

OUTLINE BUSINESS CASE VERSION 5

COST FORM OB1

TRUST : Ayrshire & Arran Acute Hospitals NHS Trust

SCHEME: Maternity Development, Crosshouse Hospital

PHASE:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1	Departmental Costs	10,415,000	1,822,625	12,237,625
2	On Costs 28.91 % of Departmental Cost	3,011,000	526,925	3,537,925
3	Works Cost Total (1+2) at 1st quarter 2004 (204) (Tender Price index level 1975 = 100 base)	13,426,000	2,349,550	15,775,550
4	Provisional location adjustment (2.00 % of Works Cost) (b)	268,520	46,991	315,511
5	Sub Total	13,694,520	2,396,541	16,091,061
6	Fees (c) (12.00% of sub-total 5)	1,643,342	xxxxxxxxxx	1,643,342
7	Non-Works Costs (from Form OB4) (e) LAND OTHER	38,000	6,650	44,650
8	Equipment Costs (from Form OB2) 15% of Departmental Cost) estimate	1,562,000	273,350	1,835,350
9	Planning contingency 5% included above	0	0	0
10	TOTAL (for approval purposes) (5+6+7+8+9)	16,937,862	2,676,541	19,614,403
11	Inflation adjustments (f) + 6%	1,016,272	177,848	1,194,119
12	FORECAST OUTTURN BUSINESS CASE TOTAL (10+11)	17,954,134	2,854,389	20,808,523

Proposed start on site :

Proposed completion date :

Cash Flow Year	SOURCE			£
	EFL	OTHER GOVERNMENT	PRIVATE	
			Total Cost (as 10 above)	£19,614,403

This form completed by: Currie & Brown Cost Management Limited

Telephone No: 0141 221 0313
Date : December 23, 2003

Checks: Total cost
Cashflow

Notes :

* Delete as appropriate

- (a) On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- (b) Adjustments of national average DCA price levels & on-costs for local market conditions
- (c) Fees include all resource costs associated with the scheme e.g. project sponsorship, clerk of works, building regulation & planning fees etc.
- (d) Not applicable to professional fees - VAT reclaimable EL (90) P64 refers
- (e) Non-works costs should be supported by a breakdown & include such items as contributions to statutory & local authorities ; land costs & associated legal fees
- (f) Estimate of tender price inflation up to proposed tender date (plus construction cost for VOP contracts only)
- (g) Overall timescale including any preliminary works

CAPITAL COSTS : DEPARTMENTAL COSTS AND EQUIPMENT COSTS

Functional Content	Functional Units/Space Requirements (1)	N/A/C (2)	Cost Allowance HCI Volume 1	Equipment Cost HCI Volume 1
Brought Forward:	6,776 m2		£10,415,000	
Allowance for equipment				£1,562,000
Less abatement for transferred equipment if applicable				£1,562,000
... % (4)				0
Departmental Costs and Equipment Costs to Summary (Form OB1)	6,776 m2		£10,415,000	£1,562,000

This form completed by: Currie & Brown Cost Management Limited

Telephone No: 0121 450 7900 0141 221 0313

Date: December 23, 2003

Notes:

Cost allowances should be based on Departmental Cost Allowances where appropriate and include allowances for essential complementary accommodation and optional accommodation and services where details not available.

Identify separately any proposed adjustment (over or under cost allowances) justifiable in value for money terms (details to be provided).

1. State area and rate if departmental cost allowance not available.
2. Insert:
N for new build.
A for adaptations for alternative use or
C for upgrading existing building retaining current use.
3. Insert relevant version number of CONCISE 4 database listing of Departmental Cost Allowances and Equipment Cost allowances.
4. Provide details where appropriate.

OUTLINE BUSINESS CASE VERSION 5

COST FORM OB3

TRUST : Ayrshire & Arran Acute Hospitals NHS Trust
 SCHEME: Maternity Development, Crosshouse Hospital
 PHASE:
 CAPITAL COSTS: ON COSTS

		Estimated Cost (exc. VAT)	Percentage of Departmental Cost
1	Communications	£	£
	a. Space	£254,000	
	b. Lifts	£203,000	
		<u>£457,000</u>	£457,000
2	"External" Building Works (1)		
	a. Drainage	£152,000	
	b. Roads, paths, parking	£732,000	
	c. Site layout, walls, fencing, gates	£356,000	
	d. Builders work for engineering services outside buildings	£101,000	
		<u>£1,341,000</u>	£1,341,000
3	"External" Engineering Works (1)		
	a. Steam, condensate, heating, hot water and gas supply mains	£254,000	
	b. Cold water mains and storage	£66,000	
	c. Electricity mains, sub-stations, stand-by generating plant	£203,000	
	d. Calorifiers and associated plant	£41,000	
	e. Miscellaneous services	£101,000	
		<u>£665,000</u>	£665,000
4	Auxiliary Buildings	£91,000	
		<u>£91,000</u>	£91,000
5	Other on-costs and abnormals (2)		
	a. Building (helipad, site investigation, substructure)	£203,000	
	b. Engineering (security, IT, diversions, CCTV)	£254,000	
		<u>£457,000</u>	£457,000
Total On-Costs to Summary OB1		£ £3,011,000	28.91%

Notes: Must be based on scheme specific assessments/measurements; attach details to define scope of works as appropriate.
 Identify separately any proposed additional capital expenditure justifiable in value for money terms (details to be provided).
 (1) "External" to Departments
 (2) Identify any enabling or preliminary works to prepare the site in advance e.g. demolitions; service diversions; decanting costs; site investigation and other exploratory works.

This form completed by: Currie & Brown Cost Management Limited
 Telephone No: 0141 221 0313
 Date: December 23, 2003

TRUST : Ayrshire & Arran Acute Hospitals NHS Trust

SCHEME: Maternity Development, Crosshouse Hospital

PHASE

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. Building Regulations and Planning Fees		
k. Others		
 Total Fees to Summary (OB1)	£ 1,643,342	<u>12.00</u>

2 Non-Works Costs	£	
a. Land purchase costs and associated legal fees		
b. Statutory and Local Authority charges		38,000
c. Other (specify)		
e.g. decanting costs		
 Non-Works Costs to Summary (OB1)	£	<u>38,000</u>

Notes:

This form completed by: Currie & Brown Cost Management Limited
 Telephone No: 0141 221 0313
 Date: December 23, 2003