

INTRODUCTION

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

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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.

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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.