



Document Control

Version	Date Issued	Summary of Changes	Author
V1	27.9.17	Document compilation	N Aubrey
V2	11.10.17	Appendix content updated	T Nicholls
V3	24.10.17	Template updated	T Nicholls

States Of Jersey Outline Business Case Economic Appraisal WARNING: DATA VERIFIED - NOW FINAL OPTION 1 Do Nothing Capital Pricing Base date: Quarter 2 2016 Dec-24 Dec-25 Dec-26 Dec-27 Dec-28 Dec-29 Dec-30 Dec-31 Dec-32 Dec-33 Dec-34 Dec-35 Dec-36 Dec-37 Dec-38 Dec-39 Dec-40 Dec-41
Year 0 Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 Year 16 Year 17 **Capitalisable Costs** Main Hospital - implementation of Six facet survey 32.650.868 11.597.828 4.850.824 3.269.442 3.320.149 3.988.505 3.988.505 3.988.505 3.988.505 3.988.505 Capital & on cost 75.631.634 36-40 Kensington Place land + fees [HPCG summary 7.1] 44 Kensington Place Stafford & Revere Hotel Non Works Costs - other [HPCG summary 7.2-7.4] Equipment Contingency inc OB to be Broken out Optimism Bias Decant and Migration inc in capital to be broken out Capital inflation Main hospital Sub Total 2 Enabling Schemes [ES] ES-1 Creation of Catering CPU
ES-2 Relocation of medical secretaries / consultants 4,896,776 0 4,896,776 ES-3 Transfer of Clinics 1 - vacated catering dept.
ES-4 Construction of temporary Clinic Block
ES-5 Med recs and car park ES-6 Relocation of corporate functions ES-7 Transfer of Clinics 1 - remodelling of Westaway Court ES-8 Remodel - First Floor parade, Granite and 1960 wings ES-9 Re-siting of critical plant and systems ES-10 Transfer of Staff accommodation 4,896,776 0 4,896,776 3 Additional Works 5,013,851 Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment 4 Additional works Capital Inflation 117.075 117.075 Capital inflation on ES Schemes & additional works 117,075 117,075 CAPEX Total 104,648,210 0 61,667,444 11,597,828 4,850,824 3,269,442 3,320,149 3,988,505 **Lifecycle Costs** apitalisable asset replacement over the term 928,875 966,885 1,011,851 1,216,011 1,403,372 1,605,440 1,343,982 1,947,541 2,354,776 3,797,894 2,606,746 2,330,299 1,460,989 1,506,380 1,680,385 1,696,039 1,622,772 LCR1 -New build areas (not discounted or inflated) 130,250,945 LCR2 - Refurbished areas - (not discounted or inflated) 4,474,687 79,023 ES01 ES04 ES05 ES06 ES07 Refurb 134,725,632 7,694 12,162 7,943 1,001,286 1,000,081 1,060,378 1,249,208 1,608,690 1,638,636 1,423,005 1,980,738 2,396,691 3,861,194 2,655,273 2,363,495 1,533,400 1,539,576 2,179,900 1,729,235 1,664,688 **Transition Period costs** Year -4 Year -3 Year -2 Year -1 Year 0 Year 1 Capital works - Statury compliance & essentia Covered in six facet survey implementation 15,102,122 3,813,446 1,881,446 1,881,446 1,881,446 1,881,446 1,881,446 5,700,000 2,850,000 2,850,000 Statutory Compliance / H&S/ Essential replacement 20,802,122 2,850,000 2,850,000 0 3,813,446 1,881,446 1,881,446 1,881,446 1,881,446 Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Houskeping cost Current Hospital Portering cost Current Hospital Utility cost **Post Occupation costs** Revenue consequences of ES schemes enchmarked Operatational FM costs not in Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities

	Outline Business Case Economic	c Appraisal																						
	OPTION 1	Do Nothing																						
	Capital Pricing Base date:	Quarter 2 2016		Dec-43 Dec-44			Dec-47 Dec-48			Dec-51 Dec-52			Dec-55 Dec-5			ec-59 Dec-6		Dec-62				lec-66 Dec-67		Dec-69
	Capitalisable Costs	-	Year 18 Ye	ear 19 Year 20	Year 21	Year 22 Y	ear 23 Year 24	Year 25	Year 26 Y	'ear 27 Year 28	Year 29	Year 30	Year 31 Year 3	2 Year 33	Year 34 Y	ear 35 Year	36 Year 37	Year 38	Year 39	Year 40	Year 41 Y	ear 42 Year 43	Year 44	Year 45
1	Main Hospital - implementation of Six facet surv	rey - Capital & on cost																						
	26 40 Kensington Place	Fees																						
	44 Kensington Place																							
	Stafford & Revere Hotel	Non Works Costs - other [HPCG summary 7.2-7.4]																						
		Equipment Contingency inc OB to be Broken out																						
		Optimism Bias Decant and Migration inc in capital to be broken out																						
		Capital inflation																						
		Main hospital Sub Total	-																					
2	Enabling Schemes [ES]																							
		Creation of Catering CPU																						
		Relocation of medical secretaries / consultants Transfer of Clinics 1 - vacated catering dept.																						
		Construction of temporary Clinic Block Med recs and car park																						
	ES-6	Relocation of corporate functions Transfer of Clinics 1 - remodelling of Westaway Court																						
		Remodel - First Floor parade, Granite and 1960 wings																						
		Re-siting of critical plant and systems Transfer of Staff accommodation																						
			0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 (0	0	0	0	0	0 (0
3	Additional Works	5,013,851	51																					
		Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment																						
		1 ost occupation of since stock relationsmicht																						
		-	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 (0	0	0	0	0	0 (0
4	Additional works Capital Inflation	Capital inflation on ES Schemes & additional works																						
			0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 (0	0	0	0	0	0 (0
		CAPEX Total	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 (0	0	0	0	0	0 (0
	Lifecycle Costs																							
	T	1																						
5	Capitalisable asset replacement over the term	LCD1 New build excee (not discounted or inflated)	18		20 21 323 3,087,483			24 25	26	.,602,943 1,926,4	28 29	30	31	32 33		35	36 31		39 3,189,774	5,328,658	3,377,864 2	,658,442 1,343,5	43 44	3 1,161,004
		LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated)	0		0 0	0	0	0 0	0	0	0 0	0		0 0	0	,075,186 2,04 0	0 (0 0	0	0	0	0	0 (0
		ES01 ES04	33,196	79,023 46,	198 41,915	33,196	48,527 33,1	96 235,815	33,196	48,527 33,	196 41,915	63,300	79,023 33	,196 41,915	33,196	499,545 3	3,196 72,41	1 33,196	48,527	46,198	41,915	33,196 79,)23 33,19	205,319
		ESO5 ESO6																						
		ES07 Refurb ES08																						
		Granite Block																						
	Transition Period costs		2,899,766 3,	3,490,497 5,364,5	21 3,129,398	2,377,769 1,	801,149 2,519,80	02 3,113,426	2,173,987 1	,651,470 1,959,5	98 2,632,264	4,244,971	2,751,932 2,124,	719 1,507,007	1,806,853 2	574,731 2,077	7,309 1,584,478	2,294,271	3,238,301	5,374,855	3,419,780 2	,691,638 1,423,0	05 1,294,089	1,366,322
		•																						
6	Capital works - Statury compliance & essential backlog	Covered in six facet survey implementation																						
		Non Spatial refurbishment works Statutory Compliance / H&S/ Essential replacement																						
		,,,,																						
-	Current hospital Operational FM costs not in	Revenue consequences of ES schemes																						
,	Finance Model	Current Hospital Estates cost Current Hospital Houskeping cost																						
		Current Hospital Portering cost																						
		Current Hospital Utility cost																						
	Post Occupation costs	_																						
8	Benchmarked Operatational FM costs not in Financial Model	Revenue consequences of ES schemes																						
L	·	Estates - proportional based on Area Housekeeping -proportional based on area																						
		Portering - proportional based on area Energy & Utilities																						

States Of Jersey

	States Of Jersey Outline Business Case Economic	Appraisal																
	OPTION 1	Do Nothing																
	Capital Pricing Base date:	Quarter 2 2016		Dec-70	Dec-71	Dec-72	Dec-73	Dec-74	Dec-75	Dec-76	Dec-77	Dec-78	Dec-79	Dec-80	Dec-81	Dec-82	Dec-83	Dec-84
	Capitalisable Costs			Year 46	Year 47	Year 48	Year 49	Year 50	Year 51	Year 52	Year 53	Year 54	Year 55	Year 56	Year 57	Year 58	Year 59	Year 60
1	Main Hospital - implementation of Six facet surve	ry																
	36-40 Kensington Place	Capital & on cost Fees land + fees [HPCG summary 7.1]																
	44 Kensington Place Stafford & Revere Hotel																	
		Non Works Costs - other [HPCG summary 7.2-7.4] Equipment																
		Contingency inc OB to be Broken out Optimism Bias																
		Decant and Migration inc in capital to be broken out Capital inflation Main hospital Sub Total																
		,	•															
2	Enabling Schemes [ES]																	
	ES-1 ES-2	Creation of Catering CPU Relocation of medical secretaries / consultants																
	ES-3 ES-4																	
	ES-5 ES-6	Med recs and car park																
		Transfer of Clinics 1 - remodelling of Westaway Court																
	ES-8 ES-9	Remodel - First Floor parade, Granite and 1960 wings Re-siting of critical plant and systems																
	ES-10																	
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Additional Works	Add turn dealer to Datriotic Ctreat Corners	5,013,851															
		Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment																
				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Additional works Capital Inflation	Capital inflation on ES Schemes & additional works																
-	Additional works capital initiation	Capital Illiation on E3 Schemes & additional works		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		CAPEX Total	,	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		CAPEX TOTAL		U	0	0	0	U	0	0	0	0	0	0	0		0	0
	Lifecycle Costs																	
5	Capitalisable asset replacement over the term			46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
		LCR1 -New build areas (not discounted or inflated)		1,284,319	1,428,844	2,771,799	3,311,982	5,095,477	3,128,793	2,379,431	1,541,149	1,948,628	1,820,461	1,203,061				1,304,589
		LCR2 - Refurbished areas - (not discounted or inflated) ES01		0 33,196	0 48,527	0 33,196	72,411	0 63,300	0 48,527	0 33,196	0 41,915	0 33,196	0 530,041	0	0	0	0	0
		ES04 ES05																
		ES06 ES07 Refurb																
		ES08																
		Granite Block	•	1,317,515	1,477,371	2,804,996	3,384,394	5,158,776	3,177,320	2,412,628	1,583,064	1,981,825	2,350,502	1,203,061	750,461	1,029,843	968,217	1,304,589
	Transition Period costs																	
6	Capital works - Statury compliance & essential	Covered in six facet survey implementation																
	backlog	Non Spatial refurbishment works																
		Statutory Compliance / H&S/ Essential replacement																
7	Current hospital Operational FM costs not in Finance Model	Revenue consequences of ES schemes Current Hospital Estates cost																
		Current Hospital Houskeping cost Current Hospital Portering cost																
		Current Hospital Utility cost																
	Post Occupation costs																	
	Benchmarked Operatational FM costs not in	Revenue consequences of ES schemes																
8	Financial Model	Estates - proportional based on Area																
		Housekeeping -proportional based on area Portering - proportional based on area																
		Energy & Utilities																

States Of Jersey Outline Business Case Economic Appraisal OPTION 2 Capital Pricing Base date: Capitalisable Costs Main Hospital - implementation of Six facet survey Capital & on cost Fees 36-40 Kensington Place 44 Kensington Place Stafford & Revere Hotel 2 Enabling Schemes [ES] 3 Additional Works Additional works Capital Inflation

CAPEX Total

Do Minimum

Quarter 2 2016

Equipment
Contingency
Optimism Bias
Decant and Migration
Capital inflation
Main hospital Sub Total

Non Works Costs - other [HPCG summary 7.2-7.4]

ES-1 Creation of Catering CPU
ES-2 Relocation of medical secretaries / consultants
ES-3 Transfer of Clinics 1 - vacated catering dept.
ES-4 Construction of temporary Clinic Block
ES-5 Med recs and car park
ES-6 Relocation of corporate functions
ES-7 Transfer of Clinics 1 - remodelling of Westaway Court

ES-8 Remodel - First Floor parade, Granite and 1960 wings

Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment

Capital inflation on ES Schemes & additional works

ES-9 Re-siting of critical plant and systems
ES-10 Transfer of Staff accommodation

Lifecycle Costs

apitalisable asset replacement over the term

LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) ECR2 - Refurbis ESO1 ESO4 ESO5 ESO6 ESO7 Refurb ESO8 Granite Block

Transition Period costs

Covered in six facet survey implementation

Provision for Minimal ward refurbishments (1/PA) Statutory Compliance / H&S/ Essential replacement

Current hospital Operational FM costs not in

Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Houskeping cost Current Hospital Portering cost

Post Occupation costs

Benchmarked Operatational FM costs not in

Revenue consequences of ES schemes Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities

WARNING: DATA VERIFIED - NOW FINAL

March Marc	Total	Dec-16 Year -8	Dec-17 Year -7	Dec-18 Year -6	Dec-19 Year -5	Dec-20 Year -4	Dec-21 Year -3	Dec-22 Year -2	Dec-23 Year -1	Dec-24 Year 0	Dec-25 Year 1	Dec-26 Year 2	Dec-27 Year 3	Dec-28 Year 4	Dec-29 Year 5	Dec-30 Year 6	Dec-31 Year 7	Dec-32 Year 8	Dec-33 Year 9	Dec-34 Year 10	Dec-35 Year 11	Dec-36 Year 12	Dec-37 Year 13	Dec-38 Year 14	Dec-39 Year 15	Dec-40 Year 16	Dec-4 Year
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 0 0			32,650,868	11,597,828	4,850,824	3,269,442	3,320,149	3,988,505	3,988,505	3,988,505	3,988,505	3,988,505														
4,00,7 1	0 0 0 24,002,725																										
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	99,634,359	0	0	56,653,593	11,597,828	4,850,824	3,269,442	3,320,149	3,988,505																		
1			0	4,896,776																							
1	0																										
1	0		0																								
15.5945	0		0																								
185.547 365.547 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0	0	16,559,436	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0) 0	0	(0
15,644 67																											
385,847		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		. 0	0	0	0	0) (0		0
185,847 0 0 385,847 0 0 0 385,847 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						<u> </u>												<u> </u>						, ,			
140,444,467 140,444,67 140,		0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0) 0	0	(0
140,444,497 14	116,579,643	0	0	73,598,877	11,597,828	4,850,824	3,269,442	3,320,149	3,988,505	0	0	0	0	0	0	0	0	0	0	0	0	0) 0	0	(0
10,444,497 10,44																											
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	140 444 407																										
0 0 0 0 26,409 37,482 26,409 37,482 29,961 72,411 33,196 90,609 248,027 634,981 1,850,597 1,612,346 2,221,116 2,667,913 4,250,287 2,946,214 2,633,828 1,737,037 1,754,061 2,418,925 1,960,207 145,029,272 0 0 0 3,813,446 1,881,4	0 4,474,687										0	0	0	0	0	0		0	0	0	0	0		D 0	0		0
0 0 0 0 26,409 37,482 26,409 37,482 29,961 72,411 33,196 90,609 248,027 634,981 1,850,597 1,612,346 2,221,116 2,667,913 4,250,287 2,946,214 2,633,828 1,737,037 1,754,061 2,418,925 1,960,207 Year -8	0					18,715	25,320	18,715	25,320	22,018																	
Year -8 Year -7 Year -6 Year -5 Year -4 Year -3 Year -2 Year -1 Year 0 Year 1 15,102,122 0 0 0 3,813,446 1,881,446																											
15,102,122	145,029,272	0	0	0	0	26,409	37,482	26,409	37,482	29,961	72,411	33,196	90,609	248,027	634,981	1,850,597	1,612,346	2,221,116	2,667,913	4,250,287	2,946,214	2,633,828	1,737,03	7 1,754,061	2,418,925	1,960,207	7 1,88
5,700,000 2,850,000 0 0 0 0 0 0 0		Year -8	Year -7	Year -6	Year -5	Year -4	Year -3	Year -2	Year -1	Year 0	Year 1																
20,802,122 2,850,000 2,850,000 0 3,813,446 1,881,446 1,881,446 1,881,446 1,881,446 1,881,446 1,881,446										1,881,446	1,881,446																
	20,802,122				3,813,446	1,881,446	1,881,446	1,881,446	1,881,446	1,881,446	1,881,446																
0 19/09/17 Update:	0			Alls	struck through o	costs provided o	directly by SOJ																				
0 All struck through costs provided directly by SOJ 0	0	0	0	0	0	0	0	0	0																		
0 All struck through costs provided directly by SOJ 0 0	0				19/0	09/17 Update:																					
0	0 0			Alls	struck through o	costs provided o	directly by SOJ																				
0	0																										
0	0																										

States Of Jersey Outline Business Case Economic Appraisal OPTION 2 Do Minimum Capital Pricing Base date: Quarter 2 2016 **Capitalisable Costs** Main Hospital - implementation of Six facet survey Lapital & on cost Fees 36-40 Kensington Place 44 Kensington Place Stafford & Revere Hotel Non Works Costs - other [HPCG summary 7.2-7.4] Equipment Contingency Optimism Bias Decant and Migration Capital inflation Main hospital Sub Total 2 Enabling Schemes [ES] ES-1 Creation of Catering CPU ES-2 Relocation of medical secretaries / consultants ES-3 Transfer of Clinics 1 - vacated catering dept. ES-4 Construction of temporary Clinic Block ES-5 Med recs and car park ES-6 Relocation of corporate functions ES-7 Transfer of Clinics 1 - remodelling of Westaway Court

3 Additional Works

Post occupation Granite Block refurbishment

ES-8 Remodel - First Floor parade, Granite and 1960 wings

ES-9 Re-siting of critical plant and systems
ES-10 Transfer of Staff accommodation

Additional works Capital Inflation

Capital inflation on ES Schemes & additional works

CAPEX Total

Lifecycle Costs

pitalisable asset replacement over the term

LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) ES01 ES04 ES05 ES06 ES07 Refurb ES08 Granite Block

Transition Period costs

Covered in six facet survey implementation

Provision for Minimal ward refurbishments (1/PA)

Current hospital Operational FM costs not in

Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Houskeping cost Current Hospital Portering cost

Post Occupation costs

Benchmarked Operatational FM costs not in

Revenue consequences of ES schemes Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities

Dec-42 Year 18	Dec-43 Year 19	Dec-44 Year 20	Dec-45 Year 21	Dec-46 Year 22	Dec-47 Year 23	Dec-48 Year 24	Dec-49 Year 25	Dec-50 Year 26	Dec-51 Year 27	Dec-52 Year 28	Dec-53 Year 29	Dec-54 Year 30	Dec-55 Year 31	Dec-56 Year 32	Dec-57 Year 33	Dec-58 Year 34	Dec-59 Year 35	Dec-60 Year 36	Dec-61 Year 37	Dec-62 Year 38	Dec-63 Year 39	Dec-64 Year 40	Dec-65 Year 41	Dec-66 Year 42	Dec-67 Year 43	Dec-68 Year 44	Dec-69 Year 45
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
	3,817,595	5,932,455	3,468,248	2,640,480	1,973,944	2,769,172		2,394,649	1,812,551	2,165,126		4,600,799	2,969,028	2,343,170	1,669,049	2,009,059		2,302,325	1,719,701	2,550,447	3,578,545	5,943,598					
33,196	79,023	46,198	41,915	33,196	48,527	33,196	235,815	33,196	48,527	33,196	41,915	63,300	79,023	33,196	41,915	33,196	499,545	33,196	72,411	33,196	48,527	46,198	41,915	33,196	79,023	33,196	205,319
3,236,525	3,896,618	5,978,653	3,510,164	2,673,676	2,022,471	2,802,368	3,425,565	2,427,846	1,861,078	2,198,322	2,921,921	4,664,099	3,048,051	2,376,366	1,710,965	2,042,255	2,844,624	2,335,521	1,792,112	2,583,643	3,627,072	5,989,796	3,823,271	3,012,109	1,612,346	1,480,730	1,544,118

OPTION 2	Do Minimum															
Capital Pricing Base date:	Quarter 2 2016															
Capitalisable Costs		Dec-70 Year 46	Dec-71 Year 47	Dec-72 Year 48	Dec-73 Year 49	Dec-74 Year 50	Dec-75 Year 51	Dec-76 Year 52	Dec-77 Year 53	Dec-78 Year 54	Dec-79 Year 55	Dec-80 Year 56	Dec-81 Year 57	Dec-82 Year 58	Dec-83 Year 59	Dec-8 Year 6
Main Hospital - implementation of Six facet surve	,															
	Capital & on cost															
36-40 Kensington Place 44 Kensington Place Stafford & Revere Hotel	Fees land + fees [HPCG summary 7.1]															
	Non Works Costs - other [HPCG summary 7.2-7.4] Equipment Contingency															
	Optimism Bias Decant and Migration Capital inflation Main hospital Sub Total															
Enabling Schemes [ES]																
ES-1 ES-2	Creation of Catering CPU Relocation of medical secretaries / consultants															
ES-3 ES-4	Transfer of Clinics 1 - vacated catering dept. Construction of temporary Clinic Block															
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ES-7	Transfer of Clinics 1 - remodelling of Westaway Court															
ES-8 ES-9	Remodel - First Floor parade, Granite and 1960 wings Re-siting of critical plant and systems															
ES-10	Transfer of Staff accommodation		0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	U	U	U	U	J	U	U	- 0	0	0	0	0	
Additional Works	Add two decks to Patriotic Street Car park															
	Post occupation Granite Block refurbishment															
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Additional works Capital Inflation	Capital inflation on ES Schemes & additional works															
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CAPEX Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CAFEA IOUAI															
Lifecycle Costs																
Capitalisable asset replacement over the term		46	47	48	49	50	51	52	53	54	55	56	57	58	59	
	LCR1 -New build areas (not discounted or inflated)	1,471,026			3,657,869	5,585,997	3,460,590	2,653,610	1,751,059	2,197,724	2,070,419					1,449
	LCR2 - Refurbished areas - (not discounted or inflated) ES01 ES04 ES05	0 33,196	0 48,527	0 33,196	0 72,411	0 63,300		0 33,196	0 41,915	0 33,196	0 530,041	0	0	0	0	
	E506 E507 Refurb															
	ES08															
	Granite Block	1,504,222	1,673,107	3,109,388	3,730,280	5,649,297	3,509,117	2,686,806	1,792,974	2,230,920	2,600,460	1,370,892	862,771	1,161,028	1,085,731	1,449
Transition Period costs																
Capital works - Statury compliance & essential	Covered in six facet survey implementation															
backlog	Provision for Minimal ward refurbishments (1/PA)															
	Statutory Compliance / H&S/ Essential replacement															
Current hospital Operational FM costs not in	Revenue consequences of ES schemes															
Finance Model	Current Hospital Estates cost Current Hospital Houskeping cost															
	Current Hospital Houskeping cost Current Hospital Portering cost															
Post Occupation costs																
Benchmarked Operatational FM costs not in	Revenue consequences of ES schemes Estates - proportional based on Area															
Financial Model																

OPTION 3

Main Hospital

The Refurbishment option

Capital Pricing Base date: Quarter 2 2016

Capitalisable Costs

Capital & on cost
Fees
36-40 Kensington Place
44 Kensington Place
Stafford & Revere Hotel
... Non Works Costs - other [HPCG summary 7.2-7.4]

Equipment Contingency
Optimism Bias
Decant and Migration

Capital inflation

Main hospital Sub Total

2 Enabling Schemes [ES]

ES-1 Creation of Catering CPU
ES-2 Relocation of medical secretaries / consultants
ES-3 Transfer of Clinics 1 - vacated catering dept.
ES-4 Construction of temporary Clinic Block
ES-5 Med recs and car park
ES-6 Relocation of corporate functions
ES-7 Transfer of Clinics 1 - remodelling of Westaway Court

ES-8 Remodel - First Floor parade, Granite and 1960 wings

ES-9 Re-siting of critical plant and systems ES-10 Transfer of Staff accommodation

3 Additional Works

Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment

Additional works Capital Inflation

Capital inflation on ES Schemes & additional works

CAPEX Total

Lifecycle Costs

apitalisable asset replacement over the term

LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) ECR2 - Refurbis ES01 ES04 ES05 ES06 ES07 Refurb ES08 Granite Block

Transition Period costs

rrent H&SS programme + provisions as outside MTFP

Spatial refurbishment of wards Statutory Compliance / H&S/ Essential replacement

Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Houskeping cost Current Hospital Portering cost

Post Occupation costs

Benchmarkeu Opt

Revenue consequences of ES schemes Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities

Post Project evaluation Provision
Old Hospital management [5 year post occupation]

WARNING: DATA VERIFIED - NOW FINAL

Total	Dec-16 Year -8	Dec-17 Year -7	Dec-18 Year -6	Dec-19 Year -5	Dec-20 Year -4	Dec-21 Year -3	Dec-22 Year -2	Dec-23 Year -1	Dec-24 Year 0	Dec-25 Year 1	Dec-26 Year 2	Dec-27 Year 3	Dec-28 Year 4	Dec-29 Year 5	Dec-30 Year 6	Dec-31 Year 7	Dec-32 Year 8	Dec-33 Year 9	Dec-34 Year 10	Dec-35 Year 11	Dec-36 Year 12	Dec-37 Year 13	Dec-38 Year 14	Dec-39 Year 15	Dec-40 Year 16	Dec-41 Year 17
216,681,172	0	0		2,231,689	35,354,384	61,081,651	64,470,199	43,530,866	10,012,384																	
37,984,254 3,024,000	2,468,976	12,344,882	11,537,717 3,024,000	0	4,985,433 0	0	0	0																		
712,800 6,750,000	0	0	712,800 6,750,000	0	0	0 0	0	0 0																		
6,267,426 18,650,035	0	200,000	500,000 0	500,000 0	700,000 0	700,000 0	3,000,000	667,426 18650035.19																		
20,529,092 40,751,780				208,550 413,988	3,303,849 6,558,387	5,708,049 11,330,903	6,024,707 11,959,492	4,348,285 8,631,671	935,652 1,857,339																	
3,000,000 61,029,493	64,469	322,346	316,937	1,017,874	6,354,291	13,075,882	21,612,603	3,000,000 14,687,203	3,577,887																	
415,380,051	2,533,446	12,867,229	22,841,454		57,256,343	91,896,485	107,067,001	93,515,486	16,383,263																	
4,896,776			4,896,776																							
0 3,702,519			3,702,519																							
11,671,240	0		11,671,240																							
928,989 6,401,440			928,989 800,180		800,180	800,180	800,180	800,180	800,180	800,180																
12,227,634 7,483,711			9,924,019 7,483,711																							
2,892,218			2,892,218																							
1,431,557 51,636,084	0	0	1,431,557 43,731,209		800,180	800,180	800,180	800,180	800,180	800,180	0	0	0	0	0	0	0	0	0	0	0	0	0	() 0	0
3,306,609				1,653,304	1,653,304																					
5,659,236								332,266	4,645,290	681,681																
8,965,845	0	0	0	1,653,304	1,653,304	0	0	332,266	4,645,290	681,681	0	0	0	0	0	0	0	0	0	0	0	0	0	(0	0
2,867,751	0	0	782,938	375,166	100,000			72,833	1,330,446	206,369																
2,867,751	0	0	782,938	375,166	100,000	0	0	72,833	1,330,446	206,369	0	0	0	0	0	0	0	0	0	0	0	0	0	(0	0
478,849,731	2.533.446	12 867 229	/7.055./04	4/ 454 /40	50 000 000																					0
						92.696.665	107.867.180	94.720.765	23.159.178	1.688.230	0	0	0	0			0	0		0		0	0	() ()	
		12,007,227	67,355,601	16,151,610	59,809,828	92,696,665	107,867,180	94,720,765	23,159,178	1,688,230	0	0	0	0	0	0	0	0	0	0	0	0	0	(0	
		12,007,227	67,355,601	16,151,610	59,809,828	92,696,665	107,867,180	94,720,765	23,159,178	1,688,230	0	0	0	0	U	0	0	0	0	0	0	0	0	(0 0	<u> </u>
		12,007,227	67,355,601	16,151,610	59,809,828	92,696,665	107,867,180	94,720,765	23,159,178	1,688,230	2	3		5				9	10		12	13				
140,444,497		12,007,1227	67,355,601	16,151,610	59,809,828	92,696,665	107,867,180	94,720,765	23,159,178	1	2	3 42,082	4 214,831	5 429,662	6 1,817,401	1,533,323	8 2,187,920	9 2,625,997	10 4,186,988	11 2,897,687	12 2,600,632	13	14	1,919,380	5 16 0 1,927,011	17
140,444,497 0 4,474,687		12,007,122	67,355,601	16,151,610	7,694	92,696,665	107,867,180 7,694	94,720,765	23,159,178	1	2 0 0	3	4	5	6 1,817,401	7 1,533,323 0	8 2,187,920 0	9	10	11 2,897,687 0	12	13	14 1,720,864 0	1,919,380	5 16 0 1,927,011 0 0	17 1,839,070 0
0 4,474,687 110,088		12,007,227	67,355,601	16,151,610	7,694 18,715	12,162 25,320	7,694 18,715	12,162 25,320	7,943 22,018	1 0 0 72,411	2 0 0 33,196	3 42,082 0 48,527	4 214,831 0 33,196	5 429,662 0 205,319	6 1,817,401 0 33,196	7 1,533,323 0 79,023	8 2,187,920 0 33,196	9 2,625,997 0 41,915	4,186,988 0 63,300	2,897,687 0 48,527	12 2,600,632 0 33,196	13 1,664,625 0 72,411	14 1,720,864 0 33,196	1,919,38((499,54	5 16 0 1,927,011 0 0 5 33,196	1,839,070 0 41,915
0 4,474,687 110,088 1,657,346 948,250		2,500,222	67,355,601	16,151,610	7,694 18,715 3,485 0	12,162 25,320 3,651 0	7,694 18,715 3,485 0	12,162 25,320 3,651 0	7,943 22,018 4,481 0	1 0 0 72,411 30,541 948,250	2 0 0 33,196 18,553	3 42,082 0 48,527 20,784	214,831 0 33,196 19,173	5 429,662 0 205,319 70,532	6 1,817,401 0 33,196 18,553	7 1,533,323 0 79,023 39,110	8 2,187,920 0 33,196 18,553	9 2,625,997 0 41,915 20,784	10 4,186,988 0 63,300 21,407	2,897,687 0 48,527 20,784	12 2,600,632 0 33,196 18,553	13 1,664,625 0 72,411 30,541	14 1,720,864 0 33,196 18,553	1,919,386 (499,54! 151,44	5 16 0 1,927,011 0 0 5 33,196 0 18,553	1,839,070 0 41,915 20,784
0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824		1,000,122	67,355,601	16,151,610	7,694 18,715 3,485	12,162 25,320 3,651	7,694 18,715 3,485	12,162 25,320 3,651	7,943 22,018 4,481	1 0 0 72,411 30,541 948,250 168,938	2 0 0 33,196 18,553 75,599	3 42,082 0 48,527 20,784 92,345	4 214,831 0 33,196 19,173 75,599	5 429,662 0 205,319 70,532 401,708	6 1,817,401 0 33,196 18,553 75,599	7 1,533,323 0 79,023 39,110 174,970	8 2,187,920 0 33,196 18,553 75,599	9 2,625,997 0 41,915 20,784 86,313	10 4,186,988 0 63,300 21,407 123,178	2,897,687 0 48,527 20,784 92,345	12 2,600,632 0 33,196 18,553 75,599	13 1,664,625 0 72,411 30,541 168,938	14 1,720,864 0 33,196 18,553 75,599	1,919,38(499,54! 151,444	5 16 0 1,927,011 0 33,196 0 18,553 0 75,599	17 1,839,070 0 41,915 20,784 86,313
0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578	0	0			7,694 18,715 3,485 0 17,542 22,488	12,162 25,320 3,651 0 23,733 30,424	7,694 18,715 3,485 0 17,542 22,488	12,162 25,320 3,651 0 23,733 30,424	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824			0		7,694 18,715 3,485 0 17,542	12,162 25,320 3,651 0 23,733	7,694 18,715 3,485 0 17,542	12,162 25,320 3,651 0 23,733	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578					7,694 18,715 3,485 0 17,542 22,488	12,162 25,320 3,651 0 23,733 30,424	7,694 18,715 3,485 0 17,542 22,488	12,162 25,320 3,651 0 23,733 30,424	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578 160,785,995	0	0	0	0	7,694 18,715 3,485 0 17,542 22,488	12,162 25,320 3,651 0 23,733 30,424 95,290	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2	12,162 25,320 3,651 0 23,733 30,424	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578 160,785,995	0 Year -8	0 Year -7 2,850,000	0 Year - 6 2,850,000	0 Year -5 2,850,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -4	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578 160,785,995	0 Year -8	0 Year -7	0 Year -6	0 Year -5 2,850,000	7,694 18,715 3,485 0 17,542 22,488 69,924	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2	12,162 25,320 3,651 0 23,733 30,424 95,290	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 4948,250 8,122,724 105,824 4,922,578 160,785,995	0 Year -8	0 Year -7 2,850,000	0 Year -6 2,850,000 2,850,000	0 Year -5 2,850,000 2,850,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -4 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 4948,250 8,122,724 105,824 4,922,578 160,785,995	0 Year -8	0 Year -7 2,850,000	0 Year -6 2,850,000 2,850,000	0 Year -5 2,850,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -4	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 4948,250 8,122,724 105,824 4,922,578 160,785,995	0 Year -8	0 Year -7 2,850,000 2,850,000	0 Year -6 2,850,000 2,850,000 18 All costs	0 Year -5 2,850,000 2,850,000 9/09/17 Update provided directi	7,694 18,715 3,485 0 17,542 22,488 69,924 Vear -4 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3 Provisions as ou 2,000,000 2,000,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637 55,079 Year 0	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 4948,250 8,122,724 105,824 4,922,578 160,785,995	0 Year -8	0 Year -7 2,850,000 2,850,000	0 Year -6 2,850,000 2,850,000 18 All costs	0 Year -5 2,850,000 2,850,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Vear -4 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3 Provisions as ou 2,000,000 2,000,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637 55,079 Year 0	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578 160,785,995 0 17,900,000 17,900,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year-8 2,850,000 2,850,000	0 Year -7 2,850,000 2,850,000	0 Year -6 2,850,000 2,850,000 18 All costs	0 Year -5 2,850,000 2,850,000 9/09/17 Update provided directi	7,694 18,715 3,485 0 17,542 22,488 69,924 Vear -4 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3 Provisions as ou 2,000,000 2,000,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637 55,079 Year 0	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578 160,785,995 0 17,900,000 17,900,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year-8 2,850,000 2,850,000	0 Year -7 2,850,000 2,850,000	0 2,850,000 2,850,000 11 All costs [0 Year -5 2,850,000 2,850,000 2,000/17 Update 0	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -4 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3 Provisions as ou 2,000,000 2,000,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637 55,079 Year 0	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 4,474,687 110,088 1,657,346 4948,250 8,122,724 105,824 4,922,578 160,785,995 0 17,900,000 17,900,000 0 0 0 0 0 0 0 0 0 0 0	0 Year-8 2,850,000 2,850,000	0 Year -7 2,850,000 2,850,000	0 2,850,000 2,850,000 11 All costs [0 Year -5 2,850,000 2,850,000 2,850,000 9/09/17 Update provided directi	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -4 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3 Provisions as ou 2,000,000 2,000,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637 55,079 Year 0	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648
0 4,474,687 110,088 1,657,346 948,250 8,122,724 105,824 4,922,578 160,785,995 0 17,900,000 17,900,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year-8 2,850,000 2,850,000	0 Year -7 2,850,000 2,850,000	0 2,850,000 2,850,000 11 All costs [0 Year -5 2,850,000 2,850,000 2,000/17 Update 0	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -4 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -3 Provisions as ou 2,000,000 2,000,000	7,694 18,715 3,485 0 17,542 22,488 69,924 Year -2 utside MTFP 2,000,000 2,000,000	12,162 25,320 3,651 0 23,733 30,424 95,290 Year -1	7,943 22,018 4,481 0 20,637 55,079 Year 0	1 0 0 72,411 30,541 948,250 168,938 81,491	2 0 0 33,196 18,553 75,599 69,172	3 42,082 0 48,527 20,784 92,345 78,648	4 214,831 0 33,196 19,173 75,599 72,015	5 429,662 0 205,319 70,532 401,708 87,176	6 1,817,401 0 33,196 18,553 75,599 69,172	7 1,533,323 0 79,023 39,110 174,970 81,491	8 2,187,920 0 33,196 18,553 75,599 69,172	9 2,625,997 0 41,915 20,784 86,313 78,648	10 4,186,988 0 63,300 21,407 123,178 77,700	2,897,687 0 48,527 20,784 92,345 78,648	12 2,600,632 0 33,196 18,553 75,599 69,172	13 1,664,625 0 72,411 30,541 168,938 81,491	14 1,720,864 0 33,196 18,553 75,599 69,172	1; 1,919,38((499,54; 151,44; 606,99(458,62(5 16 1,927,011 0 33,196 0 18,553 0 75,599 0 69,172	17 1,839,070 0 41,915 20,784 86,313 78,648

0 250,000 350,000 250,000 250,000 250,000

OPTION 3

The Refurbishment option

Capital Pricing Base date: Quarter 2 2016

Capitalisable Costs

Main Hospital

Capital & on cost

36-40 Kensington Place land + fees [HPCG summary 7.1]

44 Kensington Place Stafford & Revere Hotel

Non Works Costs - other [HPCG summary 7.2-7.4] Equipment

Decant and Migration Capital inflation Main hospital Sub Total

2 Enabling Schemes [ES]

Creation of Catering CPU

ES-2 Relocation of medical secretaries / consultants

ES-3 Transfer of Clinics 1 - vacated catering dept. ES-4 Construction of temporary Clinic Block ES-5 Med recs and car park

ES-6 Relocation of corporate functions

ES-7 Transfer of Clinics 1 - remodelling of Westaway Court

ES-8 Remodel - First Floor parade, Granite and 1960 wings

ES-9 Re-siting of critical plant and systems

ES-10 Transfer of Staff accommodation

3 Additional Works

Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment

Additional works Capital Inflation

Capital inflation on ES Schemes & additional works

CAPEX Total

Granite Block

Lifecycle Costs

apitalisable asset replacement over the term

LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) ES05 ES06 ES07 Refurb

Transition Period costs

rrent H&SS programme + provisions as outside MTFP

Spatial refurbishment of wards

Revenue consequences of ES schemes Current Hospital Estates cost

Current Hospital Houskeping cost Current Hospital Portering cost

Post Occupation costs

8 Benchmarkes - , Financial Model

Revenue consequences of ES schemes Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities Post Project evaluation Provision

Old Hospital management [5 year post occupation]

Dec-42 Dec-43 Dec-44 Dec-45 Dec-46 Dec-47 Dec-48 Dec-49 Dec-50 Dec-51 Dec-52 Dec-53 Dec-54 Dec-55 Dec-56 Dec-56 Dec-57 Dec-58 Dec-59 Dec-60 Dec-61 Dec-62 Dec-63 Dec-64 Dec-65 Dec-66 Dec-67 Dec-68 Dec-69 Per-18 Year 19 Year 20 Year 21 Year 22 Year 23 Year 24 Year 25 Year 26 Year 27 Year 28 Year 29 Year 30 Year 31 Year 32 Year 33 Year 34 Year 35 Year 37 Year 38 Year 39 Year 40 Year 41 Year 42 Year 43 Year 44 Year 45 Pec-69 Pec-69 Dec-69 Dec-24 29 33 22 25 26 3,203,328 3,817,595 5,932,455 3,468,248 2,640,480 1,973,944 2,769,172 3,189,751 2,394,649 1,812,551 2,394,649 1,812,551 2,394,649 1,812,551 2,894,060 4,600,799 2,994,028 2,394,799 2,3979,023 41,915 33,196 48,527 33,196 235,815 48,527 33.196 41,915 63,300 79,023 41,915 499.545 33,196 72,411 33,196 48,527 41,915 33,196 79,023 33,196 205,319 38,491 70.532 19.173 38,491 20.789 21,403 18.553 20.784 19.173 79.671 18.553 21.403 18.553 20.784 21.407 38.491 18.553 21,403 18.553 151.449 18.553 29.922 19.173 20.784 20.789 21.403 18.553 19.173 123,178 87,176 69,172 81,491 69,172 77.700 69,172 458,620 78,648 74.858 3.403.311 4.188.726 6.159.779 3.699.371 2.837.000 2.214.247 2.969.155 4.076.744 2.591.169 2.056.317 2.361.646 3.107.666 4.886.384 3.340.159 2.539.690 1.900.172 2.205.579 4.061.682 2.498.845 2.069.620 2.750.430 3.818.849 6.170.922 4.012.478 3.175.433 1.902.621 1.647.516 2.103.533

States Of Jersey Outline Business Case Economic Appraisal OPTION 3 The Refurbishment option Capital Pricing Base date: Quarter 2 2016 Dec-70 Dec-71 Dec-72 Dec-73 Dec-74 Dec-75 Dec-76 Dec-76 Dec-77 Dec-78 Dec-79 Dec-80 Dec-81 Dec-81 Dec-82 Dec-83 Dec-84 Year 46 Year 47 Year 48 Year 49 Year 50 Year 51 Year 52 Year 53 Year 54 Year 55 Year 56 Year 57 Year 58 Year 59 Year 60 **Capitalisable Costs** Main Hospital Capital & on cost Tees 36-40 Kensington Place land + fees [HPCG summary 7.1] 44 Kensington Place Stafford & Revere Hotel Non Works Costs - other [HPCG summary 7.2-7.4] Equipment Decant and Migration Capital inflation Main hospital Sub Total 2 Enabling Schemes [ES] ES-1 Creation of Catering CPU ES-2 Relocation of medical secretaries / consultants ES-3 Transfer of Clinics 1 - vacated catering dept. ES-4 Construction of temporary Clinic Block ES-5 Med recs and car park ES-6 Relocation of corporate functions ES-7 Transfer of Clinics 1 - remodelling of Westaway Court ES-8 Remodel - First Floor parade, Granite and 1960 wings ES-9 Re-siting of critical plant and systems ES-10 Transfer of Staff accommodation 3 Additional Works Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment Additional works Capital Inflation Capital inflation on ES Schemes & additional works CAPEX Total **Lifecycle Costs** apitalisable asset replacement over the term 48 49 50 52 53 54 55 56 57 58 59 1,471,026 1,624,580 3,076,192 3,657,869 5,585,97 3,460,590 2,653,610 1,751,059 2,197,724 2,070,419 1,370,892 862,771 1,161,028 1,085,731 1,449,508 LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) 72,411 63,300 33,196 530,041 ES01 ES04 ES05 48,527 33,196 48,527 33,196 41,915 18.553 21.403 18.553 29,922 21.407 20.784 18.553 21.403 18.553 27.691 ES06 ES07 Refurb 168,938 123,178 86,313 69,172 81,491 69,172 78,648 77,700 78,648 69,172 81,491 69,172 69,172 1,667,546 1,868,346 3,272,712 4,007,788 5,871,581 3,700,893 2,850,130 1,982,182 2,394,244 3,387,061 1,370,892 862,771 1,161,028 1,085,731 1,449,508 Granite Block **Transition Period costs** rrent H&SS programme + provisions as outside MTFP Spatial refurbishment of wards Revenue consequences of ES schemes Current Hospital Estates cost

Current Hospital Houskeping cost Current Hospital Portering cost

Revenue consequences of ES schemes Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities Post Proiect evaluation Provision

Old Hospital management [5 year post occupation]

Post Occupation costs

Benchmarked Operatational FM costs not in Financial Model

OPTION 4 Capital Pricing Base date:

The New Build option Quarter 2 2016

Capitalisable Costs

Main Hospital

Capital & on cost

36-40 Kensington Place land + fees [HPCG summary 7.1]
44 Kensington Place
Stafford & Revere Hotel

Non Works Costs - other [HPCG summary 7.2-7.4] Equipment

10,486,800 Contingency
Optimism Bias

Decant and Migration
Capital inflation
Main hospital Sub Total

2 Enabling Schemes [ES]

ES-1 Creation of Catering CPU
ES-2 Relocation of medical secretaries / consultants
ES-3 Transfer of Clinics 1 - vacated catering dept.
ES-4 Construction of temporary Clinic Block
ES-5 Med recs and car park

ES-6 Relocation of corporate functions
ES-7 Transfer of Clinics 1 - remodelling of Westaway Court

ES-8 Remodel - First Floor parade, Granite and 1960 wings

ES-9 Re-siting of critical plant and systems ES-10 Transfer of Staff accommodation

3 Additional Works

Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment

Additional works Capital Inflation

Capital inflation on ES Schemes & additional works

CAPEX Total

Lifecycle Costs

apitalisable asset replacement over the term

LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) LCR2 - Refurbish ES01 ES04 ES05 ES06 ES07 New Build ES08

Transition Period costs

Capital works - Statury compliance & essential

urrent H&SS programme + provisions as outside MTFP

Not used Statutory Compliance / H&S/ Essential replacement

Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Houskeping cost Current Hospital Portering cost

Post Occupation costs

enchmarked Operatational FM costs not in

Revenue consequences of ES schemes

Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities Post Project evaluation Provision
Old Hospital management [5 year post occupation] WARNING: DATA VERIFIED - NOW FINAL

17,900,000 2,850,000 2,850,000 2,850,000 2,850,000 2,000,000 2,000,000 2,000,000 500,000

	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	Dec-37	Dec-38	Dec-39	Dec-40
Total	Year -8	Year -7	Year -6	Year -5	Year -4	Year -3	Year -2	Year -1	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
200,969,609	0	0	0	2,810,219	44,240,047	71,148,234	63,535,770	19,235,340																	
35,627,519	2,315,789	11,578,944	10,821,859	6,234,816	4,676,112	0	0	0																	
3,024,000 712,800	0	0	3,024,000 712,800	0	0	0	0	0																	
6,750,000	0	0	6,750,000	100,000	000,000	722,000	0	0																	
6,188,868 18,650,035	0	205,000	1,096,629 0	100,000	600,000	732,000 0	2,900,000 18,650,035	555,239 0																	
19,244,598 38,241,766	0	0	0	265,145 526,881	4,174,063 8,294,459	6,712,859 13,339,409	5,994,620 11,912,167	2,097,912 4,168,850																	
3,000,000	U	Ū	U	320,661	0,274,437	13,337,407	11,712,107	3,000,000																	
53,083,713 385,492,908	60,469 2,376,258	302,346 12,086,290	298,245 22,703,533	1,025,522	7,662,307 69.646.987	15,273,178 107,205,680	21,402,640	7,059,005 36,116,345																	
300,172,700	2,070,200	12,000,270	22,700,000	10,702,002	07,010,707	107,200,000	121,070,200	30,110,010																	
4,896,776	0		4,896,776																						
0 3,702,519			3,702,519																						
11,671,240	0		11,671,240																						
928,989 6,401,440			928,989 800,180	800,180	800,180	800,180	800,180	800,180	800,180	800,180															
27,806,026			23,182,671	4,623,355																					
7,483,711			7,483,711																						
2,892,218 1,431,557			2,892,218 1,431,557																						
67,214,476	0	0	56,989,861	5,423,535	800,180	800,180	800,180	800,180	800,180	800,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3,306,609				1,653,304	1,653,304																				
5,659,236								332,266	4,645,290	681,681															
8,965,845	0	0	0	1,653,304	1,653,304	0	0	332,266	4,645,290	681,681	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 400 / 40			040.005	4 054 400	0// 004			70.000	4 000 444	201 210															
4,189,642			862,295	1,351,498	366,201			72,833	1,330,446	206,369															
4,189,642	0	0	862,295	1,351,498	366,201	0	0	72,833	1,330,446	206,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
465,862,871	2,376,258	12,086,290	80,555,688	19,390,920	72,466,673	108,005,860	125,195,413	37,321,623	6,775,916	1,688,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
										1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
128,336,477										0	0	38,093	194,471	388,942	1,645,162	1,388,007	1,982,038	2,380,068	3,796,553	2,626,990	2,357,597	1,512,749	1,568,071	1,757,088	1,758,357
0										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4,474,687 110,088					7,694 18,715	12,162 25,320	7,694 18,715	12,162 25,320	7,943 22,018	72,411	33,196	48,527	33,196	205,319	33,196	79,023	33,196	41,915	63,300	48,527	33,196	72,411	33,196	499,545	33,196
1,657,346					3,485	3,651	3,485	3,651	4,481	30,541	18,553	20,784	19,173	70,532	18,553	39,110	18,553	20,784	21,407	20,784	18,553	30,541	18,553	151,449	18,553
948,250 16,923,049					0 36,547	0 49,446	0 36,547	0 49,446	0 42,996	948,250 351,970	157,503	192,394	157,503	836,925	157,503	364,537	157,503	179,827	256,633	192,394	157,503	351,970	157,503	1,264,615	157,503
105,824 4,922,578					22,488	30,424	22,488	30,424		81.491	69,172	78.648	72.015	87.176	69.172	81,491	69.172	78.648	77.700	78.648	69,172	81,491	69,172	458.620	69,172
157,478,300	0	0	0	0	88,929	121,003	88,929	121,003	77,438				476,358	1,588,894		1,952,168	2,260,462			2,967,343		2,049,163			2,036,782
	Year -8	Year -7	Year -6	Year -5	Year -4	Year -3	Year -2	Year -1	Year 0																
0 17,900,000	2,850,000	2,850,000	2,850,000	2,850,000	2,000,000	Provisions as ou 2,000,000		500,000																	
17,900,000	2,850,000	2,850,000	2,850,000	2,850,000	2,000,000		2,000,000	500,000																	

0																									
0			19/09/1	17 Update:																					
0			All costs provid		J																				
0																									
θ																									
100,000										100,000															
1,250,000									250,000	250,000	250,000	250,000	250,000												
1,350,000	0	0	0	0	0	0	0	0	250,000	350,000	250,000	250,000	250,000	0	0	0	0	0	0	0	0	0	0	0	(

OPTION 4

Capital Pricing Base date:

The New Build option Quarter 2 2016

Capitalisable Costs

Main Hospital

Capital & on cost

36-40 Kensington Place land + fees [HPCG summary 7.1]
44 Kensington Place
Stafford & Revere Hotel

Non Works Costs - other [HPCG summary 7.2-7.4]

Tour works Costs - other Equipment

10,486,800 Contingency
Optimism Bias
Decant and Migration
Capital inflation
Main hospital Sub Total

2 Enabling Schemes [ES]

- ES-1 Creation of Catering CPU
 ES-2 Relocation of medical secretaries / consultants
 ES-3 Transfer of Clinics 1 vacated catering dept.
 ES-4 Construction of temporary Clinic Block
 ES-5 Med recs and car park
 ES-6 Relocation of corporate functions
 ES-7 Transfer of Clinics 1 remodelling of Westaway Court

- ES-8 Remodel First Floor parade, Granite and 1960 wings
- ES-9 Re-siting of critical plant and systems ES-10 Transfer of Staff accommodation

3 Additional Works

Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment

Additional works Capital Inflation

Capital inflation on ES Schemes & additional works

CAPEX Total

Lifecycle Costs

apitalisable asset replacement over the term

LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) ES01 ES04 ES05 ES06 ES07 New Build ES08

Transition Period costs

Capital works - Statury compliance & essential

urrent H&SS programme + provisions as outside MTFP

Not used Statutory Compliance / H&S/ Essential replacement

Current hospital Operational FM costs not in

Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Houskeping cost Current Hospital Portering cost

Post Occupation costs

enchmarked Operatational FM costs not in

Revenue consequences of ES schemes

Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities Post Project evaluation Provision
Old Hospital management [5 year post occupation]

Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40	Year 41	Year 42	Year 43	Year 44
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				0										0			0							0			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<u> </u>
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
									2,241,163																		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41,915	33,196	79,023	46,198	41,915	33,196	48,527	33,196	235,815	33,196	48,527	33,196	41,915	63,300	79,023	33,196	41,915	33,196	499,545	33,196	72,411	33,196	48,527	46,198	41,915	33,196	79,023	33,196
20,784	19,173	38,491	20,789	21,403	18,553	20,784	19,173	79,671	18,553	21,403	18,553	20,784	21,407	38,491	18,553	21,403	18,553	151,449	18,553	29,922	19,173	20,784	20,789	21,403	18,553	38,491	19,173
179,827	157,503	364,537	178,090	179,827	157,503	192,394	157,503	1,009,068	157,503	192,394	157,503	179,827	256,633	364,537	157,503	179,827	157,503	1,264,615	157,503	351,970	157,503	192,394	178,090	179,827	157,503	360,717	157,503
78,648	72,015	78,648	74,858	81,491	69,172	78,648	72,015	87,176	69,172	81,491	69,172	78,648	77,700	78,648	69,172	81,491	69,172	458,620	69,172	78,648	72,015	78,648	74,858	81,491	69,172	78,648	72,015
1,999,189	3,204,878	4,037,983	5,720,638	3,477,348	2,675,729	2,159,784	2,853,744	4,431,391	2,519,587	2,035,780	2,251,418	2,939,650	4,596,834	3,259,024	2,411,118	1,857,392	2,116,337	4,523,070	2,374,946	2,100,771	2,607,497	3,612,519	5,736,363	3,765,684	2,981,597	1,944,885	1,592,235

Dec-41 Dec-42 Dec-43 Dec-44 Dec-45 Dec-46 Dec-47 Dec-48 Dec-49 Dec-50 Dec-51 Dec-52 Dec-53 Dec-54 Dec-55 Dec-56 Dec-55 Dec-56 Dec-57 Dec-58 Dec-59 Dec-60 Dec-61 Dec-62 Dec-63 Dec-64 Dec-65 Dec-66 Dec-67 Dec-68

OPTION 4

Capital Pricing Base date:

The New Build option Quarter 2 2016

Capitalisable Costs

Main Hospital

Capital & on cost

36-40 Kensington Place land + fees [HPCG summary 7.1]
44 Kensington Place
Stafford & Revere Hotel Non Works Costs - other [HPCG summary 7.2-7.4]

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Additional works Capital Inflation

Capital inflation on ES Schemes & additional works

CAPEX Total

Lifecycle Costs

apitalisable asset replacement over the term

LCR1 -New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) LCR2 - Refurbish ES01 ES04 ES05 ES06 ES07 New Build ES08

Transition Period costs

Capital works - Statury compliance & essential

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Not used Statutory Compliance / H&S/ Essential replacement

Current hospital Operational FM costs not in

Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Houskeping cost Current Hospital Portering cost

Post Occupation costs

enchmarked Operatational FM costs not in

Revenue consequences of ES schemes

Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities Post Project evaluation Provision
Old Hospital management [5 year post occupation]

16ai 45	1 Cal 40	rear 47	1641 40	1641 49	real 50	real 31	Teal 32	rear 55	10ai 34	rear 55	rear 50	Todi 37	rear 50	10ai 37	rear ou
0														0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
1,211,919	1,336,272	1,479,931	2,834,471	3,387,793	5,195,802	3,214,603	2,443,112	1,590,010	1,989,441	1,874,201	1,240,970	781,004	1,051,593	983,631	1,313,529
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205,319	33,196	48,527	33,196	72,411	63,300	48,527	33,196	41,915	33,196	530,041					
70,532	18,553	21,403	18,553	29,922	21,407	20,784	18,553	21,403	18,553	27,691					
836,925	157,503	192,394	157,503	351,970	256,633	192,394	157,503	179,827	157,503	1,437,017					
87,176	69,172	81,491	69,172	78,648	77,700	78,648	69,172	81,491	69,172	69,172					
2,411,871	1,614,696	1,823,747	3,112,895	3,920,744	5,614,842	3,554,956	2,721,537	1,914,647	2,267,866	3,938,121	1,240,970	781,004	1,051,593	983,631	1,313,529

Dec-69 Dec-70 Dec-71 Dec-72 Dec-73 Dec-74 Dec-75 Dec-76 Dec-76 Dec-77 Dec-78 Dec-79 Dec-80 Dec-81 Dec-82 Dec-83 Dec-84
Year 45 Year 46 Year 47 Year 48 Year 49 Year 50 Year 51 Year 52 Year 53 Year 54 Year 55 Year 56 Year 57 Year 58 Year 59 Year 60