick VIC 3806

Dear Ron,

**SUBJECT: ST JOHN OF GOD HEALTH CARE – RICHMOND HOSPITAL SERVICE  
TRANSFORMATION PROJECT, NSW – CAPITAL INVESTMENT VALUE STATEMENT**

DCWC have been requested to prepare a Capital Investment Value (CIV) statement for the proposed St John of God Richmond Hospital Redevelopment.

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 - Rev 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)."

We have completed an estimate for the development -St John of God Richmond -to determine the intended capital investment value to deliver the scheme. The value of the

intended works is Forty-Nine Million, Eight Hundred and Thirty-One Thousand Dollars AUD (\$49,831,000) excluding Goods and Services Tax (GST).

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CANT  
WATTS  
CORKE**

Trusting that the above and enclosed are of assistance, however if you should have any queries please do not hesitate to contact me.

Yours faithfully,  
Donald Cant Watts Corke

A handwritten signature in black ink, appearing to read "Steve Johnson". The signature is fluid and cursive, with the first name "Steve" written in a larger, more prominent script than the last name "Johnson".

**Steve Johnson**  
**Executive Director**

Encl

# Elemental Breakdown

## SD Costplan Dec 2019 (Incl. Feb 2020 VM)–Rev01.1

Code	Description	Quantity	Unit	Rate	Total
	<b><u>BASIS OF ESTIMATE</u></b>				
	This Schematic Design Estimate has been prepared utilising a combination of measured quantities and elemental rates obtained from similar projects and priced at rates which in our opinion are current in the market				
	<b><u>CONSTRUCTION COST</u></b>				
	SITE CLEARANCE		Item		800,000
	NEW BUILDING	6,986	m2	3,933	27,476,000
	REFURBISHMENT	2,132	m2	1,617	3,447,000
	SITE INFRASTRUCTURE		Item		1,874,000
	EXTERNAL WORKS		Item		1,230,000
	SPECIAL PROVISIONS (SITE SPECIFIC)				1,190,000
	<b>NET CONSTRUCTION COST</b>	<b>9,118</b>	<b>M2</b>	<b>3,950</b>	<b>36,017,000</b>
	<b><u>CONTINGENCIES AND ESCALATION</u></b>				
	Design Contingency		Item		1,383,000
	Construction Contingency		Item		1,988,000
	Escalation to tender (September 2021 @ 2.5% p.a)		Item		725,000
	<b>TOTAL CONSTRUCTION COST</b>	<b>9,118</b>	<b>M2</b>	<b>4,399</b>	<b>40,113,000</b>
	<b><u>OTHER PROJECT COSTS</u></b>				
	Consultants Fees		Item		3,800,000
	Authority Charges		Item		203,000
	Furniture, Fittings & Equipment (FFE)		Item		1,500,000
	Special Equipment		Item		500,000
	Digital & Technology (AV)		Item		2,401,000
	SJG Management & Commissioning Cost (Internal Cost)		Item		605,000
	Insurance		Item		104,000
	Legal Fees		Item		203,000
	<b>TOTAL OTHER PROJECT COSTS</b>				<b>9,316,000</b>
	PROJECT CONTINGENCY		Item		402,000
	<b>TOTAL PROJECT COST</b>				<b>49,831,000</b>

Code	Description	Quantity	Unit	Rate	Total
	<b><u>COST OPTIONS NOT ALLOWED ABOVE</u></b>				
	DAS / In-Building-Coverage Cabling		Item		300,000
	Bedroom Access Control		Item		300,000
	<b><u>ESTIMATE OF JOBS TO BE CREATED DURING CONSTRUCTION AND OPERATIONAL PHASE</u></b>				
	Construction Phase (Direct and Indirect Jobs)	601	No.		
	Operational Phase (Additional Jobs Created)	30	No.		
	<b><u>EXCLUSIONS</u></b>				
	Excavation In Rock				
	Temporary Facilities				
	GST				
	Early Works:				
	Archives Fitout				
	Granada Room Refurbishment				

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Code	Description	Quantity	Unit	Rate	Total
<b>SITE CLEARANCE</b>					
	<u>CONSTRUCTION COST</u>				
	Early works (decanting and relocations)		item		0
	Temporary services diversion (allowance)		item		50,000
	Building demolition (Incl. Internal Demo Works)		item		750,000
	<b>NET CONSTRUCTION COST</b>				<b>800,000</b>
	<u>CONTINGENCIES AND ESCALATION</u>			%	
	Design Contingency		item		\$ Nil
	Construction Contingency		item	10.00	80,000
	Escalation to tender (September 2021 @ 2.5% p.a)		item		15,000
	<b>TOTAL CONSTRUCTION COST</b>				<b>895,000</b>
	<u>OTHER PROJECT COSTS</u>			%	
	Consultants Fees		item		20,000
	Authority Charges		item	0.50	5,000
	Furniture, Fittings & Equipment (FFE)		item		\$ Nil
	Special Equipment		item		\$ Nil
	Digital & Technology (AV)		item		\$ Nil
	SJG Management & Commissioning Cost (Internal Cost)		item	1.50	14,000
	Insurance		item	0.25	3,000
	Legal Fees		item	0.50	5,000
	<b>TOTAL OTHER PROJECT COSTS</b>				<b>47,000</b>
	PROJECT CONTINGENCY		item	1.00	9,000
	<b>TOTAL END COST</b>				<b>951,000</b>

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Code	Description	Quantity	Unit	Rate	Total
<b>NEW BUILDING</b>					
	<u>TOTAL CONSTRUCTION COST</u>				0
	Food Services & Retail Building (Single Storey)	663	m2	4,060	2,692,000
	Clinical Services Building (2 Storey)	268	m2	4,306	1,154,000
	Central Lifts & Stair Core (2 Storey)	225	m2	2,000	450,000
	Lifts	2	no.	120,000	240,000
	Services Link (Part Above & Part Below Ground)	200	m2	3,000	600,000
	Residential Link (2 Storey)	520	m2	2,000	1,040,000
	Residential Accommodation Block - 2 Storey (112 Beds)	4,350	m2	4,173	18,154,000
	Wellness Centre	760	m2	4,139	3,146,000
	<b>NET CONSTRUCTION COST</b>	<b>6,986</b>	<b>M2</b>	<b>3,933</b>	<b>27,476,000</b>
	<u>CONTINGENCIES AND ESCALATION</u>			%	
	Design Contingency		item	4.00	1,100,000
	Construction Contingency		item	4.81	1,374,000
	Escalation to tender (September 2021 @ 2.5% p.a)		item		562,000
	<b>TOTAL CONSTRUCTION COST</b>	<b>6,986</b>	<b>M2</b>	<b>4,368</b>	<b>30,512,000</b>
	<u>OTHER PROJECT COSTS</u>			%	
	Consultants Fees		item		2,650,000
	Authority Charges		item	0.50	153,000
	Furniture, Fittings & Equipment (FFE)		item		1,300,000
	Special Equipment		item		500,000
	Digital & Technology (AV)		item		1,984,000
	SJG Management & Commissioning Cost (Internal Cost)		item	1.50	458,000
	Insurance		item	0.25	77,000
	Legal Fees		item	0.50	153,000
	<b>TOTAL OTHER PROJECT COSTS</b>	<b>6,986</b>	<b>M2</b>	<b>1,041</b>	<b>7,275,000</b>
	PROJECT CONTINGENCY		item	1.00	305,000
	<b>TOTAL END COST</b>	<b>6,988</b>	<b>M2</b>	<b>5,451</b>	<b>38,092,000</b>

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Code	Description	Quantity	Unit	Rate	Total
<b>REFURBISHMENT</b>					
	<u>CONSTRUCTION COST</u>				
	Administration Building	241	m2	1,108	267,000
	Chapel	115	m2	2,713	312,000
	Xavier Building (Ground & Lower Ground)	1,410	m2	1,863	2,627,000
	Belmont House (Convert Kitchen to Games Room)	90	m2	1,011	91,000
	St Pauls Annex	276		543	150,000
	<b>NET CONSTRUCTION COST</b>	<b>2,132</b>	<b>m2</b>	<b>1,469</b>	<b>3,447,000</b>
	<u>CONTINGENCIES AND ESCALATION</u>			%	
	Design Contingency		item	4.00	138,000
	Construction Contingency		item	7.00	251,000
	Escalation to tender (September 2021 @ 2.5% p.a)		item		62,000
	<b>TOTAL CONSTRUCTION COST</b>	<b>2,132</b>	<b>M2</b>	<b>1,828</b>	<b>3,898,000</b>
	<u>OTHER PROJECT COSTS</u>			%	
	Consultants Fees		item		540,000
	Authority Charges		item	0.50	20,000
	Furniture, Fittings & Equipment (FFE)		item		200,000
	Special Equipment		item		\$ Nil
	Digital & Technology (AV)		item		417,000
	SJG Management & Commissioning Cost (Internal Cost)		item	1.50	59,000
	Insurance		item	0.25	10,000
	Legal Fees		item	0.5	20,000
	<b>TOTAL OTHER PROJECT COSTS</b>	<b>2,132</b>	<b>M2</b>	<b>594</b>	<b>1,266,000</b>
	PROJECT CONTINGENCY		item	1.0	39,000
	<b>TOTAL END COST</b>	<b>2,132</b>	<b>M2</b>	<b>2,440</b>	<b>5,203,000</b>



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Code	Description	Quantity	Unit	Rate	Total
<b>SITE INFRASTRUCTURE</b>					
	<u>CONSTRUCTION COST</u>				
	Electrical Head-works Charges		Item		1,000,000
	Electrical Infrastructure		Item		278,000
	Communications Infrastructure		Item		130,000
	Fire Services		Item		180,000
	Hydraulic Services		Item		138,000
	Irrigation System		Item		148,000
	<b>NET CONSTRUCTION COST</b>				<b>1,874,000</b>
	<u>CONTINGENCIES AND ESCALATION</u>			%	
	Design Contingency		item	4.00	75,000
	Construction Contingency		item	5.00	98,000
	Escalation to tender (September 2021 @ 2.5% p.a)		item		39,000
	<b>TOTAL CONSTRUCTION COST</b>				<b>2,086,000</b>
	<u>OTHER PROJECT COSTS</u>			%	
	Consultants Fees		item		220,000
	Authority Charges		item	0.50	11,000
	Furniture, Fittings & Equipment (FFE)		item		\$ Nil
	Special Equipment		item		\$ Nil
	Digital & Technology (AV)		item		\$ Nil
	SJG Management & Commissioning Cost (Internal Cost)		item	1.50	32,000
	Insurance		item	0.25	6,000
	Legal Fees		item	0.50	11,000
	<b>TOTAL OTHER PROJECT COSTS</b>				<b>280,000</b>
	PROJECT CONTINGENCY		item	1.00	21,000
	<b>TOTAL END COST</b>				<b>2,387,000</b>

## SD Costplan Dec 2019 (Incl. Feb 2020 VM)–Rev01.1

Code	Description	Quantity	Unit	Rate	Total
<b>EXTERNAL WORKS</b>					
	<u>CONSTRUCTION COST</u>				
	Car-parking & Access Roads	2,150	M2	200.00	430,000
	Landscaping (Soft & Hard)		item		500,000
	External Lighting and CCTV		item		200,000
	Signage and Way Finding		item		100,000
	<b>NET CONSTRUCTION COST</b>				<b>1,230,000</b>
	<u>CONTINGENCIES AND ESCALATION</u>			%	
	Design Contingency		item	4.00	50,000
	Construction Contingency		item	5.00	64,000
	Escalation to tender (September 2021 @ 2.5% p.a)		item		24,000
	<b>TOTAL CONSTRUCTION COST</b>				<b>1,368,000</b>
	<u>OTHER PROJECT COSTS</u>			%	
	Consultants Fees		item		190,000
	Authority Charges		item	0.50	7,000
	Furniture, Fittings & Equipment (FFE)		item		0
	Special Equipment		item		\$ Nil
	Digital & Technology (AV)		item		\$ Nil
	SJG Management & Commissioning Cost (Internal Cost)		item	1.50	21,000
	Insurance		item	0.25	4,000
	Legal Fees		item	0.50	7,000
	<b>TOTAL OTHER PROJECT COSTS</b>				<b>229,000</b>
	PROJECT CONTINGENCY		item	1.00	14,000
	<b>TOTAL END COST</b>				<b>1,611,000</b>

## SD Costplan Dec 2019 (Incl. Feb 2020 VM)–Rev01.1

Code	Description	Quantity	Unit	Rate	Total
<b>SPECIAL PROVISIONS (SITE SPECIFIC)</b>					
	<u>CONSTRUCTION COST</u>				
	Contaminated Soil Removal (Allowance)		item		50,000
	Asbestos Removal (Allowance)		item		300,000
	Bush Fire Protection (Allowance)		item		500,000
	ESD Provisions (Allowance)		item		200,000
	Fire & Smoke Wall Rectification (Allowance)		item		20,000
	Interface Works (Where Buildings Demolished)		item		120,000
	<b>NET CONSTRUCTION COST</b>				<b>1,190,000</b>
	<u>CONTINGENCIES AND ESCALATION</u>			%	
	Design Contingency (on bushfire protection only)		item	1.66	20,000
	Construction Contingency		item	10.00	121,000
	Escalation to tender (September 2021 @ 2.5% p.a)		item		23,000
	<b>TOTAL CONSTRUCTION COST</b>				<b>1,354,000</b>
	<u>OTHER PROJECT COSTS</u>			%	
	Consultants Fees		item		180,000
	Authority Charges		item	0.50	7,000
	Furniture, Fittings & Equipment (FFE)		item		\$ Nil
	Special Equipment		item		\$ Nil
	Digital & Technology (AV)		item		\$ Nil
	SJG Management & Commissioning Cost (Internal Cost)		item	1.50	21,000
	Insurance		item	0.25	4,000
	Legal Fees		item	0.50	7,000
	<b>TOTAL OTHER PROJECT COSTS</b>				<b>219,000</b>
	PROJECT CONTINGENCY		item	1.00	14,000
	<b>TOTAL END COST</b>				<b>1,587,000</b>

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