



## **ROZELLE HOSPITAL - BUILDING ASSESSMENT & POTENTIAL RENOVATION COSTINGS**

**ASSESSMENT AND ESTIMATES WERE UNDERTAKEN BY IAN FORBES (ADJUNCT PROFESSOR OF ARCHITECTURE, UTS), FERGUS FRICKE (FOCP) AND ROGER ALLEN (QUALIFIED BUILDER) IN 2006**

NOTE: THESE FIGURES (PAGE 1) ARE ESTIMATES ONLY.

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### **OCTOBER 2006**

In October 2006 Ian Forbes, Roger Allen and Fergus Fricke inspected Rozelle Hospital's Wards 16, 17 and 18 in the company of Jenny Smit (of Rozelle Hospital).

Their estimate was that renovation may cost less than \$2000 per square metre. Each of the three buildings was capable of accommodating about 50 beds, giving a total cost of less than \$15 million for 150 beds.

The cost of upgrading the 1990s buildings would be much less and some of the older buildings would presumably be greater, giving a figure of approximately \$40 million for a 400 bed mental health facility at Rozelle.

### **MARCH 2006**

In March 2006 Fergus Fricke estimated the cost of a 400 bed hospital at Callan Park.

His estimate was based on using existing buildings and the 1996 NSW HEALTH figures for maintaining/upgrading Rozelle Hospital to take 80 beds. It was a combination of options 2 and 3 presented in Central Sydney Area Health Service's document titled *CSAHS Procurement Feasibility Plan and Value Management Study*, March 1996 (see over).

The estimate allowed for an increase in building/renovating costs (a factor of 1.5) but assumed that the 20 bed IPCU (Intensive Psychiatric Care Unit) and the 20 bed MSU (Medium Stay Unit) would be in renovated buildings and hence be half the cost of the new buildings allowed for in option 3. The cost of the 15 bed RU (Rehabilitation Unit) remained the same.

The Acute Unit was not costed as it was assumed that the acute cases would be dealt with at Concord. It also assumed that there would be sufficient floor space in existing buildings at Rozelle which could be renovated. The figure for the 80 bed hospital was multiplied by 5 to get the figure for 400 beds.

On this very rough estimate the cost of a 400 bed hospital without an Acute Unit was \$30 million.

**CSAHS PROCUREMENT FEASIBILITY PLAN**

Background paper for discussions between health professionals, planners and government bureaucrats held in February 1996. A number of options for upgrading mental health services at Rozelle and Concord (or doing nothing) were discussed at this meeting. The figures were prepared by Rider Hunt and the document printed on 28 February and 1 March 1996.

<b>COSTS OF UPGRADING ROZELLE / BUILDING NEW AT CONCORD</b>	<b>Total cost*</b>
<b>A. Option 1 – Do nothing Rozelle 80 beds, Concord 44 beds Conversion of various wards (intensive care, extended care, rehabilitation, upgrade)</b>	<b>\$1,850,000</b>
B. Option 2 – Do nothing Rozelle – new Concord Rozelle 80 beds, Concord 44 beds	\$7,500,000
C. Option 3 – Consolidate Rozelle – new Concord Rozelle 80 beds, Concord 44 beds	\$13,700,000
D. Option 4 – New Rozelle (124 beds) New 20 bed intensive psychiatric care unit New 20 bed medium stay unit Retain Ward 28 and Wharf Road Cottages New 44 bed acute unit	\$14,200,000
E. Option 5A– new Concord 124 beds – all new	\$22,000,000
F. Option 5B	\$23,100,000
G. Option 5C	\$21,800,000

Note:

- These costs all include 10% fees for consultants at every step of the process.
  - Extensive details of each option is provided in the full document.
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