

Attachment A8

**Capital Investment Summary
187 Thomas Street, Haymarket**

Thomas Street

Indicative Cost Plan Mar 2020

Location Summary

GFA: Gross Floor Area
Rates Current At February 2020

Location	GFA m ²	Cost/m ²	Total Cost
D SITE PREPARATION & DEMOLITION			4,624,800
B BASEMENT			
B1 Basement Carpark Basement 2 to Basement 5)	6,188	2,836	17,549,830
B2 EOT (Basement 3)	1,200	4,500	5,400,000
B3 Hotel Facilities (Basement 2)	1,200	5,000	6,000,000
B4 Loading (Basement 1)	2,149	3,000	6,447,000
B - BASEMENT	10,737	\$3,297	\$35,396,830
G GROUND AND MEZZANINE FLOORS			
G1 Retail (Cold Shell)	137	2,400	328,800
G2 Commercial Lobby	561	5,891	3,305,000
G3 Hotel Lobby	459	5,500	2,524,500
G4 Innovation Lobby	217	5,000	1,085,000
G5 Vehicle Access/ Plant Room	707	3,000	2,121,000
G6 Laneway	99	2,400	237,600
G7 Mezzanine Commercial Lobby	561	5,000	2,805,000
G - GROUND AND MEZZANINE FLOORS	2,741	\$4,526	\$12,406,900
I INNOVATION SPACE			
I1 Innovation Space (Level 1 to Level 7)	9,174	3,611	33,125,800
I2 Terrace (Level 4)	1,130	2,500	2,825,000
I3 Plantroom (Level 1 and Level 8)	1,644	3,699	6,080,580
I4 Glazed Screen to Terrace (Level 4)			849,000
I5 Transfer Structure (Level 4) - Provisional Allowance			3,000,000
I - INNOVATION SPACE	11,948	\$3,840	\$45,880,380
C COMMERCIAL			
C1 Low Rise (Level 9 to Level 21)	18,841	3,624	68,287,400
C2 High Rise (Level 23 to Level 36)	20,132	3,826	77,024,581
CP Plant Room (Level 22)	1,450	4,048	5,869,344
C - COMMERCIAL	40,423	\$3,740	\$151,181,325
H HOTEL			
H1 Sky Lobby	841	5,500	4,625,500
H2 Sky Lobby Terrace	600	2,500	1,500,000
H3 Glazed Screen to Sky Lobby Terrace			756,000
H4 Hotel (Level 38 to 46)	9,413	5,000	47,065,000
H5 Hotel FF&E			5,850,000
H6 Hotel Facilities (Level 47)	844	6,000	5,064,000
H7 Plantroom (Level 47/48)	407	4,000	1,628,000
H8 Pool/Bar (Level 48)	843	7,000	5,901,000
H - HOTEL	12,948	\$5,591	\$72,389,500

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Indicative Cost Plan Mar 2020

Location Summary

GFA: Gross Floor Area
Rates Current At February 2020

Location	GFA m ²	Cost/m ²	Total Cost
S EXTERNAL WORKS			
S1 Site Infrastructure - Provisional allowances			
Allowance for widening Valentine's Street (Scope TBC)			1,000,000
Allowance for stormwater connection			100,000
Allowance for sewer connection			100,000
Allowance for external water supply			250,000
Allowance for external gas supply			100,000
Allowance for diesel generator			2,800,000
Allowance for chamber substation and associated works			2,700,000
Allow for external lighting			2,000,000
S2 Pavement and Landscaping			1,531,200
S3 Special Provision (Public Art Work) - Provisional Allowance			2,000,000
S - EXTERNAL WORKS			\$12,581,200
ESTIMATED NET COST	78,797	\$4,245	\$334,460,935
MARGINS & ADJUSTMENTS			
Preliminaries (22.5%)	22.5%		\$75,254,000
Margin (4%)	4.0%		\$16,389,065
SUBTOTAL CONSTRUCTION COST	78,797	\$1,163	\$91,643,065
Design and Management Fees (12.5%)	12.5%		\$53,263,000
Authority Fees (2%)	2.0%		\$9,587,000
Design Contingency (5%)	5.0%		\$24,448,000
Construction Contingency (5%)	5.0%		\$25,670,000
Future Escalation			Excl.
ESTIMATED TOTAL COST	78,797	\$6,841	\$539,072,000