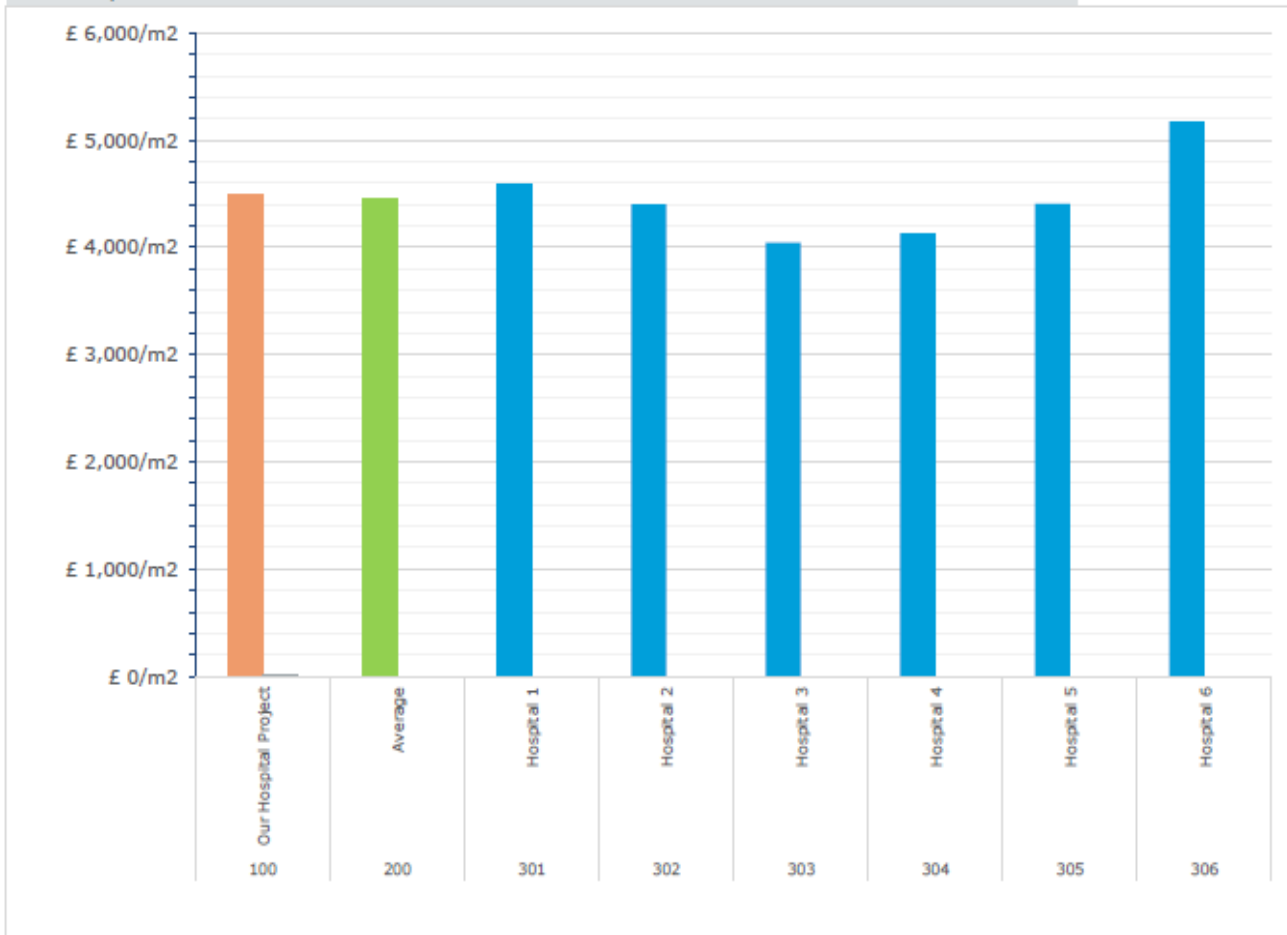


Appendix 1 – Baseline Costs comparison for the facility

Hospital	Area	Construction £/m2
100 Our Hospital Project	64,662 m2	£ 4,497/m2
200 Average	n/a	£ 4,461/m2
301 Hospital 1	94,027 m2	£ 4,598/m2
302 Hospital 2	57,532 m2	£ 4,401/m2
303 Hospital 3	22,377 m2	£ 4,046/m2
304 Hospital 4	43,600 m2	£ 4,132/m2
305 Hospital 5	12,119 m2	£ 4,410/m2
306 Hospital 6	82,845 m2	£ 5,176/m2



Notes:

1. Includes Main Hospital and Energy Centre buildings only
2. Includes Prelims, Fees and Risk
3. OHP adjusted to UK pricing level
4. Excludes External Works
5. Excludes Equipment
6. Excludes Optimism Bias
7. Excludes Client Contingency