



Rockpool RAC Pelican Waters

Principal Project Requirements (PPR)

Prepared by - GJG Architects

Client - Rockpool RAC Pelican Waters Pty Ltd

Date- November 2021

Project Address: - Lot 90 on SP 316217
Spitfire Banks Drive, Pelican Waters

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1 Overview

The contractor is to facilitate the Design and Construction of a 150-bed residential aged care facility including ground floor back of house amenities, administration, and public areas, plus 5 levels of aged care accommodation, external works inside the property boundary, associated works outside the property boundary as identified in the Preliminary Design, landscaping, carparking and all authority approvals required to complete the works.

The Principal is Rockpool (RAC) Pelican Waters Pty Ltd. For the avoidance of doubt, the terms “Client” or “Rockpool” within this document have the same meaning as “Principal.”

1.1 Current Status

As at the publishing of this PPR the Architectural building documentation is at Design Development (70% complete) only.

1.2 Reading this Document

This document is arranged in a hierarchical format which should be kept in mind when interpreting its requirements. The hierarchy is arranged as follows: -

- Principals Philosophy
- Project Wide Requirements
- Building Requirements
- Schedules of Specific Requirements.

1.3 Deviations from PPR

It is understood that deviations from this PPR will likely occur. All deviations need to be agreed to by the Principal. The hierarchy mentioned above has been set in such a way that it is envisaged that it is more likely that deviations will occur toward the bottom of the hierarchy (Schedules) than the top (Philosophies).

2 Principals Philosophies

The Principal (Rockpool) has specific philosophies towards the approach to the building and running of the Aged Care facility that should inform the creation of the building.

These are: -

- Innovation where possible to improve the operation of the facility and control the operational expenses – generally this would be manifested in the building services.
- A higher percentage of Building Area is to be manifested within the Resident Rooms as opposed to the common areas when compared with similar Aged Care Facilities.
- Front of house areas to have a higher level of finish to appeal to families and potential residents.
- The need to provide some market differentiators within the facility as a point of sale.

3 Project Wide Requirements

3.1 General Building and Development Description

The builder is to construct a 150 resident aged care facility for Rockpool.

The construction scope shall include: -

- Construction of a 150 resident room aged care facility
- All Site works to construct the facility and leave the site in a completed manner.
- All relevant authority approvals to complete the above items.
- All required and Relevant Service Connections
- The instatement of any required Easements
- Completion of all consultant's design and documentation (with the exception of the consultants nominated as Client Retained Consultants) in order to complete the design sufficient to complete the above items.

3.2 Standard of Finish and Benchmark Project

The design, selection and installation of all systems, elements, components, fitments, fittings, materials and the like necessary to complete the D&C works are to be to an acceptable quality within the agreed contract price, and of appropriate durability and life cycle cost and are to be fit for purpose for use as a contemporary residential aged care building suitable for high care and dementia residents.

The existing Rockpool Morayfield facility should be referred to as the Benchmark for scope, cost and finish.

For the provision of Principal and Contractor supply items, the proposed Carseldine facility should be used as the benchmark.

Where any doubt, ambiguity or omission exists, or clarity is not clearly represented in this PPR or the Preliminary Design, the Morayfield constructed facility should be referred to as the reference position to provide such clarity.

On request Rockpool will make every effort to assist the contractor to have access to the Morayfield facility for the purpose of benchmarking.

3.3 Design Development

The Contractor is to manage the process of further design development, cost review and reporting to the Client, through to a documentation stage suitable for use to construct the facility.

3.4 Design Consultants

3.4.1 Client Appointed and Retained Consultants

Client appointed and retained consultants include;

Architect/ Superintendent	GJG Architects
Town Planning	TP Alliance
Interior Designer	Martinique Design Studio
Client-Side Quantity Surveyor	Mitchell Brandtman

Client Nominated Contractors include;

Nurse Call – Design and Construct	Cable Comm – Subject to Prov Sum
Electronic Access Control and Security CCTV – Design and Construct	Cable Comm – Subject to Prov Sum

The Contractor is responsible to co-ordinate all design, specification, and construction of works under the D&C contract to complete the building in accordance with the intended scope and intent of client appointed consultant drawings and specifications and is deemed to have included all items whether specifically drawn, specified, implied, not shown or are otherwise required within their contract price, where reasonably inferable from this PPR and the Preliminary Design.

The building certifiers position may be revisited as a client appointed and retained consultant with the agreement of all parties.

3.4.2 D&C Consultancy

The Contractor takes on all responsibility for the design of remaining consultancies required to complete the building works.

With respect to services trades undertaken as a Design and Construct sub-contract, the Contractor is to;

- provide a defect inspection from the D&C services subcontractor's consultants and confirmation that the items raised have been rectified and,
- provide a final inspection report from the original design consultant to confirm compliance with the original brief.

3.4.3 Coordination of Consultants Documentation and Clash Detection

The Contractor is responsible to ensure the individual consultants and the consultant team in general co-ordinate all design, drawings, and specifications between the various consultants, including both those being taken on in a D&C arrangement and those being retained by the client.

The Contractor shall also be responsible to co-ordinate any clash detection being undertaken amongst the consultants.

3.5 Development Application

The Development Application (DA) has been obtained.

Any fees associated, any subsequent headworks fees or contributions, further approvals including compliance assessments, resulting from the DA Approval are payable by the Client.

The Contractor is responsible to facilitate the design and approvals for the facility and to construct and complete the building such that it complies in every respect with all conditions of the DA and is deemed to have allowed for all such design and construction works as are necessary whether stated, shown, implied, not shown or are otherwise required within the contract price, where reasonably inferable from this PPR, the Preliminary Design and the DA Conditions.

Upon commencement of the building contract the Contractor and the Client are to undertake a DA conditions review and further assign responsibility for managing and discharging the requirements of the DA conditions.

3.6 Performance Solutions

The Contractor has allowed to work with the design Consultants, and the Principal to determine any compliance issues that may need to be approved as alternate or performance solutions, where agreed by the Principal to form part of the project scope. This includes those shown in the table below among others that may be identified during the design phase. The Contractor has assumed that Rockpool will provide supporting documentation where required to enable the Contractor to obtain alternate/performance solutions.

Number	Description
1	Fire Engineering Alternate Solution for smoke compartment sizes
2	Fire Engineering alternate solution to address egress stairs to be classified as external stairs.
3	Removal of stair pressurisation from stairs.
4	Fire Engineering alternate solution to address the removal of Sprinklers to the main switchboard electrical room. FER will also likely need to address upgrading smoke walls to fire rated smoke walls to facilitate horizontal initial exiting strategy (further information under section 4)
5	Performance Solution to be provided to address the removal of accessible compliant rooms.
6	Performance Solution to be provided to combine the slop hopper and disinfection appliance.
7	Performance Solution to be provided to remove handrails to public corridors.
8	Performance Solution to be provided to remove the provision of a fixed bath.

3.7 Consultant and Authority Fee Responsibilities

The following provides clarity on which parties are responsible for payment of authority and consultant fees (please read in conjunction with the ECI Agreement);

Item	Description	Responsible Party
A	Retained Consultants	Rockpool
B	Balance of Design Consultants	Contractor
C	QLeave	Rockpool
D	Titles Registration (including establishing Easements) where required	Rockpool
E	Marketing Plans and Renderings	Rockpool
F	DA approval contributions	Rockpool
G	Land Holding Costs	Rockpool
H	Land Tax (if applicable)	Rockpool
I	Contract and Body Corporate set-up costs (if applicable)	Rockpool
J	Cost associated with Operational Works or Compliance Assessment Approvals (if required)	Rockpool
K	Operational Licensing Requirement Costs (e.g., food production)	Rockpool
L	Power – Application, inspection, and connection fees (not temporary connection)	Rockpool
M	Water - Application, inspection, and connection fees (not temporary connection)	Rockpool
N	Sewer - Application, inspection, and connection fees (not temporary connection)	Rockpool
O	Stormwater - Application, inspection, and connection fees (as required)	Rockpool
P	Phone/Internet - Application, inspection, and connection fees (not temporary connection)	Rockpool
Q	Any other permanent government, utility, authority, or infrastructure cost	Rockpool
R	Temporary Connections of utilities for building period	Contractor

3.8 Sustainability

As a minimum the following will need to be incorporated in the project: -

- 100kL Rainwater Tank for Irrigation
- 99kW PV System
- Energy Management System with metering consistent with Carseldine.

It is to be noted and understood that Rockpool are currently constructing a similar sized facility at Carseldine which is intended to achieve 5 Star Green Star accreditation from the Green Building Council of Australia, although the Pelican Waters facility will not be attempting to get GBCA accreditation the majority of the building inclusions from that facility are envisaged by Rockpool to be incorporated here at Pelican Waters. Those that are to be included will be described within the DD documentation.

4 Building Requirements

Build an Aged Care facility and for the number of residents included in the general building parameters schedule. The facility shall be designed so that the Principal can satisfy the accreditation and registration requirements under the Aged Care Act 1997 (Cth) and the Aged Care Principles under the Aged Care Act 1997 (Cth). In this regard, the design is the responsibility of the Architect and the Principal, and it is the Principal's responsibility to obtain these approvals.

The facility is to include a mix of resident room sizes to give consistency with Rockpool's philosophies. The building is to be organised into operational nodes that can be efficiently staffed.

The building is to include the following uses and facilities generally in accordance with the exemplar projects.

- Porte Cochere Drop-off facility to provide a destination entrance to the facility as per Concept Design
- Impressive Entrance Foyer
- The following uses with direct association with the foyer – Café and associated seating area, Reception, Hair Salon, Lift, Entrance Handwashing, and sign-in areas.
- Administration – 6 Offices and Administration area
- Common Area Ablutions
- Central Production Kitchen and Laundry appropriately sized for resident numbers
- Laundry Chute for Delivery of soiled linen to Laundry is envisaged to assist in protecting against cross-contamination.
- Loading Zone – with covered areas for rear of vehicles and access for logistics connections throughout the facility
- Bin Room (Mechanically Ventilated)
- Dedicated Maintenance Store
- Wellness Centre - Dental/Physio Room, Consulting Room and Wellness/Gym. Large room (Gym) to include uses such as massage tables, exercise equipment, parallel bars, and the like.
- Function/Activities Room and associated Theatre Room – configured such that Theatre space can spill over into Function Area. Each of these spaces though are to have separate entrances. Theatre as much as possible to evoke a theatre going experience.
- Staff Facilities- Staff Lunchroom, Lockers, Staff Ablutions and Staff Shower Room. Lunchroom to have external access.
- Private Meeting Room
- Interview Room
- A dedicated Memory Support Unit (MSU) to include:
 - o 2 Separable Sub-Units
 - o Shared Nurse Station with Access to both Sub-Units
 - o Shared Medication (Treatment) Room

- Shared Servery with Access to both Sub-Units
- Shared Dirty Utilities (Pan) Room with access to both sub-units
- Shared Cleaners Room
- Bathroom for Mobile Bath – Shared or Separate
- Accessible Visitors WC for each sub-unit
- Dining Room for Each Sub-unit
- Lounge Room for each sub-unit
- Wanderers Patio fully Secured for each sub-unit. Security Climb and Fall prevention is imperative for these areas.
- General Resident Operational Resident Nodes (approx. 30 residents)
 - To be divided into smaller (approx. 15) resident ‘cottages’
 - Nurse Station – shared by both cottages – with day desks as required per cottage
 - Treatment Room – shared by both cottages
 - Pan Room – Shared between cottages
 - Cleaners Room – shared between cottages
 - Servery – Shared between cottages
 - Bathroom – Shared between cottages
 - Quiet Room per node as design permits
 - Dining Room per cottage
 - Lounge Room per cottage
 - Visitors’ Accessible WC per cottage
- Landscaping to provide: - Aesthetic presentation, Recreation Areas, Walking Opportunities, therapeutic gardening opportunities and generally low maintenance.
- Structural Methodology – to provide a structurally sound and cost efficient fit for purpose design.
- Mechanical Methodology – To be in accordance with AS1668 and provide Airconditioning to all areas of the building and integrate with the building EMS system as provided.
- Electrical Methodology – Provide fit for purpose electrical and lighting systems throughout the building including PV solar inclusion, accommodation of emergency generator capacity and metering to co-ordinate with EMS system.
- Communications Methodology – The contractor is to allow for backbone cabling for communications system throughout facility – refer schedule.
- Nurse Call – Provide complete nurse call system throughout entire facility – refer schedule
- Security – Security Access system and CCTV system equivalent to the exemplar project.
- Hydraulics – Fit for purposes hydraulic design and fixtures equivalent to that of the exemplar projects.
- Fire Detection – Allow for fire detection and alarm system in accordance with AS1670 and configured for a cascading alarm system to be developed in conjunction with the client’s evacuation consultant.
- Fire Sprinklers – Fire sprinklers throughout the facility – refer schedule.
- Building needs to Incorporate Evacuation Strategy that allows building to have a cascading alarm system that allows building to be evacuated horizontally in the first cascade to avoid moving residents vertically in the event of false alarms. This will likely involve upgrading some smoke walls within a floor to some form of fire rated wall. This work to be undertaken between Evacuation Consultant (client retained), Certifier and Fire Engineer, among others.

5 Schedules

The contractor shall allow for the following elements for the design and construction of the project, subject to client approval of the design and cost reviews.

5.1 General Building Parameters

Total Number of Residents	150
Number of Residents per Operational Unit	30 (2 by 15 Resident Sub-units)
Dementia Specific Unit Size	30 (2 by 15 Resident Sub-units)
Number of Floor Levels	6
Occupancy of Resident Rooms	Single Occupant Rooms
Carparks	38
Lift Access	1300 Clear minimum door width
Lift Car Clear Depth	2200 car depth for deliveries
Porte Cochere Clearance	3600 minimum
Loading Vehicle Clearance	3800 minimum unless otherwise agreed
Facilities Management Software	Allow for the use of the Web FM Operation and Maintenance Manual system. Contractor responsible for all costs in setting up system and first year's fees. Principal responsible for ongoing licensing fees beyond the above.

5.2 Architectural and Interior Elements

Flooring		
Floor finish type to be consistent with the Prelim Design and the exemplar projects		
Carpet	The Contractor shall allow for supply of carpet and adhesive using a direct supply agreement between Rockpool and Amtico, at the rates shown below.	
Mannington Broadloom Carpet with Integra HP Backing	Poetica	\$44.85/m2
HP Integra Adhesive	HP Integra Adhesive	\$112.00 per drum
These rates to be confirmed with Mannington contact : Mark Taylor – Sales Director Australia and New Zealand – 0477 708 418 mark.taylor@amtico.com		
Pavers to Podium Decks	Terraces to include paver selection from a Adbri Euro Slate/Classic or the National tiles Beaton range on a raised paver support system such as versipave.	
Discrepancies between Architect and Interior Designer	Floor finishes are to be in accordance with the interior finishes schedule, taking precedence over the architectural floor finishes plans.	

Wall and Ceiling Systems	
Wall systems and finishes are generally shown on the architectural plans and as per the exemplar project.	
Impact Protection	1200 high impact board to lower portion of corridor and common areas. Standard Plasterboard above.
General Wall Treatment at openings	Square Set Plasterboard
Handrails to Corridors	The contractor is not to allow handrails to corridors. Client has instructed contractor to have handrails removed under a performance solution.
Skirtings	General Skirting Standard paint finished pine finger jointed splayed skirting (66x11 nominally) Corridor Skirtings to be 180x19 nominally oversized skirting.
Door Frames	Standard metal door frames generally.
Vinyl Wall Coverings Scope	Kitchen, Serveries, Laundry, Pan Rooms, Cleaners Room
Vinyl Wall Coverings Notes	Full Height
	To comply with food and safety requirements where in food pre/handling areas

Extinguishers	Fire Extinguishers where required are to be surface mounted rather than concealed in cupboards or the like.
Ceilings	Generally, Plasterboard or Wet Area Plasterboard Throughout
Ceiling Heights (subject to final coordination)	Bedrooms – 2700 Wet Areas – 2400 Corridors/ Common Areas – 2700 Key Rooms (E.g., Function, Lounge, Theatre etc) may be targeted to have some ceiling heights over 2700.
Cornice General treatment	Generally standard 90mm Sconce Cornice or square set throughout.
Feature Cornice	Boral Cairo or equivalent four stepped cornice for foyers, key corridor spaces, dining rooms and lounges.
External Concrete Soffits	Due to sprinkler and section J requirements, it is likely most concrete soffits will be covered by an FC dropped soffit. Where exposed concrete soffits do exist, they are to be Class 3 off-form concrete with a textured paint finish
Acoustic Reverberation Control	No allowance required for additional reverberation or other acoustic treatment, where not identified in the preliminary design.

Joinery	
To Resident Rooms	Scope generally as Per Morayfield and described below
Main Bedroom	Wardrobes
	Desk, shelves, and backboard. Backboard behind TV and Shelf to all room types except T1 rooms. T1 Rooms to have feature paint finish in lieu.
	Kitchenette (To all rooms other than T1 and MSU rooms)
	Bedhead Panel
	Freestanding Bedside Table
	Contractor to Provide 150mm high Painted MDF Pelmet across external wall of resident rooms.
Ensuite	Medicine Cabinet with Open Shelves either side
Serveries, Kitchen and Laundry	To be consistent with Food services and laundry consultant's concept.
Reception Desk	Refer Prelim Design and Interiors Concept Designs
Servery Benchtops	Refer interior Designer's selection or standard Smart Stone range (or equivalent) if no selection made
Joinery Panelling and Other Benchtops	Standard Laminate

Handles	Standard Joinery Handles
Hinges	Standard Joinery Hinges
Drawer closers	Soft Closers not required
Joinery Locks	Standard joinery locks to residents' bedrooms as nominated.
Shelving	No allowance is required for racking/shelving to linen store, cleaners stores or other storerooms.

Glazing and Windows	
Compliance	Windows and Doors to comply with all statutory requirements including but not limited to -NCC Section J -Statutory Acoustic Requirements -Australian Standards
Auto Doors	Main Entry Door Only
Glazing Type	Glazing Suites are to be standard G. James or Equivalent
Insect and Security Screening	All operable windows and external sliding doors to have non-combustible window screens. All Windows (and Sliding Glazed doors with fall exposure) above the ground level to have screening capable of legally meeting requirements of shielding from falls from heights.
Powder Coating	Standard Powder coat colour. Minimum 6-year warranty. Dulux Duratec or equivalent is likely required to maintain manufacturer's warranty in a commercial facility of this size.
Window Restrictors	Ground Floor windows and MSU windows to be fitted with Window Restrictors. Window restrictor also to be fitted to anywhere that the BCA would otherwise require them.

Painting	
General System	Quality 3 Coat system generally throughout. Dulux or equivalent
Painted External Walls	Refer concept drawings. External rendered walls to be finished with external grade 3 coat render and paint system which is non-combustible to the satisfaction of the Building Certifier and Architect. Joints in render shall be minimized where possible.
Stairwells	Internal Masonry surfaces in stairwells to be left unpainted.

Roofing	
Roof Sheeting	Standard Custom Orb or Kliplok Roof sheeting (depending on slope) unless noted otherwise. As a general rule Trimdek type sheeting will not be considered.
Gutter Guard	Allow non-combustible gutter guard to all gutters

Signage	
General Signage	Contractor to allow for all Statutory Signage required and Signage to Resident Rooms consistent with that provided at Morayfield.
Corporate Signage to External of Building	Allow Provisional Sum
Wayfinding Signage	Allow Provisional Sum

Miscellaneous	
Acoustic Treatments	To the requirements of the Building Code of Australia and any Acoustic Requirements identified in the DA Process
Laundry Chute	Proprietary System – JD Macdonald or approved equivalent
Door Hardware	Consistent with Reference projects
Boundary Fencing	As nominated on Landscape Preliminary Design. Where not nominated but extent shown allow 2100h lightweight commercial palisade style fence in powder-coated finish.
Kitchen, Laundry and Serveries	Builder to allow for fixed fit-out including stainless steel benches.
Fall Arrest	Allow for standard fall arrest system to roofed areas (anchor points).
Fire Stair Handrails	Handrail/balustrade to fire stairs to be galvanised.
Main Switch Room	Allow for the Main switch room to be constructed to 2-hour fire rating. Fire sprinklers to be omitted from this room.

5.3 FFE

Refer preliminary FFE schedule for supply of FFE items. Items are divided into three Groups.

- Group 1 – Contractor Supply and Install
- Group 2 – Client Supply, Contractor Install
- Group 3 – Client Supply and Install

Chemical Storage	Proprietary bunded galvanised mesh chemical storage cage to be provided as a Group 1 item.
Loose Furniture	No allowance for the supply and installation of loose furniture is required. This will be the responsibility of the Client (Group 3).
Window Furnishings	No allowance to be made for window furnishings. This will be the responsibility of the client (Group 3).
AV Equipment	No allowance has been made for any Audio-Visual equipment to the theatre or resident rooms.
Defibrillator	A Group 2 item Defibrillator to be included around reception area.
Ceiling Hoists	No allowance is required for ceiling hoist rails – not to be included.
Services to FFE	Allow to provide services (power, water & waste) to all Group 2 FFE items. The Contractor is to take possession of Group 2 items from the Principal on site in accordance with the Contractors programme and install and connect to services (where required). The Principal shall confirm all services requirements for FFE Group 2 items with sufficient time to enable the design documentation to be finalised.
Noggings	Noggings or other in wall support to be provided for all known fixed FFE items.
	No allowance required for additional noggings, structure or wall strengthening for client installed items including artwork, mirrors, whiteboards, pinboards etc, unless nominated in the Preliminary Design.

5.4 Landscaping

Landscaping shall be completed to a standard similar to the Morayfield facility, including hard and soft landscaping elements

All footpaths from exits to lead through to municipal footpaths. Should an authority footpath not exist in the road frontage where footpath is leading then Rockpool should be consulted as to their preferred alternative with terminating that footpath.

External Hard surfaces including footpaths to be generally coloured concrete finish.

5.5 Structural

Provide a structurally sound building.

Allow for sufficient slab strength and support to minimise deflection, (critical for vinyl installation)

Allow for movement joints as per engineer's advice positioned to avoid excessive control joints in floor surfaces.

Allow for block work to the full perimeter of the building with internal concrete columns.

Allow for a lightweight truss roof system with some structural steel to create heads etc. where needed.

All structure of the building will need to be non-combustible; the majority of the structure will need to be fire rated – refer BCA requirements.

5.6 Civil

Refer Development application and /or approval documents. Allow to connect to authority provided stormwater connection.

- Allow for levels (and all earthworks/retaining structures to achieve these) as per architectural plans and preliminary civil plans.
- Allow for external pavement types as per the landscape and civil design drawings.
- Allow for 100kL of underground stormwater retention for landscape irrigation.
- Allow for the sewer and water connections located adjacent property boundaries including all night works and Traffic management if required.
- Allow for wheel stops to the carpark where required.

5.7 Mechanical

Bedroom AC (Resident rooms)	3 Pipe VRF AC systems
	Bulkhead units with side blow register
	Outside air to resident rooms shall be via external windows/doors or spill air from adjacent corridors to comply with requirements of AS1668.
	Each room to have wall mounted AC control
Resident Ensuites Mech Vent	Allow to provide bedroom ensuite exhaust system to discharge horizontally through the façade. The exhaust fan shall be interfaced and operate in conjunction with the ensuite light switch.
Common Area AC	As a minimum, allow for 2 pipe VRF heat pump systems to all common areas. Outside air shall be ducted to the common area AC units
Treatment Room AC	Allow for Treatment Rooms to be kept at less than 23 degrees Celsius for safe medication storage.
Central AC Controller	All AC units shall be wired to a central controller to inspect/override all AC system (including bedrooms)
Air Curtains	Allow for air-curtains on the foyer entry (at ceiling level) only.
Kitchen and Laundry	To be provided with Air Conditioning
	Allow for kitchen and laundry exhaust systems.
	Allow for 2no. Kitchen Cool Rooms (1 to be a freezer)
	Allow for stainless steel kitchen exhaust canopy (Halton or approved equivalent).
Exhaust Ventilation	Allow to provide exhaust ventilation throughout the facility in accordance with AS1668 including toilets, cleaner's rooms, pan rooms, serveries, etc.
Stair Pressurisation	At this stage it is expected that stair pressurisation will be removed by a FER performance solution as happened at Carseldine ACF.

5.8 Electrical

Energex	Allow for builder's works relating to the installation of Energex power supply only. This includes slab and culvert below transformer, and conduits to the boundary line only.
	No allowance is required for ENERGEX conduit runs outside of the property boundary, or the provision of the transformer. This assumed to form part of Energex works.
	Energex costs or fees for connection of power to the site, including the pad mount transformer installation will be the responsibility of Rockpool.
Power Reticulation	the Contractor is to allow for all essential and non-essential boards throughout the facility, as required.
	All electrical works including final sub-circuits cabling in accordance with AS/NZS 3000.
Electrical Car Chargers	Allow for three number electric car charges to be installed (1 x single and 1 x dual charger).
Power Point Requirements	Allow all necessary power outlets to operate the facility. Exemplar facility and Australian Standards to be a guide for minimum requirement.
	As well as general power outlets to each residents' rooms, allow for power outlets for a reclining chair and lamp in each resident room. Quantities to be as per Morayfield
	All balconies to have external GPO's.
	Large rocker type - light switches only within the resident rooms, GPO above basin in ensuite, and accessible bathrooms to be large rocker type. (as per Carseldine). All other GPO's to be standard.
	Power Point allowance at Reception desk to be increased over that at Morayfield. Nom 9 double GPOs
	Golf Buggy Charging Point to be included in the allocated service area.
Metering	Allow for co-ordination of the Authority meter to the main switchboard to be installed. Also allow additional metering requirements as required to interface with EMS
Generator Provision	A Mobile Generator Connection point to be located in car park or service bay to enable the main switchboard to be powered off a temporary generator. Temporary generator provided by others.
Solar PV	Allow for a 99kW Solar PV roof mounted system. No walkways to the roof to be allowed. Maintenance and cleaning will be undertaken from the roof anchor system.

Lightning Protection	Electrical designer to validate requirement by undertaking a lightning protection assessment.
External Lighting	Include carpark, and pathway bollard lighting or building perimeter lighting as appropriate. Lighting levels to be in accordance with AS1680.
	Time clock / PE control for external lighting
	External street lighting (external to the property boundary) is not required. This will be provided by the developer of the land or the local authority.
Emergency Lighting	Emergency Evac Lighting to AS2293. Clevertronics monitored system to be allowed.
Internal Lighting	Allow for internal lighting as provided at the Morayfield facility. This includes;
	Bedrooms; - General lighting - Reading lighting - LED strip lighting to bedhead. - Two-way switching
	Motion Sensors to transient areas such as storerooms, toilets etc.
	Lighting Control to common areas, panel located in nurse station.
	Feature Lighting – Allow feature lighting extent as per the Preliminary Design and consistent with Morayfield facility.

5.9 Communications

The Contractor has allowed for communication works in accordance with the installation undertaken at the Morayfield facility.	
Incoming telecommunication provider equipment	The Contractor has allowed to co-ordinate the incoming telecommunication provider equipment within the site. This includes provision of all conduits from the property boundary into the main comms room, to enable cabling to be installed (cabling install by others).
	No allowance required for costs associated with the telecommunication connection to the site including NBN, Telstra or any other network provider. The Contractor is to facilitate and liaise for these connections on behalf of the Principal only.
Backbone Cabling System	Allow for the complete backbone telecommunication system to the facility including but not limited to: • Communication Racks • Cable Support Systems • Fibre Cabling (between communication racks) • Cat 6 (class E) horizontal cabling outlets and termination points. • 3no. Cat 6 data outlet provided per bedroom. • Cat 6 data outlet provided throughout the building as per standard practice to suit interior design layouts.
MATV	Allow for MATV outlets for all TV locations including bedrooms, sitting and lounge rooms, generally as per installed at Morayfield.
Wireless Access Points	The Contractor has allowed for backbone cabling to all WAP locations. WAP locations to be confirmed in the design phase, via wireless heat mapping provided by Clients ICT provider.
	No allowance has been made for WAP equipment. This shall be provided as part of the ICT scope. The Contractor is to install WAP equipment if supplied by the principal in accordance with the contract programme.
Patch Leads	Patch leads between Contractor provided infrastructure and ICT equipment to be provided by Clients ICT contractor.
ICT System	No allowance is required for the site ICT system (including active equipment, switches, and fixtures). This will be the responsibility of the Client.

PABX System	No allowance is required for the site PABX system or telephone handsets. This shall be provided as part of the ICT scope.
UPS	No Allowance is required for UPS to the Communication network. This shall be provided as part of the ICT scope if required.
Exclusions	No requirement for • Pay TV system • Hearing Augmentation • Digital Antenna System

5.10 Nurse Call

Allow for nurse call scope as per the Preliminary Design. The scope of works generally includes the following:

- Complete facility nurse call system including;
 - Nurse call system to include software licenses.
 - Nurse stations to be provided with Annunciator kit/monitors
 - Annunciator display in hallways
 - Android phone interface
 - Nurse Call to beside resident beds.
- 30 no. rooms to be wired for Dementia use including nurse call points and features per room;
 - Bed head or side table – with pendant with long lead so accessible from both sides of bed
 - Auxiliary
 - Ensuite
 - Shower
 - Room exit – PIR
 - Ensuite entry – PIR
 - Dementia keypad
- 120 no. rooms with standard configuration including nurse call points;
 - Bed head– with pendant
 - Auxiliary
 - Ensuite
 - Shower

5.11 Security

Allow for a complete security system as provided at the Morayfield Facility, including the following features;	
Intercom	from two external gates to reception area. After hours re-direction to android device of choice.
Access Control	Access Control to the following areas, as per the Preliminary Design - MSU (dementia) – all doors enabling corridors to be locked down. - Main entrance - Treatment rooms (drug storage) - External egress doors - Staff only accessible areas - Storerooms
	Access control to doors to include proximity reader, electronic locks, and manual egress.
	Allow “screamer” boxes to manual call points for MSU areas only.
	Allow to provide for integration of RTLS advanced care staff badges.
	Allow integrated biometric readers for staff area entry and Rockpool system log on purposes
Security Camera System	Allow high-definition CCTV IP cameras (and NVR recording device, as per the Preliminary Design.
	Security head end equipment / PC to be located in the main communication room.

5.12 Hydraulics

Allow for hydraulic services works in accordance with the Morayfield facility.	
Sewer Connection	Allow to connect new sewer to authority provided point of discharge.
Water Connection	Allow for a metered connection from an existing main in the road verge
Gas Connection	No Gas Connection proposed.
Sewer Drainage and Sanitary Plumbing throughout the facility	The Contractor has allowed to install pipework in accordance with relevant Australian Standards and local Authority requirements.
Trade Waste	Shall be provided for all serveries and the Commercial Kitchen. This shall include a 5,000-litre grease trap to be located at the loading dock. All trade waste pipe shall be in HDPE.
Cooling Pit	Shall be provided for the commercial washing machines and be located in an agreed location on site. All hot discharge pipework shall be HDPE.
Stormwater Pipework	Downpipes, Balcony Drainage and Planter Boxes. Allow to install all stormwater pipework in PVC.
Water Reticulation	Potable Cold-Water reticulation throughout the facility including backflow prevention devices as required for connection of appliances.
	Hot Water Service – Including flow and return pipework (insulated), thermostatic mixing valves and balancing valves.
Hot Water Plant	Heat pump or electric hot water plant.
Fire Hydrant	Allow for the complete installation as required to meet relevant Australian Standards, NCC and Building Certifier requirements. Allowance to be made for a hydrant pump set.
Fire Hose Reels	Fire hose reels are not required, in accordance with the NCC.
Hydraulic Fixtures	Hydraulic Fixtures to be quality, Aged Care targeted fixtures as selected in the Preliminary Design, or as per the Morayfield facility where no selection has been made.
Electronic Bidet Toilets	Resident rooms and some staff visitors WCs to have floor mounted Electronic Bidet Toilets similar to Morayfield. Ensure fixture has Watermark and all approvals for use. Allow for total number as per the Preliminary Design.
RPZ Valves	RPZ valves as legally required. No allowance for RPZ valves for showers or bidet, based on ensuite design not requiring these.

Ecolab and E-water	All cleaning and sanitising systems (including Ecolab and E-water), where selected, shall be supplied and installed by the Principal. Builder to allow for all connections required for these systems.
Hose Cocks	Hose Cocks to provide coverage around external of building and to Level 1 wanderers' terraces. Wanderers' area hose cocks to be potable water.
BWU to Corridor Tea Making Areas	BWU's to corridor tea making facilities to be low-capacity boiling water and ambient water (not chilled water).
Fire Water Storage	No allowance to be made for fire water storage, assuming authority mains will provide sufficient flow and pressure.

5.13 Fire Detection

Allow for a Fire Detection and Alarm system in accordance with AS1670 for the facility including but not limited to the following:

- Analogue addressable system (including the maintenance shed)
- FIP (Control and Indicating Equipment or CIE)
- MIMIC Panels to be located in each smoke compartment.
- Connection to the Fire Brigade
- Smoke and heat detectors (heat detectors shall be used where appropriate to avoid nuisance false alarms as per standard practice)
- Wiring and cable support systems
- Audible and visual alarms
- Door hold open devices.
- Interface of fire alarm signals to all other services to enable successful operation of the facility.

5.14 Fire Sprinklers

Allow for fire sprinkler system in accordance with AS2118.4 for the facility including:

- Sprinkler Pipework and control valve(s)
- Fire sprinkler pump set
- A sprinkler and/or hydrant water storage tank is not envisaged, and therefore no allowance is to be made. The sprinkler system shall be installed to the residential sprinkler standards AS2118.4
- No allowance required for wall or window wetting sprinklers for alternate solutions for fire rating.
- Standard sprinklers to comms rooms.

5.15 Vertical Transportation

- The Contractor has allowed for two lifts as shown on the current drawings.
- Lift finishes shall be from the standard manufacturer's finishes schedule.
- Lift to have sufficient Battery backup to allow lift cars to return to nearest floor in the event of a power outage and have 4 hours minimum emergency lighting.

5.16 Provisional Sums

At the time of compiling the PPR the following Provisional Sums have been identified and are to be incorporated in the contract.

Item	Description	Value
1	Corporate signage	\$60,000
2	Wayfinding signage.	\$50,000
3	Corner and door / door frame protection	\$30,000
4	Reception, Hair Salon and Private Dining stonework	\$22,000
5	Nurse Call, Electronic Access Control and Security Cameras	\$600,000
	TOTAL	\$762,000

For clarity, provisional sums are inclusive of all supply and installation costs.