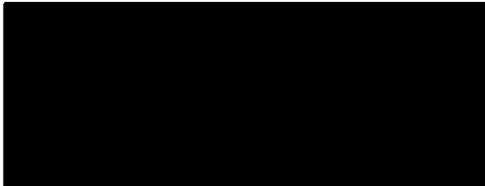


Our reference: **FOI19/72**



Dear 

DECISION ON YOUR ACCESS APPLICATION

I refer to your application under section 30 of the *Freedom of Information Act 2016* (FOI Act), received by ACT Health Directorate (AHD) on Tuesday 22 October 2019.

This application requested access to:

'Statement of requirements for the following contract awarded to Jacobs:

- *Principal Consultant to Undertake Proof of Concept and Preliminary Sketch Plans associated The Canberra Hospital ICU Expansion*

I note the information is of significant public interest considering concerns about capacity issues at Canberra Hospital and specifically ICU. The hospital was given funding from the federal government to expand the department. The public would benefit from learning more about what the hospital is doing to address capacity issues and what its plans for the future are.'

I am an Information Officer appointed by the Director-General of ACT Health Directorate (AHD) under section 18 of the FOI Act to deal with access applications made under Part 5 of the Act. AHD was required to provide a decision on your access application by **Tuesday 19 November 2019**.

Decisions

I have decided to grant full access to the document requested within your access application. The document released to you is provided at Attachment A to this letter.

In reaching my access decision, I have taken the following into account:

- The FOI Act;
- The contents of the documents that fall within the scope of your request; and
- The *Human Rights Act 2004*.

Charges

Processing charges are not applicable to this request.

Disclosure Log

Under section 28 of the FOI Act, AHD maintains an online record of access applications called a disclosure log. The scope of your access application, my decision and documents released to you will be published in the disclosure log not less than three days but not more than 10 days after the date of this decision. Your personal contact details will not be published.

<https://www.health.act.gov.au/about-our-health-system/freedom-information/disclosure-log>.



ACT Health

Ombudsman review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the FOI Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in ACT Health's disclosure log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601
Via email: ACTFOI@ombudsman.gov.au.

ACT Civil and Administrative Tribunal (ACAT) review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore St
GPO Box 370
Canberra City ACT 2601
Telephone: (02) 6207 1740
<http://www.acat.act.gov.au/>

Further assistance

Should you have any queries in relation to your request, please do not hesitate to contact the FOI Coordinator on (02) 5124 9829 or email HealthFOI@act.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Liz Lopa".

Liz Lopa
Executive Group Manager
Strategic Infrastructure

18 November 2019

ATTACHMENT 1 – STATEMENT OF REQUIREMENTS

1.0 PROJECT OVERVIEW

The Intensive Care Unit at the Canberra Hospital is located on Level 3, Building 12 at the south-western end of the building. Building 12 also houses the Emergency Department, Theatres and Medical Imaging. The existing Intensive Care Unit (ICU) facilities at The Canberra Hospital frequently operate at capacity and options for acquisition of space within the existing footprint have been exhausted.

In the medium to long term it is anticipated that the expanding needs of the Intensive Care Unit (ICU) will be addressed through the realisation of the SPIRE (Surgical Procedure, Interventional Radiology and Emergency) centre, however, this project is still in the early planning phases and a need to address the capacity shortfall in the interim has been identified.

Concept have been prepared by Cox Architects on behalf of ACT Health. Two concepts in the Options Report (16 January 2019) (Options 1 and 4) have been shortlisted. It is anticipated that a preferred option will be determined early in the proof of concept (concept design) stage.

The ACT Government is seeking request for tender proposals (RFT) from consultants appropriately experienced in health facility design to complete a proof of concept to test, validate and recommend a preferred option to develop through to preliminary sketch plan design. The Design Consultant is to submit the Development Application on behalf of the Territory after securing appropriate signatures at 80% PSP completion. On completion of this contract, the final agreed design will form part of the Territory's Principal's Documents for final design development (e.g. such as a GC21 contract form) (to the extent specified) and Construction of the facility.

2.0 PRINCIPAL CONSULTANT PROJECT DOCUMENTATION & DELIVERABLES

2.1 Document Formats

Throughout the Project, consultants are to provide reports, drawings, specifications and schedules in hard copy and electronic format (both in .pdf and .dwg). Drawings shall be provided in A1 and A3 sizes, specifications in A4 portrait format and Schedules may be bound in either A4 or A3 size. Programs as required are to be provided in both .pdf and Microsoft Project format.

2.2 General Document Standard

Documentation must be complete with respect to content, accuracy, interdisciplinary coordination and clarity of presentation and is reflected by the following:

- Complete comprehensive definition of scope in drawings, specifications and Schedules;
- Detailed, consistent and comprehensive use of dimensions on all plans, sections, elevations and details;
- Correct cross referencing of other disciplines' documents;
- Complete and correct references to standards, codes and technical publications in documents;

- Complete documentation of section, elevations and details to describe the full scope of work, apparent on the face of the documents;
- Complete coordination of elements between design disciplines;
- 3D modelling or presentation sufficient to convey complex concepts to likely stakeholders and contractors;
- Accurate, clear and concise text notations on drawings, clear line work, logical placement of notes, details and sections to assist interpretation of the drawing;
- Use of exploded views, erection sequence diagrams, isometric views, insets and assembly diagrams as necessary to convey complex details.

The Design Documentation shall be maintained up to date throughout the Term and be available to the Principal on request.

2.3 Proof of Concept Deliverables

The Principal Consultant will;

- issue a PoC Report in line with Deliverables below.
- Analyse the options with user input to agree a preferred option to process to PSP.
- review the design documentation to date with the Cost Manager. Update Cost Plan with cost/m² for spaces and uses by base building, fitout, ICT, FF&E and operating equipment.
- distribute the final copies of the PoC Report to the Principal.
- present PoC Design Report to governance meetings as required.

The Proof of Concept Report(s) must include the following standard headings:

PoC REPORT	
ITEM	MINIMUM DETAILS
Executive Summary	<ul style="list-style-type: none"> • Executive Summary
Introduction	<ul style="list-style-type: none"> • Introduction
Terms of Reference	<ul style="list-style-type: none"> • Purpose of Project Design Study • Project Stakeholders • Project Participants • Project Consultants
Health Planning Units Briefs & Schedules of Accommodation	<ul style="list-style-type: none"> • Model of Care and Health Planning Unit Briefs • Summary Schedule of Accommodation • Schedule of Departures
Feasibility	<ul style="list-style-type: none"> • Summary findings on feasibility of preferred option against budget • Position(s) available to marry project to budget

Architectural Design	<p>Including:</p> <ul style="list-style-type: none"> • Design Brief • Analysis of Context • Architectural Intent • Siting/site plan • Area Plan • Building Form/Height • Building/Block Plans • Building/Block Elevations • Building/Block Sections • Environmental Significance Opinion • Safety in Design • Energy & Sustainability Report • Accessibility & Mobility Report • Acoustic Design Report / Noise Management Plan • User Group Meeting Minutes and a Schedule of User Groups and Membership • Authorities Approval Schedule • Schedule of departures from Australian Health Facility Guidelines & NSW ESG document • Schedule of Circulation Areas • Register of Design Non Conformities and Unresolved Issues (as a 'live' document) • Preliminary Max Services Loads • Security Access Control Overview including Security Risk Assessment • Integration with Other On-Site Facilities/Services • Constructability (Staging, Vehicular Access, Security, OH&S) • Future Expansion Capabilities • Landscape Design • CAD format (.dwg) • Material Selection (key elements only) • Statement against relevant ACT Planning Criteria – demonstrating that the proposed development satisfies the criteria and therefore the intent of the relevant ACT Planning element.
Program	<ul style="list-style-type: none"> • Design Program
Appendices	<ul style="list-style-type: none"> • Cost Plan • Refer to deliverables

Proof of Concept Deliverables

- 1:200(min) plans to test space fit (including RLs) within approved blocking and stacking plan.
- 1:200(min) sections.
- 1:200(min) building envelopes.
- **Building Services.**

- High level commentary/report on concept building services.
- **Structural**
 - High level commentary on impacts on structural layouts.
- **Presentation**
 - Development of Options workshop.
 - 80% POC presentation.
 - 100% POC Cost Plan report and presentation.

Cost Plan Format and Layout

The Cost Plan will be:

- Holistic
- Based upon all documentation available at the time the Cost Plan is produced
- Incorporating all possible investigations
- Inclusive of individual Project characteristics and site specific features
- Established in conjunction with anticipated procurement methodologies and programme
- Inclusive of all applicable allowances and imposts including any applicable allowance for the carbon pricing mechanism

The Cost Plan Report will be appendices to the PoC Milestones and must be compliant with NSW Health Industry Cost Planning and reporting standards.

2.4 Preliminary Sketch Plan Deliverables

The Principal Consultant will;

- Issue PSP reports in line with deliverables outlined below
- Review the design documentation to date with the Cost Manager. Update Cost Plan with cost/m2 for spaces and uses by base building, fitout, FF&E and operating equipment.
- On completion of each design phase have the consultants review their documents and sign off all drawing and schedules.
- Require all consultants incorporate into their designs all amendments and alterations contained in action lists and as a result of previous design reviews.
- Ensure consultants conduct a check of final documents to incorporate all client, user and authority requirements.
- Ensure that all consultants have cross-checked and coordinated their documentation with all other consultants.
- Review initial documentation and schedules and adjust the Project Master Design programme to align with the Integrated Master Program.
- 'Freeze' the developed design as represented by all major plans, sections, elevations and schedules at 50% and 100% for cost checking.
- Distribute the final copies of the PSP Report to the Principal
- Present PSP Design Reports at Project Control Group and Executive Steering Committee Meetings.

Stage Deliverable Requirements through the PSP Design Process

Reports and Manuals	PSP 50%	PSP 80% &DA	PSP 100%
Design Report	✓	✓	✓
Design Management Plan (updated)	✓	✓	✓
PSP Report	✓	✓	✓
Statement against relevant ACT Planning Criteria		✓	✓
3D Model and explanatory renderings	✓	✓	✓
Cover Sheet	✓	✓	✓
Room Data Sheets	✓	✓	✓
Safety In Design Report	✓	✓	✓
Energy & Sustainability Report	✓	✓	✓
Accessibility & Mobility Report	✓	✓	✓
Traffic & Parking Report		✓	✓
Acoustic Design Report / Noise Management Plan		✓	✓
User Group Meeting Minutes	✓	✓	✓
Environmental Protection Plan	✓	✓	✓
Verge Management Plan	✓	✓	✓
Waste Management Plan	✓	✓	✓
Design Drawings – Architectural	PSP 50%	PSP 80% &DA	PSP 100%
Area Plan	✓	✓	✓
Site Plan	✓	✓	✓
Land Survey (co-ordinates, contour, datum, model)	✓	✓	✓
Building/Block Floor Plans (for ACT Health & ACT Planning Assessment)	✓	✓	✓
Layout Drawings	✓	✓	✓
Building/Block Elevations		✓	✓
Building/Block Sections		✓	✓
Composite Streetscape Elevation		✓	✓
Finishes Plans		✓	✓
Fixtures Drawings		✓	✓
Furniture Plans		✓	✓
Off site works	✓	✓	✓
Partition Layouts	✓	✓	✓
Room Data Sheets		✓	✓
Reflected Ceiling Plan		✓	✓
Roof Plan	✓	✓	✓
Sample Room Proposals	✓	✓	✓
Shadow Diagram(s)	✓	✓	✓
Design Drawings – Mechanical Services			
AHU's	✓	✓	✓
Building automation	✓	✓	✓
Building Fabric	✓	✓	✓
Ceiling/Riser space coordination	✓	✓	✓
Chilled Water	✓	✓	✓
Compressed air systems	✓	✓	✓
Concepts & Assumptions	✓	✓	

Condenser Water	✓	✓	✓
Ductwork	✓	✓	✓
Fire & Smoke control	✓	✓	✓
Heating Hot Water	✓	✓	✓
Plant room Layouts	✓	✓	✓
Preliminary building loads	✓	✓	✓
Refrigeration	✓	✓	✓
Report, Drawings and Schedules	✓	✓	✓
Design Drawings - Electrical Services			
Authority Supply	✓	✓	✓
Cabling	✓	✓	✓
Concepts & Assumptions	✓	✓	
Earthing	✓	✓	✓
External Infrastructure Requirements & Assessment	✓	✓	✓
Fire rating/EMF shielding	✓	✓	✓
Generators	✓	✓	✓
Lighting	✓	✓	✓
Metering Philosophy	✓	✓	✓
Preliminary Maximum Demand	✓	✓	✓
Proposed Building Infrastructure	✓	✓	✓
Design Drawings – Hydraulic Services			
Proposed Energy Intensity Targets	✓	✓	✓
Uninterrupted Power Supply	✓	✓	✓
Ceiling/Riser space coordination	✓	✓	✓
Concepts & Assumptions	✓	✓	
External Infrastructure Requirements & Assessment	✓	✓	✓
Fire Hydrant and Fire hose reel systems	✓	✓	✓
Gas Supply	✓	✓	✓
Hydrotherapy Pool	✓	✓	✓
Rainwater storage and service	✓	✓	✓
Recycle water system	✓	✓	✓
Report, Drawings and Schedules	✓	✓	✓
Roof plumbing	✓	✓	✓
Sanitary drainage	✓	✓	✓
Sanitary fittings and fixtures	✓	✓	✓
Storm water drainage	✓	✓	✓
Sub soil drainage	✓	✓	✓
Trade Waste	✓	✓	✓
Water services	✓	✓	✓
Design Drawings – Landscape			
Landscape Management & Protection Plan	✓	✓	✓
Tree Management Plan	✓	✓	✓
Schedules			
Authorities Approval Schedule		✓	✓
FFE Schedule		✓	✓
Finishes & Colour Schedule		✓	✓

Fire and Hose Reel Schedule		✓	✓
Register of Design Non Conformities and Unresolved Issues	✓	✓	✓
Schedule of Allowances For Travel and Engineering	✓	✓	✓
Schedule of Areas Comparison	✓	✓	✓
Schedule of Circulation Areas	✓	✓	✓
Schedule of departures from Australian Health Facility Guidelines & TS11	✓	✓	✓
Schedule of Rooms Shared between Units	✓	✓	✓
Schedule of User Groups and Membership	✓	✓	✓
Fire Services			
Building Fabric	✓	✓	✓
Bush Fire Assessment	✓	✓	✓
Fire Engineering Report	✓	✓	✓
Fire Protection & Life Support Concept Strategy	✓	✓	✓
Report, Drawings and Schedules	✓	✓	✓
Security Services			
Concept plan for (1) access control (2) video surveillance	✓		
Security Access Control		✓	✓
Video Surveillance Schedules		✓	✓
Report, Drawings and Schedules	✓	✓□	✓
Civil & Structural			
Reports	✓	✓	✓
Design Drawings	✓	✓	✓
Medical Gas			
Preliminary Design	✓		
Building Fabric	✓	✓	✓
Report, Drawings and Schedules	✓	✓	✓
Communication Services			
Preliminary Design	✓	✓	✓
Report, Drawings and Schedules	✓	✓	✓
Cost Plan			
Cost Plan	✓	✓□	✓

2.5 Reports Format and Layout

Complete Reports are to be provided in loose bound hardcopy format as well as on CD to the IFCW Project Officer with overall responsibility for the project.

- The hardcopy of reports are to be in A4 format with folded A3 drawings.
- Complete reports are to be provided on CD as a single Adobe Acrobat (.pdf) file, with:
 - All drawings included in the report as separate, indexed Adobe Acrobat (.pdf) files.

- All drawings included in the report as separate, indexed CAD compatible drawing (.dwg) files.
- The document must be Certified and signed by the Principal Consultant and key sub-consultants to the effect that they have included all of the required sections in the report and is approved for issue.

Each Report must include the following standard headings:

ITEM	MINIMUM DETAILS
Executive Summary	<ul style="list-style-type: none"> ● Executive Summary
Introduction	<ul style="list-style-type: none"> ● Introduction
Terms of Reference	<ul style="list-style-type: none"> ● Purpose of Project Design Study ● Project Stakeholders ● Project Participants ● Project Consultants
Functional Brief & Schedule of Accommodation	<ul style="list-style-type: none"> ● Model of Care ● Health Planning Unit Brief including Summary Schedule of Accommodation
Architectural Design	<p>Including:</p> <ul style="list-style-type: none"> ● Design Brief. (Note the HPU brief references the Dhulwa Transition Unit which has since been re-named the Extended Care Unit) ● Reference to the document outlining the ACTHD standards for Mental Health Facilities – a document that is currently being prepared and will be provided to the Tenderer when available – expected prior to commencement of design services. ● Analysis of Context ● Architectural Intent ● Sitting ● Building Form/Height ● Response to Model of Care / Health Planning Unit Brief ● Integration with Other On-Site Facilities/Services ● Constructability (Staging, Vehicular Access, Security, OH&S) ● Future Expansion Capabilities ● Landscape Design ● Schematic Design Development Plans (1:100) ● CAD format (.dwg) ● Material Selection (key elements only) ● Statement against relevant ACT Planning Criteria – demonstrating that the proposed development satisfies the criteria and therefore the intent of the relevant ACT Planning element.
Engineering Design	<p>Including:</p> <ul style="list-style-type: none"> ● Civil ● Structural ● Electrical ● Mechanical

	<ul style="list-style-type: none"> • Hydraulic • Lifts • Food Services • Security • Fire Services • Communication Services
Cost Planning	<ul style="list-style-type: none"> • Cost Plan Summary
Recurrent Cost Impacts	<ul style="list-style-type: none"> • Staffing/Operational • Funding Requirements • Energy • Maintenance • Cleaning, Security etc.
Program	<ul style="list-style-type: none"> • Design Program
Appendices	<ul style="list-style-type: none"> • Cost Plan • Refer to deliverables

2.6 Cost Plan Format and Layout

The Cost Plan will be:

- Holistic
- Based upon all documentation available at the time the Cost Plan is produced
- Incorporating all possible investigations
- Inclusive of individual Project characteristics and site specific features
- Established in conjunction with anticipated procurement methodologies and programme
- Compliant with the reporting requirements of the Principal Consultant contract
- Inclusive of all applicable allowances and imposts including any applicable allowance for the carbon pricing mechanism.

The Cost Plan Report will be appendices to the PSP Report and must include the following standard headings

ITEM	MINIMUM DETAILS
Executive Summary	<ul style="list-style-type: none"> • Inclusive of an estimate budget comparison
Basis of Cost Plan	<ul style="list-style-type: none"> • Introduction – a concise note on the status of the project • Scope of Project – a concise description of the project including location, building type, number of stories, service level and service objectives, major departments, bed numbers, theatre numbers, etc. • Outline of Cost Plan – an outline of the level of cost plan, design stage, method of preparation, methodology of pricing, etc. • Specific Inclusions – a schedule of items and allowances including in the Cost Plan e.g. staging and decanting,

radiation shielding to imaging theatres, contractors design fees, shell space etc.

- **Specific Exclusions** – exclusions other than GST must be avoided. Items must be recorded as “work by others outside the Project Scope”.
 - **Drawings and Information Used** – a schedule of all drawings, specifications, reports and the like used in the preparation of the cost plan
 - **Area measurement** – to include:
 - A schedule of gross floor area (GFA) on the departmental basis
 - A schedule of Travel and Engineering areas
 - A schedule of unenclosed covered areas (UCA)
 - A summary of all building areas
 - Where areas can be measured there must be a reconciliation of measured areas to the SOA
 - **Procurement and Market Assumptions** – an outline of the proposed procurement method, anticipated market conditions and any other factors likely to affect the pricing of the Project
 - **Escalation** – confirmation of the base date of the cost plan and the assumption used for calculating escalation
 - **Locality Index** – confirmation of the locality factor used and basis of applying factor
 - **Exchange Rate** – exchange rate applicable for overseas procured items including FF&E
 - **Risks and Contingencies** – to include:
 - Details of specific risks having a bearing on the estimate
 - Contingency allowances included in estimate
 - Value management workshops undertaken
 - **ESD and Sustainability Initiatives** – a schedule of assumptions and allowances
 - **Benchmarking** – details of other projects which benchmarking has been undertaken and details of major inputs; e.g. Building cost/HPU/bed, Building cost/unit (e.g. theatre/bunker), FF&E cost.m2 FF&E cost/unit (e.g. theatre/bunker), Fees etc.
 - **Fees** – details of fee allowances including authorities, design fees, consultant fees, construction management fees etc.
-

	<ul style="list-style-type: none"> • FF&E – to include <ul style="list-style-type: none"> ○ Details of FFE allowances; and ○ Summary of FFE cost plan • ICT – it include: <ul style="list-style-type: none"> ○ Details of ICT allowances ○ Summary of ICT cost report • Budget Reconciliation – full reconciliation of cost plan against budget and previous cost plan. Reconciliation of each cost plan to be maintained progressively so that all cost plan adjustments are progressively visible • Life Cycle Costs - details of life cycle costs • Cost Plans – are to be issued in line with the pro-forma supplied. • Definitions and Acronyms – table detailing all definitions and acronyms • Additional Items - Items included in estimate that required additional funding
Cost Plan & Elemental Summary Data	<ul style="list-style-type: none"> • A Cost Plan Summary page as per Appendix C Pro-Forma For Standard Cost Plan Summaries – CP1 – Cost Plan Summary attached to NSW Health Infrastructure Cost Planning and Reporting Standards October 2012 Version 2 Final
Detailed Elemental Breakdown	Detailed breakdown of elemental items including a reference, description, Unit, Quantity, Rate, Cost.

2.7 Architectural

The following table lists the minimum Architectural documentation excluding schedules and reports:

DELIVERABLE Where tabled in 1.2 above	MINIMUM REQUIREMENTS
Monthly Report	<p>As a minimum to include:</p> <ul style="list-style-type: none"> • Executive Summary • Key Issues <ul style="list-style-type: none"> ○ A description of and status of key issues and the intended process to resolve ○ Identify decisions that must be made in the next 1 month • Progress and look ahead <ul style="list-style-type: none"> ○ A description of key project activities forecast for the upcoming month, including any deliverables to be

	<p>provided, reviews and approvals required or key decisions affecting the Project</p> <ul style="list-style-type: none"> ○ The estimated progress of the Services against key deliverables ○ The progress of other Consultants managed by the Principal Consultant ○ Progress of design ○ Progress of user group consultation ○ Progress of Authorities consultation ○ Progress of any communication activities <ul style="list-style-type: none"> ● Program <ul style="list-style-type: none"> ○ An annotated program showing the status of each task ○ The impact of any known delays to the program ○ A summary of key issues relating to program including recommendations for resolution ○ Actual progress compared with original program and work still to be completed ● Financial <ul style="list-style-type: none"> ○ Any potential issues affecting Project Budget ○ Expenditure against budget and estimated cost to completion ○ A summary of the costs incurred to date including payments made to other Consultants ● Scope <ul style="list-style-type: none"> ○ Any potential issues affecting the scope of the Project including an assessment of cost ○ Status of design and scope changes proposals ○ A tracked list of deviations from the HFG and Engineering Services ● Risk Management <ul style="list-style-type: none"> ○ The status of any key risks issues, the potential impact and proposed treatment strategies, along with the current version of the Project risk plan
<p>Design Management Plan</p>	<p>As a minimum to include:</p> <ul style="list-style-type: none"> ● design management methodology (design team, process for appointing consultants, design process, design management system, value engineering workshops, risk management, verification of functional brief, design management forums, authority management) ● Control measures (scope of works, document numbering, document sign off procedure, drawing notes, general notes, drawing register, design audits, design progress, program) ● Design phases and task allocation (design phases generally, design phase management organisation chart, design planning, development application, additional activities)
<p>Design Program</p>	<p>Provide a design program in MS Project that describes:</p>

	<ul style="list-style-type: none"> • All key activities relating to the Services and the services provided by other Consultants • all contract dates • key tasks necessary for the performance of the work • all submissions in accordance with the contract • review periods required by ACT Health and Shared Services Procurement and other Authorities • major approvals • interfaces with other parties • appointment of design consultants • any other milestones or tasks as specified from time to time by the Principal • inter-relationships between, and estimated duration of, activities • the sequence of activities that constitutes the critical path or paths • the total float allowed for each activity a program of the submission of all design planning documents required of the PSP • interactions between any relevant design control activity to be updated regularly and submitted with the monthly report
Statement Against Relevant ACT Planning Criteria	Where it is proposed to meet a criteria rather than a rule the Architect is to provide a written statement demonstrating that the proposed development satisfies the criteria and therefore the intent of the relevant ACT Planning element.
Building Information Modeling	The Territory will require all design disciplines to be fully coordinated. Full BIM will not be required, however the Territory will need to be advised of the program being used by the consultants to ensure all services and building fabric elements have been fully coordinated.
Cover Sheet	With listed Schedule of Drawings for all sub-consultant disciplines, and project title information. This sheet may include the Location Plan.
Area Plan	at 1:200, Plan/s to show the proposed Gross Floor Area (GFA) calculations and the areas that have been included in GFA calculations to be highlighted
Site Plan	at 1 : 200 scale (A1 and A3), showing as a minimum: <ul style="list-style-type: none"> • Location and identification of existing structures and trees – tree canopies to be shown to scale • Boundaries of the site with bearings and distances • Location of proposed buildings and structures with dimensions to block boundaries • Schedule of gross floor areas for the proposal including existing structures • Existing contours from site survey of the site and adjoining verge • All easements on the land • Driveway verge crossing details • Where they can be reasonably determined, all existing reticulated services and associated infrastructure on the site – including site drainage treatment (falls and direction), • Location and dimensions of street trees, footpaths, kerbs, storm water pits, street lighting, service areas, external plant, street

	<p>furniture, external signage, retaining walls and screen walls, planter beds, paving finishes and other public assets in the verge adjacent to the site</p> <ul style="list-style-type: none"> • The drip line of any street tree where a proposed driveway verge crossing encroaches within that drip line • All proposed signs • Key and/or Legend relating to this information
Building/Block Floor Plan(s) - - for ACT Health	<p>at 1 : 100 scale showing:</p> <ul style="list-style-type: none"> • A plan for each floor including any trafficable subfloor areas • Dimensions • Key to sections cross referenced to relevant drawing and sheet number • Finished floor levels related to Australian Height Datum • Schedule of gross floor area for each floor • Identification of all adaptable dwellings • Identification of all rooms, rooms numbered and named • Windows • Internals walls and internal glazing • Doors, gates, screens and louvers (cross referenced to schedules if not shown on elevations) • Fixtures and fittings (cross referenced to schedules) • Materials identification <p>Key and/or Legend relating to all information</p>
Parking Plan	<p>A plan showing the existing and proposed parking spaces on/adjacent the site, demonstrating how the parking generated by the development on the site meets the Parking and Vehicular Access General Code (ACT Planning requirement)</p>
Building /Block Elevations	<p>General sections at 1: 100 scale showing: all building elements normally shown on elevation; elevation titles, detail cross-references; sill/head and all key heights above FFL; windows, doors, downpipes, control joints, panel joints, flashings and trims, gates, screens and louvers (cross-referenced to schedules if not shown on plans); roof vents and plant, materials identification; direction of ribbing; and Key and/or Legend relating to this information.</p> <p>1:50 scale for detailed building cross sections</p>
Building/Block Sections	<p>at 1 : 100 scale showing:</p> <ul style="list-style-type: none"> • All building elements normally shown on section • Finished floor levels and ceiling levels • Natural and finished ground levels related to Australian Height Datum • Floor to ceiling heights • Side and rear building envelopes • Long section of any proposed basement ramp showing gradients • Section of any sub floor areas • Section titles • Room names • Detailed cross-references • Materials identification

	<ul style="list-style-type: none"> • Key and/or Legend relating to information at 1:50 scale for detailed building cross sections
Driveway Plan	<p>at 1:200 plan showing:</p> <ul style="list-style-type: none"> • Existing ground levels and the datum mark used to obtaining levels • Type of kerb & gutter i.e. layback or vertical • Existing or intended footpaths & their alignment • Kerb levels at each corner of the driveway • Levels of each side of the driveway 2m behind the kerb and property boundary • Longitudinal sections • Location & surface levels of proposed drop off / parking areas within the site boundary • Long sections • Distance from kerb line to property boundary, changes to levels along each side of the proposed driveways at all changes of grade and at start, midpoint and finish of all vertical curves
Erosion Sediment and Control Plan	A3 (A1 if required) prepared in accordance with ACT Environmental Protection Authority, Environmental Protection Guidelines for Construction and Land Development in the ACT
Survey Certificate	<p>at 1:200 survey plan showing as a minimum:</p> <ul style="list-style-type: none"> • Contour interval – 250mm for urban areas, as appropriate for other areas Australian Height Datum (AHD) • The boundaries of the site with bearings and distances • The location of each building and structure on the site • Existing contours of the site and adjoining verge • Dimensions of the development
Roof Plan	at 1: 200 scale showing: all buildings and walkways identified; roof material(s) with capping/flashings/barges/ridges/valleys etc., roof falls; gutters and downpipes; vents and lights; roof plant and access ways; services coordination and. Key and/or Legend relating to this information.
Reflected Ceiling Plans	at 1 : 100 scale showing: all building elements normally shown on ceiling plans in internal and external areas; ducts, bulkheads, ceiling heights, ceiling mounted patient lifting devices, lights and electrical fittings, sprinklers and alarms, vent diffusers, rooms numbered and named; detail cross-references; materials identification; direction of ribbing, acoustic tiles, tiles, plasterboard; and Key and/or Legend relating to this information.
Partition Layout Plans	at 1:100 scale drawing: showing all partitions, partition type, smoke and fire walls including rating, acoustic rated wall, doors, internal windows and observation windows
Layouts	at 1:100 scale(s) to suit all layouts cross-referenced to applicable details for: heavily serviced and complex spaces such as utility rooms, staff stations, patient bedrooms, procedures rooms, and special elements/spaces where applicable.

Furniture Plans	at 1 : 100 scale showing: all rooms numbered (to match floor plans); door swings; all fixtures, fittings including joinery and heaters matching the floor plans; and all loose furniture keyed with Code abbreviations (cross-matched to Health Briefing System Furniture Schedule), Group 1, 2 and 3 furniture, fixtures and fittings.
Finishes Plans	1:100 Finishes Plans detailing floor finishes wall finishes. provide Finishes Board showing material and color selection samples for Internal and external finishes boards.
Door & Windows Elevations	at 1 : 100 scale for all door and window types showing: opening swing/type/direction; material(s); glazing areas/types; signage and door protection, overall dimensions and dimensions of panels; divisions, elements (stiles and rails), chair rails and observation panels; security and any special features. This drawing(s) shall be cross-referenced to plans and/or elevations
Composite streetscape elevation	Composite streetscape elevations
Shadow Diagrams	Shadow diagrams
ACT Planning	ACT Planning Development Application requirements – including entity referral requirements
Misc.	Provide drawings, reports, calculations and any other information required to fully describe the design provisions for: <ul style="list-style-type: none"> • ESD Provisions; • Building Regulations compliance; and • Any other aspects of the design not referred above. • ACT Planning Development Application requirements

2.8 Reports

The following table lists the minimum reports that need to be issued:

DELIVERABLE	MINIMUM REQUIREMENTS
Room Data Sheets	Accurately reflecting Principal Consultant Design Documentation including furniture and fixtures, engineering services and finishes. Format in line with the NSW Health Facility Briefing system. To capture all information contained in the FFE Schedule detailed below.
Safety In Design Report	<ul style="list-style-type: none"> • Safety in Design Report and Deliverables in line with Work Cover NSW Chair Safety in Design Tool unless other form of deliverables agreed between parties. • Risk Register detailing all design associated risks • Minutes / record of Safety In Design Workshops / Meetings
Energy & Sustainability Report	<ul style="list-style-type: none"> • Energy & Environmental Objectives • Energy & Environmental Opportunities • Energy & Environmental Targets & Benchmarks

	<ul style="list-style-type: none"> • Financial Assessment Criteria • Contributions to Energy Reduction Targets
Accessibility and Mobility Report	<p>Provide Accessibility Report produced by a specialist Accessibility Consultant. The Accessibility & Mobility Report must address:</p> <ul style="list-style-type: none"> • the planning principals, planning policies and efficiency guidelines. • Australian Standard 1428 • all relevant key Building Elements including corridors, ramps, staircases, grab rails, ceiling heights, doors, observation glass, hand wash facilities, ceiling finishes, floor finishes, wall finishes and windows including types, size, cleaning and window security. • Ergonomics. Key topics that must be addressed include standard tables, staff stations, high counters, low counters, security barriers, workbench, computers, workstations, shelves and corridors.
Traffic and Parking Report	<p>Provide a Traffic and Parking Report produced by a specialist Consultant.</p>
Acoustic Design Report	<p>Provide an Acoustic Report produced by a specialist Consultant. The Report must address external and internal sound attenuation and sound isolation.</p>
Critical Drawings Manual	<p>Drawings to include as a minimum:</p> <ul style="list-style-type: none"> • Site plan(s) with access, electrical and water supplies, flood levels, hazardous areas, fire services, the Site electrical isolation points; • Site plans showing the locations of underground services including potable water, effluent, gas, telephone lines, process lines and high voltage and medium voltage mains; • Location plans for equipment and process area isolation including valves, penstocks and main switches; • Hydraulic profile; • Electrical single line diagrams for power supply and distribution to starters; • Licensed discharge points; • Power supply feeds and sub-stations and supply authority contact details • Over flow locations <p>A Critical Drawings must have the words 'Critical Drawing' as the last line in the title block.</p>
User Group Meeting Minutes	<p>All minutes of User Group Meetings to be attached to report</p>
Environmental protection plan	<p>As a minimum, in accordance with ACT Planning requirements</p>
Verge management plan	<p>As a minimum, in accordance with ACT Planning requirements</p>
Tree management plan	<p>As a minimum, in accordance with ACT Planning requirements</p>

Waste Management Plan	Provide a waste management plan if required by ACT Planning for Development Application.
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2.9 Schedules

The following table lists the minimum schedules that need to be issued:

DELIVERABLE	MINIMUM REQUIREMENTS
Authorities Approvals Schedule	Schedule of detailing status of all authorities approvals
Schedule of AHFG & NSW ESG departures	Schedule of departures from Australasian Health Facility Guidelines and NSW Engineering Services Guidelines
FFE Schedule – Group1, 2, 3	<ul style="list-style-type: none"> • Develop a Primary FFE Schedule - list all FFE required for facility • Provide each items with a unique number that denotes the Functional Unit and room number – this number will be used to facilitate the ordering and accurate location of items in the new facility during commissioning • List the item by type – bed, chair, table etc. • Item names must be consistent in description, spelling and punctuation • Include particulars of the supplier, model number if known at this design phase – include photo of proposed FFE Item • Include the estimate cost per item and any other costs such as freight • Identify whether the items is 'new' or a 'transfer' • Identify if the item is a Group 1, 2, or 3 • Include columns for asset register numbers and depreciation rates, etc. • Be easy to understand for health services staff • Method of scheduling to be consistent, coherent and compatible with Health Facility Briefing System or other system agreed by ACT Health Directorate <p>*Note: an initial costing of the FF&E Schedule should be undertaken as soon as it is formulated to ensure that it is within the FF&E budget allocation,</p>
Schedule of Circulation Areas	Detailing all areas and the circulation percentage of that area.
Schedule of Allowances For Travel and Engineering	Detailing the area in m2 and the percentage of circulation area.
Schedule of Areas Comparison	Detailing comparison of Areas and Circulation between SDP (Functional Brief), PSP 50%, 80%,100%

Schedule of Rooms Shared Between Units	Schedule of Rooms Shared Between Units
Door Schedule	Detailing area, room number, door number, automatic doors, fire doors, smoke doors, door type (i.e. solid core with vision panel), frame type, finish, hardware (by nominating if electronic and/or mechanical), security, door opening, emergency access,
External glazing schedule	Detailing area, level, room number, performance requirements such as type of external glazing to all areas of building including but not limited to color, U Value, reflectivity, thickness, type (i.e. double glazed unit or single).
Finishes and Colors Schedule	Detailing Finishes and known colors
Fire extinguishers and Hose Reels Schedule	Detailing all Fire Extinguishers and Hose Reels
Register of design non-conformities and unresolved issues	A register of outstanding design non-conformities and unresolved issues arising from internal and/or external design reviews including user group meetings
Schedule of User Groups	Schedule of User Groups including User Group Name, Membership including names and roles

2.10 Landscape

Landscape documentation shall include:

DELIVERABLE	MINIMUM DETAILS
Reports	<p>Land Management & Protection plan – as a minimum in accordance with ACT Planning Development Application requirements (if required)</p> <p>Tree Management Plan – as a minimum prepared in accordance with Department of Territory and Municipal Services Guidelines</p> <p>All sites of significance and gazetted areas;</p> <p>Environmental consideration in accordance with this Basic Brief;</p> <p>Impact on existing services, road reservation and lease, access to existing and planned facilities, pedestrian desire lines etc.;</p> <p>Proposals for materials and finishes. This requires a sample board in the case of buildings;;</p> <p>Planting concepts including species;</p> <p>Report on any unresolved design issues.</p>

2.11 Civil and Structural

The following table details minimum Structural and Civil design documentation:

DELIVERABLE	MINIMUM DETAILS
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Report(s)	<ul style="list-style-type: none"> • Covering as a minimum ground conditions - bore holes & geotechnical analysis, excavation, storm water drainage and detention, overland flows, new road connections, car parking, cut/fill works, option analysis on structural selection, suspended structures, acceleration, and earthquake code. • Geotechnical Report • Unresolved design issues.
Civil / Structural Plans	at 1:200 concept structural design, including sub structure and superstructure, footing plans, slab plans, building joints, framing plans detail type of structural system used, load rating on each level, pavement types and thickness , road and services easement drawings.

2.12 Electrical

The following table details minimum Electrical design documentation:

DELIVERABLE	MINIMUM DETAILS
Reports	<p>Electrical section of report covering as a minimum:</p> <ul style="list-style-type: none"> • Preliminary Maximum Demand: Including details on <ul style="list-style-type: none"> ○ All major plant & equipment allowances; ○ Diversity assumption; ○ Provisional allowances for potential high load equipment such Imaging and Nuclear medicine; and ○ Design calculations of maximum demand, voltage drop and lighting calculations. • Proposed Building Infrastructure: Including details on <ul style="list-style-type: none"> ○ Single Line Diagram including interconnection of DB's to facilitate redundancy requirements and or service isolations for maintenance purposes; ○ Preliminary load distribution of phases; ○ Main Switchboard and built configuration; ○ Numbers of Distribution Boards and built configurations; ○ Numbers of special purpose boards (e.g. Imaging); ○ Power Factor Correction and Harmonic Filtration requirements; ○ Size and location of MSB room and DB's cupboards; and ○ Forms of Construction of all proposed switch boards that will facilitate maintenance, addition to, or modification. • Authority Supply: Including details on <ul style="list-style-type: none"> ○ Schematic of HV and LV reticulation; ○ Capacity of existing infrastructure and capacity of future requirements; ○ Possible service diversions and impact on existing infrastructure to accommodate new supply to facility; ○ Location of substation/pad mount; ○ Capacity for expansion; ○ Access to substation for maintenance; and ○ Status of discussions with authorities • Consumer and Sub main Cabling: Including details on

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- Redundancy in cable size/capacity selections accommodating possible future upgrading or addition to Distribution Boards...
 - Fire rating/EMF shielding: Including details on
 - Proposed method of treatment and impact if any on architectural finishes. (e.g. shielding to floor surfaces, etc.).
 - Earthing: Including details on
 - Body/cardiac protection requirements;
 - Earth mat location;
 - 'Clean' earth for communication services; and
 - Lightning protection and surge protection strategy.
 - Standby Generators: Including details on
 - Number of generators, physical size and capacity;
 - Preliminary load calculations;
 - Electrical diversity assumptions;
 - Assessment on minimum run time i.e. required bulk supply and day tank size;
 - Ventilation, acoustic and maintenance considerations; and
 - Method of load management and interface with BMS
 - Lighting: Including details on
 - Preliminary fitting selections for each functional area;
 - Preliminary lighting modeling demonstrating compliant luminance levels and energy intensity;
 - Emergency & Exit lighting system type and selections;
 - Theatre/Examination lighting selections, performance and confirmation of structural support studies;
 - Lighting control system selection and detailed functionality description; and
 - External lighting principles and proposals.
 - Uninterruptable Power Supplies: Including details on
 - Plant and equipment to be supported including comprehensive list of FFE items and or assumptions;
 - Preliminary maximum demand calculations;
 - Diversity assumptions; and
 - Preliminary system selections, features and proposed capacities.
 - Proposed Energy Intensity Targets and Modeling: Including details by functional area on
 - Lighting Internal;
 - Lighting External; and
 - General Power
 - Sub Metering Philosophy: Including details on
 - Proposed metering system;
 - Metering types and accuracy;
 - Strategy and number/location of meters; and
 - Services to be metered water, gas and electricity
 - Ceiling/Riser/Plant space coordination: Including details on
 - Interdisciplinary coordination and assumptions agreed for allocation of space for each service; and
 - Coordination with architectural and structural design to ensure adequate height allowance in ceiling voids
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	Unresolved design issues.
Drawings / Schedules	<p>Drawings to include as a minimum:</p> <ul style="list-style-type: none"> • List of Symbols; • Site Plan (1: 500) and Reticulation Schedule; • Lighting layout drawings (1:100); • Services Layout drawings Plans and Elevations (1:100,1:200); • Single line diagrams for HV/LV supplies, main switchboard, distribution boards, specialist DB's, control systems, and generator and UPS interface; • Light and fan layouts including DB allocation and circuitry; • Power layouts(1:100) including main switchboard and distribution board locations; • Communication layouts (1:100) (A/V, MATV, PA, nurse call, duress etc.), • Miscellaneous details such as control and block diagrams, schedules, fixing details, control panel layouts, sections, showing mounting heights; and • In conjunction with architectural drawings, or separately, provide services fixtures drawings at 1:100 for all rooms, including walls and ceilings.

2.13 Mechanical

The following table details minimum Mechanical design documentation:

DELIVERABLE	MINIMUM DETAILS
Reports	<p>Report covering as a minimum:</p> <ul style="list-style-type: none"> • Preliminary building loads: Including details on <ul style="list-style-type: none"> ○ All major plant & equipment allowances; ○ Diversity assumption; ○ Provisional allowances for potential high load equipment such Imaging and Nuclear medicine. ○ Thermal design performance criteria of each functional area; and ○ Assumed special purpose loads including preliminary FFE loads, major equipment and communications equipment rooms. • Plant rooms: Including details on <ul style="list-style-type: none"> ○ Location and size; ○ Maintenance accessibility including consideration towards replacement of main plant; and ○ Fire rating and acoustic requirements. • Chilled Water: Including details on <ul style="list-style-type: none"> ○ Schematic of CHW strategy, ring main/redundancy solution for ease of plant maintenance while minimising impact on CHW supply; ○ Chiller selection and type; ○ Chiller number, capacity and size of each chiller; ○ Acoustic impact and related studies; ○ Preliminary pump selections - size, capacity & location; and

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- Flow rates, pipe work routes, acoustic isolation mounts, insulation types.
 - Condenser Water: Including details on
 - Cooling tower type capacity, size and location;
 - Proposed water conditioning/treatment strategy;
 - Preliminary pump selections - size, capacity & location; and
 - Flow rates, pipe work routes, acoustic isolation mounts, insulation types.
 - Heating Hot Water: Including details on
 - Schematic of HHW strategy, ring main/redundancy solution for ease of plant maintenance while minimising impact on HHW supply;
 - Boiler type, gas or electric;
 - Boiler numbers, and capacities of each boiler;
 - Preliminary selections for boilers;
 - Preliminary pump selections - size, capacity & location; and
 - Flow rates, pipe work routes, acoustic isolation mounts, insulation types.
 - Air Handling Configuration: Including details on
 - Size, capacity and number of dedicated/multi zone AHU's. Identify specialist areas (theatres, isolation and the like);
 - Preliminary selections for AHU's, fan coil units and packaged air conditioning systems;
 - Acoustic impact and related studies;
 - Consideration of maintenance, access and replacement;
 - Preliminary schematic for AHU's zones;
 - Filtration criteria and consideration towards 'HB260-2004 Hospital acquired infections-Engineering down the risk'; and
 - Redundancy considerations for each functional area.
 - Building Management System: Including details on
 - System infrastructure and communications network;
 - Preliminary control strategies; and
 - Details of dedicated alarms for recognition of systems outside of BMS such as Medical Gas system monitoring and Load Management Systems associated with standby power installations.
 - Ductwork: Including details on
 - Certification of isolation and or specialist areas re 'HB260-2004 Hospital acquired infections-Engineering down the risk';
 - Fume, exhaust and dust extraction strategies;
 - Fire rating assumptions;
 - Insulation selections and densities along with details on thermal and acoustic considerations;
 - Maintenance considerations including access for cleaning;
 - Return air strategy, Ducted or ceiling plenum - possible impact on extent of full height partition walls and acoustic performance criteria; and
 - Ventilation strategies for plant areas, equipment areas and car parks.
 - Building Fabric Assumptions: Including information on
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	<ul style="list-style-type: none"> ○ External walls and roof performance criteria assumptions; ○ Building Orientation; ○ Glazing extent and performance assumptions; ○ Review of egress and maintenance paths through plant rooms and service areas; ○ Acoustic treatment to risers and or services over specialist areas; and ○ Plant room waterproofing strategies. ● Co/tri generation application details such as heat rejection use for hydrotherapy pool. ● Refrigeration <ul style="list-style-type: none"> ○ All major plant & equipment types by functional area; ○ Preliminary selections for major equipment by functional area; ● Ceiling/Riser/Plant space coordination: Including details on <ul style="list-style-type: none"> ○ Interdisciplinary coordination and assumptions agreed for allocation of space for each service; and ● Coordination with architectural and structural design to ensure adequate height allowance in ceiling voids. Fire & Smoke Control Strategy: Including details on <ul style="list-style-type: none"> ○ Strategy including smoke management; ○ Schematic of fire walls, damper locations and fire interface required with other building services; and ○ Confirmation on fire and smoke strategy and BCA compliance and engineered solution alternatives.
Drawings / Schedules	<p>Drawings to include as a minimum:</p> <ul style="list-style-type: none"> ● All duct runs indicating materials, and duct sizes; ● Location of all outlets and required access panels coordinated with reflected ceiling layouts; ● Location and size of all plant, including chillers, boilers, cooling towers, AHU's, FCU's, VAV's boxes, etc.; ● Acoustic insulation to be detailed; ● Penetrations louvre and grille sizes; ● Provide a schedule of fixtures and fittings with brand names, model numbers; ● Details of mechanical pipe work arrangements for heating hot water, chilled water, condenser water, steam and other piped mechanical services; ● Air schematics; ● Control schematic/metering strategy ● BMCS points schedules ● Plant and equipment schedule

2.14 Hydraulic

The following table details minimum Hydraulic design documentation:

DELIVERABLE	MINIMUM DETAILS
Reports	<p>Report covering as a minimum:</p> <ul style="list-style-type: none"> ● Fire Hydrant and Fire hose reel systems: Including details on

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- Modifications to existing infrastructure and or any diversions required;
 - Preliminary design calculations including appropriate AS 2419 considerations for water supply continuity;
 - Consideration towards alternative solutions and status of discussions with ACTFB; and
 - Demand/impact on existing infrastructure.
 - Gas Supply: Including details on
 - Modifications to existing infrastructure and or any diversions required;
 - System strategy and redundancy;
 - Preliminary infrastructure layouts by functional area; and
 - Status of discussions with authorities.
 - Hydrotherapy: Including details on
 - Preliminary plant and equipment selections and water treatment strategy; and
 - Consideration of co/tri generation heat recovery in conjunction with mechanical services.
 - Trade Waste: Including details on
 - Extent and type of discharge conditioning facilities;
 - Preliminary layouts;
 - Details of ACTEW trade waste application required; and
 - Status of discussions with authorities.
 - Roof plumbing: Including details on
 - Location of overflows and minimisation of box gutters;
 - Acoustic insulation of downpipes and risers; and
 - Hail/leaf guards and access for maintenance.
 - Recycle water systems: Including details on
 - Extent and types of systems proposed;
 - Capacity and location of storage; and
 - Preliminary layouts.
 - Sanitary drainage: Including details on
 - Modification to existing infrastructure or any diversions required;
 - Acoustic considerations to stacks/drainage;
 - Material selection regarding pipe work;
 - Details of proposed ties to authority infrastructure; and
 - Status of discussions with authorities.
 - Sanitary fittings and fixtures: Including details on
 - Fixture selections for all functional areas;
 - Tap ware selections for all functional areas including consideration of water efficiency; and
 - Consideration of all FFE item related requirements; and
 - Confirmation of interdisciplinary coordination.
 - Storm water drainage
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	<ul style="list-style-type: none"> ○ Modification to existing infrastructure or any diversions required; ○ Preliminary layouts including, pumping chambers, overflows, detention/retention requirements; ○ Acoustic lagging considerations; and ○ Status of discussions with authorities. ● Sub soil drainage: Including details on <ul style="list-style-type: none"> ○ Coordination with architectural waterproofing details ● Potable and Non Potable Cold Water services Including details on: <ul style="list-style-type: none"> ○ Grade of supplies proposed; ○ Modification to existing infrastructure or any diversions required; ○ Preliminary maximum demand and load calculations; ○ Interface with energy metering system; ○ Acoustic lagging considerations; ○ Supply and ring main strategy; and ○ Rising main locations and strategy. ● Hot water services: Including details on <ul style="list-style-type: none"> ○ Reticulation strategy by functional area; ○ Hot water plant selections and level of redundancy; ○ Specialist demand for high temperature hot water services; and ○ Warm water reticulation strategies. ● Ceiling/Riser/Plant space coordination: Including details on <ul style="list-style-type: none"> ○ Interdisciplinary coordination and assumptions agreed for allocation of space for each service; and <p>Coordination with architectural and structural design to ensure adequate height allowance in ceiling voids.</p>
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2.15 Security

A security risk workshop process is to be undertaken for each site. Generally, the approved security consultant should allow 1 day for each site plus a further day follow up and presentation for endorsement of outcomes – a total of 4 days.

Security design documentation shall include:

DELIVERABLE	MINIMUM DETAILS
Reports / Specification	<p>Report covering as a minimum:</p> <ul style="list-style-type: none"> ● Outcomes of security workshops conducted. ● Security Access Control: Including details on <ul style="list-style-type: none"> ○ Access control decisions that influence decisions regarding entry points and circulation; ○ Access control and tracking systems intended; ○ Compatibility of existing ACT Health/UC security infrastructure ○ Door intercommunication systems; ○ Duress systems;

	<ul style="list-style-type: none"> ○ Intrusion detection systems; ○ Patient monitoring systems; ○ Security Information systems; ○ Parking control systems; and ○ Access control commonality with other ACT Health facilities. ● Building Fabric Provisions: Including details on <ul style="list-style-type: none"> ○ Façade hardening proposals; ○ Coordination of door hardware schedule / partition types; ○ Safes and strong rooms; ○ Security equipment room location and layouts; and ○ Security hardware, barriers, screens, fencing. ● Video surveillance systems: Including details on <ul style="list-style-type: none"> ○ CCTV locations and strategy; ○ Equipment selections covering camera types, HMI locations and numbers; ○ System capacity for expansion and modification; ○ Storage and back up; ○ Preliminary infrastructure layouts;
Drawings / Schedules	<p>Drawings to include as a minimum:</p> <ul style="list-style-type: none"> ● Schematic/block diagrams of security strategy showing relationships with any associated sub system; ● Preliminary schedules of equipment; ● Fixing details/hardware/joinery detailing for safes/strong rooms; ● Control panel layouts, sections, showing mounting heights and locations; ● 1:100 floor plan of security installation and location of equipment/cabling routes; ● List of Symbols; and ● Site Plan (1: 500) and Reticulation Schedule.

2.16 Fire Services

Fire design documentation shall include:

DELIVERABLE	MINIMUM DETAILS
Reports	<p>Report covering as a minimum:</p> <ul style="list-style-type: none"> ● Fire Engineering Report should include as a minimum: <ul style="list-style-type: none"> ○ Compartmentalization Plans detailing smoke and fire walls; ○ Detailed clause by clause assessment of BCA; ○ Details of ACT Fire and Rescue discussions to date; ○ ○ Detailed assessment of type of construction required. This will include Fire Resistance Levels; ○ Exit and paths of egress strategies included in the current building design; ○ List of all essential services; ○ Details of Legislative requirements; and ○ ○ Proposed alternative solutions. ● Building Fabric Design, Including details on:

	<ul style="list-style-type: none"> ○ Passive fire integrity including assessment of cladding selections; ○ Compartmentalisation strategy and separating construction details; ○ Fire egress arrangements including plant room's and roof access; ○ Population and exit width calculations; ○ Reference to all reviewed design documentation; and ○ Scope limitations and assumptions. ● Fire Protection and Detection Services: Including details on <ul style="list-style-type: none"> ○ Fire Sprinkler System proposals inclusive of classification for each functional area; ○ Fire Detection System proposals for each functional area including details on types of detection systems proposed for each functional area; ○ EWIS and alter systems proposed for each functional area; ○ Details of selection for all hand appliances for each functional area; ○ Preliminary reticulation and layout drawings associated with all systems; ○ Details of proposed interfaces with all engineering systems to enable shutdown or isolation on activation of alarm; ○ Description of smoke management system and their operation; and ○ Preliminary Fire Matrix detailing interactions between all engineering systems.
Drawings / Schedules	<p>Drawings to include as a minimum:</p> <ul style="list-style-type: none"> ● List of Symbols; ● Site Plan (1: 500) and Reticulation Schedule; ● Fire detection and suppression systems, EWIS system (1:100); ● Single line diagrams for Detection/EWIS/Sprinklers/Booster assemblies; ● Block diagrams, schedules, , sections, showing fire/smoke compartmentalization of building; ● Schedule of Portable Extinguishers number and location; and ● Signs and Evacuation Plans.

2.17 Communication Services

Communication Services design documentation shall include:

DELIVERABLE	MINIMUM DETAILS
Reports	<p>Report covering as a minimum:</p> <ul style="list-style-type: none"> ● Description of size and placement of communications and data equipment rooms. Include summary of equipment enclosures supply authority requirements. ● Preliminary system infrastructure details including locations of all primary communication room locations, distributed communications rooms, backbone cabling covering voice and data.

	<ul style="list-style-type: none"> • Details of allowances for incoming service provisions including INTACT, ICON and other specialty providers. • Assumptions for <ul style="list-style-type: none"> ▪ Emergency call ▪ Nurse call system ▪ Staff assistance call ▪ Building services and equipment monitoring ▪ Communication cabling systems ▪ Data communications ▪ Duress alarm systems (refer also to security section) ▪ Emergency warning and intercom systems (EWIS) (refer also to fire systems) ▪ Intercom systems ▪ MATV signal distribution system ▪ Microwave systems ▪ Pocket Paging ▪ Interface with BMS
Drawings / Schedules	<p>Drawings to include as a minimum:</p> <ul style="list-style-type: none"> • List of Symbols; • Site Plan (1: 500) and Reticulation Schematic; • Services Layout drawings Plans and Elevations (1:100,1:200); • Computer network provisions, including wireless access points; • Miscellaneous details such as control and block diagrams, schedules, fixing details, control panel layouts, sections, showing mounting heights; and • In conjunction with architectural drawings, or separately, provide services fixtures drawings at 1:100 for all rooms, including walls and ceilings.