

Bourke Integrated Primary Healthcare Centre

Estimated Development Cost (EDC)

Certified By: Peter Dowbiggin – MRICS – Reg. No. 1209830

GA Document Ref: 241030_Bourke_EDC_V0

Issue Date: 30 October 2024

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1 Executive Summary

Genus Advisory has been requested to provide an objective calculation of the Estimated Development Cost (EDC) for the works associated with the Bourke Integrated Primary Healthcare Centre. On this basis, we certify that the estimated development cost at the time of October 2024 is:

ITEM	TOTAL COST (EXCL. GST)
Demolition and Remediation	\$248,918
Construction (item A)	\$10,745,433
Mitigation of Impact Items	INCL
Consultant Fees	\$1,719,092
Authorities Fees	\$26,931
Plant & Equipment (item B)	INCL
Furniture, Fittings & Equipment	\$460,350
Contingency	\$551,064
Escalation	\$303,085
TOTAL EDC (EXCL. GST)	\$14,054,873
GST	\$1,405,487
TOTAL EDC (INCL. GST)	\$15,460,360
GROSS FLOOR AREA (AIQS)	ITEM
GFA m2 (AIQS)	1,023
Construction Cost Only \$/m2 GFA (AIQS)	\$10,504

The EDC is defined as per the following:

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as:

The estimated cost of carrying out the development, including the following:

- The design and erection of a building and associated infrastructure;
- The carrying out of a work;
- The demolition of a building or work;
- Fixed or mobile plant and equipment.

But does not include:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval.

- Land costs, including costs of marketing and selling land.
- Costs of the ongoing maintenance or use of the development.
- Goods and Services Tax (GST).

This report has been certified by:



Peter Dowbiggin – Director - Genus Advisory
BBuild CE (Hons), MRICS – Reg. No. 1209830

2 Basis of Estimate

2.1 Certification

This report and the attached detailed cost estimate certify that the Estimated Development Cost (EDC) of the development has been prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor with recent experiences in State significant projects in NSW in accordance with the following:

- Has been prepared for the consent authority;
- This report is required as per the Local DA Requirements;
- Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs;
- The AIQS Practice Standard — Construction Cost Assessments for NSW Estimated Development Cost Reports for Non Stage significant projects:

Project	Certified By:	Registration	Reg. No.
Bourke IPHC	Peter Dowbiggin – Genus Advisory	MRICS	1209830

2.2 Drawings & Information Used

The Cost Plan has been prepared and developed by Genus Advisory in accordance with the Schematic Design documentation received in September 2024 (refer to Appendix B for details).

2.3 Limitations

Based on our understanding, we note that this estimate has no limitations or inherent uncertainty in the estimation process that limits the accuracy of this document or could not be incorporated into the detailed calculation schedule.

2.4 Area Measurement

This Cost Plan is based on elemental measurement, with all measurement and building areas taken “off plan” and derived from the documents outlined in Appendix B.

2.5 Escalation

Escalation has been included based on the programme provided by Acorn Project Advisory, issued on 15 May 2024.

- Based Date: October 2024
- Construction Start: March 2025

Construction escalation at an average of 6% per annum to the start of construction has been allowed based on the Building Gross Construction Cost.

3 Scope of the Calculation

The development application seeks consent for the Bourke Integrated Primary Healthcare Centre. The application is based on the latest DA information.

4 Calculation

The EDC is estimated at **\$15,460,360** Incl. GST. Based on the following breakdown:

Project	EDC Value (Including GST)
Bourke IPHC	\$15,460,360
Total	\$15,460,360

And the following summary is as per the following:

PROJECT DESCRIPTION :	Bourke Integrated Primary Healthcare Centre (BIPHC)
PROJECT LOCATION :	Bourke
PROJECT STAGE :	DA
DATE OF ASSESSMENT :	30/10/2024

ITEM	TOTAL COST (EXCL. GST)
Demolition and Remediation	\$248,918
Construction (item A)	\$10,745,433
Mitigation of Impact Items	INCL
Consultant Fees	\$1,719,092

Authorities Fees	\$26,931
Plant & Equipment (item B)	INCL
Furniture, Fittings & Equipment	\$460,350
Contingency	\$551,064
Escalation	\$303,085
TOTAL EDC (EXCL. GST)	\$14,054,873
GST	\$1,405,487
TOTAL EDC (INCL. GST)	\$15,460,360
GROSS FLOOR AREA (AIQS)	ITEM
GFA m2 (AIQS)	1,023
Construction Cost Only \$/m2 GFA (AIQS)	\$10,504

5 Report Parameters

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Genus Advisory. This report has been prepared from documentation and/or information provided to Genus Advisory by third parties in circumstances where Genus Advisory:

- Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- Do not, in any way, adopt the said documentation and information as our own.

Genus Advisory note this report is an expression of opinion based upon the documentation and/or information provided by third parties and Genus Advisory expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

Appendix A – Estimated Development Cost Plan

SUMMARY

Code	Description	Quantity	Unit	Rate	Total
1	KEY DATA				\$0
2	DEMOLITION	1,023	m2		N/A
3	SITE PREPARATION / REMEDIATION	1,023	m2	\$243	\$248,918
4	BUILDING CONSTRUCTION	1,023	m2	\$6,411	\$6,558,929
5	EXTERNAL WORKS AND SERVICES	1,023	m2	\$1,749	\$1,789,589
6	NETT CONSTRUCTION COST	1,023	m2	\$8,404	\$8,597,435
7	PRELIMINARIES	1,023	m2	\$1,760	\$1,800,000
8	MARGIN	1,023	m2	\$610	\$623,846
9	GROSS CONSTRUCTION COST	1,023	m2	\$10,773	\$11,021,282
10	CONSULTANT FEES	1	Item	\$49,213.69	\$1,719,092
11	FF&E (GROUP 3)	1,023	m2	\$200	\$204,600
12	ICT	1,023	m2	\$250	\$255,750
13	TOTAL PROJECT COST (Excl Escalation, Contingencies and GST)	1,023	m2	\$12,904	\$13,200,724
14	ESCALATION	1	Item	\$303,085.24	\$303,085
15	CONTINGENCY (5% GCC)	1	Item	\$551,064.08	\$551,064
17	TOTAL PROJECT COST (Excl GST)	1,023	m2	\$13,739	\$14,054,873

\$14,054,873

Code	Description	Quantity	Unit	Rate	Total
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1 KEY DATA

1.1	KEY DATA				
1.2	FECA:				
1.3	Ground Floor	810	m2		
1.4	UCA:				
1.5	Ground Floor	213	m2		
1.6	Departmental Area:				
1.7	Bookable Rooms - Interview, Consult, Dental Surgery, OPG, and Treatment Room	101	m2		
1.8	Circulation	196	m2		
1.9	Clinical Support Areas - Shared	58	m2		
1.10	Entry/Front of House	113	m2		
1.11	General Practice & Nursing	88	m2		
1.12	General Support Areas	23	m2		
1.13	Multipurpose Meeting/Group Activity Space	106	m2		
1.14	Plant	9	m2		
1.15	Staff Workspace & Amenities	116	m2		
1.16	Total Departmental Area	810	m2		
1.17	* Maintenance Shed included in External Works				

KEY DATA

\$0

Code	Description	Quantity	Unit	Rate	Total
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3 SITE PREPARATION / REMEDIATION

3.1	SITE PREPARATION / REMEDIATION				
3.2	Site Preparation				
3.3	Allowance for disconnection of existing services	1	Item	\$5,000.00	\$5,000
3.4	Allowance for site preparation	4,613	m2	\$5.00	\$23,065
3.5	Remove existing trees	6	no	\$1,500.00	\$9,000
3.6	Site remediation cost as advised by Acorn				
3.7	Allowance for excavation and disposal of contaminated material	1	item	\$200,000.00	\$200,000
3.8	GENERAL				
3.9	Allowance for sundries	1	Item	\$11,853.25	\$11,853

SITE PREPARATION / REMEDIATION

\$248,918

Code	Description	Quantity	Unit	Rate	Total
4 BUILDING CONSTRUCTION					
4.1	SUBSTRUCTURE	1,023	m2	\$152	\$156,000
4.2	COLUMNS	1,023	m2	\$8	\$8,505
4.3	UPPER FLOORS	1,023	m2	\$434	\$443,940
4.4	STAIRCASES	1,023	m2		NA
4.5	ROOF	1,023	m2	\$832	\$851,519
4.6	FACADE	1,023	m2	\$656	\$671,055
4.7	EXTERNAL WINDOWS AND DOORS	1,023	m2	\$153	\$156,345
4.8	INTERNAL WALLS & SCREENS	1,023	m2	\$371	\$379,286
4.9	INTERNAL DOORS & WINDOWS	1,023	m2	\$189	\$193,725
4.10	WALL FINISHES	1,023	m2	\$251	\$257,192
4.11	FLOOR FINISHES	1,023	m2	\$272	\$278,135
4.12	CEILING FINISHES	1,023	m2	\$298	\$305,126
4.13	EXTERNAL WORKS	1,023	m2	\$53	\$54,553
4.14	FITMENTS, METALWORK & SPECIAL EQUIPMENT	1,023	m2	\$346	\$353,890
4.15	HYDRAULIC SERVICES	1,023	m2	\$363	\$371,700
4.16	MECHANICAL SERVICES	1,023	m2	\$614	\$628,250
4.17	FIRE SERVICES	1,023	m2	\$54	\$55,258
4.18	ELECTRICAL, COMMUNICATION & SECURITY SERVICES	1,023	m2	\$1,363	\$1,394,450
4.19	TRANSPORTATION SYSTEM	1,023	m2		NA
BUILDING CONSTRUCTION					\$6,558,929

Code	Description	Quantity	Unit	Rate	Total
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4.1 SUBSTRUCTURE

4.1.1	FOUNDATIONS				
4.1.2	Allowance for screw piling	1	item	\$156,000.00	\$156,000

SUBSTRUCTURE

\$156,000

Code	Description	Quantity	Unit	Rate	Total
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4.2 COLUMNS

4.2.1	COLUMNS				
4.2.2	Allowance fo steel columns covered external deck	18	m	\$450.00	\$8,100
4.2.3	GENERAL				
4.2.4	Allowance for Sundries	1	Item	\$405.00	\$405

COLUMNS

\$8,505

Code	Description	Quantity	Unit	Rate	Total
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4.3 UPPER FLOORS

4.3.1	SUSPENDED FLOOR				
4.3.2	Timber framing comprising stumps, bearers and joists	1,057	m2	\$150.00	\$158,550
4.3.3	150 Thick cassette panel flooring	1,057	m2	\$250.00	\$264,250
4.3.4	GENERAL				
4.3.5	Allowance for Sundries	1	Item	\$21,140.00	\$21,140

UPPER FLOORS

\$443,940

Code	Description	Quantity	Unit	Rate	Total
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4.5 ROOF

4.5.1	STRUCTURE				
4.5.2	Allowance for cassette roof structure 20kg/m2	1,191	m2	\$300.00	\$357,300
4.5.3	METAL ROOF SHEETING				
4.5.4	Profile metal roof	1,191	m2	\$180.00	\$214,380
4.5.5	SKYLIGHT				
4.5.6	Allowance 1200mm dia skylight	9	no	\$4,000.00	\$36,000
4.5.7	AWNING				
4.5.8	Allowance for awning including support and structure	73	m2	\$850.00	\$62,050
4.5.9	ROOF PLUMBING				
4.5.10	Roof gutter including roof drainage	207	m	\$450.00	\$93,150
4.5.11	Downpipes	104	m	\$80.00	\$8,320
4.5.12	INSULATION & SARKING				
4.5.13	Approved insulation to underside of roof sheeting as specified	1,191	m2	\$15.00	\$17,865
4.5.14	SAFETY MESH				
4.5.15	Approved galvanized wire safety mesh fixed to roof structure	1,191	m2	\$35.00	\$41,685
4.5.16	GENERAL				
4.5.17	Allowance for Sundries	1	Item	\$20,768.75	\$20,769

ROOF

\$851,519

Code	Description	Quantity	Unit	Rate	Total
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4.6 FACADE

4.6.1	BRICKWORK				
4.6.2	Face Brickwork	140	m2	\$570.00	\$79,800
4.6.3	WALL CLADDING				
4.6.4	Metal cladding system	799	m2	\$700.00	\$559,300
4.6.5	GENERAL				
4.6.6	Allowance for Sundries	1	Item	\$31,955.00	\$31,955

FACADE

\$671,055

Code	Description	Quantity	Unit	Rate	Total
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4.7 EXTERNAL WINDOWS AND DOORS

4.7.1	EXTERNAL WINDOWS & GLAZED DOORS				
4.7.2	Double glazing window with aluminum frame including all fixings and accessories	72	m2	\$1,000.00	\$72,000
4.7.3	Double glazed door with aluminum frame including all fixings, hardware and accessories	2	no	\$6,000.00	\$12,000
4.7.4	Allowance for airlock	1	no	\$30,000.00	\$30,000
4.7.5	Glazed aluminum frame operable door	22	m2	\$1,200.00	\$26,400
4.7.6	EXTERNAL TIMBER DOORS				
4.7.7	<u>Solid core timber doors including frame, hardware and finish as specified.</u>				
4.7.8	Single Door	1	no	\$2,500.00	\$2,500
4.7.9	Double door to service cupboard	3	no	\$2,000.00	\$6,000
4.7.10	GENERAL				
4.7.11	Allowance for sundries	1	Item	\$7,445.00	\$7,445

EXTERNAL WINDOWS AND DOORS

\$156,345

Code	Description	Quantity	Unit	Rate	Total
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4.8 INTERNAL WALLS & SCREENS

4.8.1	INTERNAL WALLS				
4.8.2	Standard partition fixed to 90mm stud with plasterboard to both sides and insulation	1,230	m2	\$180.00	\$221,400
4.8.3	Plasterboard on furring channel fixed to external facade	683	m2	\$85.00	\$58,055
4.8.4	Extra over for FC lining to wet areas	213	m2	\$20.00	\$4,260
4.8.5	Extra over for fire/ smoke rated partitions	1	item	\$14,347.50	\$14,348
4.8.6	Extra over for feature wall to reception	25	m2	\$250.00	\$6,250
4.8.7	Allowance for acoustic requirement	1	item	\$45,912.00	\$45,912
4.8.8	Allowance for nogging	1	item	\$11,000.00	\$11,000
4.8.9	GENERAL				
4.8.10	Allowance for sundries	1	Item	\$18,061.23	\$18,061

INTERNAL WALLS & SCREENS

\$379,286

Code	Description	Quantity	Unit	Rate	Total
4.9 INTERNAL DOORS & WINDOWS					
4.9.1	INTERNAL GLAZED WINDOWS AND DOORS				
4.9.2	Glazing window with aluminum frame including all fixings and accessories	6	m2	\$1,000.00	\$6,000
4.9.3	Single and half glazed door with aluminum frame including all fixings, hardware and accessories	1	no	\$6,500.00	\$6,500
4.9.4	Double glazed door with aluminum frame including all fixings, hardware and accessories	1	no	\$8,000.00	\$8,000
4.9.5	INTERNAL TIMBER DOORS				
4.9.6	<u>Solid core timber doors including frame, hardware and finish as specified.</u>				
4.9.7	Single door	18	no	\$2,500.00	\$45,000
4.9.8	Single and half doors	22	no	\$5,000.00	\$110,000
4.9.9	Double doors	1	no	\$5,500.00	\$5,500
4.9.10	Sliding door	1	no	\$3,500.00	\$3,500
4.9.11	GENERAL				
4.9.12	Allowance for sundries	1	Item	\$9,225.00	\$9,225
INTERNAL DOORS & WINDOWS					\$193,725

Code	Description	Quantity	Unit	Rate	Total
4.10 WALL FINISHES					
4.10.1	EXTERNAL				
4.10.2	External wall finishes included in Facade Section	1	note		
4.10.3	INTERNAL				
4.10.4	Waterproofing				
4.10.5	Waterproof membrane system to wet area walls	173	m2	\$65.00	\$11,245
4.10.6	Internal Painting				
4.10.7	Paint to plasterboard/fiber cement wall lining	2,930	m2	\$22.00	\$64,460
4.10.8	Wall Vinyl				
4.10.9	Wall vinyl to wet areas	173	m2	\$130.00	\$22,490
4.10.10	Wall vinyl to other areas (FECA)	810	m2	\$30.00	\$24,300
4.10.11	Wall Fittings				
4.10.12	Crashrails/ Timber Handrails to Corridors	161	m	\$450.00	\$72,450
4.10.13	Feature Wall Finishes				
4.10.14	Allowance for feature walls	1	item	\$50,000.00	\$50,000
4.10.15	GENERAL				
4.10.16	Allowance for sundries	1	Item	\$12,247.25	\$12,247
WALL FINISHES					\$257,192

Code	Description	Quantity	Unit	Rate	Total
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4.11 FLOOR FINISHES

4.11.1	INTERNAL FLOOR FINISHES				
4.11.2	<u>Floor Preparation</u>				
4.11.3	Allowance for floor preparation	810	m2	\$30.00	\$24,300
4.11.4	<u>Waterproofing</u>				
4.11.5	Waterproofing to wet areas	68	m2	\$65.00	\$4,420
4.11.6	<u>Floor Vinyl</u>				
4.11.7	Non-slip floor vinyl	603	m2	\$130.00	\$78,390
4.11.8	Non-slip floor vinyl to Kitchen	22	m2	\$250.00	\$5,500
4.11.9	Non-slip floor vinyl to Wet Area	46	m2	\$130.00	\$5,980
4.11.10	<u>Timber Floor</u>				
4.11.11	Timber floor finish to Multi Purpose Room	66	m2	\$500.00	\$33,000
4.11.12	<u>Feature Finish</u>				
4.11.13	Allowance for feature finish to Waiting Area	56	m2	\$350.00	\$19,600
4.11.14	<u>Entry Mat</u>				
4.11.15	Entry Mat	11	m2	\$500.00	\$5,500
4.11.16	EXTERNAL				
4.11.17	Allowance for external harwood deck	196	m2	\$450.00	\$88,200
4.11.18	GENERAL				
4.11.19	Allowance for sundries	1	Item	\$13,244.50	\$13,245

FLOOR FINISHES

\$278,135

Code	Description	Quantity	Unit	Rate	Total
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4.12 CEILING FINISHES

4.12.1	INTERNAL				
4.12.2	Plasterboard ceiling including acoustic insulation and paint finish	31	m2	\$150.00	\$4,650
4.12.3	Moisture resistant plasterboard ceiling including acoustic insulation and paint finish	46	m2	\$170.00	\$7,820
4.12.4	Acoustic perforated plasterboard	715	m2	\$200.00	\$143,000
4.12.5	Extra over racked ceiling	203	m2	\$20.00	\$4,060
4.12.6	Extra over to barrel vault ceiling to consult room	243	m2	\$20.00	\$4,860
4.12.7	Allowance for ceiling access panels	1	Item	\$11,314.29	\$11,314
4.12.8	Extra over feature ceilings toWaiting Area	56	m2	\$200.00	\$11,200
4.12.9	Allowance for bulkheads	1	item	\$16,482.00	\$16,482
4.12.10	EXTERNAL				
4.12.11	FC sheet lining ceiling including paint finish	197	m2	\$180.00	\$35,460
4.12.12	Allowance for external soffit lining to underside of roofing and awning	207	m2	\$250.00	\$51,750
4.12.13	GENERAL				
4.12.14	Allowance for sundries	1	Item	\$14,529.81	\$14,530

CEILING FINISHES

\$305,126

Code	Description	Quantity	Unit	Rate	Total
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4.13 EXTERNAL WORKS

4.13.1	STAIRS				
4.13.2	Allowance for concrete stairs	1	item	\$15,000.00	\$15,000
4.13.3	Concrete access ramp including finishes	51	m2	\$600.00	\$30,498
4.13.4	SS handrail	9	m	\$750.00	\$6,458
4.13.5	GENERAL				
4.13.6	Allowance for sundries	1	Item	\$2,597.78	\$2,598

EXTERNAL WORKS

\$54,553

Code	Description	Quantity	Unit	Rate	Total
4.14 FITMENTS, METALWORK & SPECIAL EQUIPMENT					
4.14.1	FITTINGS AND EQUIPMENT				
4.14.2	<u>Allowance for Group 1 and and group 2</u> <u>FF&E including joinery metalworks</u> <u>and blinds [Based on FECA]</u>		note		
4.14.3	<u>FUNCTIONAL AREAS</u>				
4.14.4	Bookable Room - Program,Telehealth & Visiting	101	m2	\$150.00	\$15,150
4.14.5	Dental surgery counter	9	m	\$1,500.00	\$13,215
4.14.6	Circulation	152	m2	\$150.00	\$22,800
4.14.7	Clinical Support and Covered Shared	58	m2	\$150.00	\$8,700
4.14.8	Entry / Front of House	102	m2	\$150.00	\$15,300
4.14.9	Reception counter	9	m	\$4,500.00	\$38,340
4.14.1 0	Seating to General to Waiting	8	m	\$2,000.00	\$16,340
4.14.1 1	General Practice & Nursing	88	m2	\$150.00	\$13,200
4.14.1 2	General Support Area	23	m2	\$150.00	\$3,450
4.14.1 3	Seating to General support Area	7	m	\$2,000.00	\$13,580
4.14.1 4	Multipurpose Meeting / Group Activity	106	m2	\$150.00	\$15,900
4.14.1 5	Plant	9	m2	\$150.00	\$1,350
4.14.1 6	Staff Workspace & Amenities	116	m2	\$350.00	\$40,600
4.14.1 7	Staff Kitchenet counter	4	m	\$3,500.00	\$12,285
4.14.1 8	Allowance for kitchen equipment	1	item	\$50,000.00	\$50,000
4.14.1 9	Kitchen joinery	12	m	\$3,500.00	\$40,635
4.14.2 0	WAYFINDING				
4.14.2 1	Allowance for Wayfinding and Directional [Based on FECA]	810	m2	\$10.00	\$8,096
4.14.2 2	Allowance for Statutory Signage [Based on FECA]	810	m2	\$10.00	\$8,096
4.14.2 3	GENERAL				
4.14.2 4	Allowance for sundries	1	item	\$16,852	\$16,852
FITMENTS, METALWORK & SPECIAL EQUIPMENT					\$353,890

Code	Description	Quantity	Unit	Rate	Total
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4.15 HYDRAULIC SERVICES

4.15.1	<u>HYDRAULIC SERVICES</u>				
4.15.2	IN-BUILDING HYDRAULIC SERVICES				
4.15.3	<u>Hydraulic services including reticulated pipework</u>				
4.15.4	Allowance for Plumbing and reticulation	48	no	\$4,000.00	\$192,000
4.15.5	<u>Sanitary Fixtures</u>				
4.15.6	Wall mounted basin including tapware to WC	9	No	\$2,500.00	\$22,500
4.15.7	Wall mounted basin including tapware to clinic	13	No	\$2,500.00	\$32,500
4.15.8	Stainless steel sink and drainer including tapware to kitchen	1	No	\$4,500.00	\$4,500
4.15.9	Stainless steel sink and drainer including tapware to staff kitchenet	1	No	\$4,500.00	\$4,500
4.15.10	Stainless steel sink and drainer including tapware to cleaner	2	No	\$4,500.00	\$9,000
4.15.11	Water cistern (WC) suites including seat and lid	8	No	\$5,500.00	\$44,000
4.15.12	Floor waste	13	No	\$1,000.00	\$13,000
4.15.13	<u>Hot water services</u>				
4.15.14	Hot water unit	4	No	\$8,000.00	\$32,000
4.15.15	<u>BWIC</u>				
4.15.16	Allowance for BWIC	1	Item	\$17,700.00	\$17,700

HYDRAULIC SERVICES**\$371,700**

Code	Description	Quantity	Unit	Rate	Total
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4.16 MECHANICAL SERVICES

4.16.1	<u>MECHANICAL SERVICES</u>				
4.16.2	IN-BUILDING MECHANICAL SERVICES				
4.16.3	Air Conditioning systems including associated ductwork, grilles and pipes	810	m2	\$451	\$365,000
4.16.4	Ventilation systems including associated fans, energy recovery units, duct and grilles	810	m2	\$117	\$95,000
4.16.5	Electrical works including boards and wiring	810	m2	\$43	\$35,000
4.16.6	Controls including DDC controls	810	m2	\$62	\$50,000
4.16.7	Kitchen Hood and ventilation	1	item	\$50,000	\$50,000
4.16.8	Testing and Commissioning	810	m2	\$19	\$15,000
4.16.9	<u>BWIC</u>				
4.16.10	Allowance for BWIC	1	Item	\$18,250	\$18,250

MECHANICAL SERVICES

\$628,250

Code	Description	Quantity	Unit	Rate	Total
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4.17 FIRE SERVICES

4.17.1	<u>FIRE PROTECTION SERVICES</u>				
4.17.2	IN-BUILDING FIRE PROTECTION SERVICES				
4.17.3	Fire Detection, EWIS, and Portable Fire Extinguishers / Fire Blankets	810	m2	\$65	\$52,627
4.17.4	<u>BWIC</u>				
4.17.5	Allowance for BWIC	1	Item	\$2,631.33	\$2,631

FIRE SERVICES

\$55,258

Code	Description	Quantity	Unit	Rate	Total
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4.18 ELECTRICAL, COMMUNICATION & SECURITY SERVICES

4.18.1	<u>ELECTRICAL, COMMUNICATION & SECURITY SERVICES</u>				
4.18.2	<u>Electrical services including internal lighting and power, Communication/Data, ICT infrastructure and security services</u>				
4.18.3	Lighting and emergency lighting	1,023	m2	\$136	\$139,532
4.18.4	Power installation	1,023	m2	\$328	\$335,564
4.18.5	Data and communication	1,023	m2	\$357	\$365,529
4.18.6	Security system	1,023	m2	\$292	\$298,923
4.18.7	AV installation	1,023	m2	\$98	\$100,000
4.18.8	Allowance for solar panels on roof	1	item	\$88,500.00	\$88,500
4.18.9	<u>BWIC</u>				
4.18.10	Allowance for BWIC	1	Item	\$66,402.40	\$66,402

ELECTRICAL, COMMUNICATION & SECURITY SERVICES

\$1,394,450

Code	Description	Quantity	Unit	Rate	Total
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5 **EXTERNAL WORKS AND SERVICES**

5.1	ROADS, FOOTPATHS & PAVED AREAS	1	item	\$223,786	\$223,786
5.2	LANDSCAPING & IMPROVEMENTS	1	item	\$598,193	\$598,193
5.3	EXTERNAL STORMWATER DRAINAGE	1	item	\$302,820	\$302,820
5.4	EXTERNAL SEWER DRAINAGE	1	item	\$15,750	\$15,750
5.5	EXTERNAL WATER SUPPLY	1	item	\$84,000	\$84,000
5.6	EXTERNAL GAS				Excl
5.7	EXTERNAL FIRE PROTECTION	1	item	\$210,000	\$210,000
5.8	EXTERNAL LIGHT & POWER & COMMS	1	item	\$315,000	\$315,000
5.9	EXTERNAL SPECIAL SERVICES	1	item	\$40,040	\$40,040

EXTERNAL WORKS AND SERVICES

\$1,789,589

Code	Description	Quantity	Unit	Rate	Total
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5.1 ROADS, FOOTPATHS & PAVED AREAS

5.1.1	ROADS, FOOTPATHS & PAVED AREAS				
5.1.2	<u>CARPARKING AND ROADS</u>				
5.1.3	Allowance for driveway	62	m2	\$200.00	\$12,400
5.1.4	Extra over for ramp	62	m2	\$150.00	\$9,300
5.1.5	On-grade asphalt carpark	780	m2	\$150.00	\$117,000
5.1.6	Allowance for parking line marking	780	m2	\$15.00	\$11,700
5.1.7	Car stop	25	no	\$350.00	\$8,750
5.1.8	Concrete kerb	114	m	\$120.00	\$13,630
5.1.9	<u>SIGNAGE</u>				
5.1.10	Allowance for signage	1	item	\$7,500.00	\$7,500
5.1.11	<u>FOOTPATHS</u>				
5.1.12	General allowance for footpaths	219	m2	\$150.00	\$32,850
5.1.13	<u>GENERAL</u>				
5.1.14	Allowance for sundries	1	Item	\$10,656.48	\$10,656

ROADS, FOOTPATHS & PAVED AREAS**\$223,786**

Code	Description	Quantity	Unit	Rate	Total
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5.2 LANDSCAPING & IMPROVEMENTS

5.2.1	LANDSCAPING & IMPROVEMENTS				
5.2.2	Paving allowance 40% of courtyard area	464	m2	\$250.00	\$116,000
5.2.3	Landscaping including plants and garden bed	2,029	m2	\$50.00	\$101,450
5.2.4	Allowance for trees - allowance 10 no trees	1	item	\$7,500.00	\$7,500
5.2.5	Allowance for outdoor furniture	1	item	\$20,000.00	\$20,000
5.2.6	Allowance for perimeter fencing	283	m	\$800.00	\$226,400
5.2.7	Allowance for entry gates	3	no	\$10,000.00	\$30,000
5.2.8	MAINTENANCE SHED / BIN				
5.2.9	Allowance for bin area including epoxy floor and fencing and gate	13	m2	\$675.00	\$8,775
5.2.10	Allowance for maintenance shed including	43	m2	\$1,500.00	\$64,500
5.2.11	GENERAL				
5.2.12	Allowance for sundries	1	Item	\$23,567.50	\$23,568

LANDSCAPING & IMPROVEMENTS

\$598,193

Code	Description	Quantity	Unit	Rate	Total
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5.3 EXTERNAL STORMWATER DRAINAGE

5.3.1	EXTERNAL STORMWATER DRAINAGE				
5.3.2	Allowance for stormwater connection and infrastructure upgrades	1	item	\$15,000.00	\$15,000
5.3.3	Site stormwater	1	item	\$80,000.00	\$80,000
5.3.4	Allowance for stormwater to carpark	780	m2	\$30.00	\$23,400
5.3.5	Allowance for rainwater tank 5000L	2	no	\$10,000.00	\$20,000
5.3.6	Allowance for OSD tank	1	Item	\$150,000.00	\$150,000
5.3.7	Allowance for sundries	1	Item	\$14,420.00	\$14,420

EXTERNAL STORMWATER DRAINAGE

\$302,820

Code	Description	Quantity	Unit	Rate	Total
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5.4 EXTERNAL SEWER DRAINAGE

5.4.1	EXTERNAL SEWER DRAINAGE				
5.4.2	Allowance for sewer drainage connection	1	item	\$15,000.00	\$15,000
5.4.3	Allowance for sundries	1	Item	\$750.00	\$750

EXTERNAL SEWER DRAINAGE

\$15,750

Code	Description	Quantity	Unit	Rate	Total
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5.5 EXTERNAL WATER SUPPLY

5.5.1	EXTERNAL WATER SUPPLY				
5.5.2	Allowance for water supply connection	1	item	\$15,000.00	\$15,000
5.5.3	Allowance for water filtration system	1	item	\$50,000.00	\$50,000
5.5.4	Allowance for filtration tank and pump	1	item	\$15,000.00	\$15,000
5.5.5	Allowance for sundries	1	Item	\$4,000.00	\$4,000

EXTERNAL WATER SUPPLY

\$84,000

Code	Description	Quantity	Unit	Rate	Total
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5.7 EXTERNAL FIRE PROTECTION

5.7.1	EXTERNAL FIRE PROTECTION				
5.7.2	Allowance for fire hydrant	1	item	\$200,000.00	\$200,000
5.7.3	Allowance for sundries	1	Item	\$10,000.00	\$10,000

EXTERNAL FIRE PROTECTION

\$210,000

Code	Description	Quantity	Unit	Rate	Total
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5.8 EXTERNAL LIGHT & POWER & COMMS

5.8.1	EXTERNAL LIGHT & POWER & COMMS				
5.8.2	Allowance for external lighting	1	item	\$150,000.00	\$150,000
5.8.3	Allowance for 200kVa pole mounted substation	1	item	\$150,000.00	\$150,000
5.8.4	Allowance for sundries	1	Item	\$15,000.00	\$15,000

EXTERNAL LIGHT & POWER & COMMS

\$315,000

Code	Description	Quantity	Unit	Rate	Total
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5.9 EXTERNAL SPECIAL SERVICES

5.9.1	EXTERNAL SPECIAL SERVICES				
5.9.2	Allowance for EV charger	1	item	\$40,040.00	\$40,040

EXTERNAL SPECIAL SERVICES

\$40,040

Appendix B - Information Used

Architectural

22_308-BAC SD03 Report 24.08.20

22_308-BAC Preliminary DA 24.09.16

Structural

04278_BIPHC_Cantilever Preliminary Sketches_Cassette Option

Services Generally

Integrated Primary Healthcare Centre_Return Brief [P2]

Mechanical Services

240192 - Bourke Integrated Primary Healthcare Mechanical Spatials (240808)

Electrical Services

ESK-01_Elec Spatial Mark-up [P2]

Solar

ESK-02_Solar PV Spatial Mark-up [P2]

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