



9.0 COST MANAGEMENT REPORT

9.1 CONTRACT FINANCIAL STATEMENT

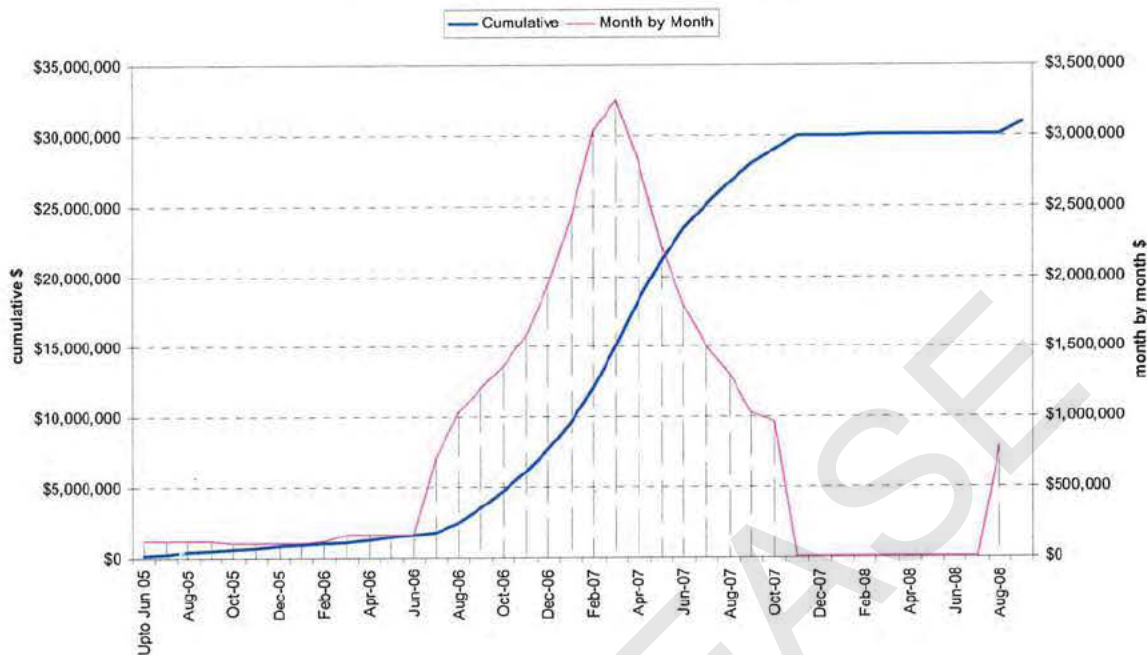
DESCRIPTOR CODE	DESCRIPTOR	BUDGET		COMMITMENTS		ACTUAL COSTS TO DATE
		ORIGINAL PROJECT BUDGET	CURRENT PROJECT BUDGET	COMMITTED	UNCOMMITTED	
A	Building Costs	9,884,000.00	9,884,000.00	10,000.00	9,874,000.00	
C	D & C Contingency	1,195,000.00	1,195,000.00	-	1,195,000.00	
D	Professional Fees	711,000.00	711,000.00	711,000.00	-	210,000.00
E	Statutory Fees & Charges	59,000.00	59,000.00	-	59,000.00	-
F	Procurement Management	115,000.00	115,000.00	115,000.00	-	35,000.00
G	Project Management	250,000.00	250,000.00	250,000.00	-	28,626.00
H	Art Built-In	160,000.00	160,000.00	-	160,000.00	
I	Total D & C Costs	12,374,000.00	12,374,000.00	1,086,000.00	11,288,000.00	273,626.00
J	F F & E	-	-	-	-	-
K	Property Purchase	-	-	-	-	-
L	Sundry Consultancies	-	-	-	-	-
M	Legal Costs	-	-	-	-	-
N	Liaison	-	-	-	-	-
O	Officer/Decanting/Relocation/Commissioning	-	-	-	-	-
P	Opening Costs	-	-	-	-	-
Q	POE Costs	-	-	-	-	-
R	CWB Expenses	1,200,000.00	1,200,000.00	-	1,200,000.00	-
S	QH Contingency	-	-	-	-	-
S	Total QH Costs	1,200,000.00	1,200,000.00	-	1,200,000.00	-
	TOTAL	13,574,000.00	13,574,000.00	1,086,000.00	12,488,000.00	273,626.00

9.2 CASH FLOW PROJECTION FOR PROJECT

MONTH	MONTHLY EXPENDITURE	% OF TOTAL	CUMULATIVE EXPENDITURE
Upto Jun 05	\$148,626	0.48%	\$148,626
Jul-05	\$125,000	0.40%	\$273,626
Aug-05	\$120,000	0.39%	\$393,626
Sep-05	\$120,000	0.39%	\$513,626
Oct-05	\$120,000	0.39%	\$633,626
Nov-05	\$100,000	0.32%	\$733,626
Dec-05	\$100,000	0.32%	\$833,626
Jan-06	\$100,000	0.32%	\$933,626
Feb-06	\$100,000	0.32%	\$1,033,626
Mar-06	\$120,000	0.39%	\$1,153,626
Apr-06	\$165,000	0.53%	\$1,318,626
May-06	\$165,000	0.53%	\$1,483,626
Jun-06	\$165,000	0.53%	\$1,648,626
Jul-06	\$165,000	0.53%	\$1,813,626
Aug-06	\$712,907	2.31%	\$2,526,533
Sep-06	\$1,038,627	3.36%	\$3,565,160
Oct-06	\$1,198,208	3.88%	\$4,763,368
Nov-06	\$1,362,580	4.41%	\$6,125,948
Dec-06	\$1,581,743	5.12%	\$7,707,691
Jan-07	\$1,937,882	6.27%	\$9,645,573
Feb-07	\$2,430,998	7.87%	\$12,076,571
Mar-07	\$3,033,695	9.82%	\$15,110,266
Apr-07	\$3,252,858	10.53%	\$18,363,124
May-07	\$2,814,533	9.11%	\$21,177,657
Jun-07	\$2,211,836	7.16%	\$23,389,493
Jul-07	\$1,800,906	5.83%	\$25,190,399
Aug-07	\$1,499,557	4.85%	\$26,689,956
Sep-07	\$1,307,790	4.23%	\$27,997,746
Oct-07	\$1,030,918	3.34%	\$29,028,664
Nov-07	\$971,336	3.14%	\$30,000,000
Dec-07	\$12,500	0.04%	\$30,012,500
Jan-08	\$12,500	0.04%	\$30,025,000
Feb-08	\$12,500	0.04%	\$30,037,500
Mar-08	\$12,500	0.04%	\$30,050,000
Apr-08	\$12,500	0.04%	\$30,062,500
May-08	\$12,500	0.04%	\$30,075,000
Jun-08	\$12,500	0.04%	\$30,087,500
Jul-08	\$12,500	0.04%	\$30,100,000
Aug-08	\$12,500	0.04%	\$30,112,500
Sep-08	\$787,500	2.55%	\$30,900,000
Total	\$30,900,000	100%	



Cashflow Graph for Browns Plains Ambulatory and Community Health Centre



RTI RELEASED



9.0 COST MANAGEMENT REPORT

9.1 CONTRACT FINANCIAL STATEMENT (FIGURES ARE ACTUAL UPTO END OF OCTOBER 2005)

DESCRIPTOR CODE	DESCRIPTOR	BUDGET		COMMITMENTS		
		ORIGINAL PROJECT BUDGET	CURRENT PROJECT BUDGET	COMMITTED	UNCOMMITTED	ACTUAL COSTS TO DATE
A	Building Costs	9,884,000	9,884,000	10,000	9,874,000	8,900
C	D & C Contingency	1,195,000	1,195,000	-	1,195,000	-
D	Professional Fees	711,000	711,000	711,000	-	181,290
E	Statutory Fees & Charges	59,000	59,000	-	59,000	-
F	Procurement Management	115,000	115,000	115,000	-	40,000
G	Project Management	250,000	250,000	250,000	-	74,857
H	Art Built-In	160,000	160,000	-	160,000	-
I	Total D & C Costs	12,374,000	12,374,000	1,086,000	11,288,000	296,147
J	FF & E	-	-	-	-	-
K	Property Purchase	-	-	-	-	-
L	Sundry Consultancies	-	-	-	-	-
M	Legal Costs	-	-	-	-	-
N	Liaison	-	-	-	-	-
O	Officer/Decanting/Relocation/Commissioning	-	-	-	-	-
P	Opening Costs	-	-	-	-	-
Q	POE Costs	-	-	-	-	-
R	CWB Expenses	1,200,000	1,200,000	-	1,200,000	-
S	QH Contingency	-	-	-	-	-
	Total QH Costs	1,200,000	1,200,000	-	1,200,000	-
	TOTAL	13,574,000	13,574,000	1,086,000	12,488,000	

9.2 CASH FLOW PROJECTION FOR PROJECT - STAGE 1

\$20,412,000

Predicted Project Budget:

Cashflow Data					
Month	Monthly Expend. (Excl GST)	Monthly Expend. (Incl GST)	% of Total	Cumulative (Excl GST)	Cumulative (Incl GST)
Upto Jun-05	3586147	3944762	17.57%	3586147	3944762
Jul-05	\$35450	38995	0.17%	3621597	3983757
Aug-05	35383	38921	0.17%	3656980	4022678
Sep-05	38584	42442	0.19%	3695564	4065120
Oct-05	38583	42441	0.19%	3734147	4107562
Nov-05	30000	33000	0.15%	3764147	4140562
Dec-05	20000	22000	0.10%	3784147	4162562
Jan-06	20000	22000	0.10%	3804147	4184562
Feb-06	35000	38500	0.17%	3839147	4223062
Mar-06	35000	38500	0.17%	3874147	4261562
Apr-06	35000	38500	0.17%	3909147	4300062
May-06	35000	38500	0.17%	3944147	4338562
Jun-06	34853	38338	0.17%	3979000	4376900
Jul-06	65000	71500	0.32%	4044000	4448400
Aug-06	65000	71500	0.32%	4109000	4519900
Sep-06	65000	71500	0.32%	4174000	4591400
Oct-06	90000	99000	0.44%	4264000	4690400
Nov-06	528500	581350	2.59%	4792500	5271750
Dec-06	725000	797500	3.55%	5517500	6069250
Jan-07	884000	972400	4.33%	6401500	7041650
Feb-07	1076000	1183600	5.27%	7477500	8225250
Mar-07	1435000	1578500	7.03%	8912500	9803750
Apr-07	1940000	2134000	9.50%	10852500	11937750
May-07	2130000	2343000	10.44%	12982500	14280750
Jun-07	1658000	1823800	8.12%	14640500	16104550
Jul-07	1315000	1446500	6.44%	15955500	17551050
Aug-07	1295000	1424500	6.34%	17250500	18975550
Sep-07	1110000	1221000	5.44%	18360500	20196550
Oct-07	995000	1094500	4.87%	19355500	21291050
Nov-07	720500	792550	3.53%	20076000	22083600
Dec-07	7000	7700	0.03%	20083000	22091300
Jan-08	7000	7700	0.03%	20090000	22099000
Feb-08	7000	7700	0.03%	20097000	22106700
Mar-08	7000	7700	0.03%	20104000	22114400
Apr-08	7000	7700	0.03%	20111000	22122100
May-08	7000	7700	0.03%	20118000	22129800
Jun-08	7000	7700	0.03%	20125000	22137500
Jul-08	7000	7700	0.03%	20132000	22145200
Aug-08	7000	7700	0.03%	20139000	22152900
Sep-08	273000	300300	1.34%	20412000	22453200
Total	\$20,412,000	\$22,453,200	100%		

✓ 3,586,147

392,853

10,661,500

5,484,500

287,000



8.0 Cash Flow

Financial Year	Cashflow based on approved Budget (\$13.574 million)	Forecast Cashflow based on full Scope (\$30.9 million)	Forecast Cashflow based on Proposed Staging Option (\$37.974)
04/05	\$100,000	Nil	Nil
05/06	\$8,900,000	\$1,550,000	\$541,000
06/07	\$4,074,000	\$21,800,000	\$10,661,500
07/08	\$500,000	\$6,750,000	\$17,416,440
08/09	Nil	\$800,000	\$8,935,060
09/10	Nil	Nil	\$ 420,000
Total Cost	\$13,574,000	\$30,900,000	\$37,974,000

* All costs included in the above table exclude land acquisition

9.0 Consultation

In producing this document, the following Groups have been consulted;

The Southern Area Health Service Unit – Queensland Health
 Logan Beaudesert Health Services District – Queensland Health
 Capital Works and Asset Management Branch – Queensland Health
 Gowdie Management Group – Project Managers
 Fulton Trotter and Partners Architects
 Project Services – Quantity Surveyors

10.0 Appendices

Appendix A - Cost Plans
 Appendix B - Master Programme
 Appendix C - Concept drawing

Project Proposal

PROJECT	Browns Plains Community Health Centre Stage 1	UNIT	Project Services
		PRACTICE	Quantity Surveying
		GROUP	Health, TAFE Law and Order
		ESTIMATE DATE	21-Nov-05
STAGE	Indicative Cost	W.I.C. No.	
		PROJECT No.	40207
		QS REF.	40207_SD3_GM
SYSTEM	MANAGING CONTRACTOR		

ESTIMATE OF COST		\$
Building Cost		7,709,500
Siteworks		1,377,200
External Services		712,700
Alterations & Renovations		NIL
Sub-Total		9,799,400
Escalation and Cost Adjustment		871,100
TARGET / GUARANTEED CONSTRUCTION SUM		10,670,500
Management Fee		853,600
Consultants' Fee		1,387,100
On-site Overheads Fee (including delay allowance)		1,351,300
GUARANTEED/BUDGET CONTRACT SUM		14,262,500
Contingency allowance		570,500
PROJECT COST COMPLETION		14,833,000
Demolition of existing house		8,900
Local Authority Charges		NIL
Telecom Charges		NIL
Temporary Accommodation		NIL
Relocation Costs		NIL
Statutory Charges	- Building Act Compliance	23,000
	- Water and Sewerage Compliance	2,700
	- Fire Services Levy	1,700
Other Costs and Fees	-	
	- Geotechnical fees	Incl. in MC Fees
	- Contour survey fees	Incl. in MC Fees
	- Environmental compliance fees	Incl. in MC Fees
QBSA Financial Review		NIL
Workplace Health & Safety Act Fees		20,400
Portable Long Service leave & Training Levy		36,800
OHS Audit		3,000
Loose Furniture		NIL
Equipment		NIL
Information Technology		NIL
PROJECT COST - SITE		14,929,500
Professional Fees		397,400
Clerk Of Works		96,000
QHealth Costs (incl. Project Management Fees)		1,067,000
Abortive Fees		53,700
Procurement Management Fees (incl. Principals Representative)		308,400
Artwork -		122,000
GROSS PROJECT COST (Excluding GST)		16,974,000
GST Allowance (Project Costs)		1,483,300
GST Allowance (Non-Contract Costs)		9,650
GST Allowance (Professional Fees)		192,250
GST Allowance (Artwork)		12,200
GROSS PROJECT COST (Including GST)		18,671,400
PROJECT BUDGET		
BUILDING AREAS		M²
Fully Enclosed Covered Area (F.E.C.A)		3,000
Unenclosed Covered Area (U.C.A)		N/A
GROSS FLOOR AREA (G.F.A)		3,000

PLKamp
CHIEF QUANTITY SURVEYOR
 Health, TAFE Law and Order

21, 11, 05

106

From: "Simon Box" <SBox@gmgroup.com.au>
To: "Linda McCorley" <Linda_McCorley@health.qld.gov.au>, "Nicholas Ehren" <Nicholas_Ehren@health.qld.gov.au>
Date: 10/19/05 4:21pm
Subject: Revised Consultants Fees - Browns Plains ACHC

Linda/Nick,

Please find attached the letter from Mike Anstee relating to the additional fee claim on Browns Plains ACHC. I have signed off on the letter however, I made comment that the estimated project cost of \$30.9 includes the revised fee amount.

Regards,

SIMON BOX

Project Manager

GOWDIE MANAGEMENT GROUP PTY LTD

Unit 10 Argyle Place, 14 Argyle Place

Breakfast Creek Qld 4010

PO Box 3003

Newstead Qld 4006

Ph: (07) 3262 3644

Fax: (07) 3262 9699

sbox@gmgroup.com.au <mailto:sbox@gmgroup.com.au>

www.gmgroup.com.au <http://www.gmgroup.com.au/>

105



Department of Public Works

19 October 2005
PC Fee Claims 3979ES

AV/Executive Director
Capital Works & Asset Management
Queensland Health
GPO Box 48
Brisbane QLD 4001

Attention: Mr Craig Carpenter

Dear Sir,

**BROWNS PLAINS AMBULATORY AND COMMUNITY HEALTH CENTRE
PRINCIPAL CONSULTANT ADDITIONAL FEE CLAIM**

Project Services is in receipt of a fee claim from Fulton Trotter & Partners for additional services and increase in scope.

The original Terms of Reference was based on a 3000 M2 of floor space with a Health Service Plan in place and a construction cost of \$9 million on an unknown green field site using a traditional form of contract.

The current proposed planning is for 6500 M2 floor area with a construction estimate at \$21.9 million. The proposed plan is a two story structure requiring lifts, demolitions of structures and a new Health Service Plan using a Non Traditional form of contract.

The proposed fee claim includes for Health Service Planner, Geotechnical, Survey, Demolition Documentation and additional consultancy services for the revised scope of the project.

Fee Schedule	PDP	SD
3000 M2/\$9 Million	\$91,500.00	\$115,800.00
6500 M2/21.9 Million	\$225,114.00	\$240,190.00

The claim has been discussed with the Project Manager Mr. Simon Box of Gowdie Management and they have endorsed the recommendation of the fee proposed for the increase in scope of work.

The claim is for PDP/SD stages only further negotiations will need to be undertaken regarding the remainder of their fees and novation to the Managing Contractor.

Project Services recommend acceptance of the increases fees for the additional scope.

Your approval is sought to increase Fulton Trotter & Partners Principal Consultants fees to **s.73** excl GST for PDP Stage and **s.73** excl GST for SD Stage

Brisbane Office
Level 5 80 George Street Brisbane
GPO Box 2906 Brisbane Queensland 4001
PC Fee Claims-A39A79ES

PC Fee Claims-A39A79ES
Telephone 22392212
Facsimile 22246150
mailto:delin@projectservices.qld.gov.au

Assured to AS/NZS ISO 9001:2000
Environmental Management to AS/NZS
15014:2013:1996

-2-

If you require any further information, please do not hesitate to contact Mr Mark Dohnt
Principal Procurement Manager for this project on 32390252.

Yours Sincerely,



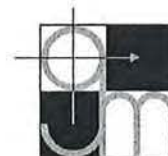
MIKE ANSTEE
A/Director
Health TAFE Law & Order Portfolio
Project Services

* Revised fee structure agreed.
It must also be noted that the estimated
project cost for the project (\$30.9 million)
includes the increase in fees.

Simon Bay
Gowdie Management Group.

RTI RELEASE

VSCORP001DMSSVDM30EN004PC FEB CLAIM-A37A795.DOC



GOWDIE
MANAGEMENT GROUP PTY LTD
ABN 14 110 619 460

A/ Director, Southern Zone
CWAMB Queensland Health
177 Ipswich Road
WOOLLOONGABBA QLD 4102

31st October 2005

Attention: Ms Linda McCorley

Dear Linda,

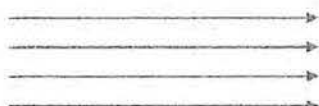
**Re: Commencement of Design Development Phase (Including application for DA):
Browns Plains Ambulatory and Community Health Centre**

The final Schematic Design Phase drawings and PDP have now been circulated to all stakeholders and have been approved by all in principal. Gowdie Management Group (GMG) will be tabling the formal sign-off document for Schematic Design Drawings and PDP at the Executive Planning Meeting scheduled for 2nd November 2005 with a view to achieving formal sign-off by the end of November 2005.

Given that the Project has significant momentum at present, we recommend that commencement of the Design Development Phase (including Development Application) commence for the full scope of works (\$30.9million) immediately. This has various associated risks given that additional funding has not yet been approved. These risks are outlined below.

Risks associated with the transition into this Design Phase;

- 1) If additional funding is not approved abortive design fees will be payable to realign the project design with approved funding.
- 2) If additional funding is not approved a revised Development Application may have to be submitted. This will have minimal cost implications but will have major time implications.
- 3) If additional funding is not approved, the programme for completion by September 2007 will be compromised. Programme delays will be caused by having to revise the Development Application and re-designing the project to suit new parameters.
- 4) The procurement strategy may require adjustment due to the need to engage the current consultants for the remainder if the project.



Unit 10 Argyle Place, 14 Argyle Street, BREAKFAST CREEK QLD 4010
PO Box 3003, NEWSTEAD QLD 4006
Telephone: **07 3262 3644** Facsimile: **07 3262 9699**
Website: www.gmggroup.com.au



Please be advised of the advantages associated with transition into this Design Phase;

- 1) The project remains on programme for a September 2007 completion
- 2) The Project/Design Team momentum is maintained.
- 3) Queensland Health Reputation Risk is minimised

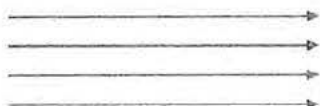
Please confirm your acceptance of this recommendation at your earliest convenience.

Yours sincerely,
Gowdie Management Group Pty Ltd

Simon Box
Project Manager

cc: Bill Eastgate - A/Senior Director, PCU
Nick Ehren - A/Principal Project Officer, PCU

RTI RELEASE



Unit 10 Argyle Place, 14 Argyle Street, BREAKFAST CREEK QLD 4010
 PO Box 3003, NEWSTEAD QLD 4006
 Telephone: **07 3262 3644** Facsimile: **07 3262 9699**
 Website: www.gmgroup.com.au

Senior Project Director
CWAMB Queensland Health
177 Ipswich Road
WOOLLOONGABBA QLD 4102

23rd November 2005

Attention: Mr William Eastgate

Dear Bill,

Re: Browns Plains Ambulatory and Community Health Centre

Following our meeting on Monday 21st November, GMG would like confirm the status of the above project.

- Staging Options have been completed and presented to Capital Works as requested.
- No clear direction has been received around the timing of when a decision may be received in relation to the Staging Options presented.
- All Project Team members have been instructed to HOLD on any project work until directed otherwise.

At this point my time remains allocated to this project until further direction is received.

I trust the above is satisfactory. Please contact me should you have any queries.

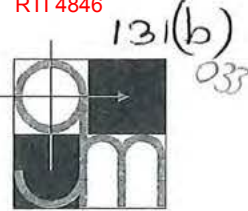
Yours sincerely,
Gowdie Management Group Pty Ltd



Simon Box
Project Manager

cc. Mr John Gowdie – Principal GMG
Ms. Linda McCorley – A/Project Director Capital Works
Mr Nick Ehren – Project Coordinator Capital Works





GOWDIE
MANAGEMENT GROUP PTY LTD
ABN 14 110 619 460

Senior Project Director
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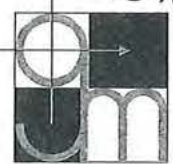
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Yours sincerely,
Gowdie Management Group Pty Ltd

Simon Box
Project Manager

cc. Mr John Gowdie – Principal GMG
Ms. Linda McCorley – A/Project Director Capital Works
Mr Nick Ehren – Project Coordinator Capital Works



GOWDIE
MANAGEMENT GROUP PTY LTD
ABN 14 110 619 460



Senior Project Director
CWAMB Queensland Health
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WOOLLOONGABBA QLD 4102

23rd November 2005

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At this point my time remains allocated to this project until further direction is received.

I trust the above is satisfactory. Please contact me should you have any queries.

Yours sincerely,
Gowdie Management Group Pty Ltd

Simon Box
Project Manager

cc. Mr John Gowdie – Principal GMG
Ms. Linda McCorley – A/Project Director Capital Works
Mr Nick Ehren – Project Coordinator Capital Works

Enquiries to: Bill Eastgate, Senior Director – PCU
Telephone: 3131 6507
Facsimile: 3131 6522
File Ref:

Mr S Box
Project Manager
Gowdie Management Group Pty Ltd
Unit 10 Argyle Place
14 Argyle Street
BREAKFAST CREEK QLD 4010

Dear Simon

I refer to your letter of 23 November 2005 requesting further direction regarding the Browns Plains project.

Following your presentation regarding possible staging of the project, I request that you proceed with the proposal to stage the project at Browns Plains and Jimboomba.

The District endorsement and approval by the Director-General and Minister are still to be obtained. However, the project team should progress the project based on the proposed staging described in Section 2 of your report: "Staging Options Browns Plains Ambulatory and Community Health Centre – Logan, Beaudesert Health Service District" dated November 21, 2005.

I trust this direction meets your requirements.

Yours sincerely



Bill Eastgate
Senior Director – PCU
Capital Works & Asset Management Branch

28/11/05

OK M. McClelland
28.11.05

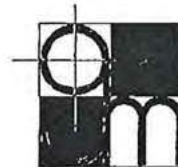
(See Attached)
MCC

Office
Queensland Health
Insert Office Street Address 1
Insert Office Street Address 2

Postal
Insert Postal Address 1
Insert Postal Address 2

Phone
Insert Phone No.

Fax
Insert Fax No.



GOWDIE
MANAGEMENT GROUP PTY LTD
ABN 14 110 619 460

*Bill E.
Response plan*

- * Support proposal to stage at Browns Plains & Jimboomba.
- * Need to seek District endorsement so that I can get concurrence of Dept + Ministers.

Senior Project Director
CWAMB Queensland Health
177 Ipswich Road
WOOLLOONGABBA QLD 4102

23rd November 2005

Attention: Mr William Eastgate

Dear Bill,

Re: Browns Plains Ambulatory and Community Health Centre

Following our meeting on Monday 21st November, GMG would like confirm the status of the above project.

** in the interim however project team to continue under the above assumption*

- Staging Options have been completed and presented to Capital Works as requested.
- No clear direction has been received around the timing of when a decision may be received in relation to the Staging Options presented.
- All Project Team members have been instructed to HOLD on any project work until directed otherwise.

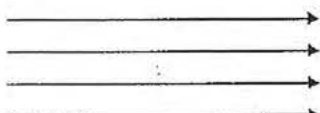
At this point my time remains allocated to this project until further direction is received.

I trust the above is satisfactory. Please contact me should you have any queries.

Yours sincerely,
Gowdie Management Group Pty Ltd

Simon Box
Project Manager

- cc. Mr John Gowdie – Principal GMG
Ms. Linda McCorley – A/Project Director Capital Works
Mr Nick Ehren – Project Coordinator Capital Works



Unit 10 Argyle Place, 14 Argyle Street, BREAKFAST CREEK QLD 4010
PO Box 3003, NEWSTEAD QLD 4006
Telephone: **07 3262 3644** Facsimile: **07 3262 9699**
Website: www.gmggroup.com.au

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28.Nov. 2005 14:33

CAPITAL WORKS BRANCH 07 32340571

No.0598 P. 1/1



**Queensland
Government**

Queensland Health

Enquiries to: Bill Eastgate, Senior Director –
PCU
Telephone: 3131 6507
Facsimile: 3131 6522
File Ref:

Mr S Box
Project Manager
Gowdie Management Group Pty Ltd
Unit 10 Argyle Place
14 Argyle Street
BREAKFAST CREEK QLD 4010

Dear Simon

I refer to your letter of 23 November 2005 requesting further direction regarding the Browns Plains project.

Following your presentation regarding possible staging of the project, I request that you proceed with the proposal to stage the project at Browns Plains and Jimboomba.

The District endorsement and approval by the Director-General and Minister are still to be obtained. However, the project team should progress the project based on the proposed staging described in Section 2 of your report: *"Staging Options Browns Plains Ambulatory and Community Health Centre - Logan, Beaudesert Health Service District"* dated November 21, 2005.

I trust this direction meets your requirements.

Yours sincerely

Bill Eastgate
Senior Director – PCU
Capital Works & Asset Management Branch

28 11 2005

Office
Queensland Health
Insert Office Street Address 1
Insert Office Street Address 2

Postal
Insert Postal Address 1
Insert Postal Address 2

Phone
Insert Phone No.

Fax
Insert Fax No.

Staging Analysis – Browns Plains Ambulatory and Community Health Centre

1.0 Executive Summary

- Summary of endorsed option
- Summary of major points and issues

2.0 Detailed Description of Staging Option

- Background
- Principles underpinning the option (Based on approved HSP etc)
- Description of endorsed option
- Services to be provided

3.0 Advantages and Disadvantages of Staging Option

Ads – Enable fast and efficient progression of stage 1
 Stage 2 will provide a facility in a major growth area of Nth Beaudesert
 Immediate service need has been identified in BP
 Staging process will allow dispersion of required capital over 2 additional
 FY's
 Etc etc

Disads – All services are not provided upfront as identified in HSP

- Possible doubling up on admin and FM due to two facilities
- Etc etc

4.0 Cost Plan

TBA

5.0 Procurement Strategy

- Use of Managing Contractor still applicable as it is intended that all 5 hubs will be rolled out concurrently

6.0 Master Programme

TBA

7.0 Appendices

Concept drawing

delaying BP

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From: "Simon Box" <SBox@gmgroup.com.au>
To: "Steve O'Connor" <Steve_O'Connor@health.qld.gov.au>, "Brett Bricknell" <Brett_Bricknell@health.qld.gov.au>, <john_davies@health.qld.gov.au>, "Mark Mattiussi" <Mark_Mattiussi@health.qld.gov.au>, "Kelly Raymond" <Kelly_Raymond@health.qld.gov.au>, "Cheryl Cross" <Cheryl_Cross@health.qld.gov.au>
Date: 11/29/05 1:41pm
Subject: Browns Plains

Please be advised that we have received direction from Mr. Bill Eastgate at Capital Works to recommence the Project based on our Staging Option tabled on the 21st November 2005. I have attached the letter for your reference.

Steve, as Chair of the Steering Group can you please confirm when you would like to re-institute the Steering Group Meetings and I will advise all other parties as appropriate.

I will be carrying out some initial planning for Stage 1 and will advise the Design Consultants thereafter.

This is a very positive direction for the project and GMG look forward to working with all Project Team Members over the coming months.

Regards,

SIMON BOX

Project Manager

GOWDIE MANAGEMENT GROUP PTY LTD

Unit 10 Argyle Place, 14 Argyle Place

Breakfast Creek Qld 4010

PO Box 3003

Newstead Qld 4006

Ph: (07) 3262 3644

Fax: (07) 3262 9699

Mobile: s.73

sbox@gmgroup.com.au <mailto:sbox@gmgroup.com.au>

CC: "Linda McCorley" <Linda_McCorley@health.qld.gov.au>, "Nicholas Ehren" <Nicholas_Ehren@health.qld.gov.au>

RTI RELEASE

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From: "Paul Trotter" s.73 @fultontrotter.com.au>
To: "Simon Box" <SBox@gmgroup.com.au>
Date: 11/30/05 2:18pm
Subject: RE: SB 051130 Restart email

Simon,

Robert Wesener, Katie and I are available on the 6th December but please confirm time (usual at 9am??)

I can call into your office tomorrow morning at 9am to discuss the program if that suits or you can roll in here anytime tomorrow morning.

Cheers

Paul

-----Original Message-----

From: Simon Box [mailto:SBox@gmgroup.com.au]
Sent: Wednesday, 30 November 2005 10:25 AM
To: Paul Trotter
Cc: Linda McCorley; Nicholas Ehren
Subject: SB 051130 Restart email

Paul,

Thank you for meeting with us on such short notice.

We confirm the direction to re-commence the Browns Plains Project based on our Staging Proposal presented on the 21st November 2005.

Our immediate focus will be on Stage 1 at Browns Plains. This will involve re-working our project brief and concept to suit a 3000m2 building with a budget limitation of \$16.974 million.

We would like your feedback on the Programme as soon as possible keeping in mind that we would like to maximise the time remaining in 2005.


The District has also requested that we re-commence our meeting programme, with the next meeting being on the 6th December (Executive Planning Group). I would like to meet you before this meeting so we can agree on programme and the way forward. Please confirm a time that suits you this week to meet.

Thanks again for meeting with us on such short notice.

Regards,
 SIMON BOX
 Project Manager

GOWDIE MANAGEMENT GROUP PTY LTD

Unit 10 Argyle Place, 14 Argyle Place
 Breakfast Creek Qld 4010
 PO Box 3003
 Newstead Qld 4006
 Ph: (07) 3262 3644
 Fax: (07) 3262 9699
 Mobile: s.73

x@gmgroup.com.au <mailto:sbox@gmgroup.com.au>

CC: "Linda McCorley" <Linda_McCorley@health.qld.gov.au>, "Nicholas Ehren" <Nicholas_Ehren@health.qld.gov.au>, "Robert Wesener" s.73 @fultontrotter.com.au, "Katie Maccoll" s.73 @fultontrotter.com.au

RTI RELEASE

1.0 EXECUTIVE SUMMARY

1.1 OVERALL STATUS

Following approval of the proposed staging option on 28th November 2005, the project will now be considered in two stages i.e. Stage 1- Browns Plains (\$16.974 million excluding Land) completion for 2007 and Stage 2 – Jimboomba/Flagstone (\$21 million excluding Land) completion for 2008.

The subject of this monthly report is Stage 1 – Browns Plains.

During December 05 a revised Schedule of Accommodation was formulated for Stage 1 – Browns Plains in conjunction with Kathy Roughan (Health Services Planner) and the Logan Beaudesert Health Services District. This identified a requirement for approx 3500m2 for the proposed services in Stage 1.

Project Services have confirmed that the area outlined within the Schedule of Accommodation for Stage 1 can be achieved within the budget of \$16.974 million, on the assumption that value management principles will be applied during the early stages of design and that any External Partners involved in the project will contribute capital to cover their construction costs.

After receiving confirmation from Project Services that the Schedule of Accommodation can be achieved within the approved budget, Fulton and Trotter have been requested to provide some concept design options for presentation and discussion at the first formal meeting of 2006 (Steering Group Meeting/Workshop 24th January 2006).

1.2 DESIGN AND PROCUREMENT SUMMARY

Design/Planning Status

The Health Service Plan may require some minor amendments in order to align with the approved Staging Proposal. This will be agreed at the Steering group Meeting scheduled for 24th January 06.

A revised Schedule of Accommodation has been developed for Stage 1 Browns Plains.

Fulton Trotter will be commencing concept design for Stage 1 Browns Plains in early January 06 and will have various options available for presentation and discussion at the Steering Group Meeting scheduled for the 24th January 06.

Procurement

The procurement manager (Project Services) has advised that it is likely the project will be delivered utilising a traditional procurement method. Gowdie Management Group has not received formal confirmation of this advice from CWAMB.

1.3 CONSTRUCTION SUMMARY

Not Applicable.

1.4 COST MANAGEMENT SUMMARY UPTO END OF NOVEMBER 05

Current Approved Budget	\$13.574 million
Current Estimated Cost (Stages 1 and 2)	\$ 37.974 million
Committed Costs	\$ 1,466,000
Actual Costs (Estimate up to end of Dec 05)	\$ 750,000

* All Costs reported in the above table exclude land acquisition

1.5 PHOTOS

Not applicable.

8.5 PROGRAMME STATUS

The Project is currently on programme for completion in September 2007.

8.6 DELAY MONITORING

All milestones activities outlined in the attached Master Programme will need to be strictly adhered to. Any delays in activities will result in a delay to the Project completion.

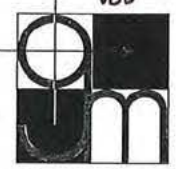
8.7 EXTENSIONS OF TIME

Not applicable.

8.8 ATTACHED PROGRAMMES

Project Master Programme – Stage 1.

RTI RELEASE



GOWDIE MANAGEMENT GROUP PTY LTD
ABN 14 110 619 460

The Senior Director
Browns Plains Ambulatory Centre
Capital Works and Asset Management
Queensland Health
Citylink Building Precinct
Building 2, Ground Floor
153 Campbell Street
BOWEN HILLS QLD 4006

Services Received/ Approved for Payment	
Signature:	<i>NC</i>
Date Approved:	<i>9/2/06</i>
Cost Centre:	
Internal Order:	<i>804120</i>
General Ledger Ac:	



B/c Jenny Stone

All these projects are under review hold payments unless it can be clearly demonstrated that work to the value has been completed
Mat 23/1/06

Att: ~~Mr Mat Fife~~
Jenny Stone

Tax Invoice

Tax Invoice No.: 100180
Date: 30.12.05

Due Date	Order Number	Project	
27.01.06	Consultancy Agreement	PM Services for Browns Plains Ambulatory Centre	
Qty	Description	Unit Price	Amount
	December fee for Browns Plains Ambulatory Centre. PM Services as per fee schedule submitted 01/06/05	\$18,000.00	\$18,000.00
		Subtotal	\$18,000.00
		Tax Total	\$1,800.00
		Total	\$19,800.00

Bank Account Details for Direct Credit Payments
Bank: National Australia Bank - Brisbane Office, Queen Street
BSB: 084 004
Account No.: 57739 6919

Payment Terms: Strictly 30 days



Unit 10 Argyle Place, 14 Argyle Street, BREAKFAST CREEK QLD 4010
PO Box 3003, NEWSTEAD QLD 4006
Telephone: **07 3262 3644** Facsimile: **07 3262 9699**
Website: www.gmggroup.com.au

Procurement

The procurement manager (Project Services) has advised that it is likely the project will be delivered utilising a traditional procurement method. Gowdie Management Group has not received formal confirmation of this advice from CWAMB.

1.3 CONSTRUCTION SUMMARY

Not Applicable.

1.4 COST MANAGEMENT SUMMARY UPTO END OF JANUARY 06

Current Approved Budget	\$17,012,000
Current Estimated Cost (Stages 1 and 2)	\$43,424,100
Committed Costs	\$5,118,000
Estimated actual costs upto end of January 06	\$ 4,283,900

* All Costs reported in the above table include land acquisition

1.5 PHOTOS

Not applicable.

PROJECT ESTIMATE Stage 1

PROJECT : Browns Plains Community Health Centre

UNIT : Project Services
PRACTICE : Quantity Surveying
GROUP : Health, TAFE Law and Order
ESTIMATE DATE : 27-Jan-2008
W.A.C. No. :
PROJECT No. : 40207
QS REF. : 40207_SD9a_GM

STAGE : Indicative Cost

SYSTEM : TRADITIONAL

ESTIMATE OF COST		\$
Building Cost		10,395,400
Building Cost - External Partners		401,200
Siteworks		2,120,000
External Services		682,000
PROJECT COST - ESTIMATE DATE		13,778,600
Escalation to Tender date	(Sep-2006)	755,600
PROJECT COST - TENDER DATE		14,534,100
Contingency Allowance		726,700
Escalation during Construction	(Aug-2007)	INCL.
PROJECT COST - COMPLETION		15,260,800
Demolition of existing house		8,900
Local Authority Charges		NIL
Telecom Charges		NIL
Temporary Accommodation		NIL
Relocation Costs		NIL
Statutory Charges	Building Act Compliance	24,400
	Water and Sewerage Compliance	2,700
	Fire Services Levy	1,100
Other Costs and Fees		NIL
	Geotechnical fees	INCL
	Contour survey fees	INCL
	Environmental Engineer Initial Investigation Fee	NIL
QBSA Financial Review		1,200
Occupational Health & Safety Audit		3,000
Portable Long Service Leave & Training Levy		37,800
Workplace Health & Safety Fees		21,000
Loose Furniture		NIL
Equipment		NIL
Information Technology		NIL
PROJECT COST - SITE		15,380,000
Professional Fees		1,920,100
Clerk Of Works		NIL
Procurement Management Fees		200,000
Health Costs - Project Management Fees		330,151
Health Costs - Furniture, Fixings & Equipment		1,205,849
Artwork		122,000
GROSS PROJECT COST (Excluding GST)		19,139,100
GST Allowance (Project Costs)		1,526,080
GST Allowance (Non-Contract Costs)		10,010
GST Allowance (Professional Fees)		549,110
GST Allowance (Artwork)		12,200
GROSS PROJECT COST (Including GST)		21,238,500
PROJECT BUDGET		
BUILDING AREAS		sq2
Fully Enclosed Covered Area (F.E.C.A)		3,566
Unenclosed Covered Area (U.C.A)		488
GROSS FLOOR AREA (G.F.A)		4,054



9.0 COST MANAGEMENT REPORT

9.1 CONTRACT FINANCIAL STATEMENT

DESCRIPTOR	BUDGET		COMMITMENTS		
	ORIGINAL PROJECT BUDGET	CURRENT PROJECT BUDGET	COMMITTED	UNCOMMITTED	ESTIMATED ACTUAL COSTS TO END JAN 06
Building Costs	9,884,000	9,884,000	8,900	9,875,100	8,900
D & C Contingency	659,849	659,849	-	659,849	-
Professional Fees (Principal Consultant and QS)	1,204,000	1,204,000	1,204,000	-	564,000
Statutory Fees & Charges	59,000	59,000	-	59,000	-
Procurement Management	115,000	115,000	115,000	-	60,000
Project Management	330,151	330,151	330,151	-	163,000
Art Built-In	122,000		22,000	100,000	-
Total D& C Costs	12,374,000	12,374,000	1,680,051	10,693,949	795,900
FF & E	-	-	-	-	-
Property Purchase	-	-	-	-	-
Sundry Consultancies	-	-	-	-	-
Legal Costs	-	-	-	-	-
Liaison Officer/Decanting/Relocation/Commissioning	-	-	-	-	-
Opening Costs	-	-	-	-	-
POE Costs	-	-	-	-	-
CWB Expenses	1,200,000	1,200,000	-	1,200,000	50,000
QH Contingency	-	-	-	-	-
Total QH Costs	1,200,000	1,200,000	-	1,200,000	50,000
TOTAL	13,574,000	13,574,000	1,680,051	11,893,949	845,900

9.2 CASH FLOW PROJECTION FOR PROJECT – STAGE 1

Cash Flow Report - Browns Plains Ambulatory and Community Health Centre - Stage 1

Predicted Project Budget:

\$22,577,100

Cashflow Data					
Month	Monthly Expend. (Excl GST)	Monthly Expend. (Incl GST)	% of Total	Cumulative (Excl GST)	Cumulative (Incl GST)
Upto Jun 05	\$3,586,147	\$3,944,762	15.88%	\$3,586,147	\$3,944,762
Jul-05	\$103,450	\$113,795	0.46%	\$3,689,597	\$4,058,557
Aug-05	\$103,383	\$113,721	0.46%	\$3,792,980	\$4,172,278
Sep-05	\$106,584	\$117,242	0.47%	\$3,899,564	\$4,289,520
Oct-05	\$106,583	\$117,241	0.47%	\$4,006,147	\$4,406,762
Nov-05	\$98,000	\$107,800	0.43%	\$4,104,147	\$4,514,562
Dec-05	\$88,000	\$96,800	0.39%	\$4,192,147	\$4,611,362
Jan-06	\$91,753	\$100,928	0.41%	\$4,283,900	\$4,712,290
Feb-06	\$156,000	\$171,600	0.69%	\$4,439,900	\$4,883,890
Mar-06	\$156,000	\$171,600	0.69%	\$4,595,900	\$5,055,490
Apr-06	\$156,000	\$171,600	0.69%	\$4,751,900	\$5,227,090
May-06	\$156,000	\$171,600	0.69%	\$4,907,900	\$5,398,690
Jun-06	\$156,000	\$171,600	0.69%	\$5,063,900	\$5,570,290
Jul-06	\$160,000	\$176,000	0.71%	\$5,223,900	\$5,746,290
Aug-06	\$160,000	\$176,000	0.71%	\$5,383,900	\$5,922,290
Sep-06	\$160,000	\$176,000	0.71%	\$5,543,900	\$6,098,290
Oct-06	\$200,000	\$220,000	0.89%	\$5,743,900	\$6,318,290
Nov-06	\$430,000	\$473,000	1.90%	\$6,173,900	\$6,791,290
Dec-06	\$720,000	\$792,000	3.19%	\$6,893,900	\$7,583,290
Jan-07	\$844,000	\$928,400	3.74%	\$7,737,900	\$8,511,690
Feb-07	\$1,013,000	\$1,114,300	4.49%	\$8,750,900	\$9,625,990
Mar-07	\$1,290,000	\$1,419,000	5.71%	\$10,040,900	\$11,044,990
Apr-07	\$1,730,000	\$1,903,000	7.66%	\$11,770,900	\$12,947,990
May-07	\$2,180,000	\$2,398,000	9.66%	\$13,950,900	\$15,345,990
Jun-07	\$1,980,000	\$2,178,000	8.77%	\$15,930,900	\$17,523,990
Jul-07	\$1,745,000	\$1,919,500	7.73%	\$17,675,900	\$19,443,490
Aug-07	\$1,375,000	\$1,512,500	6.09%	\$19,050,900	\$20,955,990
Sep-07	\$1,160,000	\$1,276,000	5.14%	\$20,210,900	\$22,231,990
Oct-07	\$1,010,000	\$1,111,000	4.47%	\$21,220,900	\$23,342,990
Nov-07	\$911,200	\$1,002,320	4.04%	\$22,132,100	\$24,345,310
Dec-07	\$7,000	\$7,700	0.03%	\$22,139,100	\$24,353,010
Jan-08	\$7,000	\$7,700	0.03%	\$22,146,100	\$24,360,710
Feb-08	\$7,000	\$7,700	0.03%	\$22,153,100	\$24,368,410
Mar-08	\$7,000	\$7,700	0.03%	\$22,160,100	\$24,376,110
Apr-08	\$7,000	\$7,700	0.03%	\$22,167,100	\$24,383,810
May-08	\$7,000	\$7,700	0.03%	\$22,174,100	\$24,391,510
Jun-08	\$7,000	\$7,700	0.03%	\$22,181,100	\$24,399,210
Jul-08	\$7,000	\$7,700	0.03%	\$22,188,100	\$24,406,910
Aug-08	\$7,000	\$7,700	0.03%	\$22,195,100	\$24,414,610
Sep-08	\$382,000	\$420,200	1.69%	\$22,577,100	\$24,834,810
Total	\$22,577,100	\$24,834,810	100%		

Project Progression Plan – Browns Primary Health and Ambulatory Care Centre Stage 1 – 21.02.06



Project Progression Plan – 21.02.06

Current Project Status

- A revised addendum to the Health Service Plan has been circulated by Kathy Roughan for sign-off at Steering Committee Meeting 21.02.06
- The endorsed concept option B has been developed by FT for presentation and general approval of the Steering Committee 21.02.06
- Based on Option B the current budget stands at \$19,139,100. This figure is based on a 3500m2 facility.
- The revised CBRC submission is currently under consideration by cabinet. It is expected that some direction in regard to additional funding required will be provided by end of February 06.

Progression Plan

- Review and sign-off Addendum to Health Service Plan by 21.02.06
- Review revised Concept Options B presented by FT
- Carry out User Group Meetings on 23rd February and 2nd March to introduce Concept.
- Incorporate feedback from User Groups into design for final sign-off of Concept by 7.03.06
- Review progress of CBRC submission – Update to be provided by CWAMB at all formal meetings
- Commence Schematic Design – 1st March 06

Key Milestones to be Achieved Feb/March 06

- Formal sign-off of Addendum 1 to HSP by all stakeholders
- Formal sign-off and agreement of Concept plan for Stage 1 by all Stakeholders
- Commence Schematic Design
- Direction received in relation to additional funding.

CWAMB
GPO Box 48
Brisbane Qld 4001



Att: **Ms Jenny Stone**

Tax Invoice

Tax Invoice No.: 100196
Date: 03.03.06

Due Date	Order Number	Project	
31.03.06	Consultancy Agreement	PM Services for Browns Plains Ambulatory Centre	
Qty	Description	Unit Price	Amount
	February fee for Browns Plains Ambulatory Centre. PM Services as per fee schedule submitted 01/06/05	\$9,338.00	\$9,338.00

Subtotal	\$9,338.00
Tax Total	\$933.80
Total	\$10,271.80

Received/ Approved for Payment
Signature:

NCR

Bank Account Details for Direct Credit Payments
Bank: National Australia Bank - Brisbane Office, Queen Street
BSB: 084 004
Account No.: 57739 6919

This progress payment claim is made under the Building and Construction Industry Payments Act 2004

Payment Terms: Strictly 30 days



Jenny Stone
Director, PCU
Capital Works & Asset Management Branch
17/3/06

Date Approved:	15/3/06
Cost Centre:	
Internal Order:	804120
General Ledger A/C:	

Unit 10 Argyle Place, 14 Argyle Street, BREAKFAST CREEK QLD 4010
PO Box 3003, NEWSTEAD QLD 4006
Telephone: **07 3262 3644** Facsimile: **07 3262 9699**
Website: www.gmggroup.com.au

Project Progression Plan – Browns Primary Health and Ambulatory Care Centre Stage 1 – 07.03.06



Project Progression Plan – 07.03.06

Current Project Status

- The addendum to the Health Service Plan has been signed off by all relevant stakeholders and has been forwarded to CWAMB.
- Services Development Group Meetings have been conducted (23.2.06 and 2.03.06) to introduce the revised concept for Stage 1 Browns Plains. A number of critical issues have been raised by the groups which will require direction from the district prior to finalising the Concept for approval and proceeding to SD. FT has a summary of these issues.
- Based on Option B the current budget stands at \$19,139,100. This figure is based on a 3500m2 facility.
- The revised CBRC submission is currently under consideration by cabinet. It is expected that some direction in regard to additional funding required will be provided by end of February 06.
- The Design Phase is approx 2 weeks behind programme; Reasons a) Initial availability of Services Groups for Meetings b) Additional design complexities encountered due to splitting of services between two facilities.
- Design Fees for Staging Exercise, Pre-design and Schematic design (issued December 05) are yet to be approved by CWAMB and Project Services.

Progression Plan

- District to review critical issues from Services Development Group Meetings and provide direction by 9.3.06 for incorporation into design for issue by 14.3.06.
- Commence Schematic Design after final issue of Concept Drawings on 14.3.06
- Sign-off revised concept at Steering Committee 21.3.06
- Review progress of CBRC submission – Update to be provided by CWAMB at all formal meetings

Key Milestones to be Achieved March 06

- Formal sign-off and agreement of Concept plan for Stage 1 by all Stakeholders
- Commence Schematic Design by 15.3.06
- Direction received in relation to additional funding.

Project Progression Plan – Browns Primary Health and Ambulatory Care Centre Stage 1 – 04.04.06



Project Progression Plan – 04.04.06

Current Project Status – Stage 1

Budget

- Approved budget stands at \$13.574million
- The current budget estimate for stage 1 stands at \$19,139,100. This figure is based on a 3500m2 facility.
- The revised CBRC submission is currently under consideration by cabinet. It is expected that some direction in regard to additional funding required will be provided by end of March 06. (Not received at Present – Status Unkown)

Design

- The concept design was sign-off at the Steering Committee Meeting on the 21.03.06.
- Revised Design Fees have been submitted to Project Services for consideration and resolution ASAP.
- Schematic Design phase has commenced and will be complete by 25.04.06.
- A package of SD related documents has been forwarded to Service Development Groups. Comments and Feedback required by no later than 06.04.06. Kelly Raymond to coordinate.

Procurement

- The method of procurement for the project has not been confirmed. Project Services have advised that this will be confirmed prior to the next Steering Committee Meeting on 18.04.06.

Progression Plan

- Review current sketch design progress and provide any general feedback to Fulton Trotter by 06.04.06
- Commence Schematic Design 21.03.06 with completion due for 25th April 06.
- Review progress of CBRC submission – Update to be provided by CWAMB at all formal meetings.

Key Milestones to be Achieved April 06

- Completion of Schematic Design by 25.04.06
- Direction received in relation to additional funding by 31.03.06 (Outstanding)

1.0 EXECUTIVE SUMMARY

1.1 OVERALL STATUS

Funding Approval/CBRC Submission

The CBRC process on Browns Plains (and all Health Hubs) has been put on hold until QHealth carry out an exercise demonstrating how Health Hubs contribute to the overall Health Service provision. This process is expected to be complete by September 06 with direction on the additional capital required handed down in October 06.

Design Status

Schematic Design/PDP addendum was formally signed-off on the 6th June. (Refer Appendix A for sign-off document)

DD commenced as programmed and is progressing well. User Group meetings were held on the 14th and 15th of June to work shop room layouts. Feedback received has been incorporated and will be presented to User Groups for final feedback on the 7th and 10th of July.

The design of all other building elements are being progressed by the Principal Consultant and relevant sub-consultants and no major issues have arisen.

DD report will be presented to the Steering Committee on the 15th August with formal sign-off requested by the 1st September 06. All DD activities are currently on programme.

Procurement

The procurement manager (Project Services) has advised that it is likely the project will be delivered utilising a traditional procurement method. Gowdie Management Group has not received formal confirmation of this advice from CWAMB.

Overall Programme Status

Overall project completion has now been programmed for February 2008. All activities are currently on programme to achieve this date.

The major activity governing the Master Programme at present is the funding approval. Approval of additional funding will be required by the end of October to achieve the current Master Programme (Rev 5) issued on the 23rd May 06.

1.2 CONSTRUCTION SUMMARY

Not Applicable.

1.3 COST MANAGEMENT SUMMARY UPTO END OF JUNE 06

Current Approved Budget	\$13,574,000
Current Estimated Cost (Stage 1 Only)	\$19,139,100
Committed Costs	\$ 2,010,849
Estimated actual costs - end of June 06	\$ 850,646

* All Costs reported in the above table exclude land acquisition

1.4 PHOTOS

MONTHLY REPORT BROWNS PLAINS

PROJECT ESTIMATE

PROJECT : Browns Plains Community Health Centre	UNIT : Project Services
	PRACTICE : Quantity Surveying
	GROUP : Health, TAFE Law and Order
	ESTIMATE DATE : 8-May-2006
STAGE : Schematic Design	W.I.C. No. :
Category 4 Estimate	PROJECT No. : 40207
SYSTEM : TRADITIONAL	QS REF. : 40207_SD11_GM

ESTIMATE OF COST	\$
Building Cost	10,238,300
Alterations & Renovations	NIL
Siteworks	2,084,800
External Services	640,300
PROJECT COST - ESTIMATE DATE	12,964,000
Escalation to Tender date (Feb-2007)	759,700
PROJECT COST - TENDER DATE	13,723,700
Contingency Allowance	686,200
Escalation during Construction (Mar-2008)	INCL.
PROJECT COST - COMPLETION	14,409,900
House Demolition	8,900
Local Authority Charges	NIL
Telecom Charges	NIL
Temporary Accommodation	NIL
Relocation Costs	NIL
Statutory Charges	Building Act Compliance 24,000 Water and Sewerage Compliance 2,700 Fire Services Levy 900
Other Costs and Fees	Traffic consultant and Town Planning 11,046 Geotechnical fees NIL Contour survey fees NIL Environmental Engineer Initial Investigation Fee 1,800
OBSA Financial Review	4,800
Occupational Health & Safety Audit	4,000
Portable Long Service Leave & Training Levy	35,700
Workplace Health & Safety Fees	19,900
Loose Furniture	NIL
Equipment	NIL
Information Technology	NIL
PROJECT COST - SITE	14,520,646
Professional Fees (Principal Consultant & QS)	2,135,319
Professional Fees (Project Manager)	449,299
Procurement Management Fees	230,000
Health Costs - FF&E and ICT Infrastructure (WAN/LAN)	1,679,836
Artwork	122,000
GROSS PROJECT COST (Including GST)	19,139,100
GST Allowance (Project Costs)	1,440,890
GST Allowance (Non-Contract Costs)	11,375
GST Allowance (Professional Fees)	449,445
GST Allowance (Artwork)	12,200
GROSS PROJECT COST (Including GST)	21,053,010
PROJECT BUDGET	
BUILDING AREAS	M2
Fully Enclosed Covered Area (F.E.C.A)	3,566
Unenclosed Covered Area (U.C.A)	488
GROSS FLOOR AREA (G.F.A)	4,054


CHIEF QUANTITY SURVEYOR
 Health, TAFE Law and Order

11/5/06

9.0 COST MANAGEMENT REPORT

9.1 CONTRACT FINANCIAL STATEMENT TO END OF JUNE 06

Descriptor	Budget		Commitments			
	Approved Project Budget	Estimated Project Budget	Committed	Uncommitted Funds Versus Approved Budget	Uncommitted Funds Versus Estimated Budget	Actual Costs to Date
Building Costs	9,884,000.00	12,972,900.00	8,900.00	9,875,100.00	12,964,000.00	8,900.00
D & C Contingency	659,849.00	1,444,900.00	-	659,849.00	1,444,900.00	-
Professional Fees	1,204,000.00	2,148,165.00	1,519,049.00	- 315,049.00	629,116.00	621,594.00
Statutory Fees & Charges	59,000.00	92,000.00	-	59,000.00	92,000.00	-
Procurement Management	115,000.00	230,000.00	108,500.00	6,500.00	121,500.00	38,500.00
Clerk of Works	-	-	-	-	-	-
Project Management	330,151.00	449,299.00	350,000.00	- 19,849.00	99,299.00	181,646.00
Art Built-In	122,000.00	122,000.00	24,400.00	97,600.00	97,600.00	-
Total D& C Costs	12,374,000.00	17,459,264.00	2,010,849.00	10,363,151.00	15,448,415.00	850,640.00
F F & E	1,200,000.00	1,200,000.00	-	1,200,000.00	1,200,000.00	-
ICT	-	479,836.00	-	-	479,836.00	-
Sundry QH Costs	-	-	-	-	-	-
Total QH Costs	1,200,000.00	1,679,836.00	-	1,200,000.00	1,679,836.00	-
TOTAL	13,574,000.00	19,139,100.00	2,010,849.00	11,563,151.00	17,128,251.00	850,640.00

MONTHLY REPORT BROWNS PLAINS

9.2 CASH FLOW PROJECTION FOR PROJECT – STAGE 1

Project: Browns Plains Community Health Centre						
Project Number: 40207						
Stage	Expenditure Date	Expenditure				Finacial Year Totals (incl. GST) \$
		Actual / Forecast	Monthly Forecast (excl. GST) \$	GST	Cumulative Forecast (incl. GST) \$	
	Prior to Jul-05	a	193,000	19,300	212,300	212,300
	Jul-05	a	52,960	5,295	270,646	
	Aug-05	a	33,695	3,370	307,610	
	Sep-05	a	37,667	3,767	349,043	
	Oct-05	a	10,000	1,000	360,043	
	Nov-05	a	158,585	15,859	534,487	
	Dec-05	a	22,000	2,200	558,687	
	Jan-06	a	140,175	14,018	712,879	
	Feb-06	a	76,978	7,698	797,555	
	Mar-06	a	5,090	509	803,154	
	Apr-06	a	79,000	7,900	890,054	
	May-06	a	20,750	2,075	912,879	
	Jun-06	a	20,750	2,075	935,704	723,404
	Jul-06	f	161,800	16,180	1,113,684	
	Aug-06	f	147,501	14,750	1,275,835	
	Sep-06	f	159,400	15,940	1,451,275	
	Oct-06	f	139,000	13,900	1,604,175	
	Nov-06	f	140,000	14,000	1,758,175	
	Dec-06	f	148,000	14,800	1,920,975	
	Jan-07	f	195,000	19,500	2,135,475	
	Feb-07	f	22,700	2,270	2,160,445	
	Mar-07	f	24,800	2,480	2,187,725	
	Apr-07	f	471,681	47,168	2,706,574	
	May-07	f	748,135	74,814	3,529,523	
	Jun-07	f	746,135	74,614	4,350,271	3,414,567
	Jul-07	f	1,026,149	102,615	5,479,035	
	Aug-07	f	1,030,149	103,015	6,612,199	
	Sep-07	f	1,231,996	123,200	7,967,395	
	Oct-07	f	1,231,996	123,200	9,322,590	
	Nov-07	f	1,677,434	167,743	11,167,767	
	Dec-07	f	1,780,904	178,090	13,126,762	
	Jan-08	f	2,309,255	230,925	15,666,942	
	Feb-08	f	1,535,350	153,535	17,355,827	
	Mar-08	f	1,750,347	175,035	19,281,208	
	Apr-08	f	835,615	83,562	20,200,385	
	May-08	f	602,571	60,257	20,863,213	
	Jun-08	f	98,620	9,862	20,971,695	16,621,424
	Balance	f	73,923	7,392	21,053,010	81,315
	PROJECT TOTAL		19,139,100			21,053,010