
Standard Facility Cost Planning Guidelines

**Definitions & Standard Pro-Forma for Cost
Plan Reports and Cost Benchmarking
database.**

May 2004

Standard Facility Cost Planning Guidelines

About the Guidelines

The Standard Facility Cost Planning Guidelines provide a framework for the uniform preparation and presentation of Cost Plans on all NSW Department of Health capital projects and to gather data for NSW Health's Cost Benchmarking database which supersedes the existing Cost Benchmarking Guidelines for Health Care Buildings (TS13).

The Standard Cost Plan formats have been piloted on a number of capital projects and the proposed Standard Facility Cost Planning Guidelines incorporate feedback from other Cost Consultants and NSW Health.

This new format will be a mandatory condition for the engagement of Cost Consultants. NSW Health has requested that the Department of Commerce incorporate relevant clauses into the mandatory requirements of the current Cost Consultants Engagement Brief.

Content of the Guidelines

The Standard Facility Cost Planning Guidelines consists of:

- Standard Cost Plan Format;
- Standard Cost Plan Pro-Forma;
- Standard Form of Functional Area Cost Analysis; and
- Standard Cashflow Format.

These formats will be used by Cost Consultants to provide Cost Plans at the various stages of all capital projects. The Standard Form of Functional Area Cost Analysis will provide data for the Cost Benchmarking database.

Users of the Guidelines:

Standard Facility Cost Planning Guidelines have been developed to assist Cost Consultants in preparing and presenting Cost Plans and to provide the Department of Health with data to populate the Cost Benchmarking database.

Intended Outcomes:

1. **Cost Plans** - The deliverables for Cost Plans at various stages on capital projects are clearly defined in the Guidelines.
2. **Cost Benchmarking database** – The Standard Form of Functional Area Cost Analysis should be submitted to NSW Health to populate the Cost Benchmarking database in the following stages:

Projects <\$5m: Scheme Design and Pre-tender Estimate
Projects >\$5m: Scheme Design, Design Development and Pre-tender Estimate.

The completed forms are to be forwarded to Asset Management Services, Asset & Contract Services Branch. Reports produced by the database will provide cost analysis and updated cost rates. Data from seven (7) capital projects has been entered into the database. Cost analysis reports will be made available once the database is further populated with capital projects (new build only) and the robustness of the cost analysis and cost rates is tested.

**NSW HEALTH DEPARTMENT
STANDARD FACILITY COST PLANNING GUIDELINES
DEFINITIONS & STANDARD PRO-FORMA**

<u>SECTION</u>	<u>No</u>
➤ Introduction	1.
➤ Definitions	2.
➤ Standard Cost Plan Format	3.
➤ Standard Cost Plan Pro-Forma	4.
➤ Standard Functional Area Cost Analysis Format	5.
➤ Standard Cashflow Format	6.

INTRODUCTION

NSW HEALTH DEPARTMENT STANDARD FACILITY COST PLANNING GUIDELINES DEFINITIONS & STANDARD PRO-FORMA

INTRODUCTION

The purpose of the Standard Facility Cost Planning Guidelines is to provide a framework for the uniform preparation and presentation of Cost Plans on all NSW Health Department projects.

Cost Plan formats are intended to be compatible with Human Services Victoria Capital Development Guidelines to foster consistency in approach and to facilitate inter-state benchmarking of project costs.

Cost Plans will be prepared at the following stages of a project in accordance with NSW Health Process of Facility Planning unless otherwise agreed:

- Cost Plan A - Service Procurement Plan (SPP)
- Cost Plan B - Project Definition Plan (PDP)
- Cost Plan C1 - Scheme Design
- Cost Plan C2 - Design Development
- Cost Plan D - Contract Documentation (Pre-Tender Estimate)

Cost Plans are to be prepared generally in accordance with the National Public Works Conference (NPWC) Cost Control Manual. The Consultant Cost Planner / Quantity Surveyor is to prepare all Cost Plans.

The method of measurement for elemental and trade quantities shall generally be in accordance with NSW DPWS Abbreviated Method of Measurement.

Allowances for travel and engineering should be measured from the drawings. Where no drawn information is available, allowances for travel and engineering should generally be as follows:

	<u>Area Percentage</u>	<u>Cost Percentage</u>
• 1 Storey	20%	16%
• 2 Storey	23%	18.5%
• 3 Storey	25%	20%
• 4 Storey	28%	22.5%

Allowances for contingencies should generally be as follows:

• Planning	- New Construction	5%
	- Refurbishment	5%
• Contract	- New Construction	2.5%
	- Refurbishment	5%

Estimates for Furniture, Fittings and Equipment (FF&E) shall generally be calculated in accordance with NSW Health Department's *Design Services DS-31 Guidelines for Furniture Fittings & Equipment Budgeting for Health Building Projects*.

All Cost Plans shall include functional area cost analyses for inclusion in the NSW Health Cost Benchmarking Database. Method of measurement of building areas shall be in accordance with the NPWC Cost Control Manual. Costs for "New Build" and "Refurbishment" works shall be kept separate.

**NSW HEALTH DEPARTMENT
STANDARD FACILITY COST PLANNING GUIDELINES
DEFINITIONS & STANDARD PRO-FORMA**

All Cost Plans shall include a Cashflow based on the relevant programme and in accordance with the Standard Cashflow Format.

All costs included in Cost Plans and Cost Analyses shall exclude GST.

DEFINITIONS

NSW HEALTH DEPARTMENT STANDARD FACILITY COST PLANNING GUIDELINES DEFINITIONS & STANDARD PRO-FORMA

DEFINITIONS

1. STANDARD COST PLANS

1.01 Cost Plan A – SPP Stage

Functional area cost estimate based on schedules of accommodation aligned with Health Facility Guidelines definitions and concept drawings where available.

Cost Plans shall also include:

- Allowances for Project Specifics, Site Specifics, Environmental Requirements, Heritage Requirements, Site Preparation, Site Remediation, External Works, External Services, Demolition, Hazardous Materials Removal, ESD and the like.
- Percentage allowances for Travel and Engineering, Staging Costs, Design and Contract Contingencies, Locality Adjustment, Authority Charges, and the like.
- Site Allowance and Project Agreements.
- FF&E including Special Equipment based on functional area cost estimate.
- Fees and other Client and Area Health Service Costs.
- Decanting, Commissioning and Relocation costs.
- Escalation to Tender and escalation to End Cost.

Deliverables:

- Standard Cost Plan format
- CP1
- CP6
- Standard Form of Cashflow

1.02 Cost Plan B – PDP Stage

Functional area cost estimate based on schedules of accommodation aligned with Health Facility Guidelines definitions and/or measured from concept drawings where available.

Cost Plans shall also include:

- Allowances for foundation design, façade options, roof systems, internal partition types, site conditions and the like.
- Allowances for Project Specifics, Site Specifics, Environmental Requirements, Heritage Requirements, Site Preparation, Site Remediation, External Works, External Services, Demolition, Hazardous Materials Removal, ESD and the like.
- Percentage allowances for Travel and Engineering, Staging Costs, Design and Contract Contingencies, Locality Adjustment, Authority Charges, and the like.
- Site Allowance and Project Agreements.
- FF&E including Special Equipment based on functional area cost estimate including details of transferred items.
- Fees and other Client and Area Health Service Costs
- Decanting, Commissioning and Relocation costs.
- Escalation to Tender and escalation to End Cost.
- Budget Reconciliation

Where a variance occurs between Cost Plans B and A, a reconciliation statement shall be produced that identifies the contributing factors.

Deliverables:

- Standard Cost Plan format
- CP1
- CP6
- Standard Form of Cashflow
- Reconciliation Statement

**NSW HEALTH DEPARTMENT
STANDARD FACILITY COST PLANNING GUIDELINES
DEFINITIONS & STANDARD PRO-FORMA**

1.03 Cost Plan C1 – Schematic Design Stage

Elemental estimate based on approximate quantities measured from the schematic design drawings.

Cost Plans shall also include:

- Detailed costs for Preliminaries and Engineering Services
- Costings for Siteworks, External Works, External Services and the like measured from the drawings.
- Percentage allowances for Travel and Engineering, Design and Contract Contingencies, Locality Adjustment, Authority Charges, and the like.
- Hazardous Materials Removal and Site Remediation.
- Environmental Requirements and Heritage Requirements.
- Staging costs or allowance for other access and/or programme constraints.
- Site Allowances and Project Agreements.
- Adjustment/Allowance for market conditions and procurement method.
- Detailed costs for FF&E and Special Equipment based on preliminary equipment schedules, including details of transferred items.
- Fees and other Client and Area Health Service Costs.
- Decanting, Commissioning and Relocation costs.
- Escalation to Tender and escalation to End Cost.
- Cash Flow based on preliminary programme.
- Budget Reconciliation.
- Estimates shall isolate separate components of the project if applicable

Where a variance occurs between Cost Plans C1 and B a reconciliation statement shall be produced that identifies the contributing factors.

Deliverables:

- Standard Cost Plan format
- CP1
- CP2
- CP3 (where 2 or more Buildings)
- CP4
- Standard Form of Functional Area Cost Analysis
- Functional Area Elemental Analysis
- Standard Form of Cashflow
- Reconciliation Statement

1.04 Cost Plan C2 – Design Development Stage

Elemental estimate based on appropriate quantities measured from the design development drawings.

Inclusions shall be similar to Cost Plan C1.

Functional area costs shall be produced for each Department nominated in the area schedule.

Where a variance occurs between Cost Plans C2 and C1 a reconciliation statement shall be produced that identifies the contributing factors.

**NSW HEALTH DEPARTMENT
STANDARD FACILITY COST PLANNING GUIDELINES
DEFINITIONS & STANDARD PRO-FORMA**

Deliverables:

- Standard Cost Plan format
- CP1
- CP2
- CP3 (where 2 or more Buildings)
- CP4
- CP5
- Standard Form of Functional Area Cost Analysis
- Functional Area Elemental Analysis
- Standard Form of Cashflow
- Reconciliation Statement

1.05 Cost Plan D – Contract Documentation Stage (Pre-Tender Estimate)

Trade based estimate based on detailed quantities measured from the Contract Documents (drawings and specifications). To be completed prior to tendering. The format of the estimate and the Returnable Tender Schedules should be compatible to facilitate an effective tender analysis.

Inclusions shall be similar to Cost Plan C1.

Cost Plan D should not include any allowances for Design Contingency.

Elemental analyses for comparison with the previous agreed Cost Plan shall be prepared in addition to trade summaries.

Where a variance occurs between Cost Plans D and C2 a reconciliation statement shall be produced that identifies the contributing factors.

Where Cost Plan D indicates an estimated end cost in excess of the approved budget a reconciliation statement shall be produced identifying the contributory factors, and identifying any potential cost savings.

An updated Pre-Tender Estimate incorporating any Addenda issued to tenderers shall be prepared and reconciled with the agreed Budget prior to the closing date for tenders.

Deliverables:

- Standard Cost Plan format
- CP1
- CP2
- CP3 (where 2 or more Buildings)
- CP4
- CP5
- Standard Form of Functional Area Cost Analysis
- Functional Area Elemental Analysis
- Standard Form of Cashflow
- Reconciliation Statement

**NSW HEALTH DEPARTMENT
STANDARD FACILITY COST PLANNING GUIDELINES
DEFINITIONS & STANDARD PRO-FORMA**

2. STANDARD COST PLAN FORMAT (See Appendix)

Each Cost plan shall include the following:

2.01 Introduction

- A concise note on the status of the project.

2.02 Scope of Project

- A concise description of the project including location, building type, number of storeys, service level and service objectives, major departments, bed numbers, theatre numbers, etc.

2.03 Basis of Cost Plan

- An outline of the level of cost plan, design stage, method of preparation, methodology of pricing, etc.

2.04 Specific Inclusions

- A schedule of items and allowances particularly included in the cost plan
 - e.g. mining subsidence allowance
 - project agreement allowance
 - contractor's design fees
 - ESD allowance

2.05 Specific Exclusions

- A schedule of items and allowances particularly excluded from the cost plan
 - e.g. GST
 - Land Costs

2.06 Drawings & Information Used

- A schedule of all drawings, specifications and the like used in the preparation of the cost plan.

2.07 Area Measurement

- A schedule of gross floor areas (GFA) on a departmental basis
- A schedule of Travel and Engineering areas
- A schedule of unenclosed covered areas (UCA)
- A summary of all building areas

2.08 Tendering and Market Assumptions

- An outline of the proposed procurement method, anticipated market conditions and any other factors likely to affect the pricing of the project.

2.09 Building Price Index

- Confirmation of the base date of the cost plan and the Department of Commerce published *Building Price Index* (BPI) used for calculating escalation including identifying the Bulletin No used.

**NSW HEALTH DEPARTMENT
STANDARD FACILITY COST PLANNING GUIDELINES
DEFINITIONS & STANDARD PRO-FORMA**

2.10 Locality Index

- Confirmation of the Department of Commerce published *Locality Index* used.

2.11 Budget Reconciliation

- Full reconciliation of cost plan against budget.

2.12 Cost Plan Summaries

- As listed in Section 3 (all to be completed).

2.13 Cost Plan Measurement

- Detailed measurements and unit rate pricing.

**NSW HEALTH DEPARTMENT
STANDARD FACILITY COST PLANNING GUIDELINES
DEFINITIONS & STANDARD PRO-FORMA**

3. STANDARD COST PLAN PRO-FORMA (See Appendix)

CP1 - Cost Plan Summary

CP2 - Summary of Costs (Single Building)

CP3 - Summary of Costs (Multiple Buildings)

CP4 - Elemental Summary

CP5 - Trade Summary

CP6 - SPP/PDP Cost Plan Summary

Standard Form of Functional Area Cost Analysis

Standard Cash Flow Format

STANDARD COST PLAN FORMAT

NSW HEALTH DEPARTMENT

COST PLAN [Ref]

at

[?] STAGE

for

[CLIENT]
AREA HEALTH SERVICE

[Date]

Consultants

Project Director :
Project Manager :
Architect :
Structural & Civil Engineer :
Services Engineer :
Landscape Architect :
Quantity Surveyor :

QUALITY SYSTEM STATUS

Revision No: _____ *Issue Date:* _____

Controlled Doc No: _____ *Checked By:* _____

Distribution:

CONTENTS

1. Introduction
2. Scope of Project
3. Basis of Cost Plan
4. Specific Inclusions
5. Specific Exclusions
6. Drawings & Information Used
7. Area Measurement
8. Tendering & Market Assumptions
9. Building Price Index
10. Locality Index
11. Budget Reconciliation
12. Cost Plan Summaries
13. Cost Plan Measurement

STANDARD COST PLAN PRO-FORMA

COST PLAN SUMMARY						Job Ref.	
NPWC / Cost Plan			Single / Multiple Building Project				
Building Type Code		Project / Building			Job Ref.		
Location					Date	BPI	
			Current				
Client			Tender				
			Locality Index				
Physical			Cost / Other Factors				
	Full Area m ²	Area %	Cost Weight %	Current Building Cost	\$ Cost/m ²	\$ Cost	
Fully Enclosed Cov. Area			100	FECA Rate/Cost			
Unenclosed Cov. Area				UCA Rate/Cost			
Gross Floor Area (GFA)			Building Rate / Cost				
Departmental Area Total					Current \$	Tenders \$	
Travel & Eng Area Total			Gross Construction Cost				
Area Efficiency			Gross Construction Cost Budget				
No. of Storeys *			Total Project Cost				
Building Height *			Total End Cost				
Floor / Floor Height *			Type of Contract:				
Wall / Floor Area Ratio *			Time for Completion				
POP Ratio *			Special Factors:				
FF&E (% of Construction Cost)							
Shape / Description:			Drawing References:				
* Not included in Multiple Building Project Summary					No.	GCC/No.	TEC/No
			Internal Car Spaces				

COST PLAN SUMMARY		PROJECT: BUILDING:		Job Ref.
SUMMARY OF COST (SINGLE BUILDING)				
	ELEMENT GROUP	% BC	COST / m2	\$ COST
00	Preliminaries			
01	Substructure			
02-11	Superstructure			
12-14	Finishes			
15-16	Fittings			
17-29	Services			
	Proportion of Preliminaries			
	Allowance for Design Contingencies			
	%			
	BUILDING COST (BC)	100		
30	Centralised Energy System			
31	Alterations			
32-36	Siteworks			
37-44	External Services			
	External Alterations			
	Proportion of Preliminaries			
	Allowance for design Contingencies			
	Locality Allowances	%		
	Site Allowance			
	NET CONSTRUCTION COST (NCC)		\$	
46	Special Provisions			
	GROSS CONSTRUCTION COST (GCC)		\$	
	Contract Contingency			
	Loose Furniture and Equipment			
	Professional Fees			
	Asbestos Removal Allowance			
	Authority Charges			
	Area Health Service Costs			
	Commissioning Costs			
	Other Costs			
	TOTAL PROJECT COST (BASE COST)		\$	
	Escalation to Tender			
	Escalation during Construction			
	Prolongation Costs			
	TOTAL END COST (TEC)		\$	

COST PLAN SUMMARY		PROJECT:		Job Ref.
		BUILDING:		
SUMMARY OF COST (TWO OR MORE BUILDINGS)				
GFA m2	BUILDINGS (Building Costs)	\$	COST / m2	\$ COST
	Building 1 Building 2 Building 3			
	BUILDING COST (BC)			
	ELEMENT GROUP			
	Centralised Engery System			
	Alterations			
	Siteworks			
	External Services			
	External Alterations			
	Proportion of Preliminaries			
	Allowance for Design Contingencies			
	Locality Allowances	%		
	Site Allowance			
	NET CONSTRUCTION COST (NCC)	\$		
	Special Provisions			
	GROSS CONSTRUCTION COST (GCC)	\$		
	Contract Contingency			
	Loose Furniture and Equipment			
	Professional Fees			
	Asbestos Removal Allowance			
	Authority Charges			
	Other Costs			
	TOTAL PROJECT COST (BASE COST)	\$		
	Escalation to Tender			
	Escalation during Construction			
	Prolongation Costs			
	TOTAL END COST (TEC)	\$		

ELEMENTAL SUMMARY		PROJECT:			Job Ref.
G.F.A. :	m2	BUILDING:			
Code	Element	% BC	Cost / m2 \$	Cost \$	
1 SB	Substructure				
2 CL	Columns				
3 UF	Upper Floors				
4 SC	Staircases				
5 RF	Roof				
6 EW	External Walls				
7 WW	Windows				
8 ED	External Doors				
9 NW	Internal Walls				
10 NS	Internal Screens and Borrowed Lights				
11 ND	Internal Doors				
12 WF	Wall Finishes				
13 FF	Floor Finishes				
14 CF	Ceiling Finishes				
15 FT	Fitment				
16 SE	Special Equipment				
17 SF	Sanitary Fixtures				
18 PD	Sanitary Plumbing				
19 WS	Water Supply				
20 GS	Gas Service				
21 SH	Space Heating				
22 VE	Ventilation				
23 EC	Evaporative Cooling				
24 AC	Air-conditioning				
25 FP	Fire Protections				
26 LP	Electric Light and Power				
27 CM	Communications				
28 TS	Transportation Systems				
29 SS	Special Services				
00 PR	Proportion of Preliminaries				
	BUILDING COST (BC)	100			
30 CE	Centralised Energy Systems				
31 AR	Alterations and Renovations				
32 XP	Site Preparation				
33 XR	Roads, Footpaths and Paved Areas				
34 XN	Boundary Walls, Fencing and Gates				
35 XB	Outbuildings and Covered Ways				
36 XL	Landscaping and Improvements				
37 XK	External Stormwater Drainage				
38 XD	External Sewer Drainage				
39 XW	External Water Supply				
40 XG	External Gas				
41 XF	External Fire Protections				
42 XE	External Electric Light and Power				
43 XC	External Communications				
44 XS	External Special Services				
45 XX	External Alterations and Renovations				
00 PR					
46 YY					
	CONSTRUCTION COST - CURRENT / TENDER DATE				

TRADE SUMMARY		PROJECT:			Job Ref.
G.F.A. : m2		BUILDING:			
No	Trade	% BC	Cost / m2 \$	Cost \$	
1	General Items				
2	Preliminaries				
3	Demolition				
4	Groundworks				
	4.1 Excavation				
	4.2 Filing and hardcore				
	4.3 Paper and plastic membranes				
	4.4 Underpinning				
	4.5 Rock stabilisation				
5	Piling				
	5.1 Driven piling				
	5.2 Cast in-situ piling				
6	Concrete				
	6.1 In-situ concrete				
	6.2 Formwork				
	6.3 Permanent metal formwork system				
	6.4 Reinforcement				
	6.5 Prestressing				
	6.6 Slip formed construction				
	6.7 Precast concrete				
	6.8 Tanking				
7	Masonry				
8	Stonework				
	8.1 Natural stonework				
	8.2 Artificial stone, terracotta and similar work				
9	Structural steel				
10	Metalwork				
11	Woodwork				
12	Glazing				
13	Hardware				
14	Access floors				
15	Partitions				
16	Roofing				
17	Suspended ceilings				
18	Windows				
19	Doors				
20	Finishes				
	20.1 In-situ applied finishes				
	20.2 Metal lathing				
	20.3 Plasterboard, fibrous plaster, plaster acoustic tiles and similar				
	20.4 Tile, slab, block or sheet finishes, pavings and carpets				
	20.5 Division strips and inserts				
21	Painting				
22	Furniture				
23	Hydraulics				
24	Drainage				
25	Electrical Installations				
26	Mechanical Installations				
27	Exterior Elements				
	27.1 Landscaping				
	27.2 Roadworks				
	CONSTRUCTION COST – CURRENT / TENDER DATE				

SPP/PDP COST PLAN SUMMARY		PROJECT:		Date :	
PLANNING UNIT		Briefed	Measured	Cost	Cost
		H.P.U. Area	H.P.U. Area	\$	\$/m2
		m2	m2		
1.00	General Acute				
1.01	Medical		m2		
1.02	Surgical		m2		
1.03	Paediatrics		m2		
1.04	Mental Health		m2		
	Sub total	<hr/>	<hr/>	<hr/>	<hr/>
				\$	-
2.00	Sub Acute				
2.01	Mental Health		m2		
2.02	Drug & Alcohol/Detox Unit		m2		
2.03	Assessment and Rehabilitation		m2		
2.04	Rehabilitation and Day Hospital		m2		
2.05	Palliative Care		m2		
2.06	Abulatory Care		m2		
	Sub total	<hr/>	<hr/>	<hr/>	<hr/>
				\$	-
3.00	Obstetrics				
3.01	Birthing/Delivery Unit		m2		
3.02	Maternity		m2		
3.03	Gynaecology		m2		
3.04	Neonatal		m2		
	Sub total	<hr/>	<hr/>	<hr/>	<hr/>
				\$	-
4.00	Procedures				
4.01	Emergency		m2		
4.02	Medical Imaging		m2		
4.03	Day Procedures		m2		
4.04	Intensive Care		m2		
4.05	Operating Suite		m2		
4.06	Mortuary/Post Mortem		m2		
	Sub total	<hr/>	<hr/>	<hr/>	<hr/>
				\$	-
5.00	Non Inpatient				
5.01	Outpatients and Allied Health		m2		
5.02	Dental		m2		
5.03	Blood Bank		m2		
5.04	Pathology		m2		
5.05	Sexual Assault		m2		
5.06	Pharmacy		m2		
5.07	Imaging		m2		
5.08	Oncology		m2		
5.09	MRI / PET / Cyclotron ect.		m2		
	Sub total	<hr/>	<hr/>	<hr/>	<hr/>
				\$	-
6.00	Corporate Services				
6.01	Linen		m2		
6.02	CSSD		m2		
6.03	Engineering Services		m2		
6.04	Stores		m2		
6.05	Domestic Services		m2		
6.05	Security		m2		
6.07	Biomedical		m2		
6.08	Food Services		m2		
6.09	Cafeteria (Staff/Pubic)		m2		
6.10	IT Services		m2		
6.11	Medical Records		m2		
	Sub total	<hr/>	<hr/>	<hr/>	<hr/>
				\$	-

SPP/PDP COST PLAN SUMMARY		PROJECT:		Date :	
PLANNING UNIT		Briefed	Measured	Cost	Cost
		H.P.U. Area m2	H.P.U. Area m2	\$	\$/m2
7.00	Administration				
7.01	Child Care		m2		
7.02	Main Entry/Reception		m2		
7.03	Admissions and Discharge		m2		
7.04	Nursing Admin		m2		
7.05	Conference, Education and Library		m2		
7.06	Research		m2		
7.07	Staff Accommodation		m2		
7.08	Tenants		m2		
7.09	Area Executive		m2		
	Sub total	-	-	\$ -	
8.00	Community Health				
8.01	Mental Health		m2		
8.02	Child Health		m2		
8.03	Dental		m2		
8.04	Community Health		m2		
	Sub total	-	-	\$ -	
9.00	Travel and Engineering				
9.01	Inter Unit Space		m2		
9.02	Plant Rooms and Ducts		m2		
	Sub total	-	-	\$ -	
	BUILDING COST (BC)	-	-	\$ -	
10.00	Site Specifics				
	External Works		item		
	External Services		item		
	Stormwater Detention		item		
	Temporary Works		item		
	Earthquake Provisions		item		
	Heritage Provisions		item		
11.00	Project Specifics				
	Central Energy and Plant		item		
	Lifts		No		
	PABX etc		item		
	Car Park		m2		
	Courtyard		m2		
	Main Contractor's Preliminaries		item		
	Main Contractor's Overheads and Profit		item		
	Client Furniture and Equipment		item		
	Decanting and Commissioning		item		
	Project Award/Site Allowance		item		
	NET CONSTRUCTION COST (NCC)	-	-	\$ -	
12.00	Contingencies				
	Design Contingency		item		
	Contract Contingency		item		
	GROSS CONSTRUCTION COST (GCC)	-	-	\$ -	
13.00	Fees				
	Consultant Fees		item		
	Authority Fees and Charges		item		
	Area Health Service Costs		item		
	Other Consultants		item		
14.00	FF&E				
	Furniture, Equipment, Artworks		item		
	TOTAL PROJECT COST (BASE COST)	-	-	\$ -	

SPP/PDP COST PLAN SUMMARY	PROJECT:		Date :	
	BUILDING:			
PLANNING UNIT	Briefed	Measured		
	H.P.U. Area m2	H.P.U. Area m2	Cost \$	Cost \$/m2

15.00 Special Provisions

Escalation		item
Prolongation and Delay Costs		item
Contributions		item
Other		item

TOTAL PROJECT COST - END COST (TEC)	<u> - </u>	<u> - </u>	<u> \$ -</u>	<u> </u>
--	------------------------------	------------------------------	--------------------------------	-----------------------------------

Notes :
All costs shall exclude GST

**STANDARD FORM OF
FUNCTIONAL AREA COST ANALYSIS**

NSW HEALTH – STANDARD FORM OF FUNCTION AREA COST ANALYSIS

Project Information

Date :

Project:
 Location:
 Area Health Service:
 Project Type (New Build/Refurb):
 Level of Refurb (Major/Average/Minor)
 Service Level:
 Procurement Method:
 Form of Contract:
 Form of Construction:
 G.F.A. (m2):
 No of Storeys:
 Bed No's:
 No of Theatres:
 Planning and Design Commencement Date
 Planning and Design Period:
 Contract Commencement Date:
 Contract Period:
 Base Date of Cost Analysis:
 BPI (EBA) at Cost Analysis Base Date:
 Approved Budget:
 Base Date of Approved Budget:
 BPI (EBA) at Approved Budget Base Date:
 Final Cost at Contract Completion:
 BPI (EBA) at Contract Completion Date:
 Information Provided By : (Company)

Notes

Insert the project information requested above.
 Insert the amount allowed for each of the following items. If any item is not applicable insert "nil. Insert any additional items if required.
 (Enter area and elemental prices against functional units, enter total costs ("Cost \$" column) for Project Costs, other cells are self calculating)
 The Hospital Planning Unit is the area measured from the centre lines of unit boundary walls, and the inside face of the internal skin of external walls, and is exclusive of columns, services ducts and the like exceeding 0.5m2.
 Intra unit circulation is included within the H.P.U. area.
 Travel areas are Inter unit spaces including corridors, lobbies, stairs, landings and lift wells.
 Engineering areas are the spaces provided to house engineering plant and equipment and duct exceeding 0.5m2.
 Briefed Areas shall mean signed-off PDP areas
 Measured Areas shall mean drawn areas at schematic design, design development or tender stage, or "as built"

Project Cost Analysis :		Briefed	Measured	Cost \$	Date :	Rate \$/m2
		H.P.U. Area m2	H.P.U. Area m2			
1.00	General Acute					
1.01	Medical		m2			
1.02	Surgical		m2			
1.03	Paediatrics		m2			
1.04	Mental Health		m2			
	Sub total	_____	_____	- _____	\$ -	_____
2.00	Sub Acute					
2.01	Mental Health		m2			
2.02	Drug & Alcohol/Detox Unit		m2			
2.03	Assessment and Rehabilitation		m2			
2.04	Rehabilitation and Day Hospital		m2			
2.05	Palliative Care		m2			
2.06	Abulatory Care		m2			
	Sub total	_____	_____	- _____	\$ -	_____
3.00	Obstetrics					
3.01	Birthing/Delivery Unit		m2			
3.02	Maternity		m2			
3.03	Gynaecology		m2			
3.04	Neonatal		m2			
	Sub total	_____	_____	- _____	\$ -	_____
4.00	Procedures					
4.01	Emergency		m2			
4.02	Medical Imaging		m2			
4.03	Day Procedures		m2			
4.04	Intensive Care		m2			
4.05	Operating Suite		m2			
4.06	Mortuary/Post Mortem		m2			
	Sub total	_____	_____	- _____	\$ -	_____

NSW HEALTH – STANDARD FORM OF FUNCTION AREA COST ANALYSIS

Project Cost Analysis :		Briefed	Measured	Date :		Cost \$	Rate \$/m2
		H.P.U. Area m2	H.P.U. Area m2				
5.00	Non Inpatient						
5.01	Outpatients and Allied Health		m2				
5.02	Dental		m2				
5.03	Blood Bank		m2				
5.04	Pathology		m2				
5.05	Sexual Assault		m2				
5.06	Pharmacy		m2				
5.07	Imaging		m2				
5.08	Oncology		m2				
5.09	MRI / PET / Cyclotron ect.		m2				
	Sub total	_____	_____	-	_____	\$	-
6.00	Corporate Services						
6.01	Linen		m2				
6.02	CSSD		m2				
6.03	Engineering Services		m2				
6.04	Stores		m2				
6.05	Domestic Services		m2				
6.06	Security		m2				
6.07	Biomedical		m2				
6.08	Food Services		m2				
6.09	Cafeteria (Staff/Pubic)		m2				
6.10	IT Services		m2				
6.11	Medical Records		m2				
	Sub total	_____	_____	-	_____	\$	-
7.00	Administration						
7.01	Child Care		m2				
7.02	Main Entry/Reception		m2				
7.03	Admissions and Discharge		m2				
7.04	Nursing Admin		m2				
7.05	Conference, Education and Library		m2				
7.06	Research		m2				
7.07	Staff Accommodation		m2				
7.08	Tenants		m2				
7.09	Area Executive		m2				
	Sub total	_____	_____	-	_____	\$	-
8.00	Community Health						
8.01	Mental Health		m2				
8.02	Child Health		m2				
8.03	Dental		m2				
8.04	Community Health		m2				
	Sub total	_____	_____	-	_____	\$	-
9.00	Travel and Engineering						
9.01	Inter Unit Space		m2				
9.02	Plant Rooms and Ducts		m2				
	Sub total	_____	_____	-	_____	\$	-
10.00	Site Specifics						
	Site Preparation		item				
	Site Works		item				
	Car Parking On Grade		m2				
	Covered Ways		m2				
	Canopies		m2				
	Boundary Walls and Fencing		m				
	Landscaping		m2				
	External Services		item				
	Stormwater Detention		item				
	Temporary Works		item				
	Earthquake Provisions		item				
	Heritage Provisions		item				
	Sub total	_____	_____	-	_____	\$	-

NSW HEALTH – STANDARD FORM OF FUNCTION AREA COST ANALYSIS

Project Cost Analysis :		Briefed	Measured	Cost \$	Date :	Rate \$/m2
		H.P.U. Area m2	H.P.U. Area m2			
11.00	Project Specifics					
	Central Energy and Plant					
	Lifts					
	PABX etc					
	Car Park					
	Courtyard					
	Main Contractor's Preliminaries					
	Main Contractor's Overheads and Profit					
	Client Furniture and Equipment					
	Decanting and Commissioning					
	Project Award/Site Allowance					
	Sub total	<hr/>	<hr/>	- <hr/>	\$ -	<hr/>
12.00	Contingencies					
	Design Contingency					
	Contract Contingency					
	Sub total	<hr/>	<hr/>	- <hr/>	\$ -	<hr/>
13.00	Fees					
	PD/PM					
	QS					
	Architectural					
	Structural Engineer					
	Mechanical Engineer					
	Electrical Engineer					
	Hydraulic Engineer					
	Authority Fees and Charges					
	Area Health Service Costs					
	Other Consultants					
	Sub total	<hr/>	<hr/>	- <hr/>	\$ -	<hr/>
14.00	FF&E					
	Furniture, Equipment, Artworks					
	Sub total	<hr/>	<hr/>	- <hr/>	\$ -	<hr/>
15.00	Special Provisions					
	Escalation					
	Prolongation and Delay Costs					
	Contributions					
	Other					
	Sub total	<hr/>	<hr/>	- <hr/>	\$ -	<hr/>
	PROJECT TOTALS			<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Notes :
*Insert any information relevant to the interpretation of the above costs
 Method of calculating Escalation provision should be clearly defined
 All costs shall exclude GST*

NSW HEALTH – STANDARD FORM OF FUNCTION AREA COST ANALYSIS

FUNCTIONAL AREA ELEMENTAL ANALYSIS

Project Information

Project:
 Project Type (New Build/Refurb):
 Location (Index):
 Base Date:
 BP Index
 Planning Unit Code
 Service Group:
 Planning Unit Name
 Bed Nos
 Status of project; (Design/Construction/Completed)

All costs to exclude GST

Date :

Building Element	Briefed/Measured		Cost \$	Rate unit	
	H.P.U. Area m2				
Building Envelope					
01 SB	Substructure	m2			\$ -
02 CL	Columns	m2			
03 UF	Upper Floors	m2			
04 SC	Staircases	m2			
05 RF	Roof	m2			
06 EW	External Walls	m2			
07WW	Windows	m2			
08 ED	External Doors	m2			
Internal Fitout					
09 NW	Internal Walls	m2			\$ -
10 NS	Internal Screens	m2			
11 ND	Internal Doors	m2			
12 WF	Wall Finishes	m2			
13 FF	Floor Finishes	m2			
14 CF	Ceiling Finishes	m2			
15 FT	Fitments				
16 SE	Special Equipment				
17 SF	Sanitary Fittings	FU			
Services					
18 PD	Sanitary Plumbing	m2			\$ -
19 WS	Water Supply	m2			
20 GS	Gas Service	m2			
21 SH	Space Heating	m2			
22 VE	Ventilation	m2			
23 EC	Evaporative Cooling	m2			
24 AC	Air Conditioning	m2			
25 FP	Fire Protection	m2			
26 LP	Electric Light and Power	m2			
27 CM	Communications	m2			
28 TS	Transport Systems				
29 SS	Special Services				
Sub Total (insert HPU area)		m2			\$ -
00 PR	Preliminaries				\$ -
TOTAL BUILDING COST (Carried to Summary)					\$ -

STANDARD CASHFLOW FORMAT

