

COST FORM OB1

TRUST: The Shrewsbury and Telford Hospital NHS Trust

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

CAPITAL COSTS: Summary

	Cost £	V.A.T. (at 20%) £	Cost incl V.A.T £
1 Department Costs (from Form OB2)	39,835,096	7,967,019	47,802,115
2 On Costs (a) (from Form OB3)	6,915,500	1,383,100	8,298,600
3 Work Cost Total (1+2) at PUBSEC 195	46,750,596	9,350,119	56,100,715
4 Provisional location adjustment Shropshire	-796,702	-159,340	-956,042
5 Sub-Total (3+4)	45,953,894	9,190,779	55,144,673
6 Fees (c) (from Form OB4)	7,670,800	(d) xxxxxxxxxxxxxx	7,670,800
7 Non-Works Costs (e)	0	0	0
	300,000	60,000	360,000
8 Equipment Cost (from OB2)	6,516,400	1,303,280	7,819,680
9A Planning contingencies 10%	5,113,800	1,022,760	6,136,560
9B Optimism Bias 22%	15,562,676	3,112,535	18,675,211
10 TOTAL (for approval purposes)(5+6+7+8+9a+9b)	81,117,570	14,689,354	95,806,924
11 Inflation Adjustments PUBSEC 195 to PUBSEC 217	5,184,542	1,036,908	6,221,450
12 FORECAST OUTTURN BUSINESS CASE	86,302,112	15,726,262	102,028,374

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 PRH Potential Solution

CAPITAL COSTS: Departmental

FUNCTIONAL CONTENT	FUNCTION UNIT/SPACE REQUIREMENTS	COST /M2 £	COST ALLOWANCE £	EQUIPMENT COST £
New building works at PRH			24,159,880	
Work to existing buildings at PRH			3,258,000	
New building works at RSH			3,952,000	
Work to existing buildings at RSH			3,971,000	
Adjust for inflation to PUBSEC 195 reporting level			4,494,216	
			39,835,096	
Less abatement for transferred equipment if applicable (0.%) (4)				
Departmental Costs and Equipment Costs to Summary (Form OB1)		£	39,835,096	6,516,400

COST FORM OB3

TRUST: The Shrewsbury and Telford Hospital NHS Trust

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

CAPITAL COSTS: On-Costs

	Estimated Cost (exc. VAT)	Percentage of Departmental Cost
	£	
1. Communications		
a. New Bridge Link at 1st Floor Level	82,500	
b. New hospital street	936,000	
c. Vertical circulation	675,000	2,013,500
d. Lifts	320,000	5.05%
2. "External" Building Works		
a. Drainage	1,750,000	
b. Roads, paths, parking	675,000	
c. Site layout, walls, fencing, gates	327,000	
d. Builders work for engineering services outside buildings)	2,752,000
		6.91%
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. Calorifiers and associated plant)	
e. Miscellaneous Services (connections)	0	0.00%
4. Auxiliary Buildings	0	0.00%
5. Other on-costs and abnormals		
a. Building		
i) Abnormal Foundations	1,500,000	
ii) Work to Existing Building	200,000	
iii) Service diversions	250,000	
v) Drop off and entrance canopies	200,000	
	2,150,000	5.40%
Total On-Costs to Summary OB1	6,915,500	

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COST FORM OB4

TRUST The Shrewsbury and Telford Hospital NHS Trust

SCHEME Sustainable Services Programme
Emergency and Acute Site at PRH 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%	7,670,800	
Total Fees to Summary (OB1)	£ 7,670,800	19.3%

£

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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PRH Emergency and Acute

WORKS COSTS

<u>Area No</u>	<u>New Building Works (Based on DOH HPCGs)</u>		£	£
1	AEC (HBN 22)	722 m2 @	£2,280 / m2	1,646,160
2-3	Ward (HBN 04-01)	2,588 m2 @	£2,040 / m2	5,279,520
4	ED (HBN 22)	1,786 m2 @	£2,140 / m2	3,822,040
7	Main Entrance / Circulation	2,108 m2 @	£1,700 / m2	3,583,600
11	Critical Care (HBN 57 Supercost)	1,784 m2 @	£2,840 / m2	5,066,560
	Allowance for Main Plant Rooms	2,000 m2 @	£2,280 / m2	4,560,000
	Adjustment for single storey buildings	5,050 m2 @	£40 / m2	<u>202,000</u>
				24,159,880
	<u>Works To Existing Buildings</u>			
5	A+E to Urgent Care Centre Medium Refurbishment	1,155 m2 @	£1,500 / m2	1,732,500
12	Medium Refurbishment of Critical Care	1,017 m2 @	£1,500 / m2	<u>1,525,500</u>
				<u>3,258,000</u>
				27,417,880
	Adjust for inflation from PUBSEC 173 to PUBSEC 195 reporting level			<u>3,486,667</u>
				30,904,547
	Adjust for location factor 0.98 Shropshire as BCIS 26/01/2016			<u>-618,091</u>
				30,286,456
	<u>Site Wide Implications (current prices)</u>			
	New Bridge Link at 1st Floor Level	55 m2 @	£1,500 / m2	82,500
	Drop off and Entrance Canopies	2 nr	£100,000	200,000
	New Multi Storey Car Park			<u>Excluded</u>
				282,500
	<u>External Works</u>			
	Re-alignment of Entrance Road	item		500,000
	Hard Landscaping	3,500 m2 @	£50 / m2	175,000
	Soft Landscaping	10,700 m2 @	£10 / m2	107,000
	Retaining Wall 4m high	150 m2 @	£800 / m	120,000
	Allowance for Planting	item		50,000
	Allowance for Street Furniture	item		50,000
	Allowance for Building Drainage	item		<u>250,000</u>
				1,252,000
				<u>31,820,956</u>
			Carried Forward	31,820,956

The Shrewsbury and Telford Hospital NHS Trust - Sustainable Services Programme

PRH Emergency and Acute

<u>Summary</u>	
WORKS COST (EXCL VAT)	£ 41,399,000
TOTAL CAPITAL (EXCL VAT)	£ 57,004,000
TOTAL CAPITAL (INCL OPTIMISM BIAS AND EXCL VAT)	£ 69,545,000
TOTAL CAPITAL (INCL VAT)	£ 83,454,000
TOTAL CAPITAL (INCL VAT AND POTENTIAL RECOVERY)	£ 82,212,000

RSH Acute and Planned

WORKS COSTS

<u>Area No</u>	<u>Work to Existing Buildings</u>		£	£
3	Convert short stay to UCC Medium Refurbishment	850 m2 @ £1,500 / m2	1,275,000	
4	Convert Escalation to UCC Medium Refurbishment	290 m2 @ £1,500 / m2	435,000	
5	Convert A+E into UCC Medium Refurbishment	660 m2 @ £1,500 / m2	990,000	
9	Ward to Training Ward Refresh	1,349 m2 @ £500 / m2	674,500	
11	Fracture Clinic to UCC Medium Refurbishment	390 m2 @ £1,500 / m2	585,000	
6	Demolition Offices	230 m2 @ £50 / m2	11,500	
	<u>New Building Works</u>			
11a	POPD/ANC/PANDA (HBN 09-02)	800 m2 @ £2,470 / m2	1,976,000	
15 (a)	MLU (HBN 09-02)	800 m2 @ £2,470 / m2	<u>1,976,000</u>	<u>7,923,000</u>
	Adjust for inflation from PUBSEC 173 to PUBSEC 195 reporting level			<u>1,007,549</u>
				8,930,549
	Adjust for location factor 0.98 Shropshire as BCIS 26/01/2016			<u>-178,611</u>
				8,751,938
	Adjust to current prices from PUBSEC 195 - 217			<u>987,398</u>
				9,739,336

TRUST COSTS

Fees at 15% of Works Cost- as HPCGs	1,460,900	
Non-works costs, including planning fees (allowance based on "typical" building)	100,000	
Equipment (say 15% of departmental costs) as HPCGs	1,460,900	
Planning Contingencies (10% of Works Cost)	<u>973,900</u>	<u>3,995,700</u>
		13,735,036
Add Optimism Bias - 22% of Capital Cost		<u>3,021,708</u>
		16,756,744

Carried Forward 16,756,744

The Shrewsbury and Telford Hospital NHS Trust - Sustainable Services Programme

RSH Acute and Planned

	£	£
Brought Forward		16,756,744
VALUE ADDED TAX - 20%		<u>3,351,300</u>
		20,108,044
Potential VAT Recovery		
Less: Fees (100% recovery assumed)	292,200	
Extensions (no recovery assumed)	0	
Refurbishment (no recovery assumed)	<u>0</u>	<u>-292,200</u>
RHS WARM SITE OPTION 4 TOTAL PROJECT ESTIMATE	£	<u><u>19,815,844</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

Summary

WORKS COST (EXCL VAT)	£	8,752,000
TOTAL CAPITAL (EXCL VAT)	£	13,735,000
TOTAL CAPITAL (INCL OPTIMISM BIAS AND EXCL VAT)	£	16,757,000
TOTAL CAPITAL (INCL VAT)	£	20,108,000
TOTAL CAPITAL (INCL VAT AND POTENTIAL RECOVERY)	£	19,816,000