

**NEW CANCER CARE UNIT
LISMORE BASE HOSPITAL
Order of Cost Estimate - Option 2**

Drawings received 15 October 2007

Functional Area	Unit	Qty	\$/m2	\$ Total	Remarks
			b/f	\$15,105,282	
PROJECT COSTS					
Land Costs				-	Assm Nil
Professional Fees / Council Fees		14%		2,114,739	
TOTAL CONSTRUCTION COST (T.C.C.) July 2007 Prices				\$17,220,021	
FF&E					
Loose Furniture, Fittings & Equipment		L/Sum		8,000,000	as advised
Artworks				-	Excluded
TOTAL PROJECT COST (T.P.C.) (Excluding GST) July 2007 Prices				\$25,220,021	
ESCALATION					
July 2007 to June 2009		7.00%		1,765,401	
TOTAL PROJECT COST (T.P.C.) (Excluding GST) End Cost				\$26,985,423	
				SAY \$26,990,000	

BASIS OF ESTIMATE

Drawings SK-ICC-001, 002 & 003 received 15 October 2007

Existing drawings LBH-D0, D1 and D2

EXCLUSIONS

Land costs, legal fees, interest and holding charges

Prolongation and time extension costs

Commissioning / Relocation Costs

GST

Staging

Decanting

Substation & generator

ASSUMPTIONS

Escalation based on Department of Commerce Building Price Index Bulletin No 131 BPI (EBA)

External works

External services

FFE and equipment based upon escalated additional costs figure from estimate enclosed in Hassell email

Costs assume mid-tier contractor and conventional competitively tendered lump sum contract.

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Functional Area	Unit	Qty	\$/m2	\$ Total	Remarks
NEW BUILD					
Cancer Care - Two Storey + Undercroft					
Cancer Care Unit	m2	2,400	2,679	6,429,600	
Bunkers	m2	246	8,500	2,091,000	
		2,646		8,520,600	as measured
Travel and Engineering					
Travel & Engineering	m2	inc	-	0	
PAIN MANAGEMENT					
Fitout of existing Undercroft					
New Fitout below Amb Care	m2	350	1,880	658,000	as measured
TOTAL FUNCTIONAL COST (G.F.C.)	m2	2,996		\$ 9,178,600	
PROJECT SPECIFICS					
Site Works					
Demolitions	m2	2,044	95	194,180	as measured
Asbestos removal	Item			40,000	SAY
Outbuildings & Covered Ways					
Entry Canopy / Drop off	Item			50,000	SAY
Ramped Open Link (50% suspended)	m2	44	500	22,000	as measured
Lifts					
Lift to serve 3 floors	No	1	225,000	225,000	
External Services					
New Mains Services	Item			75,000	SAY
Generator	Item			-	Excluded
PABX	Item			25,000	SAY
External Lighting, etc	Item			40,000	SAY
Sewer & Stormwater Diversions	Item			100,000	SAY
External Works					
Undercroft Car parking	m2	585	750	438,750	as measured
Car parking on grade	m2	-	150	0	Nil required
Access Driveway	m2	54	250	13,500	as measured
Courtyards	m2	193	350	67,550	as measured
Terrace/Deck Areas	m2	41	400	16,400	as measured
Retaining Walls	Item			50,000	SAY
External Signage	Item			25,000	SAY
Landscaping	Item			50,000	SAY
NET BUILDING COST (N.B.C.) July 2007 Prices				\$ 10,610,980	
PRELIMINARIES & MARGIN					
Preliminaries		16%		1,697,757	
Margin		4%		492,349	
GROSS BUILDING COST (G.B.C.) July 2007 Prices				\$ 12,801,086	
CONTINGENCIES					
Design Contingency		5%		640,054	
Construction Contingency		5%		640,054	
Locality Index		8%		1,024,087	
TOTAL BUILDING COST (T.B.C.) July 2007 Prices			c/f	\$ 15,105,282	