

Attachment 1

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

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.