

# Goulburn Hospital SD Cost Plan



Project Number: 0488-0046	Reviewed By: James Larkin	Prepared By: Rob Harries
Document Title	Issued To:	Issue Date:
Cost Plan C1 - Draft	Health Infrastructure	16/08/2017
Cost Plan C1 - Updated draft	Health Infrastructure	22/08/2017
Cost Plan C1 - Post VE meeting update	Health Infrastructure	31/08/2017
Cost Plan C1 - MW & FW	Health Infrastructure	03/10/2017

SUMMARY	\$
<b>Main Works</b>	54,221,343
Preliminaries (18%)	9,759,842
Margin (4%)	2,168,854
Staging & Protection Costs (1%)	542,213
<b>Final Works</b>	4,841,296
Preliminaries (18%)	871,433
Margin (4%)	193,652
Staging & Protection Costs (1%)	48,413
<b>Net Construction Cost (NCC)</b>	<b>59,062,638</b>
<b>Gross Construction Cost (GCC)</b>	<b>72,647,045</b>
Professional fees	9,620,100
Authority fees	515,362
LHD / change management / resources costs (1.5%)	1,030,725
LHD operational commissioning and start up costs (1.5%)	1,030,725
LHD allowance for wayfinding upgrades to existing SARU for Ambulatory Services	400,000
LHD costs associated with alternative Nurses Accommodation	800,000
<b>Sub-total project costs</b>	<b>13,396,912</b>
<b>Total Construction Cost (TCC)</b>	<b>86,043,957</b>
Loose Furniture, Fittings & Equipment (Group 3)	7,474,632
Active ICT including VoIP handsets	2,756,446
Artworks	300,000
<b>Sub-total FF&amp;E</b>	<b>10,531,078</b>

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SUMMARY	\$
<b>Total Project Cost (TPC)</b>	<b>96,575,035</b>
Pre contract escalation - to August 2018	2,362,695
Post contract escalation - to midpoint July 2019	2,166,929
Pre contract escalation - to June 2020	597,919
Post contract escalation - to midpoint November 2020	70,521
<b>Sub-total escalation</b>	<b>5,198,064</b>
Planning Contingency	3,435,750
Design Contingency	3,435,750
Contract Contingency	3,435,750
Client Contingency	6,871,500
<b>Sub-total contingencies</b>	<b>17,178,750</b>
Health Infrastructure management costs	2,365,000
<b>End Total Cost (ETC)</b>	<b>121,316,849</b>
<b>PROJECT TOTAL (Excl GST)</b>	<b>121,316,849</b>
GFA: 0 m2	Cost/m2: N/A/m2

Notes:

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# DETAILED SUMMARY



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Code	Description	Starting Page	% of Cost	Cost/m2	Total
<b>1</b>	<b>General Information</b>				
1.1	Introduction	Page 6			0
1.2	Consultants	Page 6			0
1.3	Drawings	Page 6			0
1.4	General Notes	Page 6			0
					<b>0</b>
<b>2</b>	<b>Main Works</b>				
2.1	Demolition	Page 7	0.12		150,000
2.2	Site Preparation & Excavation	Page 7	0.07		80,000
2.3	Substructure	Page 8	1.24		1,503,741
2.4	Columns	Page 8	0.38		454,969
2.5	Upper Floors	Page 9	4.81		5,841,133
2.6	Stairs	Page 10	0.14		173,800
2.7	External Walls & Windows	Page 11	4.86		5,899,135
2.8	Internal Walls	Page 11	2.41		2,923,064
2.9	Roof and Roof Plumbing	Page 12	1.38		1,675,157
2.10	Doors & Hardware	Page 12	1.03		1,250,535
2.11	Floor Finishes	Page 13	1.04		1,258,660
2.12	Wall Finishes	Page 13	0.74		902,437
2.13	Ceiling	Page 14	0.93		1,122,863
2.14	FF&E - Group 1	Page 14	1.32		1,598,090
2.15	FF&E - Group 2 (Installation)	Page 14	0.06		73,758
2.16	Joinery	Page 14	1.22		1,475,196
2.17	Signage	Page 14	0.25		300,000
2.18	External Works	Page 15	1.44		1,750,000
2.19	Hydraulic & Fire Services	Page 15	4.19		5,081,896
2.20	Lift Services	Page 16	0.88		1,071,200
2.21	Mechanical Services	Page 16	7.91		9,601,768
2.22	Electrical & Communications Services	Page 17	8.27		10,033,941
					<b>54,221,343</b>
<b>6</b>	<b>Final Works</b>				
6.1	Demolition	Page 17	0.84		1,014,048
6.2	Refurbishment Works	Page 18	0.32		386,792
6.3	Internal Walls	Page 18	0.04		42,720
6.4	Doors and Hardware	Page 18	0.08		91,680
6.5	Floor Finishes	Page 19	0.13		157,860
6.6	Wall Finishes	Page 20	0.02		18,396
6.7	Ceiling	Page 20	0.05		55,200
6.8	FF&E - Group 1	Page 20	0.15		177,100

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Code	Description	Starting Page	% of Cost	Cost/m2	Total
6.9	FF&E - Group 2 (Installation)	Page 20	0.01		9,240
6.10	Joinery	Page 20	0.14		171,400
6.11	External Works	Page 20	0.84		1,023,157
6.12	Hydraulic & Fire Services	Page 21	0.26		320,454
6.13	Mechanical Services	Page 21	0.63		768,530
6.14	Electrical & Communications Services	Page 21	0.50		604,719
					<b>4,841,296</b>

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Code	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>General Information</b>				
1.1	Introduction				
1.1.1	<b>Schematic Design Detailed Elemental Cost Plan No. 1</b>				
1.1.2	<i>Project: Goulburn Hospital Redevelopment</i>				
1.1.3	<i>Client: Health Infrastructure</i>				
1.1.4	<u>Measured By: Rob Harries, Mark Tran &amp; Amalia Figueroa</u>				
1.1.5	<u>Reviewed By: James Larkin</u>				
1.1.6	<b>Introduction</b>				
1.1.7	This cost plan has been developed to determine the estimated project cost of the proposed works for Goulburn Hospital Redevelopment		note		
1.1.8	This cost plan is based on our professional opinion and the source material listed below:		note		
1.1.9	<b>Issue Schedule</b>				
1.1.10	Schematic Design Elemental Cost Plan 01 - 16/08/17		note		
					<b>0</b>
1.2	<b>Consultants</b>				
1.2.1	<u>Client</u>				
1.2.2	Health Infrastructure				
1.2.3	<u>Project Manager</u>				
1.2.4	TSA				
1.2.5	<u>Architect</u>				
1.2.6	BLP				
1.2.7	<u>Quantity Surveyor</u>				
1.2.8	MBMpl				
1.2.9	<u>Mechanical Engineers</u>				
1.2.10	Wood & Grieve				
1.2.11	<u>Electrical / ICT and Comms Engineers</u>				
1.2.12	Wood & Grieve				
1.2.13	<u>Hydraulic &amp; Fire Engineers</u>				
1.2.14	GHD				
1.2.15	<u>Structural / Civil Engineers</u>				
1.2.16	Bonnaci				
1.2.17	<u>Landscape Architects</u>				
1.2.18	Arcadia				
					<b>0</b>
1.3	<b>Drawings</b>				
1.3.1	Drawings / information utilised:				
1.3.2	Aconex reference:				
1.3.3	BLP-TRANSMIT-000019				
1.3.4	BLP-TRANSMIT-000018				
					<b>0</b>
1.4	<b>General Notes</b>				

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Code	Description	Quantity	Unit	Rate	Amount
1.4	<b>General Notes</b>				
1.4.1	<b>Exclusions</b>				
1.4.2	Goods and Services Tax (GST)		item		EXCL
1.4.3	Council requirements		item		EXCL
1.4.4	Statutory & authority fees		item		EXCL
1.4.5	Health District costs		item		EXCL
1.4.6	Finance costs		item		EXCL
1.4.7	Legal costs		item		EXCL
1.4.8	Delay costs		item		EXCL
1.4.9	Out of hours works		item		EXCL
1.4.10	Escalation after August 17		item		EXCL
1.4.11	EPA requirements		item		EXCL
1.4.12	Exclusions as noted in cost plan		item		EXCL
1.4.13	Hazardous materials/ site contamination beyond allowances made		item		EXCL
1.4.14	Undocumented piling, piercing or underpinning		item		EXCL
1.4.15	ESD Initiatives over and above ones already detailed in design		item		EXCL
1.4.16	Consultant fees		item		EXCL
1.4.17	Land purchase costs		item		EXCL
1.4.18	Acquisition of existing properties		item		EXCL
1.4.19	Latent site conditions above those identified		item		EXCL
1.4.20	LHD related decanting		item		EXCL
1.4.21	Contingencies		item		EXCL
1.4.22	Delivery strategy costs		item		EXCL
1.4.23	Seismic strengthening works		item		EXCL
1.4.24	Car parking external to the hospital site		item		EXCL
1.4.25	Allowances for vertical expansion		item		EXCL
1.4.26	Operation and maintenance costs		item		EXCL
1.4.27	Relocations and refurbishments associated with staff moving from West Wing and Education		item		EXCL
1.4.28	Refurbishment of vacated space for Education		item		EXCL
1.4.29	Refurbishment of vacated space for Physio		item		EXCL
					<b>0</b>
<b>2</b>	<b>Main Works</b>				
2.1	<b>Demolition</b>				
2.1.1	<b>Demolition</b>				
2.1.2	Allowance to remove existing roads and paving	1	Item	100,000.00	100,000
2.1.3	Allowance for associated hazardous material removal	1	Item	50,000.00	50,000
					<b>150,000</b>
2.2	<b>Site Preparation &amp; Excavation</b>				
2.2.1	<b>Site Preparation</b>				
2.2.2	<b>Bulk Excavation</b>				

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Code	Description	Quantity	Unit	Rate	Amount
2.2	Site Preparation & Excavation				
2.2.3	Allowance for fill to areas of new build works. To cover possible slight change to main works design and reduced levels which may not be 100% define when the enabling works go to tender	1	Item	80,000.00	80,000
					<b>80,000</b>
2.3	Substructure				
2.3.1	<b>Ground Slab and Associated Foundations</b>				
2.3.2	<u>Footings</u>				
2.3.3	<u>Piling</u>				
2.3.4	Detailed excavation/boring for piles	674	m3	80.00	53,920
2.3.5	Rig set up and removal	1	Item	25,000.00	25,000
2.3.6	Concrete to piles	674	m3	325.00	219,050
2.3.7	Reinforcement to piles (40kg/m3)	26.73	t	2,400.00	64,143
2.3.8	<u>Strip Footings</u>				
2.3.9	Detailed excavation for strip footings and edge beams	92	m3	80.00	7,360
2.3.10	Concrete to edge beam EB1 - 400mm x 650mm	78	m3	325.00	25,350
2.3.11	Concrete to strip footing SF1 - 400mm x 1200mm	15	m3	325.00	4,875
2.3.12	<u>Concrete Slab on Ground</u>				
2.3.13	Sub base preparation to slab on ground	3,245	m2	30.00	97,350
2.3.14	Concrete to slab on ground; 200mm thick	621	m3	325.00	201,825
2.3.15	Concrete to slab on ground; 400mm thick	57	m3	325.00	18,525
2.3.16	Edge formwork to slab on ground; 200mm thick	297	m	60.00	17,820
2.3.17	Edge formwork to slab on ground; exceeding 300mm thick	29	m2	120.00	3,480
2.3.18	Reinforcement to slab on ground (40kg/m3)	27.08	t	2,400.00	64,992
2.3.19	Trowel finish to slab	3,245	m2	10.00	32,450
2.3.20	<u>Joints</u>				
2.3.21	Lockable dowel construction joint (D.C.J)	92	m	75.00	6,900
2.3.22	General allowance for joints	1	Item	10,000.00	10,000
2.3.23	<u>Retaining Walls</u>				
2.3.24	Retaining wall (RW1); bored piers and shotcrete	146	m2	520.00	75,920
2.3.25	<u>Waterproofing / DP Membrane</u>				
2.3.26	Waterproofing membrane to underside of all slabs to engineers and architects specification	3,245	m2	140.00	454,300
2.3.27	Vertical waterproofing membrane to edges	368	m	110.00	40,480
2.3.28	<u>Allowances</u>				
2.3.29	Provisional allowance for potential underpinning / stabilisation measures currently unforeseen and working in close proximity to existing structures	1	Item	80,000.00	80,000
					<b>1,503,741</b>
2.4	Columns				
2.4.1	<u>Concrete Columns</u>				
2.4.2	450mm x 450mm (C1)	98	m3	325.00	31,850
2.4.3	400mm x 400mm (C2)	108	m3	325.00	35,100
2.4.4	1000mm x 250mm (C3)	5	m3	325.00	1,625

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2.4	<b>Columns</b>				
2.4.5	800mm x 200mm (C4)	1	m3	325.00	325
2.4.6	350mm x 350mm (C5)	5	m3	325.00	1,625
2.4.7	<u>Reinforcement</u>				
2.4.8	Bar reinforcement to 450mm x 450mm C1 columns at 240kg/m3	23.42	t	2,400.00	56,197
2.4.9	Bar reinforcement to 400mm x 400mm C2 columns at 240kg/m3	25.78	t	2,400.00	61,876
2.4.10	<u>Formwork</u>				
2.4.11	Formwork to columns	2,049	m2	130.00	266,370
					<b>454,969</b>
2.5	<b>Upper Floors</b>				
2.5.1	<b>Structural Steel</b>				
2.5.2	<u>Structural Steel Framing</u>				
2.5.3	90 x 90 x 8 EA (BR1)	3.43	t	7,250.00	24,868
2.5.4	139 x 3.5 CHS (BR2)	0.70	t	7,250.00	5,075
2.5.5	150 x 150 x 5 SHS (BR4)	3.43	t	7,250.00	24,868
2.5.6	150 PFC (R1)	0.98	t	7,250.00	7,105
2.5.7	250 UB 26 (R2)	0.42	t	7,250.00	3,045
2.5.8	75 x 75 x 8 EA (RA1)	0.10	t	7,250.00	725
2.5.9	410 UB 54 (SB1)	0.66	t	7,250.00	4,785
2.5.10	310 UB 32 (SB2)	3.70	t	7,250.00	26,825
2.5.11	200 UC 60 (SB5)	11.92	t	7,250.00	86,420
2.5.12	150 x 150 x 9 SHS (SC1)	4.43	t	7,250.00	32,118
2.5.13	100 x 100 x 6 SHS (SC2)	2.37	t	7,250.00	17,183
2.5.14	460 UB 82 (SC3)	2.04	t	7,250.00	14,790
2.5.15	168 x 4.8 CHS (VB1)	0.27	t	7,250.00	1,958
2.5.16	75 x 75 x 6 EA (VB2)	0.74	t	7,250.00	5,365
2.5.17	150 x 100 x 4 RHS (WH1)	1.73	t	7,250.00	12,543
2.5.18	<u>Purlins</u>				
2.5.19	Z15019 (P1)	354	m	30.00	10,620
2.5.20	<u>Sundries</u>				
2.5.21	Allow for secondary steelwork, base plates, cap plates, end plates, welding, bolts, welded attached connections and fitted stiffeners and all other necessary connections (15% of steel measured)	5.54	t	7,250.00	40,151
2.5.22	<u>Steel framing to terrace area</u>				
2.5.23	360 UB 50	1.27	t	7,250.00	9,208
2.5.24	75 x 75 x 8 EA	0.22	t	7,250.00	1,595
2.5.25	200 x 200 x 9 SHS	1.65	t	7,250.00	11,963
2.5.26	Allowance for 100 x 100 x 5 SHS webs	1	Item	3,000.00	3,000
2.5.27	Z20019 purlins at 1200 centres	253	m	30.00	7,590
2.5.28	Allow for secondary steelwork, base plates, cap plates, end plates, welding, bolts, welded attached connections and fitted stiffeners and all other necessary connections (15% of steel measured)	0.47	t	7,250.00	3,415
2.5.29	<b>Concrete</b>				

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2.5	<b>Upper Floors</b>				
2.5.30	<u>Suspended slabs 40MPa</u>				
2.5.31	200mm thick concrete to suspended slabs	710	m3	325.00	230,750
2.5.32	260mm thick concrete to suspended slabs	1,816	m3	325.00	590,200
2.5.33	280mm thick concrete to suspended slabs	31	m3	325.00	10,075
2.5.34	300mm thick concrete to suspended slabs	21	m3	325.00	6,825
2.5.35	400mm thick concrete to suspended slabs	57	m3	325.00	18,525
2.5.36	Allowance for construction joints	1	item	15,000.00	15,000
2.5.37	<u>External linkways</u>				
2.5.38	125mm thick concrete to suspended slabs	43	m3	325.00	13,975
2.5.39	150mm thick concrete to suspended slabs	9	m3	325.00	2,925
2.5.40	200mm thick concrete to suspended slabs	23	m3	325.00	7,475
2.5.41	<u>Beams 40MPa</u>				
2.5.42	Band Beam 450mm x 2200mm (B1)	710	m3	325.00	230,750
2.5.43	Band Beam 450mm x 1100mm (B2)	471	m3	325.00	153,075
2.5.44	Band Beam 350mm x 2200mm (B3)	89	m3	325.00	28,925
2.5.45	Band Beam 350mm x 1100mm (B4)	70	m3	325.00	22,750
2.5.46	<u>Concrete Walls</u>				
2.5.47	In situ concrete wall 200mm thick (W1)	241	m3	325.00	78,325
2.5.48	In situ concrete wall 250mm thick (W2)	319	m3	325.00	103,675
2.5.49	<b>Formwork</b>				
2.5.50	<u>Suspended Slab</u>				
2.5.51	Formwork to slab soffit	10,118	m2	120.00	1,214,160
2.5.52	<u>Beams</u>				
2.5.53	Formwork to beam soffit	3,076	m2	120.00	369,120
2.5.54	Formwork to beam edges 90mm thick	620	m	120.00	74,400
2.5.55	Formwork to beam edges 190mm thick	3,470	m	120.00	416,400
2.5.56	<u>Concrete Walls</u>				
2.5.57	Formwork to wall faces	4,888	m2	120.00	586,560
2.5.58	Formwork to door openings 250mm wide	32	m	60.00	1,920
2.5.59	<b>Reinforcement</b>				
2.5.60	<u>Suspended Slabs</u>				
2.5.61	Reinforcement to suspended slabs (40kg/m3)	108.40	t	2,400.00	260,160
2.5.62	Post-tensioning to suspended slabs (6kg/m2)	10,683	m2	55.00	587,565
2.5.63	<u>Beams</u>				
2.5.64	Reinforcement to Band Beams (40kg/m3)	53.60	t	2,400.00	128,640
2.5.65	Post-tensioning to Band Beams (6kg/m2)	3,075	m2	55.00	169,132
2.5.66	<u>Concrete walls</u>				
2.5.67	Reinforcement to concrete walls (125kg/m3)	68.59	t	2,400.00	164,616
					<b>5,841,133</b>
2.6	<b>Stairs</b>				

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2.6	<b>Stairs</b>				
2.6.1	<b>Stairs</b>				
2.6.2	<u>Northern Fire Egress Stairs from LG - Roof</u>				
2.6.3	In situ concrete fire stairs LG - Roof; including concrete, formwork, reinforcement & surface finish; including landings and half landings	22	m/rise	3,400.00	74,800
2.6.4	Handrail to above	22	m/rise	550.00	12,100
2.6.5	<u>Southern Fire Egress Stairs from LG - Roof</u>				
2.6.6	In situ concrete fire stairs LG - Roof; including concrete, formwork, reinforcement & surface finish; including landings and half landings	22	m/rise	3,400.00	74,800
2.6.7	Handrail to above	22	m/rise	550.00	12,100
					<b>173,800</b>
2.7	<b>External Walls &amp; Windows</b>				
2.7.1	<b>External Walls</b>				
2.7.2	Reinforced concrete walls:				
2.7.3	W1; 200mm thick reinforced concrete wall to include formwork and reinforcement	442	m2	400.00	176,800
2.7.4	W2: 250mm thick reinforced concrete wall to include formwork and reinforcement	1,250	m2	440.00	550,000
2.7.5	<u>Facade:</u>				
2.7.6	150mm steel stud framing system and insulation to facade types 01, 03, 04, and 05	6,088	m2	90.00	547,920
2.7.7	Masonry:				
2.7.8	FT-01 Old colonial face brick, amber glow	1,735	m2	320.00	555,200
2.7.9	Curtain wall:				
2.7.10	FT-02; Curtain wall system, tea colour curtain wall.	835	m2	1,200.00	1,002,000
2.7.11	Cladding panels;				
2.7.12	FT03; Alu sheet with sparkling finish colour, sparkling white silver	2,887	m2	505.00	1,457,935
2.7.13	FT-04; Alu sheet with spectra colour finish, spectra galaxy blue	1,343	m2	505.00	678,215
2.7.14	FT-05; Alu sheet with galactic sparkling colour finish, anthracite silver	123	m2	505.00	62,115
2.7.15	FT-07; Corrugated sheet, white corrugated sheet	260	m2	510.00	132,600
2.7.16	Glazing:				
2.7.17	Alu framed punch windows with performance glazing	890	m2	750.00	667,500
2.7.18	Louvers to plant room	153	m2	450.00	68,850
					<b>5,899,135</b>
2.8	<b>Internal Walls</b>				
2.8.1	<b><u>New Build</u></b>				
2.8.2	Reinforced concrete walls:				
2.8.3	W1; 200mm thick reinforced concrete wall to include formwork and reinforcement	741	m2	360.00	266,760
2.8.4	W2: 250mm thick reinforced concrete wall to include formwork and reinforcement	1,063	m2	360.00	382,680
2.8.5	<u>Stud partition</u>				
2.8.6	Wall new construction. Assumed 150mm steel stud with 13mm plasterboard lining to both sides	9,407	m2	150.00	1,411,050
2.8.7	Extra over for impact resistant lining to walls (assume 25%); both sides	2,352	m2	65.00	152,864

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<b>2.8</b>	<b>Internal Walls</b>				
2.8.8	Extra over for 120/120/120 fire wall	1,768	m2	90.00	159,120
2.8.9	Extra over for smoke wall	1,412	m2	70.00	98,840
2.8.10	<u>Glazed partitions / Screens</u>				
2.8.11	Glazed partition system to include top and bottom channels, gaskets and glazing	695	m2	650.00	451,750
					<b>2,923,064</b>
<b>2.9</b>	<b>Roof and Roof Plumbing</b>				
2.9.1	<u>Roof Structure</u>				
2.9.2	Structural steel members supporting metal deck roof at 30kg/m2 as per drawings SK1200 to SK1400	88.63	t	7,250.00	642,597
2.9.3	10% for attached connections and fixings	8.86	t	7,250.00	64,260
2.9.4	<u>Metal Roof</u>				
2.9.5	Lightweight colorbond metal roof sheeting, insulation and accessories (Area measured on plan)	3,412	m2	200.00	682,400
2.9.6	Allowance for roof gutters / sump outlets / rainwater collection and management	3,412	m2	75.00	255,900
2.9.7	Allowance for connection of rafters to edge beams	1	item	30,000.00	30,000
					<b>1,675,157</b>
<b>2.10</b>	<b>Doors &amp; Hardware</b>				
2.10.1	<b>New Acute Building</b>				
2.10.2	850mm c/o, single leaf, solid core door with paint finish applied	26	No.	1,000.00	26,000
2.10.3	910mm c/o, single leaf, half glazed, solid core/ glass with paint finish applied	30	No.	1,400.00	42,000
2.10.4	910mm c/o, single leaf, half glazed, solid core with safety glass and paint finish applied	35	No.	1,400.00	49,000
2.10.5	910mm c/o, single leaf, laminated, counter height	16	No.	550.00	8,800
2.10.6	910mm c/o, single leaf, observation panel, solid core/glass, with paint finish applied	67	No.	1,400.00	93,800
2.10.7	910mm c/o, single leaf, observation panel, solid core/lead glass, lead shielding, paint	1	No.	2,700.00	2,700
2.10.8	910mm c/o, single leaf, observation panel, solid core/safety glass, paint	1	No.	1,400.00	1,400
2.10.9	910mm c/o, single leaf, solid core, with paint finish applied	129	No.	1,100.00	141,900
2.10.10	1100mm c/o, single leaf, observation panel, solid core/glass, with paint finish applied	17	No.	1,500.00	25,500
2.10.11	1100mm c/o, single leaf, solid core, paint	2	No.	1,200.00	2,400
2.10.12	1200mm c/o, single leaf, solid core, with paint finish applied	5	No.	1,950.00	9,750
2.10.13	1200mm c/o, 1 1/2 leaf, solid core, paint	6	No.	2,000.00	12,000
2.10.14	1400mm c/o, 1 1/2 leaf, half glazed, solid core/glass, with paint finish applied	7	No.	2,200.00	15,400
2.10.15	1400mm c/o, 1 1/2 leaf, observation panel, solid core/glass, with paint finish applied	85	No.	2,200.00	187,000
2.10.16	1400mm c/o, 1 1/2 leaf, solid core, with paint finish applied	17	No.	1,550.00	26,350
2.10.17	1400mm c/o, 1 1/2 leaf, solid core, lead shielding, paint	2	No.	4,450.00	8,900
2.10.18	1400mm c/o, double leaf, solid core, paint	4	No.	2,300.00	9,200
2.10.19	1500mm c/o, 1 1/2 leaf, half glazed, solid core/glass, with paint finish applied	168	No.	2,400.00	403,200

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<b>2.10</b>	<b>Doors &amp; Hardware</b>				
2.10.20	1500mm c/o, 1 1/2 leaf, observation panel, solid core/glass, paint	8	No.	2,250.00	18,000
2.10.21	1500mm c/o, 1 1/2 leaf, observation panel, solid core/glass, paint	1	No.	2,250.00	2,250
2.10.22	1600mm c/o; 1 1/2 leaf, solid core, lead shielding, paint	1	No.	3,200.00	3,200
2.10.23	Double leaf, solid core, 180 deg with paint finish applied	13	No.	2,000.00	26,000
2.10.24	1600mm c/o, double leaf, fully glazed, alum/safety glass, powdercoat/paint to airlock	4	No.	4,700.00	18,800
2.10.25	Triple leaf, sliding, fully glazed, alum/safety glass, anodised	10	No.	6,200.00	62,000
2.10.26	Door protection:				
2.10.27	kick plate, to 300 AFFL	39	No.	30.00	1,170
2.10.28	kick plate, to 300 AFFL, composite, prefinished	21	No.	30.00	630
2.10.29	kickplate, to 300 AFFL, vinyl, prefinished	24	No.	30.00	720
2.10.30	protection plate to 900 AFFL	40	No.	40.00	1,600
2.10.31	protection plate, to 1200 AFFL, PVC, prefinished	1	No.	45.00	45
2.10.32	protection plate, to 900 AFFL, PVC, prefinished	374	No.	40.00	14,960
2.10.33	Protection to door frame, PVC, prefinished	491	No.	60.00	29,460
2.10.34	Doors to plant rooms;				
2.10.35	4900 x 2900 door to plant room. Assumed alu louvered door	1	No.	3,700.00	3,700
2.10.36	2500 x 2900 door to plant room. Assumed alu louvered door	1	No.	2,700.00	2,700
					<b>1,250,535</b>
<b>2.11</b>	<b>Floor Finishes</b>				
2.11.1	<b>Floor Finishes (New Build)</b>				
2.11.2	<u>New Acute Building</u>				
2.11.3	<u>Carpet</u>				
2.11.4	Carpet, broadloom, 48 oz., 90/10 wool/nylon	314	m2	70.00	21,980
2.11.5	Carpet, carpet tiles, 90/10 wool/nylon	738	m2	65.00	47,970
2.11.6	<u>Vinyl</u>				
2.11.7	Vinyl, seamless, coved, non slip	15	m2	115.00	1,725
2.11.8	Vinyl, seamless, coved, non slip, studded	34	m2	120.00	4,080
2.11.9	Vinyl, seamless, coved, non slip, textured	1,767	m2	120.00	212,040
2.11.10	Vinyl, seamless, coved, non-slip, safety	217	m2	120.00	26,040
2.11.11	Vinyl, seamless, coved, standard slip resistant	7,018	m2	120.00	842,160
2.11.12	Vinyl, seamless, coved, wet area, non-slip	475	m2	120.00	57,000
2.11.13	Floor mat, recessed, composite slip resistant	18	m2	180.00	3,240
2.11.14	Allowance for concrete sealer to plant spaces and shell area	1,697	m2	25.00	42,425
					<b>1,258,660</b>
<b>2.12</b>	<b>Wall Finishes</b>				
2.12.1	<b>New Build</b>				
2.12.2	<u>New Acute Building</u>				
2.12.3	<u>Painting</u>				
2.12.4	Painting to concrete and masonry walls	1,749	m2	18.00	31,482
2.12.5	Painting to stud partitions	19,346	m2	15.00	290,190

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Code	Description	Quantity	Unit	Rate	Amount
<b>2.12</b>	<b>Wall Finishes</b>				
2.12.6	Painting to columns	499	m2	15.00	7,485
2.12.7	<u>Vinyl</u>				
2.12.8	Vinyl; full height wall finish to en suite and bathroom areas	1,839	m2	145.00	266,655
2.12.9	Vinyl; to 900 AFFL (to operating room areas)	108	m2	145.00	15,660
2.12.10	Vinyl; to 1500 AFFL	382	m2	145.00	55,390
2.12.11	Vinyl; to 1800 AFFL	95	m2	145.00	13,775
2.12.12	<u>Wall protection</u>				
2.12.13	Allowance for corner guards	1	Item	25,000.00	25,000
2.12.14	Crash rail fixed to internal walls - assume corridors only	492	m	400.00	196,800
					<b>902,437</b>
<b>2.13</b>	<b>Ceiling</b>				
2.13.1	<b>Ceilings (New Build)</b>				
2.13.2	<u>Suspended grid and acoustic tile</u>				
2.13.3	Acoustic, drop-in tiles	5	m2	90.00	450
2.13.4	Acoustic drop in tiles 600 x 1200 and grid	6,113	m2	90.00	550,170
2.13.5	Plasterboard, drop-in tiles, prefinished, 600 x 1200	434	m2	100.00	43,400
2.13.6	<u>Suspended plasterboard ceilings</u>				
2.13.7	Plasterboard, flush set, suspended, paint, scrub resistant	79	m2	95.00	7,505
2.13.8	Plasterboard, flush set, suspended, paint, washable	3,163	m2	95.00	300,485
2.13.9	Plasterboard, water resistant, drop-in tiles, prefinished, 600 x 1200	788	m2	90.00	70,920
2.13.10	Plasterboard, water resistant, flush set, suspended, paint, washable	15	m2	105.00	1,575
2.13.11	<b>Allowances:</b>				
2.13.12	Allowance for bulkheads	10,597	m2	10.00	105,970
2.13.13	Allowance for access panels	10,597	m2	4.00	42,388
					<b>1,122,863</b>
<b>2.14</b>	<b>FF&amp;E - Group 1</b>				
2.14.1	<b>FF&amp;E - Group 1</b>				
2.14.2	New Build - Benchmarked \$/m2 rates from similar Hospital projects	12,293	m2	130.00	1,598,090
					<b>1,598,090</b>
<b>2.15</b>	<b>FF&amp;E - Group 2 (Installation)</b>				
2.15.1	<b>FF&amp;E - Group 2 (Installation)</b>				
2.15.2	<i>Detailed FF&amp;E Schedule to be advanced through DD</i>		Note		
2.15.3	New Build - Benchmarked \$/m2 rates from similar Hospital projects	12,293	m2	6.00	73,758
					<b>73,758</b>
<b>2.16</b>	<b>Joinery</b>				
2.16.1	<b>Joinery</b>				
2.16.2	<i>Detailed Joinery schedule and design to be advanced through DD</i>		Note		
2.16.3	New Build - Benchmarked \$/m2 rates from similar Hospital projects	12,293	m2	120.00	1,475,196
					<b>1,475,196</b>
<b>2.17</b>	<b>Signage</b>				

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Code	Description	Quantity	Unit	Rate	Amount
2.17	<b>Signage</b>				
2.17.1	<b>Signage</b>				
2.17.2	<u>New Build</u>				
2.17.3	General Allowance for Hospital Signage; Way finding and general	1	Item	275,000.00	275,000
2.17.4	<u>Refurbishment</u>				
2.17.5	General Allowance for Hospital Signage; Way finding and general	1	Item	25,000.00	25,000
					<b>300,000</b>
2.18	<b>External Works</b>				
2.18.1	<b>External Works</b>				
2.18.2	Allowance for feature entrance canopy to new facility	1	Item	70,000.00	70,000
2.18.3	Allowance to upgrade entrance to new ambulatory zone	1	Item	70,000.00	70,000
2.18.4	Allowance for external stair case adjacent to main entrance	1	Item	100,000.00	100,000
2.18.5	<u>Landscaping</u>				
2.18.6	Soft landscaping	1	Item	300,000.00	300,000
2.18.7	Extra over allowance for bio-retention basins as noted on stormwater management plan	1	Item	30,000.00	30,000
2.18.8	Hard landscaping	1	Item	300,000.00	300,000
2.18.9	Landscaping to roof courtyard inclusive of facade and fencing	1	Item	120,000.00	120,000
2.18.10	Allowance for seats and outdoor furniture	1	Item	40,000.00	40,000
2.18.11	External signage	1	Item	100,000.00	100,000
2.18.12	<u>Boundary walls</u>				
2.18.13	Courtyard walls and fences	1	Item	45,000.00	45,000
2.18.14	<u>Roads &amp; Footpaths</u>				
2.18.15	Modify and augment internal road network	1	Item	250,000.00	250,000
2.18.16	Footpaths	1	Item	120,000.00	120,000
2.18.17	Road signage	1	Item	30,000.00	30,000
2.18.18	<u>Car parking</u>				
2.18.19	New area of car park (assumed on grade). Approx. 17 spaces	1	Item	100,000.00	100,000
2.18.20	<u>Retaining walls</u>				
2.18.21	General allowance for retaining walls within the site	1	Item	75,000.00	75,000
					<b>1,750,000</b>
2.19	<b>Hydraulic &amp; Fire Services</b>				
2.19.1	<b>Hydraulic &amp; Fire Services</b>				
2.19.2	<u>New Build</u>				
2.19.3	Emergency Dept	931	m2	370.00	344,470
2.19.4	Medical Imaging	873	m2	410.00	357,930
2.19.5	Shell space	322	m2	200.00	64,320
2.19.6	Front of House	34	m2	370.00	12,395
2.19.7	SARU	1,310	m2	370.00	484,848
2.19.8	Maternity / Paeds	1,019	m2	410.00	417,790
2.19.9	Front of house	205	m2	370.00	75,850
2.19.10	IPU Surgical and Medical	1,087	m2	370.00	402,116

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<b>2.19</b>	<b>Hydraulic &amp; Fire Services</b>				
2.19.11	Perioperative	1,366	m2	410.00	560,183
2.19.12	ICU	698	m2	410.00	286,180
2.19.13	IPU Medical and Palliative	1,190	m2	370.00	440,226
2.19.14	TEC	76	m2	340.00	25,738
2.19.15	Patient flow	61	m2	340.00	20,774
2.19.16	Plant and travel	3,123	m2	230.00	718,244
2.19.17	<u>Allowances:</u>				
2.19.18	Water supply / upgrade / diversion & relocations	1	Item	50,000.00	50,000
2.19.19	Sewer main upgrades and replacements	1	Item	60,000.00	60,000
2.19.20	Stormwater drainage upgrades and replacements	1	Item	100,000.00	100,000
2.19.21	Potable watermain upgrades and replacements	1	Item	50,000.00	50,000
2.19.22	Irrigation system	1	Item	50,000.00	50,000
2.19.23	New gas main	1	Item	40,000.00	40,000
2.19.24	Fire hydrant services	1	Item	100,000.00	100,000
2.19.25	External fire main and pump sets	1	Item	200,000.00	200,000
2.19.26	Allowance for OSD tank	1	Item	75,000.00	75,000
2.19.27	<u>General</u>				
2.19.28	BWIC at 3%		Item		145,832
					<b>5,081,896</b>
<b>2.20</b>	<b>Lift Services</b>				
2.20.1	<b>Lift Services</b>				
2.20.2	Public and clinical lifts	4	No.	260,000.00	1,040,000
2.20.3	<u>General</u>				
2.20.4	BWIC @ 3%	1	Item		31,200
					<b>1,071,200</b>
<b>2.21</b>	<b>Mechanical Services</b>				
2.21.1	<b>Mechanical Budget</b>				
2.21.2	<u>New Build</u>				
2.21.3	Emergency Dept	931	m2	800.00	744,800
2.21.4	Medical Imaging	873	m2	850.00	742,050
2.21.5	Shell space	322	m2	200.00	64,320
2.21.6	Front of House	34	m2	750.00	25,125
2.21.7	SARU	1,310	m2	800.00	1,048,320
2.21.8	Maternity / Paeds	1,019	m2	800.00	815,200
2.21.9	Front of house	205	m2	750.00	153,750
2.21.10	IPU Surgical and Medical	1,087	m2	800.00	869,440
2.21.11	Perioperative	1,366	m2	800.00	1,093,040
2.21.12	ICU	698	m2	800.00	558,400
2.21.13	IPU Medical and Palliative	1,190	m2	800.00	951,840
2.21.14	TEC	76	m2	800.00	60,560

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<b>2.21</b>	<b>Mechanical Services</b>				
2.21.15	Patient flow	61	m2	750.00	45,825
2.21.16	Plant and travel	3,123	m2	450.00	1,405,260
2.21.17	<u>Allowances:</u>				
2.21.18	Pneumatic Tube	1	Item	275,000.00	275,000
2.21.19	Medical Gases	1	Item	275,000.00	275,000
2.21.20	BMS	1	Item	200,000.00	200,000
2.21.21	<u>General</u>				
2.21.22	BWIC @ 3%		Item		273,838
					<b>9,601,768</b>
<b>2.22</b>	<b>Electrical &amp; Communications Services</b>				
2.22.1	<b>Electrical / Comms Budget</b>				
2.22.2	<u>As per Wood &amp; Grieve order of cost estimate contained within SD report (19/07/2017)</u>				
2.22.3	<u>New Build</u>				
2.22.4	Electrical and Comms generally				
2.22.5	Emergency Dept	931	m2	1,100.00	1,024,100
2.22.6	Medical Imaging	873	m2	900.00	785,700
2.22.7	Shell space	322	m2	175.00	56,280
2.22.8	Front of House	34	m2	500.00	16,750
2.22.9	SARU	1,310	m2	750.00	982,800
2.22.10	Maternity / Paeds	1,019	m2	800.00	815,200
2.22.11	Front of house	205	m2	500.00	102,500
2.22.12	IPU Surgical and Medical	1,087	m2	800.00	869,440
2.22.13	Perioperative	1,366	m2	1,100.00	1,502,930
2.22.14	ICU	698	m2	800.00	558,400
2.22.15	IPU Medical and Palliative	1,190	m2	750.00	892,350
2.22.16	TEC	76	m2	500.00	37,850
2.22.17	Patient flow	61	m2	500.00	30,550
2.22.18	Plant and travel	3,123	m2	300.00	936,840
2.22.19	Padmount substation	1	Item	250,000.00	250,000
2.22.20	New MSB, PFC & distribution boards	1	Item	150,000.00	150,000
2.22.21	Generator and controls	1	Item	300,000.00	300,000
2.22.22	Uninterruptible power supply	1	Item	100,000.00	100,000
2.22.23	Allowance for DAS	1	Item	175,000.00	175,000
2.22.24	Lightning protection	1	Item	75,000.00	75,000
2.22.25	Allowance for external lighting	1	Item	80,000.00	80,000
2.22.26	<u>General</u>				
2.22.27	BWIC @ 3%	1	Item		292,251
					<b>10,033,941</b>
<b>6</b>	<b>Final Works</b>				

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Code	Description	Quantity	Unit	Rate	Amount
6.1	<b>Demolition</b>				
6.1.1	<b>Demolition</b>				
6.1.2	<u>Demolish existing buildings and hardstands</u>				
6.1.3	Demolish the following:				
6.1.4	Blood building	157	m2	150.00	23,537
6.1.5	West wing	576	m2	150.00	86,402
6.1.6	Maternity & antenatal	891	m2	150.00	133,665
6.1.7	Education	439	m2	150.00	65,868
6.1.8	Reception / admin / Pre-admission	514	m2	150.00	77,117
6.1.9	CT / Eye	210	m2	150.00	31,442
6.1.10	Procedure / Paeds / Imaging	2,521	m2	140.00	352,940
6.1.11	Front entry	1	Item	20,000.00	20,000
6.1.12	Allowance for hazardous materials removal	1	Item	150,000.00	150,000
6.1.13	Allowance for internal demolition for new oncology and pharmacy spaces	1	Item	20,000.00	20,000
6.1.14	Allowance for site surface clearance for visible asbestos cement fragments following demolition of any site structures. As per EIS report recommendation page 28 section 10.2	5,308	m2	10.00	53,079
					<b>1,014,048</b>
6.2	<b>Refurbishment Works</b>				
6.2.1	<b>Refurbishment works</b>				
6.2.2	Allow to refurbish the following areas (assumed light refurbish):				
6.2.3	Existing Pharmacy to accommodate medical records	174	m2	1,600.00	277,792
6.2.4	<u>Allowances as per Civil SD report:</u>				
6.2.5	Additional structural steel to support first floor in existing ICU & Emergency	4	T	7,250.00	29,000
6.2.6	Allowance for 1000x1000x450 deep pads under new columns	1	Item	25,000.00	25,000
6.2.7	Demolish existing roof structure, raise and replace with new covering	1	Item	40,000.00	40,000
6.2.8	Allowance to strengthen pharmacy floor (assume to be accommodated at sub-floor level)	1	Item		EXCL
6.2.9	Allowance to strengthen roof bracing system to Physio building	1	Item	15,000.00	15,000
					<b>386,792</b>
6.3	<b>Internal Walls</b>				
6.3.1	<u>Stud Partition</u>				
6.3.2	Wall new construction. Assumed 150mm steel stud with 13mm plasterboard lining to both sides	267	m2	160.00	42,720
					<b>42,720</b>
6.4	<b>Doors and Hardware</b>				
6.4.1	<b>Oncology Building</b>				
6.4.2	1100mm c/o, single leaf, observation panel, solid core/glass, paint	1	No.	1,400.00	1,400
6.4.3	1400mm c/o, 1 1/2 leaf, observation panel, solid core/glass, paint	4	No.	2,200.00	8,800
6.4.4	1400mm c/o, 1 1/2 leaf, solid core, paint	1	No.	1,550.00	1,550
6.4.5	1500mm c/o, 1 1/2 leaf, half glazed, solid core/glass, paint	8	No.	2,500.00	20,000
6.4.6	1600mm c/o, double leaf, fully glazed, alum/safety glass, powdercoat/paint	2	No.	4,700.00	9,400

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Details: Goulburn SD Cost Plan - MW & FW  
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Code	Description	Quantity	Unit	Rate	Amount
<b>6.4</b>	<b>Doors and Hardware</b>				
6.4.7	850mm c/o, single leaf, solid core, paint	2	No.	1,000.00	2,000
6.4.8	910mm c/o, single leaf, half glazed, solid core/glass, paint	1	No.	1,400.00	1,400
6.4.9	910mm c/o, single leaf, half glazed, solid core/safety glass, paint	2	No.	1,400.00	2,800
6.4.10	910mm c/o, single leaf, laminated, counter height	1	No.	550.00	550
6.4.11	910mm c/o, single leaf, observation panel, solid core/glass, paint	4	No.	1,400.00	5,600
6.4.12	910mm c/o, single leaf, solid core, paint	3	No.	1,100.00	3,300
6.4.13	Double leaf, solid core, paint, 180 deg	1	No.	2,000.00	2,000
6.4.14	Door Protection:				
6.4.15	kickplate, to 300 AFFL	2	No.	30.00	60
6.4.16	kickplate, to 300 AFFL, composite, prefinished	1	No.	30.00	30
6.4.17	kickplate, to 300 AFFL, vinyl, prefinished	1	No.	30.00	30
6.4.18	protection plate, to 900 AFFL, PVC, prefinished	7	No.	40.00	280
6.4.19	protection plate, to 900 AFFL, PVC, prefinished	12	No.	40.00	480
6.4.20	Protection to door frame, PVC, prefinished	19	No.	60.00	1,140
6.4.21	<b>Pharmacy:</b>				
6.4.22	850mm c/o, single leaf, solid core, paint	1	No.	1,000.00	1,000
6.4.23	910mm c/o, single leaf, half glazed, solid core/safety glass, paint	2	No.	1,400.00	2,800
6.4.24	910mm c/o, single leaf, observation panel, solid core/glass, paint	2	No.	1,400.00	2,800
6.4.25	910mm c/o, single leaf, solid core, paint	2	No.	100.00	200
6.4.26	910mm c/o, steel, strongroom, grille gate door, paint	1	No.	3,100.00	3,100
6.4.27	910mm c/o, steel, strongroom, security door, paint	1	No.	4,700.00	4,700
6.4.28	1400mm c/o, 1 1/2 leaf, solid core, paint	1	No.	1,550.00	1,550
6.4.29	1500mm c/o, 1 1/2 leaf, half glazed, solid core/glass, paint	4	No.	2,500.00	10,000
6.4.30	1800mm c/o, double leaf, solid core, paint	2	No.	2,000.00	4,000
6.4.31	Door protection:				
6.4.32	kickplate, to 300 AFFL	2	No.	30.00	60
6.4.33	kickplate, to 300 AFFL, composite, prefinished	1	No.	30.00	30
6.4.34	kickplate, to 300 AFFL, vinyl, prefinished	2	No.	30.00	60
6.4.35	protection plate to 900 AFFL	1	No.	40.00	40
6.4.36	protection plate, to 900 AFFL, PVC, prefinished	4	No.	40.00	160
6.4.37	Protection to door frame, PVC, prefinished	6	No.	60.00	360
					<b>91,680</b>
<b>6.5</b>	<b>Floor Finishes</b>				
6.5.1	<u>Oncology</u>				
6.5.2	Carpet, broadloom, 48 oz., 90/10 wool/nylon	13	m2	70.00	910
6.5.3	Carpet, carpet tiles, 90/10 wool/nylon	45	m2	65.00	2,925
6.5.4	Vinyl, seamless, coved, non slip, textured	14	m2	120.00	1,680
6.5.5	Vinyl, seamless, coved, non-slip, safety	8	m2	120.00	960
6.5.6	Vinyl, seamless, coved, standard slip resistant	324	m2	120.00	38,880
6.5.7	Vinyl, seamless, coved, wet area, non-slip	18	m2	120.00	2,160

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Code	Description	Quantity	Unit	Rate	Amount
<b>6.5</b>	<b>Floor Finishes</b>				
6.5.8	Floor mat recessed, composite slip resistant	11	m2	180.00	1,980
6.5.9	<u>Pharmacy</u>				
6.5.10	Carpet, broadloom, 48 oz., 90/10 wool/nylon	31	m2	75.00	2,325
6.5.11	Carpet, carpet tiles, 90/10 wool/nylon	44	m2	70.00	3,080
6.5.12	Vinyl, seamless, coved, non slip, textured	1	m2	120.00	120
6.5.13	Vinyl, seamless, coved, standard slip resistant	243	m2	120.00	29,160
6.5.14	<u>Travel</u>				
6.5.15	Vinyl, seamless, coved, standard slip resistant	614	m2	120.00	73,680
					<b>157,860</b>
<b>6.6</b>	<b>Wall Finishes</b>				
6.6.1	Painting to concrete and masonry walls	577	m2	18.00	10,386
6.6.2	Painting to stud partitions	534	m2	15.00	8,010
					<b>18,396</b>
<b>6.7</b>	<b>Ceiling</b>				
6.7.1	<u>Oncology</u>				
6.7.2	Acoustic, drop-in tiles, 600 x 1200	341	m2	90.00	30,690
6.7.3	Plasterboard, drop-in tiles, prefinished, 600 x 1200	20	m2	90.00	1,800
6.7.4	Plasterboard, flush set, suspended, paint, washable	43	m2	105.00	4,515
6.7.5	Plasterboard, water resistant, drop-in tiles, prefinished, 600 x 1200	24	m2	90.00	2,160
6.7.6	Plasterboard, water resistant, flush set, suspended, paint, washable	5	m2	105.00	525
6.7.7	<u>Pharmacy</u>				
6.7.8	Acoustic, drop-in tiles, 600 x 1200	114	m2	90.00	10,260
6.7.9	Plasterboard, drop-in tiles, prefinished, 600 x 1200	30	m2	90.00	2,700
6.7.10	Plasterboard, flush set, suspended, paint, washable	20	m2	105.00	2,100
6.7.11	plasterboard, water resistant, drop-in tiles, prefinished, 600 x 1200	5	m2	90.00	450
					<b>55,200</b>
<b>6.8</b>	<b>FF&amp;E - Group 1</b>				
6.8.1	<b>FF&amp;E - Group 1</b>				
6.8.2	Refurbishment - Benchmarked \$/m2 rates from similar Hospital projects	1,540	m2	115.00	177,100
					<b>177,100</b>
<b>6.9</b>	<b>FF&amp;E - Group 2 (Installation)</b>				
6.9.1	<b>FF&amp;E - Group 2 (Installation)</b>				
6.9.2	Refurbishment - Benchmarked \$/m2 rates from similar Hospital projects	1,540	m2	6.00	9,240
					<b>9,240</b>
<b>6.10</b>	<b>Joinery</b>				
6.10.1	<b>Joinery</b>				
6.10.2	Refurbishment - Benchmarked \$/m2 rates from similar Hospital projects	1,714	m2	100.00	171,400
					<b>171,400</b>
<b>6.11</b>	<b>External Works</b>				

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Code	Description	Quantity	Unit	Rate	Amount
<b>6.11</b>	<b>External Works</b>				
6.11.1	<u>Car parking</u>				
6.11.2	New area of car park (assumed on grade). Approx. 3,206m2	1	Item	450,000.00	450,000
6.11.3	New area of car parking adjacent to Community Health building	1	Item	80,000.00	80,000
6.11.4	<u>Main entrance</u>				
6.11.5	Construct new entry connections	171	m2	2,200.00	375,144
6.11.6	Refurbish existing link	50	m2	1,350.00	68,013
6.11.7	Allowance for new stair to Ambulatory and west part of link way	1	Item	50,000.00	50,000
					<b>1,023,157</b>
<b>6.12</b>	<b>Hydraulic &amp; Fire Services</b>				
6.12.1	<b>Hydraulic &amp; Fire Services</b>				
6.12.2	<u>Refurbishment</u>				
6.12.3	Oncology	433	m2	340.00	147,152
6.12.4	Retail	115	m2	200.00	23,000
6.12.5	Pharmacy	204	m2	300.00	61,200
6.12.6	Travel & Engineering	614	m2	130.00	79,768
6.12.7	<u>General</u>				
6.12.8	BWIC @ 3%		Item		9,334
					<b>320,454</b>
<b>6.13</b>	<b>Mechanical Services</b>				
6.13.1	<b>Mechanical Budget</b>				
6.13.2	<u>Refurbishment</u>				
6.13.3	Oncology	433	m2	800.00	346,240
6.13.4	Retail	115	m2	600.00	69,000
6.13.5	Pharmacy	204	m2	600.00	122,400
6.13.6	Travel & Engineering	614	m2	350.00	214,760
6.13.7	<u>General</u>				
6.13.8	BWIC @ 3%		Item		16,129
					<b>768,530</b>
<b>6.14</b>	<b>Electrical &amp; Communications Services</b>				
6.14.1	<b>Electrical / Comms Budget</b>				
6.14.2	<u>As per Wood &amp; Grieve order of cost estimate contained within SD report (19/07/2017)</u>				
6.14.3	<u>Refurbishment</u>				
6.14.4	Oncology	433	m2	850.00	367,880
6.14.5	Retail	115	m2	175.00	20,125
6.14.6	Pharmacy	204	m2	600.00	122,400
6.14.7	Travel & Engineering	614	m2	125.00	76,700
6.14.8	<u>General</u>				
6.14.9	BWIC @ 3%	1	Item		17,613
					<b>604,719</b>

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