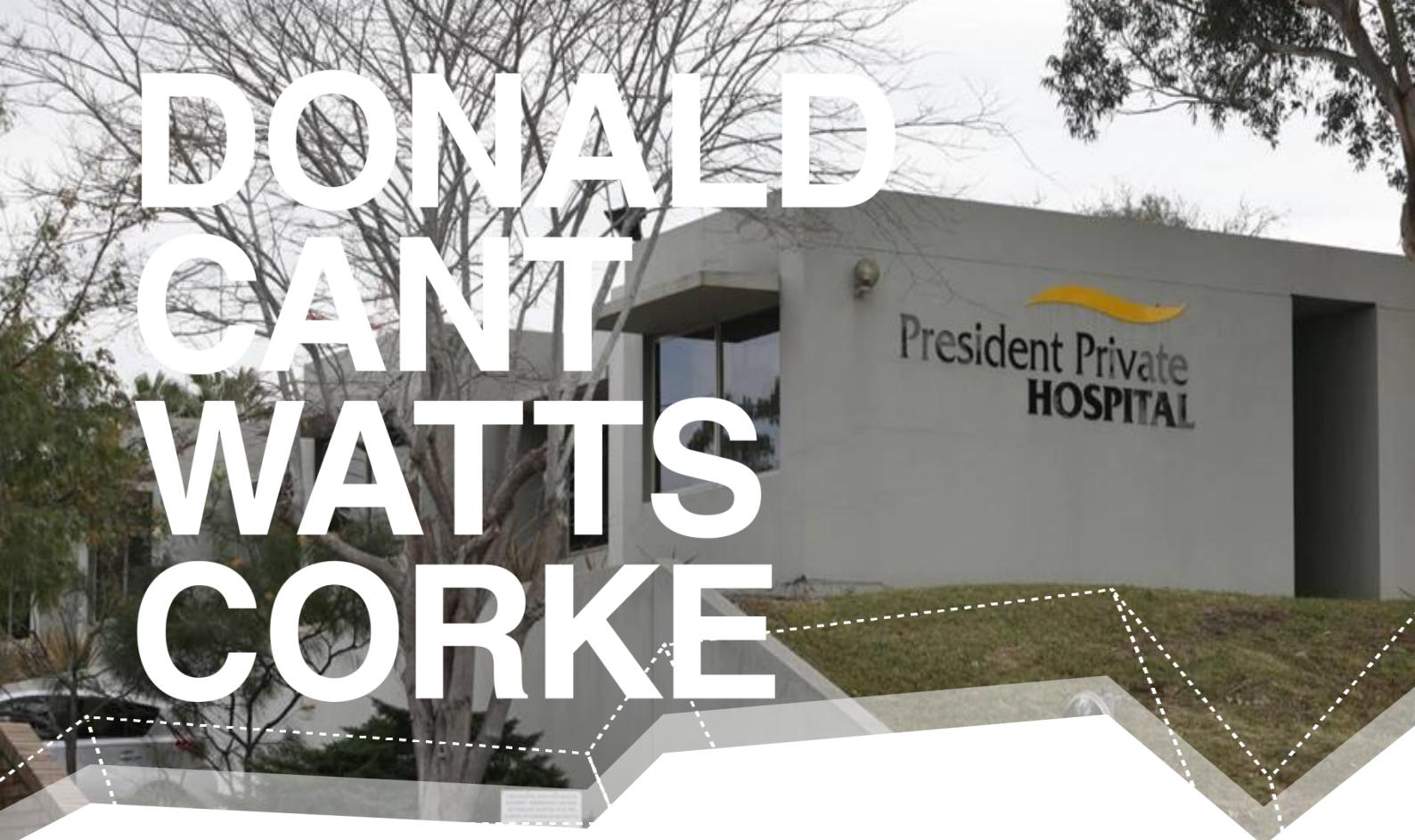


**DONALD
CANT
WATTS
CORKE**



President Private
HOSPITAL

COST ESTIMATE

PRESIDENT PRIVATE HOSPITAL

COST ESTIMATE

18th June 2020

**partners for
excellence**

COST ESTIMATE

PRESIDENT PRIVATE HOSPITAL

18 Jun. 20

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I PROJECT SCOPE

DCWC have been requested to provide an estimate has been carried out to capture all proposed alterations and additions to President Private Hospital.

2 COST ANALYSIS

2.1 METHODOLOGY

Rates and allowances within the following Cost Estimate have been gathered from our in-house databases, benchmarking, as well as being constructed from first principles namely labour, material and waste to reflect current market and project specific value.

2.2 ESTIMATED COST

The estimated cost for the capital works is as noted within Appendix A. All figures are exclusive of GST.

3 POINTS TO INTEREST

- It has been assumed the Kitchen is a Food Services Kitchen. The rate applied is representative of this.
- An allowance of 18% of the nett construction cost has been included for preliminaries.
- An allowance of 4% of the nett construction cost has been included for profit.
- An allowance of 2% of the nett construction cost has been included for staging.
- An allowance of 9% of the gross construction cost has been included for consultant fees.
- An allowance of 1% of the gross construction cost has been included for authority fee & charges.
- An allowance of 6% of the gross construction cost has been included for FF&E, however all major medical equipment (MME) has been **excluded** from the estimate.
- An allowance of 3% of the gross construction cost has been included for ICT.
- An allowance of 2% per annum of the gross construction cost has been included for escalation.
- An allowance of 10% of the total project cost has been included for contingency.

APPENDIX A –COST ESTIMATE

PROJECT President Private Hospital					Total Cost
Item	Description	Quantity	Unit	Rate	Total
1.00					
1.01	Kitchen	100	m2	10,874	1,087,400
1.02	Treatment	752	m2	3,550	2,669,600
1.02	Upgrades to Treatment	480	m2	2,602	1,248,768
1.04	Staff Amenities	221	m2	3,705	818,805
1.05	Laundry Services	15	m2	3,810	57,150
1.06	Rehabilitation/Gymnasium (inclusive of Changing Rooms)	428	m2	3,903	1,670,484
1.07	Recreation	221	m2	3,450	762,450
1.08	Consultant Room	54	m2	3,970	214,380
1.09	Therapy	805	m2	4,138	3,331,090
1.10	Ward Area	4,465	m2	3,750	16,743,750
1.11	Reception / Administration	229	m2	4,221	966,609
TOTAL NET FLOOR AREA			7,770	m2	3,806
Travel and Engineering					
1.12	Travel and Engineering	3,033	m2	2,000	6,066,000
1.13	Service Rooms	652	m2	1,500	978,000
1.14	Lift - 4 levels - 2no. - passenger	2	no.	200,000	400,000
1.15	Lift - 5 levels - 2no. - passenger	2	no.	225,000	450,000
1.16	Lift - 2 levels - 1no. - service	1	no.	104,200	104,200
Net Floor Area - Travel and Engineering			3,685	m2	2,170
TOTAL BUILDING COST			11,455	m2	3,280
2.00	Site Specifics				
2.01	Demolition, Site preparation & earthworks			-	-
2.011	Allowance for Demolition works	1	item	630,000	630,000
2.012	Allowance for site clearance	8,372	m2	15	125,580
2.013	Basement Carpark	5,390	m2	850	4,581,500
2.014	Allowance for bulk excavation works	34,164	cum	40	1,366,560
2.02	Roof Features				
2.025	Louvres to Plant Room (Provisional Allowance)	1	Item	200,000	200,000
Site Specifics Sub Total			11,455	m2	603
3.00	External Works & Landscaping				
3.01	Car Park - on-grade	1,902	m2	400	760,800
3.02	Hard landscaping	382	m2	300	114,600
3.03	Allowance for retaining walls (Provisional Allowance)	1	item	80,000	80,000
3.03	Soft landscaping	2,129	m2	150	319,350
3.04	Allowance for planting of mature trees (Provisional Allowance)	1	item	150,000	150,000
External Works & Landscaping Sub Total			11,455	m2	124
4.00	Site Services				
4.01	Site Services (Provisional Sum)	9,556	m2	130.00	1,242,280
4.02	Allowance for Stormwater management including easement	1	item	500,000	500,000
4.03	Allowance for back-up generator	1	item	60,000	60,000
Incoming Site Services Sub Total			9,556	m2	189
NET CONSTRUCTION COSTS (NCC)			11,455	m2	4,164
5.00	Allowances, overheads and margins				
5.01	Main Contractor Preliminaries - Lump Sum (18%)	18%			8,585,884.08
5.02	Main Contractor overheads and Profit (4%)	4%			1,907,974.24
5.03	Staging	2%			953,987.12
Allowances, overhead and margin - Sub Total			11,455	m2	999
GROSS CONSTRUCTION COSTS (GCC)			11,455	m2	5,163
					59,147,201

	Other Project Costs				
6.00	Fees				
6.01	Consultant Fees - 9%	9%			5,323,248.13
6.02	Authority Fees & Charges (1.0% of GCC)	1%			591,472.01
7.00	Land				
7.01	Land - Excluded				Excluded
8.00	FF&E				
8.01	FF&E - excluding MME	6%			3,548,832.09
8.02	MM&E - Major Equipment excluded				
9.00	ICT				
9.01	ICT	3%			1,774,416.04
10.00	Escalation				
10.01	Escalation to Start of Construction May 2021 (2.0%pa)	2%			1,182,944.03
10.02	Allowance for escalation during construction (based on 24 month programme assumed)	4%			1,656,121.64
	Other Project Costs Sub Total	11,455	m2	1,229	14,077,034
	TOTAL PROJECT COSTS (TPC)	11,455	m2	6,392	73,224,235
11.00	Contingency				
11.01	Contingency	10%			5,914,720
	Contingency - Sub Total	11,455	m2	516	5,914,720
	TOTAL END COST (TEC)	11,455	m2	6,909	79,138,956