

Development Approval Cost Forms

Status: **Post-Tender Cost Statement**

Health Board: : Hywel Dda University Health Board

Hospital/Site : Aberystwyth - Canolfan Rheidol

Project Title : Sexual Assault Referral Centre

Client Unit : Sexual and Reproductive Health

Supervising Officer : Ashley Wood

Project Allocation : TBA

Project No : FEAS221012 Cost Code : C720

Prepared by : JWJ Capital Support : P. Walker

Date : 20th Dec 2022 Version : 10

Reviews & Updates			
Version No:	Summary of Changes	By:	Date Issued:
V1	First Issue	AW	20.12.2022
V2	I.T Costs Added. Vat Advisor Costs Added. FCA Added.	AW	05.04.2023
V3	Costs Updated to include M&E. I.T Costs Revised	AW	04.05.2023
V4	Name Updated.	AW	25.05.2023
V5	FCA Fees Amended	AW	22.06.2023
V6	AHU Updated - Shared Services Discussion (DAF2 27-41). BCE	AW	27.06.2023
V7	Pre Tender Cost Estimate Version - DAF	AW	19.02.2024
V8	Post Tender Cost Statement	AW	12.04.2024
V9	Post Tender Cost Statement - Timeline & Cost Revision	JWJ	23.04.2024
V10	Post Tender Cost Statement - BJC Issue	JWJ	01.05.2024

Project Title:
Sexual Assault Referral Centre

BASIS OF ESTIMATING	
Healthcare Capital Investment document	: Version 2
Main Contract Procurement Method	: HDUHB Lot 4
Main Contract Standard Form and Option	: JCT Intermediate Form of Contract
Proposed start on site	: 23/09/2024
Proposed completion date	: 25/04/2025
<p><i>This estimate is based on current market costs and are valid for 90 days. Applications for revisions should be made after 90 days of this date if these works are being further considered.</i></p>	

Project Timescales (weeks):

RIBA STAGE	TASK	WEEKS	COMPLETE	
0 - Strategic Definition	Initial Engagement and Scope	Refer to Project Programme	YES	
1 - Preparation and Brief	Brief Development		YES	
2 - Concept Design	Concept Design		YES	
3 - Developed Design	Developed Design & Statutory Approvals		YES	
4 - Technical Design	Technical Design		YES	
4 - Technical Design	Tender Process		YES	
4 - Technical Design	Tender Report and Approval		ON TRACK	
5 - Construction	Contractor Mobilisation		ON HOLD	
5 - Construction	Construction Process		ON HOLD	
6 - Handover	Risk Register and Handover Docs.		ON HOLD	
7 - In Use	In Use Monitoring and Defects Period		ON HOLD	
PROJECT TIMESCALE			N/A	WEEKS

Capital Cost Summary				
Ref	Cost Centre	Net £	VAT @ 20% £	Gross £
5	Works Cost (DAF2)	1,797,276.14	359,455.23	2,156,731.37
6	Fees (DAF3)	345,385.36	69,077.07	414,462.44
7	Non-works Costs (DAF3)	400,021.78	80,004.36	480,026.13
8	Equipment Costs (DAF2)	100,000.00	20,000.00	120,000.00
9	Project Contingency	269,591.42	53,918.28	323,509.71
10	Forecast Project Out-turn Cost (Pre VAT Recovery)	2,912,274.70	582,454.94	3,494,729.64
11	LESS RECOVERABLE VAT (DAF5)		140,968.11	140,968.11
12	FORECAST PROJECT OUT-TURN COST	2,912,274.70	441,486.83	3,353,761.53
NOTES:	1. To be read in conjunction with BJC & VAT Assessment			

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CAPITAL COSTS: WORKS AND EQUIPMENT COSTS

(where applicable, cost breakdowns to be provided as separate documents)

Accommodation	Functional Size	Functional Unit m2/Nr etc	Gross Floor area (GFA)	Cost/m2 GFA	N/A/C	Works Cost	Equipment Cost
			m2	£/m2			£

SARC Pre-Tender Estimate Cost 1,797,276.14

Cost provided by John Weaver Building Contractors via Framework Tender Lot 4. Tender reviewed and ratified by Atkins Realis.

Equipment Costs (Ground Floor) 80,000.00

Equipment Costs (First Floor) 20,000.00

Total (gross) floor area	369		100,000.00
Less: Abatement for transferred equipment 0 %			0.00
			100,000.00
Works Cost - to DAF1 Summary			1,797,276.14
			1,797,276.14
Equipment Cost - to DAF1 Summary			100,000.00

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CAPITAL COSTS: FEES AND NON-WORKS COSTS

1	Fees	£	Budget % of Work Cost
	a. Design Fees & Project Management	188,713.99	10.50%
	b. Cost Advisor	35,952.00	2.00%
	c. In House Capital Team Support	26,923.19	1.00%
	d. Architect	0.00	0.00%
	e. Civil and Structural Engineer	14,980.00	0.83%
	f. Building Services Engineer	46,217.94	2.57%
	g. Principal Designer	8,427.00	0.47%
	h. Supervisor	22,290.24	1.24%
	i. FM Advisor	0.00	0.00%
	j. Other:	1,881.00 <i>pro rata</i>	
	Total Fees to DAF1 Summary	345,385.36	18.61%
2	Non-Works Costs	£	% of Works Cost
	a. Staff Relocations & Transport	10,000.00	0.56%
	b. Statutory and Local Authority charges	5,000.00	0.28%
	c. Planning and Building Control fees (Inc. FCA)	10,300.00	0.57%
	d. Other:		
	- Cost Indices Risk Allowance from Q3 to Q4	18,198.06	1.02%
	- Asbestos Survey / Sampling / Removals	0.00	0.00%
	- Business Justification Case	25,000.00	1.39%
	- External & Internal Signage	15,000.00	0.83%
	- VAT Advisors	5,000.00	0.28%
	- Informatics & Telecommunications	279,023.72	1552.48%
	- Other / Non Cost Items	20,000.00	1.11%
	- Hotel Services / Contract Cleaning	5,000.00	0.28%
	- In-House - Direct Labour Assistance	1,000.00	0.06%
	- Property Legal Fees	5,000.00	0.28%
	- Artwork and Patient Experience	1,500.00	0.08%
	Total Non-Works Costs to DAF1 Summary	400,021.78	1559.22%

NOTES: 1. HDUHB's Development Approval Form does not account for VAT on Fees, as such are 100% recoverable.

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PROJECT CASHFLOW FORECAST

Proposed start on site: 23/09/2024
Proposed completion date: 25/04/2025

	Year	0	1	2	3	Total
	<i>Financial year</i>	2022/2023	2023/2024	2024/2025	2025/2026	
Works Cost		0.00	0.00	1,537,428.04	259,848.10	1,797,276.14
Fees		0.00	61,197.94	230,902.28	53,285.14	345,385.36
Non-works Costs		0.00	15,300.00	100,000.00	284,721.78	400,021.78
Equipment Costs		0.00	0.00	0.00	100,000.00	100,000.00
Contingencies		0.00	0.00	190,299.84	79,291.58	269,591.42
VAT		0.00	15,299.59	411,726.03	155,429.32	582,454.94
Sub-total		0.00	91,797.53	2,470,356.20	932,575.92	3,494,729.64
Recoverable VAT		0.00	12,239.59	107,677.58	21,050.94	140,968.11
Total		0.00	79,557.94	2,362,678.62	911,524.98	3,353,761.53

NOTES: 1) HDUHB's Development Approval Form does not account for VAT on Fees, as such are 100% recoverable.
2) VAT Assessment has been undertaken - refer to report

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RECOVERABLE VAT CALCULATION

	a	b	c	d
	Cost Net of VAT	VAT at 20% (ie prior to recovery)	Percentage recoverable (% of col b)	Recoverable VAT (col b x col c)
	£	£	%	£
Works Cost	1,797,276.14	359,455.23	20.00%	71,891.04
Fees	345,385.36	69,077.07	100.00%	69,077.07
Non-works Costs	400,021.78	80,004.36	0.00%	0.00
Equipment Costs	100,000.00	20,000.00	0.00%	0.00
Total			£	140,968.11

Notes:- 1) DAF does not account for VAT on Fees, as such are 100% recoverable.

2) VAT Assessment has been undertaken - refer to report

ANCILLIARY PROJECT INFORMATION

Capital Commitment Charge @ 6%	174,736.48
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	Rate (£)	Quantity	Cost exc. VAT (£)
Area		369.00	
Change in Heating Volume (m3)		996.30	
Change in Floor Area (m2)		369.00	
Change in Energy Costs		369.00	
Change in Maintenance - Hard FM		369.00	
Change in Hotel Services - Soft FM		369.00	
Change in Waste		1.00	
Change in Rates		1.00	
Change in Departmental Costs (Lease)		369.00	
Change in Equipment Costs		0.00	
Change in Other Costs		1.00	
Total Revenue			£ 144,282.74

Note - Extra over Revenue Costs at £144,282.74 Per Annum / Refer to BJC for breakdown