W I L D E

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W O O L L A R D

INGHAM HEALTH BUILDING

DD Cost Plan

For

INGHAM HEALTH RESEARCH INSTITUTE

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Issue	Description	Date
1	DD Cost Plan	19-05-10

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1. EXECUTIVE SUMMARY

The DD Cost Plan is based upon the architectural and structural drawings, services estimates and information provided.

The total project cost is split into 3 Milestones, as follows:

v	Milestone 1 – Complete project with part shell L3 & 4	$	38,196,000
v	Milestone 2 – Fitout of shelled dry labs Level 3	$	328,000
v	Milestone 3 – Fitout of shelled dry and wet labs Level 4	$	634,000
v	**TOTAL PROJECT COST**	$	39,158,000

The above estimates include the following, as shown in the attached summary:

- Construction Cost
- ESD allowance
- Design Contingency
- Construction Contingency
- Consultants Fees
- Authority Fees
- FF&E
- Specialised Animal House Equipment
- Commissioning / Relocation
- Escalation

2. BASIS OF ESTIMATE

Introduction

The proposed works comprises the construction of a new 6 storey Health Research Institute with an Animal House and Wet and Dry Laboratories. The works have been split up as per predicted tender process of:

- Milestone 1 – complete building shell and all external works and sevices. Complete fitout to Basement, Levels 1 and 2. Partial fitout to Levels 3 and 4. Complete building services rough-in to those areas on Levels 3, 4 and 5, sufficient to ensure noninteruption to occupants should subsequent fitout occur following their occupancy.

- Milestone 2 – completion of fitout to Dry Laboratory on Level 3.

- Milestone 3 – completion of fitout to Wet Laboratory on Level 4.

The DD Cost Plan is based on a Design Finalisation and Construct process.

Drawings

The estimate is based on the following documents:

Architectural Drawings:

Drawing A-5051 Issue 02 – Basement Level Room Layout Plan + Zone 1
Drawing A-5052 Issue 02 – Basement Level Room Layout Plan + Zone 1
Drawing A-5011 Issue 03 – Level 1 Room Layout Plan + Zone 1
Drawing A-5012 Issue 03 – Level 1 Room Layout Plan + Zone 1
Drawing A-5021 Issue 03 – Level 2 Room Layout Plan + Zone 1
Drawing A-5022 Issue 03 – Level 2 Room Layout Plan + Zone 1
Drawing A-5031 Issue 03 – Level 3 Room Layout Plan + Zone 1
Drawing A-5032 Issue 03 – Level 3 Room Layout Plan + Zone 1
Drawing A-5041 Issue 03 – Level 4 Room Layout Plan + Zone 1
Drawing A-5042 Issue 03 – Level 4 Room Layout Plan + Zone 1
Drawing A-1005 Issue 01 – Floor Plan Level 5
Drawing A-1001 Issue 01 – Early Work Demolition Plan
Drawing A-2001 Issue 00 - Section 1
Drawing A-2002 Issue 00 - Section 1
Drawing A-2003 Issue 00 - Section 1
Drawing A-2004 Issue 00 - Section 1
Drawing A-2005 Issue 00 - Section 1
Site and External Works Drawing
Sun Screen Structure Drawing
North Elevation Drawing
East Elevation Drawing
South Elevation Drawing
View from Forbes and Campbell Street Drawing
View Campbell Street Drawing
Main Entrance from Campbell Street Drawing

Structural Drawings:

Drawing S-001 Revision P1 – Footing Plan
Drawing S-002 Revision P1 – Shoring Wall Elevation and Footing Detail
Drawing S-005 Revision P1 – Wall Elevation and Detail
Drawing S-008 Revision P1 – Column Schedule
Drawing S-009 Revision P1 – Stair Elevation and Detail
Drawing S-010 Revision P1 – Basement Slab Plan
Drawing S-100 Revision P1 – Level 1 Slab Plan
Drawing S-200 Revision P1 – Level 2 Slab Plan
Drawing S-300 Revision P1 – Level 3 Slab Plan
Drawing S-400 Revision P1 – Level 4 Slab Plan
Drawing S-500 Revision P1 – Level 5 Slab Plan
Drawing S-600 Revision P1 – Roof Slab Plan

Other Documents

Room Data Sheet – Basement by MSJ Architect dated 8 April 2010
Room Data Sheet – Level 1 by MSJ Architect dated 8 April 2010
Room Data Sheet – Level 2 by MSJ Architect dated 8 April 2010
Room Data Sheet – Level 3 by MSJ Architect dated 8 April 2010
Room Data Sheet – Level 4 by MSJ Architect dated 8 April 2010
Schedule of Equipment Register by MSJ Architect dated 22 April 2010
Hydraulic Services Estimate by Whipps-Wood Consulting dated 5 May 2010

3. EXCLUSIONS

1. Goods and services tax (GST)
2. Legal costs

<u>Wilde and Woollard</u>

Mark Johnson
Managing Director

INGHAM RESEARCH CENTRE INSTITUTE
LIVERPOOL HOSPITAL
DESIGN DEVELOPMENT COST PLAN
SUMMARY

	MILESTONE 1		MILESTONE 2 (L3 DRY LABS FITOUT)	MILESTONE 3 (L4 DRY & WET LABS FITOUT)	TOTAL
	COST/M2	(MAJOR WORKS)			
	Area	6,398	241	278	6,398
ELEMENTAL SUMMARY:					
Demolition (mainworks)	$ 10	$ 61,000	$ 4,000	$ 4,000	$ 69,000
Substructure	$ 113	$ 725,000			$ 725,000
Columns	$ 49	$ 313,000			$ 313,000
Upper Floors	$ 280	$ 1,790,000			$ 1,790,000
Stairs	$ 38	$ 240,000			$ 240,000
Roofs	$ 151	$ 967,000			$ 967,000
External Walls / Windows	$ 531	$ 3,397,000			$ 3,397,000
External Doors	$ 15	$ 96,000			$ 96,000
Internal Walls / Screens	$ 221	$ 1,412,000	$ 40,000	$ 35,000	$ 1,487,000
Internal Doors	$ 35	$ 223,000	$ 5,000	$ 6,000	$ 234,000
Wall Finishes	$ 94	$ 603,000	$ 7,000	$ 5,000	$ 615,000
Floor Finishes	$ 100	$ 642,000	$ 31,000	$ 34,000	$ 707,000
Ceiling Finishes	$ 105	$ 669,000	$ 24,000	$ 27,000	$ 720,000
Fitments	$ 86	$ 548,000	$ 8,000	$ 80,000	$ 636,000
Hydraulic Services (incl. FHR, Hydrants)	$ 135	$ 863,000		$ 22,000	$ 885,000
Electrical Services (Incl. smoke detector, FIP, security, data, comms)	$ 452	$ 2,894,000	$ 30,000	$ 41,000	$ 2,965,000
Fire Protections (sprinklers and tank)	$ 73	$ 465,000			$ 465,000
Mechanical Services (incl. medical gas)	$ 480	$ 3,074,000	$ 50,000	$ 130,000	$ 3,254,000
Lifts	$ 106	$ 680,000			$ 680,000
External Works	$ 94	$ 604,000			$ 604,000
HSB Building	$ 102	$ 650,000			$ 650,000
	$ 3,269	$ 20,916,000	$ 199,000	$ 384,000	$ 21,499,000
ESD Design Innitiative Allowance	$ 131	$ 837,000	$ 8,000	$ 15,000	$ 860,000
Design Contingency (5%)	$ 163	$ 1,046,000	$ 10,000	$ 20,000	$ 1,076,000
	$ 3,563	$ 22,799,000	$ 217,000	$ 419,000	$ 23,435,000
Preliminaries	$ 606	$ 3,876,000	$ 37,000	$ 71,000	$ 3,984,000
Long Service Levy	$ 13	$ 80,000	$ -	$ -	$ 80,000
Builder's Margin	$ 178	$ 1,140,000	$ 11,000	$ 21,000	$ 1,172,000
TOTAL ESTIMATED CONSTRUCTION COST	$ 4,360	$ 27,895,000	$ 265,000	$ 511,000	$ 28,671,000
Construction Contingency (5%)	$ 218	$ 1,395,000	$ 13,000	$ 26,000	$ 1,434,000
TOTAL ESTIMATED CONSTRUCTION END COST	$ 4,578	$ 29,290,000	$ 278,000	$ 537,000	$ 30,105,000
Early Work Demolition	$ 16	$ 100,000	$ -	$ -	$ 100,000
Consultants Fees	$ 641	$ 4,101,000	$ 39,000	$ 75,000	$ 4,215,000
Authority Fees	$ 16	$ 100,000	$ -	$ -	$ 100,000
FF&E	$ 281	$ 1,800,000	$ -	$ -	$ 1,800,000
Specialised Animal House Equipment	$ 195	$ 1,250,000	$ -	$ -	$ 1,250,000
Commisioning / Relocation	$ 39	$ 250,000	$ -	$ -	$ 250,000
TOTAL ESTIMATED PROJECT COST	$ 5,766	$ 36,891,000	$ 317,000	$ 612,000	$ 37,820,000
Escalation to Completion (June 12)	$ 204	$ 1,305,000	$ 11,000	$ 22,000	$ 1,338,000
TOTAL ESTIMATED PROJECT END COST	$ 5,970	$ 38,196,000	$ 328,000	$ 634,000	$ 39,158,000
COST/M2		$ 5,970	$ 1,361	$ 2,281	$ 6,120

Exclusions

- **Goods and Services Tax**
- Land and legal Costs

Escalation May-10 to Jun-11 midpoint of construction, BPI (EBA) 172.5 to 178.6 (Bulletin 142)