

COST FORM OB1

TRUST: The Shrewsbury and Telford Hospital NHS Trust

SCHEME: Sustainable Services Programme
Emergency and Acute Site at RSH Potential Solution

CAPITAL COSTS: Summary

	Cost £	V.A.T. (at 20%) £	Cost incl V.A.T £
1 Department Costs (from Form OB2)	71,970,668	14,394,134	86,364,801
2 On Costs (a) (from Form OB3)	16,592,490	3,318,498	19,910,988
3 Work Cost Total (1+2) at PUBSEC 195	88,563,158	17,712,632	106,275,789
4 Provisional location adjustment Shropshire	-1,439,413	-287,883	-1,727,296
5 Sub-Total (3+4)	87,123,744	17,424,749	104,548,493
6 Fees (c) (from Form OB4)	14,542,900	(d) xxxxxxxxxxxxxx	14,542,900
7 Non-Works Costs (e)	0	0	0
	300,000	60,000	360,000
8 Equipment Cost (from OB2)	12,813,200	2,562,640	15,375,840
9A Planning contingencies 10%	9,695,300	1,939,060	11,634,360
9B Optimism Bias 23%	30,890,033	6,178,007	37,068,039
10 TOTAL (for approval purposes)(5+6+7+8+9a+9b)	155,365,177	28,164,455	183,529,632
11 Inflation Adjustments PUBSEC 195 to PUBSEC 217	9,829,346	1,965,869	11,795,215
12 FORECAST OUTTURN BUSINESS CASE	165,194,522	30,130,324	195,324,847

Cash Flow
YEAR

	EFL	SOURCE OTHER GOVERNMENT	PRIVATE	£ TOTAL
Total	0	0		0

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COST FORM OB2

TRUST: The Shrewsbury and Telford Hospital NHS Trust

SCHEME: Sustainable Services Programme
Emergency and Acute Site at RSH Potential Solution

CAPITAL COSTS: Departmental

FUNCTIONAL CONTENT	FUNCTION UNIT/SPACE REQUIREMENTS	COST /M2 £	COST ALLOWANCE £	EQUIPMENT COST £
New building works at RSH			45,172,900	
Work to existing buildings at RSH			6,396,600	
New building works at PRH			0	
Work to existing buildings at PRH			12,281,400	
Adjust for inflation to PUBSEC 195 reporting level			8,119,768	
			71,970,668	
Less abatement for transferred equipment if applicable (0.%) (4)				
Departmental Costs and Equipment Costs to Summary (Form OB1)		£	71,970,668	12,813,200

COST FORM OB3

TRUST: The Shrewsbury and Telford Hospital NHS Trust

SCHEME: Sustainable Services Programme
Emergency and Acute Site at RSH Potential Solution

CAPITAL COSTS: On-Costs

	Estimated Cost (exc. VAT)	Percentage of Departmental Cost
	£	
1. Communications		
a. Replacement buildings	6,030,000	
b. New hospital street	1,263,000	
c. Vertical circulation	900,000	
d. Lifts	240,000	
	8,433,000	11.72%
2. "External" Building Works		
a. Drainage	3,000,000	
b. Roads, paths, parking	806,550	
c. Site layout, walls, fencing, gates	364,940	
d. Builders work for engineering services outside buildings)		
	4,171,490	5.80%
3. "External" Engineering Works)		
a. Steam, condensate, heating, hot water and gas supply mains)		
b. Cold water mains and storage)		
c. Electricity mains, stand-by generating plant)		
d. Removal of underground tanks	100,000	
e. Removal of generator	10,000	
	110,000	0.15%
4. Auxiliary Buildings		0.00%
a. Demolition	700,000	
	700,000	
5. Other on-costs and abnormals		
a. Building		
i) Abnormal Foundations	2,000,000	
ii) Work to Existing Building	250,000	
iii) Service diversions	500,000	
v) Drop off and entrance canopies	200,000	
vi) Underground walkway duct	228,000	
	3,178,000	4.42%
Total On-Costs to Summary OB1	16,592,490	

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COST FORM OB4

TRUST The Shrewsbury and Telford Hospital NHS Trust

SCHEME Sustainable Services Programme
Emergency and Acute Site at RSH Potential Solution

CAPITAL COSTS: Fees and Non-works costs

	£	Percentage of Works Cost %
1. Fees (including "in-house" resource costs)		
a. Architects		}
b. Structural Engineers		}
c. Mechanical Engineers		}
d. Electrical Engineers		}
e. Quantity Surveyors		}
f. Project Management		}
g. Project Sponsorship		}
h. Legal Fees		}
i. Site Supervision		}
j. Others (specify)		}
Design fees at 15%	14,542,900	
Total Fees to Summary (OB1)	£ 14,542,900	20.2%

	£	
2. Non-Works Costs		
a. Land purchase costs and associated legal fees		
b. Land receipts)	
c. Statutory and Local Authority charges)	
d. Building Regulations and Planning Fees)	300,000
e. Other (specify) e.g. decanting costs)	
Non-Works Costs to Summary (OB1)	£	<u>300,000</u>

Notes:

* Delete as appropriate

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RSH Emergency and Acute

WORKS COSTS

			£	£
<u>Area No</u>	<u>New Building Works (Based on DOH HPCGs)</u>			
16	AEC (HBN 22)	578 m2 @	£2,140 / m2	1,236,920
16a	UCC (HBN 12)	1,050 m2 @	£2,040 / m2	2,142,000
17	ED (HBN 22)	1,786 m2 @	£2,140 / m2	3,822,040
18	Critical Care (HBN 57 Supercost)	2,741 m2 @	£2,840 / m2	7,784,440
19	Paediatrics In (HBN 09-02)	1,580 m2 @	£2,470 / m2	3,902,600
20	Antenatal (HBN 09-02)	1,072 m2 @	£2,470 / m2	2,647,840
21	Post natal (HBN 09-02)	857 m2 @	£2,470 / m2	2,116,790
24	Neo natal (HBN 09-02)	1,072 m2 @	£2,470 / m2	2,647,840
24a	Obs. Theatre (HBN 09-02)	508 m2 @	£2,470 / m2	1,254,760
25	Delivery Suite (HBN 09-02)	1,027 m2 @	£2,470 / m2	2,536,690
	Main Entrance / Circulation	2,575 m2 @	£1,700 / m2	4,377,500
	Allowance for Main Plant Rooms	4,300 m2 @	£2,400 / m2	10,320,000
	Adjustment for single storey buildings	9,587 m2 @	£40 / m2	<u>383,480</u>
				45,172,900
	<u>Works To Existing Buildings</u>			
2	Convert stores to Paediatrics OPD Heavy refurbishment	584 m2 @	£1,900 / m2	1,109,600
6	Refurb Atrium/Staff Admin Light refurbishment	685 m2 @	£900 / m2	616,500
7	Convert existing ward to MLU Medium Refurbishment	1,423 m2 @	£1,500 / m2	2,134,500
8	HDU Empty no work	119 m2 @	/ m2	0
9	ITU Empty no work	394 m2 @	/ m2	0
10	Part A+E converted to Imaging Medium Refurbishment	1,103 m2 @	£1,500 / m2	1,654,500
12	Existing ward into practice ward Refresh	1,293 m2 @	£500 / m2	646,500
13	Wards Empty no work	4,079 m2 @	/ m2	0
15	Refresh Staff/Admin	470 m2 @	£500 / m2	<u>235,000</u>
				<u>6,396,600</u>
				51,569,500
	Adjust for inflation from PUBSEC 173 to PUBSEC 195 reporting level			<u>6,557,971</u>
				58,127,471
	Adjust for location factor 0.98 Shropshire as BCIS 26/01/2016			<u>-1,162,549</u>
				<u>56,964,922</u>
			Carried Forward	56,964,922

The Shrewsbury and Telford Hospital NHS Trust - Sustainable Services Programme

RSH Emergency and Acute

WORKS COSTS Continued

£
Brought Forward 56,964,922

Site Wide Implications (current prices)

Replacement Buildings

Emergency Generator and Boiler House Extensions	221 m2 @	£2,000 / m2	442,000	
Reprovided Stores and Loading Bay	1,600 m2 @	£1,000 / m2	1,600,000	
Reprovided Estates Department	1,300 m2 @	£1,700 / m2	2,210,000	
New Regen Kitchen	460 m2 @	£2,300 / m2	1,058,000	
Reprovided Catering	400 m2 @	£1,800 / m2	720,000	
Drop off and entrance canopy	2 nr	£100,000	200,000	
New Multi Storey Car Park			Excluded	
Extra for rooftop helipad			<u>Excluded</u>	6,230,000

External Works

Perimeter road diversion	315 m2 @	£1,500 / m	472,500	
Hard Landscaping	6,681 m2 @	£50 / m2	334,050	
Soft Landscaping	15,294 m2 @	£10 / m2	152,940	
Retaining Wall 3.5 high	160 m2 @	£700 / m	112,000	
New Underground walkway Duct	190 m2 @	£1,200 / m	228,000	
Allowance for Planting	item		50,000	
Allowance for Street Furniture	item		50,000	
Allowance for Building Drainage	item		500,000	
Allowance for Removing Underground Tanks	item		100,000	
Allowance for Decommissioning and Removing Emergency Generator	item		10,000	
Allowance for Demolition of Existing Buildings circa 4000 m2 as indicated on AHR schedule and Main Entrance Plan			<u>700,000</u>	2,709,490

Communications

New Build Hospital Street as AHR Schedule	842 m2 @	£1,500 / m2	1,263,000	
Vertical Circulation (say)	600 m2 @	£1,500 / m2	900,000	
Lifts	3 NO	£80,000 each	<u>240,000</u>	2,403,000

Carried Forward 68,307,412

The Shrewsbury and Telford Hospital NHS Trust - Sustainable Services Programme

RSH Emergency and Acute

	£	£
WORKS COSTS Continued	Brought Forward	68,307,412
 <u>Undefined Allowances / Provisional Sums</u>		
Poor ground conditions	2,000,000	
Additional drainage, external works and external services	2,500,000	
Allowance for service and drainage, diversions and connections	500,000	
Connections / breakthroughs to existing buildings	<u>250,000</u>	<u>5,250,000</u>
		73,557,412
Adjust to current prices from PUBSEC 195 - 217		8,298,785
		<hr/>
	TOTAL WORKS COST EXCLUDING VAT	81,856,197
 TRUST COSTS		
Fees at 15% of Works Cost- as HPCGs	12,278,400	
Non-works costs, including planning fees (allowance based on "typical" building)	200,000	
Equipment (say 15% of departmental costs) as HPCGs	10,548,700	
Planning Contingencies (10% of Works Cost)	<u>8,185,600</u>	<u>31,212,700</u>
	TOTAL CAPITAL COST EXCLUDING VAT	113,068,897
Add Optimism Bias - 23% of Capital Cost		26,005,846
	TOTAL CAPITAL COST INCL OPTIMISM BIAS/EXCL VAT	139,074,743
VALUE ADDED TAX - 20%		<u>27,814,900</u>
		166,889,643
Potential VAT Recovery		
Less: Fees (100% recovery assumed)	2,455,700	
Extensions (no recovery assumed)	0	
Refurbishment (no recovery assumed)	<u>0</u>	<u>-2,455,700</u>
	RSH HOT SITE OPTION 4 TOTAL PROJECT ESTIMATE	£ <u><u>164,433,943</u></u>

NOTES:

- Costs are at CURRENT LEVELS and EXCLUDE INFLATION
- Costs EXCLUDE ALL SITE ABNORMALS, SITE INFRASTRUCTURE UPGRADES and REPAIRS
- For full set of notes, clarifications, and basis of costs refer to attached Notes Sheet

<u>Summary</u>		
WORKS COST (EXCL VAT)	£	81,856,000
TOTAL CAPITAL (EXCL VAT)	£	113,069,000
TOTAL CAPITAL (INCL OPTIMISM BIAS AND EXCL VAT)	£	139,075,000
TOTAL CAPITAL (INCL VAT)	£	166,890,000
TOTAL CAPITAL (INCL VAT AND POTENTIAL RECOVERY)	£	164,434,000

PRH Acute and Planned

WORKS COSTS

<u>Area No</u>	<u>Work to Existing Buildings</u>		£	£
1	Convert Post natal/Antenatal into new Treatment Centre Light/Medium Refurbishment	2,518 m2 @	£1,200 / m2	3,021,600
2	Convert Paeds. Outpatients into ward Light/Medium Refurbishment	1,926 m2 @	£1,200 / m2	2,311,200
3	Paediatric Inpatients to ward - no work	1,417 m2 @	/ m2	0
4	Convert A+E into UCC Medium Refurbishment	1,180 m2 @	£1,500 / m2	1,770,000
5	Stroke ward - no work	492 m2 @	/ m2	0
6	Stroke ward - no work	365 m2 @	/ m2	0
7	Convert Neo-natal Unit/ Delivery Suite into new Treatment Medium/ Light Refurbishment	2,518 m2 @	£1,200 / m2	3,021,600
8	Convert ward treatment into ward Light/Medium Refurbishment for 50% of area	535 m2 @	£1,200 / m2	642,000
9-14	Existing ward - no work	3,000 m2 @	/ m2	0
15	Convert CCU into AEC Medium Refurbishment	1,010 m2 @	£1,500 / m2	1,515,000
16-18	Existing ward - no work	1,500 m2 @	/ m2	0
				<u>12,281,400</u>
	Adjust for inflation from PUBSEC 173 to PUBSEC 195 reporting level			<u>1,561,797</u>
				13,843,197
	Adjust for location factor 0.98 Shropshire as BCIS 26/01/2016			<u>-276,864</u>
				13,566,333
	Adjust to current prices from PUBSEC 195 - 217			<u>1,530,561</u>
				15,096,893
 Trust Costs				
	Fees at 15% of Works Cost- as HPCGs			2,264,500
	Non-works costs, including planning fees (allowance based on "typical" building)			100,000
	Equipment (say 15% of departmental costs) as HPCGs			2,264,500
	Planning Contingencies (10% of Works Cost)			<u>1,509,700</u>
				<u>6,138,700</u>
				21,235,593
	Add Optimism Bias - 23% of Capital Cost			4,884,186
				<u>26,119,780</u>
				26,119,780
				<u>26,119,780</u>
				Carried Forward
				26,119,780

The Shrewsbury and Telford Hospital NHS Trust - Sustainable Services Programme

PRH Acute and Planned

	£	£
	Brought Forward	26,119,780
VALUE ADDED TAX - 20%		<u>5,224,000</u>
		31,343,780
Potential VAT Recovery		
Less: Fees (100% recovery assumed)	452,900	
Extensions (no recovery assumed)	0	
Refurbishment (no recovery assumed)	<u>0</u>	<u>-452,900</u>

PRH WARM SITE OPTION 4 TOTAL PROJECT ESTIMATE £ 30,890,880

NOTES:

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- Costs EXCLUDE ALL SITE ABNORMALS, SITE INFRASTRUCTURE UPGRADES and REPAIRS
- For full set of notes, clarifications, and basis of costs refer to attached Notes Sheet

Summary

WORKS COST (EXCL VAT)	£	15,097,000
TOTAL CAPITAL (EXCL VAT)	£	21,236,000
TOTAL CAPITAL (INCL OPTIMISM BIAS AND EXCL VAT)	£	26,120,000
TOTAL CAPITAL (INCL VAT)	£	31,344,000
TOTAL CAPITAL (INCL VAT AND POTENTIAL RECOVERY)	£	30,891,000