



Calderdale and  
Huddersfield NHS  
Foundation Trust

Five Year Strategic  
Plan

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Feasibility Cost Model  
(Rev 2)

3 December 2015



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Rev	Prepared By	Checked By	Date
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1	Steve Woodward	Mark Dando	01/12/2015
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## FEASIBILITY COST MODEL - EXECUTIVE SUMMARY

### EXECUTIVE SUMMARY

This Feasibility Cost Model reflects the expected build costs and out-turn costs for three options in the redevelopment of the Calderdale, Huddersfield and Acre Mill sites, providing a rationalisation of the clinical facilities on the existing sites, in line with the Trust's Schedule of Accommodation Version 3 (including an allowance of 30% for communication and plant). We have taken cognisance of the assumed delivery approach, associated site wide infrastructure impact and site logistics; this will require further analysis and testing as the scheme progresses. Importantly, a number of assumptions have been taken at this stage that need validation, particularly in relation to excluded items. The assumed procurement route is still to be determined; an initial procurement paper has been produced summarising the options the Trust will consider at the next stage.

### OPTIONS

### Forecast Out-turn Cost

Option 1	Backlog Maintenance only	£92,398,119
Option 2c	HRI Hot site; CRH Cold Site; Extend HRI	£301,077,573
Option 3a	CRH Hot Site; HRI Cold Site on AM; New Build behind Maternity	£284,178,320

Options 2a, 2b, 3b and 3c have not been progressed at this stage of the analysis. The preferred options considered to assess financial viability are options 1, 2c and 3a as described above.

### FINANCIAL SUMMARY

The out-turn costs for each option are shown above with the composite elements comprising these costs collated from the supporting cost build up. The Overall Cost Summary provides a high level overview of the cost components.

### RISK

A detailed risk workshop has still to be undertaken and as such a contingency allowance has been included within this Cost Model at 15% for all options. This aligns to the benchmark norm for contingency at this stage of the project and provides the requisite level of contingency to cover planning, design and price risk. We would advise that a risk workshop be undertaken and a priced risk register produced for the shortlisted options.

### OPTIMISM BIAS

The requisite DH Optimism Bias forms have been completed, which provides the level of Optimism Bias included within this estimate. The Upper Bound calculation is defined by the project parameters and the mitigating factors provide the status and assurity on the progress of the the options. The level of Optimism Bias will reduce as the project progresses. It is important to note that Optimism Bias allows for items outside of contingency such as RPA score, planning implications, changes in clinical areas to meet architectural designs, statutory regulation changes and programme of delivery. We would recommend a formal Optimism Bias Workshop with the Project Team.

### EQUIPMENT

The equipment allowance will need to be validated with an equipment strategy, which will determine the transfer of any existing equipment, annual purchase of equipment through Operational Capital, thus defining the residual equipment required for the new buildings.

### BENCHMARKING

The costs for the various functional areas comprising the overall scheme have been benchmarked against comparable healthcare schemes built over the past 5 years. These have been normalised for location factor and for inflation allowances to provide a benchmark figure for each of the areas in the schedule of accommodation. Theatre areas, for example, incur a much higher cost per square metre as compared to offices or in-patient accommodation.

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## FEASIBILITY COST MODEL - EXECUTIVE SUMMARY

### BASIS OF COSTS

Existing Site Plans

Schedule of Accommodation Version 3 issued 30/11/2015

Meetings with the Trust and Ernst and Young held on 29th October, 3rd and 25th November 2015

Ernst and Young Capacity Model issued Tuesday 10th November with agreed updates via email on Wednesday and Thursday, 11th, 12th and 27th November.

6 Facet survey

Backlog maintenance data reviewed by Lendlease in the period up to and including 27/11/15.

Land Valuation figures issued by DTZ on Monday 23rd November 2015

Conference calls on 18/11/15 and 27/11/15

### ASSUMPTIONS

1	The estimates are based upon the gross internal floor areas as shown in the cost estimate. These areas have been taken from the Schedule of Accommodation, Version 1, produced by the Healthcare Planner in discussions with Ernst & Young on the required clinical activity for each of the options. We have assumed a 30% allowance for planning, communication, circulation, engineering and plant. This requires validation by the Architect once block plans are produced. Should this assumption not be correct this will provide a large risk to the Trust. It is assumed that space planning is suitable to accommodate services to meet Trust requirements.
2	Demolition costs have been excluded and deemed to be included as part of the works undertaken by the developer. An adjustment to the land sale value has been made as advised by DTZ to allow for demolitions.
3	Some allowances have been made for car park phasing, as it is assumed that all other works will be undertaken in a single phase. However, this requires further analysis and validation once the the scheme progresses and the delivery strategy is reviewed.
4	The chosen procurement route is still to be determined.
5	An allowance of 1.5% has been included for non-works. It is noted that section 106/278 requirements are not within this allowance. This figure requires substantiation by the Trust.
6	VAT recovery has been allowed in full on fees, 20% on refurbishment works, 5% on extensions and 100% on PFI. With the latest changes to the COS52 rules this may not be achievable in the future.
7	Contingency is included at 15% subject to progression of design.
8	An allowance of 12% is included for fees. This excludes Trust direct fee expenditure and capitalisation of staff.
9	No specific allowance has been included for Part L compliance, although a small allowance for sustainability has been included.
10	All existing service infrastructure upgrades have been assumed and require substantiation via further surveys and analysis.
11	Phasing, decommissioning, interfaces with existing and installation of services to be ascertained once surveys and design has progressed.
12	The scope of works in respect of extent of roads and external landscaping is assumed and requires further substantiation especially with regard to section 106 and 278 requirements.
13	Optimism bias is included at 13%; the DH template has been used to determine both the Upper Bound calculation and mitigating factors to support the 13 % figure included. We would recommend an optimism bias workshop to validate this allowance.
14	Links between buildings are assumed required for maternity extension at CRH and HRI extension only.
15	Temporary accommodation has been excluded. It is assumed any temporary accommodation requirements will be undertaken and funded in-house.
16	Preliminaries are included at 14%.

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## FEASIBILITY COST MODEL - EXECUTIVE SUMMARY

17	An allowance for equipment has been included at 5% on the works cost sub-total. This will need to be fully tested once the project progresses. This does assume a high level of transfer and purchase via Operational Capital; a fully detailed exercise is required to understand the purchase of new equipment.
18	All service diversions allowed are currently assumed. This requires testing and analysis once surveys have been undertaken.
19	Substructure allowances are on the assumption that some piling will be required, the ground conditions will need to be ascertained to assess requirements.
20	Requirements in relation to infrastructure are assumed and will require substantiation by a design engineer.
21	Phone and data requirements are assumed to be sufficient on the site and connections to the supply is all that is required.
22	An allowance for traffic management is included; this will require further definition once the project detail progresses.
23	No allowances have been made for decanting. It is assumed any decanting requirements will be undertaken and funded in-house.
24	The allowances included for the various new build elements are based on benchmark comparators for each of the functional areas and will require substantiation when the design progresses.
25	The cost allowances included for the refurbishment element are based upon the assumption that only primary plant adaptations are included where identified.
26	Extent of external works is allowed adjacent to new buildings only. A provisional allowance is also included for trees and soft landscaping around the new build area.
27	A total out-turn cost allowance has been made to provide a multi-storey car park for HRI for 500 spaces and CRH for 500 spaces. This allowance is made based on a benchmark norm for car parking spaces. Further design, survey information and discussions with planners is required to validate this allowance.
28	A detailed programme is still to be developed; currently we are assuming a start on site in 1Q 2018. Inflation is included in accordance with BCIS All in TPI indices to 1Q 2018 and construction price indices to mid point of construction; indices and inflation rates change regularly and this will need to be monitored. Additionally, market conditions can effect the level of competition for main contractors and subcontractors, which will affect prices in the market.
29	Backlog Maintenance will be updated in line with the shift statement once complete. Currently £92.398m is included for options 1 and 2c, and £15.5m for options 3a.
30	BREEAM Excellent has been allowed for all new buildings.

### EXCLUSIONS

1	Site Acquisition legal costs.
2	Running costs.
3	Artwork.
4	Decanting.
5	Temporary Accommodation.
6	Provision of an Energy Centre.
7	Impairment.
8	Phasing; some minor allowances are included for car park phasing.
9	Carbon neutral requirements.
10	PFI Fees.
11	Removal / disposal of contaminated earth.

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COST SUMMARY

Item	Cost (Option 1)	Cost (Option 2c)	Cost (Option 3a)	Comments
HRI	£0	£66,795,028	£55,480,150	
CRH	£0	£7,815,250	£46,503,600	
Energy Centre	£0	£0	£0	Additional work to current CHP only
Demolitions and Alterations	£0	£0	£0	
Site Infrastructure	£0	£3,366,550	£5,370,240	
Traffic Management	£0	£100,193	£152,976	
External Works	£0	£635,850	£1,070,080	
Service Diversions	£0	£180,000	£140,000	
Access and logistics	£0	£200,385	£139,511	
Temporary Accommodation	£0	£0	£0	
Car Parking	£0	£5,000,000	£5,000,000	
Links	£0	£150,000	£90,000	
Artwork	£0	£0	£0	
Sustainability	£0	£746,103	£1,019,838	
Section 106/278	£0	£746,103	£1,019,838	
Decanting	£0	£0	£0	Excluded
Sub Total	£0	£85,735,461	£115,986,231	
Preliminaries @ 14%	£0	£12,002,965	£16,238,072	
Works Cost Total	£0	£97,738,425	£132,224,304	
Fees @ 12%	£0	£11,728,611.05	£15,866,916.46	Excludes Trust Fees
Non Works Costs @ 1.5%	£0	£1,466,076	£1,983,365	IT, Data, Telecoms and surveys, section 106/278 included above
Equipment Costs @ 5%	£0	£4,886,921.27	£6,611,215.19	
Planning Contingency @ 15%	£0	£17,373,005	£23,502,870	
Sub-Total	£0	£133,193,039	£180,188,670	
Optimism Bias @ 13%	£0	£17,315,095	£23,424,527	An optimism Bias Workshop is recommended
Sub Total	£0	£150,508,134	£203,613,197	
Inflation	£0	£27,332,277	£36,976,157	
Sub-Total	£0	£177,840,412	£240,589,354	
VAT (Excluding fees)	£0	£33,222,360	£44,944,487	
VAT Recovery		-£2,383,318	-£9,855,521.50	
<b>Out-Turn Total</b>	<b>£0</b>	<b>£208,679,454</b>	<b>£275,678,320</b>	
Backlog Maintenance	£92,398,119	£92,398,119	£15,500,000	
Land Sale	£0	£0	-£7,000,000	
Land Purchase	£0	£0	£0	
<b>Out-Turn Total</b>	<b>£92,398,119</b>	<b>£301,077,573</b>	<b>£284,178,320</b>	





## NEW BUILD COST BUILD-UP - Option 2c

Description	Quantity	Unit	Rate	Total @ 4Q 2015	Comments
HRI Hot Site, CRH Cold, Extend HRL					
<b>HRI</b>					
<b>Emergency Care Centre</b>					
ECC - Adult Urgent Care (Refurb)	739	m2	£2,050	£1,514,950	
ECC - Imaging (Plain & CT)	319	m2	£3,450	£1,100,550	
ECC - Majors & Resus	1,031	m2	£2,800	£2,886,800	
ECC - Chaircentric and Assessment places	741	m2	£2,600	£1,926,600	
ECC Shared Accommodation	0	m2	£2,450	£0	
ECC - Elderly & adult Assessment Area	657	m2	£2,600	£1,708,200	
ECC - Children's PAOU	718	m2	£2,650	£1,901,878	
<b>Critical Care Unit</b>					
Critical Care Unit (Refurb)	1,454	m2	£2,450	£3,562,300	
Displaced space to expand CCU	945	m2	£2,500	£2,362,500	Nature of space unknown
<b>Inpatient Unit - Surgical</b>					
Inpatients - entrance zone (per 2 wards)	122	m2	£2,400	£292,800	
Inpatient ward	4,914	m2	£2,500	£12,285,000	
Inpatient beds - Support Zone (per 2 wards)	352	m2	£2,400	£844,800	
<b>Inpatient Unit - Medical</b>					
Inpatients - entrance zone (per 2 wards)	0	m2	£2,400	£0	
Inpatient ward	0	m2	£2,500	£0	
Inpatient beds - Support Zone (per 2 wards)	0	m2	£2,400	£0	
Rehabilitation Ward	0	m2	£2,800	£0	
<b>Medical Day Care</b>					
Day Unit (Refurb)	695	m2	£2,050	£1,424,750	
Displaced space to expand Day Unit	452	m2	£2,500	£1,130,000	Nature of space unknown
Haemology Oncology Day Unit	0	m2	£2,800	£0	
Endoscopy Unit	0	m2	£2,900	£0	
Renal Dialysis Unit	0	m2	£2,950	£0	
<b>Cardiology Unit</b>					
Coronary Care Unit	1,126	m2	£3,100	£3,490,600	
Cardiac Cath Lab	546	m2	£3,500	£1,911,000	
<b>Day Surgery Unit</b>					
Theatres (Refurb)	0	m2	£3,200	£0	
Day of surgery - Pre-op area	0	m2	£2,750	£0	
Day Surgery	0	m2	£3,300	£0	
<b>Inpatient Unit - Paediatrics</b>					
Children's Ward	2,652	m2	£2,500	£6,630,000	
<b>Maternity Unit</b>					
Obstetric Ward	1,311	m2	£2,500	£3,277,500	
Post natal Ward	1,203	m2	£2,500	£3,007,500	
Staff Facilities - all Maternity	335	m2	£2,300	£770,500	
Delivery Suite	1,460	m2	£2,750	£4,015,000	
Obstetric Theatre	848	m2	£3,500	£2,968,000	
Birthing Unit	249	m2	£3,200	£796,800	
Family Suite (bereavement)	142	m2	£2,400	£340,800	
Maternity Support	449	m2	£2,400	£1,077,600	
<b>Neonatal Unit</b>					
Neonatal Unit	1,480	m2	£2,750	£4,070,000	
<b>Operating Theatres</b>					
Theatres (inc in Day Surgery)	0	m2	£4,200	£0	Includes Ancillary Space
<b>Imaging</b>					
Imaging Department (exc A&E)	0	m2	£3,500	£0	Includes Ancillary Space
<b>Therapy</b>					
Outpatients Therapy Department	0	m2	£2,450	£0	
<b>Pathology</b>					
Pathology Department	0	m2	£2,950	£0	
Microbiology	508	m2	£2,950	£1,498,600	
Mortuary and PM Suite	0	m2	£2,950	£0	
Carried Forward	25,448	m2		£66,795,028	





NEW BUILD COST BUILD-UP - Option 3a

Description	Quantity	Unit	Rate	Total @ 4Q 2015	Comments
<b>HRI Cold Site, CRH Hot, New Build behind Maternity</b>					
<b>HRI</b>					
Emergency Care Centre					
UCC - All Urgent Care	398	m2	£3,150	£1,253,700	
Critical Care Unit					
Critical Care Unit	0	m2		£0	
Inpatient Unit - Surgical					
Inpatients - entrance zone (per 2 wards)	109	m2	£2,400	£261,600	
Inpatient ward	4,388	m2	£2,500	£10,970,000	
Inpatient beds - Support Zone (per 2 wards)	314	m2	£2,400	£753,600	
Inpatient Unit - Medical					
Inpatients - entrance zone (per 2 wards)	0	m2	£2,400	£0	
Inpatient ward	0	m2	£2,500	£0	
Inpatient beds - Support Zone (per 2 wards)	0	m2	£2,400	£0	
Rehabilitation Ward	0	m2	£2,800	£0	
Medical Day Care					
Day Unit	0	m2	£2,800	£0	
Haemology Oncology Day Unit	901	m2	£2,800	£2,522,800	
Endoscopy Unit	1,082	m2	£2,900	£3,137,800	
Renal Dialysis Unit	0	m2	£2,950	£0	
Cardiology Unit					
Coronary Care Unit	0	m2	£3,100	£0	
Cardiac Cath Lab	0	m2	£3,500	£0	
Theatre Suite					
Theatres	3,433	m2	£4,200	£14,418,600	Includes Ancillary Space
Day of surgery - Pre-op area	777	m2	£2,750	£2,136,750	
Day Surgery	1,582	m2	£3,300	£5,220,600	
Inpatient Unit - Paediatrics					
Children's Ward	0	m2	£2,500	£0	
Maternity Unit					
Obstetric Ward	0	m2	£2,500	£0	
Post natal Ward	0	m2	£2,500	£0	
Staff Facilities - all Maternity	0	m2	£2,300	£0	
Delivery Suite	0	m2	£2,750	£0	
Obstetric Theatre	0	m2	£3,500	£0	
Birthing Unit	249	m2	£3,200	£796,800	
Family Suite (bereavement)	0	m2	£2,400	£0	
Maternity Support	179	m2	£2,400	£429,600	
Neonatal Unit					
Neonatal Unit	0	m2	£2,750	£0	
Pharmacy					
Pharmacy	477	m2	£2,700	£1,287,900	
Imaging					
Imaging Department (exc A&E)	1,942	m2	£3,500	£6,797,000	Includes Ancillary Space
Therapy					
Outpatients Therapy Department	0	m2	£2,450	£0	
Pathology					
Pathology Department	152	m2	£2,950	£448,400	
Mortuary and PM Suite	0	m2	£2,950	£0	
CSSD					
CSSD	0	m2	£2,900	£0	
Carried Forward	15,983	m2		£50,435,150	

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NEW BUILD COST BUILD-UP - Option 3a

Description	Quantity	Unit	Rate	Total @ 4Q 2015	Comments
Carried Forward	15,983			£50,435,150	
Medical Records					
Medical Records	0	m2	£2,300	£0	
Ancillary Spaces					
Restaurant & Catering	790	m2	£2,500	£1,975,000	
FM	975	m2	£2,200	£2,145,000	
Main Entrance	370	m2	£2,500	£925,000	
HRI Total	18,118			£55,480,150	
<b>CRH</b>					
Emergency Care					
ECC - Adult Urgent Care (Refurb)	739	m2	£2,050	£1,514,950	
ECC - Imaging ( CT)	386	m2	£3,450	£1,331,700	
ECC - Majors & Resus	1,031	m2	£2,800	£2,886,800	
ECC - Chaircentric and Assessment places	741	m2	£2,600	£1,926,600	
ECC Shared Accommodation	0	m2	£2,450	£0	
ECC - Elderly & adult Assessment Area	638	m2	£2,600	£1,658,800	
ECC - Children's PAOU	0	m2	£2,650	£0	
Critical Care Unit					
Critical Care Unit (Refurb)	1,454	m2	£2,050	£2,980,700	
Displaced space to expand CCU	945	m2	£2,500	£2,362,500	Nature of space unknown
Inpatient Unit - Surgical					
Inpatient Unit - Surgical	0	m2	£2,450	£0	
Inpatient Unit - Medical					
Inpatients - Entrance Zone (per 2 wards)	228	m2	£2,400	£547,200	
Inpatient ward	9,211	m2	£2,500	£23,027,500	
Inpatient beds - Support Zone (per 2 wards)	660	m2	£2,400	£1,584,000	
Outpatient Department					
Generic C/E Depts	0	m2	£2,650	£0	
Physiological Measurement (Cardiac Testing)	0	m2	£2,600	£0	
Oral, orthodontic, ENT, audio and MF Surgery and ophthalmology	0	m2	£2,750	£0	
Gynaecology OPD treatment Suite (part of womens suite with breast clinic)	0	m2	£2,750	£0	
Breast Clinic	0	m2	£2,700	£0	
Phlebotomy Dept	0	m2	£2,700	£0	
Medical Day Care					
Day Unit (Refurb)	673	m2	£2,150	£1,446,950	
Displaced space to expand Day Unit	437	m2	£2,500	£1,092,500	Nature of space unknown
Haem Onc day unit (additional)	0	m2	£2,800	£0	
Endoscopy Unit	0	m2	£2,900	£0	
Renal Dialysis Unit	0	m2	£2,950	£0	
Cardiology Unit					
Coronary Care Unit (Refurb)	29	m2	£3,100	£89,900	
Cardiac Cath Lab	0	m2	£3,500	£0	
Day Surgery Unit					
Day Theatres	0	m2	£4,200	£0	Includes ancillary space
Day of surgery - Pre op area	0	m2	£2,750	£0	
Day Surgery	0	m2	£3,300	£0	
Inpatient Paediatrics					
Children's Ward	0	m2	£2,500	£0	
Maternity Unit					
Maternity Unit	0	m2	£2,800	£0	
Neonatal Unit					
Neonatal Unit	0	m2	£2,750	£0	
<b>Total</b>	<b>17,172</b>	<b>m2</b>		<b>£42,450,100</b>	



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ABNORMALS COST BUILD-UP

Description	Quantity	Unit	Rate	Total Cost Option 1	Total Cost Option 2c	Total Cost Option 3a	Comments
Alterations and Demolitions Allowance for Asbestos survey Allowance for Asbestos removal Demolish Existing Buildings Monoflex scaffold protection Allowance for protection of live services  Total Alterations and Demolitions				£0	£0	£0	Demolition works excluded from abnormalities and included within the land sale calculations.
Site Infrastructure HV Ring Main Steam Condensate, heating, hot water & gas supply (mains) Cold Water Mains and Storage Electrical mains, sub stations & stand by generating plant Mains Gas supply Foul disposal Surface disposal Data and Telecoms Medical Gases Heat Source - assumes phased decommissioning of existing plant Generators, including housing Calorifiers and associated plant Miscellaneous services  Total Site Infrastructure				£0	£500,000 £1,000,000  £150,000 included above  £25,000 £470,775 £470,775 £50,000  £0  £300,000 £200,000 £200,000  £3,366,550	£800,000 £1,500,000  £250,000 included above  £50,000 £660,120 £660,120 £100,000  £0  £650,000 £350,000 £350,000  £5,370,240	Assumed existing capacity is suitable; connections and extensions to existing CHP only.  Detail of requirements to be confirmed     Primary Ring fine, connections only  Included above  Detail of requirements to be confirmed Detail of requirements to be confirmed Detail of requirements to be confirmed
Traffic Management Traffic Management - assumed part of car parking and cost neutral  Total Traffic Management				£0	£100,193	£152,976	Additional preliminaries requirement
External Works Roads Landscaping to new buildings, perimeter only Soft Landscaping Landscaping - trees					£10,000 £75,000 £50,000 £0	£75,000 £100,000 £50,000 £0	Provisional allowance Provisional allowance Provisional allowance

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ABNORMALS COST BUILD-UP

Allowance for shared hospital space					£0		Excluded - assumed no requirement
Allowance for fencing					£20,000	£15,000	
Allowance for isolating and removal of existing redundant services						£250,000	Provisional allowance
Allowance for underground drainage					£315,850	£440,080	
Allowance for external lighting					£50,000	£75,000	Provisional allowance
Allowance for connection to existing services infrastructure					£75,000	£50,000	Provisional allowance
CCTV					£40,000	£15,000	Allowance for external cameras
Total External Works				£0	£635,850	£1,070,080	
Service Diversions							
Electricity					£50,000	£30,000	Provisional allowance
Gas					£15,000	£20,000	Provisional allowance
Water mains					£15,000	£20,000	Provisional allowance
Foul water disposal					£15,000	£20,000	Provisional allowance
Surface water disposal					£15,000	£20,000	Provisional allowance
Telephone and data					£70,000	£30,000	Includes £50k for CRH as cold site
Civils works - included in above allowances					£0	£0	
Total Service Diversions				£0	£180,000	£140,000	
Access and logistics							
Access and logistics					£200,385.08	£139,510.80	
Total Access and logistics				£0	£200,385	£139,511	
Temporary Accommodation							
Allowance for the temporary accommodation to maintain services					£0	£0	No temporary accommodation required for any of the proposed options. Advised by the Trust on 18/11/15
Total Temporary Accommodation				£0	£0	£0	
Links							
Links between buildings					£150,000	£90,000	Link included to maternity extension and HRI extension only.
Total Links				£0	£150,000	£90,000	
Car Parking							
Car Parking					£5,000,000	£5,000,000	
Total Car Parking				£0	£5,000,000	£5,000,000	
Artwork							
Allowance for artwork							Excluded
Total Artwork				£0	£0	£0	

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ABNORMALS COST BUILD-UP

Sustainability					£746,102.78	£1,019,837.50	Allowance of 1% on New Build
Sustainability							
Total Sustainability				£0	£746,103	£1,019,838	
Backlog Maintenance							
Backlog Maintenance				£92,398,119	£92,398,119	£15,500,000	
Total Backlog Maintenance				£92,398,119	£92,398,119	£15,500,000	
Land Sale/Purchase							
Land Sale					£0	-£7,000,000	As advised by DTZ
Purchase of allotments					£0	£0	As advised by DTZ
Total Land Sale				£0	£0	-£7,000,000	
Impairment - Demolished Buildings							
Impairment - Demolished Buildings					£0	£0	Excluded as advised by the Trust 18/11/15
Total Impairment				£0	£0	£0	
Section 106/278 contributions							
Section 106/278 contributions					£746,103	£1,019,838	
Total Section 106/278 contributions				£0	£746,103	£1,019,838	
Total				£92,398,119	£103,523,302	£22,502,481	

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ENERGY CENTRE

Description	Quantity	Unit	Rate	Total Cost	Comments
					Not Required Not Required Not Required
Total				£0	

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## PHASING

Below are highlighted items, which need to be considered in relation to phasing.

Item		Comments
Allowance for mobilisation and demobilisation costs associated with phasing		
Phasing costs prelims/subcontractors		
Decanting allowance		
Loss of economies due to package procurement		
Loss of economies with fees		
Access and logistics		
Temporary works		
Extended programme		
Temporary services		
Total Phasing		

## RISKS

Risks identified below are an initial high level review of key risks. A full risk workshop is recommended once the preferred option is selected.

- 1) All service diversions allowed are currently assumed. This requires testing and analysis once surveys have been undertaken.
- 2) The assumed Gross Internal Floor Area and additional communication, circulation, engineering and plant space is assumed and will require substantiation once the preferred option is selected.
- 3) Substructure allowances are based on the assumption that short piling will be required; the ground conditions will need to be ascertained to assess requirements.
- 4) The phasing strategy needs to be defined to determine cost and programme impact.
- 5) Equipment requirements are on a benchmarked percentage allowance and will need to be fully tested once the project progresses.
- 6) Site infrastructure requirements are assumed and require substantiation.
- 7) Non-works allowances need to be fully scheduled and assessed in order to substantiate their validity.
- 8) Fee allowances are based upon a benchmarked percentage and need to be agreed.
- 9) Security requirements require further definition to test if current allowances are suitable.
- 10) Phone and data requirements are assumed to be sufficient on the site and connections to the supply is all that is required.
- 11) Traffic management requirements must be ascertained once the contractor is appointed.
- 12) Allowances for decanting are excluded and assumed to be undertaken by the Trust outside of the project budget.
- 13) An allowance is included for refurbishment elements and requires substantiation once the design progresses, as no primary plant replacement has been allowed to these areas.
- 14) Inflation allowances and market conditions must be carefully monitored to ascertain impact in a rising market.
- 15) A carbon neutral solution has not been allowed for; should this be required we would need to further investigate allowances for renewables and sustainable solutions.
- 16) The schedule of accommodation may need further refinement and agreement with clinicians to ascertain viability.
- 17) We would advise that a more in depth analysis of the services infrastructure is undertaken in order to validate how this interfaces with the plant provision with each building.
- 18) Section 106/278 requirements require further analysis in respect of the contribution required by the Trust and transport plans.
- 19) Temporary service allowances have been excluded and require further analysis and design engineer input to validate any requirements.
- 20) It is assumed that the design function can be delivered within the areas specified.
- 21) The level of Optimism Bias requires substantiation via an Optimism Bias Workshop.
- 22) Back log maintenance will require further analysis.
- 23) A nominal allowance for Artwork has been included.
- 24) Flood plain studies have not been undertaken and no allowance has been included for measures required to mitigate this risk.
- 25) Changes in medical practice and technology may incur additional costs.
- 26) IT infrastructure and software needs review and substantiation.
- 27) Strategy of phasing, site logistics and delivery still to be ascertained in relation to viability.
- 28) Unforeseen site conditions.
- 29) Planning approval and associated conditions.

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## DECANTING

It is assumed that the relocation of departments into the new facilities will be undertaken and funded in-house; as advised by the Trust during the Design Team meeting on 26/06/14. The full detail of how this is to be undertaken will require further analysis once the logistics of how and when the departments will move is known.

Decanting into new accommodation	£0
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Sub Total	£0
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