

INTERGRATED CANCER CARE CENTRE - DAY THERAPY ONLY

TOTAL COST SUMMARY

GFA: Gross floor area
 Rates current at February 2010

Zone Level	GFA m2	Cost /m2	Total Cost
A CONSTRUCTION WORKS			
A1 General trades	2,350	2,263	5,319,000
A2 Building services			2,907,000
A3 Site services			95,000
A4 Landscaping			18,000
	2,350	\$3,549	\$8,339,000
B FURNITURE & EQUIPMENT			
B1 Loose F, F & E	2,350	299	702,000
B2 Active ITC installed by InTACT			64,000
	2,350	\$326	\$766,000
C DECANTING & RELOCATIONS			
			Excl.
D CONTINGENCIES			
D1 Design & construction (15%)			1,430,000
			\$1,430,000
E ESCALATION			
E1 Pre-commencement (12 months)			240,000
E2 Construction (20 months)			320,000
			\$560,000
F CONSULTANT & MANAGEMENT FEES			
F1 Design & approval fees			840,000
F2 Management fees			430,000
F3 ACT Procurement Solutions fees			Excl.
			\$1,270,000
Totals			\$12,365,000

DRAFT

George, Jacinta


From: Jan McLeod [JMcLeod@thincprojects.com]
Sent: Monday, 15 March 2010 5:32 PM
To: Cahill, Megan; George, Jacinta
Cc: Roxburgh, Michael
Subject: FW: ICCC Budget
Attachments: 100315 ICCC costing _ budget .pdf

Importance: High

All,
Of course "compassion" would be greatly appreciated(see doc typo on original) but what it should read is "Comparison "
Amended doc now attached

Cheers

Jan ☺

Jan McLeod | Assistant Project Director - Planning| **Thinc Health**
Level 1, Building 23, Canberra Hospital, Yamba Drive, Garran ACT 2605
P.O Box 1086, Woden ACT 2606
T 61 2 6205 8579 | F 61 2 6121 0433 | 

jmcleod@thincprojects.com | www.thincprojects.com

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From: Jan McLeod
Sent: Monday, 15 March 2010 5:16 PM
To: 'Cahill, Megan'; 'George, Jacinta'
Cc: Michael Roxburgh
Subject: ICCC Budget
Importance: High

Hi,
I am attaching for your information / urgent action advise by return the summary proposal around the ICCC project .

We have had the cost consultant run the numbers over the now amended [project scope and have a revised budget of \$32.6 mil

The attached summary document attached provides a summary of potential value management items that we plan to discuss and consider with the group tomorrow at our ICCG ERG meeting 1030 which potentially bring the project scope back in line with the budget .


We are seeking you advise around the following:

- Item 5 – Alternate funding source (infrastructure budget?) to deliver the Level 0 AGV tunnel / link as this was not envisaged at time of original business case submissions
- Item 6 Alternate funding source to deliver roading / infrastructure/ landscaping as part of infrastructure budget
- Item 7 Self explanatory and relatively simple consideration – this recommendation aligns with that as being proposed for NPEW and W&C
- Items 8 and 9 This has been discussed previously with the clinicians as an option and has their support as we are able to “build “ the entire building thus minimising disruption etc if additional floors complete were required to be added at a later date . There would be shell which could have fit out added at minimal disruption at a later date and also be used for temp decanting space capacity possibly for the campus?
- Item 10 self explanatory– feasibility estimates provide for all new ? maybe there is an option for re-use of some items therefore achieving a minimum of \$100K saving

All in all I think we have a viable option on budget that delivers in principal what is required for stage 1 that meets the services amended needs .

Are you happy with this approach . I plan to brief Lisa at 1000tomorrow pre- meeting re this .
Can you get back to me urgently if you see any roadblock issues

Thanks
Jan

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ACT Health – CADP

ICCC Preliminary Budget Value Management 15.03.10

Comparison between business case submission vs actual feasibility estimate update for the ICCC

No.	Item	Estimated Cost \$ excl GST	Area incl. T&E	Comments
1.	Current Feasibility estimate update	\$ 32,611,000	5890m2	Excl. bunkers / rad onc works(722m2) , includes day therapy (1495m2) Allows for 100
2.	Original Business Case submission	\$ 27,863,000	4700m2	Excl. bunkers / rad onc works and day therapy
3.	Difference	\$4,748,000		
	Possible options for savings identified			
5.	Level 0 AGV tunnel link with new hospital	\$1,600,000	TBC	Additional scope to that as originally allowed for in Business case submission. as an outcome of overseas tour To be funded via site infrastructure budget??
6.	Under-croft parking / landscape works	\$400,000	TBC	To be funded via site infrastructure budget??
7.	Install 1 only lift car to service core , construct 2 shafts	\$ 250,000	TBC	Second lift car to meet demand when complete building occupied to be installed as part of stage 2 budget
8.	Shell only Level 5 administration area	\$ 1,200,000	TBC	Fit out to be provided as part of stage 2 or staging and decanting budget
9.	Shell only Level 4 consult area	\$ 1,200,000	TBC	Fit out to be provided as part of next stage of funding to TCH campus or staging and decanting budget Capacity with one only floor provided as stage 1 is adequate to meet current needs and short term growth requirements.
10.	Re-use of some FF&E	\$100,000	TBC	Potential to re-use some existing as all new has been included in current budget estimate
	Total of Savings	\$4,750,000	TBC	

McGorm, Annette

From: Jan McLeod [JMcLeod@thincprojects.com]
Sent: Tuesday, 16 March 2010 9:08 AM
To: Cahill, Megan
Cc: Roxburgh, Michael; George, Jacinta
Subject: RE: ICCC Budget


Importance: High

Hi Megan ,
 Think I have used incorrect terminology ... this should read CADP stage 3 (HPU brief as at Nov 09) feasibility estimates from the Cost consultant RLB
 My apologies for any confusion this has caused
 I will delete this line from the document to avoid any confusion

Trust this clarifies – give me a call if you wish to discuss further or need any further information

Cheers

Jan

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From: Cahill, Megan [mailto:Megan.Cahill@act.gov.au]
Sent: Monday, 15 March 2010 10:43 PM
To: Jan McLeod; George, Jacinta
Cc: Michael Roxburgh
Subject: RE: ICCC Budget

Hi Jan

Looks like a good approach.

Can you just explain the source of the cab sub figure - I must have missed something?

Thanks
 Megan

From: Jan McLeod [mailto:JMcLeod@thincprojects.com]
Sent: Monday, 15 March 2010 17:32
To: Cahill, Megan; George, Jacinta
Cc: Roxburgh, Michael
Subject: FW: ICCC Budget
Importance: High

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Appendix 21.11



21.11.6 Cost Estimates


CADP - ACT HEALTH PROJECTS

Feasibility Estimate
for
Capital Region Cancer Centre

Rider Levett Bucknall
16 Bentham Street
YARRALUMLA ACT 2600
Phone (02) 6281 5446
Fax: (02) 6281 5378
e-mail: Canberra@au.rlb.com

Rider Levett Bucknall ACT Q.A.

Prepared by: Michael Potter



Date: 22/04/10
Date: **26/04/10**

Reviewed & Authorised to Release by:

CAPITAL REGION CANCER CENTRE - FEASIBILITY ESTIMATE

Project Summary

BASIS OF ESTIMATE

This feasibility estimate has been prepared to indicate the likely capital budget requirement of the Capital Region Cancer Centre (CRCC) at the Canberra Hospital (TCH) campus. The Centre's combined overall Gross Floor Area is 5,900m²

The costs in this report are based upon the following :-

~ Drawings provided by BVN Architecture plus a Schedule of Accommodation dated 10-03-10. It is noted that Radiation Oncology is scheduled but has been excluded from the estimate. Sketch drawings are numbered as follows:

SD-15 [E] dd 06-04-2010
 SD-16 [E] dd 06-04-2010
 SD-17 [E] dd 06-04-2010
 SD-18 [E] dd 06-04-2010
 SD-19 [F] dd 06-04-2010
 SD-20 [D] dd 06-04-2010
 SD-22 [D] dd 06-04-2010
 SD-24 [B] dd 06-04-2010
 SD-25 [B] dd 06-04-2010

~ Health Planning Unit Brief D3.1 dated 21-01-10 prepared by Thinc Health

~ The construction is based upon a seven level building adjacent on the east side of the existing Linear Accelerator building and south of existing building 3

~ Floor to floor heights have been provided by BVN Architecture as follows:

L0	595.000	5.445m
L1	600.445	4.360m (See email confirmation from BVN dated 22-04-10)
L2	604.805	4.535m
L3	609.340	5.000m
L4	614.340	4.200m
L5	618.540	4.200m
L6	622.740	4.200m

~ A provision has been included for demolition of the existing roadworks and retaining walls

~ Rider Levett Bucknall (RLB) has based the extent and nature of finishes and fixtures on a typical layout for such facilities

~ Rates applied to the supplied schedule of areas and are current as of March 2010. Project delivery is assumed to be construction management (known as PM delivery for ACT Government works)

~ Structural and civil engineering design solutions have been assumed by RLB as no information is available from any consultant at this stage

~ Allowances based on a square metre rate have been made for electrical, communications/data, security, fire, HVAC, natural gas, medical gases and hydraulic services as no information is available from the consultants at this stage

CAPITAL REGION CANCER CENTRE - FEASIBILITY ESTIMATE

Project Summary

- ~ Nurse call system has been allowed to 20% of the gross floor area, a pneumatic tube (2 tubes) system has been allowed to the Ambulatory Care Clinic, air-conditioning to 85% of gross floor area (balance ventilation) and medical gasses to 5% of the gross floor area. Lift costs have been included for four lifts
- ~ Loose furniture and small medical equipment has been allowed at square metre rates with the understanding that they all will be new. Major medical equipment such as CT scanners are excluded
- ~ Active information technology, communication and business machines (ITC) such as servers, software, desk-top machines, notebook computers, printer, telephone equipment, etc have been excluded as per InTACT advice via email on 27-05-09. This equipment is leased and therefore not a capital cost. Active equipment such as switches and hubs in communication rooms including InTACT project management costs are included in the capital cost estimate as an allowance as no details are available at this stage
- ~ Escalation has been included for a 12 month pre-contract period and a 20 month construction period, based upon a construction start on 01-03-11 and practical completion on 30-10-12
- ~ Design and construction contingencies have been included at 15% on all works
- ~ Consultant and management fees have been included as appropriate. Additional Project Director and Master Cost Planner fees are excluded, as are additional ACT Procurement Solution fees

ITEMS SPECIFICALLY INCLUDED

Included within this feasibility estimate are the following:

- ~ Level 0 tunnel and access way for servicing future Auto Guided Vehicles (AGVs) with a project value of approximately \$1.23m
- ~ Level 1 roadworks and parking with a project value of approximately \$0.38m
- ~ Levels 3 and 4 fit-out beyond base building 'warm shell' construction with a project value of approximately \$3.78m

ITEMS SPECIFICALLY EXCLUDED

In compiling our estimate we have made no allowance for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost.

- * Central energy plant building and plant
- * Relocation costs
- * Staging, decanting and operational commissioning allowances
- * Major medical equipment
- * Art-works and themeing
- * Active ITC equipment that is to be leased
- * Client coordination costs
- * Project Director, Master Cost Planner and ACT Procurement Solution Fees
- * Legal costs
- * Financing costs
- * Foreign exchange currency fluctuations after March 2010 on all imported goods
- * Goods and Services Tax

CAPITAL REGION CANCER CENTRE - FEASIBILITY ESTIMATE

Total Cost Summary

GFA: Gross floor area
Rates current at March 2010

Zone	Level	GFA m ²	Cost/m ²	Total Cost
A CONSTRUCTION WORKS				
A1	General trades	5,800	2,551	14,797,000
A2	Building services			6,872,000
A3	Minor refurbishment	100	750	75,000
A4	Site services			302,000
A5	Roadworks and parking			281,000
A6	Landscaping			59,000
		5,900	\$3,794	\$22,386,000
B FURNITURE & EQUIPMENT				
B1	Loose F, F & E	5,900	284	1,676,000
B2	Active ITC installed by InTACT			200,000
		5,900	\$318	\$1,876,000
C DECANTING, STAGING, ETC				
C1	Decanting and staging			Excl.
C2	Relocations			Excl.
C3	Operational commissioning			Excl.
D CONTINGENCIES				
D1	Design & construction (15%)			3,810,000
				\$3,810,000
E ESCALATION				
E1	Pre-commencement (12 months)			840,000
E2	Construction (20 months)			870,000
				\$1,710,000
F CONSULTANT & MANAGEMENT FEES				
F1	Design & approval fees			2,270,000
F2	Management fees			1,150,000
F3	Project Director & Master Cost Planner fees			Excl.
F4	ACT Procurement Solutions fees			Excl.
				\$3,420,000
Total Cost		5,900	\$5,627	\$33,202,000
LESS				
	Tunnel or service corridor			1,230,000
	Roads and parking			378,000
	Fit-out of Levels 3 & 4			3,780,000
Total Amended Cost		5,646	\$4,926	\$27,814,000

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Appendix 21.11




21.11.7 Risk Matrix




Recommended by Project Directors Representative

	<u>Michael Shim</u>	<u>6, 12, 10</u>
Signature	Name	Date


Endorsed by Assistant Project Director

	<u>Alyssa Muche</u>	<u>6, 12, 10</u>
Signature	Name	Date

Endorsed / Approved by ACT Procurement Solutions

	<u>Rebecca Power</u>	<u>7, 12, 10</u>
Signature	Name	Date

Approved by ACT Health

	<u>J Grogan</u>	<u>10, 12, 10</u>
Signature	Name	Date

Thinc Health Australia Pty Ltd
 ABN 53 133 263 617

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Australia
 Asia
 Europe
 Middle East



Addendum

Capital Region Cancer Centre – Schedule of Accommodation

Background:

ACT Health has provided advice that the treatment spaces in the CRCC will be revised from 32 to 41 spaces. In terms of the CRCC Planning phase, space and cost for this additional requirement was not reflected in the approved space requirements, concept design and cost plan.

Three basic assumptions underpin the inclusion of additional treatment spaces:

- 1. The additional treatment spaces will be provided as part of the stage 2 redevelopment
- 2. It is not possible to include additional chairs in the space available on Level 5 without severely impacting on space standards and clinical function.
- 3. Clinical staff have previously indicated that treatment services over two levels is acceptable.

Additional Space:

- 1. Space allocation for the additional treatment spaces is as per the attached Schedule of Accommodation. This space allocation reflects the same space allocations as were developed for the approved CRCC Schedule of Accommodation.
- 2. Design development of the Preliminary Sketch Plans to proceed on the basis of an additional nine treatment spaces to be accommodated on an additional level (Level 6).

ACT HEALTH - THE GAMBERRA HOSPITAL PDP
 CRCC - CANCER CENTRE - AMBULATORY CARE
 Day Therapy Centre - extra 10 spaces
 Schedule of Accommodation
 THA20-7-10

DETAILS OF SPATIAL ALLOCATION	Minimum Area Required			Comments
	No.	Area (m ²)	Total (m ²)	
Day/Therapy Centre - extra 10 spaces				
Reception/Waiting			49	
Reception	0	20	0	Assumes that it is a sub area of main floor
Waiting Area	1	12	12	
Interview - Large	1	15	15	Floor 1
Clinical Workroom	1	12	12	For review clinics. Floor 1
Store - Photocopy/Stationery	1	8	8	Shared between 2 pods.
Bay - Information Trolley	1	2	2	
Generic Treatment Pods			124	
Treatment Spaces - chair	6	9	54	To contain bed or chair as required, reduced from 28
Treatment Space - bed	2	10	20	
1 Bed room	2	12	24	
Ensuite (Toilet only - Patient Assist)	2	4	8	
Staff write-up/station	1	10	10	supports 4 spaces and 1 BR
Bay - Equipment	2	2	4	one per 4 bays,
Bay - Handwashing	4	1	4	one per 4 bays (we need around 10 in total)
Treatment Room	1	14	14	Class S Isolation. Floor 1
Treatment Room - BMT Biopsy	1	14	14	Class S Isolation.
Staff Write-up	1	6	6	
Support Areas			92	
Utility - Clean/Medication	1	10	10	
Dirty Utility - Sub	1	8	8	
Store - Imprest	1	10	10	
Store - Equipment	1	10	10	
Toilet - Patient Assist	2	4	8	on per 8 spaces
Shower - Patient	0	3	0	
Office - CNC (1P)	1	9	9	Offices to be reviewed.
Safety Shower - Staff	1	1	1	Increased to 2. One per floor
Toilet - Staff	1	3	3	
Bay - Beverage	1	4	4	
Bay - Blanket Warmer	1	1	1	
Bay - Linen Trolley	1	2	2	
Bay - Mobile Equipment	1	4	4	
Bay - Staff Property	1	2	2	
Bay - Resuscitation Trolley	1	2	2	
Waste streaming bay	1	3	3	
Disposal room	1	8	8	
Cleaners room	1	6	6	
Bay - Weigh/Height	1	1	1	
Total Net Area			265	
Circulation 35%			93	
Total GFA			358	
Assumes 10 rather than 9 spaces				

Exempt – Section 43 Business Affairs

Exempt – Section 43 Business Affairs

Exempt – Section 43 Business Affairs



The draft Capital Region Cancer Centre (CRCC) PSP Cost Estimate was submitted 15-Feb-11. A significant estimated cost overrun was identified against the funding and earlier cost estimates. This paper presents Thinc Health's thoughts on current cost status of the project and how implementation of the CRCC project can proceed.

1. CRCC Funding

Funding (and proposed funding) for the CRCC project is summarised within the below table.

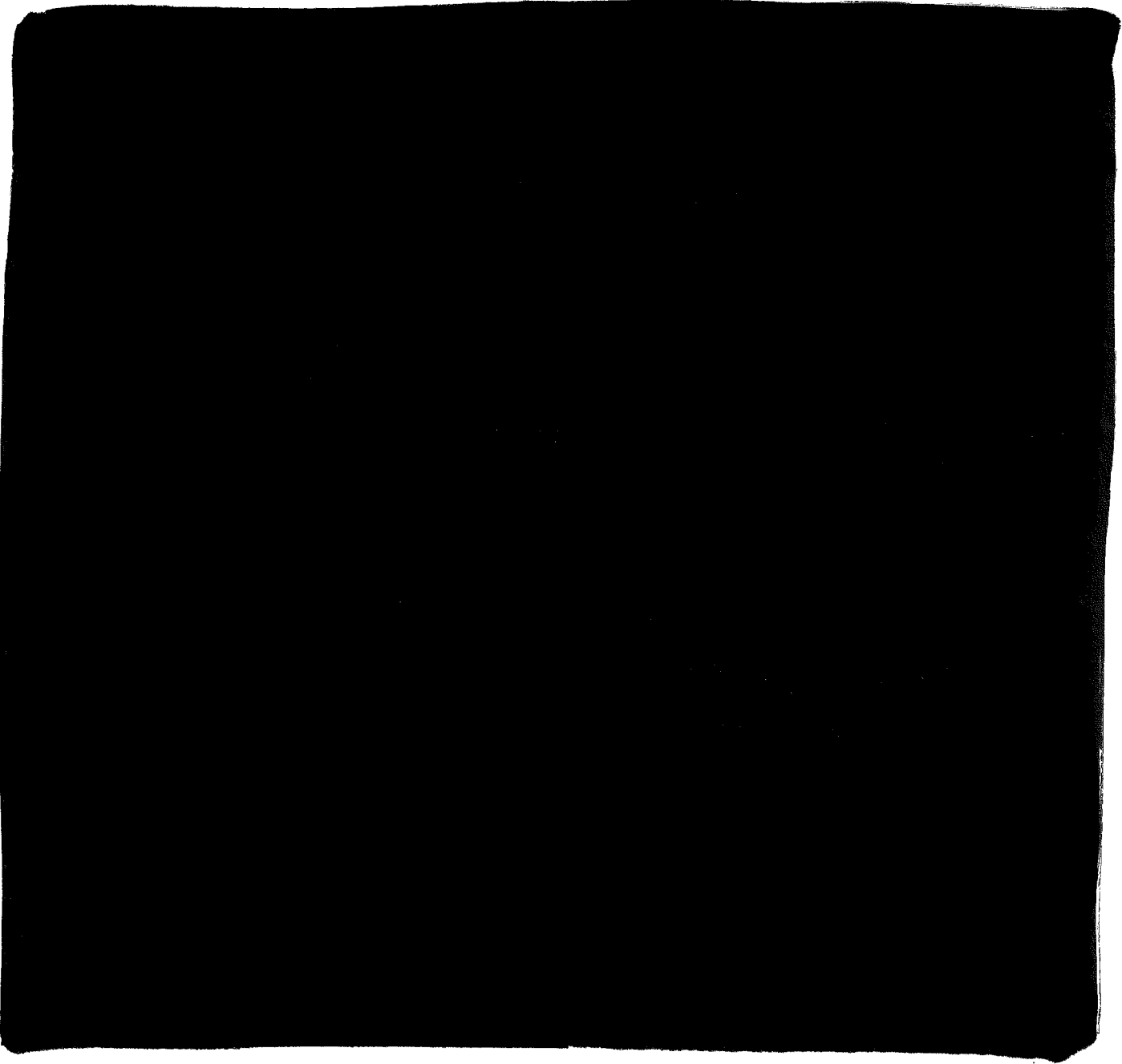
	Location	Service	\$	Funding Source	Comments
Stage 1	L5	- Day Therapy Centre	\$27.9M	ICCC	Commonwealth funds
	L2	- Part Ambulatory Care Clinics			
	L1	- Patient Information & Support			
Stage 1b	L0	- tunnel; roadworks	\$1.6M est	PP2 CSR	Associated campus services
	L5	- Additional treatment spaces	\$6.3M est	2011/ 12	
	L2	- Temp cytotoxic pharmacy		business case	
	L1	- Temp pathology rooms		business case	
CRCC Staging & Decanting (Stage 2)	L4	- Part CADP Decanting space	\$3.8M est	2011/ 12	
	L3	- CADP Decanting space		business case	
ICT			\$1.8M est	2011/ 12	Base building ICT component
Post-2017	L4	- Part Clinical offices			Decanting space converted back to CRCC services
		- Research/ Education			
	L3	- Part Ambulatory Care Clinics			

2. Background

Jan-09	ICCC Business Case prepared RLB Feasibility Estimate dated 16-Jan-09 = \$27,747,000 GFA = 5,350m ² Scope described as follows: Stage 1 will collate multidisciplinary outpatient clinics, research and teaching and patient support services. Description: 3 storeys above a ground-level undercroft entry-reception
Jul-09	Commonwealth funding obtained for ICCG Stage 1
Aug-09	HPU Brief (D1.9) endorsed out-of-session by ERG
Dec-09	Extent of Single Rooms ACTH asked for all spaces in treatment centre to be provided as 80% single rooms. This was later reverted back to mostly treatment bays as part of works to define and restrict Stage 1 works.
Jan-10	HPU Brief (D3.1) approved by RC RLB Estimate Jan-10 = \$39,642,000 (Stage 1 + Stage 2) GFA = 7,360m ² Scope described as follows: Stage 1 will be the development of the Commonwealth funded Integrated Cancer Care Centre (ICCC) Building. The ICCG Building will accommodate the ambulatory care clinics, research, teaching, clinical office and patient support areas. The ICCG Building will plug on to the recently expanded Radiation Oncology Department. Completion of Stage 1 is programmed for the end of 2012. Later Stage will be developed as part of the TCH CADP and will include the Day Therapy Centre on level 2 of Building 3 and the Cancer Inpatient Units on the inpatient levels of the Building 3. Completion of Stage 2 is programmed for the end of 2016.

Feb-10	<p>Thinc paper questioning planning assumptions</p> <p>Thinc submitted a paper making suggestions to reduce CRCC scope by questioning planning assumptions relating to:</p> <ul style="list-style-type: none"> • Consult rooms – CADP stage 1 has 36 rooms, 9 retained in Rad onc and 27 new. Total now 36 new +9 • Treatment spaces at 48 plus 12 chairs at CH, we thought this too much • Education rooms - a lecture theatre etc for 100 <p>Response from ACTH was to maintain consult rooms at 36+9, reduce treatment spaces to 31 and reduce education spaces. This was done but note a later decision (Aug-10) re increased treatment spaces to 41.</p>
Apr-10	<p>CRCC Concept Design development - ACTH decision to change project scope delivered as part of Stage 1 following Clinician concern that solution proposed did not achieve an "integrated centre"</p> <p>The scope of the Stage 1 was agreed at:</p> <ul style="list-style-type: none"> • Entry / Reception • 1 floor of consult rooms (18 of 36) • 1 floor day therapy - 32 treatment spaces <p>Stage 2 would include:</p> <ul style="list-style-type: none"> • Additional floor of consult rooms • Office space • A late addition of 9 treatment spaces. <p>Clinical staff were very concerned about a staged delivery so concept design tried to address this concern by shelling floors so the disruption of stage 2 works would be minimised.</p>
May-10	<p>CRCC Concept Design approved by RC</p> <p>RLB Estimate Apr-10 = \$27,814,000 (Stage 1 excl. Tunnel)</p> <p>GFA = 5,800m²</p> <p>Includes space identified for cytotoxic pharmacy</p> <p>Description: 4 storeys above a ground-level undercroft entry-reception</p>
Aug-10	<p>10 additional treatment spaces added to project scope as a Stage 2</p> <p>ACTH provided direction to add 10 additional treatment spaces on a future Level 6 (part Stage 1b - separate funding)</p>
Oct-10	<p>Design Commencement</p> <p>HBO+EMTB and APK respectively engaged as CRCC Principal Consultant and Quantity Surveyor</p> <p>Stage 1b added to project scope during PSP development driven by CADP Master plan staging & decanting</p> <p>10 additional treatment spaces spatially added to Level 5 to maximise operational functionality</p>
Feb-11	<p>15-Feb-11 Draft PSP Cost Report submitted (summarised in table below)</p> <p>GFA = 6,353m², Stage 1 equates to approximately \$5,771/m²</p> <p>Significant cost overruns identified as follows:</p> <ol style="list-style-type: none"> 1. Additional Services Requirements (chillers and Coolers, ICT provisions) 2. Uplift in base services cost from business case rate (market conditions) 3. Increase in briefed area –scope creep/ increased circulation space to treatment areas 4. Subsequent increase in Fees, Contingencies Escalation <p>Following identification of the above cost pressures the following has occurred:</p> <ol style="list-style-type: none"> 5. Value Engineering (VE) brainstorming undertaken by PDM (15-Feb) 6. Additional VE brainstorming undertaken at CRCC User Groups & ERG (16-Feb) 7. Cost/ Design assumption clarified (ie: PSP contingency rate corrected; requirement & size of generator confirmed) 8. "Shopping list" of VE items developed and costed 9. Review of PSP Scope against original scope "promised" within the original Commonwealth funding

3. Issue:



4. CRCC Staging

Current User expectation is as follows:

1. In Stage 1 they are getting Reception (L1), Ambulatory Care (L2) and day therapy (L5)
2. they won't get their second floor of Ambulatory Care (L3) until roughly 2017/ 18 as it will be decanting space for others in the interim
3. they will get part of their office accommodation (L4) as part of CADP Continuity of Services on that basis that pending Staging & Decanting funding they get first priority of being decanted into CRCC from bldgs being demolished (ie: B3)

To deliver an integrated cancer centre within Stage 1 the major functional concern from the users would be the relationship of their offices with the CRCC.

5. Risks

1. The CRCC project is currently impacted by 3 separate 2011/12 business cases. Should any or all of these be unsuccessful the intention is that a Stage 1 integrated cancer centre is still achieved for the \$27.9 + \$1.6M appropriated funding.
2. If funding is not available to accommodate the additional storey now it is recommended that one of the shelled floors is positioned at the top of the building and should funding not be obtained this would be designed to have the capacity for future vertical expansion.

6. Opportunities

1. The preferred outcome is to deliver a CRCC facility which achieves a future Stage 2 being fully integrated with Stage 1 and has the added benefit as an interim decanting space for other TCH services.
2. Delivery of Stage 1 – The programme for the delivery of CRCC Stage 1 by November 2012 is extremely tight. If the project scope is reverted back to the original Commonwealth funding case for a 3 storey + undercroft facility this will greatly improve the ability to achieve the currently nominated delivery date. Similarly reducing and simplifying the extent of basement works (concrete excavation) will improve the construction programme.

7. Recommendation

It is recommended that one of the shelled storeys is removed from the CRCC project scope to reduce the pressures on Budget and Construction programme.

To address Clinician concern associated with the risk of significant future construction disruption and to achieve functional efficiencies within the staged delivery of the CRCC is it recommended that the capacity for future vertical expansion is accommodated or alternatively that Stage 2 space is accommodated in adjacent facilities (ie: New Building 3).

Should ACT Health wish to proceed with the scope as identified within the PSP it is recommended that funding of approx. \$6.0M (APK to confirm) is sought for the additional shelled storey to be delivered as part of CRCC Stage 1.

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Exempt – Section 43 Business Affairs

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Capital Region Cancer Centre - Additional Scope
Whole of Life Costs

NET ADDITIONAL COSTS	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total	Average Yrs 4 - 12
Year	1	2	3	4	5	6	7	8	9	10	11	12	\$'000	\$'000
REVENUE														
Benefit received from additional revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CAPITAL COSTS														
Construction and development costs	3,021	8,415	3,666	0	0	0	0	0	0	0	0	0	15,102	
RECURRENT COSTS														
Cancer	0	0	0	0	0	0	1,891	3,895	6,018	8,265	10,641	9,060	39,771	4,419
TOTAL COST	3,021	8,415	3,666	0	0	0	1,891	3,895	6,018	8,265	10,641	9,060	54,873	4,419
Net Cash Flow	-3,021	-8,415	-3,666	0	0	0	-1,891	-3,895	-6,018	-8,265	-10,641	-9,060	-54,873	
Discount Factor (6%)	1.0000	0.9434	0.8900	0.8396	0.7921	0.7473	0.7050	0.6651	0.6274	0.5919	0.5584	0.5268		
PRESENT VALUE of future cash flow (Net cash flow x Discount Factor)	-3,021	-7,939	-3,263	0	0	0	-1,333	-2,591	-3,776	-4,892	-5,942	-4,773	-37,529	

- 1.) Assumptions:
- 2.)
- 3.)
- 4.)
- 5.)
- 6.)
- 7.)
- 8.)
- 9.)
- 10.)

Discount factor is as provided by ACT Treasury being 10 year bond rate plus 50 points = 6%
 NPV is calculated at 2011/12 dollars
 CPI = 2.5% p.a. (as per ACT Health) except for 2011/12 which is 2.75%
 All costs and revenue escalate at CPI + 1/2% = 3% pa
 Average Cost Weighted Separation and Occasions of Service (OOS) values as provided by ACT Health (provided for CADP Cabinet Submission July 2010)
 Revenue income is excluded from this analysis
 Additional 10 treatment spaces adjusted as pro rata OOS calculations
 "Net Additional Costs" = "Expected Final Costs" less "Base Costs"
 Capital cost estimates provided by Altus Page Kirkland
 No refurbishment or furniture/equipment replacement allowed

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Capital Region Cancer Centre - Additional Scope
Whole of Life Costs

BASE INFORMATION

Rates:	Discount factor	6.0%	Salaries & wages escalation	3.0%
	Cash-flow	3.0%	CPI	2.5%

	2011/12 \$'000	2012/13 \$'000	2013/14 \$'000	2014/15 \$'000	2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000
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COST INFORMATION

Recurrent Costs

	\$ Values based upon 2006/07 costs escalated to 2011/12 costs ('000's)											
Cancer	0	0	0	0	0	1,538	3,075	4,613	6,150	7,688	6,355	6,355
	0	0	0	0	0	1,538	3,075	4,613	6,150	7,688	6,355	6,355

Revenue

	\$ Values based upon 2006/07 revenue escalated to 2011/12 ('000's)											
Nil	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0

Capital Costs

	\$ Values based upon 2011/12 rates ('000's)											
Purchase land - excluded	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	1,582	6,311	1,564	0	0	0	0	0	0	0	0	0
Insurance	0	319	1,524	0	0	0	0	0	0	0	0	0
Furniture & Equipment	1,061	295	58	0	0	0	0	0	0	0	0	0
Consultancy Fees	0	0	0	0	0	0	0	0	0	0	0	0
ACT Procurement Solutions	140	543	264	0	0	0	0	0	0	0	0	0
Escalation	237	946	255	0	0	0	0	0	0	0	0	0
Contingencies	0	0	0	0	0	0	0	0	0	0	0	0
Five Star Greenstar	3,021	8,415	3,666	0	0	0	0	0	0	0	0	0

RLB Rider Levett Bucknall

Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

NET ADDITIONAL COSTS	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Year	1	2	3	4	5	6	7	8	9	10	11	12	\$'000
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
BENEFIT ITEM													
Benefits to customers	0	0	0	0	0	0	0	0	0	0	0	0	0
Salary savings and on-cost savings	0	0	0	0	0	0	0	0	0	0	0	0	0
Increased revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs avoided	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL BENEFIT	0	0	0	0	0	0	0	0	0	0	0	0	0
COST ITEM													
Capital outlays	3,021	8,415	3,666										15,102
Salaries and labour													0
Associated on-costs													0
Ongoing operational	0	0	0	0	0	0	1,592	3,200	4,824	6,465	8,121	6,747	30,949
Repairs and maintenance													0
Other financial and economic													0
LESS depreciation	0	0	0	0	0	0	-58	-117	-177	-237	-297	-247	-1,133
TOTAL COST	3,021	8,415	3,666	0	0	0	1,534	3,083	4,648	6,228	7,824	6,500	44,918
Net Cash Flow	-3,021	-8,415	-3,666	0	0	0	-1,534	-3,083	-4,648	-6,228	-7,824	-6,500	-44,918
Discount Factor (6%)	1,0000	0,9434	0,8900	0,8396	0,7921	0,7473	0,7050	0,6651	0,6274	0,5919	0,5584	0,5268	
PRESENT VALUE of future cash flow (Net cash flow x Discount Factor)	-3,021	-7,939	-3,263	0	0	0	-1,081	-2,050	-2,916	-3,686	-4,369	-3,424	-31,749

Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

RLB Rider Levett Bucknall

BASE INFORMATION

- Assumptions: 1.) Discount factor is as provided by ACT Treasury being 10 year bond rate plus 50 points = 6%
 2.) NPV is calculated at 2011/12 dollars
 3.) CPI = 2.5% p.a. (as per ACT Health) except for 2011/12 which is 2.75%
 4.) All costs and revenue escalate at 1/2 % pa
 5.) Average Cost Weighted Separation and Occasions of Service (OOS) values as provided by ACT Health (provided for CADP Cabinet Submission July 2010)
 6.) Revenue income is excluded from this analysis
 7.) Additional 10 treatment spaces adjusted as pro rata OOS calculations
 8.) "Net Additional Costs" = "Expected Final Costs" less "Base Costs"
 9.) Capital cost estimates provided by Altus Page Kirkland
 10.) No refurbishment or furniture/equipment replacement allowed
 11.) Depreciation taken as 3.66% of OOS total costs

Rates:	Discount factor	6.0%	Salaries & wages escalation	3.0%
	Cash-flow	0.5%	CPI	2.5%

COST INFORMATION

	2011/12 \$'000	2012/13 \$'000	2013/14 \$'000	2014/15 \$'000	2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000
\$ Values based upon 2006/07 costs escalated to 2011/12 costs ('000's)												
Recurrent Costs												
Cancer	0	0	0	0	0	0	1,538	3,075	4,613	6,150	7,688	6,355
	0	0	0	0	0	0	1,538	3,075	4,613	6,150	7,688	6,355
\$ Values based upon 2006/07 revenue escalated to 2011/12 ('000's)												
Revenue												
Nil	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0

Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

RLB Rider Levett Bucknall

COST INFORMATION* (contd.)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
\$ Values based upon 2011/12 rates ('000's)												
<u>Capital Costs</u>												
Purchase land - excluded	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	1,582	6,311	1,564	0	0	0	0	0	0	0	0	0
Insurance		Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl
Furniture & Equipment	0	319	1,524	0	0	0	0	0	0	0	0	0
Consultancy Fees	1,061	295	58	0	0	0	0	0	0	0	0	0
ACT Procurement Solutions	0	0	0	0	0	0	0	0	0	0	0	0
Escalation	140	543	264	0	0	0	0	0	0	0	0	0
Contingencies	237	946	255	0	0	0	0	0	0	0	0	0
Five Star Greenstar	0	0	0	0	0	0	0	0	0	0	0	0
	3,021	8,415	3,666	0	0	0	0	0	0	0	0	0

Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

RLB:Rider Levett Bucknall

BASE CASE	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Year	1	2	3	4	5	6	7	8	9	10	11	12	\$'000
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
BENEFIT ITEM													
Benefits to customers	0	0	0	0	0	0	0	0	0	0	0	0	0
Salary savings and on-cost savings	0	0	0	0	0	0	0	0	0	0	0	0	0
Increased revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs avoided	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL BENEFIT	0	0	0	0	0	0	0	0	0	0	0	0	0
COST ITEM													
Capital outlays	0	0	0	0	0	0	0	0	0	0	0	0	0
Salaries and labour													0
Associated on-costs													0
Ongoing operational	12,737	12,801	12,865	12,929	12,994	13,467	16,488	19,539	22,621	25,733	28,875	30,434	221,481
Repairs and maintenance													0
Other financial and economic													0
LESS depreciation	-466	-469	-471	-473	-476	-493	-603	-715	-828	-942	-1,057	-1,114	-8,106
TOTAL COST	12,271	12,332	12,394	12,456	12,518	12,974	15,885	18,824	21,793	24,791	27,818	29,320	213,375
Net Cash Flow	-12,271	-12,332	-12,394	-12,456	-12,518	-12,974	-15,885	-18,824	-21,793	-24,791	-27,818	-29,320	-213,375
Discount Factor (6%)	1.0000	0.9434	0.8900	0.8396	0.7921	0.7473	0.7050	0.6651	0.6274	0.5919	0.5584	0.5268	
PRESENT VALUE of future cash flow (Net cash flow x Discount Factor)	-12,271	-11,634	-11,030	-10,468	-9,915	-9,695	-11,198	-12,519	-13,673	-14,674	-15,533	-15,446	-148,047

Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

RLB | Rider Levett Bucknall

BASE INFORMATION

- Assumptions:
- 1.) Discount factor is as provided by ACT Treasury being 10 year bond rate plus 50 points = 6%
 - 2.) NPV is calculated at 2011/12 dollars
 - 3.) CPI = 2.5% p.a. (as per ACT Health) except for 2011/12 which is 2.75%
 - 4.) All costs and revenue escalate at 1/2 % pa
 - 5.) Average Cost Weighted Separation and Occasions of Service (OOS) values as provided by ACT Health (provided for CADP Cabinet Submission July 2010)
 - 6.) Revenue income is excluded from this analysis
 - 7.) Additional 10 treatment spaces adjusted as pro rata OOS calculations
 - 8.) Assumed that no capital costs are required for furniture and equipment
 - 9.) Assumed that no capital costs are required for building works
 - 10.) Depreciation taken as 3.66% of OOS total costs

Rates:	Discount factor	6.0%	Salaries & wages escalation		3.0%
	Cash-flow	0.5%	CPI		2.5%

COST INFORMATION	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Recurrent Costs	\$ Values based upon 2006/07 costs escalated to 2011/12 costs ('000's)											
Cancer	12,674	12,674	12,674	12,674	12,674	13,070	15,922	18,775	21,628	24,481	27,333	28,666
	12,674	12,674	12,674	12,674	12,674	13,070	15,922	18,775	21,628	24,481	27,333	28,666
Revenue	\$ Values based upon 2006/07 revenue escalated to 2011/12 ('000's)											
Nil	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0

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Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

COST INFORMATION* (contd.)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
\$ Values based upon 2011/12 rates ('000's)												
Capital Costs												
Purchase land - excluded	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl	Incl
Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0
Consultancy Fees	0	0	0	0	0	0	0	0	0	0	0	0
ACT Procurement Solutions	0	0	0	0	0	0	0	0	0	0	0	0
Escalation	0	0	0	0	0	0	0	0	0	0	0	0
Contingencies	0	0	0	0	0	0	0	0	0	0	0	0
Five Star Greenstar	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0

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Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

PROPOSED	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Year	1	2	3	4	5	6	7	8	9	10	11	12	\$'000
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
BENEFIT ITEM													
Benefits to customers	0	0	0	0	0	0	0	0	0	0	0	0	0
Salary savings and on-cost savings	0	0	0	0	0	0	0	0	0	0	0	0	0
Increased revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs avoided	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL BENEFIT	0	0	0	0	0	0	0	0	0	0	0	0	0
COST ITEM													
Capital outlays	3,021	8,415	3,666	0	0	0	0	0	0	0	0	0	15,102
Salaries and labour													0
Associated on-costs													0
Ongoing operational	12,737	12,801	12,865	12,929	12,994	13,467	18,080	22,740	27,445	32,197	36,996	37,181	252,430
Repairs and maintenance													0
Other financial and economic													0
LESS Depreciation	-466	-469	-471	-473	-476	-493	-662	-832	-1,004	-1,178	-1,354	-1,361	-9,239
TOTAL COST	15,291	20,747	16,060	12,456	12,518	12,974	17,419	21,907	26,441	31,019	35,642	35,820	258,293
Net Cash Flow	-15,291	-20,747	-16,060	-12,456	-12,518	-12,974	-17,419	-21,907	-26,441	-31,019	-35,642	-35,820	-258,293
Discount Factor (6%)	1.0000	0.9434	0.8900	0.8396	0.7921	0.7473	0.7050	0.6651	0.6274	0.5919	0.5584	0.5268	
PRESENT VALUE of future cash flow (Net cash flow x Discount Factor)	-15,291	-19,573	-14,294	-10,458	-9,915	-9,695	-12,279	-14,570	-16,589	-18,360	-19,902	-18,870	-179,796

Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

BASE INFORMATION

- Assumptions: 1.) Discount factor is as provided by ACT Treasury being 10 year bond rate plus 50 points = 6%
- 2.) NPV is calculated at 2011/12 dollars
- 3.) CPI = 2.5% p.a. (as per ACT Health) except for 2011/12 which is 2.75%
- 4.) All costs and revenue escalate at 1/2 % pa
- 5.) Average Cost Weighted Separation and Occasions of Service (OOS) values as provided by ACT Health (provided for CADP Cabinet Submission July 2010)
- 6.) Revenue income is excluded from this analysis
- 7.) Additional 10 treatment spaces adjusted as pro rata OOS calculations
- 8.) "Net Additional Costs" = "Expected Final Costs" less "Base Costs"
- 9.) Capital cost estimates provided by Altus Page Kirkland
- 10.) Depreciation taken as 3.66% of OOS total costs

Rates:	Discount factor	6.0%	Salaries & wages escalation	3.0%
	Cash-flow	0.5%	CPI	2.5%

COST INFORMATION	2011/12 \$'000	2012/13 \$'000	2013/14 \$'000	2014/15 \$'000	2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000
<u>Recurrent Costs</u>												
Cancer	12,674	12,674	12,674	12,674	12,674	13,070	17,460	21,850	26,240	30,631	35,021	35,021
	12,674	12,674	12,674	12,674	12,674	13,070	17,460	21,850	26,240	30,631	35,021	35,021
<u>Revenue</u>												
Nil	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0

Capital Region Cancer Centre - Additional Scope
Cost Benefit Analysis

RLB | Rider Levett Bucknall

COST INFORMATION* (contd.)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
\$ Values based upon 2011/12 rates ('000's)												
<u>Capital Costs</u>												
Purchase land - excluded	0	0	0	0	0	0	0	0	0	0	0	0
Construction Costs	1,582	6,311	1,564	0	0	0	0	0	0	0	0	0
Insurance	0	Incl 319	Incl 1,524	Incl 0	Incl 0	Incl 0	Incl 0	Incl 0	Incl 0	Incl 0	Incl 0	Incl 0
Furniture & Equipment	1,061	295	58	0	0	0	0	0	0	0	0	0
Consultancy Fees	0	0	0	0	0	0	0	0	0	0	0	0
ACT Procurement Solutions	140	543	264	0	0	0	0	0	0	0	0	0
Escalation	237	946	255	0	0	0	0	0	0	0	0	0
Contingencies	0	0	0	0	0	0	0	0	0	0	0	0
Five Star Greenstar	0	0	0	0	0	0	0	0	0	0	0	0
	3,021	8,415	3,666	0	0	0	0	0	0	0	0	0

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Exempt – Section 43 Business Affairs

256 – 321

Exempt – Section 43 Business Affairs

322 – 350

Exempt – Section 43 Business Affairs

351 – 384

Exempt – Section 43 Business Affairs

385 – 396

Exempt – Section 43 Business Affairs

397 – 528

Exempt – Section 43 Business Affairs

529 – 549

Exempt – Section 43 Business Affairs

550 – 589

Exempt – Section 43 Business Affairs

590 – 625

Exempt – Section 36 Internal Working Document

626 – 670

Exempt – Section 36 Internal Working Document

671 – 691

Exempt – Section 35 Executive Document

George, Jacinta

From: Cahill, Megan
Sent: Thursday, 11 February 2010 12:26 PM
To: 'Jan McLeod'
Cc: 'Michael Roxburgh'; 'Mark Chappe'; McGlynn, Lisa; George, Jacinta
Subject: RE: ICCC costing review

Hi Jan

I am unable to support the option that you have put forward as the funding is not available.

As a way forward I suggest that consideration is given to decanting other functions eg research and admin to somewhere like the refurbished PSU and utilising the space that they would have occupied for the day therapy chairs. I think that some further work needs to be undertaken on determining the number of chairs. We do not need to have the full number of chairs in stage 1 of the ICCC.

If we include chairs in stage 1 then we also need confirmation from CRCS that the recurrent funding will be available.

Regards
Megan

From: Jan McLeod [mailto:JMcLeod@thincprojects.com]
Sent: Monday, 8 February 2010 1:48 PM
To: Cahill, Megan
Cc: Michael Roxburgh; Mark Chappe
Subject: ICCC costing review
Importance: High

Hi Megan ,

Following on from this morning's teleconference the following is a summary status re ICCC in very broad brush terms .

What we need urgently is a response re decision around the Day therapy chairs etc .. location within the ICCC building footprint as part of stage 1 building.

- Original location was stage 2 CADP in L2 of new building 3 for these services for Cancer
- New ICCC/ building 3 configuration has both buildings separated by green space therefore not adjoining

- Staging and decanting requires existing services (if located back into new building3 – not preferred clinical location) to be decanted to a refurbished PSU building (approx \$ 4mil sunk cost to do so) then move back into Bldg 3
- Linacs can be designed for in high level terms ie located within the ICCC development but will be a separate construct BC at a later date

See table below

1	Current configuration as per HPU brief incl DT , bunkers etc ie all up cost	\$ 39.642M
2	Staging / decanting costs to temp bldg 15 refurb for DTC	\$ 4.300 M
3	SUB Total	\$ 43.942 M
4	Less calculated costs for Day therapy centre (which was originally proposed to be L2 BLDG 3	<\$12.365M>
5	Less Bunkers (not originally allowed for in CADP STG 2)	< \$4.113M>
6	Less staging / decanting	<\$4.300>
7	INDICATIVE TOTAL FOR ICCC COMPONENT (excl staging and decanting costs , bunkers and DTC)	\$ 23.164M
8	HHF funding	\$ 27.863M
9	Indicative original ICCC as per BC (as above excl. staging and decanting costs, bunkers and DTC)	<\$ 23.164M>
10	Difference (notional saving)	\$ 4.699M
11	Inclusion of DTC to ICCC bldg	\$ 12.365M
12	Less notional saving as above	<\$ 4.699M>
13	Total amount of funding to be brought forward to deliver DTC in ICCC bldg footprint but NOT additional 2 x bunkers	\$ 7.666M

What we are asking for is a forward allocation of funds(yet to be requested and appropriated by BC) to deliver the DTC spaces within the ICCC footprint of approx **\$ 7.666 M**

Made up of \$ 12,365M less saving for difference (\$ 4.699 M) = \$ 7.666M

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Please feel free to give me a call to discuss and look forward to your reply / advice by return

Thanks

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From: Mark Chappe [REDACTED]

Sent: Tuesday, 2 February 2010 2:36 PM

To: Jan McLeod

Subject: RE: ICCC Review

Jan,

Attached are drafts of the 2 estimates, but just to confirm my understanding of the tasks.

DAY THERAPY UNIT

- The Day Therapy Centre was not originally included in the stand alone ICCC building and was included in Stage 2 of the ICCC.
- The HHF Commonwealth funding request excluded the DTC.
- Stage 2 was to be incorporated within the new building 3 as part of the re-build.
- Consequently the DTC would need to be decanted from existing building 3 to building 15 until the new building 3 is completed.
- This would result in a double move and a decanting/staging cost in the order of \$3,800,000 + relocations of \$500,000.
- [REDACTED]
- You need me to determine the order of cost for the DTC based upon the HPU briefed area of 1,744m2 + 35% T&E.
- If my assumptions are correct, attached is my indicative estimate for the DTC, being \$12,365,000.

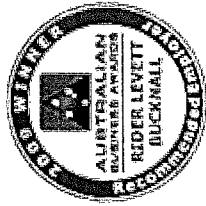
BUNKERS

- The bunkers were not originally included in the CADP, but briefed as future expansion space.
- The HIF Commonwealth funding request excluded the 2 bunkers.
- [REDACTED]
- You need me to determine the order of cost for the bunkers based upon the HPU briefed area of 350m2 + 35% T&E.
- If my assumptions are correct, attached is my indicative estimate for the DTC, being \$4,113,000.

Kind Regards,

Mark Chappé
Director

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From: Jan McLeod [mailto:JMcLeod@thincprojects.com]
Sent: Monday, 1 February 2010 3:31 PM
To: Mark Chappé
Subject: RE: ICCC Review

Mark,
Following on from discussions here is the following breakdown info

- Current Day therapy space allocation incl provision for 80% single spaces **excl. T&E** is 1744m2
- Day therapy space at CADP stage 3 **excl. T&E** is 1347m2
- Bunkers 350m2 plus circulation at 35% = 472m2 **excl. T&E**

Let me know if you need more

Cheers
Jan

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From: Mark Chappe [REDACTED]
Sent: Sunday, 31 January 2010 1:44 PM
To: Jan McLeod
Cc: Alyssa Mucche; Michael Roxburgh; Dale McMahon
Subject: ICCC Review

Hi Jan,

Attached is the current estimate for the ICCC. This includes the current information based upon the HPU Brief D 3.1 dd January 2010. Below are the costs as they have tracked so far:

Event	GFA m2	Value	Rate	T&E %
Stage 2 CADP	3,289	\$16,640,000	\$5,059	30
HHF Funding	5,350	\$27,863,000	\$5,208	30
Option 3 CADP	6,598	\$35,500,000	\$5,380	35
Current	7,360	\$39,642,000	\$5,386	35

Includes 2x bunkers
Includes 2x bunkers

Thus the additional funding over the Commonwealth funding required is \$11,779,000 (\$39,642,000 - \$27,863,000).

Kind regards

Mark Chappé
Director

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