

# Elemental Summary

|                                |                                        |
|--------------------------------|----------------------------------------|
| <b>Project:</b> Bulli ACCE     | <b>Details:</b> Bulli_ACCE_SD_Draft_v0 |
| <b>Building:</b> Bulli_ACCE_SD |                                        |

| Autoc<br>ode | Description | Total |
|--------------|-------------|-------|
|--------------|-------------|-------|

## NSW HEALTH

|    |                                            |                          |
|----|--------------------------------------------|--------------------------|
| 1  | SUBSTRUCTURE                               | 1,181,540                |
| 2  | COLUMNS                                    | 196,076                  |
| 3  | UPPER FLOORS                               | 1,250,545                |
| 4  | STAIRCASES                                 | 191,271                  |
| 5  | ROOF                                       | 831,414                  |
| 6  | EXTERNAL WALLS                             | 996,574                  |
| 7  | WINDOWS                                    | 1,138,356                |
| 8  | EXTERNAL DOORS                             | 62,037                   |
| 9  | INTERNAL WALLS                             | 1,442,495                |
| 10 | INTERNAL SCREENS AND BORROWED LIGHTS       | 88,529                   |
| 11 | INTERNAL DOORS                             | 375,561                  |
| 12 | WALL FINISHES                              | 293,100                  |
| 13 | FLOOR FINISHES                             | 628,257                  |
| 14 | CEILING FINISHES                           | 625,069                  |
| 15 | FITMENTS                                   | 1,601,377                |
| 16 | SPECIAL EQUIPMENT                          | 246,170                  |
| 17 | HYDRAULIC SERVICES                         | 1,374,488                |
| 18 | FIRE SERVICES                              | 512,950                  |
| 19 | MECHANICAL SERVICES                        | 2,968,842                |
| 20 | ELECTRICAL SERVICES                        | 2,689,924                |
| 21 | TRANSPORTATION SYSTEMS                     | 490,280                  |
| 22 | SPECIAL SERVICES                           | N/A                      |
| 23 | CENTRALISED ENERGY SYSTEMS                 | N/A                      |
| 24 | ALTERATIONS AND RENOVATIONS                | N/A                      |
|    | <b><u>BUILDING COST (BC)</u></b>           | <b><u>19,184,855</u></b> |
| 25 | SITE PREPARATION                           | 597,132                  |
| 26 | BOUNDARY WALLS, FENCING AND GATES          | 21,630                   |
| 27 | ROADS, FOOTPATHS AND PAVED AREAS           | 437,856                  |
| 28 | OUTBUILDINGS AND COVERED WAYS              | N/A                      |
| 29 | LANDSCAPING AND IMPROVEMENTS               | 288,594                  |
| 30 | EXTERNAL HYDRAULIC SERVICES                | 339,900                  |
| 31 | EXTERNAL FIRE SERVICES                     | INCLUDED                 |
| 32 | EXTERNAL ELECTRICAL SERVICES               | 437,750                  |
| 33 | EXTERNAL SPECIAL SERVICES                  | N/A                      |
| 34 | EXTERNAL ALTERATIONS AND RENOVATIONS       | N/A                      |
| 35 | SPECIAL PROVISIONS                         | 200,000                  |
|    | <b><u>NETT CONSTRUCTION COST (NCC)</u></b> | <b><u>21,507,717</u></b> |
| 36 | PRELIMINARIES                              | 3,441,235                |
| 37 | MARGIN                                     | 997,958                  |
| 38 | LOCALITY FACTOR                            | N/A                      |

# Elemental Summary

**Project:** Bulli ACCE  
**Building:** Bulli\_ACCE\_SD

**Details:** Bulli\_ACCE\_SD\_Draft\_v0

| Autoc<br>ode      | Description                                                                                                         | Total                    |
|-------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>NSW HEALTH</b> |                                                                                                                     | (Continued)              |
| 39                | STAGING COSTS                                                                                                       | N/A                      |
| 40                | CONTRACTOR RISK                                                                                                     | INCLUDED                 |
| 41                | ESCALATION                                                                                                          | INCLUDED                 |
| 42                | LONG SERVICE LEVY                                                                                                   | 90,814                   |
|                   | <b><u>GROSS CONSTRUCTION COST (GCC)</u></b>                                                                         | <b><u>26,037,724</u></b> |
|                   | <b><u>PROJECT COSTS</u></b>                                                                                         |                          |
|                   | <b><u>FEES</u></b>                                                                                                  |                          |
| 43                | CONSULTANT FEES                                                                                                     | 2,769,200                |
| 44                | AUTHORITY FEES                                                                                                      | 121,690                  |
| 45                | LHD COSTS (ESC Endorsed Targeted VE saving dated 18.4.16)                                                           | 317,998                  |
| 46                | TRANSITION / COMMISSIONING (ESC Endorsed Targeted VE saving dated 18.4.16))                                         | 108,999                  |
|                   | <b><u>FURNITURE, FITTINGS AND EQUIPMENT</u></b>                                                                     |                          |
| 47                | Furniture, fittings and equipment - General Group 2 & 3 - Lump Sum allowance as advised by JSP/Hi                   | 1,500,000                |
| 48                | VE - Target further FFE savings (via reduction of requirements and or transfer items) (Value Engineering Item 5)    | -140,000                 |
| 49                | Furniture, fittings and equipment - Other (Shared Spaces)                                                           | 95,000                   |
| 50                | Furniture, fittings and equipment - Transfer                                                                        |                          |
| 51                | Furniture, fittings and equipment - Major Medical Equipment:                                                        |                          |
| 52                | General X-ray (Transfer Existing as advised)                                                                        | 100,000                  |
| 53                | Furniture, fittings and equipment - ICT - NSW Health Component of works (Assumed 70% new / 30% transfer as advised) | 925,895                  |
| 54                | VE - Target ICT Savings (Value Engineering Item 6)                                                                  | -140,000                 |
| 55                | VE - Target ICT Savings (ESC Endorsed Targeted VE saving dated 18.4.16)                                             | -100,000                 |
| 56                | Cultural & Artworks (NSW HEALTH ONLY) (ESC Endorsed Targeted VE saving dated 18.4.16)                               | 0                        |
|                   | <b><u>LAND ACQUISITION / PROPERTY SETTLEMENTS</u></b>                                                               |                          |
| 57                | N/A                                                                                                                 | N/A                      |
|                   | <b><u>EXTERNAL FUNDING CONTRIBUTIONS</u></b>                                                                        |                          |
| 58                | N/A                                                                                                                 | N/A                      |
|                   | <b><u>TOTAL PROJECT COST (TPC / BASE COST)</u></b>                                                                  | <b><u>31,596,506</u></b> |
|                   | <b><u>ESCALATION (ON TPC / BASE COST)</u></b>                                                                       |                          |
| 59                | Base Date of Estimate - June 2016                                                                                   |                          |
| 60                | <i>Construction Start Date (Main Works)</i>                                                                         | November 2016            |
| 61                | <i>Construction Finish Date (Main Works)</i>                                                                        | April 2018               |
| 62                | Construction Midpoint                                                                                               | July 2017                |
| 63                | Till construction commencement November 2016                                                                        |                          |
| 64                | 2016                                                                                                                | 390,566                  |
| 65                | Till construction midpoint July 2017                                                                                |                          |
| 66                | 2016                                                                                                                | 65,068                   |
| 67                | 2017                                                                                                                | 455,660                  |
|                   | <b><u>CONTINGENCIES (% OF GCC)</u></b>                                                                              |                          |
| 68                | Planning (Value Engineering Item 7)                                                                                 | 1,089,989                |
| 69                | Design (Value Engineering Item 7)                                                                                   | 1,089,989                |

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| <b>Building:</b> Bulli_ACCE_SD |                                        |

| Autoc<br>ode | Description | Total |
|--------------|-------------|-------|
|--------------|-------------|-------|

## NSW HEALTH

(Continued)

|    |                                                                                 |                          |
|----|---------------------------------------------------------------------------------|--------------------------|
| 70 | Construction (Value Engineering Item 7)                                         | 1,089,989                |
| 71 | Client (Value Engineering Item 7)                                               | 2,179,977                |
|    | <b><u>NET END TOTAL COST (NETC)</u></b>                                         | <b><u>37,957,745</u></b> |
| 72 | HI MANAGEMENT COSTS (% OF NETC) (ESC Endorsed Targeted VE saving dated 18.4.16) | 662,631                  |
|    | <b><u>END TOTAL COST (ETC)</u></b>                                              | <b><u>38,620,376</u></b> |

## ILLAWARRA RETIREMENT TRUST

|    |                                      |                          |
|----|--------------------------------------|--------------------------|
| 1  | SUBSTRUCTURE                         | 737,759                  |
| 2  | COLUMNS                              | 56,843                   |
| 3  | UPPER FLOORS                         | 982,612                  |
| 4  | STAIRCASES                           | 71,585                   |
| 5  | ROOF                                 | 909,142                  |
| 6  | EXTERNAL WALLS                       | 735,894                  |
| 7  | WINDOWS                              | 349,479                  |
| 8  | EXTERNAL DOORS                       | 35,710                   |
| 9  | INTERNAL WALLS                       | 1,414,359                |
| 10 | INTERNAL SCREENS AND BORROWED LIGHTS | 41,200                   |
| 11 | INTERNAL DOORS                       | 358,777                  |
| 12 | WALL FINISHES                        | 358,622                  |
| 13 | FLOOR FINISHES                       | 472,702                  |
| 14 | CEILING FINISHES                     | 436,284                  |
| 15 | FITMENTS                             | 585,378                  |
| 16 | SPECIAL EQUIPMENT                    | 201,880                  |
| 17 | HYDRAULIC SERVICES                   | 876,103                  |
| 18 | FIRE SERVICES                        | 337,619                  |
| 19 | MECHANICAL SERVICES                  | 1,193,924                |
| 20 | ELECTRICAL SERVICES                  | 1,650,960                |
| 21 | TRANSPORTATION SYSTEMS               | 86,520                   |
| 22 | SPECIAL SERVICES                     | N/A                      |
| 23 | CENTRALISED ENERGY SYSTEMS           | N/A                      |
| 24 | ALTERATIONS AND RENOVATIONS          | N/A                      |
|    | <b><u>BUILDING COST (BC)</u></b>     | <b><u>11,893,354</u></b> |
| 25 | SITE PREPARATION                     | 322,555                  |
| 26 | BOUNDARY WALLS, FENCING AND GATES    | 65,920                   |
| 27 | ROADS, FOOTPATHS AND PAVED AREAS     | 127,069                  |
| 28 | OUTBUILDINGS AND COVERED WAYS        | N/A                      |
| 29 | LANDSCAPING AND IMPROVEMENTS         | 346,310                  |
| 30 | EXTERNAL HYDRAULIC SERVICES          | 185,400                  |
| 31 | EXTERNAL FIRE SERVICES               | N/A                      |
| 32 | EXTERNAL ELECTRICAL SERVICES         | 77,250                   |
| 33 | EXTERNAL SPECIAL SERVICES            | N/A                      |

# Elemental Summary

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**Building:** Bulli\_ACCE\_SD

**Details:** Bulli\_ACCE\_SD\_Draft\_v0

| Autoc<br>ode                      | Description                                                       | Total             |
|-----------------------------------|-------------------------------------------------------------------|-------------------|
| <b>ILLAWARRA RETIREMENT TRUST</b> |                                                                   | (Continued)       |
| 34                                | EXTERNAL ALTERATIONS AND RENOVATIONS                              | N/A               |
| 35                                | SPECIAL PROVISIONS                                                | N/A               |
|                                   | <b><u>NETT CONSTRUCTION COST (NCC)</u></b>                        | <b>13,017,858</b> |
| 36                                | PRELIMINARIES                                                     | 2,082,857         |
| 37                                | MARGIN                                                            | 604,029           |
| 38                                | LOCALITY FACTOR                                                   | N/A               |
| 39                                | STAGING COSTS                                                     | N/A               |
| 40                                | CONTRACTOR RISK                                                   | INCLUDED          |
| 41                                | ESCALATION                                                        | INCLUDED          |
| 42                                | LONG SERVICE LEVY                                                 | 54,967            |
|                                   | <b><u>GROSS CONSTRUCTION COST (GCC)</u></b>                       | <b>15,759,710</b> |
|                                   | <b><u>PROJECT COSTS</u></b>                                       |                   |
|                                   | <b><u>FEES</u></b>                                                |                   |
| 43                                | CONSULTANT FEES                                                   | 1,530,800         |
| 44                                | AUTHORITY FEES                                                    | 67,270            |
|                                   | <b><u>FURNITURE, FITTINGS AND EQUIPMENT</u></b>                   |                   |
| 45                                | Furniture, fittings and equipment - RACF                          | 900,000           |
| 46                                | Furniture, fittings and equipment - Other (Shared Spaces)         | 5,000             |
| 47                                | Furniture, fittings and equipment - ICT - RACF component of works | 100,000           |
|                                   | <b><u>LAND ACQUISITION / PROPERTY SETTLEMENTS</u></b>             |                   |
| 48                                | N/A                                                               | N/A               |
|                                   | <b><u>EXTERNAL FUNDING CONTRIBUTIONS</u></b>                      |                   |
| 49                                | N/A                                                               | N/A               |
|                                   | <b><u>TOTAL PROJECT COST (TPC / BASE COST)</u></b>                | <b>18,362,780</b> |
|                                   | <b><u>ESCALATION (ON TPC / BASE COST)</u></b>                     |                   |
| 50                                | Base Date of Estimate - June 2016                                 |                   |
| 51                                | <i>Construction Start Date (Main Works)</i>                       | November 2016     |
| 52                                | <i>Construction Finish Date (Main Works)</i>                      | April 2018        |
| 53                                | Construction Midpoint                                             | July 2017         |
| 54                                | Till construction commencement November 2016                      |                   |
| 55                                | 2016                                                              | 236,396           |
| 56                                | Till construction midpoint July 2017                              |                   |
| 57                                | 2016                                                              | 39,384            |
| 58                                | 2017                                                              | 275,795           |
|                                   | <b><u>CONTINGENCIES (% OF GCC)</u></b>                            |                   |
| 59                                | Planning                                                          | N/A               |
| 60                                | Design                                                            | N/A               |
| 61                                | Construction                                                      | N/A               |
| 62                                | Client                                                            | 1,386,700         |
|                                   | <b><u>NET END TOTAL COST (NETC)</u></b>                           | <b>20,301,054</b> |

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| Autoc<br>ode               | Description                        | Total                    |
|----------------------------|------------------------------------|--------------------------|
| ILLAWARRA RETIREMENT TRUST |                                    | (Continued)              |
| 63                         | HI MANAGEMENT COSTS                | 373,700                  |
|                            | <b><u>END TOTAL COST (ETC)</u></b> | <b><u>20,674,754</u></b> |