

Attachment 1

Updated detailed project budget, confirmed with Quantity Surveyor 17/6/2025

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|---|----------------------------|
| Estimated trade cost (Construction, includes demolition of the Joan Marshall building) | \$5,904,000 |
| Lead Contractor Preliminaries | \$1,066,000 |
| <u>Estimated Construction Cost</u> | <u>\$6,970,000</u> |
| Construction contingency, variations | \$384,460 |
| Fittings, Fixtures & Equipment (FFE) and ICT/AV | \$415,652 |
| Consultant fees | \$550,000 |
| Statutory fees & charges | \$125,000 |
| Internal costs – Superintendent, Project Manager, and TasNetworks/NBN contributions | \$980,200 |
| Stakeholder engagement (includes construction phase) | \$56,200 |
| Art purchase | \$60,000 |
| Post Occupancy Allowance | \$100,000 |
| *Principal-arranged Insurance (Works and Construction Liability) | \$108,488 |
| Relocation & Decanting – (Demountable for renal nurse and social worker, & Leased facility for Midwifery) | \$250,000 |
| <u>Total Outturn Cost Estimate</u> | <u>\$10,000,000</u> |

(All values shown exclude GST)

Note FFE: Since the PSC hearing on 12 May 2025 the following has been confirmed with the NUM, who returned from leave regarding the numbers of Chairs and Dialysis Machines: The existing 16 chairs will be relocated into the new unit, the 2 additional chairs that are currently in storage will also be relocated into the new unit to provide a total of 18 chairs, one chair for each treatment bay. There are 15 existing dialysis machines that will be relocated into the new unit; the 3 additional machines required are currently in storage and will also be relocated into the new unit. This will provide a total of 18 machines for the new unit.

*Note Pricing: Since the PSC hearing on 12 May 2025, the Quantity Surveyors (QS) updated **Overall Project Estimate** and **Tender Estimate** reports have been submitted. The tender submissions will be benchmarked against the QS Tender Estimate report.*

Note Pricing: The QS reports state that Market Condition Loading is excluded. Current market conditions in Tasmania are in a stable and competitive state. Based on this, loading for market conditions is excluded in the reports. If a competitive tender is not achieved, this may see an increase of 10% to 15% on the estimated construction cost.

Note: Since the PSC hearing on 12 May 2025, the Principal-arranged Insurance has been confirmed with JLT Insurance Brokers and reflects the actual known cost of the insurance policy.

Note: Since the PRC hearing on 12 May 2025, a variation has been accepted for Stakeholder Engagement management in the Construction Phase, which was not previously included.