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Old Bega Hospital - Building Restoration Indicative Cost Estimate | 22 August 2014

Prepared by:


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On behalf of:

**Jay Ellard
Trustee
G.P.O Quaama,
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DOCUMENT ISSUE SHEET

Issue No.	Document	Issue Date	Document Issued To	Prepared By	Checked By	Reviewed By
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1.0 Executive Summary

- 1.1 The following indicative cost estimate report has been prepared to ascertain likely costings for proposed building restoration works required to the Old Bega Hospital located at Bega, New South Wales.
- 1.2 Please refer to Sections 3 and 4 of the report for details of specific inclusions and exclusions.
- 1.3 Our indicative cost estimate for the proposed works exclusive of GST & Escalation is \$2,454,000.

2.0 Estimate Summary

On the basis of the information as listed in Sections 3.0 and 4.0, our indicative cost estimate for the works, is summarised as follows:-

Old Bega Hospital	Unit	Rate (\$/Unit)	Cost (\$)	Total Cost (\$)
Room				
Conference Room	31 m ²	1,419	44,000	
Private Room (1)	23 m ²	1,391	32,000	
Verandah (1)	39 m ²	1,051	41,000	
Womens Ward	74 m ²	932	69,000	
Private Room (2)	20 m ²	1,200	24,000	
Nurses Station	19 m ²	1,000	19,000	
Dining Room	21 m ²	1,095	23,000	
Hallway	49 m ²	1,204	59,000	
Assistant Manager	16 m ²	1,188	19,000	
Matrons Office	16 m ²	1,313	21,000	
Kitchen	17 m ²	1,412	24,000	
X Ray Rooms	30 m ²	1,300	39,000	
Private Room 3	24 m ²	1,083	26,000	
Verandah (2)	36 m ²	1,028	37,000	
Mens Ward	57 m ²	1,105	63,000	
Storage Room & Room Adjacent	35 m ²	1,114	39,000	
Verandah (3)	21 m ²	429	9,000	
Toilets	13 m ²	4,923	64,000	
Verandah (4)	57 m ²	386	22,000	
Private Room (No Access)	17 m ²	1,059	18,000	
Subtotal Building Works	615	1,125		692,000
Services and Other Works				
Electrical Light and Power	615 m ²	180	111,000	
Exit and Emergency Lighting	615 m ²	26	16,000	
Smoke Detection and Manual Fire Alarm System	615 m ²	42	26,000	
Sub Floor Venting	1 item		5,000	
Air Conditioning	1 item		211,000	
Other Works				
Masonry remediation work	1 item		40,000	
New windows to existing building	1 item	-	108,000	
Roof	1 item		-	Excluded.Refer separate estimate.
Asbestos Removal	1 item	-	20,000	
Signage and Tactiles	1 item	-	6,000	
New handrail and balustrade to external ramp and stairs	1 item	-	34,000	
Subtotal Other Works				577,000
Siteworks				
Clearing and Grubbing	1 item		4,000	
Landscaping	1 item		32,000	
Water tank and Pump	1 item		15,000	
Site Electrical Services including transformer upgrade	1 item		48,000	
External Hydraulics	1 item		18,000	
External Sewer upgrade	1 item		6,000	
Subtotal Siteworks				123,000
Total Trade Works				
				1,392,000
Preliminaries and Profit (12%)				168,000
Contractors Margin (6%)				94,000
Location Allowance (12%)				199,000
Total Construction Cost				1,853,000
Other Project Costs				
Consultant Fees (8%)				149,000
Authority Charges (1%)				21,000
Heritage Contingency (5%)				102,000
Design Contingency (10%)				212,000
Construction Contingency (5%)				117,000
Subtotal Other Project Costs				601,000
Total Project Cost at August 2014 Prices (excluding GST and Escalation)				2,454,000

3.0 Basis of Estimate & Inclusions

3.1 Information Used

This Indicative Cost Estimate is based upon the following information:-
Michael Marshman & Associates Pty Ltd Drawings & Documentation:

- Drawing A.01 - Roof Plan, North Elevation, South Elevation
- Drawing A.02 -Ground Floor Plan, East Elevation,West Elevation
- Drawing A.03 - Section Details
- Michael Marshman & Associates - Construction and Tender Document - dated January 2007
- Report to the (Old Bega Hospital) trust - dated 20th November 2007

3.2 Inclusions

Assumptions & Inclusions

The Estimate includes the following :-

- This Indicative cost estimate is prepared based on the design documentation received to date.As the project develops this budget estimate will need to be updated accordingly.
- Estimate includes for ceiling finishes to the following areas only:Private Room (1), Verandah (1),Part Private Room (3),Verandah (2), Storage Room & Toilet.Ceilings to all other areas are excluded as they have been included within the separate roof restoration estimate issued on 13/08/14
- Costs based on undertaking the works in a single phase
- Costs assume works shall be competitively tendered under a lump sum contract
- Assumed loose furniture, joinery , fitments and storage units will be funded separately, outside the scope of this project, by the Old Bega Hospital Trust
- Estimate includes for plumbing and drainage only to future sinks located in Kitchen,Conference Room & Mens Ward.No allowance has been made for hydraulic fittings to these sinks.
- Scope of building work to each room generally encompasses demolition, provision of floor framing, floor finishes, doors ,wall finishes (incl render to existing walls) & painting
- No allowances have been made for making existing chimneys usable

4.0 Exclusions

4.1 The estimate excludes the following:

- GST
- BCA upgrade works
- DDA upgrade works
- Escalation beyond date of the estimate
- Legal costs
- Direct Finance Management costs
- Works outside the site boundary
- Relocation of existing services (if applicable)
- Structural upgrade works
- Restoration work to existing chimneys (with exception of 1 no chimney allowed for in roof restoration estimate)
- Staging costs
- Replacement of existing remaining roof
- Cleaning of external fire damaged walls
- Finance Costs
- Abnormal ground conditions
- Roof Works (refer estimate 13/08/14)
- Loose Furniture
- Joinery , Fitments & Storage Units
- Ceiling finishes (with exception of ceilings to Private Room (1), Verandah (1),Part Private Room (3),Verandah (2), Storage Room & Toilet)
- Wallpaper finish to walls
- Feature wall finishes
- AV Services
- Active data (Computers,Printers etc)
- Costs incurred to date
- Insulating external walls