

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.

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