



**PROPOSED:**  
**CHILD CARE**  
**CENTRE**  
MEDOWIE, NSW



**HEAD OFFICE - NEWCASTLE**

25 Old Punt Road,  
Tomago, NSW 2322  
T. +61 2 4985 2000

**COFFS HARBOUR**

1/12 Industrial Drive,  
North Boambee Valley, NSW 2450  
T. +61 2 6651 7223

Please find enclosed the scope of works, full inclusions, specifications, plans and leasing details for the new 128 Child Care Facility to be built at 792 Medowie Road Medowie .

The project has been in council since May 2024, we believe to have the councils DA and approvals to commence late in 2024 to early 2025.

It is then envisaged the complex would be completed ready to occupy by the end of the 2024 – 2025 financial year.

Once you have read the inclusions and looked at the plans you will see this facility will be the first of its size in the area and a state of the art designed facility.

Any questions and all inquiries should be directed to:

**GREGG BATES**

DOWLING PROPERTY RAYMOND TERRACE  
Mobile **0418 416 343** or Phone **4987 2226**

**DOWLING**  
PROPERTY

Please find the attached the lease figure as well as the scope of works for the proposed Child Care Centre at Medowie. Inclusions and exclusions are listed below on the overall scope of the project.

## Site Preparation

### SITE CLEARANCE:

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- Slash and spray grass and vegetation
- Strip and remove off site up to 200mm deep topsoil

### BULK EARTHWORKS:

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- Bulk Excavate in OTR (VENM) and fill to subgrade levels of Building slab and playground area
- Bulk excavate in OTR (VENM) and remove from site to (assumed) sub grade level of carpark
- Compaction Tests

### OSD TANK:

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- Bulk excavate in OTR (VENM) for OSD tank
- Install precast panels
- Backfill with agg line and 20mm aggregate

### RETAINING WALLS:

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- Bore and set for 32 posts up to 1200mm high
- Measure and place 31 panels
- Backfill panels with agg line and 20mm aggregate

### BASECOURSE:

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- Supply and spread 100mm 20mm road base to building slab area
- Supply and spread 100mm 20mm road base to carpark pavement

### SITE ESTABLISHMENT

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Allowance has been made for on site offices, storage and amenities for the full project.

### RETAINING WORKS

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As per the plan details all retaining works required would be inclusive in precast concrete, and heights would be in accordance with the survey requirements for finished floor levels.

- Retaining wall thickness will vary from 100 mm to 150 mm in thickness.

# Concrete Work

## MAIN BUILDING SLAB:

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- Main building slab – 788m<sup>2</sup> only
- Fill – 71 ton (supply and placement of additional fill will be charged out at the rate of \$70.00 + gst per ton)
- Concrete pumping to pour the allowed area
- Sawcuts
- STRF1 – 102 lineal metres only
- STRF2 – 36 lineal metres only
- INSF1 – 47 lineal metres only
- DEB – 28 lineal metres only
- Detailed excavation for allowed area only

## EXTERNAL PAVEMENT / MAIN BUILDING:

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- Supply and placement of fill, SL82 steel and 25mpa concrete @ 125mm thick to external pavement / main building area
- External pavement / main building – 299m<sup>2</sup> only
- Fill – 27 ton (supply and placement of additional fill will be charged out at the rate of \$70.00 + gst per ton)
- Concrete pumping to pour the allowed area
- Sawcuts

## EXTERNAL PAVEMENT AND CAR PARK:

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- supply and placement of fill, SL82 steel and 32mpa concrete @ 150mm thick to external pavement / carpark area
- External pavement / carpark – 822m<sup>2</sup> only
- Fill – 74 ton
- Concrete pumping to pour the allowed area
- Sawcuts

## BORED PIERS:

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- Supply and placement of Y16's / R10 – 300 ties and 32mpa concrete to BP1's
- BP1's – 34 only
- Concrete pumping to pour the allowed area
- 600mm dia piers – 102 lineal metres only

## OSD BASE:

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- Supply and placement of fill, SL92 steel and 40mpa concrete @ 150mm thick to OSD base
- OSD base – total area of 32.4m<sup>2</sup>
- Fill – 3 ton (supply and placement of additional fill will be charged out at the rate of \$70.00 + gst per ton)
- Concrete pumping to pour the allowed area
- Sawcuts
- Detailed excavation as required

## OSD LID:

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- Supply and placement of bondek, N16 steel @ 200 centres (top and bottom) and 40mpa concrete @ 200mm thick to OSD lid
- OSD lid – total area of 32.4m<sup>2</sup>
- Concrete pumping to pour the allowed area
- Sawcuts

## CROSSOVER 1:

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- Supply and placement of fill, SL92 steel and 32mpa concrete @ 200mm thick to Crossover 1
- Crossover 1 – total area of 22m<sup>2</sup>
- Fill – 2 ton (supply and placement of additional fill will be charged out at the rate of \$70.00 + gst per ton)
- Concrete pumping to pour the allowed area
- Sawcuts
- Bulk excavation allowed for Crossover 1 area only

## CROSSOVER 2:

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- Supply and placement of fill, SL92 steel and 32mpa concrete @ 200mm thick to Crossover 2
- Crossover 2 – total area of 11m<sup>2</sup>
- Fill – 1 ton (supply and placement of additional fill will be charged out at the rate of \$70.00 + gst per ton)
- Concrete pumping to pour the allowed area
- Sawcuts
- Bulk excavation allowed for Crossover 2 area only

## KERBING:

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- Supply and placement of SL72 steel and 32mpa concrete @ 150mm x 150mm for kerbing
- Kerbing – 100 lineal metres only
- Sawcuts

## THE STRUCTURE

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- Supply 22 Tonn of galvanised structural steel
- Galvanised hold down bolts
- Supply 1115 lineal metres of purlin sections
- 55mm insulation roof blanket
- 2 x manual operated series “A” roller doors to outdoor toy stores.

## CLADDING

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- Supply 0.48 bmt Mono clad colorbond roof sheeting
- Supply all gutters, fascias and barge in colorbond steel
- Roof flashings and back trays in colorbond steel as required

## PRECAST WORK

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- Supply 300sqm of 200mm thick precast concrete wall panels with 2 layers of SL92 mesh and decorative fillets as per plans
- Supply 285sqm of 150mm thick precast concrete wall panels with 2 layers of SL82 mesh
- Supply 126sqm of 150mm thick precast concrete retaining wall panels with 2 layers of SL82 mesh

## Lotus Doors

### WALLS 1 AND 2:

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- 2 x 2700mm high x 5300mm wide
- 100S/45/CD2 series
- 5 panels including passdoor closure
- Standard 10mm stile junctions
- 45Rw lab rating
- Centre stacking
- Top: sweep seal
- Bottom: retractable seal
- 100-1 standard track, powdercoated in Dulux Pearl White
- Rims Sensation fabric, full height to both sides
- Track fixed to undrilled steel supplied and installed by others so that packing to track by Lotus does not exceed 10mm and meet Lotus layout requirements.
- Includes one year warranty

**Note: price based on Dulux Duralloy powdercoat colours, alternative finishes will be at an additional cost.**

### GLAZING:

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Supply and installation into prepared openings of “Dulux Duratec Timberland powder coated” aluminium windows and doors, with inclusions as follows:

- Capral 419 series (100x50mm) Flushline Frame to all
- Capral 225 series door
- SS Lever handles, Ryobi 63 series door closers, A104 type hinges and Raven Drop Seals
- 1x Tormax Imotion auto operator (with electric locking)
- Comfort Plus Clear “Low E” laminated glass
- Extruded subsills, subheads and 32x20mm Fixing/trim angles
- 75mm Visual Indicators to full height windows and doors (Solid White or black only)
- 3x vertical cover plates only

### SKYLIGHTS:

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- Supply and install 2 x VSS MO6 mechanically operated Velux skylights
- Supply and install 1 x VSS MO4 mechanically operated Velux skylights
- Supply custom flashing for pitched roof
- Flash to roof and install back trays as required

# Carpentry Fit Out

## INTERNAL FRAMING, INSULATION AND LININGS:

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- 92mm 0.55bmt steel stud frames with insulation
- 92mm 1.55bmt external steel stud frames with R2.0 glasswool insulation to FC clad external walls
- 13mm plasterboard walls
- 13mm MR plasterboard walls
- Suspended set 13mm MR plasterboard ceilings to wet areas with R3.5 glasswool insulation over
- Suspended set flat 13mm plasterboard ceilings with R3.5 glasswool insulation over
- Suspended set raked 13mm plasterboard ceilings with R3.5 glasswool insulation over
- Square set to wet area ceiling perimeters
- Perforated plasterboard to 60% of area in play rooms x 6 included
- Frame, sheet and set bulkheads
- Frame, sheet and seal in ceiling air plenums
- Frame, sheet and set 4 x skylight shafts
- Supply and install 30 x access panels
- Set external window and door returns
- Set internal openings for aluminium windows or supply and install timber architraves to windows (timber reveals supplied and installed with windows if required)

## JOINERY:

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- Supply and install reception L Bench / 2m x 2.5m L Shape / Bench tops and hob in Elegant Oak / Barback in Polar White Gloss
- Supply and install craft cupboard / Approx 2.6m long / Bench top in a solid surface Diamond White / Doors in Elegant Oak Compact Laminate / 1 x sink
- Supply and install toddler bathroom / Nappy change 3m long / Bench top in a solid surface Diamond White / Doors in Elegant Oak Compact Laminate / x pull out stairs / 1 x baby bath / 1 x sink
- Supply and install toddler bathroom / 2 x 1.8m cupboards / Bench top in a solid surface Diamond White / Doors in Elegant Oak Compact Laminate
- Supply and install 14 x bathroom low height compact laminate toilet dividers
- Supply and install staff kitchen / 3.5m long / Bench top in a solid surface Diamond White / Doors in Elegant Oak Natural finish / No overheads / 1 x drawer bank / 1 x sink
- Supply and install nursery 1 and 2 nappy change / Nappy change 3.2m x 2.2m / Bench top in a solid surface Diamond White / Doors in Elegant Oak Compact Laminate / 1 x pull out stairs / 1 x baby bath / 1 x sink
- Supply and install nursery 1 and 2 bottle prep / Bottle prep 2.5m long / Bench top in a solid surface Diamond White / Doors in Elegant Oak Compact Laminate / 1 x sink
- Supply and install laundry cupboard / 3.5m long / Bench top in a solid surface Diamond White / Doors in Elegant Oak Compact Laminate / 2 x sink
- Supply and install unisex staff amenities vanity top / 3m long / Bench top in a solid surface Diamond White with a drop-down front / No cupboards under bench top
- Supply and install preschool bathroom vanity / 3.5m long / Bench top in a solid surface Diamond White / Doors in Elegant Oak Compact Laminate
- Supply and install OOSH WC vanity
- Supply and install prefinished board bag racks

## **DOORS, ARCHITRAVES, SKIRTINGS, OPERABLE WALLS, BLOCKING AND FIT OFF:**

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- Supply and install single internal door frame, door and hardware including viewing panel
- Supply and install double internal door frame, door and hardware
- Supply and install single external door frame, door and hardware
- Supply and install double external door frame, door and hardware
- Supply and install CSD pocket, door and hardware
- 100mm aluminium or 90 x 18mm timber skirtings
- Blocking and fitoff to WC's, vanities and showers
- Blocking and fitoff to accessible WC's
- Blocking and fitoff to disabled bathroom

## **EXTERNAL BATTENS, CLADDING AND SOFFITS:**

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- External 8mm fibre cement express joint cladding to external lightweight framed perimeters on tophats including sarking
- External suspended 6mm fibre cement express joint soffits
- 50 x 50mm Timber look 2 piece aluminium battens
- 150 x 50mm Timber look 2 piece aluminium battens fixed to horizontal metal frames

## **Electrical**

### **SUPPLY AND INSTALLATION OF:**

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- Disconnection of existing aerial cables to builder's supply when permanent connection is possible
- New 80A 3-Phase Supply from Supply Authority pole via
- UGOH (underground to overhead) connection with main switchboard position to be determined (accessible by supply authority)
- 80A 3-phase Supply to 60-Pole distribution board located with internal location to be confirmed with sufficient room for mechanical services
- 50mm NBN conduit from local pit to position of data rack position for connection by NBN Co

### **POWER:**

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- 45 x Power points
- 2 x 15A outlets kitchen
- 1 x 25A 3-Phase supply for Combi Oven in kitchen
- 1 x 20A dedicated circuit to laundry
- 1 x 20A circuit to data rack
- 5 x Dyson Air-blade hand dryers
- 1 x 20A Dual element supply to HWS

### **LIGHTING:**

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- 85 x 30-watt LED (dimnable if required) downlights to main areas including outside perimeter
- 48 x 10-watt LED downlights to cot rooms / amenities / walkways
- 3 x 6m Lighting poles with 160-watt LED streetlights for entry / exit and parking area
- Emergency lighting and test switch as per Australian Standards and BCA

## **DATA:**

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- 24RU Wall mounted data rack mounted with position to be determined on site
- 12 x Dual Cat6 data outlets
- 8 x Single data cables to TV points
- 3 x Single Cat6 data points to ceiling for Wi-Fi connection

## **OTHER:**

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- 8 x RG6 Quad shielded TV cables to TV points
- 5 x Dyson Air Blade hand dryers

# **Air Conditioning**

## **SUPPLY AND INSTALLATION OF THE FOLLOWING:**

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- 1 x Mitsubishi electric VRF system with cassettes for flat ceiling areas and low static ducted for raked ceiling
- Copper pipe work tundishes
- All drains to nearest tundishes
- Power from electricians board
- All wall controls, plus 1 x central controller
- Toilet exhaust systems
- Outside as required
- 1 x crane lift
- Sheet metal duct where required
- All linear bar grilles for low static ducted units

# **Plumbing**

## **SANITARY DRAINAGE INCLUSIONS:**

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- Connection to existing Hunter Water Corporation sewer junction
- Supply and installation of property sewer shaft
- Supply and installation of property low level vent and surcharge gully. Supply and installation of sanitary drainage.
- Supply and installation of reflux valve downstream of grease arrestor.
- Supply and installation of clear out inspections
- DFT sewer inspection fees

## **SANITARY PLUMBING:**

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- Supply of floor waste grates
- Supply and installation of vents through to atmosphere
- Supply and installation of up to 5 x tundishes for mechanical services
- Supply and installation of 2 x tundishes for hot water units.
- Supply and installation of 4 x plaster arrestors (under craft sinks)

## **TRADE WASTE DRAINAGE:**

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- Supply and installation of 1,500 litre grease arrestor
- Supply and installation of tradewaste drainage.
- Supply and installation inground vent from grease arrestor
- Supply and installation of clear out inspections
- DFT sewer inspection fees

## **TRADE WASTE PLUMBING:**

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- Supply of 1 x bucket trap floor waste grate
- Supply and installation of vents through to atmosphere
- Supply and installation of up to 2 tundishes for kitchen fixture

## **CIVIL STORMWATER DRAINAGE:**

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- Supply and installation of 7 x 600mm x 600mm precast concrete pits and associated grates
- Supply and installation of stormwater drainage connecting pits to OSD tank.
- Supply and installation of OSD tank fixtures;
  - 2 x 600mm x 600mm grates.
  - Step irons.
  - 1 x trash screen.
  - 1 x orifice plate.
  - 1 x sand filter.
  - OSD tank penetrations.
- Connection of OSD outlet stormwater drainage to kerb inlet pit

## **ROOF STORMWATER DRAINAGE:**

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- Supply and installation of stormwater drainage from base of downpipes.
- Connection of roof stormwater drainage to OSD tank

## **WATER CONNECTION:**

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- Hot tap connection into existing Hunter Water Corporation water main
- Cutting of concrete and bitumen pavement
- Supply and installation of 100mm water service from water main across Muir Street to inside property boundary
- Restoration of disturbed concrete and bitumen pavement
- Hunter Water Corporation water connection application fee

## **FIRE SERVICE:**

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- Supply and installation of 100mm double detector check assembly.
- Supply and installation of fire hydrant service
- Supply and installation of 2 x dual pillar hydrants
- Flow test.
- Supply and installation of block plan.
- Hunter Water Corporation water meter affixture fee
- Hunter Water Corporation backflow prevention device application fee

## COLD WATER SERVICE:

- Supply and installation of property water meter assembly complete with RPZD
- Supply and installation of inground cold water service reticulation
- Supply and installation of hose taps to outdoor areas
- Supply and installation of cold water service rough-in
- Supply and installation of 2 x fire hose reels
- Hunter Water Corporation water meter affixture fee
- Hunter Water Corporation backflow prevention device application fee

## HOT WATER SERVICE:

- Supply and installation of 315 litre heavy duty hot water unit in Outdoor Toy Storeroom
- Supply and installation of 315 litre heavy duty hot water unit in Outdoor Store adjacent to Preschool Room 2.
- Supply and installation of hot water circulating pump set to each hot water unit
- Supply and installation of hot water service reticulation
- Supply and installation of thermostatic mixing valves

## FIT OUT:

- Supply and installation of sanitary fixtures and tapware

ROOM	ITEM	SELECTION
<b>TODDLER</b>	Semi Recessed Basin	Caroma Liano Nexus Semi Recessed Basin
	Toilet Suite	Caroma Liano Junior Invisi Cleanflush Toilet Suite
	Craft Sink	Clark Vital 1.5 Bowl Sink
	Basin Tapware	Caroma Acqua Basin Mixer
	Sink Tapware	Caroma Liano II Pull Down Sensor Sink Mixer
<b>STAFF ROOM</b>	Sink	Clark Vital 1.5 Bowl Sink
	Sink Tapware	Caroma Liano II Pull Down Sensor Sink Mixer
	Boiling Chilled Water Unit	Zip Hydrotap G5 BC20 Classic Chrome
<b>DISABLED BATHROOM</b>	Wall Basin	Caroma Opal Wall Basin RH Shelf 720
	Toilet Suite	Caroma Care 800 Toilet Suite
	Basin Tapware	Caroma Care Acqua Basin Mixer
<b>CLEANERS</b>	Cleaners Sink	Clark S/S Cleaners Sink With Grate 45ltr
	Cleaners Sink Tapware	Caroma Coolibah Classic Crs WB Set
<b>NAPPY CHANGE</b>	Semi Recessed Basin	Caroma Liano Nexus Semi Recessed Basin
	Toilet Suite	Caroma Liano Junior Invisi Cleanflush Toilet Suite
	Sink	Clark Monaco Single Bowl Overmount SS
	Baby Bath	Britex Baby Bath S/S 304
	Basin Tapware	Caroma Acqua Basin Mixer
	Sink Tapware	Caroma Liano II Pull Down Sensor Sink Mixer
	Baby Bath Tapware	Caroma Liano II Pull Down Sensor Sink Mixer

<b>ROOM</b>	<b>ITEM</b>	<b>SELECTION</b>
<b>BOTTLE PREP</b>	Sink	Clark Monaco Single Bowl Overmount SS
	Sink Tapware	Caroma Liano II Pull Down Sensor Sink Mixer
<b>LAUNDRY</b>	Laundry Tub	Clark 8510 SB Trough W/Bypass 45l S/S
	Laundry Tub Tapware	Caroma Coolibah Classic Crs WB Set
	Washing Machine Tapware	Clark Cross Washing Machine Set
<b>OOSH WC</b>	Semi Recessed Basin	Caroma Liano Nexus Semi Recessed Basin
	Toilet Suite	Caroma Liano Junior Invisi Cleanflush Toilet Suite
	Basin Tapware	Caroma Acqua Basin Mixer
<b>STAFF AMENITIES</b>	Semi Recessed Basin	Caroma Liano Nexus Semi Recessed Basin
	Toilet Suite	Caroma Caravelle Easy Height Toilet Suite
	Basin Tapware	Caroma Acqua Basin Mixer
<b>KITCHEN</b>	Semi Recessed Basin	Caroma Liano Nexus Semi Recessed Basin
	Sink	Clark Vital 1.5 Bowl Sink
	Basin Tapware	Caroma Acqua Basin Mixer
	Sink Tapware	Caroma Liano II Pull Down Sensor Sink Mixer
<b>KITCHEN</b>	Semi Recessed Basin	Caroma Liano Nexus Semi Recessed Basin
	Toilet Suite	Caroma Liano Junior Invisi Cleanflush Toilet Suite
	Craft Sink	Clark Vital 1.5 Bowl Sink
	Basin Tapware	Caroma Acqua Basin Mixer
	Shower Mixer & Rose	Caroma Acqua Shower Mixer & Dorf Stayfast Shower Arm & Rose
	Sink Tapware	Caroma Liano II Pull Down Sensor Sink Mixer

## DOCUMENTATION:

- Maintenance manuals
- As installed drawings
- DFT sewer service diagram

## DRY FIRE

- DandC certified plans and zone block plans
- CFP 16 fire indicator panel with OWS installed
- Speakers installed as per AS1670
- 2 strobe lights installed
- Smoke and thermal detection
- Mechanical air output
- 12 months builder warranty including monthly service.

# Painting

## INTERNAL INCLUSIONS:

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- Paint all ceilings and walls
- Paint timber doors

## EXTERNAL INCLUSIONS:

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- Paint underside of walkways and awnings
- Paint precast panels including feature panel colours
- Paint awning columns
- Car park line marking
- Disabled logo

## COMMERCIAL KITCHEN:

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Full commercial kitchen including canopy over the commercial range with ducting and fan on the roof, self contained canopy on both the pass thru dishwasher and combi oven.

- 1 x S/steel Ventilation canopy over electric 6 burner range @1200mm x 1100mm x 600h with galvanised duct and 240v fan external installed
- 1 x 7 tray Unox combi oven with filters, stand and ventilation
- 1 x Blue Seal E506S 6 burner electric range
- 1 x Skope 2 door under counter freezer RF7.UBF.2.SD
- 1 x Skope 2 door upright refrigerator RF7.UPR.2.SD
- 1 x 3Monkeez hands free basin AB-KNEEHBTMV-1
- 1 x Washtec M2C dishwasher
- 2 x Custom wet bench inlet/outlet for pass thru dishwasher
- 1 x Custom dry bench

# Floor Coverings

## TILING:

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Scope of works: Nappy change, Bottle prep, Accessible bathroom and cleaner's closet, Toddler bathroom, Kitchen, Staff amenities, Laundry and WC and Preschool bathroom.

- Areas included in the following scope, Nappy change, Bottle prep, Accessible bathroom and cleaner's closet, Toddler bathroom, Kitchen, Staff amenities, Laundry and WC and Preschool bathroom.
- To apply two coats of Laticrete Hydro Ban waterproofing membrane to the entire floor, 150mm high to the perimeter of all rooms and all wall water outlets.
- To screed sand and cement beds with falls to floor wastes to comply with Australian Standards in all areas.
- To supply and install 300x300 concrete look P4 floor tiles to all areas.
- To supply and install 600x300 matt white rectified wall tiles from floor to ceiling in all areas.
- To grout all areas in matching cement based grout colour which we can discuss on site.
- To silicone all wall to floor tile junctions, internal corners and control joints for movement purposes.
- To supply and install stainless with black carbon top tactile indicators to the top and bottom of external ramp near the entry to the foyer.
- To supply and install a black axel mat to the foyer internal entry doorway.

## VINYL:

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To supply and install glued down vinyl plank to Main hall, foyer, reception, Cott room 1, Nursery 1, Nursery 2, Cott room 2, Meeting room, staff room, Office, Oosh, Pre school room 1 and pre school room 2, including:

- Van Gough; French Oak
- Ultrabond Eco VS90 Plus; Plain
- Reducer Black 2mm; to be determined
- Nivorapid; Plain
- Ramp doorways use Nivorapid
- Polyvac and feather concrete
- Sub Floor
- Vinyl planks 2mm install

## LANDSCAPING

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Full landscaping for the project is inclusive as per the landscape architects proposed plans in accordance with the council requirements.

## FENCING – GATES

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Both manufactured boundary fences, [side and front] as well as vehicle entry gates and personnel gates are inclusive in the project. Final design would need to be confirmed but as per discussion we believe we have included the correct feature style fencing.

## APPROVALS

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Full design, engineering, all reports, certification's, associated fees are inclusive in this proposal.

Exclusions from the submission and plans would be:

- Furniture
- Any fixed furniture would be our supply but loose furniture i.e. tables chairs or desks are not inclusive.

## STAFF LUNCHROOM

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All built ins and joinery are inclusive but white goods would need to be supplied by yourself or we can source to suit what you require, i.e. fridge, dishwasher and microwave.

## WHITE GOODS

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Commercial Kitchen fit out inclusive of all appliances.  
Staff Room joinery allowed but no component fit out.

## DATA, ALARMS

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We supply all data to rooms and terminated at the nominated location within the complex. Your responsibility would be to bring in from the street and supply your choice of phone system, security system and data supply to the complex.

## CENTRE SIGNAGE

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Any main internal signage would be by yourselves, or we can do to your requirements at an additional cost.  
All external signage would be our companies supply.

## OUTDOOR PLAY AREAS

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Based on experience clients tend to have preferred equipment manufactured by their preferred supplier, therefore we have left this section of the complex out of any cost inclusions. Again, we can supply and install to your requirements at an additional cost.

Please note with the rental figure listed below, it is based on all materials maintaining as close as possible the cost centres we have incorporated to achieve this rental figure. Should any substantial increases come to our notice that may effect the projects build budget we would contact you ASAP to discuss such impacts.  
We believe based on the approval systems with Port Stephens the project would not get the DA issued till November this year also.  
Conformation of occupancy timelines would also need to be discussed prior.

***Rental Lease*** for the ***128 Children Facility*** would be:

***\$529,810.00 ex gst per year plus outgoings.***