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**DONALD  
CANT  
WATTS  
CORKE**

Job File No: S18052

# SSD COST ESTIMATE BANKSTOWN PRIVATE HOSPITAL

297-299 Canterbury Road, Revesby NSW



20<sup>th</sup> SEP 2017

## COST FEASIBILITY REPORT

DONALD CANT WATTS CORKE  
NSW PTY LTD  
ABN 17 0976 89131

DIRECTORS  
CHRIS CUSACK  
GLENN CORKE  
PAUL TOMSIC  
JOSH HEYMANN  
RICHARD COHEN

ADELAIDE  
BRISBANE  
CANBERRA  
DARWIN  
MELBOURNE  
PERTH  
SYDNEY  
TOWNSVILLE

**partners for  
excellence**

Job File No: S18052

Friday, 20<sup>th</sup> October 2017

GSA Planning

95 Paddington Street

Paddington NSW 2021

**Attention:** Mr. Lachlan Paull

## **PRIVATE HOSPITAL DEVELOPMENT: BANKSTOWN PRIVATE HOSPITAL**

### **CAPITAL INVESTMENT VALUE**

Further to your request and instruction, our detailed estimate of the Capital Investment Value for the proposed hospital development at the above address is \$134,567,584 (excl. GST). A trade summary of the estimate is attached to this letter. The estimate has been calculated in accordance with the NSW Government Regional & State Planning definition published in Circular PS 10-008, 10 May 2010 and is based on the following documents as provided:

- Bankstown Private Hospital Architecture drawings dated in August 2017: Basement03, Basement 02, Basement 01, Ground Level, Level 01, Level 02, Level03, Level04 and Level05.

The proposed hospital development comprise construction works of a six-storey hospital building, a three - storey underground car park and a small external car park. Accordingly description of new hospital development is summarised as follows:

- Demolition of existing warehouses and other building structure
- Excavation of the site
- Construction of a hospital development with a proposed gross floor area (GFA) of 24,536m<sup>2</sup> comprising:

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- Underground Carpark - three storey underground carpark with a building area of 14,001 m2, including 1,286m2 of Imaging and Pathology Rooms.
  - Ground Level - 4,043m2 of ground Level comprising Retail, GP, Administration and Hydrotherapy floor areas etc.
  - Level 01 - 4,678 m2 of operating floor space
  - Level 02 - 3,821 m2 of hospital wards ( 82 wards) excluding external garden
  - Level 03 - 3,821 m2 of hospital wards ( 84 wards)
  - Level 04 - 3,634 m2 of hospital wards ( 85 wards)
  - Level 05 - 3,253 m2 of a childcare centre and medical consulting rooms
- External works including construction of a small size on ground carpark, concrete walkway, ramp and landscaping

Please let me know whether you require any further or more detailed information in this regard.

For and on behalf of  
Donald Cant Watts Corke



Richard Cohen  
Director

Director  
Donald Cant Watts Corke  
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Code	Description	Quantity	Unit	Rate	Total
	<b>Bankstown Private Hospital</b>				
	<b>SSD Cost Estimate</b>				
	<b>20.10.2017</b>				
	GENERAL	1	item		0
	<b>SUBSTRUCTURE AND FINISHES</b>				
	DEMOLITION	16,366	m2	17	277,675
	GROUND WORKS	16,366	m2	278	4,543,297
	PILING AND SHORING	16,366	m2	80	1,308,105
	SLAB AND FOUNDATION	16,366	m2	282	4,607,147
	COLUMNS	16,366	m2	19	316,680
	STAIRCASES	16,366	m2	5	88,800
	BASEMENT WALLS	16,366	m2	14	223,310
	DOORS	16,366	m2	3	42,510
	WALL FINISHES	16,366	m2	6	90,840
	FLOOR FINISHES	16,366	m2	14	225,520
	CEILING FINISHES	16,366	m2	7	107,280
	HYDRAULIC SERVICES	16,366	m2	20	333,948
	ELECTRICAL SERVICES	16,366	m2	82	1,336,363
	SECURITY SYSTEM	16,366	m2	20	325,500
	MECHANICAL SERVICES	16,366	m2	57	929,903
	FIRE PROTECTION	16,366	m2	83	1,355,167
	RUBBISH COMPACTOR	16,366	m2	3	50,000
	GARAGE DOOR	16,366	m2	2	38,000
	<b>Sub-total Basement Building Works</b>	<b>16,366</b>	<b>m2</b>	<b>984</b>	16,112,046
	<b>SUPERSTRUCTURE AND FINISHES</b>				
	COLUMNS	25,880	m2	41	1,050,400
	UPPER FLOOR SLABS	25,880	m2	357	9,232,688
	ROOF	25,880	m2	89	2,294,486
	STAIRCASES	25,880	m2	2	38,880
	EXTERNAL WALLS	25,880	m2	67	1,742,514
	WINDOWS & EXTERNAL DOORS	25,880	m2	168	4,345,800
	INTERNAL WALLS	25,880	m2	183	4,742,960
	CEILING	25,880	m2	84	2,178,400
	INTERNAL DOORS & FINISHES	25,880	m2	29	755,700
	POOL CONSTRUCTION	25,880	m2	4	100,000
	<b>FINISHES</b>				
	WALL FINISHES	25,880	m2	47	1,215,145

Code	Description	Quantity	Unit	Rate	Total
	FLOOR FINISHES	25,880	m2	72	1,855,690
	CEILING FINISHES	25,880	m2	3	81,250
	<b>FITTINGS AND FITMENTS</b>				
	FITMENTS, FITTINGS & EQUIPMENTS	25,880	m2	434	11,232,600
	SIGNAGE	25,880	m2	8	200,000
	<b>SERVICES</b>				
	HYDRAULIC SERVICES	25,880	m2	146	3,788,442
	ELECTRICAL SERVICES	25,880	m2	292	7,555,691
	MECHANICAL SERVICES	25,880	m2	420	10,862,719
	SECURITY SYSTEM	25,880	m2	37	967,133
	FIRE PROTECTION	25,880	m2	118	3,060,734
	TRANSPORTATION	25,880	m2	41	1,071,000
	<b>Subtotal - Upper Floor Building Works</b>	<b>25,880</b>	<b>m2</b>	<b>2,642</b>	<b>68,372,232</b>
	EXTERNAL WORKS & LANDSCAPING	5,732	m2	84	482,258
	STORMWATER DETENTION	5,732	m2	9	50,000
	EXTERNAL SERVICES	5,732	m2	2,332	13,368,250
	<b>Subtotal - External Works &amp; Services</b>	<b>5,732</b>	<b>m2</b>	<b>2,425</b>	<b>13,900,508</b>
	<b>NET CONSTRUCTION COSTS</b>	<b>47,978</b>	<b>m2</b>	<b>2,052</b>	<b>98,472,785</b>
	<b>OVERHEADS, PROFIT &amp; MARGIN</b>				
	MAIN CONTRACTOR PRELIMINARIES (18%)	47,978	m2	369	17,725,101
	MAIN CONTRACTOR MARGIN (5%)	47,978	m2	121	5,809,894
	<b>Subtotal - Overheads, Profit &amp; Margin</b>	<b>47,978</b>	<b>m2</b>	<b>491</b>	<b>23,534,996</b>
	<b>GROSS CONSTRUCTION COSTS (GCC)</b>	<b>47,978</b>	<b>m2</b>	<b>2,543</b>	<b>122,007,781</b>
	DESIGN CONTINGENCY 5%	47,978	m2	127	6,100,389
	CONSTRUCTION CONTINGENCY 5%	47,978	m2	127	6,100,389
	<b>TOTAL PROJECT COST (TPE)</b>	<b>47,978</b>	<b>m2</b>	<b>2,797</b>	<b>134,208,559</b>



**Bankstown Private Hospital**  
**SSD Cost Estimate**  
**20.10.2017**

Code	Description	Quantity	Unit	Rate	Total
<b>1</b>	<b>GENERAL</b>				<i>(Continued)</i>
	<u>External Walls</u>				
	Allowance has been made for double cavity brick external walls		note		
	<u>Shower Screens</u>				
	Allowance has been made for semi frameless glass shower screens		note		
	<u>Lift System</u>				
	A Provisional sum allowance of \$15,000 has been allowed for installation of each commercial lift including fitout of lift car		note		
	<u>Hospital Back of House</u>				
	No allowance has been made for the fitout of the Hospital back of house		note		
	<u>Retail Tenancies</u>				
	No allowance has been made for the fitout of the ground floor tenancies and Level 5 tenancies and Childcare Centre		note		
	We have allowed for a distribution and water point to the Ground floor commercial area.		note		
	We have allowed for fire sprinklers to Ground Floor and Level 5 floor space based on BCA regulations		note		
	No allowances have been made for services to these areas (Cold shell only)		note		
	<u>Mechanical Installation</u>				
	Allowance has been made for installation of ventilation and centralized air conditioning systems to all floor areas		note		
	<u>Fire Protection</u>				
	Allowance for supply and installation of fire sprinkler system throughout		note		
	<u>Windows &amp; Glazing</u>				
	No separate allowances have been made for acoustic requirements for windows		note		
	<u>Electrical Installation</u>				
	Allowance has been made for 1x distribution board to each floor level		note		
	<u>General</u>				
	No allowance has been made for out of hours work		note		
	No allowance has been made for rise and fall, rates are current October 2017		note		
	No allowance has been made for GST		note		
	No allowance has been made for Professional Fees.		note		

**To Collection**

0

**Bankstown Private Hospital**  
**SSD Cost Estimate**  
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Code	Description	Quantity	Unit	Rate	Total
<b>2</b>	<b>DEMOLITION</b>				
	<b>DEMOLITION</b>				
	<u>Existing Warehouse</u>				
	Demolish existing warehouses on site, allow to disposal of all construction waste to a nominated tip	4,011	m2	50.00	200,550
	Demolish existing shed and metal containers	3	no	5,000.00	15,000
	<u>Existing driveway</u>				
	Demolish existing bitumen / concrete driveway, allow to disposal of all construction waste to a nominated tip	1,685	m2	25.00	42,125
	<u>Existing Services</u>				
	Allow to cap off and relocate existing services	1	item	20,000.00	20,000

**To Collection** 277,675



**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>3</b>	<b>GROUND WORKS</b>				
	<b>GROUND WORKS</b>				
	SITE PREPARATION				
	Allowance for site clearing	9,177	m2	5.00	45,885
	EXCAVATIONS				
	<i>Note: As no structural details, basement elevation details and other excavation associated information have been provided. All excavation costs have been estimated based on proposed assumptions.</i>				
	<u>Bulk Excavation</u>				
	<i>Assume Ground slab thickness of 250mm, transferring slab thickness of 200mm, basement height clearance between slabs is 3000mm</i>				
	Bulk excavation in OTR materials from existing ground levels to proposed reduced levels including necessary backfill and surplus soil cart away ( no allowance for working space)	43,616	m3	40.00	1,744,640
	E.O disposal of General Solid Waste , assume 20% of excessive soil is GSW	8,724	m3	300.00	2,617,200
	E.O for excavate in rock materials				EXCL.
	E.O for disposal fo asbestos contaminated soil				EXCL.
	E.O for dewatering				EXCL.
	DETAILED EXCAVATION				
	To Pad footings, assume 900 x 500x 500mm pad footing for each column support	22	m3	120.00	2,640
	To Lift Pits, assume 500mm depth under slab	36	m3	120.00	4,320
	To Staircase pits, assume 500mm depth under slab	100	m3	120.00	12,000
	Assume subsoil drainage trench with depth of 500mm underslab across the east and west basement boundaries and runnig under perimeter walls	101	m3	120.00	12,120
	SLAB PREPARATION				
	<u>Sub base</u>				
	<i>100mm thick crushed rock to RMS QS specifications under ground slab including compaction</i>	5,452	m2	15.00	81,780
	50mm bedding to pits and trenches under slab	363	m2	10.00	3,630
	<u>Termite Treatment</u>				
	To basement 3 slab	5,452	m2	3.50	19,082

**To Collection** 4,543,297

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>4</b>	<b>PILING AND SHORING</b>				
	<b>PILING &amp; SHORING</b>				
	<u>Piling, Capping Beams and Shotcrete</u>				
	<i>Assume Soldier piles in 600mm dia. bored pier hole varies length at 2100mm ctrs, including all necessary borig, displacement, temporary steel casing, jet grouting, concrete, reinforcement, testing, ground anchors, dewatering and cart away all bored materials</i>				
	To basement	1,577	m	225.00	354,825
	<i>Assume concrete, formwork and steel reinforcement to capping beam size 525mm x 400mm to piled wall</i>				
	To basement	331	m	400.00	132,400
	<i>Assume 100mm thick shotcrete to face of exposed piled wall , including all necessary concrete pumping, machine trowel finish, spoon drainage channel or other necessary dewater system</i>				
	To basement	2,648	m2	150.00	397,200
	<u>Ground Anchors</u>				
	Allowance for ground anchors/ whaling beams etc	530	no	800.00	423,680

**To Collection** 1,308,105

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>5</b>	<b>SLAB AND FOUNDATION</b>				
	<b>SLAB AND FOUNDATION</b>				
	CONCRETE SLABS				
	<i>Assume Slab details: F'C 32 Mpa ( 80mm slump, 20mm max.aggregate and cement type SL) including formwork, reinforcement etc., concrete curing, mechanical trowel finish to floors and penetrations have been allowed</i>				
	<u>Basement 3 Slab On Ground</u>				
	Assume 120kg/m3 for reo.				
	Assume average 200mm thick ground slab including thickenings and the like	5,452	m2	210.00	1,144,920
	<u>Column bases on Basement 3 ( allow 200 kg/m3 for reo)</u>				
	Assume size 1000mm x 500mm x 500mm deep	73	No	290.00	21,170
	<u>Lift Pit Slab ( allow 400kg/m3 for reo)</u>				
	Assume 500mm thick ground slab including slab thickening and the like	54	m2	485.00	26,190
	<u>Basement 2 Slab</u>				
	Assume average 200mm thick suspended slab including thickenings and the like	5,459	m2	300.00	1,637,700
	<u>Basement 1 Slab</u>				
	Assume average 200mm thick suspended slab including thickenings and the like	5,459	m2	300.00	1,637,700
	<u>Car Park Access Ramp</u>				
	Assume suspended hinged slab over void and part bearing on gravity wall, allow permanent formwork and strutting	322	m2	286.42	92,227
	Block wall under ramp	108	m2	185.00	19,980
	<u>Waterproofing Membranes to ground slab</u>				
	Assume 0.2 mm thick flexible polythene vapor proof membrane including laps, sealed joints, and sealing around all penetrations to ground slab	5,452	m2	5.00	27,260

**To Collection** 4,607,147

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>6</b>	<b>COLUMNS</b>				
	<b>CONCRETE COLUMNS</b>				
	BASEMENT COLUMNS				
	<i>Assume Column details: F'C 32 Mpa ( 80mm slump, 20mm max.aggregate and cement type SL) including formwork, reinforcement etc.Allow 200kg/m3 for reo and class 1 formwork</i>				
	Columns on Basement 3 :[73 no]	205	m	520.00	106,600
	Columns on Basement 2 :[72 no]	202	m	520.00	105,040
	Columns on Basement 1 :[72 no]	202	m	520.00	105,040

**To Collection** 316,680

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>7</b>	<b>STAIRCASES</b>				
	<b>CONCRETE STAIRCASE</b>				
	<u>Stairs from Basement 3 to Ground Level</u>				
	Assume supply and place grade S40MPa( 80 slump, 20mm agg min, GP cement ) concrete, including formwork and reo. ( assume 200kg/m3 for reo and Class I formwork finish )				
	Assume mild steel balustrade and hadrail to stairs				
	<u>Staircase 1</u>				
	1000mm wide concrete staircase including treads, landingsbalustrade and hand rails	9.25	m/rise	1,600.00	14,800
	<u>Staircase 2</u>				
	1000mm wide concrete staircase including treads, landingsbalustrade and hand rails	9.25	m/rise	1,600.00	14,800
	<u>Staircase 3</u>				
	1000mm wide concrete staircase including treads, landingsbalustrade and hand rails	9.25	m/rise	1,600.00	14,800
	<u>Staircase 4</u>				
	1000mm wide concrete staircase including treads, landingsbalustrade and hand rails	9.25	m/rise	1,600.00	14,800
	<u>Staircase 5</u>				
	1000mm wide concrete staircase including treads, landingsbalustrade and hand rails	9.25	m/rise	1,600.00	14,800
	<u>Staircase 6</u>				
	1000mm wide concrete staircase including treads, landingsbalustrade and hand rails	9.25	m/rise	1,600.00	14,800

**To Collection** 88,800

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>8</b>	<b>BASEMENT WALLS</b>				
	<b>BASEMENT WALLS</b>				
	<u>Staircase Walls</u>				
	<i>Assume 200mm In-situ Concrete Walls to all staircase, details including 40MPa concrete( 80 slump, 20mm aag min, GP cement ) concrete, including formwork and reo. ( assume 200kg/m3 for reo and Class I formwork finish )</i>				
	To Basement 1 to 3	185	m2	436.00	80,660
	<u>Lift Shaft Walls</u>				
	<i>Assume 230 core filled block wall</i>				
	To lift shaft walls on every level	296	m2	185.00	54,760
	<u>Walls to Imaging Room,Pathology</u>				
	<i>Assume 190 block wall</i>				
	To perimeter of Imaging and Pathology rooms	390	m2	110.00	42,900
	<u>Walls to Plant Rooms</u>				
	<i>Assume 190 block wall</i>				
	To Plant Rooms on all basement levels	409	m2	110.00	44,990

**To Collection** 223,310

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>9</b>	<b>DOORS</b>				
	<b>BASEMENT DOORS</b>				
	<i>Assume fire rated doors to BCA standard throughout basement levels</i>				
	<u>Painted single solid core door with paint finish -820 x 2100mm high</u>				
	To staircase	18	no	1,300.00	23,400
	<u>Double fire rated glass door -2000 x 2100mm high</u>				
	To Lift lobby and office entrance	7	no	2,730.00	19,110

**To Collection** 42,510

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>10</b>	<b>WALL FINISHES</b>				
	<b>WALL FINISHES IN BASEMENT</b>				
	<u>Render and Paint</u>				
	<i>Assume acrylic paint and cement render to all exposed block walls</i>				
	To Stairwell walls, lift shaft walls, office perimeter walls	2,271	m2	40.00	90,840

**To Collection** 90,840



**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>11</b>	<b>FLOOR FINISHES</b>				
	<b>FLOOR FINISHES</b>				
	<u>Line Marking</u>				
	<i>Assume line marking to all parking spaces</i>				
	To all car spaces	421	no	200.00	84,200
	<i>Allowance for disable graphic to disable car spaces</i>				
	To disable car spaces	26	no	300.00	7,800
	<i>Assume Direction Sign to be painted on slab</i>				
		84	no	200.00	16,800
	<u>Waterproofing</u>				
	Waterproofing membrane to all plant rooms	238	m2	40.00	9,520
	<u>Carpet Flooring</u>				
	<i>Assume carpet tiles directly stick to slab surface</i>				
	To Imaging room and Pathology Lab	1,340	m2	80.00	107,200

**To Collection** 225,520

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>12</b>	<b>CEILING FINISHES</b>				
	<b>CEILING FINISHES</b>				
	<i>Assume open ceiling throughout basement levels except areas in below :</i>				
	<u>Allowance for standard ceiling grids to:</u>				
	Imaging Room and Pathology Room	1,341	m2	80.00	107,280

**To Collection** 107,280

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Code	Description	Quantity	Unit	Rate	Total
<b>13</b>	<b>HYDRAULIC SERVICES</b>				
	<b>HYDRAULIC INSTALLATION</b>				
	<u>Hydraulic System</u>				
	Allowance for installation of hydraulic services including associated drainage system				
	To basement 3	5,452	m2	20.00	109,040
	To basement 1 and 2	10,918	m2	20.00	218,360
	<u>BWIC</u>				
	Builders work in connection with sub-contractors ( Assume 2%)	1	item	6,548.00	6,548

**To Collection** 333,948

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>14</b>	<b>ELECTRICAL SERVICES</b>				
	<b>ELECTRICAL INSTALLATION</b>				
	<u>Allowance for installation of electrical services ( cabling wiring)</u>				
	To basement levels	16,377	m2	80.00	1,310,160
	<u>BWIC</u>				
	Builders work in connection with sub contractors ( Assume 5%)	1		26,203.20	26,203

**To Collection** 1,336,363

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Code	Description	Quantity	Unit	Rate	Total
<b>15</b>	<b>SECURITY SYSTEM</b>				
	<b>SECURITY SYSTEM</b>				
	<u>Allowance for installation of security system as required including installation of security alarm system and intercom electrical cabling, wiring and central control system</u>				
	To basement levels	3	level	100,000.00	300,000
	E.O for security system to Imaging office and Pathology Labs	1	item	10,000.00	10,000
	<u>BWIC</u>				
	Builders work in connection with sub contractors ( Assume 5% )	1	item	15,500.00	15,500

**To Collection** 325,500

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>16</b>	<b>MECHANICAL SERVICES</b>				
	<b>INSTALLATION OF MECHANICAL SERVICE</b>				
	<u>Allowance for installation of ventilation system</u>				
	To basement levels	16,356	m2	50.00	817,800
	E.O for installation of ducted air conditioning to Imaging Room and Pathology Lab	1,341	m2	70.00	93,870
	<u>BWIC</u>				
	Builders work in connection with sub contractors ( Assume 5% )	1	item	18,233.40	18,233

**To Collection** 929,903

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>17</b>	<b>FIRE PROTECTION</b>				
	<b>INSTALLATION OF FIRE SYSTEM</b>				
	<u>Allowance for installation of hydrant booster and associate system, sprinkler system, EWIS system up to BCA standard</u>				
	To basement levels	16,356	m2	80.00	1,308,480
	E.O for Imaging Room and Pathology Lab	1,341	m2	15.00	20,115
	<u>BWIC</u>				
	Builders work in connection with sub contractors ( Assume 5%)	1	item	26,571.90	26,572

**To Collection** 1,355,167

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Code	Description	Quantity	Unit	Rate	Total
<b>18</b>	<b>RUBBISH COMPACTOR</b>				
	<b>RUBBISH COMPACTOR</b>				
	<u>Assume commercial garage rubbish compactor and associated service works</u>				
	To basement level	1	item	50,000.00	50,000

**To Collection** 50,000



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Code	Description	Quantity	Unit	Rate	Total
<b>19</b>	<b>GARAGE DOOR</b>				
	<b>INSTALLATION OF GARAGE DOOR</b>				
	<u>Allowance for installation of automatic lift roller shutter door system with louvre mesh panels and central control system</u>				
	To Car Park Entrance , assume size 7m length x 3m high	1	item	26,000.00	26,000
	Additional allowance for height limit suspended panel	1	item	2,000.00	2,000
	Boom gate including Entry and Exit	2	no	5,000.00	10,000

**To Collection** 38,000

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Code	Description	Quantity	Unit	Rate	Total
<b>20</b>	<b>COLUMNS</b>				
	<b>COLUMNS</b>				
	<u>Concrete Columns</u>				
	<i>Assume Column details: F'C 32 Mpa ( 80mm slump, 20mm max.aggregate and cement type SL) including formwork, reinforcement etc.Allow 200kg/m3 for reo and class 1 formwork</i>				
	Columns on Ground Level	336	m	520.00	174,720
	Columns on Level 1	378	m	520.00	196,560
	Columns on Level 2	331	m	520.00	172,120
	Columns on Level 3	335	m	520.00	174,200
	Columns on Level 4	312	m	520.00	162,240
	Columns on Level 5	328	m	520.00	170,560

**To Collection** 1,050,400

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Code	Description	Quantity	Unit	Rate	Total
<b>21</b>	<b>UPPER FLOOR SLABS</b>				
	<b>UPPER FLOOR SLABS</b>				
	<u>Transferring Slab</u>				
	<i>Assume Slab details: F'C 32 Mpa ( 80mm slump, 20mm max. aggregate and cement type SL) including formwork, reinforcement etc., concrete curing, mechanical trowel finish to floors and penetrations have been allowed.</i>				
	Allow 120kg/m3 for reo, 6.5kg/m3 for PT				
	Assume 450mm transferring slab between basement and ground level	5,905	m2	428.87	2,532,488
	<u>Floor Slab</u>				
	<i>Assume Slab details: F'C 32 Mpa ( 80mm slump, 20mm max. aggregate and cement type SL) including formwork, reinforcement etc., concrete curing, mechanical trowel finish to floors and penetrations have been allowed . Allow 60kg/m3 for reo.</i>				
	<u>Ground to Level 1</u>				
	Assume 200mm thick concrete slab including slab thickening and the like	5,287	m2	300.00	1,586,100
	<u>Level 1 to Level 2</u>				
	Assume 200mm thick concrete slab including slab thickening and the like	5,199	m2	300.00	1,559,700
	<u>Level 2 to Level 3</u>				
	Assume 200mm thick concrete slab including slab thickening and the like	4,100	m2	300.00	1,230,000
	<u>Level 3 to Level 4</u>				
	Assume 200mm thick concrete slab including slab thickening and the like	3,874	m2	300.00	1,162,200
	<u>Level 4 to Level 5</u>				
	Assume 200mm thick concrete slab including slab thickening and the like	3,874	m2	300.00	1,162,200

**To Collection** 9,232,688

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Code	Description	Quantity	Unit	Rate	Total
<b>22</b>	<b>ROOF</b>				
	<b>ROOF</b>				
	<u>Concrete Roof</u>				
	<i>Assume 200mm thick concrete slab including slab thickening and the like</i>				
	<i>Assume 60kg/m3 for reo.</i>				
	To level 5 Roof	4,002	m3	300.00	1,200,600
	To level 3 Roof	224	m3	300.00	67,200
	Allowance for slab finishes and waterproofing to roof slab, including pebbblast ballast to roof slab, membranes to exposed slabs	4,226	m2	90.00	380,340
	<u>Metal Roof</u>				
	<i>Assume lysaght colourbond metal roof fixed to roof structure over Roof Maintenance Room, including light weight structural steel, roof sheeting, security mesh, sarking and roof plumbing</i>				
	To Level 1	298	m2	250.00	74,500
	<u>Concrete Roof Parapet</u>				
	<i>Assume 100kg/m3 for reo.</i>				
	<i>Assume 300mm thick and 500mm high concrete upstand reinforced to roof slab</i>				
	To Parapet	438	m	117.78	51,586
	<u>Roof Plumbing</u>				
	<i>Allowance for gutters, sumps, downpipes and internal stormwater drainage up to external face of building, all in standard materials</i>				
	Allowance for Roof drainage system and the like	4,524	m2	30.00	135,720
	<u>Safety System</u>				
	Allow for roof safety system including anchor points etc.	4,524	m2	5.00	22,620
	<u>Waterproofing</u>				
	Allowance for Pebblast ballast to roof slab and 0.2mm thick flexible pilythene vapour proof membrane including laps, sleaed joints and sealing around all penetrations to ground slab	4,524	m2	80.00	361,920

**To Collection** 2,294,486

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Code	Description	Quantity	Unit	Rate	Total
<b>23</b>	<b>STAIRCASES</b>				
	<b>STAIRCASES</b>				
	<u>Concrete Stairs</u>				
	<i>Assume supply and place grade S40MPa( 80 slump, 20mm aag min, GP cement ) concrete, including formwork and reo. Allow 200kg/m3 for reo and Class I formwork finish</i>				
	Staircase between Ground to Level 1 including 1000mm wide treads, landings and aluminum balustrade and hand rails	4.3	m/rise	1,600.00	6,880
	Staircase between Level 1 and Level 2 including 1000mm wide treads, landings and aluminum balustrade and hand rails	4.6	m/rise	1,600.00	7,360
	Staircase between Level 2 and Level 3 including 1000mm wide treads, landings and aluminum balustrade and hand rails	3.8	m/rise	1,600.00	6,080
	Staircase Between Level 3 and Level 4 including 1000mm wide treads, landings and aluminum balustrade and hand rails	3.8	m/rise	1,600.00	6,080
	Staircase between Level 4 and Level 5 including 1000mm wide treads, landings and aluminum balustrade and hand rails	3.8	m/rise	1,600.00	6,080
	Staircase between Level 5 and Roof including 1000mm wide treads, landings and aluminum balustrade and hand rails	4	m/rise	1,600.00	6,400

**To Collection** 38,880

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Code	Description	Quantity	Unit	Rate	Total
<b>24</b>	<b>EXTERNAL WALLS</b>				
	<b>EXTERNAL WALL</b>				
	<u>External Brick Walls</u>				
	<i>Assume 270mm thick cavity double brick walls laid in mortar with and including all necessary flashings</i>				
	To Ground Floor	693	m2	250.00	173,250
	To Level 1	750	m2	250.00	187,500
	To Level 2	967	m2	250.00	241,750
	To Level 3	972	m2	250.00	243,000
	To Level 4	1,100	m2	250.00	275,000
	To Level 5	1,188	m2	250.00	297,000
	<u>External Metal Sheetting Wall</u>				
	<i>Assume 3000mm high lysaght metal wall sheetting fixed to light weight steel columns for Roof Maintenance Plant, including structural steel and metal wall cladding</i>				
	To Level 1	153	m2	200.00	30,600
	<u>External Feature Concrete Columns</u>				
	<i>Assume reinforced concrete F'C 40 MPa ( 80mm slump,20mm max aggregate and cement type PC) including formwork, reinforcement etc.</i>				
	<i>Assume 200kg/m3 for reo in concrete, class I formwork, column cross surface dimension : 950mm x 950mm</i>				
	Y columns between Ground and Level 2	6	no	26,000	155,999
	V columns between Ground and Level 2	9	no	15,380	138,416

**To Collection** 1,742,514

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Code	Description	Quantity	Unit	Rate	Total
<b>25</b>	<b>WINDOWS &amp; EXTERNAL DOORS</b>				
	<b>WINDOWS &amp; EXTERNAL DOORS</b>				
	<u>Aluminum Framed Windows &amp; Doors</u>				
	<i>Assume installation of powder coated finished aluminum framed windows and doors with commercial grade laminated &amp; tinted glass panels, thickness and quality as per basix requirements, allow butt joints, silicone sealed and all necessary fixing and materials</i>				
	<u>Full Height Aluminium Framed Glass Wall</u>				
	To Ground, including external glass door to tenancies	680	m2	1,500.00	1,020,000
	To Level 1	465	m2	1,200.00	558,000
	To Level 2	323	m2	1,200.00	387,600
	To Level 3	312	m2	1,200.00	374,400
	To Level 4	88	m2	1,200.00	105,600
	To Level 5	80	m2	1,200.00	96,000
	<u>1500mm High Aluminium Framed Windows</u>				
	To Level 1	122	m2	800.00	97,600
	To Level 2	203	m2	800.00	162,400
	To Level 3	209	m2	800.00	167,200
	To Level 4	297	m2	800.00	237,600
	To Level 5	300	m2	800.00	240,000
	<u>External Glass Doors</u>				
	Single aluminium framed glass doors to Level2	2	no	1,000.00	2,000
	Double aluminium framed glass doors to Level2	2	no	2,200.00	4,400
	<u>Commercial Sun Shade Glass Louvres</u>				
	<i>Assume installation of glass louvres to external walls, allowance has been made for fixings and structural supports which subject to structural engineer's design</i>				
	To Level 1	115	m2	1,000.00	115,000
	To Level 2	301	m2	1,000.00	301,000
	To Level 3	289	m2	1,000.00	289,000
	To Level 4	61	m2	1,000.00	61,000
	To Level 5	52	m2	1,000.00	52,000
	Allowance for structural steel support and fittings	1	item	75,000.00	75,000

**To Collection** 4,345,800

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Code	Description	Quantity	Unit	Rate	Total
<b>26</b>	<b>INTERNAL WALLS</b>				
	<b>INTERNAL WALLS</b>				
	<b>BLOCK INTERTENANCY WALL</b>				
	<i>Assume 190mm thick block wall laid for inter-tenancy walls, allow flush pointed on one side, laid in stretcher bond in mortar, including necessary sundries, etc.</i>				
	To Ground Floor	1,796	m2	100.00	179,600
	To Level 5	1,308	m2	100.00	130,800
	<b>LIFT SHAFT AND STAIRCASE BLOCK WALL</b>				
	<i>Assume 190mmthick reinforced corefilled blockwork for lift shaft and stairs walls,allow flush pointed on one side, laid in stretcher bond in mortar, including necessary sundries, etc.</i>				
	To Lift shafts on all levels	1,046	m2	185.00	193,510
	To Staircases on all levels	2,954	m2	185.00	546,490
	Sundries for above Masonry Works, allowance for bitumen coated aluminum DPC,flashings, wall ties, slip joints, control joints and temporary propping etc.(assume 5%)	1	item	370,000.00	370,000
	<b>PLASTERBOARD INTERNAL WALLS</b>				
	<u>Partition Walls</u>				
	<i>Assume floor to ceiling height of 2800mm. 64mm thick steel framed stud wall with 10mm plasterboard to each side of internal wall including top &amp; bottom tracks, studs etc</i>				
	To Level 1 (throughout)	3,587	m2	120.00	430,440
	Deduct door opening	-328	m2	120.00	-39,360
	To Level 2 (throughout)	4,105	m2	120.00	492,600
	Deduct door opening	-431	m2	120.00	-51,720
	To Level 3 (throughout)	4,217	m2	120.00	506,040
	Deduct door opening	-441	m2	120.00	-52,920
	To Level 4 (throughout)	4,329	m2	120.00	519,480
	Deduct door opening	-451	m2	120.00	-54,120
	E.O for wet area plasterboards to amenity walls	6,225	m2	20.00	124,500
	<u>Plasterboard Wall Lining to Brick / Block Walls</u>				
	<b>To Collection</b>				<b>3,295,340</b>



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Code	Description	Quantity	Unit	Rate	Total
<b>26</b>	<b>INTERNAL WALLS</b>				<i>(Continued)</i>
	To Ground ( Walkway,Administration, GP Clinic,Amenity,Hydrotherapy)	1,818	m2	90.00	163,620
	To Level 1	1,727	m2	90.00	155,430
	To Level 2	1,978	m2	90.00	178,020
	To Level 3	1,989	m2	90.00	179,010
	To Level 4	2,077	m2	90.00	186,930
	To Level 5 (Amenity and Walkway)	919	m2	90.00	82,710
	<b>WALL INSULATION</b>				
	<i>Assume standard wall insulation with rating of R2.0 to all plasterboard internal walls</i>				
	To Ground ( Amenity and Hydrotherapy)	1,818	m2	20.00	36,360
	To Level 1 (throughout)	4,986	m2	20.00	99,720
	To Level 2 (throughout)	5,652	m2	20.00	113,040
	To Level 3 (throughout)	5,765	m2	20.00	115,300
	To Level 4 (throughout)	5,955	m2	20.00	119,100
	To Level 5	919	m2	20.00	18,380

**To Collection** 1,447,620

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Code	Description	Quantity	Unit	Rate	Total
<b>27</b>	<b>CEILING</b>				
	<b>CEILING</b>				
	<u>Plasterboard Ceiling</u>				
	<i>Assume plasterboard ceiling fixed to suspended steel framing system including tape, flush joints to appointed office rooms</i>				
	To Ground ( Amenity, Walkway, Amin., Hydrotherapy Room and GP Room)	1,593	m2	80.00	127,440
	To Level 1 ( Meeting room, Staff lounge room, Office, Decontamination room )	211	m2	80.00	16,880
	To Level 2 ( Offices near nurse stations )	386	m2	80.00	30,880
	To Level 3 ( Offices near nurse stations )	324	m2	80.00	25,920
	To Level 4 ( Offices near nurse stations )	232	m2	80.00	18,560
	To Level 5 ( Amenity, Walkway)	504	m2	80.00	40,320
	Ceiling setdown and Bulkheads				INCL.
	<u>Ceiling Grid</u>				
	<i>Assume installation of standard ceiling grids with ceiling tiles to all wards, corridors, treatment rooms etc.</i>				
	To Ground		m2	100.00	EXCL.
	To Level 1	4,626	m2	100.00	462,600
	To Level 2	3,536	m2	100.00	353,600
	To Level 3	3,596	m2	100.00	359,600
	To Level 4	3,492	m2	100.00	349,200
	<u>Ceiling Insulation</u>				
	<i>Assume installation of ceiling insulation with rating of R1.0 throughout floors except cold shell open ceiling areas</i>				
	To Ground	657	m2	20.00	13,140
	To Level 1	4,837	m2	20.00	96,740
	To Level 2	3,922	m2	20.00	78,440
	To Level 3	3,724	m2	20.00	74,480
	To Level 4	3,920	m2	20.00	78,400
	<u>FC Ceiling</u>				
	<i>Assume installation of FC ceiling sheets fixed to suspended ceiling frame system to underside of external slab soffits</i>				
	To Level 1	522	m2	100.00	52,200
<b>To Collection</b>					2,178,400

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Code	Description	Quantity	Unit	Rate	Total
<b>28</b>	<b>INTERNAL DOORS &amp; FINISHES</b>				
	<b>INTERNAL DOORS</b>				
	<u>Fire Rated Doors and Frames</u>				
	<i>Assume 2 hour fire rated door and frame comprising door faced both side with plywood for paint finish, steel frame built in and fitted with butt hinges, surface mounted closer and latchset</i>				
	<i>Assume size 820 x 2100mm high</i>				
	Ground Level	7	no	1,300.00	9,100
	To Level 1	6	no	1,300.00	7,800
	To Level 2	6	no	1,300.00	7,800
	To Level 3	6	no	1,300.00	7,800
	To Level 4	6	no	1,300.00	7,800
	To Level 5	6	no	1,300.00	7,800
	 <i>Internal Door and Frames</i>				
	<i>Assume standard solid core timber flush door faced both sides with plywood for paint finish fixed complete into walls including steel metal door frames and view panels subject to use</i>				
	<i>Allowance for supply and install door leaves and frames</i>				
	<u>To Ground</u>				
	Single Door	3	no	500.00	1,500
	Double Door	6	no	1,200.00	7,200
	<u>To Level 1</u>				
	Single Door	57	no	500.00	28,500
	Double Door	43	no	1,200.00	51,600
	One and Half Leaf Door	19	no	1,000.00	19,000
	<u>To Level 2</u>				
	Single Door	100	no	500.00	50,000
	Double Door	2	no	1,200.00	2,400
	One and Half Leaf Door	77	no	1,000.00	77,000
	<u>To Level 3</u>				
	Single Door	102	no	500.00	51,000
	Double Door	2	no	1,200.00	2,400
	One and Half Leaf Door	79	no	1,000.00	79,000
				<b>To Collection</b>	<b>417,700</b>

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Code	Description	Quantity	Unit	Rate	Total
<b>28</b>	<b>INTERNAL DOORS &amp; FINISHES</b>				<i>(Continued)</i>
	<u>To Level 4</u>				
	Single Door	104	no	500.00	52,000
	Double Door	2	no	1,200.00	2,400
	One and Half Leaf Door	81	no	1,000.00	81,000
	<u>To Level 5</u>				
	Double Door	20	no	1,200.00	24,000
	<u>Paint to Internal Doors</u>				
	<i>Assume to supply and install multi-coated acrylic paint to all internal door leaves and frames</i>				
	<u>To Level 1</u>				
	Single Door	57	no	200.00	11,400
	Double Door	43	no	400.00	17,200
	One and Half Leaf Door	19	no	300.00	5,700
	<u>To Level 2</u>				
	Single Door	100	no	200.00	20,000
	Double Door	2	no	400.00	800
	One and Half Leaf Door	77	no	300.00	23,100
	<u>To Level 3</u>				
	Single Door	102	no	200.00	20,400
	Double Door	2	no	400.00	800
	One and Half Leaf Door	79	no	300.00	23,700
	<u>To Level 4</u>				
	Single Door	104	no	200.00	20,800
	Double Door	2	no	400.00	800
	One and Half Leaf Door	81	no	300.00	24,300
	<u>To Level 5</u>				
	Double Door	9	no	400.00	3,600
	<u>Fire Doors</u>				
	All levels	30	no	200.00	6,000

**To Collection** 338,000

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Code	Description	Quantity	Unit	Rate	Total
<b>29</b>	<b>POOL CONSTRUCTION</b>				
	<b>POOL CONSTRUCTION</b>				
	<u>Pool to Hydrotherapy Room</u>				
	<i>Assume 10m length x 6m width concrete pool including filtration system, safety fence, pump, drainage system, lightings, heating system and electrical service etc. Allow mosaic tiles to be installed to inner surface.</i>				
	To Hydrotherapy Room on Ground Level	1	item	100,000.00	100,000

**To Collection** 100,000

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Code	Description	Quantity	Unit	Rate	Total
<b>30</b>	<b>WALL FINISHES</b>				
	<b>WALL FINISHES</b>				
	<u>External wall Render</u>				
	<i>Assume render and paint finish to external brick surface</i>				
	To Ground	693	m2	45.00	31,185
	To Level 1	750	m2	45.00	33,750
	To Level 2	967	m2	45.00	43,515
	To Level 3	972	m2	45.00	43,740
	To Level 4	1,100	m2	45.00	49,500
	To Level 5	1,188	m2	45.00	53,460
	To Lift Over Runs	183	m2	45.00	8,235
	<u>Render to Staircase Walls</u>				
	Throughout Staircases	2,960	m2	45.00	133,200
	<u>Paint to Plasterboard Wall Linings</u>				
	<i>Assume to supply and install multi-coated low sheen paint to plasterboard wall surface including wet area walls</i>				
	To Ground	1,818	m2	20.00	36,360
	To Level 1	8,245	m2	20.00	164,900
	To Level 2	9,326	m2	20.00	186,520
	To Level 3	9,541	m2	20.00	190,820
	To Level 4	9,833	m2	20.00	196,660
	To Level 5	2,165	m2	20.00	43,300

**To Collection** 1,215,145

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Code	Description	Quantity	Unit	Rate	Total
<b>31</b>	<b>FLOOR FINISHES</b>				
	<b>FLOOR FINISHES</b>				
	<u>Vinyl Flooring</u>				
	<i>Assume to supply and install commercial grade vinyl flooring throughout wards, corridors, operation rooms, treatment rooms etc.</i>				
	To Level 1	4,566	m2	100.00	456,600
	To Level 2	3,141	m2	100.00	314,100
	To Level 3	3,191	m2	100.00	319,100
	To Level 4	2,985	m2	100.00	298,500
	<u>Vinyl Skirting</u>				
	<i>Assume coved vinyl skirting to all vinyl floor and wall junctions, including rubber angles</i>				INCL.
	<u>Carpet Flooring</u>				
	<i>Assume to supply and install carpet tiles to office rooms throughout</i>				
	To Ground ( Walkway, GP, Admin etc)	1,180	m2	90.00	106,200
	To Level 1	211	m2	90.00	18,990
	To Level 2	386	m2	90.00	34,740
	To Level 3	324	m2	90.00	29,160
	To Level 4	232	m2	90.00	20,880
	To Level 5 ( Walkway and Lift Lobby)	422	m2	90.00	37,980
	Aluminium Skirting to wall and floor junctions				0
	<u>Floor Tiles</u>				
	<i>Assume to supply and install standard porcelain floor tiles with adhesive and matching grout</i>				
	To Hydrotherapy Room	413	m2	90.00	37,170
	<u>Floor Tiles</u>				
	<i>Assume ceramic floor tiles throughout amenities</i>	1,275	m2	90.00	114,750
	<u>Waterproofing</u>				
				<b>To Collection</b>	1,788,170

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Code	Description	Quantity	Unit	Rate	Total
<b>31</b>	<b>FLOOR FINISHES</b>				<i>(Continued)</i>
	Allowance for waterproofing to amenities floors	1,688	m2	40.00	67,520

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**To Collection** 67,520



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Code	Description	Quantity	Unit	Rate	Total
<b>32</b>	<b>CEILING FINISHES</b>				
	<b>INTERNAL CEILING FINISHES</b>				
	<i>Assume ceiling paint to plasterboard ceilings only</i>				
	<i>No finishes have been allowed to grid ceiling tiles</i>				
	<u>Paint to Plasterboard Ceiling</u>				
	<i>Assume to supply and install multi-coated low sheen paint to plasterboard ceiling surface</i>				
	To Ground ( Amenity, Walkway, Amin., Hydrotherapy Room and GP Room)	1,593	m2	25.00	39,825
	To Level 1	211	m2	25.00	5,275
	To Level 2	386	m2	25.00	9,650
	To Level 3	324	m2	25.00	8,100
	To Level 4	232	m2	25.00	5,800
	To Level 5 ( Amenity, Walkway)	504	m2	25.00	12,600

**To Collection** 81,250

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Code	Description	Quantity	Unit	Rate	Total
<b>33</b>	<b>FITMENTS, FITTINGS &amp; EQUIPMENTS</b>				
	<b>FITMENTS &amp; FITTINGS</b>				
	<u>Hospital joinery items and Miscellaneous Fittings</u>				
	Allowance for furniture, fittings, equipments and prime cost items to all wards, operation rooms, office rooms, nurse stations and storerooms				
	To Imaging Room	670	m2	600.00	402,000
	To Pathology	670	m2	400.00	268,000
	To Level 1 ( Surgical Inpatient )	5,185	m2	600.00	3,111,000
	To Level 2 (Ward Acute)	4,110	m2	600.00	2,466,000
	To Level 3 (Ward Acute)	4,113	m2	600.00	2,467,800
	To Level 4 (Ward Acute)	4,113	m2	600.00	2,467,800
	Installation of PC items, toilet partitons to Ground Floor Amenity and Level 5 Amenity	1	item	50,000.00	50,000

**To Collection** 11,232,600

**Bankstown Private Hospital**  
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Code	Description	Quantity	Unit	Rate	Total
<b>34</b>	<b>SIGNAGE</b>				
	<b>SIGNAGE</b>				
	<u>Building Signage</u>				
	Allowance for 'Revesby Hospital' signage with associated structural fixings	2	item	100,000.00	200,000

**To Collection** 200,000

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Code	Description	Quantity	Unit	Rate	Total
<b>35</b>	<b>HYDRAULIC SERVICES</b>				
	<b>HYDRAULIC INSTALLATION</b>				
	<u>Hydraulic System</u>				
	<i>Allowance for installation of hydraulic services including associated drainage system</i>				
	To Level 1 (Operational Area)	1,372	m2	350.00	480,200
	To Level 1 ( Care Unit and General Use)	3,465	m2	200.00	693,000
	To Level 2 (Ward)	3,922	m2	200.00	784,400
	To Level 3 (Ward)	3,920	m2	200.00	784,000
	To Level 4 (Ward)	3,724	m2	200.00	744,800
	To Ground Level and Level 5 ( Cold Shell, provide water and drainage points only)	7,929	m2	15.00	118,935
	To Ground Level ( Amenity and Hydrotherapy Rooms)	657	m2	150.00	98,550
	To Level 5 (Amenity)	83	m2	150.00	12,450
	<u>BWIC</u>				
	Builders work in connection with sub contractors	1	item	72,106.70	72,107

**To Collection** 3,788,442

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Code	Description	Quantity	Unit	Rate	Total
<b>36</b>	<b>ELECTRICAL SERVICES</b>				
	<b>ELECTRICAL SERVICE</b>				
	<u>ELECTRICAL INSTALLATION</u>				
	<i>Allowance for installation of electrical services ( cabling, wiring, distribution board etc.)</i>				
	To Level 1 (Operational Area)	1,372	m2	650.00	891,800
	To Level 1 ( Care Unit and General Use)	3,465	m2	400.00	1,386,000
	To Level 2 ( Ward )	3,922	m2	400.00	1,568,800
	To Level 3 ( Ward )	3,920	m2	400.00	1,568,000
	To Level 4 ( Ward )	3,724	m2	400.00	1,489,600
	To Ground Level ( Amenity, Walkway, Admin. Hydrotherapy Rooms)	1,593	m2	150.00	238,950
	To Ground Level Cold Shell area	2,880	m2	30.00	86,400
	To Level 5 ( Cold Shell area)	3,413	m2	30.00	102,390
	To Level 5 (Amenity and Lobby)	504	m2	150.00	75,600
	<u>BWIC</u>				
	Builders work in connection with sub contractors	1	item	148,150.80	148,151

**To Collection** 7,555,691

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Code	Description	Quantity	Unit	Rate	Total
<b>37</b>	<b>MECHANICAL SERVICES</b>				
	<b>INSTALLATION OF MECHANICAL SERVICE</b>				
	<u>Air Conditioning and Ventilation</u>				
	<i>Allowance for installation of airconditioning and ventilation system</i>				
	To Level 1 (Operational Area)	1,372	m2	1,000.00	1,372,000
	To Level 1 ( Care Unit and General Use)	3,465	m2	850.00	2,945,250
	To Level 02 ( Ward )	3,922	m2	450.00	1,764,900
	To Level 03 ( Ward )	3,920	m2	450.00	1,764,000
	To Level 04 ( Ward )	3,724	m2	450.00	1,675,800
	To Ground Floor & Level 05 ( Cold Shell finish, allow for ventilation outlets only )	7,929	m2	100.00	792,900
	To Hydrotherapy Room, Admin, GP and Amenity on Ground FLOOR	1,593	m2	200.00	318,600
	To Amenity on Level 5	83	m2	200.00	16,600
	<u>BWIC</u>				
	Builders work in connection with sub contractors	1	item	212,669	212,669

**To Collection** 10,862,719

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Code	Description	Quantity	Unit	Rate	Total
<b>38</b>	<b>SECURITY SYSTEM</b>				
	<b>SECURITY SYSTEM</b>				
	<u>Allowance for installation of security system as required including installation of security alarm system and intercom electrical cabling, wiring and central control system</u>				
	To Level 01	4,837	m2	60.00	290,220
	To Level 02	3,922	m2	50.00	196,100
	To Level 03	3,920	m2	50.00	196,000
	To Level 04	3,724	m2	50.00	186,200
	To Hydrotherapy room, Admin etc on Ground level	1,593	m2	50.00	79,650
	<u>BWIC</u>				
	Builders work in connection with sub contractors	1	item	18,963.40	18,963

**To Collection** 967,133

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Code	Description	Quantity	Unit	Rate	Total
<b>39</b>	<b>FIRE PROTECTION</b>				
	INSTALLATION OF FIRE SYSTEM				
	<u>Allowance for installation of hydrant booster and associate system, sprinkler system, EWIS system up to BCA standard</u>				
	To Level 01	4,837	m2	140.00	677,180
	To Level 02	3,922	m2	140.00	549,080
	To Level 03	3,920	m2	140.00	548,800
	To Level 04	3,724	m2	140.00	521,360
	To Ground Floor & Level 05 ( Cold Shell finish, allow for sprinklers throughout only)	8,385	m2	80.00	670,800
	E.O for Hydrotherapy, Admin, Amenity Room etc on Ground Level	1,675	m2	20.00	33,500
	<u>BWIC</u>				
	Builders work in connection with sub contractors	1	item	60,014.40	60,014

**To Collection** 3,060,734



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Code	Description	Quantity	Unit	Rate	Total
<b>40</b>	<b>TRANSPORTATION</b>				
	TRANSPORTATION				
	<u>Lift Installation</u>				
	<u>Passager Lift</u>				
	Allow for a selected hydraulic passenger lift servie 5 levels	7	no	150,000.00	1,050,000
	Builders work in connection with sub contractors	1	item	21,000.00	21,000

**To Collection** 1,071,000

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Code	Description	Quantity	Unit	Rate	Total
<b>41</b>	<b>EXTERNAL WORKS &amp; LANDSCAPING</b>				
	<b>EXTERNAL WORKS &amp; LANDSCAPING</b>				
	<b>BUILDING LANDSCAPING</b>				
	Assume 500mm high and 100mm thick concrete plater box with water proofing	112	m2	60.00	6,720
	General Landscape to Courtyard	582	m2	50.00	29,100
	Allowance for irrigation system	582	m2	30.00	17,460
	<b>EXTERNAL WORKS AND LANDSCAPING</b>				
	<u>Concrete Driveway</u>				
	Allowance for concrete driveway including kerb and gutters	860	m2	150.00	129,000
	<u>Turf</u>				
	Allowance for planting turf and cultivation	2,376	m2	30.00	71,280
	Allowance for irrigation system	2,376	m2	20.00	47,520
	<u>Trees</u>				
	Allowance for tree planting ( 125 ltrs) as per Architecture Plan	10	no	500.00	5,000
	<u>Signage and Noticeboard</u>				
	Allowance for one screen signage board and one freestanding metal direction board	1	item	25,000.00	25,000
	<u>Line Marking</u>				
	Line marking for parking space	9	no	250.00	2,250
	Disable notice sign	1	no	400.00	400
	Direction arrow	8	no	200.00	1,600
	<u>Walkway Paving</u>				
	Allowance for installation of pavers to walkway to Childcare Centre Entrance	34	m2	75.00	2,550
	<u>Concrete Stairs</u>				
	<i>Assume reinforced concrete FC 25 Mpa( 80mm slump, 20mm max. aggregate and cement SL) including formwork, reinforcement etc.</i>				
	To External Stairs	51	m2	300.00	15,300
				<b>To Collection</b>	<b>353,180</b>

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Code	Description	Quantity	Unit	Rate	Total
<b>41</b>	<b>EXTERNAL WORKS &amp; LANDSCAPING</b>				<i>(Continued)</i>
	Stainless steel handrail to External Stairs	3	m	1,500.00	4,500
	<u>Concrete Ramp</u>				
	<i>Assume reinforced concrete FC 25 Mpa( 80mm slump, 20mm max. aggregate and cement SL) including formwork, reinforcement etc.</i>				
	To Entry Ramp	54	m2	307.00	16,578
	Stainless steel handrail to Entry ramp	72	m	1,500.00	108,000

**To Collection** 129,078

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Code	Description	Quantity	Unit	Rate	Total
<b>42</b>	<b>STORMWATER DETENTION</b>				
	<b>STORMWATER DETENTION</b>				
	<u>Retention Tank</u>				
	Assume concrete retention tank design up to council standard, including access channel,laps,water pump, and connections	1	item	50,000.00	50,000

**To Collection** 50,000

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Code	Description	Quantity	Unit	Rate	Total
<b>43</b>	<b>EXTERNAL SERVICES</b>				
	<b>EXTERNAL SERVICES</b>				
	<u>Site Service Upgrade</u>				
	Allowance for upgrade existing service including drainage, hydraulic, electrical, communications etc., works to be done on site subject to council and service provider requirements	53,473	m2	250.00	13,368,250

**To Collection** 13,368,250