

Sandwell and West Birmingham Hospitals NHS Trust
Midland Metropolitan Hospital Project
Outline Business Case

Appendix 8b OB forms

Cost Model Option 4 New Build Grove Lane Site

Acute Facility Planning

Trust:	Sandwell & West Birmingham NHS Trust
Scheme:	Project 2013
Option:	Acute Facility Planning (based on SoA version 10 - 23122013)

Capital Cost Summary (Revised 24th December 2013)		(79,828m2 GIFA)
		£
1A	Departmental Costs - DCAG's New Build	109,553,090
Sub Total of Departmental Costs		109,553,090
2	On-Costs (circa) 92.16%	100,963,410
3	Works Cost Total at MIPS 480 / PUBSEC 173 VOP (*note no inflation incl above this level) (Tender Index Level 1975=100 base)	210,516,501
4	Provisional location adjustment (-6%)	-12,630,990
5	Sub-Total (3+4)	197,885,511
6	Fees 12.5%	24,735,689
7a	Non-Works Costs	5,370,650
7b	Land	0
8	Equipment Cost Allowance	3,198,575
-	Total (before risk & land cost adjustment)	231,190,424
9	Planning/Fee Contingency 4.50%	10,403,569
10	Total	241,593,993
11	Optimism Bias: 7.65% (Percentage applied to line 10 Total)	18,481,940
-	Total (excl VAT)	260,075,934
12	VAT* (*note VAT not taken on fees and fee related items) as prev methodology	46,449,941
	Total (incl VAT)	306,525,875
-	Rounded Total for approval purposes @ MIPS 480 / PUBSEC 173 (incl VAT*...see vat note above)	307,000,000
13	Inflation to Start on Site (Jan 2016)	37,565,117
14	Fixed price During Construction (based on 3% pa to mid-point of 2.5 year construction)	1,762,458
15	VAT on Inflation	6,996,951
	Total at Out-Turn Prices (incl VAT)	352,850,401
-	Rounded Total for approval purposes (incl VAT*...see vat note above)	353,000,000

Cost Model Option 4 New Build Grove Lane Site

Trust:	Sandwell & West Birmingham NHS Trust
Scheme:	Project 2013
Option:	Option 4 New Build Acute Hospital Grove Lane Site

Functional Cost Analysis

Functional Unit	Original Figures using Version 9 Scheduled Areas			Using SoA Version 10 Areas	
	Area m2	Works DCA £	DCA/m2	Area m2	Works DCA £
Emergency Centre	2,717	4,250,219	1,564	2,740	4,286,182
Generic Wards	19,189	36,704,094	1,913	19,696	37,672,944
Integrated Critical Care	1,735	3,178,066	1,832	2,075	3,801,186
Maternity Delivery Suite	2,194	3,477,366	1,585	2,336	3,703,239
Neonatal Unit	946	2,083,954	2,204	969	2,135,660
Operating Theatres	3,876	7,425,374	1,916	3,564	6,827,155
Medical Daycase Procedures	714	1,240,874	1,737	455	790,344
Endoscopy	691	1,182,825	1,712	635	1,087,092
Cardiac Catheterisation	797	1,317,581	1,652	747	1,234,333
Imaging	3,193	5,203,437	1,630	2,970	4,839,982
Outpatients Department	3,093	4,276,929	1,383	1,557	2,152,817
Medical Illustration	97	194,605	2,015	82	165,261
Cardiology, Neuro & Respiratory Physiology	696	712,424	1,024	647	662,639
Pathology	450	793,900	1,762	472	831,881
Pharmacy	1,091	1,657,964	1,520	905	1,375,923
Clinical Admin	2,405	2,250,659	936	2,405	2,251,080
Multifaith Centre	266	322,588	1,214	285	345,903
Facilities Management	1,707	2,606,446	1,527	2,022	3,087,587
FM PFI	284	336,220	1,183	-	-
Medical Engineering	415	473,814	1,141	424	483,751
Inpatient Level 1	-	-	-	-	-
Inpatient Paediatrics	2,070	3,919,146	1,893	2,425	4,590,272
Mortuary & Post Mortem Facility	323	667,544	2,069	303	627,000
Main Entrance	1,282	2,091,195	1,631	1,153	1,880,594
Neighbourhood Hubs	4,969	7,744,425	1,559	5,309	8,274,698
IM&T	375	441,818	1,178	-	-
Energy Centre	1,046	2,466,909	2,359	1,046	2,467,121
Expansion Space	2,504	1,919,066	766	6,184	4,739,418
Plant	8,703	-	-	8,597	-
Communication	9,766	-	-	9,825	-
Sub Total	77,593	98,939,439		79,828	100,314,060
Corporate Admin	926	447,311	483	-	-
Academic Research	407	471,679	1,159	-	-
Education & Training	1,328	1,286,708	969	-	-
Occupational Health	-	-	-	-	-
FM Hubs	379	726,192	1,917	-	-
Plant	-	-	-	-	-
Communication	-	-	-	-	-
Sub Total	3,040	2,931,889		-	-
Shortfall of DCA's for current standards		7,002,137			7,002,137
Carbon Reduction					
Part L		2,236,893			2,236,893
Total	80,634	111,110,358		79,828	109,553,090

Cost Model Option 4 New Build Grove Lane Site

Trust:		Sandwell & West Birmingham NHS Trust			
Scheme:		Project 2010			
Option:		Option 4 New Build Acute Hospital Grove Lane Site			
			4 - GROVE LANE	DEPT VALUE>	£ 109,553,090.13
ON COSTS	NORMS 75%	ON COST VALUE	DEVIATION FROM NORM (BY EXCEPTION)	ADJ %	ON COST VALUE £
COMMUNICATIONS					
Space	18.05%	-	Measured	19.28%	21,124,325
Lifts	4.20%	-	Measured	2.90%	3,174,184
EXTERNAL BUILDING WORKS					
Drainage	4.05%	-	Measured	2.04%	2,233,087
Roads, paths, etc	5.57%	-	Measured	16.64%	18,224,898
Site layout	2.82%	-	Measured	0.76%	829,890
BWIC	2.96%	-	As norm	2.96%	3,242,771
EXTERNAL ENGINEERING WORKS					
Steam, heating, hot water	4.01%	-	As norm	4.01%	4,393,079
Cold water and storage	2.30%	-	Adjusted norm	2.35%	2,569,721
Electric	4.97%	-	As norm	4.97%	5,444,789
Calorifiers	1.65%	-	As norm	1.65%	1,807,626
Miscellaneous services	5.69%	-	Adjusted norm	7.37%	8,077,014
AUXILLARY BUILDINGS					
	1.26%	-	As norm	1.33%	1,460,369
ABNORMALS					
Building	12.08%	-	Measured	25.91%	28,381,658
Engineering	5.39%	-	Measured	0.00%	-
TOTALS	75.00%	-		92.16%	100,963,410

Cost Model Option 4 New Build Grove Lane Site

Trust:	Sandwell & West Birmingham NHS Trust
Scheme:	Project 2010
Option:	Option 4 New Build Acute Hospital Grove Lane Site

Non Works Costs

Non Works Costs	Quantity	Unit Rate	Total £ p
Building Regulation fees	1 PS	£1.70/£1000	411,400
Planning Fees	Build Cost *0.4%	0.4 %	968,000
S106 Costs			
New Access Junctions (Keen Street, London Street, Woodland Street)	1 Item	520,365	520,365
Off Site Junction Improvements (Rolfe Street and Fenton Roundabout)	1 Item	214,583	214,583
Off Site Cycle Facilities	1 Item	85,833	85,833
S106 Contributions (parking, bus stops, crossings, traffic calming)	1 Item	402,344	402,344
Bus Hub	1 Item	139,479	139,479
Service diversions	1 Item	214,583	214,583
Canal Improvement Works (provisional allowance)	1 Item	268,229	268,229
Off Site Works			
Gas	1 PS	536,458	536,458
Electricity	1 PS	536,458	536,458
Water	1 PS	536,458	536,458
Drainage	1 PS	536,458	536,458
Total			5,370,650
Non Works Costs	Quantity	Unit Rate	Total £ p
Land Proceeds	1 PS	Excluded	
Total			0