KAREENA PRIVATE HOSPITAL



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		4 000	0.010	0.445.000	
Inpatient Unit	m2	1,320	2,610	3,445,200	
Travel and Engineering	m2	33	1,800	59,400	As and Linkton inkt Osmata
Roof Plant	m2	90	1,280	115,200	Assm Lightweight Constn
Second Floor Administration	m 0	400	0.400	072 000	
	m2 m2	400 44	2,430 780	972,000	
Open Plant Roof Plant	m2	350	1,280	34,320 448,000	Assm Lightweight Constn
Travel and Engineering	m2	56	1,280	100,800	Assiri Lightweight Constit
REFURBISHMENT	1112	30	1,000	100,000	
Lower Ground Level					
Inpatient Unit	m2	218	1,700	370 600	Major Refurb
Ground Floor	1112	210	1,700	070,000	Wajor Koraro
Theatres/Recovery	m2	474	2,110	1.000.140	Major Refurb
Theatres/Recovery	m2	126	1,140		Corridors - Minor Refurb
Day Beds/Endoscopy	m2	355	2,110		Major Refurb
Day Beds/Endoscopy	m2	45	1,140		Cubs 9-13 - Minor Refurb
Admissions	m2	50	1,120	55,440	Minor Refurb
Discharge Lounge	m2	30	1,120		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	<u> </u>
GROSS FUNCTIONAL COST (G.F.C) @ July 2007 PROJECT SPECIFICS	m2			\$ 13,040,722	- -
	m2			\$ 13,040,722	. -
PROJECT SPECIFICS	m2			\$ 13,040,722 20,000	- -
PROJECT SPECIFICS Siteworks			125	20,000 57,500	- -
PROJECT SPECIFICS Siteworks Site Clearance	Item	5,772 460		20,000 57,500 7,500	- -
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc.	Item m2 Item m2	5,772 460 2,890	30	20,000 57,500 7,500 86,700	- -
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels	Item m2 Item m2 m3	5,772 460 2,890 5,600	30 40	20,000 57,500 7,500 86,700 224,000	-
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas	Item m2 Item m2 m3 m3	5,772 460 2,890 5,600 600	30 40 80	20,000 57,500 7,500 86,700 224,000 48,000	-
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls	Item m2 Item m2 m3 m3 m2	5,772 460 2,890 5,600 600 375	30 40 80 450	20,000 57,500 7,500 86,700 224,000 48,000 168,750	- - - - - - - - - - - - - - - - - - -
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high	Item m2 Item m2 m3 m3 m2 m2	5,772 460 2,890 5,600 600 375 70	30 40 80 450 150	20,000 57,500 7,500 86,700 224,000 48,000	- - - Assm part interlocking block
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards	Item m2 Item m2 m3 m3 m2 m2	5,772 460 2,890 5,600 600 375 70	30 40 80 450 150 1,600	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455	- - - - - - - - - - - - - - - - - - -
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade	Item m2 Item m2 m3 m3 m2 m2 m2	5,772 460 2,890 5,600 600 375 70 - 3,530	30 40 80 450 150 1,600 250	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500	- - - - - - - - - - - - - - - - - - -
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp	Item m2 Item m2 m3 m3 m2 m2 m2 m2 m2	5,772 460 2,890 5,600 600 375 70	30 40 80 450 150 1,600	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455	
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway	Item m2 Item m2 m3 m3 m2 m2 m2 m2 m2 m2 m2	5,772 460 2,890 5,600 600 375 70 - 3,530 90	30 40 80 450 150 1,600 250 350	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500	Deleted
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway Lift to serve 2 levels	Item m2 Item m2 m3 m3 m2 m2 m2 m2 m2 m2 m1	5,772 460 2,890 5,600 600 375 70 - 3,530	30 40 80 450 150 1,600 250	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500 - 200,000	Deleted 1No Lift deferred
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway Lift to serve 2 levels External Signage	Item m2 Item m2 m3 m3 m2 m2 m2 m2 m2 m1 Item Item Item	5,772 460 2,890 5,600 600 375 70 - 3,530 90	30 40 80 450 150 1,600 250 350 200,000	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500 - 200,000 35,000	Deleted
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway Lift to serve 2 levels External Signage Solid fence 1.7m high	Item m2 Item m2 m3 m3 m2 m2 m2 m2 m2 Item Item Item Item m2	5,772 460 2,890 5,600 600 375 70 - 3,530 90	30 40 80 450 150 1,600 250 350	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500 - 200,000 35,000 10,455	Deleted 1No Lift deferred Assumed
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway Lift to serve 2 levels External Signage Solid fence 1.7m high Paths/Paved Areas/Steps (exit to Kingsway)	Item m2 Item m2 m3 m3 m2 m2 m2 m2 Item ltem Item m2 Item	5,772 460 2,890 5,600 600 375 70 - 3,530 90 1	30 40 80 450 150 1,600 250 350 200,000	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500 - 200,000 35,000 10,455 20,000	Deleted 1No Lift deferred
PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway Lift to serve 2 levels External Signage Solid fence 1.7m high Paths/Paved Areas/Steps (exit to Kingsway) Walkway	Item m2 Item m2 m3 m3 m2 m2 m2 m2 Item ltem Item m2 Item m2	5,772 460 2,890 5,600 600 375 70 - 3,530 90	30 40 80 450 150 1,600 250 350 200,000	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500 - 200,000 35,000 10,455 20,000 18,000	Deleted 1No Lift deferred Assumed Allowance
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PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway Lift to serve 2 levels External Signage Solid fence 1.7m high Paths/Paved Areas/Steps (exit to Kingsway) Walkway Landscaping Suspended Landscape Zones	Item m2 Item m3 m3 m3 m2 m2 m2 m2 Item Item Item m2 Item m2 Item m1	5,772 460 2,890 5,600 600 375 70 - 3,530 90 1	30 40 80 450 150 1,600 250 350 200,000	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500 - 200,000 35,000 10,455 20,000 18,000	Deleted 1No Lift deferred Assumed Allowance
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PROJECT SPECIFICS Siteworks Site Clearance Demolition Demolish Residential Property Break up extg carparking, etc. Excavaton to Reduce Levels Imported Fill to Parking Areas Retaining Walls Solid fence 1.7m high Courtyards Car Parking on grade Car Park Ramp New Crossing at Kingsway Lift to serve 2 levels External Signage Solid fence 1.7m high Paths/Paved Areas/Steps (exit to Kingsway) Walkway Landscaping Suspended Landscape Zones Engineering Services PABX Expansion New Substation	Item m2 Item m2 m3 m3 m2 m2 m2 m2 Item Item Item m2 Item m2 Item m1 Item m2 Item m1 Item m2 Item m1	5,772 460 2,890 5,600 600 375 70 - 3,530 90 1 70 120	30 40 80 450 150 1,600 250 350 200,000 150	20,000 57,500 7,500 86,700 224,000 48,000 168,750 10,455 - 882,500 31,500 - 200,000 35,000 10,455 20,000 18,000 50,000 175,000 50,000 125,000 25,000	Deleted 1No Lift deferred Assumed Allowance Assumed Assumed Assumed Assumed
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KAREENA PRIVATE HOSPITAL



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

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		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				-	Excld - 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	l Cost		\$ 24,715,480	-
			SAY	24,700,000	

EXCLUSIONS:

- 1. GST
- 2. Authority and Legal Costs
- 3. Additional internal refuburishment 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