

KAREENA PRIVATE HOSPITAL

DAVIS LANGDON



Planning Application Order of Cost Estimate HASSEL DRAWINGS RECEIVED 7 NOV 2008

Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Remarks
NEW BUILD					
Lower Ground Level					
Inpatient Unit	m2	240	2,610	626,400	
Gym/Treatment/2x2 Bed/ADL	m2	248	2,440	605,120	
Hydrotherapy Pool inc Plant	m2	69	2,440	168,360	
Travel and Engineering	m2	26	1,800	46,800	
Ground Floor					
Inpatient Unit	m2	1,320	2,610	3,445,200	
Theatres Expansion	m2	126	3,200	403,200	
Travel and Engineering	m2	33	1,800	59,400	
First Floor					
Inpatient Unit	m2	1,320	2,610	3,445,200	
Travel and Engineering	m2	33	1,800	59,400	
Roof Plant	m2	90	1,280	115,200	Assm Lightweight Constrn
Second Floor					
Administration	m2	400	2,430	972,000	
Open Plant	m2	44	780	34,320	
Roof Plant	m2	350	1,280	448,000	Assm Lightweight Constrn
Travel and Engineering	m2	56	1,800	100,800	
REFURBISHMENT					
Lower Ground Level					
Inpatient Unit	m2	218	1,700	370,600	Major Refurb
Ground Floor					
Theatres/Recovery	m2	474	2,110	1,000,140	Major Refurb
Theatres/Recovery	m2	126	1,140	143,640	Corridors - Minor Refurb
Day Beds/Endoscopy	m2	355	2,110	749,050	Major Refurb
Day Beds/Endoscopy	m2	45	1,140	51,300	Cubs 9-13 - Minor Refurb
Admissions	m2	50	1,120	55,440	Minor Refurb
Discharge Lounge	m2	30	1,120	33,152	Minor Refurb
Travel and Engineering	m2	120	900	108,000	Minor Refurb
GROSS FUNCTIONAL COST (G.F.C) @ July 2007	m2	5,772		\$ 13,040,722	
PROJECT SPECIFICS					
Siteworks					
Site Clearance	Item			20,000	
Demolition	m2	460	125	57,500	
Demolish Residential Property	Item			7,500	
Break up extg carparking, etc.	m2	2,890	30	86,700	
Excavaton to Reduce Levels	m3	5,600	40	224,000	
Imported Fill to Parking Areas	m3	600	80	48,000	
Retaining Walls	m2	375	450	168,750	Assm part interlocking block
Solid fence 1.7m high	m2	70	150	10,455	
Courtyards	m2	-	1,600	-	
Car Parking on grade	m2	3,530	250	882,500	
Car Park Ramp	m2	90	350	31,500	
New Crossing at Kingsway	Item			-	Deleted
Lift to serve 2 levels	Item	1	200,000	200,000	1No Lift deferred
External Signage	Item			35,000	Assumed
Solid fence 1.7m high	m2	70	150	10,455	
Paths/Paved Areas/Steps (exit to Kingsway)	Item			20,000	Allowance
Walkway	m2	120	150	18,000	
Landscaping	Item			50,000	Assumed
Suspended Landscape Zones	m2	500	350	175,000	
Engineering Services					
PABX Expansion	Item			50,000	Assumed
New Substation	Item			125,000	Assumed
Relocate Generator inc BWIC	Item			25,000	Assumed
External Services	Item			150,000	Assumed
Services Diversions	Item			100,000	Assumed
External Lighting	Item			25,000	Assumed
NET BUILDING COST (N.B.C)	@ July 2007			\$ 15,561,082	

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Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Remarks
NET BUILDING COST (N.B.C)			c/f	\$ 15,561,082	
PRELIMS & MARGIN					
Preliminaries		16.5%	N.B.C	2,567,579	Assm mid tier contractor
Margin		3.5%		634,503	Assm mid tier contractor
GROSS BUILDING COST (G.B.C)	@ July 2007			\$ 18,763,164	
PROJECT COSTS					
Land Costs	Item			-	Excluded
Design Consultants Fee		12%	G.B.C	2,251,580	
Hospital Commissioning/Relocation Costs				-	Assm Hospital Cost
FF&E - General Equipment				-	Excl'd - sep Ramsay Cost
TOTAL CONSTRUCTION COST (T.C.C)	@ July 2007			\$ 21,014,743	
CONTINGENCIES					
Design Contingency		2.5%	T.C.C	525,369	
Construction Contingency		2.5%	T.C.C	525,369	
Escalation to March 2010 mid-pt of constn (@ 5% pa)			T.C.C	2,650,000	
TOTAL PROJECT COST (T.P.C)	@ End Cost			\$ 24,715,480	
			SAY	24,700,000	

EXCLUSIONS:

1. GST
2. Authority and Legal Costs
3. Additional internal refurbishment to existing Mental Health Unit
4. Minor refurbishments to the existing Hospital for other departments

Escalation allowance assumes start on site by July 2009 and 18 months construction