

Blacktown Hospital Stage 2 Planning

EW Stage 2 - Retention & Excavation (SSD)

Element Summary

Gross Floor Area: 0 m²
Rates Current At September 2015

Description	Percentage	Cost/m ²	Total Cost
SB SUBSTRUCTURE	13.0 %		\$2,480,450.00
UF UPPER FLOORS	0.1 %		\$14,500.00
RF ROOF	0.1 %		\$11,400.00
EW EXTERNAL WALLS	0.1 %		\$13,050.00
NW INTERNAL WALLS	0.3 %		\$57,200.00
AR ALTERATIONS AND RENOVATIONS	1.3 %		\$251,150.00
XP SITE PREPARATION	34.1 %		\$6,485,840.00
PR PRELIMINARIES	0.7 %		\$135,000.00
ESTIMATED NET COST	49.7 %		\$9,448,590.00
MARGINS & ADJUSTMENTS			
Main Contractor's Preliminaries	16.0 %		\$1,511,774.40
Main Contractor's Overheads & Profit	5.0 %		\$548,018.22
Staging Costs by Contractor	3.0 %		\$345,251.48
Locality Allowance			Incl.
Long Service Levy (0.35% of GST inclusive amount, equivalent to 0.385%)	0.4 %		\$45,636.50
ALLOWANCES, OVERHEADS AND MARGINS			\$2,450,680.60
NET CONSTRUCTION COST (NCC)			\$11,899,270.60
Construction All Risk Insurance by HI (0.6% of NCC)	0.6 %		\$71,395.63
INSURANCE			\$71,395.63
Temporary Decanting by HI			Excl.
TEMPORARY DECANTING BY HI			\$0.00
GROSS CONSTRUCTION COST (GCC)			\$11,970,666.23
Consultant Fees	12.0 %		\$1,436,479.95
Authority Fees & Charges	0.5 %		\$67,035.74
Utility Headworks & Augmentation			Excl.
Local Health District Fee (1.5% of GCC)	1.5 %		\$202,112.73
LHD commissioning	2.0 %		\$273,525.90
Patient/Staff relocation/decanting	0.5 %		\$69,749.11
FEES			\$2,048,903.43
Furniture, Fittings, Equipment, ICT & Artwork (G2/T S + G3/T S&I)			Excl.
Active equipment, DAS, WAPS			Excl.

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MARGINS & ADJUSTMENTS (continued)			
FF&E INCL ICT & ARTWORK			\$0.00
Land Purchase			Excl.
Property Settlements			Excl.
External Infrastructure			Excl.
LAND ACQUISITION & PROPERTY SETTLEMENT			\$0.00
TOTAL PROJECT COST (BASE COST)			\$14,019,569.66
Escalation (to May 2016)	4.5 %		\$630,880.64
Escalation during Construction			Incl.
SPECIAL PROVISIONS			\$630,880.64
Design Contingency (5% of GCC)	5.0 %		\$732,522.52
Planning Contingency (5% of GCC)	5.0 %		\$769,148.65
Construction Contingency (5% of GCC)	5.0 %		\$807,606.08
Client Contingency (10% of GCC)	10.0 %		\$1,695,972.76
CONTINGENCIES			\$4,005,250.01
NET END TOTAL COST (NETC) SUB TOTAL			\$18,655,700.31
HI MANAGEMENT COSTS (2% of NETC)	2.0 %		\$374,299.69
END TOTAL COST (ETC) (EXCLUDING GST)			\$19,030,000.00
ESTIMATED TOTAL COST			\$19,030,000.00