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16 June 2016

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 (EXCL. EARLY WORKS & MT DRUITT)
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

Based on the this definition, we advise that our estimate of Capital Investment Value for this project is \$289,100,000 (excluding GST) as summarised below;

	Total
Construction Cost	\$184,161,000
Fees	\$30,326,000
Escalation	\$21,997,000
Contingencies	\$45,335,000
HI Management Cost	\$7,260,000
Total excluding GST (\$)	\$289,100,000

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;
- Goods and Services Tax (GST)

We confirm our estimate is based on the following:

- 140711_BMDH2_Concept Plan Options Indicative SoA_V18.xlsx (FBC Schedule of Areas).
- Final Business Case Cost Plan A, dated 7 March 2016.

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)**

Element Summary

Gross Floor Area: 43,083 m²
Rates Current At October 2015

Description		%	Cost/m ²	Total Cost
SB	SUBSTRUCTURE	0.7 %	\$47	\$2,025,200
CL	COLUMNS	0.5 %	\$32	\$1,368,656
UF	UPPER FLOORS	4.2 %	\$282	\$12,137,528
SC	STAIRCASES	0.2 %	\$14	\$600,544
RF	ROOF	1.7 %	\$114	\$4,892,936
EW	EXTERNAL WALLS	3.0 %	\$202	\$8,722,304
WW	WINDOWS	1.8 %	\$118	\$5,104,972
ED	EXTERNAL DOORS	0.1 %	\$4	\$192,170
NW	INTERNAL WALLS	4.5 %	\$301	\$12,983,168
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.6 %	\$43	\$1,849,987
ND	INTERNAL DOORS	1.3 %	\$85	\$3,661,100
WF	WALL FINISHES	0.7 %	\$50	\$2,163,070
FF	FLOOR FINISHES	1.3 %	\$89	\$3,830,120
CF	CEILING FINISHES	1.2 %	\$83	\$3,574,544
FT	FITMENTS	3.0 %	\$201	\$8,671,840
HS	HYDRAULIC SERVICES	2.5 %	\$170	\$7,345,336
MS	MECHANICAL SERVICES	7.4 %	\$499	\$21,502,075
MG	MEDICAL GASES	1.0 %	\$66	\$2,828,100
FP	FIRE PROTECTION	1.7 %	\$116	\$4,982,735
LP	ELECTRIC LIGHT AND POWER	6.4 %	\$429	\$18,466,255
CM	COMMUNICATIONS	1.7 %	\$113	\$4,885,801
TS	TRANSPORTATION SYSTEMS	1.3 %	\$88	\$3,780,000
SS	SPECIAL SERVICES	0.2 %	\$12	\$503,140
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.4 %	\$24	\$1,038,694
AR	ALTERATIONS AND RENOVATIONS	0.8 %	\$51	\$2,177,790
XP	SITE PREPARATION	0.3 %	\$20	\$874,850
XR	ROADS, FOOTPATHS AND PAVED AREAS	2.1 %	\$144	\$6,215,350
XN	BOUNDARY WALLS, FENCING AND GATES			\$0
XB	OUTBUILDINGS AND COVERED WAYS	0.2 %	\$16	\$710,000
XL	LANDSCAPING AND IMPROVEMENTS	0.6 %	\$40	\$1,725,000
ESTIMATED NET COST		51.5 %	\$3,454	\$148,813,265
MARGINS & ADJUSTMENTS				
ESD / Environmental requirements				Excl.
Main Contractor's Preliminaries		18.1 %		\$26,877,291
Main Contractor's Overheads & Profit		4.0 %		\$7,089,437
Staging Costs by Contractor				Excl.
Locality Allowance		0.0 %		\$0
Long Service Levy (0.35% of GST inclusive amount, equivalent to 0.385%)		0.3 %		\$508,906

Blacktown Hospital Stage 2 Planning

Cost Plan B - Blacktown Stage 2 (Revised)

Element Summary

Gross Floor Area: 43,083 m²
Rates Current At October 2015

Description	%	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
ALLOWANCES, OVERHEADS AND MARGINS		\$800	\$34,475,634
NET CONSTRUCTION COST (NCC)		\$4,254	\$183,288,899
Construction All Risk Insurance by HI (0.6% of NCC)	0.5 %		\$872,024
INSURANCE		\$20	\$872,024
Temporary decanting works by HI			Excl.
TEMPORARY DECANTING BY HI			\$0
GROSS CONSTRUCTION COST (GCC)		\$4,275	\$184,160,923
Consultant Fees	12.0 %		\$22,099,311
Authority Fees & Charges	0.5 %		\$1,049,114
Utility Headworks & Augmentation			Incl.
LHD Costs (as per ESC approved costs)	1.5 %		\$3,076,272
LHD Commissioning costs (as per ESC approved costs)	1.9 %		\$4,101,696
FEES		\$704	\$30,326,393
Furniture, Fittings, Equipment - General			Excl.
Furniture Fittings & Equipment - Major (see separate list)			Excl.
IT & C			Excl.
Theatre Integration			Excl.
Digital Hospital allowance			Excl.
Cultural & Artworks allowance			Excl.
FF&E INCL ICT & ARTWORK			\$0
Land Purchase			Excl.
Property Settlements			Excl.
LAND ACQUISITION & PROPERTY SETTLEMENT			\$0
TOTAL PROJECT COST (BASE COST)		\$4,978	\$214,487,316
Escalation to start of Construction, assume Jan 17 (11 Months)	4.9 %		\$10,599,508

Blacktown Hospital Stage 2 Planning

Cost Plan B - Blacktown Stage 2 (Revised)

Element Summary

Gross Floor Area: 43,083 m²
Rates Current At October 2015

Description	%	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
Escalation during construction (Assume 24 Month Contract)	5.1 %		\$11,397,814
SPECIAL PROVISIONS		\$511	\$21,997,322
Design (as per ESC approved figures)	3.8 %		\$9,071,044
Construction (as per ESC approved figures)	3.7 %		\$9,071,044
Planning (as per ESC approved figures)	3.6 %		\$9,071,044
Client (as per ESC approved figures)	6.9 %		\$18,142,088
CONTINGENCIES		\$1,053	\$45,355,220
NET END TOTAL COST (NETC) SUB TOTAL		\$6,542	\$281,839,858
HI Management Costs (as per ESC approved costs)	2.6 %		\$7,266,197
Rounding	0.0 %		-\$6,055
END TOTAL COST (ETC) (EXCLUDING GST)		\$6,710	\$289,100,000
Goods & Services Tax (10%)			Excl.
END TOTAL COST (ETC) (EXCLUDING GST)		\$6,710	\$289,100,000
ESTIMATED TOTAL COST		\$6,710	\$289,100,000

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

Location Element Summary

GFA: 43,083 m² Cost/m²: \$2,971

Rates Current At October 2015

A DEPARTMENTS

Description		%	Cost/m ²	Total Cost
SB	SUBSTRUCTURE	1.3 %	\$45/m ²	\$1,945,200
CL	COLUMNS	0.9 %	\$32/m ²	\$1,368,656
UF	UPPER FLOORS	8.2 %	\$282/m ²	\$12,137,528
SC	STAIRCASES	0.4 %	\$14/m ²	\$600,544
RF	ROOF	3.3 %	\$114/m ²	\$4,892,936
EW	EXTERNAL WALLS	5.9 %	\$202/m ²	\$8,722,304
WW	WINDOWS	3.4 %	\$118/m ²	\$5,104,972
ED	EXTERNAL DOORS	0.1 %	\$4/m ²	\$192,170
NW	INTERNAL WALLS	8.7 %	\$301/m ²	\$12,983,168
NS	INTERNAL SCREENS AND BORROWED LIGHTS	1.2 %	\$43/m ²	\$1,849,987
ND	INTERNAL DOORS	2.5 %	\$85/m ²	\$3,661,100
WF	WALL FINISHES	1.5 %	\$50/m ²	\$2,163,070
FF	FLOOR FINISHES	2.6 %	\$89/m ²	\$3,830,120
CF	CEILING FINISHES	2.4 %	\$83/m ²	\$3,574,544
FT	FITMENTS	5.8 %	\$201/m ²	\$8,671,840
HS	HYDRAULIC SERVICES	4.9 %	\$170/m ²	\$7,325,336
MS	MECHANICAL SERVICES	12.6 %	\$436/m ²	\$18,802,075
MG	MEDICAL GASES	1.9 %	\$66/m ²	\$2,828,100
FP	FIRE PROTECTION	2.8 %	\$98/m ²	\$4,207,735
LP	ELECTRIC LIGHT AND POWER	10.3 %	\$357/m ²	\$15,391,255
CM	COMMUNICATIONS	2.5 %	\$88/m ²	\$3,785,801
SS	SPECIAL SERVICES	0.3 %	\$12/m ²	\$503,140
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.7 %	\$24/m ²	\$1,038,694
AR	ALTERATIONS AND RENOVATIONS	1.5 %	\$51/m ²	\$2,177,790
XP	SITE PREPARATION	0.2 %	\$6/m ²	\$255,000
DEPARTMENTS		86.0 %	\$2,971/m²	\$128,013,065

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		%	Cost/m ²	Total Cost
SB	SUBSTRUCTURE	0.1 %		\$80,000
HS	HYDRAULIC SERVICES	0.0 %		\$20,000
MS	MECHANICAL SERVICES	1.8 %		\$2,700,000
FP	FIRE PROTECTION	0.5 %		\$775,000
LP	ELECTRIC LIGHT AND POWER	2.1 %		\$3,075,000
CM	COMMUNICATIONS	0.7 %		\$1,100,000
TS	TRANSPORTATION SYSTEMS	2.5 %		\$3,780,000
SITE SPECIFICS - ENGINEERING SERVICES		7.7 %		\$11,530,000

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

Location Element Summary

C SITE PREPARATION & SITE WORKS

Rates Current At October 2015

Description		%	Cost/m ²	Total Cost
XP	SITE PREPARATION	0.4 %		\$619,850
XR	ROADS, FOOTPATHS AND PAVED AREAS	4.2 %		\$6,215,350
XN	BOUNDARY WALLS, FENCING AND GATES			\$0
XB	OUTBUILDINGS AND COVERED WAYS	0.5 %		\$710,000
XL	LANDSCAPING AND IMPROVEMENTS	1.2 %		\$1,725,000
<i>SITE PREPARATION & SITE WORKS</i>		<i>6.2 %</i>		<i>\$9,270,200</i>