

Brief Project Specification/Landlord's Works

Epping Medical & Specialist Centre

(Subject to modification based on area leased and tenant's specific requirements)

Updated 14/7/2009 after completion of the Base Building Work

General Comments/Common Areas

- A three-storey purpose-built Medical & Specialist Centre of approx 9,900m² of nett lettable area plus approximately 100 on-grade carparking bays and a further 342 bays in a multi-storey carpark structure immediately abutting the Centre. Approximately 100 reserved carparking bays are dedicated for medical and allied health practitioners and their staff. Key card access is required for access to the reserved carpark spaces as well as after-hours access into the Medical & Specialist Centre, at both ground level and from the multi-storey carpark.
- The Medical & Specialist Centre comprises powdercoated feature walls and glazing to the main foyer and tinted glazing over 900mm high sills on the Cooper Street and western facades. The rear of the building is painted concrete panels. The carpark is constructed of exposed galvanized structural steel with the open sides clad with powdercoated perforated metal panels to screen the cars from view.
- Access between floors within the Medical & Specialist Centre is by 2 no. electric lift cars and a central staircase. The lift cars have been sized to carry medical stretchers.
- A number of landscaped courtyards are provided for within the built area.
- Inter-tenancy walls are constructed from floor level to the underside of the floor above and are acoustically treated to minimise sound transmission between tenancies.
- The ground floor foyer ceiling is finished with flush jointed plasterboard complete with coffers to enhance the ambience of the common area. Foyers at each floor level are lit with downlights and pelmet lighting but are supplemented by some feature lighting. Foyers and corridors are provided with chairs, prints/pictures, and other décor to provide a relaxing and comfortable setting for patients, patrons and their families.
- Carpet and/or floor tiles are provided to common area foyers and passageways throughout the Medical & Specialist Centre.
- Electric reverse-cycle air-conditioning is provided to all common areas.
- Hydrants/hose reels and thermal smoke detectors are provided to common areas and the multi-storey carpark in accordance with Building Code of Australia requirements. The medical and specialist centre building is fitted with fire sprinklers, hydrants, hose reels and fire extinguishers.

- Male, female and disabled toilet facilities are provided for both visitors and staff on each floor level of the building, together with shower/change room facilities at first floor level. Floors and walls are tiled. Laminated toilet partitions are provided as necessary. A baby change room is provided at first floor level.
- A centralised PABX system has been provided within the facility for later reticulation to and throughout each tenancy as part of the tenant's fit-out works.
This system allows for a local area intranet facility to be provided within the Medical & Specialist Centre for the transfer of Medical Data – such as diagnostic reports, referral letters and prescriptions to other practitioners/tenants within the building
The adoption of this system of communication within the Medical & Specialist Centre will not only provide a speedy method of transferring information within the Centre but is also cost effective as it eliminates call charges between tenancies as it is a private communication network as well as a telephone system. In addition, the aggregation of telephone usage will also enable more competitive call charges to be negotiated.
- Directional and tenant wayfaring signage has been provided throughout the building. Signage to the front of individual tenancies or adjacent to their main entry is to be provided by tenants.
- A closed circuit TV (CCTV) security system has been provided to the common areas at all levels throughout the building and the multi-storey carpark.

Individual Tenancies

- Inter-tenancy walls have been constructed from floor level to the underside of the floor above to minimise sound transmission between tenancies. Walls have been acoustically treated, plasterboard sheeted and painted.
- 1200 x 600mm white acoustic ceiling tiles in a suspended ceiling grid have been installed generally at 2700mm above floor level.
- Air-conditioning has been provided to each tenancy. A computerised building management system (BMS) has been installed to monitor energy usage to each tenancy for billing purposes. The air-conditioning system will provide suitable zoning. The air-conditioning equipment is Carrier, Mitsubishi or equivalent manufacturer.
The performance of the air-conditioning system will be based on the following design criteria:

Summer Conditions

Outside:	35°C	D.B.T	and	21°C	W.B.T
Inside:	24°C	D.B.T		55%	R.H.Maximum

Winter Conditions

Outside:	4°C	D.B.T
Inside:	22°C	D.B.T

- The inside temperature in air-conditioned areas has been controlled with an allowable tolerance of +/- 1°C measured at the thermostat.
- Fresh air changes are as required by AS 1668.2 with an occupancy rate of nominally 1 person per 10m².
- The heat load generated by office lighting has nominally been allowed at 18W/m².
- The heat load generated by office equipment has been allowed at nominally 10W/m².
- Electricity supply to individual tenancies will be sized to tenant requirements and separately metered with all circuit breakers, safety switching, mains cables and earthing to be provided for at the tenancy switchboard.
- 2 x 36w recessed fluorescent light fittings have been installed to provide a lighting level of approximately 400 lux/m² at 1,000mm above floor level.
- Tenancies will be separately metered for electricity, water and gas (if required).
- Hose reels, extinguishers and thermal/smoke detectors will be installed within tenancies as required by the Building Code of Australia.
- Hot and cold water pipework has been provided to a point within each tenancy. Tenant to reticulate to their own requirements and then fit-off as required.
- Selected carpet will be provided throughout each tenancy. Carpet will be laid by the direct-stick method.

External and Civil Works

Included but not limited to:

- Asphalt paved carpark and access ways at the front of building and to the multi storey carpark, including all line marking and lighting.
- Concrete access ways have been provided to and from the ambulance bay, deliveries area and the waste removal area including all line making and lighting.
- Landscaping including a garden irrigation system and water tanks.

- Concrete paths
- A tiled outdoor eating area adjacent to the café
- A Pylon Sign has been installed on the corner of Cooper Street and Willandra Drive indicating the name of the Medical Centre and the major medical services provided within the Medical Centre
- A multi-storey carpark has been constructed providing 342 carparking spaces. Approximately 100 reserved carparking spaces have been provided at the upper levels of the carpark for the cars of the medical and allied health practitioners. A key card access system will be installed. Other staff are to park at the lower levels designated as public/patient parking.

Exclusions:

The fit-out of individual tenancies including but not limited to the following items, namely:

- Built in joinery units and/ or reception desk
- Blinds & drapes
- Office partitions
- Staff amenities / staff room
- Indoor plants
- Reticulation of telephone & computer cabling
- Telephone handsets