



**DONALD  
CANT  
WATTS  
CORKE**

## **COST ESTIMATE**

# **PRESIDENT PRIVATE HOSPITAL**

**COST ESTIMATE**

**18<sup>th</sup> June 2020**

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excellence**

# **COST ESTIMATE**

## **PRESIDENT PRIVATE HOSPITAL**

**18 Jun. 20**

ISSUE SCHEDULE					
Job No:	S19058	Author:	GS	Reviewer:	RC
Issue Date:	18 June 2020	Revision:	I	Status:	
Distribution:	Stephen Phillips				

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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 annual 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
	<b>TOTAL NET FLOOR AREA</b>	<b>7,770</b>	<b>m2</b>	<b>3,806</b>	<b>29,570,486</b>
	<b>Travel and Engineering</b>				
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
	<b>Net Floor Area - Travel and Engineering</b>	<b>3,685</b>	<b>m2</b>	<b>2,170</b>	<b>7,998,200</b>
	<b>TOTAL BUILDING COST</b>	<b>11,455</b>	<b>m2</b>	<b>3,280</b>	<b>37,568,686</b>
2.00	<b>Site Specifics</b>				
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
	<b>Site Specifics Sub Total</b>	<b>11,455</b>	<b>m2</b>	<b>603</b>	<b>6,903,640</b>
3.00	<b>External Works &amp; Landscaping</b>				
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
	<b>External Works &amp; Landscaping Sub Total</b>	<b>11,455</b>	<b>m2</b>	<b>124</b>	<b>1,424,750</b>
4.00	<b>Site Services</b>				
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
	<b>Incoming Site Services Sub Total</b>	<b>9,556</b>	<b>m2</b>	<b>189</b>	<b>1,802,280</b>
	<b>NET CONSTRUCTION COSTS (NCC)</b>	<b>11,455</b>	<b>m2</b>	<b>4,164</b>	<b>47,699,356</b>
5.00	<b>Allowances, overheads and margins</b>				
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
	<b>Allowances, overhead and margin - Sub Total</b>	<b>11,455</b>	<b>m2</b>	<b>999</b>	<b>11,447,845</b>
	<b>GROSS CONSTRUCTION COSTS (GCC)</b>	<b>11,455</b>	<b>m2</b>	<b>5,163</b>	<b>59,147,201</b>

	<b>Other Project Costs</b>				
<b>6.00</b>	<b>Fees</b>				
6.01	Consultant Fees - 9%	9%			5,323,248.13
6.02	Authority Fees & Charges (1.0% of GCC)	1%			591,472.01
<b>7.00</b>	<b>Land</b>				
7.01	Land - Excluded				Excluded
<b>8.00</b>	<b>FF&amp;E</b>				
8.01	FF&E - excluding MME	6%			3,548,832.09
8.02	MM&E - Major Equipment excluded				
<b>9.00</b>	<b>ICT</b>				
9.01	ICT	3%			1,774,416.04
<b>10.00</b>	<b>Escalation</b>				
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
	<b>Other Project Costs Sub Total</b>	<b>11,455</b>	<b>m2</b>	<b>1,229</b>	<b>14,077,034</b>
	<b>TOTAL PROJECT COSTS (TPC)</b>	<b>11,455</b>	<b>m2</b>	<b>6,392</b>	<b>73,224,235</b>
<b>11.00</b>	<b>Contingency</b>				
11.01	Contingency	10%			5,914,720
	<b>Contingency - Sub Total</b>	<b>11,455</b>	<b>m2</b>	<b>516</b>	<b>5,914,720</b>
	<b>TOTAL END COST (TEC)</b>	<b>11,455</b>	<b>m2</b>	<b>6,909</b>	<b>79,138,956</b>