



CENTRAL BLOOD BANK IN LEBANON

FEASIBILITY STUDY

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1. INTRODUCTION

The Lebanese Red Cross Society (LRCS or the “Employer”) is planning to construct a Central Blood Bank (the “Project”) that would serve all healthcare facilities operating in Lebanon; with a population of 6 million nationals & residents, the need for a centralized service is becoming a national necessity.

2. BACKGROUND

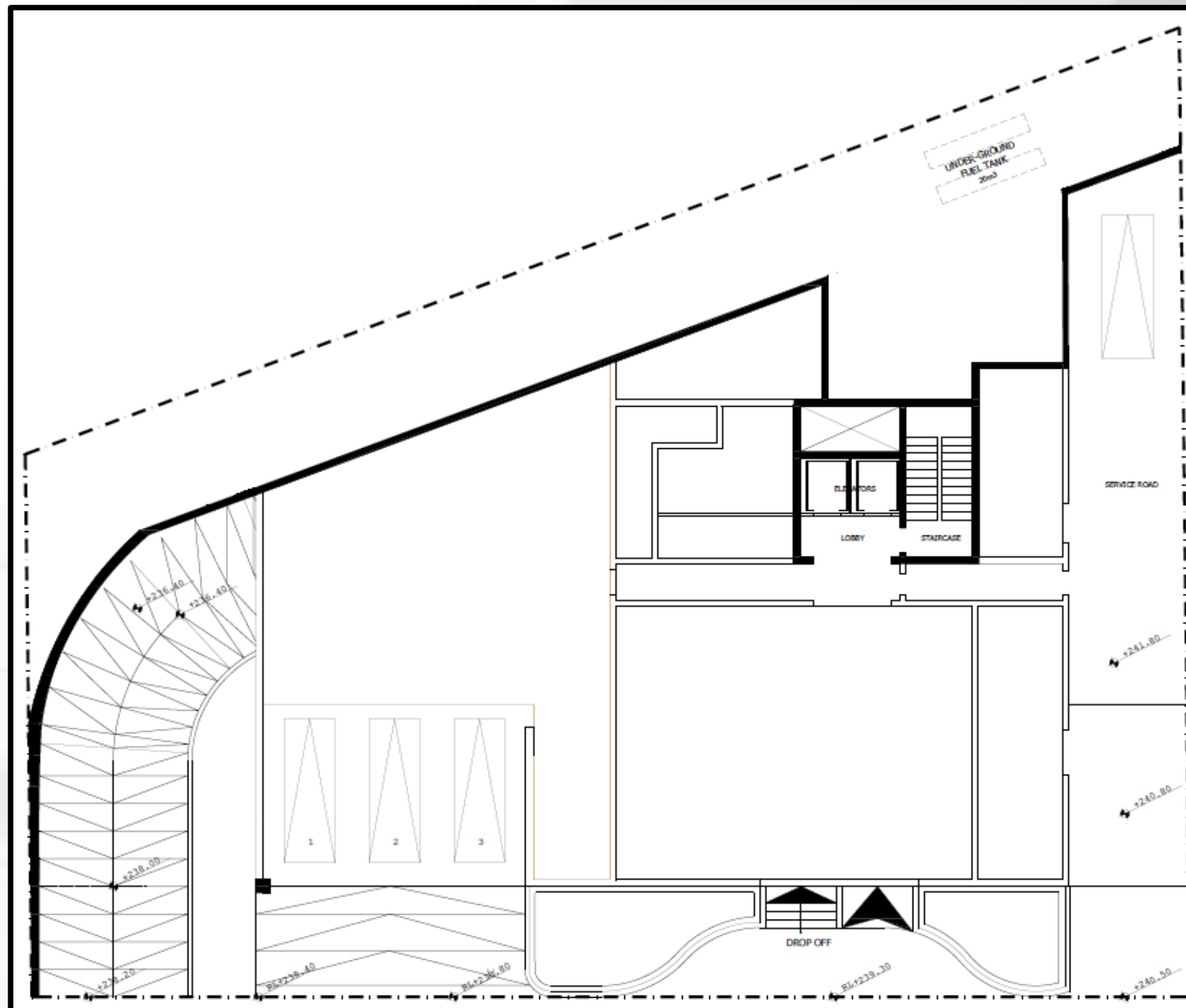
LRCS engaged HDP (Overseas) Ltd. (the “Consultant”) to prepare a Feasibility Study that would support the Employer in realizing the extents of the works and become the basis of the design; it shall also serve as the reference for seeking local and international support that is key to the success of the Project.

3. SCOPE OF WORKS

The Scope of Works for this phase shall include the following:

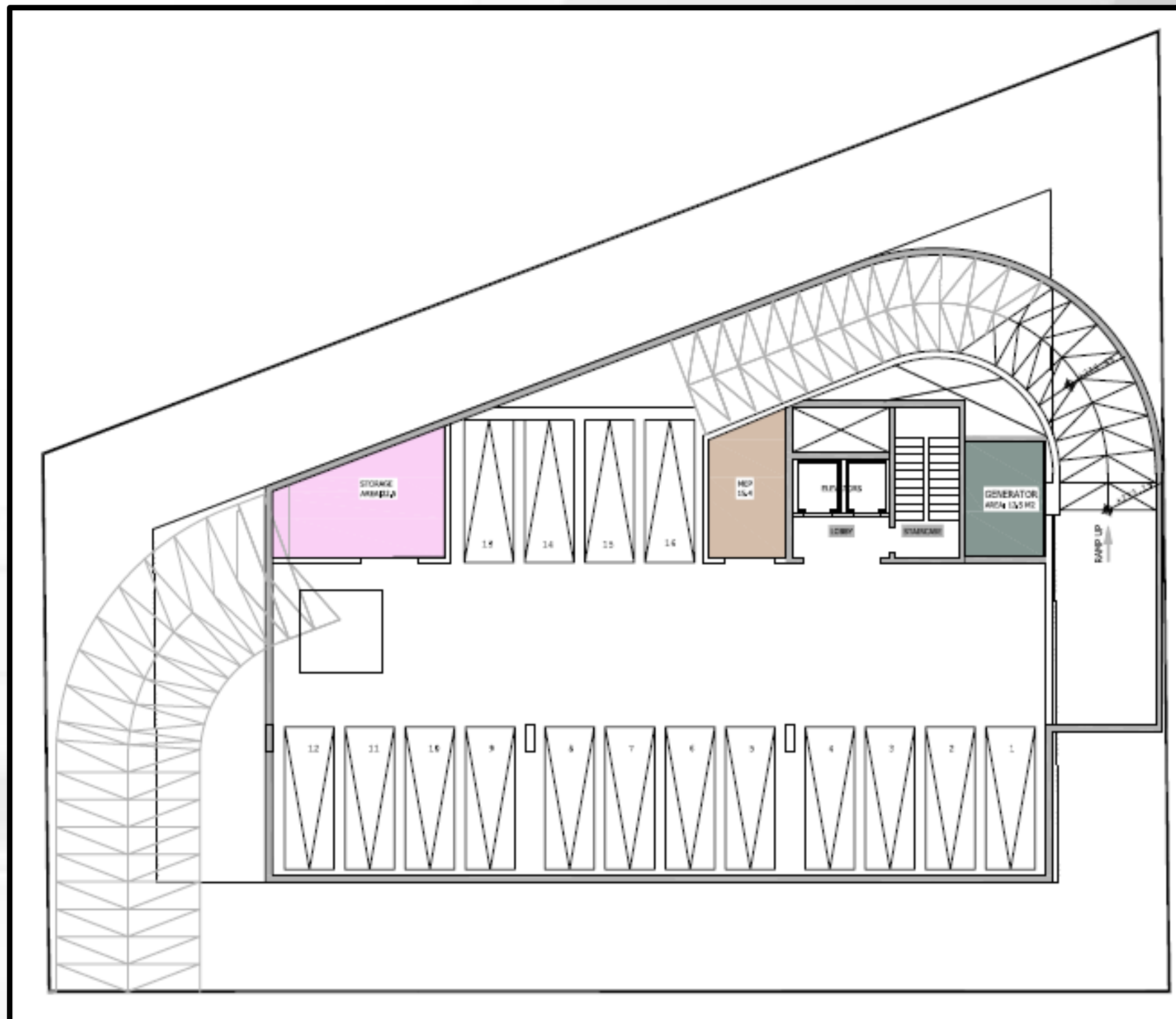
- Plot Selection
- Pre-Concept Plans (Zoning)
- Facade design (Renders)
- Cost Estimate

4. PRE-CONCEPT PLANS



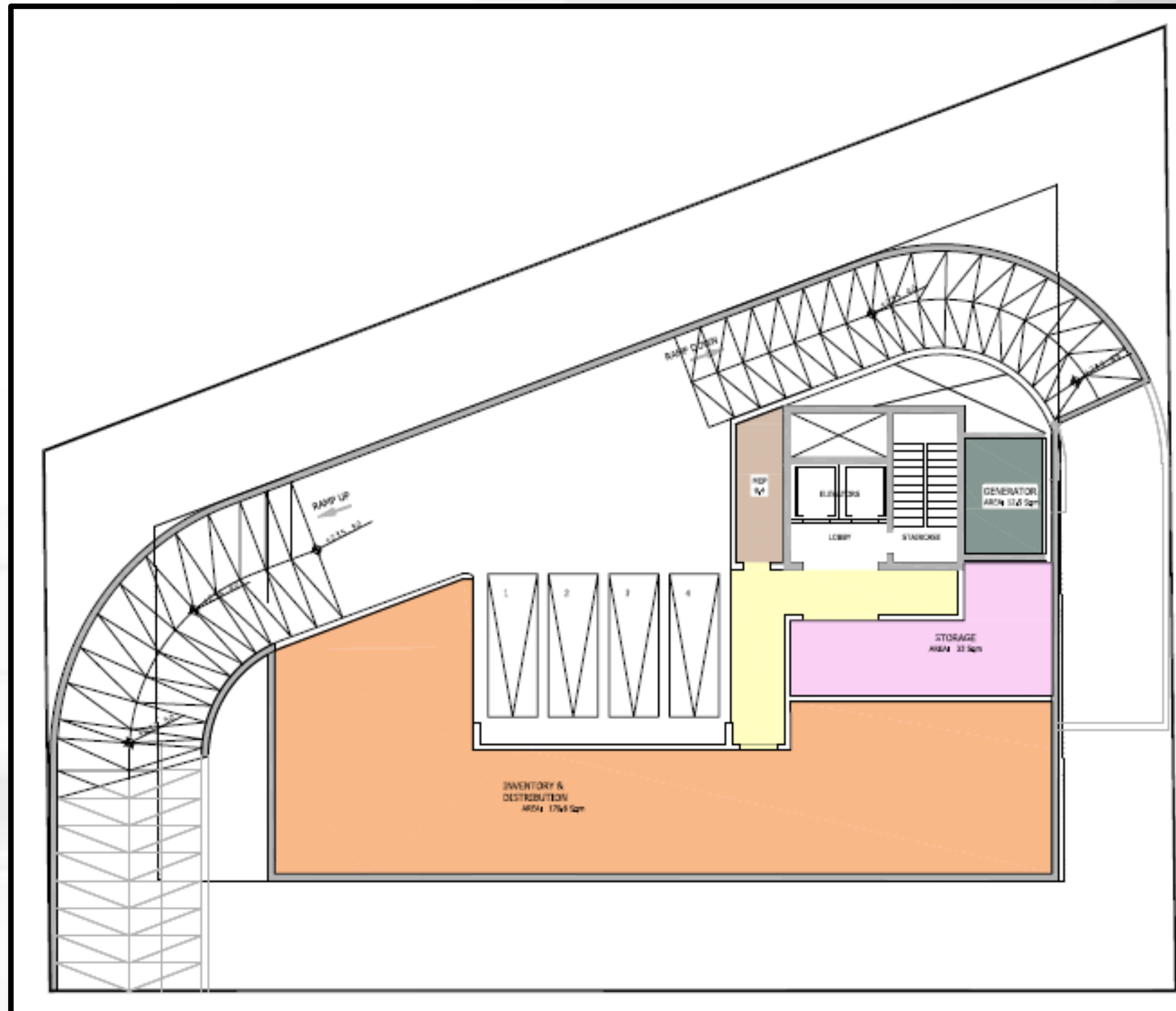
SITE PLAN

4. PRE-CONCEPT PLANS



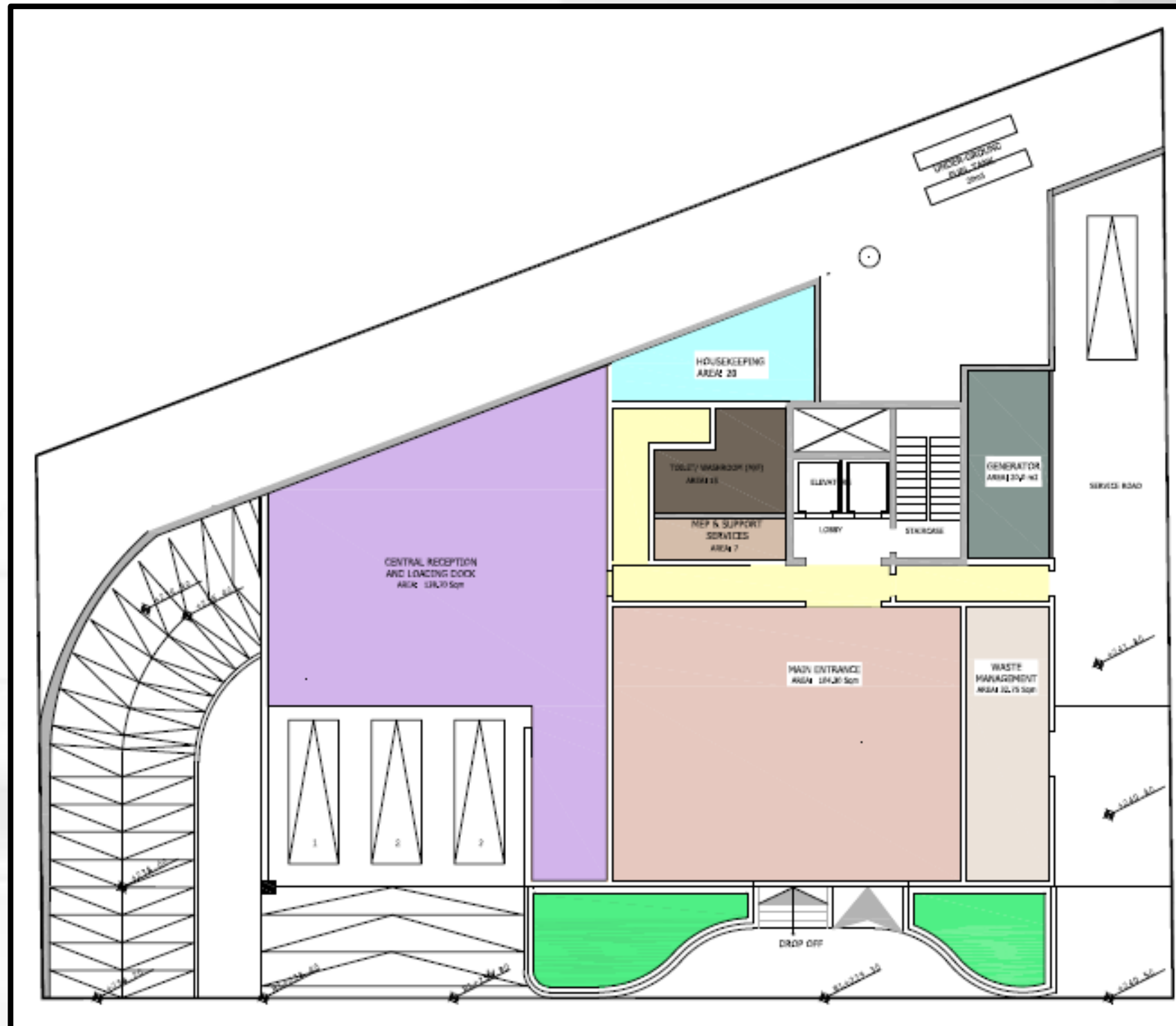
BASEMENT-3

4. PRE-CONCEPT PLANS



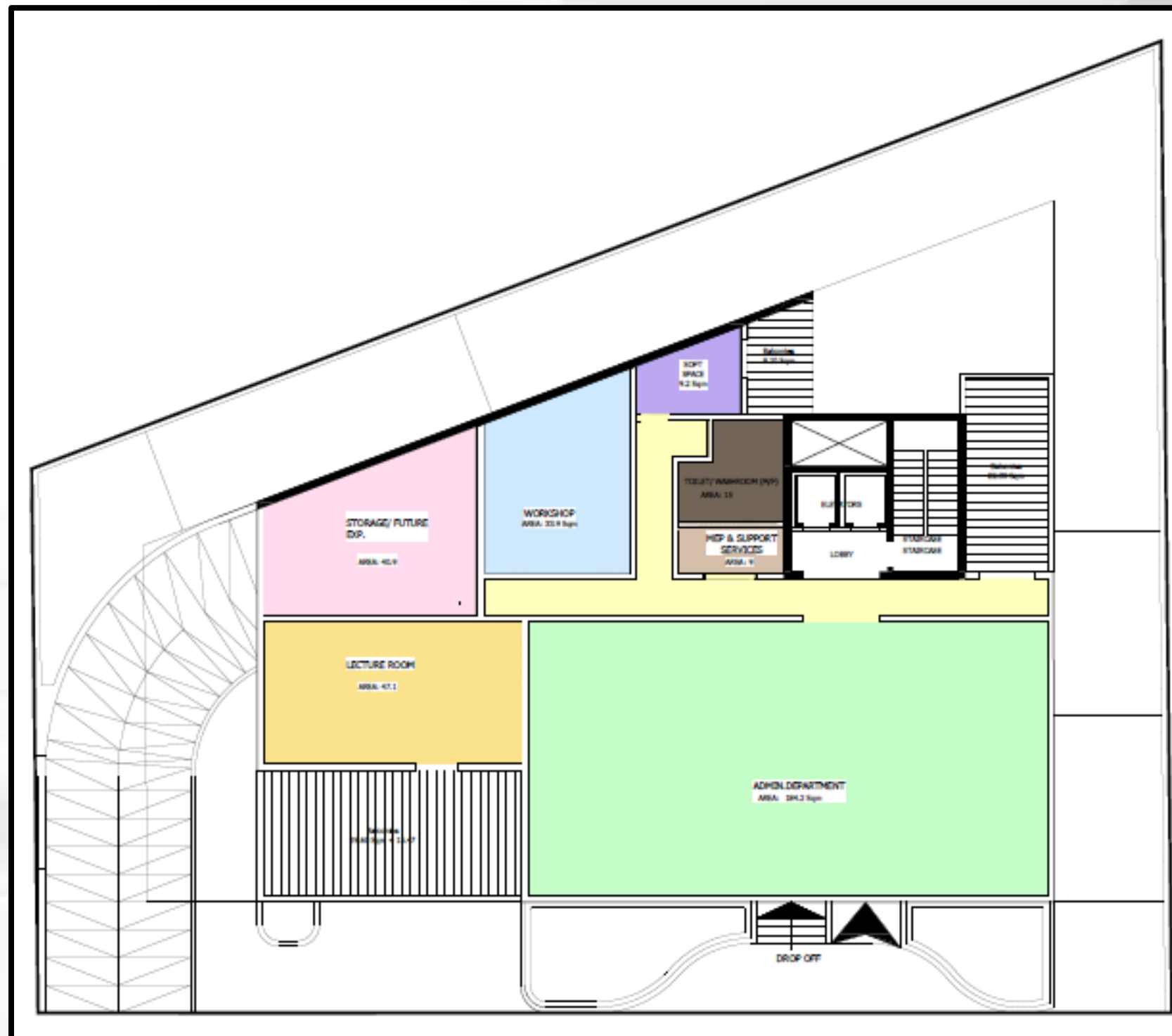
BASEMENT-2

4. PRE-CONCEPT PLANS



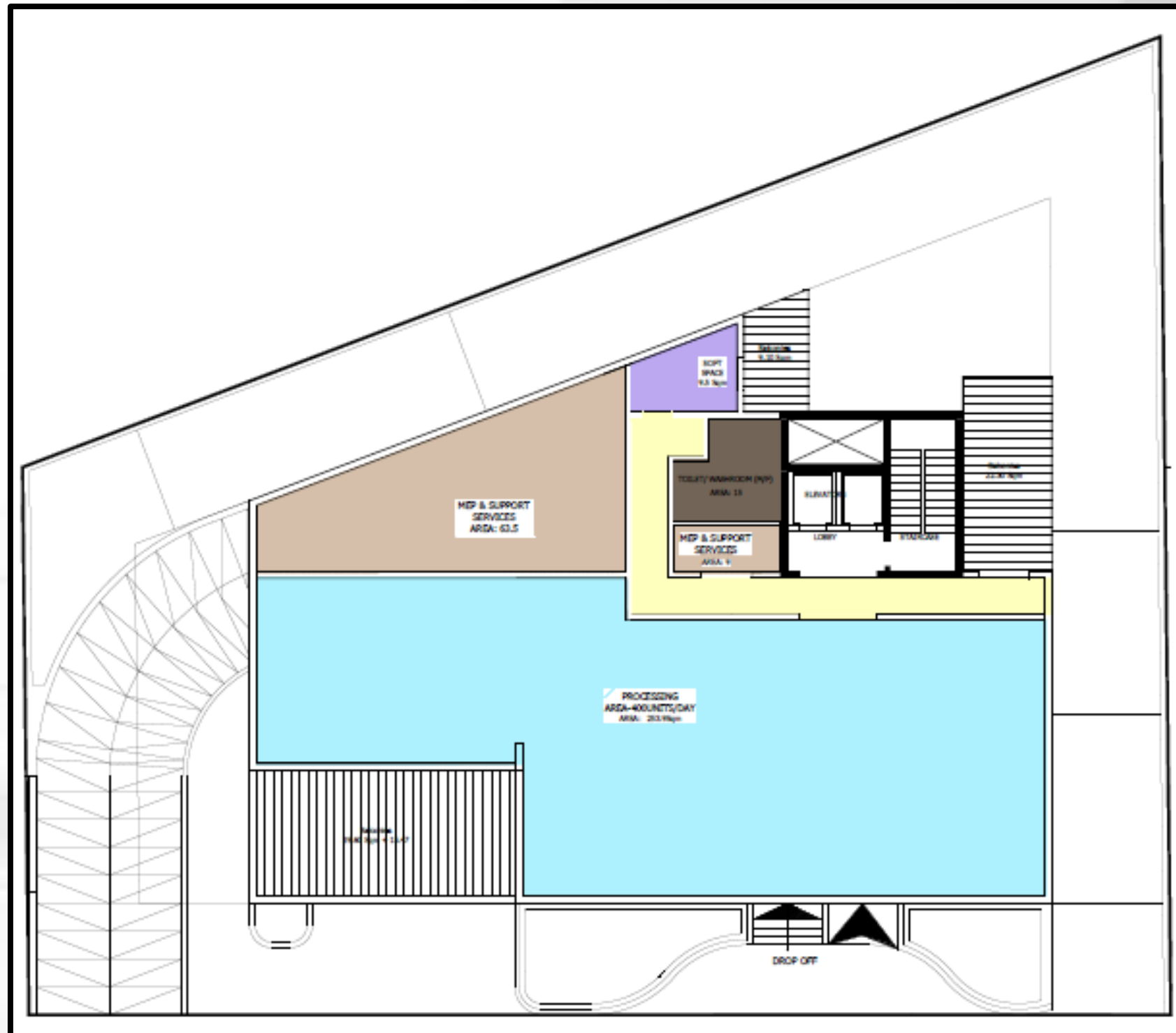
BASEMENT-1 (Street Level)

4. PRE-CONCEPT PLANS



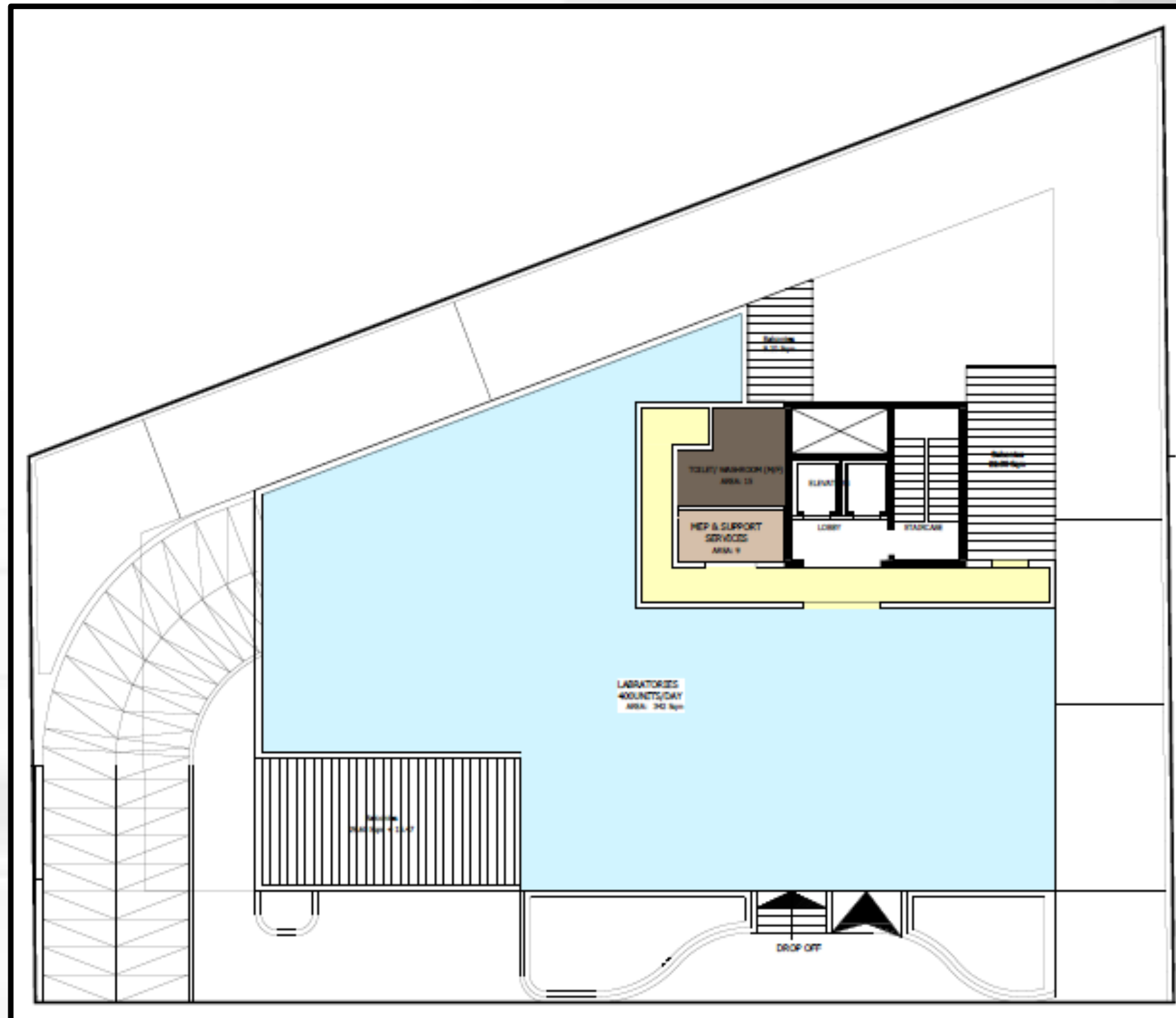
FIRST FLOOR

4. PRE-CONCEPT PLANS



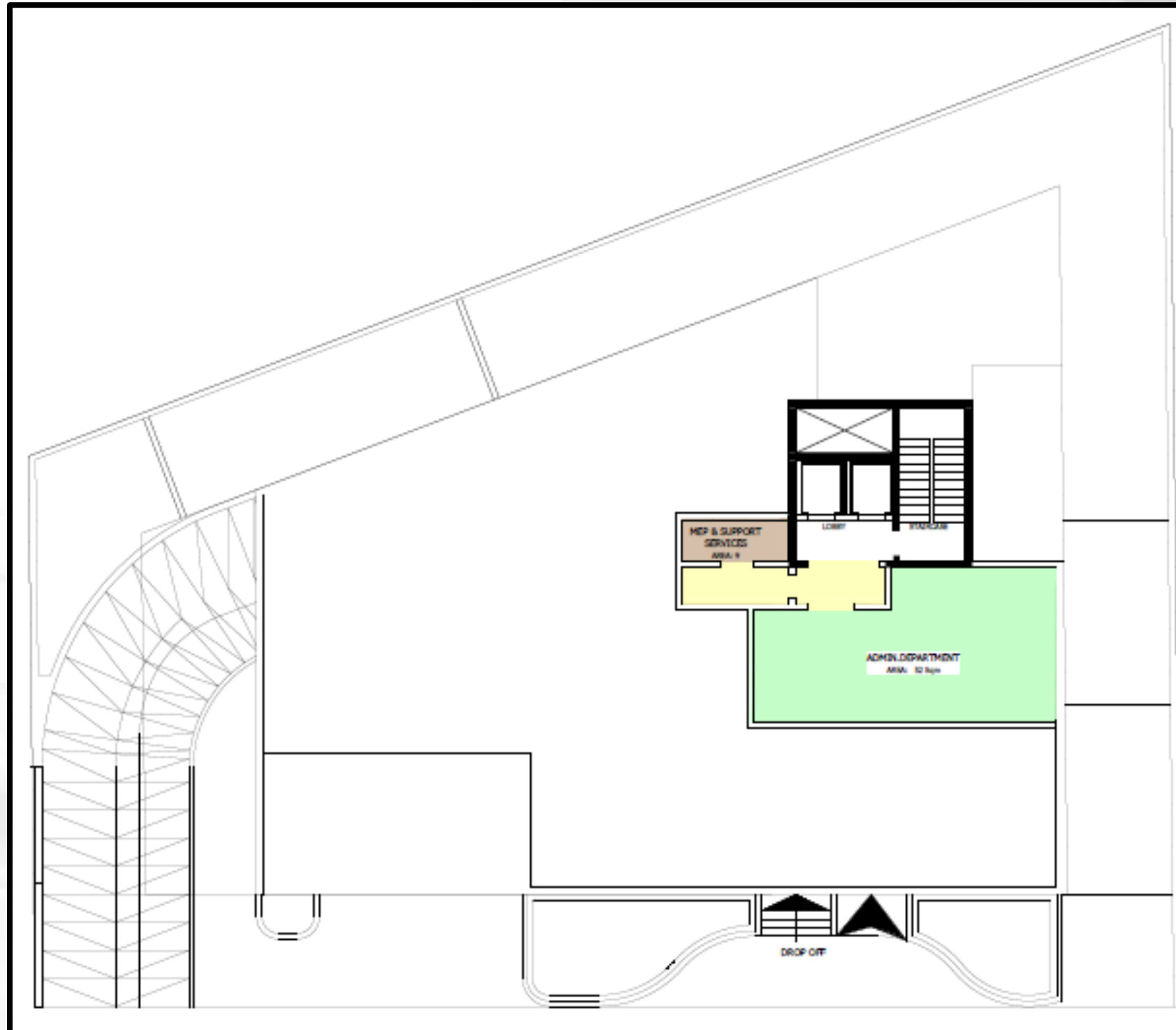
SECOND FLOOR

4. PRE-CONCEPT PLANS



THIRD FLOOR

4. PRE-CONCEPT PLANS



FOURTH FLOOR (ROOF)

5. FACADE DESIGN (RENDERS - WITH BALCONIES)



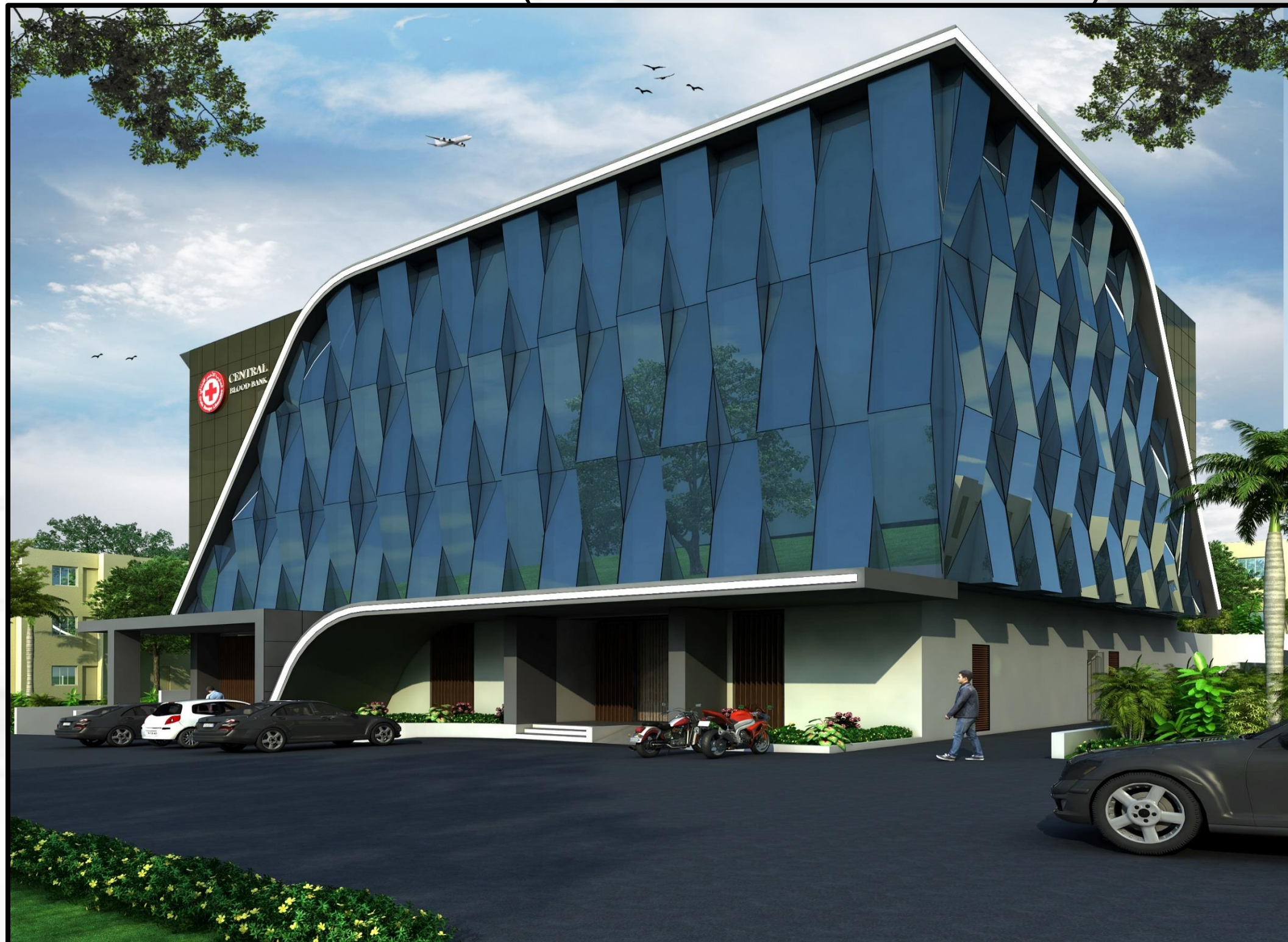
5. FACADE DESIGN (RENDERS - WITH BALCONIES)



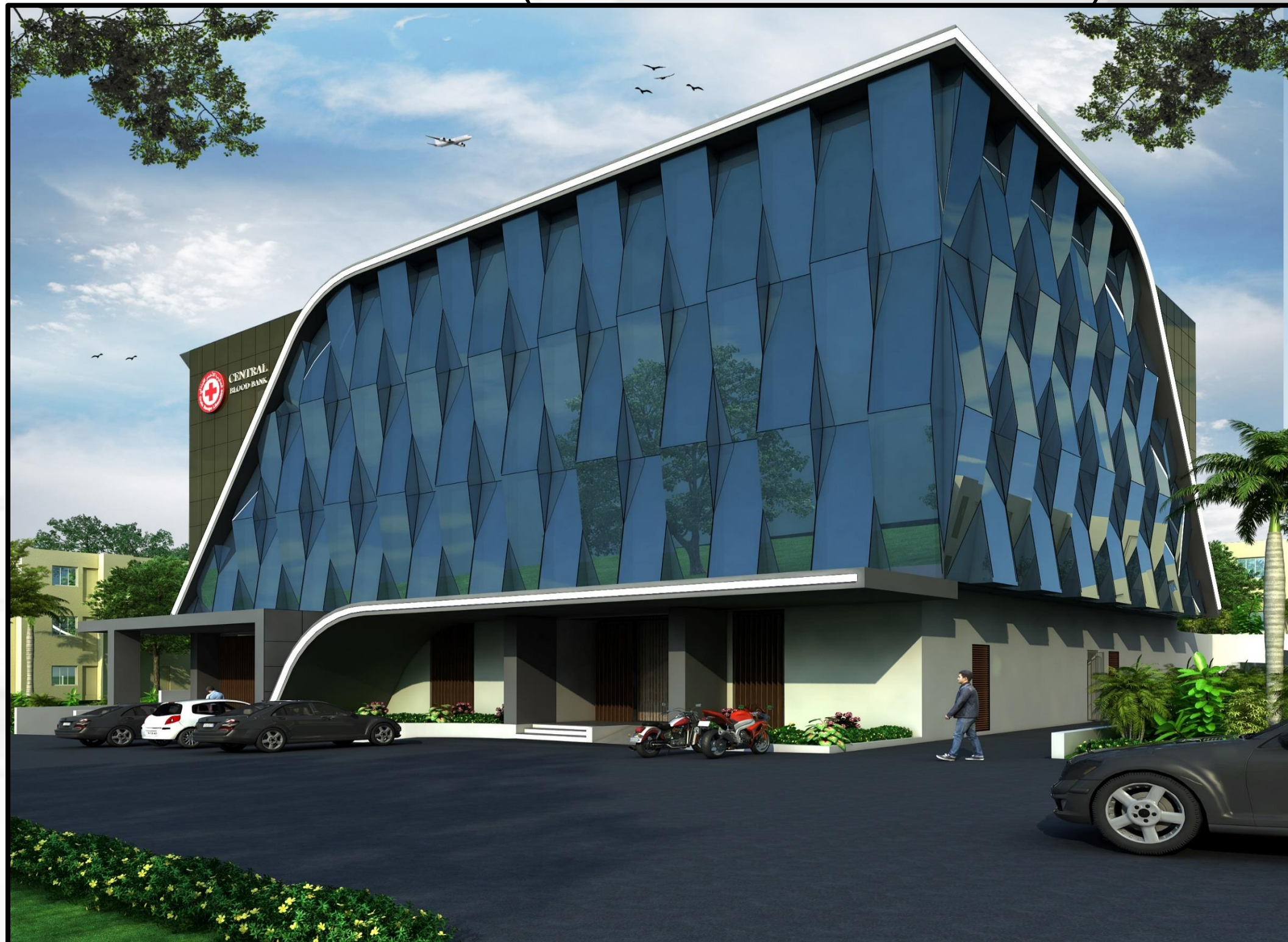
5. FACADE DESIGN (RENDERS - WITHOUT BALCONIES)



5. FACADE DESIGN (RENDERS - WITHOUT BALCONIES)



5. FACADE DESIGN (RENDERS - WITHOUT BALCONIES)



6. COST ESTIMATE SUMMARY

Item	Description	Total Cost (US \$)
A.1	GENERAL REQUIREMENTS	\$72.48 \$250,000
A.2	CONCRETE WORKS	\$213.40 \$736,000
A.3	ARCHITECTURAL WORKS	\$502.43 \$1,732,887
A.4	MECHANICAL WORKS	\$161.21 \$556,000
A.5	ELECTRICAL WORKS	\$146.51 \$505,305
A.6	EXTERIOR WORKS	\$14.27 \$49,200
A.7	MEDICAL EQUIPMENT	\$738.75 \$2,547,935
	SUB -TOTAL DIRECT COST (US \$)	\$1,849.04 \$6,377,327
	VAT 11%	\$701,506
	TOTAL DIRECT COST (US \$)	\$2,052.43 \$7,078,833

6. COST ESTIMATE QUALIFICATIONS

B	INDIRECT COST	Unit	Qty		
1	Design Fees	%		Not Included in the Budget	
2	Construction Management Fees	%		Not Included in the Budget	
3	Supervision Fees	%		Not Included in the Budget	
4	Permit Fees & other soft costs	%		Not Included in the Budget	
5	Interior Decoration Fees	%		Not Included in the Budget	

- * Price Tolerance +/- 15%
- * Cost is based on Cash US\$ Payment
- * Cost is based on main contractor work
- * Prices include General Contractor Overhead and Profit
- * FF&E is excluded from the Budget.
- * Allow for Construction & Design Contingencies.

Medical Equipment Notes:

- * The cost estimate is budgetary and based on CFR / CIF Beirut Port, Lebanon
- * Owing to the global COVID-19 situation, please note that Freights included in the cost estimate are subject to change, at the time of placing order.
- * Depending on the usage, some items may be supplied free of cost against purchase of reagents, kits and consumables. These items can be agreed with the en-user.