

13 November 2022

Hammondcare  
Level 4, 207B Pacific Highway  
ST LEONARDS NSW 2065

Attention: Robert Allen  
Via Email: rallen@hammond.com.au

Dear Robert

**PROJECT HAMMONDCARE WAHROONGA STAGE 2  
ASSESSMENT OF CAPITAL INVESTMENT VALUE (CIV) FOR SSDA SUBMISSION**

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project based on the SSDA submission documents attached in Appendix A.

Our estimate has been prepared in accordance with Clause 3 of the Environmental Planning & Assessment Act 2000 and the Planning Circular PS 21-020 issued 2 December 2021 where CIV is defined as follows:

*“Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:*

- a. amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division,*
- b. costs relating to any part of the development or project that is the subject of a separate development consent or project approval*
- c. land costs (including any costs of marketing and selling land)*
- d. GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”*

We confirm that the Capital Investment Value (CIV) for the above project is:

**CIV: \$82,690,000 (Eighty Two Million, Six Hundred and Ninety Thousand Dollars only).**

In preparing our CIV Estimate, we confirm the following:

- The CIV is based on the proposed SSDA submission documents listed in Appendix A. We have relied on this information noting that the estimate may be subject to change as the design develops.
- The estimated cost excludes all works that are subject to a separate development consent.
- Cost are accurate as of the date of application;

- All measurement and pricing methodology has been completed in line with the AIQS standard method of measurement;
- GST is specifically excluded.

#### **Capital Investment Value (CIV) – Summary of Costs:**

	\$
Demolition	\$974,000
Substructure and shoring wall	\$6,567,000
Columns	\$1,508,000
Upper floors	\$7,156,000
Staircases	\$370,000
Roof	\$2,387,000
External walls and windows	\$4,674,000
External doors	\$86,000
Internal walls	\$3,934,000
Internal doors	\$870,000
Wall finishes	\$1,211,000
Floor finishes	\$3,069,000
Ceiling finishes	\$2,167,000
Joinery, fixtures and fittings	\$5,261,000
Special fittings	\$752,000
Hydraulic services	\$3,247,000
Fire services	\$1,959,000
Mechanical services	\$3,998,000
Electrical services	\$4,635,000
Transport services	\$1,355,000
Soft landscaping	\$787,000
Hard landscaping	\$1,406,000
External services	\$696,000
<b>TRADE (SUB-TOTAL):</b>	<b>\$59,069,000</b>
Preliminaries & Margin	\$10,600,000
<b>CONSTRUCT-ONLY COSTS:</b>	<b>\$69,669,000</b>
Design & Management Fees	\$5,573,000
Authority Fees & Charges	\$348,000
Contingency	\$3,500,000
Escalation	\$3,600,000
<b>TOTAL CIV:</b>	<b>\$82,690,000</b>



**Estimate of Job Creation:**

As requested, the 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support 89 jobs in the construction industry over the development period.
- Operational Phase – In total, the project has the potential to accommodate up to 55 additional full-time jobs.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Bailey', enclosed within a simple, hand-drawn oval loop.

ALAN BAILEY  
ASSOCIATE DIRECTOR  
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# APPENDIX A

SCHEDULE OF INFORMATION USED

## Schedule of Information Used

<b>Architectural Drawings by Bickerton Masters</b>	<b>Rev</b>	<b>Date</b>
DG-00-00 COVER PAGE	11	Oct-22
DG-00-01 CONTEXT PLAN	11	Oct-22
DG-01-01 EXISTING SITE PLAN	11	Oct-22
DG-02-02 PROPOSED SITE PLAN	15	Oct-22
DG-03-01 FLOOR PLAN BASEMENT 2	8	Oct-22
DG-03-02 FLOOR PLAN BASEMENT 1	11	Oct-22
DG-03-03 FLOOR PLAN LOWER GROUND FLOOR	10	Oct-22
DG-03-04 FLOOR PLAN GROUND FLOOR	10	Oct-22
DG-03-05 FLOOR PLAN LEVEL 1	10	Oct-22
DG-03-06 FLOOR PLAN LEVEL 2	10	Oct-22
DG-03-07 FLOOR PLAN LEVEL 3	10	Oct-22
DG-03-08 FLOOR PLAN LEVEL 4	10	Oct-22
DG-03-09 FLOOR PLAN LEVEL 5	10	Oct-22
DG-03-10 FLOOR PLAN ROOF	4	Oct-22
DG-04-01 EXISTING AND DEMOLITION PLAN	12	Oct-22
DG-20-00 SITE ELEVATIONS	12	Oct-22
DG-20-01 MATERIALS AND FINISHES PALLETTE	2	Oct-22
DG-30-00 SITE SECTIONS	13	Oct-22
DG-82-01 SEPP COMPLIANCE CROSS VENTILATION	P1	Oct-22
DG-83-01 SEPP COMPLIANCE SOLAR ACCESS	P1	Oct-22
<b>Landscape Drawings by Arterra Design</b>		
LA-DG-00 COVER SHEET - REV A SEPT 22	A	Sep-22
LA-DG-01 EO OVERALL SITEPLAN - REV A SEPT 22	A	Oct-22
LA-DG-002-EO STAGE 2 GROUND - REV A SEPT 22	A	Oct-22
LA-DG-003-EO STAGE 2 ROOF - REV A SEPT 22	A	Oct-22
<b>Services information by Northrop</b>		
HYDRAULIC AND FIRE SPATIALS - REV A AUG 22 REVISED 19/10/22	A	Oct-22
MECHANICAL SPATIALS REVISED		Oct-22
<b>Structure information by Northrop</b>		
STUCTURAL MARK UP DRAWINGS SK02 TO SK13	1	Sep-22





# APPENDIX B

DETAILED CIV ESTIMATE



# **HAMMONDCARE WAHROONGA STAGE 2**

**CIV COST ESTIMATE - FINAL**

13 November 2022



# HAMMONDCARE WAHROONGA STAGE 2



Estimate Summary 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b>Hammondcare Wahroonga Stage 2</b>				
	<b>CIV Estimate</b>				
	Date: 13 November 2022				
1/A	Demolition	23,161	m2	42	973,975
1/B	Substructure and shoring wall	23,161	m2	284	6,566,535
1/C	Columns	23,161	m2	65	1,508,315
1/D	Upper floors	23,161	m2	309	7,155,509
1/E	Staircases	23,161	m2	16	369,600
1/F	Roof	23,161	m2	103	2,387,445
1/G	External walls and windows	23,161	m2	202	4,674,205
1/H	External doors	23,161	m2	4	86,200
1/J	Internal walls	23,161	m2	170	3,933,532
1/K	Internal doors	23,161	m2	38	870,100
1/L	Wall finishes	23,161	m2	52	1,211,450
1/M	Floor finishes	23,161	m2	132	3,068,595
1/N	Ceiling finishes	23,161	m2	94	2,166,910
1/P	Joinery, fixtures & fittings	23,161	m2	227	5,260,595
1/Q	Special fittings	23,161	m2	32	752,000
1/R	Hydraulic services	23,161	m2	140	3,247,050
1/S	Fire services	23,161	m2	85	1,959,245
1/T	Mechanical services	23,161	m2	173	3,997,960
1/U	Electrical services	23,161	m2	200	4,634,835
1/V	Transport services	23,161	m2	59	1,355,000
1/W	Soft landscaping	23,161	m2	34	786,594
1/X	Hard landscaping	23,161	m2	61	1,405,912
1/Y	External services	23,161	m2	30	696,600
1/Z	<b>Trade Sub-Total</b>	23,161	m2	2,550	<b>59,068,161</b>
	Preliminaries & Margin				10,600,000
1/AA	<b>Construction Total (Oct 2022)</b>	23,161	m2	3,008	<b>69,668,161</b>
1/AB	Design & Management Fees	8	%		5,573,453
1/AC	Authority fees & Charges	0.5	%		348,341
	Authority Contribution				Excluded
	Contingency				3,500,000



# HAMMONDCARE WAHROONGA STAGE 2



Estimate Summary    13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Escalation to Start on Site – Jan 24				3,600,000
	CIV Total (Excl GST)				82,689,955
	Total Cost				82,689,955

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b><u>DEMOLITION</u></b>				
3/A	Demolish single storey building	91	m2	200.00	18,200
3/B	Demolish two storey building	636	m2	200.00	127,200
3/C	Demolish four storey building	2,033	m2	200.00	406,600
3/D	Demolition of interior to existing stage 1 building	236	m2	85.00	20,060
3/E	Remove existing car parks and roads	1,622	m2	55.00	89,210
3/F	Remove existing paths	359	m2	55.00	19,745
3/G	Allowance for removing existing kerbs, retaining walls etc	1	Item	40,000.00	40,000
3/H	Remove existing trees	23	No	900.00	20,700
3/J	Allowance for removing existing soft landscape areas	1,613	m2	20.00	32,260
3/K	Allowance for disconnecting/relocation and removing existing services	1	Item	50,000.00	50,000
3/L	Allowance for removing contaminated building material	1	PSum	150,000.00	150,000
	<b>Total - Demolition</b>				<b>973,975</b>
	<b><u>SUBSTRUCTURE AND SHORING WALL</u></b>				
	<b><u>Site preparation</u></b>				
3/M	Site preparation	4,510	m2	7.00	31,570
	<b><u>Erosion and sediment control</u></b>				
3/N	Erosion and sediment control	1	Item	25,000.00	25,000
	<b><u>Shoring wall</u></b>				
3/P	Piled shoring wall with shotcrete finish	2,160	m2	1,050.00	2,268,000
	<b><u>Piling</u></b>				
3/Q	Piling	1	Item		Excluded
	<b><u>Bulk earthworks</u></b>				
3/R	Excavate to reduced level as required	30,721	m3	40.00	1,228,840
3/S	Detailed excavation allowance	1	Item	100,000.00	100,000
3/T	Extra over for excavation in soft rock below 3.00m deep	27,133	m3	45.00	1,220,985
3/U	Allowance for removal of and disposal of contaminated ground	1	PSum	125,000.00	125,000
	<b><u>Reinforced concrete ground slab</u></b>				
3/V	500 thick reinforced concrete ground slab, including thickenings	4,412	m2	345.00	1,522,140
3/W	Form single lift pit	2	No	7,500.00	15,000
3/X	Form double lift pit	2	No	15,000.00	30,000
	<b>Total - Substructure and shoring wall</b>				<b>6,566,535</b>
	<b><u>COLUMNS</u></b>				
3/Y	1000 x 250 reinforced concrete column	1,147	m	910.00	1,043,770
3/Z	1000 x 350 reinforced concrete column	427	m	1,065.00	454,755
3/AA	600 x 600 reinforced concrete column	11	m	890.00	9,790
	<b>Total - Columns</b>				<b>1,508,315</b>

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
<b>UPPER FLOORS</b>					
4/A	220 thick reinforced concrete slab including attached beams	1,331	m2	330.00	439,230
4/B	250 thick reinforced concrete slab including attached beams	16,347	m2	345.00	5,639,633
4/C	290 thick reinforced concrete slab including attached beams	908	m2	370.00	335,955
4/D	300 thick reinforced concrete slab including attached beams	406	m2	375.00	152,250
4/E	400 thick reinforced concrete slab including attached beams	208	m2	430.00	89,440
4/F	Extra over for pool structure	1	Item	250,000.00	250,000
4/G	Extra over for waffle slab area at lower ground floor	830	m2	300.00	249,000
<b>Total - Upper floors</b>					<b>7,155,509</b>
<b>STAIRCASES</b>					
4/H	1200 wide reinforced concrete staircase; rising from B1 to L5; S1	1	No	93,600.00	93,600
4/J	1200 wide reinforced concrete staircase; rising from B2 to L5; S2	1	No	105,600.00	105,600
4/K	1200 wide reinforced concrete staircase; rising from B2 to L4; S3	1	No	92,000.00	92,000
4/L	1200 wide reinforced concrete staircase; rising from B2 to L3; S4	1	No	78,400.00	78,400
<b>Total - Staircases</b>					<b>369,600</b>
<b>ROOF</b>					
4/M	300 thick reinforced concrete slab including attached beams and waterproofing	3,919	m2	430.00	1,685,170
4/N	Roof parapet wall	219	m2	500.00	109,500
4/P	Extra over for green roof and terrace planter	1,401	m2	200.00	280,200
4/Q	Extra over for pebbles	577	m2	75.00	43,275
4/R	Fall arrest system	1	Item	20,000.00	20,000
4/S	Roof access ladder	1	No	2,750.00	2,750
4/T	Roof walkway	201	m2	450.00	90,450
4/U	Acoustic louvres to plant areas	223	m2	700.00	156,100
<b>Total - Roof</b>					<b>2,387,445</b>
<b>EXTERNAL WALLS AND WINDOWS</b>					
<b>Blockwork</b>					
4/V	140 thick blockwork wall	2,402	m2	155.00	372,310
<b>Reinforced blockwork retaining wall</b>					
4/W	Reinforced blockwork retaining wall, including waterproofing and drainage material	262	m2	500.00	131,000
<b>Reinforced concrete core walls</b>					
4/X	250 thick reinforced concrete wall	564	m2	375.00	211,499
<b>Aluminium batten screen, including framing</b>					
4/Y	Aluminium batten screen, including framing	122	m2	750.00	91,500
<b>Render</b>					
4/Z	Render	1,973	m2	65.00	128,245

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>Ceramic tiles</u>				
5/A	Ceramic tiles	264	m2	350.00	92,400
	<u>CFC cladding</u>				
5/B	CFC cladding, including framing, sislotion, insulation	1,463	m2	360.00	526,680
	<u>Reinforced concrete upstands and balustrades</u>				
5/C	150 thick reinforced concrete upstands and balustrade	368	m2	350.00	128,801
	<u>Glazed balustrade</u>				
5/D	450 high glazed balustrade on top of concrete balustrade	333	m	425.00	141,525
	<u>Balcony privacy screen</u>				
5/E	Balcony privacy screen	224	m2	500.00	112,000
	<u>Stainless steel framed glazed balustrade</u>				
5/F	Stainless steel framed glazed balustrade	284	m	650.00	184,600
	<u>Precast concrete panels</u>				
5/G	150 thick precast concrete wall panels	560	m2	750.00	420,000
	<u>Facing brick veneered external wall</u>				
5/H	Facing brick veneered wall	2,067	m2	300.00	620,100
5/J	Extra over for brick pop outs	180	m2	255.00	45,900
	<u>Aluminium framed glazing</u>				
5/K	Aluminium framed glazing	286	m2	650.00	185,900
5/L	Aluminium framed windows	443	m2	675.00	299,025
5/M	Aluminium glazed sliding doors	951	m2	700.00	665,700
	<u>Metal stud partition</u>				
5/N	Metal stud partition with sislotion, insulation and plasterboard	2,882	m2	110.00	317,020
<b>Total - External walls and windows</b>					<b>4,674,205</b>
	<u>EXTERNAL DOORS</u>				
	<u>Timber doors</u>				
5/P	Single timber door and frame	12	No	600.00	7,200
5/Q	Single timber fire door and frame	10	No	700.00	7,000
5/R	Double timber door and frame	2	No	900.00	1,800
	<u>Aluminium framed glazed doors</u>				
5/S	Aluminium framed glazed single door	6	No	2,350.00	14,100
5/T	Aluminium framed glazed sliding door	6	No	4,500.00	27,000
	<u>Roller shutters</u>				
5/U	2500 x 3000 high automatic roller shutter door	1	No	3,000.00	3,000
5/V	5500 x 4000 high automatic roller shutter door	1	No	6,500.00	6,500
	<u>Hardware</u>				
5/W	To single timber door	12	No	400.00	4,800
5/X	To single timber fire door	10	No	600.00	6,000



# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
6/A	To double timber door	2	No	700.00	1,400
	<b>Paint</b>				
6/B	To single timber door and frame	22	No	300.00	6,600
6/C	To double timber door and frame	2	No	400.00	800
	<b>Total - External doors</b>				<b>86,200</b>
	<b><u>INTERNAL WALLS</u></b>				
	<b><u>Reinforced concrete core walls</u></b>				
6/D	250 thick reinforced concrete wall	3,236	m2	375.00	1,213,492
	<b><u>Stud partitions</u></b>				
6/E	Plasterboard lining on furring channels	1,232	m2	70.00	86,240
6/F	Plasterboard lining on metal stud	723	m2	85.00	61,455
6/G	Plasterboard lining both sides on metal stud partition, including insulation	7,197	m2	160.00	1,151,520
6/H	Extra over for moisture resistant plasterboard	2,616	m	5.00	13,080
6/I	Fire rated plasterboard lining to both sides on metal stud, including insulation	3,666	m2	270.00	989,820
6/K	Riser walls	213	m2	250.00	53,250
6/L	Allowance for noggins	1	Item	35,000.00	35,000
	<b><u>Coolroom walls</u></b>				
6/M	Coolroom insulated walls	108	m2	275.00	29,700
6/N	Extra over for doors	3	No	2,500.00	7,500
	<b><u>Blockwork</u></b>				
6/P	140 thick blockwork walls	1,705	m2	155.00	264,275
	<b><u>Aluminium framed glazed partition</u></b>				
6/Q	Aluminium framed glazed partition	47	m2	600.00	28,200
	<b>Total - Internal walls</b>				<b>3,933,532</b>
	<b><u>INTERNAL DOORS</u></b>				
	<b><u>Timber doors</u></b>				
6/R	Single timber door and frame	276	No	500.00	138,000
6/S	Single sliding door and frame	97	No	500.00	48,500
6/T	Single entry door and frame	30	No	650.00	19,500
6/U	One and half leaf door and frame	65	No	700.00	45,500
6/V	One and half leaf entry door and frame	57	No	850.00	48,450
6/W	Single timber fire door and frame	24	No	700.00	16,800
6/X	Double timber door and frame	35	No	900.00	31,500
6/Y	Double sliding door and frame	2	No	900.00	1,800
6/Z	Pantry sliding door complete	30	No	600.00	18,000
6/AA	Laundry sliding door complete	57	No	600.00	34,200
	<b><u>Aluminium framed glazed door</u></b>				

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
7/A	Aluminium framed glazed single door	6	No	2,750.00	16,500
	<b>Hardware</b>				
7/B	To single timber door	373	No	375.00	139,875
7/C	To single entry door	30	No	425.00	12,750
7/D	To one and half leaf door	65	No	425.00	27,625
7/E	To one and half leaf entry door	57	No	500.00	28,500
7/F	To single timber fire door	24	No	600.00	14,400
7/G	To double timber door	35	No	700.00	24,500
	<b>Paint</b>				
7/H	To single timber door and frame	490	No	300.00	147,000
7/J	To one and half leaf door	122	No	350.00	42,700
7/K	To double timber door and frame	35	No	400.00	14,000
	<b>Total - Internal doors</b>				<b>870,100</b>
	<b>WALL FINISHES</b>				
	<b>Feature wall tiles</b>				
7/L	Feature wall tiles to lower ground feature wall	29	m2	500.00	14,500
	<b>Tiling</b>				
7/M	Ceramic wall tiles to pool deck area	178	m2	145.00	25,810
7/N	Ceramic wall tiles to pool changing rooms	116	m2	145.00	16,820
7/P	Ceramic wall tiles to ambulatory wc's and wc's	554	m2	145.00	80,330
7/Q	Ceramic wall tiles to kitchen	108	m2	145.00	15,660
7/R	Ceramic wall tiles to laundry	34	m2	145.00	4,930
7/S	Ceramic wall tiles to cafe	49	m2	175.00	8,575
7/T	Ceramic wall tiles to residential and palliative care ensuites, including waterproofing	622	m2	190.00	118,180
7/U	Ceramic wall tiles to ensuites and bathrooms	2,688	m2	210.00	564,480
	<b>Glass splashback</b>				
7/V	Glass splashback	147	m2	400.00	58,800
	<b>Paint</b>				
7/W	To walls	22,214	m2	10.00	222,140
	<b>Timber veneer cladding</b>				
7/X	Timber veneer cladding at lifts	171	m2	475.00	81,225
	<b>Total - Wall finishes</b>				<b>1,211,450</b>
	<b>FLOOR FINISHES</b>				
	<b>Concrete sealer</b>				
7/Y	Concrete sealer	6,455	m2	12.00	77,460
	<b>Epoxy</b>				
7/Z	Epoxy	619	m2	55.00	34,045

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b><u>Carpet</u></b>				
8/A	Prepare slab for floor finish	236	m2	10.00	2,360
8/B	Carpet to refurbished area in stage 1	236	m2	60.00	14,160
8/C	Carpet	3,302	m2	60.00	198,120
	<b><u>Timber flooring</u></b>				
8/D	Timber flooring	4,853	m2	280.00	1,358,840
	<b><u>Vinyl flooring</u></b>				
8/E	Vinyl flooring	624	m2	85.00	53,040
8/F	Cushioned vinyl to gym	30	m2	120.00	3,600
8/G	Vinyl skirting	722	m	35.00	25,270
	<b><u>Tiling</u></b>				
8/H	Floor tiles to basements	425	m2	276.00	117,300
8/I	Ceramic floor tiles to cafe	84	m2	300.00	25,200
8/K	Ceramic floor tiles to basement lift lobbies	162	m2	300.00	48,600
8/L	Glazed pool tiles, including waterproofing	246	m2	350.00	86,100
8/M	Ceramic floor tiles, including waterproofing to palliative care and residential care ensuites	137	m2	220.00	30,140
8/N	Porcelain floor tiles, including waterproofing to unit ensuites and bathrooms	724	n2	270.00	195,480
8/P	Ceramic floor tiles, including waterproofing to laundries	78	m2	230.00	17,940
8/Q	Ceramic floor tiles, including waterproofing to wc's and Amb wc's	116	m2	220.00	25,520
8/R	Ceramic floor tiles, including waterproofing to changing rooms	48	m2	220.00	10,560
8/S	Balcony tiles on pedestals, including waterproofing	1,654	m2	330.00	545,820
	<b><u>Skirting</u></b>				
8/T	Painted timber skirting	6,418	m	30.00	192,540
	<b><u>Line marking</u></b>				
8/U	Line marking to basement car park	1	Item	6,500.00	6,500
	<b>Total - Floor finishes</b>				<b>3,068,595</b>
	<b><u>CEILING FINISHES</u></b>				
	<b><u>Paint finish</u></b>				
8/V	Car park soffit	6,879	m2	15.00	103,185
8/W	Plasterboard ceilings	10,393	m2	10.00	103,930
	<b><u>Set plasterboard ceiling</u></b>				
8/X	Set plasterboard ceiling	10,224	m2	80.00	817,920
8/Y	Extra over for MR plasterboard	1,274	m2	5.00	6,370
8/Z	Recessed lighting strip	452	m	175.00	79,100
8/AA	Pelmet details	434	m	175.00	75,950
8/AB	300 high bulkhead	561	m	150.00	84,150
8/AC	Shadow gap edge detail	9,317	m	15.00	139,755
8/AD	Access panels	137	No	350.00	47,950

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
9/A	Allowance for ceiling features at cafe	1	Item	25,000.00	25,000
9/B	Allowance for making good ceilings to refurbishment area	1	Item	10,000.00	10,000
	<b>Aluminium timber look battens</b>				
9/C	Aluminium timber look battens to balcony soffits	1,522	m2	400.00	608,800
9/D	Aluminium timber look battens to basement lift lobbies	162	m2	400.00	64,800
	<b>Total - Ceiling finishes</b>				<b>2,166,910</b>
	<b>JOINERY, FIXTURES &amp; FITTINGS</b>				
	<b>Joinery and fittings</b>				
	<b>Basement</b>				
9/E	Wheelstops	142	No	300.00	42,600
9/F	Bike racks	14	No	1,500.00	21,000
9/G	Storages cages	59	No	1,650.00	97,350
9/H	Boom gates	2	No	8,500.00	17,000
9/J	Four tier lockers	18	No	1,600.00	28,800
9/K	Dock leveler	1	No	20,000.00	20,000
9/L	Allowance for corner guards, convex mirrors etc in basement carpark	1	Item	15,000.00	15,000
9/M	Shelving to store rooms, linen rooms etc	1	Item	50,000.00	50,000
	<b>Lower ground floor</b>				
9/N	Function room credenzas	11	m	700.00	7,700
9/P	Library workbench	6	m	650.00	3,900
9/Q	Library storage cupboards	8	No	3,000.00	24,000
9/R	Parlour storage cupboards	2	No	2,400.00	4,800
9/S	Staff kitchenette base units, counter and wall units	4	m	1,850.00	7,400
9/T	Reception desk	6	m	2,500.00	15,000
9/U	Reception desk rear counter	2	m	1,850.00	3,700
9/V	Residential care kitchen base units and counter top	7	m	900.00	6,300
9/W	Residential care kitchen wall units	7	m	550.00	3,850
9/X	Residential care kitchen island units and counter top	7	m	2,000.00	14,000
9/Y	Residential care bedheads	12	No	2,500.00	30,000
9/Z	Residential care wardrobe	12	No	1,850.00	22,200
9/AA	Residential care storage unit	12	No	800.00	9,600
9/AB	Residential care TV bracket	12	No	300.00	3,600
9/AC	Residential care ensuite – mirror, TPH, shower screen, towel rail etc	12	No	4,180.00	50,160
9/AD	Residential care memory box	12	No	375.00	4,500
9/AE	Residential care laundry tub etc	1	No	750.00	750
9/AF	Residential care lounge joinery	1	Item	5,000.00	5,000
9/AG	Residential care pantry joinery	8	m	1,450.00	11,600
9/AH	Residential care dirty utility	1	Item	7,500.00	7,500



# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
10/A	Window blinds	66	m2	120.00	7,920
10/B	Ambulatory toilet fittings	1	No	1,580.00	1,580
10/C	Single toilet fittings	4	No	980.00	3,920
10/D	Shelving to store rooms, linen rooms etc	1	Item	20,000.00	20,000
	<u>Ground floor</u>				
10/E	Pool changing rooms	5	No	2,500.00	12,500
10/F	Pool fittings, lane ropes, ss stairs etc	1	Item	20,000.00	20,000
10/G	Administration utility bench	6	m	1,800.00	10,800
10/H	Box street joinery	10	m	1,450.00	14,500
10/J	Overnight stay wardrobe	1	No	1,850.00	1,850
10/K	Meeting room credenza	6	m	700.00	4,200
10/L	Salon joinery	1	Item	35,000.00	35,000
10/M	Barber shop joinery	1	Item	20,000.00	20,000
10/N	Mail room joinery	1	Item	15,000.00	15,000
10/P	Chapel joinery	1	Item	20,000.00	20,000
10/Q	Administration kitchenette base units, counter and wall units	7	m	2,100.00	14,700
10/R	Staff kitchenette base units, counter and wall units	5	m	2,100.00	10,500
10/S	Palliative care kitchen base units and counter top	10	m	1,350.00	13,500
10/T	Palliative care kitchen wall units	10	m	650.00	6,500
10/U	Palliative care kitchen island units and counter top	8	m	2,350.00	18,800
10/V	Reception desk	4	m	2,500.00	10,000
10/W	Concierge reception desk	3	m	2,500.00	7,500
10/X	Concierge reception desk rear counter	2	m	1,850.00	3,700
10/Y	Doctors workbench	7	m	650.00	4,550
10/Z	Medication room joinery	1	Item	5,000.00	5,000
10/AA	Huddle room joinery	1	Item	7,500.00	7,500
10/AB	Overnight stay bathroom – mirror, TPH, shower screen, towel rail etc	18	No	4,180.00	75,240
10/AC	Palliative care bedheads	18	No	2,500.00	45,000
10/AD	Palliative care wardrobe	18	No	1,850.00	33,300
10/AE	Palliative care storage unit	18	No	800.00	14,400
10/AF	Palliative care TV bracket	18	No	300.00	5,400
10/AG	Palliative care ensuite – mirror, TPH, shower screen, towel rail etc	18	No	4,180.00	75,240
10/AH	Palliative care memory box	18	No	375.00	6,750
10/AJ	Palliative care dirty utility	1	Item	7,500.00	7,500
10/AK	Window blinds	99	m2	120.00	11,880
10/AL	Ambulatory toilet fittings	5	No	1,580.00	7,900
10/AM	Single toilet fittings	4	No	980.00	3,920
10/AN	Shelving to store rooms, linen rooms etc	1	Item	10,000.00	10,000
	<u>Level 1 to 5</u>				

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
11/A	Kitchen to unit 1A	4	No	15,455.00	61,820
11/B	Kitchen to unit 1B	5	No	19,030.00	95,150
11/C	Kitchen to unit 2A	10	No	14,410.00	144,100
11/D	Kitchen to unit 2B	21	No	20,280.00	425,880
11/E	Kitchen to unit 2C	8	No	19,325.00	154,600
11/F	Kitchen to unit 2D	4	No	18,795.00	75,180
11/G	Kitchen to unit 3A	5	No	19,135.00	95,675
11/H	Extra over for butlers pantries	30	No	7,700.00	231,000
11/J	Wardrobes	272	m	1,950.00	530,400
11/K	Storage	84	m	1,800.00	151,200
11/L	Study desks	32	m	700.00	22,400
11/M	Laundry	57	No	1,100.00	62,700
11/N	Dirty utility	8	No	7,500.00	60,000
11/P	Kitchenette base units, counter and wall units to Level 3	5	m	2,100.00	10,500
11/Q	Bathroom – mirror, TPH, shower screen, towel rail etc	57	No	4,480.00	255,360
11/R	Ensuite – mirror, TPH, shower screen, towel rail etc	48	No	4,480.00	215,040
11/S	Window blinds	747	m2	120.00	89,640
11/T	Ambulatory toilet fittings	2	No	1,580.00	3,160
11/U	Single toilet fittings	1	No	980.00	980
11/V	BBQ to level 3 terrace	1	No	12,000.00	12,000
	<u>Signage</u>				
11/W	Statutory signage	1	Item	25,000.00	25,000
11/X	Way finding signage	1	Item	30,000.00	30,000
11/Y	Building signage	1	Item	20,000.00	20,000
	<u>Appliances</u>				
	Note: Commercial kitchen and laundry included in Special fittings				
	<u>Staff room lower ground floor</u>				
11/Z	Dishwasher	1	No	2,000.00	2,000
11/AA	Microwave	1	No	500.00	500
11/AB	Fridge/freezer	1	No	1,800.00	1,800
	<u>Residential care lower ground floor</u>				
11/AC	Dishwasher	1	No	2,000.00	2,000
11/AD	Microwave	1	No	500.00	500
11/AE	Fridge/freezer	1	No	1,800.00	1,800
11/AF	Oven	1	No	2,500.00	2,500
11/AG	Cooktop	1	No	1,800.00	1,800
11/AH	Rangehood	1	No	1,000.00	1,000
	<u>Palliative care lower ground floor</u>				
11/AJ	Dishwasher	2	No	2,000.00	4,000

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
12/A	Microwave	2	No	500.00	1,000
12/B	Fridge/freezer	2	No	1,800.00	3,600
12/C	Oven	2	No	2,500.00	5,000
12/D	Cooktop	2	No	1,800.00	3,600
12/E	Rangehood	2	No	1,000.00	2,000
	<u>Level 1 to 5</u>				
12/F	Dishwasher	57	No	3,500.00	199,500
12/G	Microwave	57	No	1,500.00	85,500
12/H	Fridge/freezer	57	No	4,000.00	228,000
12/J	Oven	57	No	4,500.00	256,500
12/K	Cooktop	57	No	3,000.00	171,000
12/L	Rangehood	57	No	1,750.00	99,750
12/M	Washing machine	57	No	2,800.00	159,600
12/N	Dryer	57	No	2,500.00	142,500
<b>Total - Joinery, fixtures &amp; fittings</b>					<b>5,260,595</b>
	<b><u>SPECIAL FITTINGS</u></b>				
12/P	Garbage chute B1 to Level 3	2	No	21,000.00	42,000
12/Q	Garbage chute B1 to Level 5	2	No	28,000.00	56,000
12/R	Dirty chute B1 to Level 3	1	No	21,000.00	21,000
12/S	Dirty chute B1 to Level 5	1	No	28,000.00	28,000
12/T	Laundry fitout at lower ground floor	1	No	30,000.00	30,000
12/U	Pool filtration system and pumps	1	Item	175,000.00	175,000
12/V	Cafe fitout at lower ground floor	1	Item	150,000.00	150,000
12/W	Commercial kitchen at B1	1	Item	250,000.00	250,000
<b>Total - Special fittings</b>					<b>752,000</b>
	<b><u>HYDRAULIC SERVICES</u></b>				
12/X	To palliative care rooms	509	m2	300.00	152,700
12/Y	To residential care rooms	342	m2	300.00	102,600
12/Z	To apartments	6,179	m2	265.00	1,637,435
12/AA	To basement	8,727	m2	45.00	392,715
12/AB	To common areas, administration etc	4,026	m2	200.00	805,200
12/AC	To circulation and plant areas	932	m2	85.00	79,220
12/AD	To balconies and terraces	1,632	m2	35.00	57,120
	To corridors				Included
12/AE	To refurbishment area	236	m2	85.00	20,060
<b>Total - Hydraulic services</b>					<b>3,247,050</b>
	<b><u>FIRE SERVICES</u></b>				

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
13/A	Fire services elemental rate, including booster pump	22,925	m2	85.00	1,948,625
13/B	Alterations to fire services in refurbishment area	236	m2	45.00	10,620
<b>Total - Fire services</b>					<b>1,959,245</b>
<b><u>MECHANICAL SERVICES</u></b>					
13/C	To palliative care rooms	509	m2	375.00	190,875
13/D	To residential care rooms	342	m2	375.00	128,250
13/E	To apartments	6,179	m2	300.00	1,853,700
13/F	To basement	8,727	m2	85.00	741,795
13/G	To common areas, administration etc	4,026	m2	260.00	1,046,760
	To circulation and plant areas				Included
	To corridors				Included
13/H	Alterations to existing mechanical system to suit new layout	236	m2	155.00	36,580
<b>Total - Mechanical services</b>					<b>3,997,960</b>
<b><u>ELECTRICAL SERVICES</u></b>					
13/J	To palliative care rooms	509	m2	450.00	229,050
13/K	To residential care rooms	342	m2	450.00	153,900
13/L	To apartments	6,179	m2	300.00	1,853,700
13/M	To basement	8,727	m2	75.00	654,525
13/N	To common areas, administration etc	4,026	m2	270.00	1,087,020
13/P	To circulation and plant areas	932	m2	85.00	79,220
13/Q	To balconies and terraces	1,632	m2	60.00	97,920
	To corridors				Included
13/R	Allowance for altering electrical services to suit new layout	236	m2	125.00	29,500
13/S	Nurse call system	1	Item	175,000.00	175,000
13/T	Back up generator	1	Item	125,000.00	125,000
13/U	PV cells	1	Item	150,000.00	150,000
<b>Total - Electrical services</b>					<b>4,634,835</b>
<b><u>TRANSPORT SERVICES</u></b>					
13/V	Lift no 1 rising from B2 to L5	1	No	265,000	265,000
13/W	Lift no 2 rising from B2 to L5	1	No	265,000	265,000
13/X	Lift no 3 rising from B2 to L3	1	No	230,000	230,000
13/Y	Lift no 4 rising from B2 to L3	1	No	230,000	230,000
13/Z	BOH lift no 1 rising from B2 to LGF	1	No	175,000	175,000
13/AA	BOH lift no 1 rising from B2 to GF	1	No	190,000	190,000
<b>Total - Transport services</b>					<b>1,355,000</b>
<b><u>SOFT LANDSCAPING</u></b>					



# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
14/A	Cultivate ground	1,197	m2	12.00	14,364
14/B	Garden bed	1,102	m2	130.00	143,260
14/C	Planter and terrace garden beds	1,161	m2	295.00	342,495
14/D	Lawn	96	m2	20.00	1,920
14/E	Green roof	127	m2	315.00	40,005
14/F	Feature trees	1	Item	55,000.00	55,000
14/G	Establishment and maintenance	1	Item	45,000.00	45,000
14/H	Irrigation system	2,485	m2	30.00	74,550
14/J	Green column at lower ground floor	1	No	20,000.00	20,000
14/K	Sub soil drainage allowance	1	Item	30,000.00	30,000
14/L	Allowance for supplementary soft landscaping around Woonona Cottage	1	Item	20,000.00	20,000
<b>Total - Soft landscaping</b>					<b>786,594</b>
<b><u>HARD LANDSCAPING</u></b>					
14/M	Allowance for grading, leveling, ramping and preparing levels	1	Item	100,000.00	100,000
14/N	Concrete driveway	239	m2	200.00	47,800
14/P	Softfall paving	71	m2	250.00	17,750
14/Q	Artificial turf	99	m2	120.00	11,880
14/R	Concrete maintenance path	38	m2	100.00	3,800
14/S	Coloured concrete paving on slab	51	m2	195.00	9,945
14/T	Coloured concrete paving on base course	360	m2	120.00	43,200
14/U	Feature paving on concrete slab	717	m2	430.00	308,310
14/V	Feature paving on base course	96	m2	355.00	34,080
14/W	Extra over for steps	1	Item	20,000.00	20,000
14/X	Strip footing for low height kerb wall	100	m	300.00	30,000
14/Y	Rendered insitu concrete low height kerb wall	100	m	425.00	42,500
14/Z	Rendered insitu concrete planter wall	828	m2	490.00	405,722
14/AA	Take down and rebuild existing sandstone boundary wall	17	m	1,500.00	25,500
14/AB	Reinforced concrete strip footing for new sandstone walls	82	m	375.00	30,750
14/AC	Sandstone walls	214	m2	650.00	139,100
14/AD	Decorative palisade fence	87	m2	475.00	41,325
14/AE	Extra over for double gate	1	No	2,750.00	2,750
14/AF	Timber bench seats	8	No	3,000.00	24,000
14/AG	Custom built timber seating	8	m2	1,000.00	8,000
14/AH	Shed	1	No	7,500.00	7,500
14/AJ	Water feature	1	No	30,000.00	30,000
14/AK	Clothes hoist	1	No	2,000.00	2,000
14/AL	External signage	1	Item	10,000.00	10,000
14/AM	Modify existing sandstone boundary wall at Woonona Cottage to create new entry	1	Item	10,000.00	10,000

# HAMMONDCARE WAHROONGA STAGE 2



Estimate Details 13 November 2022

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b>Total - Hard landscaping</b>				<b>1,405,912</b>
	<b><u>EXTERNAL SERVICES</u></b>				
15/A	Substation	1	Item	185,000.00	185,000
15/B	External electrical connection	1	Item	10,000.00	10,000
15/C	External communications connection	1	Item	10,000.00	10,000
15/D	External gas connection	1	Item	15,000.00	15,000
15/E	External water connection	1	Item	15,000.00	15,000
15/F	External fire connection and booster pump assembly	1	Item	35,000.00	35,000
15/G	External sewer connection	1	Item	15,000.00	15,000
15/H	Concrete encase existing 225 diameter sewer main	38	m	700.00	26,600
15/J	Stormwater	1	Item	150,000.00	150,000
15/K	OSD tank	1	Item	75,000.00	75,000
15/L	Grease arrestor	1	Item	35,000.00	35,000
15/M	External lighting to level 3 terrace	1	Item	25,000.00	25,000
15/N	External lighting to landscape areas	1	Item	100,000.00	100,000
	<b>Total - External services</b>				<b>696,600</b>