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Colonial War Memorial Hospital **Master Plan**

Priority Infrastructure Plan: Short Term Capital and Operational Assessment



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Note on Currency Presentations

Unless where otherwise indicated, all costs in this document are presented in Fiji Dollars (FJD).

Where original costs (in AUD) have been converted to FJD, an exchange rate has been applied as per the Reserve Bank of Fiji five year historical average:

AUD 1.00 = FJD 0.6845

Report Prepared by

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Abbreviations

Abbreviation	Definition
AusHFG	Australasian Health Facility Guidelines
CSSD	Central Sterile Service Department
CSP	Clinical Services Plan
CWM Hospital	Colonial War Memorial Hospital
DFAT	Department of Foreign Affairs and Trade (Australia)
FPSF	Fiji Program Support Facility
GOF	Government of Fiji
HIA	Hospital Infrastructure Assessment
ICU	Intensive Care Unit
IIMM	International Infrastructure Management Manual 2020
IPC	Infection Prevention and Control
ISO	Isolation Unit
MCA	Multi Criteria Analysis
MHMS	Ministry of Health and Medical Services
NCDs	Non-Communicable Diseases
NAMS	National Asset Management Steering group
PIP	Priority Infrastructure Plan
VIE	Vacuum Insulated Evaporator
WAF	Water Authority of Fiji

Executive Summary

The Colonial War Memorial (CWM) Hospital in Suva, Fiji, has suffered from decades of under-investment and deferred maintenance. As a result, much of the existing infrastructure on the campus is at or near end of life. This status is impacting the ability of the clinical teams at CWM Hospital, and more generally the Ministry of Health and Medical Services (MHMS), to effectively deliver quality of care that responds to increasing disease burden facing the Fiji population, especially with regard to Non-Communicable Diseases (NCDs). As part of the CWM Hospital Master Plan Project (CWM Hospital Project), a list of priority projects has been requested to address the infrastructure issues in the short to medium term, allowing for continued delivery of medical care while a new or redeveloped hospital is procured.

This Priority Infrastructure Plan (PIP) contains detailed condition assessments of the CWM Hospital campus, and the St. Giles Psychiatric Hospital campus. The scope of assessments covers systems and infrastructure relating to architecture, structures, mechanical, hydraulic, electrical, fire and clinical operations. These assessments have been used to inform a list of projects required in the short and medium term to enable continued health service provision at both campuses while a new tertiary hospital is designed and built. These projects were then evaluated using a multi-step screening process, resulting in a final list of prioritised projects with approximate, order-of-magnitude costings (for the highest prioritised projects) that can be presented to the Government of Fiji (GOF) and other funding partners for resourcing and delivery.

The evaluation process emphasises maintenance of the existing level of health care delivery, with improvements in some cases. The assessment was informed by available documentation relating to investigatory, maintenance and upgrade work (both planned and actioned) of the GOF and multiple development partners, such as the World Bank's recent structural and retrofitting assessment of three buildings at CWM Hospital.


The condition and criticality of infrastructure was considered in weighted analysis, with the process weighted toward delivery of care and efficient use of funds. At each stage of the process, extensive consultation was undertaken with representatives of the MHMS and CWM Hospital. These consultations began at the commencement of the process and continued through to final evaluation of projects. Projects that are currently underway on site by the GOF have been omitted. Projects that are needed but not able to be delivered by the GOF have been added to the list, as have projects that the consultation team considered strategic.

The preliminary screening and analysis were undertaken without considering cost. This was intentional to divorce the cost of purchase, installation, maintenance and operation from the delivery of quality care. A final gate of 'relative magnitude of cost' was used to screen the final list of projects prior to submission to the Quantity Surveyor team. This final vetting allowed the consultation team to evaluate whether a particular project posed a significant burden of cost on the GOF, and would not reasonably be useful.

Most assets assessed are in poor condition, however there is significant variation across the campuses due primarily to the large gap in building and refurbishment dates.

At a high level, the most critical projects relate to fire and life safety systems, and building fabric that is allowing water damage to many areas, which negatively impacts the delivery of services.

The projects focus on capital works in most instances, however the proposed structural and building fabric works have been scoped as investigatory projects only. They require destructive and intrusive testing to determine the scope of any remedial works.



The highest priority projects, i.e. the highest ranking from the MCA, have been costed by the Quantity Survey team. These costs are approximate only. The costed projects include works on the CWM Hospital campus as well as St. Giles Hospital.

Snapshot of Costed Priority Infrastructure Projects

The PIP development process, inclusive of reviews of existing documentation, a comprehensive facility assessment and consultative development and programming of a multi-criteria assessment tool resulted in identification of 355 priority infrastructure projects, which were further narrowed to a working shortlist of 189 projects.

Amongst these, 27 key priority projects were allocated high-level costings for immediate consideration by the GOF and development partners. The remaining 162 priority projects are presented in the PIP; costings can be sought as required.

Table ES1 below provides a brief outline of the 27 costed priority projects. Further detail of the proposed projects (and the remaining 162 priority projects) can be found in Section 3 of the PIP.

The total, high-level cost of the 27 high priority infrastructure projects is FJD 63,486,962.

Table ES1: Summary of 27 costed, priority projects

Building	System Type	System Detail	Basic Description	Rank /100%	Approx Cost (FJD)
4 - Dental Clinic	Hydraulics	Potable water	Tanks and base; pumps; filtration	79%	685,673
5 - Children's Hospital	Hydraulics	Potable water	Tanks and base; pumps; filtration	79%	207,457
9 - 1965 Building	Hydraulics	Potable water	Tanks and base; pumps; filtration	79%	357,352
13 - Extension Street	Hydraulics	Potable water	Tanks and base; pumps; filtration	79%	493,636
10 - Maternity	Hydraulics	Potable water storage and pumping	Tanks and base; pumps; filtration	78%	555,603
11 - Diabetic Centre	Structures/Architecture	Replace roofing and cladding	Cyclone compliance measures; bracing, structural work	78%	660,336
11 - Diabetic Centre	Architecture	Internal surfaces	Moisture prevention and repair; fix ingress issues on walls, floors, ceilings.	78%	343,286
11 - Diabetic Centre	Architecture	Accessibility	Accessibility for people with disability.	78%	406,498
St Giles	Structures/Architecture	Replace roofing and cladding	Cyclone compliance measures; bracing, structural work	78%	18,526,733
1 - Colonial Wing	Hydraulics	Potable water	Tanks and base; pumps; filtration	77%	2,799,968
10 - Maternity	Structural/Architecture	Roof/facade leak investigation	Investigative: thorough inspection of concrete roof/ceiling	75%	30,387
5 - Children's Hospital	Fire and life safety	Egress and fire	Egress clearance; removal stored items from stairwells, landings, workspaces; emergency lighting; locking systems; smoke/heat detection; alerts. Digitise records.	75%	3,865,346
9 - 1965 Building	Fire and life safety	Egress and fire	Egress clearance; removal stored items from stairwells, landings, workspaces; emergency lighting; locking systems; smoke/heat detection; alerts. Digitise records.	75%	2,017,525
10 - Maternity	Fire and life safety	Egress and fire	Egress clearance; removal stored items from stairwells, landings, workspaces; emergency lighting; locking systems; smoke/heat detection; alerts. Digitise records.	75%	3,071,917
13 - Extension Street	Fire and life safety	Egress and fire	Egress clearance; removal stored items from stairwells, landings, workspaces; emergency lighting; locking systems; smoke/heat detection; alerts. Digitise records.	75%	6,238,901

Building	System Type	System Detail	Basic Description	Rank /100%	Approx Cost (FJD)
1 - Colonial Wing	Fire and life safety	Egress and fire	Egress clearance; removal stored items from stairwells, landings, workspaces; emergency lighting; locking systems; smoke/heat detection; alerts. Digitise records.	75%	2,407,757
4 - Dental Clinic	Fire and life safety	Egress and fire	Egress clearance; removal stored items from stairwells, landings, workspaces; emergency lighting; locking systems; smoke/heat detection; alerts. Digitise records.	75%	537,560
15 - Services	Fire and life safety	Egress and fire	Signage; smoke/heat detection; alerts. Digitise records. Hydrants, pumps, hoses.	75%	373,417
22 - Lecture Theatre	Fire and life safety	Egress and fire	Signage; smoke/heat detection; alerts. Digitise records. Hydrants, pumps, hoses.	75%	528,224
1 - Colonial Wing	Structural/Architecture	Roof/facade leak investigation	Investigative: thorough inspection of roof/ceiling and facade	70%	15,194
9 - 1965 Building	Structural/Architecture	Roof/facade leak investigation	Investigative: thorough inspection of concrete roof/ceiling	70%	30,387
22 - Lecture Theatre	Structures/Architecture	Replace roofing and cladding	Cyclone compliance measures; bracing, structural work roof and cladding	70%	559,308
1 - Colonial Wing	Structural/Hydraulics		Tank relocation; base; pumps; filtration	69%	166,219
13 - Extension Street	Architecture	Hygiene control	IPC surfaces; moisture prevention; ingress clearance;	65%	13,243,156
13 - Extension Street	Architecture	Refurbishment of all linings and engineering systems.	Refurbish entire CSSD	65%	1,832,906
1 - Colonial Wing	Hydraulics	Potable hot water	Hot water; systems and piping	61%	2,799,968
10 - Maternity	Hydraulics	Sewer piping	Main sewer line upgrade/replacement	60%	732,248
Total costed (top 27 priority projects):				FJD	63,486,962

1. Introduction

1.1 Scope of Report

The Colonial War Memorial (CWM) Hospital Redevelopment will be a significant investment for the Government of Fiji (GOF) and an important component of its ambition to provide improved, accessible, effective and efficient health care services for Fijians. There is also a desire for the facility to become the leading referral hospital for other Pacific Island countries, which will benefit health outcomes across the region.

In 2024, the Government of Australia, through the Department of Foreign Affairs and Trade (DFAT), agreed to deliver a comprehensive master plan for CWM Hospital, however it is understood that the process for redeveloping and/or replacing the existing CWM Hospital will, given the size, scale and complexity of a substantial tertiary hospital, take 7-10 years from the start of master planning until the doors open on a new/redeveloped facility.

In the meantime, while the assessments, consultations and scoping are underway to inform the master planning, it is acknowledged that the existing CWM Hospital campus is grappling with significant and complex challenges relating to the condition of buildings and infrastructure across the site, and that these need urgent and immediate attention to ensure that essential tertiary health care services can continue to be safely delivered to the population.

To address this acute need, a separate deliverable has been requested by GOF, and commissioned by DFAT (through the Fiji Program Support Facility – FPSF). This **Priority Infrastructure Plan (PIP)** identifies and quantifies urgent projects to be addressed in the near-term in order to maintain quality care at CWM Hospital, and to avoid disruptions to health service delivery. Included in this deliverable is St. Giles Psychiatric Hospital, located on Reservoir Road. The St. Giles compound, while significantly smaller and less complex than the CWM Hospital campus, suffers many of the same infrastructure challenges.

This PIP presents the itemised list of priority projects with indicative costings. The methodology and process for screening potential projects through a Multi Criteria Analysis (MCA) are presented in detail and the complete list of projects considered is included in the Appendices.

The PIP has been vetted with key stakeholders and the complete list of projects has been coordinated with representatives of the CWM Hospital clinical staff, Ministry of Public Works, Meteorological Services and Transport and the MHMS Asset Management Unit. This ensures that the PIP projects align with current capital plans, clinical priorities, public health mandates and models of care ensuring that there is no duplication of efforts with projects already underway or inclusion of projects that will not positively impact health outcomes.

1.2 Existing Site Description

1.2.1 Colonial War Memorial Campus

The existing CWM Hospital campus is primarily within the wedge-shaped land plot bounded by Extension, Waimanu and Brown Streets. It consists of 25 separate buildings; however only facilities owned and operated by the MHMS appear within the PIP scope. Doctor and nurse accommodation blocks have also been excluded from scope.

The Diabetes Clinic and Empower Pacific buildings are also included in the scope of this PIP. Both buildings are located on Waimanu Street, across from the CWM Hospital Maternity Building.

The clinical services provided on campus span a wide range of tertiary services including:

- Maternity services for high-risk patients including induction, neo and post-natal care
- Paediatrics including acute, inpatient, physiotherapy and outpatient services
- Dental surgery
- Acute inpatient and outpatient services for adults
- Tertiary support services including a division wide sterilisation department.

The age of the buildings span from over 100 years (the Colonial Wing) to the late 1990's (Extension Street and Children's Hospital). All buildings are in poor condition and have variable levels of functioning infrastructure. With the exception of some smaller buildings and those on Extension Street, the buildings are generally of reinforced concrete construction and are naturally ventilated. Due to the layout of the campus, there is no central services area. Plant rooms are spread across the site with distributed services for all main engineering systems: water; sewer, power, communications and medical gases.

1.2.2 St. Giles Campus

St. Giles is the psychiatric hospital, located on Reservoir Road in Suva. It provides outpatient and inpatient services that span from management of dementia, alcohol and drug addiction to severe, symptomatic mental health disorders. The administration block is of lightweight timber construction, and relatively new. The clinics are housed in a two storey, concrete building. The balance of the campus consists almost entirely of small scale, residential type timber buildings constructed during the colonial era. The campus itself is built along a narrow lane on a ridge top, behind the Suva Men's Prison. There is little room for continued expansion and services are fed into the site from the north end, reticulating from building to building.

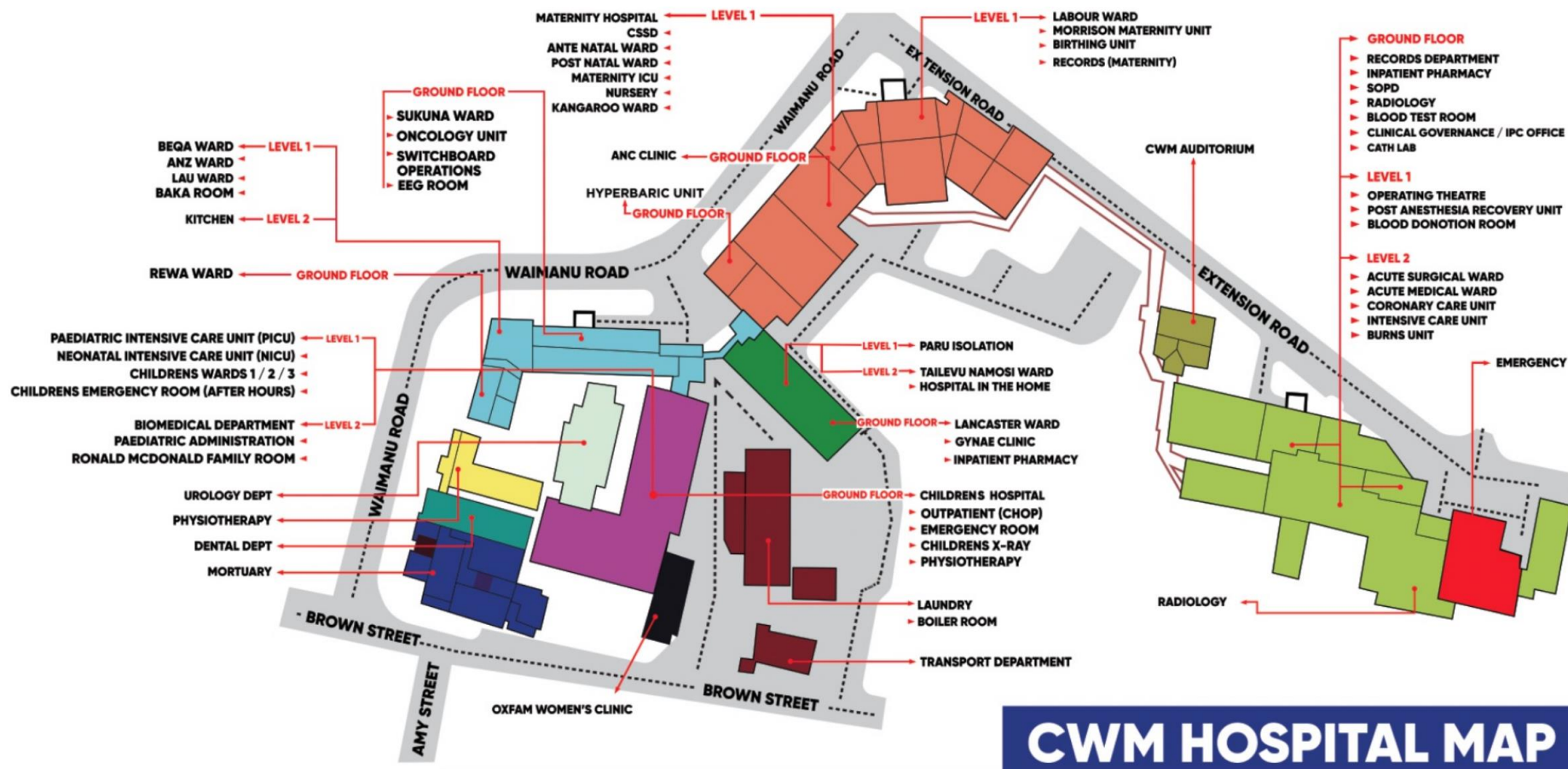


Figure 1 CWM Hospital main campus

1.3 Activities Undertaken to Date

The PIP is informed by the current condition and capacity of the buildings and infrastructure on the CWM and St. Giles Hospital campuses in conjunction with the Clinical Services Plan (CSP – being undertaken as part of the CWM Hospital Master Plan Project). The PIP team, along with the Hospital Infrastructure Assessment (HIA) and CSP teams attended site and stakeholder briefings from September 16th through 21st, 2024. The teams conducted detailed, non-intrusive site inspections of all buildings, recording data through a digital survey app (Esri's ArcGIS Survey123 tool). The CWM Hospital survey was prepared in advance with pull down menus for building names, levels and building component / system types. This allowed the team of six engineers and architects to capture over 9,500 photos relating to 850 discrete components resulting in over 50GB of raw data. The survey tool allowed the team to note condition assessments in real time, linking photographic records.

This database of asset conditions was then used by the PIP team to create a “long list” of projects deemed necessary.

The projects relate to engineering system infrastructure, architectural and structural elements, and clinical services projects intended to alleviate significant functional problems currently existing on site.

The project list was fed through the pre-screening and MCA tool before being socialised with a consultation group whose members included clinical staff and asset managers. The list, after vetting, was then provided to the Quantity Surveyors for rough, order-of-magnitude costings.

1.4 Condition Assessment Methodology

1.4.1 Evaluation Scope

Systems and components in scope for evaluation, are as follows:

- Architecture: Building fabric/materials (façade, roof, walls, windows) and surfaces (for Infection Prevention and Control - IPC)
- Structures: Main structure, seismic/earthquake resilience
- Plumbing: Plant, heaters, filtration
- Electrical: Switchboards, lighting, exit and emergency lighting, communications, nurse call, duress
- Fire: Detection and suppression; including passive fire protection
- Mechanical: Cooling plant, air handling units, fan coils, heat pumps, generation and distribution
- Infrastructure: electrical generation, potable water, sewer, trade waste
- Clinical Services Planning

1.4.2 Data Collection

The detailed survey was compiled via a custom digital survey app (Esri's ArcGIS Survey123 tool), prepared by GHD Digital. The database includes:

- Itemisation of assets surveyed
- Asset components, condition ratings and noted defects

- Photos of each asset component

Condition survey information was captured by inspectors trained and experienced in using the National Asset Management Steering group (NAMS) condition assessment methodology as per the International Infrastructure Management Manual 2020 (IIMM).

The NAMS methodology is a visual, non-intrusive condition survey process that identifies the asset components, asset attributes, condition and remaining life. This information provides a consistent and robust basis for the analysis and reporting to be provided in the PIP Report.

The site audit and condition assessment include all buildings and other structures, plant/equipment, pavement, gardens, walkways, and other assets within CWM Hospital boundary.

The key data attributes recorded by the assessors are to be:

- Asset location and description
- Asset condition
- Photographic evidence of condition and any make/model identification

Inspectors captured condition data using smartphones loaded with the Survey123 app, synced daily with the latest report version. The platform uploaded the condition data to an online repository daily.

Room numbers/names and clinical use were not known prior to the site inspection. Instead, notes were added in free text fields during inspection. This approach did require data cleaning after-the-fact.

1.4.3 Asset Condition

The following table was used by the assessors to rate asset condition

Table 1: Condition Rating Scale

Rating	Tag	Description
1	Very Good	New or near new, in excellent to very good condition with no indicators of obsolescence. Only nominal maintenance required.
2	Good	In good condition with no sign of immediate or short term obsolescence. Only normal maintenance is required.
3	Moderate	In fair condition, and there may be some signs of short to medium term obsolescence. Significant maintenance may be required to improve condition to 2.
4	Poor	In poor condition with significant signs of impending (short-term) obsolescence. Substantial maintenance required to keep the asset serviceable.
5	Very Poor	In very poor condition or obsolete – the asset no longer provides an adequate level of service and/or immediate remedial action required to keep the asset in service.

1.4.4 Priority

Typically, in a traditional asset management project, criticality and priority are scored for each asset and used to develop an asset management plan, specific to each individual asset. In this case, a list of potential projects has been developed and prioritised through a multi-criteria analysis which scores

both of these measures against weighted criteria. The project list does not look at specific, individual assets but cuts across many assets with the goal of preserving a specific level of care. Therefore priority (i.e. useful life remaining) is not scored on an individual basis. Criticality, or level of redundancy and impact to services, has also been scored at a project level. The criteria outlined in the table below is used to inform the multi-criteria analysis and lays out the parameters of scoring.

Table 2: Priority Rating Scale

Priority	Priority Description	Timing Recommendation
1	Immediate repair or replacement required due to actual or likely immediate failure	Immediate
2	Repair or replacement required within the next 12 – 24 months.	Within 12 – 24 months
3	Repair or replacement required within the next 2 – 5 years.	Within 2 – 5 years
4	Repair or replacement required within the next 5 – 10 years.	Within 5 – 10 years
5	Repair or replacement not required within the next 10 years.	Beyond 10 years

1.5 Multicriteria Analysis Methodology

Due to the poor condition of the buildings and infrastructure across both CWM and St. Giles Hospital sites, the list of potential projects is extensive; addressing all is not feasible or affordable. Instead, a multi-step MCA was developed to refine the potential projects down to a shortened list. This list is ranked in order of priority, costed and presented in a fully scoped package of works that are ready for funding. Note that some of the projects, particularly relating to watertightness and structural integrity, are investigatory only in nature. As the condition assessments done were visual only and not intrusive, the assessment team were unable to scope the remediation works. Instead, a preliminary project that undertakes intrusive investigations and detailed analysis is required to fully quantify the magnitude of remedial works required.

The steps of the MCA were as follows:

STEP 1: Site Condition Assessments

A detailed analysis of the current condition of all buildings and infrastructure considers remaining life, criticality and implication on clinical services. The investigations undertaken are visual only, which is satisfactory for scoping remedial works in most cases. Noted exceptions are the structural condition of the older concrete buildings as well as water tightness across the campus. Both types of projects require intrusive inspections to fully scope works.

STEP 2: Preliminary Assessment

After condition assessments were completed, the list of potential projects was compiled in the context of work needed to keep the buildings functioning for up to 10 years. These projects focus on responses to observed health and safety concerns on site and continued functionality of the existing clinical services. As such, the “long list” of projects is extensive. A preliminary assessment was applied as a screen to “park” any potential projects that do not meet the threshold of the project guiding principles. These principles are defined as:

- Promotes Access to Quality and Timely Care (Clinical Functionality, Safe Environment, Capacity and Capability)
- Meets Expectations for Health Service Delivery (Cultural, Quality Care, Political)
- Supports Sustainable and Cost Effective Investment (Sustainable, Adaptable, Whole of Life)
- Operationally Cost Effective and Efficient (Whole of Service, Clinical Operations, Non-Clinical Operations)
- Optimise Use of Total Health System Resources (Value for Money, Service Delivery, Workforce)

If any project did not meet one or more of these benchmarks, it was parked. If any project met all benchmarks, it was advanced to the “short list”. If one or more of these benchmarks was ranked as “review”, the project is further investigated, and a determination was made to advance or park. Typically, these projects do advance to the short list, unless there are significant concerns.

STEP 3: Multi Criteria Analysis

The short list of projects was then analysed in a two-step process to rank them in priority and provide a subjective measure of cost. The MCA criteria and weightings were provided to the PIP Consultation group, including CWM Hospital clinical leads, to reach a consensus on the process. Projects were initially scored with respect to the following:

Remaining Life: 15% Weighting

Score	Remaining Life Description
1	Repair or replacement more than 10 years. New or near new, in excellent to very good condition with no indications of obsolescence. Only nominal maintenance required.
2	Repair or replacement in the next 5-10 years. In good condition with no sign of immediate or short term obsolescence. Significant maintenance may be required to improve condition.
3	Repair or replacement in the next 2-5 years. In fair condition and there may be signs of short to medium term obsolescence. Significant maintenance may be required to improve condition.
4	Repair or replacement in the next 12-24 months. In poor condition with significant signs of impending (short term) obsolescence. Substantial maintenance required to keep the asset serviceable.
5	Immediate repair or replacement required. In very poor condition or obsolete. The asset no longer provides an adequate level of service and/or immediate remedial action required to keep the asset in service.

Associated Health and Safety Risk: 10% Weighting

Score	Health and Safety Risk Description
1	Insignificant or minor health effects.
2	Medical treatment required, may include modified work duties.
3	Lost time injury/illness or sever health effect.
4	Single fatality or permanent disability or health effects.
5	Multiple fatality or permanent disability or health effects.

Resiliency and Redundancy: 10% Weighting

Score	Resiliency and Redundancy Measure Description
1	System not required for operation
2	N+1, full redundancy
3	Partial redundancy, building can partially function
4	Primary system has full capacity, but no redundancy
5	System does not have any redundancy and cannot cover existing full load

Functional Size: 10% Weighting

Score	Functional Size Description
1	Key patient areas meet AHFG minimum requirements
2	Key patient areas do not meet AHFG minimum requirements but are functional
3	Key patient areas do not meet AHFG minimum requirements and are not functional

Functionality: 15% Weighting

Score	Functionality Description
1	All adjacencies support timely discrete movement via accessible pathways, all internal operational resources are distributed, well equipped and meet AHFG standard components.
2	75% adjacencies support timely discrete movement via accessible pathways and internal operational resources are distributed, well equipped and meet AHFG standard components.
3	50% adjacencies support timely discrete movement via accessible pathways and internal operational resources are distributed, well equipped and meet AHFG standard components

4	25% adjacencies support timely discrete movement via accessible pathways and internal operational resources are distributed, well equipped and meet AHFG standard components
5	No adjacencies support timely discrete movement via accessible pathways and internal operational resources are distributed, well equipped and meet AHFG standard components

Flexibility: 10%

Score	Flexibility Description
1	Unit supports changes to Model of Care, digital and other technologies, and future interna/external expansion if required
2	Unit supports 3 out of 4 changes to Model of Care, digital and other technologies, and future internal/external expansion if required
3	Unit supports 2 out of 4 changes to Model of Care, digital and other technologies, and future internal/external expansion if required
4	Unit supports 1 out of 4 changes to Model of Care, digital and other technologies, and future internal/external expansion if required
5	Unit does not support any changes to Model of Care, digital and other technologies, and future internal/external expansion if required

Patient Experience: 15% Weighting

Score	Patient Experience Description
1	Optimal patient experience, unit supports ability to control environment, access to bathroom/toilets, visitor amenities and property storage
2	Unit supports 3 out of 4, ability to control environment, access to bathroom/toilets, visitor amenities and property storage
3	Unit supports 2 out of 4, ability to control environment, access to bathroom/toilets, visitor amenities and property storage
4	Unit supports 1 out of 4, ability to control environment, access to bathroom/toilets, visitor amenities and property storage
5	Unit does not support ability to control environment, access to bathroom/toilets, visitor amenities and property storage

Staff Resources: 5% Weighting

Score	Staff Resource Description
1	Unit supports ability to control environment, access to bathroom/toilets, amenities and property storage
2	Unit supports 3 out of 4, ability to control environment, access to bathroom/toilets, amenities and property storage
3	Unit supports 2 out of 4, ability to control environment, access to bathroom/toilets, amenities and property storage
4	Unit supports 1 out of 4, ability to control environment, access to bathroom/toilets, amenities and property storage
5	Unit does not support ability to control environment, access to bathroom/toilets, amenities and property storage

Clinical Safety: 10% Weighting

Score	Clinical Safety Description
1	All internal clinical resources support inpatient care, are well equipped and meet AHFG standard components
2	75% of internal clinical resources support inpatient care, are well equipped and meet AHFG standard components
3	50% internal clinical resources support inpatient care, are well equipped and meet AHFG standard components.
4	25% internal clinical resources support inpatient care, are well equipped and meet AHFG standard components
5	No internal clinical resources support inpatient care, are well equipped and meet AHFG standard components

During scoring, higher scores indicated a higher rank and therefore higher priority. The second part of the MCA is a subjective screening of the ranked projects by their expected costs. The scoring engineer/architect used their judgement and experience to select a magnitude of cost. The purpose of this step is to allow previous evaluation steps to occur without being prejudiced by cost discussions. Cost is however an important concern. This step allows the consultation group to park a project and not bring it forward to costing and final list inclusion, if the project will incur a significant burden of cost to the GOF. The cost categories used in this process are presented in Table 3:

Table 3: Costing categories to inform Project short-list

Cost Grading	Cost Type	Details
Low: \$0 - \$50,000 FJD Medium: \$50,000 - \$250,000 FJD High: Above \$250,000 FJD	Capital Cost	Initial purchase cost of the equipment itself
	Installation Cost	Cost of installing the equipment, it may include consumables but is intended to primarily reflect labour cost
	Operating Cost	Annual running cost of the equipment or system. It should include fuel/power, if applicable, as well as the labour cost associated with operating the system
	Maintenance Costs	Cost of routine maintenance as well as any significant overhauls needed during the life time of the asset

STEP 4: Rough Order-of-Magnitude Costing

Shortlisted, ranked projects were referred to Quantity Surveyors for high-level, order-of-magnitude costings. The costed list was then included in this report as the basis for the PIP.

1.6 Consultation

The PIP process is well defined and requires only minimal input from a few, purposely selected stakeholders. The PIP Consultation group included representatives of CWM Hospital management (clinical, administrative and facility), DFAT Social Infrastructure Team, FPSF and JID.

2. Existing Site Condition Assessment

The following sections present summaries of the existing condition assessments for each system heading.

There has been substantial investigatory work undertaken to date, under the banner of multiple agencies, delivered by multiple local and internationally based consultants. All available information held by the GOF, DFAT and the World Bank was provided to the JID team and forms the basis of the work done to date. The information provided was used to inform the project team and wherever possible used to support work undertaken. Duplication of work was avoided, however in most cases the scope of the information provided was helpful for reference only and not directly applicable to the master-planning process. The documents received to date, and used to inform this work, are listed below.

Table 3: List of Existing Documents Provided

Document Name	Description
CWMH Board of Visitors Renovation Wishlist	Email sent 16/7/24 from Dr. Esther Williams to Dr. Alipate Vakamocea, list of projects including budgets.
CWMH 1948 Building - Structural Reassessment Report	Building 9 structural engineering report, prepared by Department of Buildings and Government Architect, March 2023
Costing-Study-of-Selected-Health-Facilities-in-Fiji	Study of health care provision cost, Fiji Ministry of Health, 2012
2013_12 - MHMS Clinical Services Plan	Review of Clinical Services and Clinical Services Plan, Fiji Health Sector Support Program (Australian Aid), 2013
2001_CWM Master Plan Report	Master pal covering service delivery, building condition, site analysis, functional analysis, options generation, option assessment, AusAID, 2001
20231127 Aide Memoire Fiji CWM Infrastructure Mission	Memo outlining light assessment of CWM campus for the purposes of developing a project Terms of Reference for architectural and structural reviews, World Bank, 2023
List of Needs Presented to the CWMH BOV by CWMH ADMIN	Extensive list of projects to be undertaken across the CWM campus, with corresponding priority ranks, Dr. Esther Williams, 2022
Structural Drawing	Column remediation drawing for fire damaged boiler room in Building 7 – Laundry, Ministry of Infrastructure & Transport, 2020
Memo – Boiler Room & Laundry Area	Memo from the permanent secretary for infrastructure, transport, disaster management and meteorological services determining that Building 7 is unsafe, 2020
Engineering Report for CWMH	Slide summary pack for presentation of engineering report, T. Vakadravuyaca, 2019
Engineering Report	CWMH – Structural Engineering Report for Laundry Area & Boiler Room, Department of Building and Government Architect, 2020
Engineering Report – Structural Audit CWMH	Colonial War Memorial Hospital Engineering Report – Structural Audit, Campus Wide, Ministry of Infrastructure, 2019
CMWH East Wing	PBS drawings for refurbishment of 4 surgery suites in Building 13 – Extension Street

2.1 Site Infrastructure and Utilities Assessment

The condition assessment of site infrastructure and central services includes water, steam, sewer, power, medical gases and communications. Capacities, where available, were documented. In general, there are very few drawings or engineering details available. Capacity and existing design information, required for re-design, will require time on site by specialist engineers to determine,

measure and record system details. The data relating to services observed on site can be summarised as follows:

Table 4: CWM Hospital Campus Infrastructure Summary

Service	Description
Potable Cold Water	Each building has a connection to a Water Authority of Fiji (WAF) reservoir mains, with meters. Storage tanks connected to mains were observed at Building 1 – Colonial Wing (10,000 Litres), Building 5 – Children’s Hospital (50,000 Litres), Building 12 – Pacific Eye Institute (30,000 Litres)
Sewer	Each facility has a connection to network manholes. All connections are gravity.
Power	There are three sub-stations / ring main units on site located at Building 13 – Extension Street, Building 10 – Maternity and Building 1 – Colonial Wing.
Generators	Each of the three sub-stations has a 100% back up diesel generator
Steam	Two Mechmar Boilers, both delivering 1.5 T per hour at 150 psi. Oilon heavy fuel burners. Boilers and burners are nearly new. Boilers are attended. Steam reticulation is for Building 13 – Extension Street only. No live steam exists on West Campus.
Communications	A fibre terminates in Building 13 – Extension Street. Fibre not sighted due to security issues. Reticulation around site is generally copper.
Potable Hot Water	East Campus uses steam to create hot water via a calorifier. West Campus largely does not have hot water. Building 10 - Maternity uses electric heaters to create hot water and Building 5 – Children’s Hospital uses solar heaters with electric back up
Medical Gases	There is a Vacuum Insulated Evaporator (VIE) that is the primary source of oxygen gas on East Campus, with bottle manifold backups. East Campus also has central medical air and suction. West Campus has central suction, medical air and oxygen manifolds in Building 5 – Children’s Hospital only, which is in poor condition. All other buildings use portable gases.

Table 5: CWM Hospital Campus Site Utility Condition Summary

Service	Description	Avg Score	Notes
Potable Cold Water Reticulation	Primarily buried PVC piping	Moderate	Generally buried PVC installed by WAF
Gravity Sewer	Mixture of PVC, cast iron and earthenware in portions.	Poor	Variable condition and performance across campus. MHMS feedback used for condition ratings. Back-ups are regular occurrence.
Power	Ring Main Unit sub-stations	Good	Maintained by Energy Fiji Limited
Generators	Three prime rated diesel units	Good	Well maintained and used often.

Service	Description	Avg Score	Notes
Steam Generation	Twin boilers, condensate return, water treatment and pumps.	Good	Boilers are near new as is pumping system. Treatment in Good condition. Boilers are under-utilised with low steam production.
Steam Reticulation	Iron piping used throughout. Asbestos lagging in unused reticulation in West Campus	Very Poor	Steam piping and accessories are in Very Poor condition, with leaks around joints, pin-holing and seized valves.
Communications	Fibre incomer.	Good	Owned and maintained by TFL
Potable Hot Water	Hot water uses steam and electric calorifiers as well as solar/electric units. Some small, near new electric cylinders.	Poor	Large portion of the campus no longer has hot water
Medical Gases	Oxygen, suction, medical air	Moderate	Infrastructure is generally nearing end of life with only critical plant in Good condition.

2.2 Building Fabric and Infection Prevention and Control Assessment

The condition of buildings relating to building fabric across the CWM and St. Giles Hospital Campuses is generally Very Poor. There are some exceptions to this, presented in the table below. IPC surfaces are compromised throughout the buildings at CWM Hospital. These include floors, walls and ceilings. This observation is supported by high rates of infections described by the clinical services representatives during Project Technical Working Groups.

Table 6: Building Fabric and Infection Control Condition Assessment Summary

Building	Description	Avg Score	Notes
1 – Colonial Wing	Concrete building, over 100 years old. Contains general wards and commercial kitchen.	Very Poor	External building fabric compromised, significant and extensive moisture ingress. IPC is generally paint on concrete walls (near new) and durable flooring. Flooring is extensively compromised throughout. Wet, dirty utilities are not ventilated, have damaged floors and are no longer waterproof.
2 – Urology	Concrete building, circa 100 years old. Contains Urology Clinic (defunct)	Very Poor	External building fabric compromised, significant and extensive moisture ingress. IPC in clinic area is painted GIB/ceiling and durable flooring. Flooring is extensively compromised throughout. Walls and ceilings are damaged throughout. Fire damage to building.
3 – Physiotherapy	Concrete building, circa 100 years old. Now used as a ward, not designed	Very Poor	External building fabric compromised, significant and extensive moisture ingress. IPC in clinic area is painted concrete and durable flooring. Flooring is extensively compromised throughout. Walls and

Building	Description	Avg Score	Notes
	or built for that purpose.		ceilings are damaged throughout. Wet, dirty utilities are not ventilated, have damaged floors and are no longer waterproof.
4 – Dental	Concrete building, circa 100 years old. Includes dental chairs, records, laboratory, dark room, utilities and dental clinic rooms	Very Poor	External building fabric compromised, significant and extensive moisture ingress. IPC in clinic area is painted concrete and durable flooring. Flooring is extensively compromised throughout. Walls and ceilings are damaged throughout. Wet, dirty utilities are not ventilated, have damaged floors and are no longer waterproof.
5 – Children’s Hospital	Concrete building, built in 1990’s. Contains all paediatric services and bio-medical engineering.	Very Poor	External building fabric compromised, significant and extensive moisture ingress. IPC in clinic area is painted concrete and durable flooring. Flooring is extensively compromised throughout. Walls and ceilings are damaged throughout. Wet, dirty utilities are not ventilated, have damaged floors and are no longer waterproof.
7 – Garage	Lightweight steel shed with timber office fit out.	Very Poor	Building is non-clinical, but in very poor condition and should be demolished.
8 – Laundry	Building is a mix of block and timber construction.	Very Poor	Building is non-clinical, but in very poor condition and should be demolished. Storage and laundry are currently being relocated so that the building can be closed.
9 – 1965	Concrete construction with timber/GIB fit out. Portions are under refurbishment. Contains wards. Portion under development for surgery suite and CSSD.	Very Poor	External building fabric compromised, significant and extensive moisture ingress. IPC in clinic area is painted GIB and durable flooring. Flooring is extensively compromised throughout. Walls and ceilings are damaged throughout. Wet, dirty utilities are not ventilated, have damaged floors and are no longer waterproof.
10 – Maternity	Timber, concrete and steel construction. Age unknown but has had significant works undertaken. Contains all maternity services. Used for high risk cases, routine/low risk cases are handled in the community.	Very Poor	External building fabric compromised, significant and extensive moisture ingress. Sewer overflow within birthing areas and wards is a major concern. IPC in clinic area is painted GIB and durable flooring. Flooring is extensively compromised throughout. Walls and ceilings are damaged throughout. Wet, dirty utilities are not ventilated, have damaged floors and are no longer waterproof.

Building	Description	Avg Score	Notes
11 – Diabetes	Timber residential style building, colonial era. Contains all diabetes services.	Very Poor	The nature of the building is residential in style, with no linings. There is no IPC surfaces or boundaries. The roof and walls leak throughout. The building is not suitable for its current use due to the lack of wheelchair access.
12 – Pacific Eye Centre	Built in 2010, includes various clinics, surgery and CSSD.	Good	IPC surfaces are intact. Some minor leaks to the building fabric, visible in public reception.
13 – Extension Street	Concrete building, built in 1990's. Contains pharmacy, clinics, laboratory, records, radiology, wards and acute services (surgery, burns, ICU etc)	Very Poor	External building fabric compromised, significant and extensive moisture ingress. IPC in clinic area is painted GIB and durable flooring. Flooring is extensively compromised throughout. Walls and ceilings are damaged throughout. Wet, dirty utilities are not ventilated, have damaged floors and are no longer waterproof. Key clinical areas have significant infection control deficiencies (CSSD, Surgery, Recovery, ISO, ICU)
15 – Services	Supports Extension Street. Contains infrastructure equipment and non-clinical storage. Constructed in mid-1990's.	Good	Building is non-clinical. Fabric is generally in good condition.
22 – Lecture Theatre	Lecture theatre and staff briefing area. Constructed in mid-1990's.	Very poor	Building is non-clinical. There are extensive leaks in the roof and façade.
St. Giles Campus	Primarily consists of colonial era timber buildings. Outpatients is a 2 - story modern building, admin building is near new. Provides all mental health, dementia and addiction services to the area. Acute inpatient to outpatient.	Very Poor	Outpatients and administration block are Good, however the fabric across the rest of the campus is extensively compromised. There is no IPC needed for the services provided.
Mortuary	Concrete building, colonial era.	Very poor	The building has significant fabric issues throughout. Surfaces, while simply concrete, are compromised in all areas.

Building	Description	Avg Score	Notes
General Lab	Concrete building, colonial era	Very Poor	Non-clinical however building fabric is compromised throughout.
East/West Covered Walkway	Walkway is built from containers.	Good	No specific clinical use. Containers are still waterproof.

2.3 Structural Assessment

The scope of the condition assessment undertaken by the PIP Team is visual only and no detailed structural analysis was undertaken. To help inform the condition assessments below, detailed structural audits undertaken by the Ministry of Infrastructure, Transport, Disaster Management and Meteorological Services in 2019 were used in support. The condition of buildings across both campuses is, in general, Poor to Moderate. There are significant differences in building ages and constructions that make a sweeping assessment summary difficult. The table below summarises the structural condition of buildings. The projects derived from these assessments are primarily investigatory in nature. Destructive testing, including core samples, moisture samples and rebar scanning are required to determine the precise condition of the buildings. This detailed condition would then be used to inform structural analysis which would provide scope for remediation works.

Table 7: Structural Condition Summary of CWM and St. Giles Hospital Buildings

Building	Description	Avg Score	Notes
1 – Colonial Wing	Concrete building, over 100 years old. .	Poor	There is moisture ingress throughout which is likely impacting rebar corrosion. The strength of the concrete is unknown, however due to age and condition it is likely to be Poor. There are visible cracks throughout. The top floor was added later and it is not known if the original structure was designed for this purpose.
2 – Urology	Concrete building, circa 100 years old.	Poor	There is moisture ingress throughout which is likely impacting rebar corrosion. There are visible cracks throughout. The strength of the concrete is unknown, however due to age and condition it is likely to be Poor. .
3 – Physiotherapy	Concrete building, circa 100 years old.	Poor	There is moisture ingress throughout which is likely impacting rebar corrosion. There are visible cracks throughout. The strength of the concrete is unknown, however due to age and condition it is likely to be Poor. There are columns that are “drummy”, which may indicate voids in the concrete.
4 – Dental	Concrete building, circa 100 years old.	Poor	There is moisture ingress throughout which is likely impacting rebar corrosion. There are visible cracks throughout. The strength of the concrete is unknown, however due to age and condition it is likely to be Poor. There are columns that are “drummy”, which may indicate voids in the concrete.

Building	Description	Avg Score	Notes
5 – Children's Hospital	Concrete building, built in 1990's.	Moderate	There is moisture ingress throughout which is likely impacting rebar corrosion. There are visible cracks throughout. The strength of the concrete is unknown.
7 – Garage	Lightweight steel shed with timber office fit out.	Very Poor	Building is steel framed. Columns are compromised with large sections corroded and no longer providing structural support. The building should be demolished.
8 – Laundry	Building is a mix of block and timber construction.	Very Poor	Building is a mix of concrete and timber construction. A diesel boiler fire in 2019 caused extensive damage to the building and has compromised the concrete columns. Emergency remediation was undertaken however the building should be demolished.
9 – 1965	Concrete construction with timber/GIB fit out.	Poor	There is moisture ingress throughout which is likely impacting rebar corrosion. There are visible cracks throughout. The strength of the concrete is unknown, however due to age and condition it is likely to be Poor. There are columns that are "drummy", which may indicate voids in the concrete.
10 – Maternity	Timber, concrete and steel construction. Age unknown but has had significant works undertaken.	Moderate	There is some moisture ingress which is likely impacting rebar corrosion. There are visible cracks throughout. The strength of the concrete is unknown, however due to age and condition it is likely to be Moderate. There are columns that are "drummy", which may indicate voids in the concrete. Steel and timber components are in good condition.
11 – Diabetes	Timber residential style building, colonial era.	Moderate	Timber condition is Moderate, however there may be hidden insect damage. The main concern with the building is compliance with current cyclone standards. It is acknowledged that the building has survived many cyclones previously, however this is not a guarantee of current capacity and capability.
12 – Pacific Eye Centre	Built in 2010,	Good	There are no major noted issues with the building. There is some water ingress from roof leaks.
13 – Extension Street	Concrete building, built in 1990's.	Moderate	There is moisture ingress throughout which is likely impacting rebar corrosion. There are visible cracks throughout. Concrete structure has been carved away in locations, compromising local concrete capacity.
15 – Services	Block wall and timber construction.	Good	Some areas carved away to accommodate services.
22 – Lecture Theatre	Constructed in mid-1990's. Concrete, steel	Moderate	There are extensive roof leaks impacting structural systems.

Building	Description	Avg Score	Notes
	and timber construction.		
St. Giles Campus	Primarily consists of colonial era timber buildings. Outpatients is a 2-story modern building, admin building is near new.	Very Poor	Outpatients and administration block are Good. The residential style timber and steel buildings are in Poor to Very Poor condition. The main ward buildings are in Very Poor condition. The buildings are not in compliance with current cyclone standards. It is acknowledged that the buildings have survived many cyclones previously, however this is not a guarantee of current capacity and capability.
Mortuary	Concrete building, colonial era.	Poor	There is moisture ingress throughout which is likely impacting rebar corrosion. The strength of the concrete is unknown, however due to age and condition it is likely to be Poor. There are visible cracks throughout. The top floor was added later and it is not known if the original structure was designed for this purpose.
General Lab	Concrete building, colonial era	Very Poor	There is moisture ingress throughout which is likely impacting rebar corrosion. The strength of the concrete is unknown, however due to age and condition it is likely to be Poor. There are visible cracks throughout. The top floor was added later and it is not known if the original structure was designed for this purpose.
East/West Covered Walkway	Walkway is built from containers, 1990's.	Very Poor	Compliance of the container installation with cyclone standards is unknown. Some restraint chains have been provided to mitigate wind lifting, which has been an issue previously.

2.4 Mechanical Services Assessment

The mechanical systems used across the CWM and St. Giles Hospital campuses are generally simple and rely on natural ventilation and comfort cooling via ceiling fans. These systems are not effective and, while operational, are not conducive to delivery of health care. In many cases failed mechanical systems, both simple heat pumps for cooling and larger central systems such as boilers and air handlers, have been abandoned in place. Where more complex systems are present, specifically the clinical areas in Building 13 – Extension Street and Building 10 -Maternity, the systems have largely failed and are at end of life. In the small number of areas where systems are operational, they are not effective or appropriate for the usage type.

Table 8: Mechanical System Condition Summary

Building	Description	Avg Score	Notes
1 – Colonial Wing	Natural ventilation. Ceiling fans,	Poor	Split cooling systems are being replaced as they fail. Ceiling fans are operable however are inexpensive, poorly performing units. Commercial

	cooling via split systems.		kitchen has new extract fans. There is no dedicated extract for clinical areas (affects IPC).
2 – Urology	Natural ventilation. Cooling via split systems.	Moderate	Building is slated to be closed.
3 – Physiotherapy	Natural ventilation. Cooling via split systems.	Moderate	Split cooling systems are being replaced as they fail.
4 – Dental	Natural ventilation. Ceiling fans, cooling via split systems.	Poor	Split cooling systems are being replaced as they fail. Ceiling fans are operable however are inexpensive, poorly performing units. Extract fan for dark room does not function (affects IPC).
5 – Children’s Hospital	Natural ventilation. Ceiling fans, cooling via split systems.	Poor	Split cooling systems are being replaced as they fail. Ceiling fans are operable however are inexpensive, poorly performing units. There is no dedicated extract for clinical areas (affects IPC).
7 – Garage	Split systems for cooling, natural ventilation	Moderate	Split cooling systems are being replaced as they fail.
8 – Laundry	Ceiling fans	Poor	Ceiling fans are operable however are inexpensive, poorly performing units.
9 – 1965	Natural ventilation. Ceiling fans, cooling via split systems.	Poor	Split cooling systems are being replaced as they fail. Ceiling fans are operable however are inexpensive, poorly performing units. There is no dedicated extract for clinical areas (affects IPC).
10 – Maternity	Natural ventilation in wards. Ceiling fans, cooling via split systems. Clinical extract systems are present.	Poor	Split cooling systems are being replaced as they fail. Ceiling fans are operable however are inexpensive, poorly performing units. Extract systems for clinical areas no longer function/are at end of life (affects IPC).
11 – Diabetes	Natural ventilation. Ceiling fans, cooling via split systems.	Poor	Split cooling systems are being replaced as they fail. Ceiling fans are operable however are inexpensive, poorly performing units. There is no dedicated extract for clinical areas (affects IPC).
12 – Pacific Eye Centre	Natural ventilation. Cooling via split systems. Extract systems. Air	Moderate	Systems are all operable, but aging.

	handlers for surgery.		
13 – Extension Street	Packaged units for surgery. Extract systems for clinical areas. Heat pumps for cooling. Ceiling fans and natural ventilation in wards.	Poor	Split cooling systems, consisting of a single interior unit such as a high-wall or cassette unit and single outdoor compressor unit, are being replaced as they fail. Ceiling fans are operable however are inexpensive, poorly performing units. Mechanical, fan driven extract systems for clinical areas no longer function/are at end of life (affects IPC). Surgery suite packaged units which contain cooling plant, supply fans filtration in a single box, have failed. New package units being installed for refurbished surgery suites under way are not suitable for surgery suites.
15 – Services	Through wall extract for services equipment.	Good	Fans in Good condition
22 – Lecture Theatre	Natural ventilation. Ceiling fans for comfort.	Poor	Ceiling fans are operable however are inexpensive, poorly performing units. High occupancy density requires a higher density ventilation system.
St. Giles Campus	Admin and outpatient block use split systems. Balance of buildings are naturally ventilated.	Good	Split cooling systems consisting of a single interior unit such as a high-wall or cassette unit and single outdoor compressor unit, are being replaced as they fail.
Mortuary	Through wall extract fans.	Very Poor	Fans have failed/are at end of life.
General Lab	Split systems for cooling, natural ventilation.	Moderate	
East/West Covered Walkway	Naturally ventilated	Good	

2.5 Electrical Services Assessment

The electrical systems across the CWM and St. Giles Hospital campuses are generally Very Poor. Light fixtures are outdated, not suitable for health care use and provide inadequate lighting levels. Power systems are at end of life and, most importantly, grounding systems for medical use (cardiac and body protection) are absent in almost all areas where they are required. Communications infrastructure is basic and generally copper based, which should be actively replaced with fibre and WIFI. Nursecall systems are non-existent in many patient care areas. Where they do exist, they do not function.

Table 9: Electrical System Condition Summary – Power, Lighting and Communications

Building	Avg Score	Notes
1 – Colonial Wing	Poor	Light fixtures are outdated and not suitable for health care, some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection (impacts safety). Power distribution boards are at end of life. Communications infrastructure inadequate. No functioning Nursecall. Redundant wiring is present and should be removed.
2 – Urology	Poor	Building is slated to be closed.
3 – Physiotherapy	Poor	Light fixtures are outdated and not suitable for health care, some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection (specialist grounding to protect patients from electrocution - impacts safety), as space use is now Ward. Power distribution boards are at end of life. Communications infrastructure inadequate. No functioning Nursecall. Redundant wiring present and should be removed.
4 – Dental	Poor	Light fixtures are outdated and not suitable for health care, some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection, as space use is now Ward. Power distribution boards are at end of life. Communications infrastructure inadequate. No functioning Nursecall. Redundant wiring present and should be removed.
5 – Children’s Hospital	Poor	Light fixtures are outdated and not suitable for health care, some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection (specialist grounding to protect patients from electrocution - impacts safety). Power distribution boards are at end of life. Communications infrastructure inadequate. No functioning Nursecall. Redundant wiring present and should be removed.
7 – Garage	Very Poor	Power installation is unsafe with exposed sub-main-conductors in occupied area. Maintenance Team at CWM Hospital notified immediately.
8 – Laundry	Very Poor	Light fixtures are outdated, and some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection (impacts safety). Redundant wiring present and should be removed.
9 – 1965	Poor	Light fixtures are outdated and not suitable for health care, some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection (impacts safety). Power distribution boards are at end of life. Communications infrastructure inadequate. No functioning Nursecall. Redundant wiring present and should be removed.
10 – Maternity	Poor	Light fixtures are outdated and not suitable for health care, some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection (impacts safety). Power distribution boards are at end of life. Communications infrastructure inadequate/non-functioning. No functioning Nursecall. Redundant wiring present and should be removed.

11 – Diabetes	Poor	Entire system is antiquated. Light fixtures are outdated and not suitable for health care, some are non-functioning. Lighting levels are inadequate. Power systems are in Very Poor condition with no body protection (impacts safety). Power distribution boards are at end of life. Communications infrastructure inadequate/non-functioning. Redundant wiring present and should be removed.
12 – Pacific Eye Centre	Moderate	Light fixtures are outdated and not suitable for health care. Lighting levels are inadequate in some areas. Power systems are in Moderate condition with no body protection in clinical areas (impacts safety). No functioning Nursecall.
13 – Extension Street	Moderate	Light fixtures are generally outdated and not suitable for health care. Lighting levels are inadequate in some areas. Power systems are in Moderate condition with no body protection, except in surgery (impacts safety). No cardiac protection (impacts safety). Power distribution boards are in Moderate condition. Communications infrastructure inadequate. No functioning Nursecall.
15 – Services	Moderate	
22 – Lecture Theatre	Very Poor	Lighting is inadequate and outdated. Roof leaks are a risk to electrical system.
St. Giles Campus	Moderate	Lighting is Very Poor. Power systems are generally in Good condition. Communications systems are limited. No Nursecall or duress present.
Mortuary	Very Poor	Lighting is Very Poor. Power systems are Very Poor. Communications systems are limited (impacts safety)
General Lab	Moderate	Outdated lighting and power systems.
East/West Covered Walkway	Moderate	Lighting is sealed for outdoor use, however levels are inadequate.

2.6 Hydraulic Services Assessment

The hydraulic systems, including potable cold water, hot water, sewer and water treatment, across both the CWM and St. Giles Hospital campuses are generally at the end of life and in Moderate to Poor condition. Of particular note are service interruptions to Building 4 – Dental, impacting clinical services, and sewer blockages in Building 10 - Maternity that require closure of clinical areas to clean raw sewage from the area. Medical gas infrastructure is generally non-functional through most of CWM Hospital, with portable gases being used in many locations due to failed manifolds and leaking reticulation.

Table 10: Hydraulic System Condition Summary

Building	Avg Score	Notes
1 – Colonial Wing	Moderate	Water tanks are functional. Pumping and piping are at end of life. No reported sewer issues. No hot water provided. Multiple issues with medical gas reticulation (pipe leaks, manifold failures, terminal failures).
2 – Urology	Moderate	Building is slated to be closed.

Building	Avg Score	Notes
3 – Physiotherapy	Moderate	No water storage. Piping are at end of life. No reported sewer issues. No hot water provided.
4 – Dental	Poor	No water storage. Piping is at end of life. No reported sewer issues. No hot water provided. Water filtration is not suitable for sterilisation. Service interruptions reported impacting clinical services.
5 – Children’s Hospital	Moderate	Water tank is at end of life. Pumping and piping are at end of life. No reported sewer issues. Hot water is solar with electric elements and at end of life. Multiple issues with medical gas reticulation (pipe leaks, manifold failures, terminal failures).
7 – Garage	Poor	Sewer back-ups/blockages reported.
8 – Laundry	Very Poor	Infrastructure damaged from fire.
9 – 1965	Very Poor	No water storage. Piping is at end of life. No reported sewer issues. No hot water provided. Multiple issues with medical gas reticulation (pipe leaks, manifold failures, terminal failures).
10 – Maternity	Poor	No water storage. Piping is at end of life. Significant sewer issues. Hot water is a mixture of nearly new and end of life. Multiple issues with medical gas reticulation (pipe leaks, manifold failures, terminal failures).
11 – Diabetes	Moderate	No water storage. Piping is at end of life. No reported sewer issues. No hot water provided.
12 – Pacific Eye Centre	Moderate	New in 2010. Sewer issues reported on external gravity pipe to manhole.
13 – Extension Street	Moderate	Hot water generation and pumps are in Good condition. There is no water storage. No reported sewer issues. Multiple issues with medical gas reticulation (pipe leaks, manifold failures, terminal failures).
St. Giles Campus	Moderate	No water storage and generally no hot water. No reported sewer issues however there are potable water leaks throughout the campus.
Mortuary	Poor	No hot water, piping is at end of life. No water storage. No reported sewer problems.
General Lab	Moderate	No hot water, piping is at end of life. No water storage. No reported sewer problems.

2.7 Fire and Life Safety Systems Assessment

In general, the fire and life safety systems, which consist of emergency lighting, exit signage, fire detection, fire suppression, means of egress access and lifts, are in very poor condition across both campuses. Fire systems, both detection and suppression, are entirely defunct. Many means of egress are blocked by redundant equipment and ad-hoc storage. Only some of the lifts function, with some clinical buildings having no functioning lifts.

Table 11: Fire and Life Safety System Condition Summary

Building	Avg Score	Notes
1 – Colonial Wing	Very Poor	There is no fire detection. Lifts do not function (being addressed by CWM Hospital). Exit signs are not adequate. There is no fire suppression. There is no emergency lighting. Exit passages are blocked in some locations.
2 – Urology	Very Poor	Building is slated to be closed.
3 – Physiotherapy	Very Poor	There is no fire detection. Exit signs are not adequate. There is no fire suppression. There is no emergency lighting.
4 – Dental	Poor	There is no fire detection. Exit signs largely not adequate. There is no emergency lighting.
5 – Children’s Hospital	Very Poor	There is no fire detection. Lifts do not function (being addressed by CWM Hospital). Exit signs are largely not adequate. There is no fire suppression. Emergency lighting largely does not function. Exit passages are blocked in some locations.
8 – Laundry	Very Poor	Infrastructure damaged from fire.
9 – 1965	Very Poor	There is no fire detection. One lifts does not function. Exit signs are largely not adequate. There is no fire suppression. There is no emergency lighting. Exit passages are blocked in some locations.
10 – Maternity	Poor	There is no fire detection. Exit signs are largely not adequate. There is no fire suppression. There is no emergency lighting. Exit passages are blocked in some locations. Smoke and fire doors are not functional.
11 – Diabetes	Poor	There is no fire detection. There is no emergency lighting.
12 – Pacific Eye Centre	Good	New in 2010. All systems appear to be functional.
13 – Extension Street	Very Poor	There is no fire detection. Lifts function. Exit signs are largely not adequate. There is no fire suppression. Emergency lighting largely does not function. Exit passages are blocked in some locations. Smoke and fire doors are not functional.
St. Giles Campus	Very Poor	There are no fire and life safety systems on site, even though there are inpatient areas with sleeping quarters.
Mortuary	Poor	There is no fire detection. There is no fire suppression. Emergency lighting largely does not function.
General Lab	Poor	There is no fire detection. There is no fire suppression. Emergency lighting largely does not function.

3. Multicriteria Analysis

3.1 High Level Ranked Projects

The following table provides summary information for the projects identified through the MCA process. Rough order-of-magnitude costs are included from the project quantity surveyor. Refer to Appendix B for the full detail of the MCA process for each project. The list is presented from most critical to least critical project.

The highest priority projects, i.e. the highest ranking from the MCA, have been costed by the Quantity Survey team. These costs are approximate only. The costed projects include works on the CWM Hospital campus as well as St. Giles Hospital.

The remaining projects presented can be costed as a separate exercise should they be required for further discussions with the GOF or funding partners.

A detailed cost report from the Quantity Surveyor team has been compiled and sets out the assumptions, clarifications and exclusions to be used in conjunction with the approximate costs presented below. The points of note are:

- Cost escalation should be considered as 5% per annum but are not included in the project costs;
- The costs do not include decanting of clinical services or temporary accommodation;
- It is assumed that all works can be undertaken by Fijian based contractors, no overseas labour has been allowed for;
- Consultant fees, except where noted as an investigatory project;
- Removal and disposal of hazardous materials. Asbestos is known to exist on site, but the quantum of material cannot be determined at this point.

BUILDING	CLINICAL DEPARTMENT	SYSTEM TYPE	SYSTEM DETAIL	DESCRIPTION	SCORE OUT OF 100	APPROXIMATE COST
					100.0%	(FJD)
4 - Dental Clinic	Dental	Hydraulics	Potable water	Project to install new plastic tank, with concrete pad and seismic restraint, along with multi-stage inline pumps (Grundfos CRIE), in duty /standby skid mounted common headers. Tank size requires clarification however assume one (1) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	79%	\$685,673
5 - Children's Hospital	N/A	Hydraulics	Potable water	Project to install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CRIE), in duty /standby skid mounted common headers. Tank size requires clarification however assume two (2) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	79%	\$207,457
9 - 1965 Building	N/A	Hydraulics	Potable water	Project to install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CRIE), in duty /standby skid mounted common headers. Tank size requires clarification however assume two (2) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	79%	\$357,352
13 - Extension Street	N/A	Hydraulics	Potable water	Project to install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CRIE), in duty /standby skid mounted common headers. Tank size requires clarification however assume four (4) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	79%	\$493,636

10 - Maternity	Maternity	Hydraulics	Potable water storage and pumping	While there are tanks around the building, generally none are used. Water outages frequently impact service delivery. Project to install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CRIE), in duty /standby skid mounted common headers. Tank size requires clarification however assume four (4) 25,000L locally made Rotatanks. Include filtration (spun media) and UV of water supply.	78%	\$555,603
11 - Diabetic Centre	N/A	Structures/ Architecture	Replace roofing and cladding	Replacing both with rectify condition and cyclone compliance issues. Some additional bracing may be required, as will replacement of some timber structural elements. The building is colonial residential in style therefore there are minimal linings and is made of timber throughout.	78%	\$660,336
11 - Diabetic Centre	N/A	Architecture	Internal surfaces	Mould issues present. Lining failures throughout allowing moisture damage to building fabric, includes weatherproof issues. Infection control issues, health and hygiene control associated with infection control barriers. Reline and fix ingress issues of all walls, floors and ceilings to create effective treatment facility.	78%	\$343,286
11 - Diabetic Centre	N/A	Architecture	Accessibility	The building has very poor accessibility, considering it is being used by people with disability. The building should, at a minimum, have ramps installed throughout, a new toilet facility with wheelchair space and widened main passageways.	78%	\$406,498
St Giles	N/A	Structures/ Architecture	Replace roofing and cladding	Replacing both with rectify condition and cyclone compliance issues. Some additional bracing may be required, as will replacement of some timber structural elements. The buildings in questions are colonial residential in style therefore there are minimal linings and is made of timber throughout.	78%	\$18,526,733
1 - Colonial Wing	Wards	Hydraulics	Potable water	New plastic tank to replace modular metal tank (end of life), assume 25,000 L. Project to install new plastic tank, with concrete pad and seismic restraint, along with multi-stage inline pumps (Grundfos CRIE), in duty /standby skid mounted common headers. Tank size requires clarification however assume one (1) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	77%	\$2,799,968

10 - Maternity	Maternity	Structural/ Architecture	Roof/facade leak investigation	Thorough inspection of concrete roof/ceiling and other concrete members. A few areas were seen with exposed concrete reinforcement and moisture damage. Recommendation to fix drummy areas / damaged areas will depend on extent of damage. Assume 80 hours for an engineer and architect to investigate and report scope.	75%	\$30,387
5 - Children's Hospital	N/A	Fire and life safety	Egress and fire	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	75%	\$3,865,346
9 - 1965 Building	N/A	Fire and life safety	Egress and fire	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	75%	\$2,017,525
10 - Maternity	N/A	Fire and life safety	Egress and fire	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and	75%	\$3,071,917

				hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.		
13 - Extension Street	N/A	Fire and life safety	Egress and fire	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	75%	\$6,238,901
1 - Colonial Wing	N/A	Fire and life safety	Egress and fire	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	75%	\$2,407,757
4 - Dental Clinic	N/A	Fire and life safety	Egress and fire	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	75%	\$537,560

15 - Services	N/A	Fire and life safety	Egress and fire	Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	75%	\$373,417
22 - Lecture Theatre	N/A	Fire and life safety	Egress and fire	Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	75%	\$528,224
1 - Colonial Wing	N/A	Structural/ Architecture	Roof/facade leak investigation	Assume 40 hours for an engineer and architect to investigate and report scope.	70%	\$15,194
9 - 1965 Building	N/A	Structural/ Architecture	Roof/facade leak investigation	Thorough inspection of concrete roof/ceiling and other concrete members. A few areas were seen with exposed concrete reinforcement and moisture damage. Recommendation to fix drummy areas / damaged areas will depend on extent of damage. Assume 80 hours for an engineer and architect to investigate and report scope.	70%	\$30,387
22 - Lecture Theatre	N/A	Structures/ Architecture	Replace roofing and cladding	Replacing both with rectify condition and cyclone compliance issues.	70%	\$559,308
1 - Colonial Wing	N/A	Structural/ Hydraulics		Allow for Approx 3 No. Tanks to be removed and relocated to ground (2 was inspected but allow for unforeseen tanks). Allow for pump system for tanks and distribution pipeline system. Remove all additional weights - tanks etc. and put them to the ground and install a pump instead to pump water to areas. Top level of building was added later and building not likely designed for the weight. Risk of seismic performance.	69%	\$166,219

13 - Extension Street	N/A	Architecture	Hygiene control	Hygienic surfaces have been compromised throughout. Lining failures throughout allowing moisture damage to building fabric, includes weatherproof issues. Infection control issues, health and hygiene control associated with infection control barriers. Reline and fix ingress issues of all walls, floors and ceilings to create effective treatment facility.	65%	\$13,243,156
13 - Extension Street	CSSD	Architecture	Refurbishment of all linings and engineering systems.	CSSD is ineffective by most clinical measures. Project would refurbish entire department, treat and seal concrete structure for mould, install adequate ventilation, cooling and new sterilisers.	65%	\$1,832,906
1 - Colonial Wing	Wards	Hydraulics	Potable hot water	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	61%	\$2,799,968
10 - Maternity	N/A	Hydraulics	Sewer piping	Main sewer line in floor, accessible via multiple manholes, frequently clogs and overflows. A new main sewer line is required. Also provide new sewer line in Ground Floor. Interconnectivity is unknown, it will need to be CCTV'd but we can assume that overflowing sewer line is connected to Ground Floor line below and therefore that should be upgraded as well. Assume HDPE, 150mm through building. New gasketed covers and manholes. New venting through roof.	60%	\$732,248
4 - Dental Clinic	Dental	Structural	Retaining wall investigation	Investigate integrity of retaining wall. Location and height would not comply with modern engineering standards. Stability of foundations are suspect. Allow 20 hours of engineering time to investigate	65%	Can be Costed if Selected
13 - Extension Street	Emergency Dept	Points of Care - Patient Bays	Increase patient bays to meet demand and reduce clinical safety issues	ED flexing up 50-100% from 6 to 12 Pt. Bays. Doubling patients in treatment bays reduces functionality and access to resources. Project to replan ED and add.	65%	Can be Costed if Selected
5 - Children's Hospital	N/A	Hydraulics	Potable hot water	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	64%	Can be Costed if Selected

9 - 1965 Building	N/A	Hydraulics	Potable hot water	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	64%	Can be Costed if Selected
4 - Dental Clinic	N/A	Hydraulics	Potable hot water	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	64%	Can be Costed if Selected
3 - Physiotherapy	N/A	Hydraulics	Potable hot water	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	64%	Can be Costed if Selected
13 - Extension Street	Surgery, ICU, CSSD and wards	Structural/ Architecture	Roof/façade	Roof/façade leak investigation and screed/damaged structural concrete remediation. Assume 120 hours for an engineer and architect to investigate and report scope.	59%	Can be Costed if Selected
13 - Extension Street	N/A	Mechanical	Steam System	Steam piping is at end of life but boilers and burners are new. The most cost effective solution to maintain steam for CSSD and hot water, should piping fail, is to replace piping with exposed pipes within the building. Other alternatives would require electric steam generation and appropriate water treatment OR new sterilisers with these capabilities on-board and/or as a package.	58%	Can be Costed if Selected
13 - Extension Street	ED	Structural	Helipad	Structural investigation to determine integrity. Assume 80 hours allows investigation on site, calculations and reporting.	56%	Can be Costed if Selected
2 - Urology	Urology	Structural/ Architecture	New roof.	Remove / Demolish the concrete Roof. Design the roofing frame of the new structure for 10 year span with steel rafters, steel columns, C-purlins, Corrugated iron roof, etc. Assess foundation capacity or design new - perhaps use the Slab on Grade as a Mat Foundation. 90m2.	54%	Can be Costed if Selected
13 - Extension Street	CCL	Clinical Safety - Patient Waiting and Holding area	Provide for separation of pre and post procedural patient	Seated wait, pre and post patient trolley bays plus staff base in an over subscribed space with insufficient access to medical gases etc.	54%	Can be Costed if Selected

General Lab/Autoclave	Lab	Structural/Architecture	Roof/facade leak investigation	Assume 40 hours for an engineer and architect to investigate and report scope.	54%	Can be Costed if Selected
East/West Covered Walkway	N/A	Structural	Cyclone compliance	Analysis of walkway and design or structural restraint solution. Allow 80 hours of engineering time.	53%	Can be Costed if Selected
5 - Children's Hospital	N/A	Hydraulics	Medical gases	Gas plant refurbishment to include oxygen manifolds, suction plant, medical air manifolds	53%	Can be Costed if Selected
10 - Maternity	N/A	Architecture	Vermin control	Rectify causes of vermin access to roof space. Replace all ceiling tiles to floor areas to remove vermin excrement above. Review ceiling system to an alternative that copes with high moisture levels. Vermin breaches and issues in roof system, walls and ward ceilings below. Vermin have created a contamination issue to the tops of all ceilings in building	53%	Can be Costed if Selected
5 - Children's Hospital	N/A	Structural/Architecture	Roof/facade leak investigation	Assume 80 hours for an engineer and architect to investigate and report scope.	53%	Can be Costed if Selected
13 - Extension Street	Emergency Dept	Model of Care to support Patient Flow	Provide effective Triage and Fast Track zone	Existing Fast Track zone not in use. Patients wait in corridor / path of travel to Resus and Acute Bays obstructing flow. No privacy, no separation of cohorts, IPC limited. Project to replan ED and add.	53%	Can be Costed if Selected
9 - 1965 Building	N/A	Hydraulics	Sewer and Stormwater Piping	Piping is generally exposed throughout and has multiple, significant leaks. Replace all sewer and storm water piping within the building.	52%	Can be Costed if Selected
13 - Extension Street	ENT Neurosurg SOPD Clinics	Points of Care - Consultation Assessment space	Provide functional consultation/treatment spaces	Grossly undersized consultation / treatment spaces presents clinical risk	52%	Can be Costed if Selected
13 - Extension Street	Emergency Dept	Points of Care - Isolation	Provide for appropriate isolation and management of infectious patients incl. respiratory (Neg Pressure)	No ability to isolate infectious presentations including management of pandemic. Project to replan ED and add.	51%	Can be Costed if Selected

1 - Colonial Wing	N/A	Electrical	Grounding	Add body protection to electrical outlets/power distribution boards where patients are present.	50%	Can be Costed if Selected
4 - Dental Clinic	N/A	Electrical	Grounding	Add body protection to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	50%	Can be Costed if Selected
Mortuary	N/A	Electrical	Grounding	Add RCD to electrical outlets/power distribution boards. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	50%	Can be Costed if Selected
5 - Children's Hospital	N/A	Electrical	Grounding	Add body protection and RCDs to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	50%	Can be Costed if Selected
9 - 1965 Building	N/A	Electrical	Grounding	Add body protection and RCDs to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	50%	Can be Costed if Selected
10 - Maternity	N/A	Electrical	Grounding	Add body protection and RCDs to electrical outlets/power distribution where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	50%	Can be Costed if Selected
13 - Extension Street	N/A	Electrical	Grounding	Add body protection and RCDs to electrical outlets/power distribution where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	50%	Can be Costed if Selected
13 - Extension Street	Peri-Operative Suite	Operating Room Pendants - Gases, Lights, Nr Call -	Repair / replace pendants	OR pendants not working. Use portable suction and anaes. Machine. Lights faulty; Camera failed; No Nurse Call;	50%	Can be Costed if Selected
13 - Extension Street	ICU	Points of Care - Loss of ICU Isolation Room	Remedy mechanical ventilation	ICU Isolation room not utilised as issues with mechanical ventilation	50%	Can be Costed if Selected

13 - Extension Street	Emergency Dept	Infection Prevention and Control	Provide additional handwash facilities.	Only 4 HWB in the department. Project to replan ED and add.	49%	Can be Costed if Selected
13 - Extension Street	Emergency Dept	Digital and Other Technology	Provide for additional patient monitoring systems including central monitoring	There are insufficient provisions for Digital & other Technology. No central monitoring.	49%	Can be Costed if Selected
5 - Children's Hospital	PICU/NIC U	Digital and Other Technology	Provide for additional patient monitoring systems including central monitoring	There are insufficient provisions for Digital & other Technology. No central monitoring.	49%	Can be Costed if Selected
13 - Extension Street	Peri-Operative Suite	Infection Prevention and Control - Operational support spaces	Provide adequate space and implement operational response	The Disposal Room is not of adequate size or location, and utilises the top of the fire stair for management of waste holding.	49%	Can be Costed if Selected
1 - Colonial Wing	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	49%	Can be Costed if Selected
4 - Dental Clinic	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	49%	Can be Costed if Selected
5 - Children's Hospital	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	49%	Can be Costed if Selected
9 - 1965 Building	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	49%	Can be Costed if Selected
10 - Maternity	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	49%	Can be Costed if Selected
13 - Extension Street	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	49%	Can be Costed if Selected

2 - Urology	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	49%	Can be Costed if Selected
5 - Children's Hospital	N/A	Fire	Fire Suppression	Pump no longer functions. Service pump, hydrants and reels on all three building levels.	47%	Can be Costed if Selected
10 - Maternity	All	Architecture	Interior treatments	Infection control surfaces require replacement in all clinical areas.	47%	Can be Costed if Selected
13 - Extension Street	Radiology	Storage - Consumables	Provide effective store area for CWM and other divisions	Non-compliant storage space and solutions. Decommissioned space poorly utilised.	47%	Can be Costed if Selected
13 - Extension Street	CCL	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of dedicated medication, clean utility and dirty utility, and storage spaces	47%	Can be Costed if Selected
13 - Extension Street	ENT Neurosurg SOPD Clinics	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of dedicated medication, clean utility and dirty utility, and storage spaces	47%	Can be Costed if Selected
13 - Extension Street	Acute Inpatient Wards	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of dedicated medication, clean utility and storage spaces.	47%	Can be Costed if Selected
13 - Extension Street	Acute Inpatient Wards	Staff Resources - Staff Pantry	Provide sufficient space and resources for staff rest and respite	One only Pantry for Staff working in 2x Adult Acute Wards (54 beds); ICU, CCU and Burns Unit.	47%	Can be Costed if Selected
3 - Physiotherapy	Physio ISO Ward (F)	Clinical Safety - Clinical	Provide clinical support spaces to support safe	Lack of medication, clean utility and storage spaces. Utilising a trolley in staff base	47%	Can be Costed if Selected

		support spaces	medication management and IPC practices			
1 - Colonial Wing	Lau Ward (Flexi)	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of medication, clean utility and storage spaces. Utilising a trolley in staff base	47%	Can be Costed if Selected
5 - Children's Hospital	PICU	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of medication, clean utility and storage spaces. Shared with staff base	47%	Can be Costed if Selected
13 - Extension Street	Wards, Clinics, Support Services	Structural	Floors	Floor levels are inconsistent with damaged flooring and variable levels (concrete construction). Relevel and recover all floors, work primarily needed in passageways.	46%	Can be Costed if Selected
1 - Colonial Wing	Wards	Mechanical	Ceiling fans	Replace ceiling fans in wards with new, high quality units that use ECM motors and wall controls. Assume 24. Assume existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).	46%	Can be Costed if Selected
3 - Physiotherapy	Physio	Mechanical	Ceiling fans	New fans in open plan gym. Assume 8 large ceiling fans and 4 wall mount fans. Assumes existing circuits can be used. Ceiling fan model similar to Hunter Pacific Magnum DC M800 with new wall controller/switch (not remote). Wall fan similar to Simex WAL75-DC. Include new surface mount plastic conduit and cabling from switch to fan.	46%	Can be Costed if Selected
4 - Dental Clinic	Dental	Hydraulics	Water treatment	Existing filtration unit is spun media, no chemical treatment or filtration for autoclave. Replace autoclave with on-board treatment (MELADEM 40 or equivalent) and replace current mains filtration with Pure Aqua UVC sterilisers and 2 -stage	46%	Can be Costed if Selected

				spun media cartridges (Pleass 5 and 20micron) with new plastic housings.		
5 - Children's Hospital	N/A	Mechanical	Ceiling fans	Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 96. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).	46%	Can be Costed if Selected
9 - 1965 Building	N/A	Mechanical	Ceiling fans	Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 24. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).	46%	Can be Costed if Selected
10 - Maternity	N/A	Mechanical	Ceiling fans	Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 72. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).	46%	Can be Costed if Selected
13 - Extension Street	Wards, public areas, clinics.	Mechanical	Ceiling fans	Replace ceiling fans with new, high quality units that use ECM motors and infinite wall controls. Assume 100. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).	46%	Can be Costed if Selected
9 - 1965 Building	All	Structural	Floors	Floor levels are inconsistent with damaged flooring and variable levels (concrete construction). Relevel and recover all floors, work primarily needed in passageways.	46%	Can be Costed if Selected
13 - Extension Street	Emergency Dept	Points of Care - Paediatrics	Provide dedicated treatment and consultation spaces for children	Inability to separate adults and children reduces access and presents clinical risk. Project to replan ED and add.	46%	Can be Costed if Selected
8 - Laundry	N/A	All	Demolish and replace	Building has had a significant fire although it is still used for dry stores and sewing. Demolish and replace or relocate services. Replacement with an industrial/agricultural shed.	45%	Can be Costed if Selected
1 - Colonial Wing	N/A	Structural	Concrete cancer investigation	Assume 80 hours for an engineer and architect to investigate and report scope, 12 cores at \$1,000 each (including testing).	45%	Can be Costed if Selected

				Scope to include rebar scanning, allow \$10,000 for equipment rental.		
13 - Extension Street	Radiology	Toilets	Provide for additional toilets including accessible	Access to sanitation and personal hygiene facilities are limited for both patients and staff	44%	Can be Costed if Selected
13 - Extension Street	Radiology	Infection Prevention and Control	Provide additional handwash facilities.	Only 4 HWB in the department.	44%	Can be Costed if Selected
13 - Extension Street	SOPD Clinics	Toilets	Provide for additional toilets including accessible	Access to sanitation and personal hygiene facilities are limited for both patients and staff	44%	Can be Costed if Selected
13 - Extension Street	Peri-Operative Suite	Staff Resources - Staff Toilets	Address plumbing issues and provide for additional toilets and change spaces including accessible	Access to sanitation and personal hygiene facilities are limited for staff	44%	Can be Costed if Selected
13 - Extension Street	Acute Inpatient Wards	Points of Care - Isolation	Provide for appropriate isolation and management of infectious patients	No single rooms; 4 Bedroom cohorting infectious patients; Handwash basin in 4 Bedroom is broken off wall.	44%	Can be Costed if Selected
13 - Extension Street	Acute Inpatient Wards	Infection Prevention and Control - Clinical support spaces	Provide appropriate resources for management and disposal of clinical waste	One only Dirty Utility room including Waste Holding for 54 patients beds.	44%	Can be Costed if Selected
13 - Extension Street	Acute Inpatient Wards	Staff Resources - Staff Toilets	Provide sufficient toilets and access to shower to	Only one male and one female toilet for Staff working in 2x Adult Acute Wards (54 beds); ICU, CCU and Burns Unit.	44%	Can be Costed if Selected

			support staffing numbers			
13 - Extension Street	ICU / CCU	Infection Prevention and Control - Operational support spaces	Provide dedicated cleaner and waste management resources	One Dirty utility supports clinical waste management, waste holding and cleaners for both ICU & CCU	44%	Can be Costed if Selected
2 - Urology	Uro & Breast SOPD	Infection Prevention and Control - Clinical	Provide adequate hand hygiene resources	No handwash basins in the clinic	44%	Can be Costed if Selected
3 - Physiotherapy	Physio ISO Ward (F)	Infection Prevention and Control - Clinical	Provide adequate hand hygiene resources	No handwash basins in the ward	44%	Can be Costed if Selected
3 - Physiotherapy	Physio ISO Ward (F)	Infection Prevention and Control - Clinical support spaces	Provide appropriate resources for management and disposal of clinical waste	No Dirty Utility room using adjacent ward	44%	Can be Costed if Selected
1 - Colonial Wing	Lau Ward (Flexi)	Patient Toilets / Showers	Address plumbing issues	Access to sanitation and personal hygiene facilities are limited for Patients. One of two Showers not working	44%	Can be Costed if Selected
5 - Children's Hospital	PICU	Infection Prevention and Control	Provide additional handwash facilities.	Insufficient ratio of handwash basins to patient bays	44%	Can be Costed if Selected
5 - Children's Hospital	Children's Hospital	Staff Resources - Toilets	Provide staff toilet access on floor	No access to sanitation and personal hygiene facilities are available for staff on this floor	44%	Can be Costed if Selected
Mortuary	N/A	Mechanical	Replace all through wall fans, inline	Assume (6) Mitsubishi split systems with high walls, epoxy covered for marine enviro. Assume (12) ceiling fans, model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with	44%	Can be Costed if Selected

			fans, ceiling fans and heat pumps.	new wall controller/switch (not remote). Assume (6) through wall Fantech ECOtronic EC. Include new surface mount plastic conduit and cabling from switches to fans.		
13 - Extension Street	Peri-Operative Suite	Infection Prevention and Control - Clinical support spaces	Address sterile stock and other storage spatial and IPC limitations	The Store - Sterile Stock, Store - General, Store - Major Equipment, and Store - Minor Equipment FFE and other provisions within these spaces are not supportive of contemporary models of care. The AHFG minimum area requirements are not met.	44%	Can be Costed if Selected
13 - Extension Street	ICU Ward, Burns Ward, Acute Surgical	Architecture	Building Water Proofing, Flooring, Ceilings and Walls	Repair and replace internal finishes, including water proofing membrane in wet areas. To include removal of GIB, mould treatment, sealing of exposed concrete and relining. Some doors will have to be replaced due to water damage. Floor delamination in multiple areas from moisture issues.	43%	Can be Costed if Selected
13 - Extension Street	Emergency Dept	Vertical Transport - Dedicated clinical transfer to Theatre, ICU, CCU, Burns Unit and Acute inpatient areas from ED	Provide for additional lift for clinical transfer of critically unwell / unstable patients	Only one lift in Building 13. Clinical risk associated with lack of redundancy. Add additional lift.	43%	Can be Costed if Selected
3 - Physiotherapy	Physio ISO Ward (F)	Patient experience, dignity and privacy	Provide bed screens	No bed screens in open ward. Staff to hold up screens to enable patient change or examination	43%	Can be Costed if Selected
1 - Colonial Wing	Physio ISO Ward (F)	Patient experience, dignity and privacy	Provide bed screens	No bed screens in open ward. Staff to hold up screens to enable patient change or examination	43%	Can be Costed if Selected

5 - Children's Hospital	Paeds SOPD & ED	Points of Care - Paediatric Procedure	Provide dedicated procedural / treatment space appropriate for paediatric investigations and treatment	Paediatric procedures are conducted within the open ward curtained bay	43%	Can be Costed if Selected
10 - Maternity	High Risk OP - Women's	Points of Care - Patient Bays	Provide enclosed zone for privacy and dignity during assessment and monitoring	High risk antenatal clinic located in Women's ground floor lobby with no provision for privacy during CTG monitoring	43%	Can be Costed if Selected
1 - Colonial Wing	N/A	Electrical	Nurse Call	Install new nurse call system throughout wards	42%	Can be Costed if Selected
9 - 1965 Building	N/A	Electrical	Nurse Call	Install new nurse call system throughout wards	42%	Can be Costed if Selected
10 - Maternity	N/A	Electrical	Nurse Call	Install new nurse call system throughout wards	42%	Can be Costed if Selected
13 - Extension Street	N/A	Electrical	Nurse Call	Install new nurse call system throughout wards	42%	Can be Costed if Selected
7 - Garage	N/A	All	Demolish and replace	Building is entirely of very poor quality and it has multiple unsafe and hazardous installations. Demolish and replace with a simple canopy or agricultural shed.	42%	Can be Costed if Selected
3 - Physiotherapy	Physio	Mechanical	Ablution extract fan	Through wall extract fans with manual switch. Fantech Silent Design Series (IP45) 150mm diameter.	42%	Can be Costed if Selected
10 - Maternity	CSSD	Hydraulics	Steam generation and water treatment	Steam piping is well beyond useful life and there is no water treatment. Allow for treatment (MELADEM 40 or equivalent) and Pure Aqua UVC sterilisers with 2 -stage spun media cartridges (Pleass 5 and 20micron) with new plastic housings. Replace autoclave with new unit that includes steam generator. New electrical feed and board upgrade will be required. Account for new feeds from the MSB.	42%	Can be Costed if Selected

4 - Dental Clinic	N/A	Electrical	HV Ring Main	Provide new enclosure for ring main, which is heavily corroded and unsafe.	42%	Can be Costed if Selected
Mortuary	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	42%	Can be Costed if Selected
1 - Colonial Wing	N/A	Electrical	HV Ring Main	Provide new MSB for ring main, which is heavily corroded and unsafe.	42%	Can be Costed if Selected
22 - Lecture Theatre	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	42%	Can be Costed if Selected
St Giles	N/A	Electrical	Lighting	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	42%	Can be Costed if Selected
Mortuary	N/A	Electrical	HV Ring Main	Provide new MSB for ring main, which is heavily corroded and unsafe.	42%	Can be Costed if Selected
13 - Extension Street	Emergency Dept	Points of Care - Consultation Assessment: Domestic Violence & Sexual Assault	Provide discrete access to private consultation spaces	No appropriate consultation spaces for those experiencing gender based violence/Challenging behaviour. Project to replan ED and add.	42%	Can be Costed if Selected
13 - Extension Street	Radiology	Clinical Safety - Patient Waiting and Holding area	Provide for separation of cohorts, and observation of unwell inpatients (Patient Holding Bays)	Waiting part of Ground level primary circulation. No pre/post procedural observation. Replan department and add.	42%	Can be Costed if Selected
4 - Dental Clinic	All	Clinical	Digitise records	Implement digital records system to include dental. This will remove fire loading from the building and streamline clinical processes.	41%	Can be Costed if Selected

5 - Children's Hospital	All	Clinical	Digitise records	Implement digital records system to include dental. This will remove fire loading from the building and streamline clinical processes.	41%	Can be Costed if Selected
9 - 1965 Building	All	Clinical	Digitise records	Implement digital records system to include dental. This will remove fire loading from the building and streamline clinical processes.	41%	Can be Costed if Selected
13 - Extension Street	All	Clinical	Digitise records	Digitise all paper records. This will remove fire loading from the building and streamline clinical processes.	41%	Can be Costed if Selected
St Giles	All	Nurse Call	Nurse call and duress	Provide system throughout campus with links to security/police/fire	41%	Can be Costed if Selected
3 - Physiotherapy	N/A	Structural	Roof screed, gutters and down pipes.	Add a screeding slope to the concrete roof to prevent ponding and divert storm water to the ends of the building. 326m2 (Approx). Gutter length = 96m (Approx). Downpipe - 6 No. 8m length downpipes. Include new waterproofing elements.	40%	Can be Costed if Selected
4 - Dental Clinic	Dental	Mechanical	Dark room extract fan	Through wall extract fan with manual switch. Fantech ECOtronic EC.	40%	Can be Costed if Selected
10 - Maternity	N/A	Mechanical	Heat pumps	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 72 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	40%	Can be Costed if Selected
10 - Maternity	N/A	Mechanical	Extracts	Replacement of extract fans on mezzanine level. Some have been done recently. Assume four (4) Fantech PUDEC63, to be confirmed during design.	40%	Can be Costed if Selected
13 - Extension Street	CSSD	Mechanical	Extract and cooling	There is insufficient/non-functioning extract and heat control in CSSD. A new extract, through wall should be added and a large, ceiling exposed split heat pump added to cool the area. Assume a Fantech EVO VAR Mixvent and ~12kW split heat pump with under ceiling exposed interior unit.	40%	Can be Costed if Selected
13 - Extension Street	Peri-Operative Suite	Points of Care - Pre	Provide for pre operative care and observation in	No Pre-Operative care zone. Patients queued in corridor with no access to medical services panels etc.	40%	Can be Costed if Selected

		Op Holding Bays	dedicated Pt. Holding bays			
3 - Physiotherapy	Physio ISO Ward (F)	Patient experience - General amenity	Provide access to drinking water and other pantry resources	No pantry. Use outside sink.	40%	Can be Costed if Selected
13 - Extension Street	Radiology	Digital and Other Technology	Provide sufficient PACS infrastructure to improve access to diagnostic reporting	PACS roll out limited with insufficient back up and corruption issues. PACS stations only accessible in the East Wing acute areas and No. 1 in Paeds.	40%	Can be Costed if Selected
3 - Physiotherapy	Physio ISO Ward (F)	Digital and Other Technology	Provide access to appropriate workspace and computers	No computer access - staff access workspace in adjacent ward	40%	Can be Costed if Selected
12 - Pacific Eye Institute	N/A	Hydraulics	Sewer	External sewer line to be upgraded to 150mm and one (1) new manhole required at top junction to allow efficient clean out.	39%	Can be Costed if Selected
Mortuary	N/A	Architecture	Roof and guttering	Replace roofing and guttering over entire building. Allow for some timber roof elements to be replaced from water damage.	39%	Can be Costed if Selected
1 - Colonial Wing	Wards	Architecture	Interior treatments	Addition of air conditioning has resulted in condensation on cold surfaces. Repair and replace finishes, including water proofing membrane in wet areas. Rectification of condensation causes is outside the scope of the project.	39%	Can be Costed if Selected
9 - 1965 Building	All	Architecture	Interior treatments	Addition of air conditioning has resulted in condensation on cold surfaces. Repair and replace finishes, including water proofing membrane in wet areas. Rectification of condensation causes is outside the scope of the project. To include ceilings, walls, doors, windows.	39%	Can be Costed if Selected
10 - Maternity	All	Architecture	Interior treatments	Addition of air conditioning has resulted in condensation on cold surfaces. Additionally leaks and vermin have degraded interior finishes. Repair and replace finishes, including water proofing membrane in wet areas. Rectification of condensation causes is outside the scope of the project. To include ceilings, walls, doors, windows.	39%	Can be Costed if Selected

13 - Extension Street	All	Architecture	Interior treatments	Addition of air conditioning has resulted in condensation on cold surfaces. Additionally leaks and vermin have degraded interior finishes. Repair and replace finishes, including water proofing membrane in wet areas. Rectification of condensation causes is outside the scope of the project. To include ceilings, walls, doors, windows.	39%	Can be Costed if Selected
2 - Urology	Urology	Architecture	Interior treatments	Replace water damaged ceiling, lining and flooring elements after roof replacement.	39%	Can be Costed if Selected
4 - Dental Clinic	All	Architecture	Interior treatments	Replace water damaged ceiling, lining and flooring elements after roof replacement.	39%	Can be Costed if Selected
5 - Children's Hospital	All	Architecture	Interior treatments	Replace water damaged ceiling, lining and flooring elements after roof and façade remediation. Include wet area water proofing.	39%	Can be Costed if Selected
General Lab/Autoclave	Lab	Architecture	Interior treatments	Replace water damaged ceiling, lining and flooring elements after roof replacement.	39%	Can be Costed if Selected
1 - Colonial Wing	Wards	Hydraulics	Medical gases	Bedheads in wards do not have functioning oxygen or suction. Portables are used for all patients.	39%	Can be Costed if Selected
13 - Extension Street	Surgery	Mechanical	Surgery suite HVAC	The 4 existing surgery suites do not have HEPA filtration, humidity control, appropriate temperature control, pressure cascades or nitrous scavenging. All are required for modern, effective and safe delivery of clinical services in a tertiary hospital. A new HVAC system should be installed for each of the 4 suites, including pressure dampers and extracts for clean/dirty utilities.	39%	Can be Costed if Selected
13 - Extension Street	All	Hydraulics	Medical gases	Oxygen, suction and air system leaks throughout. Recovery suction no longer works. Outlets in surgery pendants do not work. Project to repair outlets throughout FPSF. Assume 500, exact number to be confirmed.	39%	Can be Costed if Selected
4 - Dental Clinic	Dental	Hydraulics	Suction plant	Each of the chairs has dedicated suction plant. Assume replacement of five (5) single chair units with Cattani Aspi-Jet internal portable units. Include hydro-cyclone for amalgam retention.	38%	Can be Costed if Selected

13 - Extension Street	Emergency Dept	Ambulance Parking	Provide dedicated parking with direct access to Resuscitation Room	No dedicated parking. Patient movement to Resus via public entry and waiting space. Project to replan ED and add. Move external public waiting area so ambulances can park.	38%	Can be Costed if Selected
5 - Children's Hospital	Children's Hospital	Staff Resources - NUM	Provide access to appropriate workspace	NUM uses end of corridor as an office; Inability to effectively manage staff resources	38%	Can be Costed if Selected
3 - Physiotherapy	N/A	Structural	Column Investigation	Inspect drummy condition of 20 columns. Allow 40 hours for engineer to scan and drill inspection holes, scope rectification.	38%	Can be Costed if Selected
13 - Extension Street	Radiology	Access to modalities	Provide for mammography	No service. Awaiting equipment. Breast Cancer in top 10 causes of mortality in Fiji. Add service.	38%	Can be Costed if Selected
12 - Pacific Eye Institute	N/A	Mechanical	Heat pumps	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 24 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	36%	Can be Costed if Selected
13 - Extension Street	N/A	Mechanical	Heat pumps	There are fan coils through out that have failed and been replaced by heat pumps. Fan coils are not proposed to be replaced. Grilles should all be blocked off and sealed for infection control in clinical areas. Replacement of splits/VRF, many are in poor condition, with new Mitsubishi VRF. Assume 100 Mitsubishi ~5kW high walls, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	36%	Can be Costed if Selected
13 - Extension Street	Peri-Operative Suite	Points of Care - Loss of Recovery Bays	Remedy ceiling leak	Ceiling leak which has closed 1-2 patient bays	36%	Can be Costed if Selected
13 - Extension Street	ICU	Points of Care - Loss of ICU Patient Bays	Remedy ceiling leak	Ceiling leak which has closed 1 patient bays	36%	Can be Costed if Selected

1 - Colonial Wing	Lau Ward (Flexi)	Points of Care - Loss of Patient Bed space	Remedy veranda/ceiling leak	Veranda/Ceiling leak which has closed 1 patient bed space	36%	Can be Costed if Selected
10 - Maternity	Woman's IPU	Points of Care - Loss of Patient Bed space	Remedy ceiling leak	Leaking has closed patient bed space	36%	Can be Costed if Selected
2 - Urology	Urology	Mechanical	Heat pumps	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF can be used as there are locations suitable for the branch control units. Assume 6 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	35%	Can be Costed if Selected
4 - Dental Clinic	Dental	Mechanical	Heat pumps	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF can be used as there are locations suitable for the branch control units. Assume 12 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	35%	Can be Costed if Selected
5 - Children's Hospital	N/A	Mechanical	Heat pumps	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 72 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	35%	Can be Costed if Selected
9 - 1965 Building	N/A	Mechanical	Heat pumps	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 72 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	35%	Can be Costed if Selected
4 - Dental Clinic	Dental	Structural	Concrete and timber roof investigation	Thorough inspection of concrete roof and other concrete members - drummy areas inspection. A few areas were seen with exposed concrete and moisture damage. Recommendation to fix drummy areas will depend on extent of damage. Thorough inspection of timber roof - Seems to have	33%	Can be Costed if Selected

				been exposed to moisture thus discoloration. Allow 60 hours for inspection and reporting by engineer and architect.		
1 - Colonial Wing	Wards	Mechanical	Heat pumps	Replacement of splits, many are in poor condition, with new Mitsubishi splits. Do not assume VRF or HVRF as there are no good locations for the branch control units. Assume 48 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.	32%	Can be Costed if Selected
12 - Pacific Eye Institute	N/A	Architecture	Leaks	Rectify causes of water leaks. Replace damaged fabric to extend service life. Mould issues present, condensation present in all elements. Lining failure and damage has occurred. Moisture damage to building fabric. Weatherproof issues coupled with HVAC issues creating mould. Interstitial issues related to use of HVAC systems is out of scope. Project is to replace linings, seal penetrations, re-lag pipes and ducts to avoid condensation. Add condensate pumps to all fan coils.	32%	Can be Costed if Selected
15 - Services	N/A	Architecture	Clean up	Health and hygiene issue related to rubbish pile up and redundant equipment/materials stored on site. Clean up and disposal required.	32%	Can be Costed if Selected
5 - Children's Hospital	N/A	Lifts	Lift refurbishment	Refurbish lift as it does not function.	30%	Can be Costed if Selected
1 - Colonial Wing	N/A	Lifts	Lift refurbishment	Refurbish lift as it does not function.	30%	Can be Costed if Selected
22 - Lecture Theatre	N/A	Structural/ Architecture	Building fabric	Leak rectification. Inspection above ceilings required to define specific scope however extensive sealant required above all ceilings throughout.	30%	Can be Costed if Selected
10 - Maternity	CSSD	Mechanical	Extract for CSSD	There is insufficient/non-functioning extract and heat control in CSSD. A new extract, through wall should be added and a large, ceiling exposed split heat pump added to cool the area. Assume Fantech TD-EVO-315VAR with 10m ductwork, grilles, louvers and installation. Include electrical cost for new circuit.	29%	Can be Costed if Selected
13 - Extension Street	Emergency Dept / Radiology	Staff Resources	Provide meeting/training space for staff (maybe shared)	Insufficient space to provide for development of staff capability. Add training area	29%	Can be Costed if Selected

13 - Extension Street	SOPD Clinics	Staff Resources	Provide meeting/training space for staff (maybe shared)	Insufficient space to provide for development of staff capability	29%	Can be Costed if Selected
13 - Extension Street	Peri-Operative Suite	Staff Resources - Increase capability	Provide meeting/training space for staff (maybe shared)	Insufficient space to provide for development of staff capability	29%	Can be Costed if Selected
13 - Extension Street	Peri-Operative Suite	Staff Resources - Respite	Provide appropriate rest area	No staff rest and respite spaces for staff working 12-16 hour shifts	29%	Can be Costed if Selected
5 - Children's Hospital	N/A	Mechanical	Specialist extract	Replace extract fan for medical gas and plant room. Assume two (2) through wall Fantech ECOtronic EC. Assume new thermostatic controls.	27%	Can be Costed if Selected
13 - Extension Street	Orthopaedics	Hydraulics	Plaster trap	A plaster trap should be added to the clinic sink. Assume MACTRAP under sink, sediment trap MTUBS100.	27%	Can be Costed if Selected
15 - Services	N/A	Architecture	Gas Cylinder Restraints	Gas cylinders are not properly restrained, install a cylinder restraint system with chains.	27%	Can be Costed if Selected
5 - Children's Hospital	N/A	Hydraulics	Medical gases	Bedheads in wards leak throughout. Project would include refurbishment of all bedheads.	26%	Can be Costed if Selected
9 - 1965 Building	N/A	Hydraulics	Medical gases	Bedheads in wards leak throughout. Project would include refurbishment of all bedheads.	26%	Can be Costed if Selected
10 - Maternity	N/A	Hydraulics	Medical gases	Bedheads in wards leak throughout. Project would include refurbishment of all bedheads.	26%	Can be Costed if Selected
5 - Children's Hospital	NICU/PICU	Infection Prevention and Control - Clinical support spaces	Provided for dedicated storage of neonatal cots and equipment	Neonatal cots and ventilation equipment stored in primary public circulation corridor	26%	Can be Costed if Selected



Appendix A – Preliminary Assessment

BUILDING	SYSTEM TYPE	PROJECT	DESCRIPTION	NOTES	PROMOTES ACCESS TO QUALITY & TIMELY CARE		MEETS EXPECTATIONS FOR HEALTH SERVICE DELIVERY		SUPPORTS SUSTAINABLE AND COST EFFECTIVE INVESTMENT		OPERATIONALLY COST EFFECTIVE AND EFFICIENT		OPTIMISES USE OF TOTAL HEALTH SYSTEM RESOURCES		SUMMARY	STATUS	PROGRESS TO MCA
					COMMENTS	COMMENTS	COMMENTS	COMMENTS	COMMENTS	COMMENTS							
Building 1: Colonial Building	Structural	Conduct thorough inspection to determine cause of leaking at roof and seal the Leaking appropriately.	Inspection Hours - 16hrs (Approximation). Amount of fix depends on outcome of inspection.		1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 1: Colonial Building	Structural	Determine extent of Concrete Cancer and reinforce them where needs be.	Inspection Hours - 16hrs (Approximation). Amount of fix depends on outcome of inspection.	Combine with architectural scope.	1	Safe environment impact. CC reduces concrete loading capability. Directly impacts safety.	1	Political implication if buildings are deemed to be "unsafe"	1	Cancer rectification likely to create a long term solution for structural concerns.	1	Flexibility of space use enabled by rectification.	1	Flexibility of space use enabled by rectification.	Concrete cancer should be investigated, rectification can then be scoped based on extent and implications of failure.	PASS	YES
Building 1: Colonial Building	Structural	Remove all additional weights - tanks etc. and put them to the ground and install a pump instead to pump water to areas.	Allow for Approx 3 No. Tanks to be removed and relocated to ground (2 was inspected but allow for unforeseen tanks). Allow for pump system for tanks and distribution pipeline system.	Combine with hydraulics scope.	1	Safe environment impact.	1	Building requires water back up for food preparation.	2	Unsure of impact.	1	Water storage needed for operation.	2	Unsure of impact.	Combine with hydraulics project.	REVIEW	YES
Building 1: Colonial Building	Structural	Best to relocate areas (Kitchen and other top rooms) that is not suppose to be at the last floor as part of the initial design.	Relocate Kitchen place to lower ground. Demolish / remove existing extra floor at the last level of the building that is not considered as part of the initial design.		1	Relocating kitchen to lower level will improve movement and flow.	2	No impact.	2	No impact	1	Easier to move meals around.	2	No impact to delivery, currently no issues with meal availability.	Not clear if top floor needs to be removed to fix roof leaks.	REVIEW	NO
Building 2: Urology	Structural	Remove / Demolish the concrete Roof. Design the roofing frame of the new structure for 10 year span with steel rafters, steel columns, C-purlins, Corrugated iron roof, etc. Assess foundation capacity or design new - perhaps use the Slab on Grade as a Mat Foundation.	Approx 90m2 of roof	Replace concrete roof with lightweight metal/timber.	1	Improves clinical operations as equipment will no longer be at danger of being ruined by leaks.	1	New roof will rectify leakage which impacts services in the building.	2	No impact	1	Improves clinical operations as equipment will no longer be at danger of being ruined by leaks.	1	Leaks have caused impacts to service level in the past.		REVIEW	YES
Building 2: Urology	Structural	Investigate slab. It has some indications of potential problems. In the event the Slab on Grade fails as foundation, excavate and provide foundation for 22	Approximately 22 No. Foundation of Estimating 1m ² by 0.3m depth foundation with D12 bars at 150CRS bottom. Concrete Strength is 25Mpa.	Condition of slab and risk of failure is not known.	1	Failure of slab would result in impacts to service.	1	Failure of slab would impact availability of urology services.	2	No impact	2	No impact	2	No impact	Building is only 1 storey. Urology equipment located within is currently slated for replacement. Impact of slab	REVIEW	NO

		columns according to design.												failure is difficult to quantify.			
Building 2: Urology	Structural	Install steel columns at every existing concrete columns. The steel columns needs to be bolted to the ground and bolted to the concrete columns.	Approximately 22 Steel Columns with appropriate bolts and plates.	Condition of roof and risk of failure is not known. There is a section of the building that had a fire, so likely that there is a real concern.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Failure of slab would impact availability of urology services.	2	No impact	2	No impact	2	No impact	The building is only lightly used. It is likely significantly easier to just relocate these services and shutter the building.	REVIEW	NO
Building 2: Urology	Structural	Install steel Rafters at steel columns. The fixing should be welded.	Approximately 11 Steel Frames with appropriate bolts and plates.	Condition of roof and risk of failure is not known. There is a section of the building that had a fire, so likely that there is a real concern.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Failure of slab would impact availability of urology services.	2	No impact	2	No impact	2	No impact	The building is only lightly used. It is likely significantly easier to just relocate these services and shutter the building.	REVIEW	NO
Building 2: Urology	Structural	Install steel purlins with plates / cleats and bolts.	Approximately 30m purlin length and at 600CRS therefore approximately 33 No. with plates and bolts, splices and bridging.	Condition of roof and risk of failure is not known. There is a section of the building that had a fire, so likely that there is a real concern.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Failure of slab would impact availability of urology services.	2	No impact	2	No impact	2	No impact	The building is only lightly used. It is likely significantly easier to just relocate these services and shutter the building.	REVIEW	NO
Building 3: Physiotherapy	Structural	Inspect drummy condition of columns	Inspect 20 No. Columns. The amount of fixing of columns depends on the number of drummy columns.	Combine with other roof works.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Services within building cannot be easily relocated if building fails.	2	No impact	1	Services within building cannot be easily relocated if building fails.	1	Services within building cannot be easily relocated if building fails.	Combine with other roof works.	REVIEW	YES
Building 3: Physiotherapy	Structural	Add a screeding slope to the concrete roof to prevent ponding and divert storm water to the ends of the building.	Clean roof and remove any signs of Algae or plants. Screen the roof - area = 326m2 (Approx)	Combine with other roof works.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Services within building cannot be easily relocated if building fails.	2	No impact	1	Services within building cannot be easily relocated if building fails.	1	Services within building cannot be easily relocated if building fails.	Combine with other roof works.	REVIEW	YES
Building 3: Physiotherapy	Structural	Put in proper gutter and drainage pipes	Gutter length = 96m (Approx). Downpipe - 6 No. 8m length downpipes.	Combine with other roof works.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Services within building cannot be easily relocated if building fails.	2	No impact	1	Services within building cannot be easily relocated if building fails.	1	Services within building cannot be easily relocated if building fails.	Combine with other roof works.	REVIEW	YES
Building 4: Dental Clinic	Structural	Assess Stability of Existing Retaining Wall - or Design a new Retaining wall	Hours of Inspection - 2hrs. Hours of assessment - 8hrs. Hours of detailing recommendation - 8hrs	Combine with gabion walls	1	Failure of retaining walls would endanger foundations. Functions within building would be difficult to relocate.	1	Failure of retaining walls would endanger foundations. Functions within building would be difficult to relocate.	1	Cost of wall rectification likely would be much less than relocating services.	2	No impact	1	Failure of retaining walls would endanger foundations. Functions within building would be difficult to relocate.	Investigation should be undertaken.	REVIEW	YES
Building 4: Dental Clinic	Structural	Install Gabion Walls	Excavate approximately 4m length, 3m width and 4m depth of site soil. Install Gabion Walls - designed as Gravity Walls	Combine with wall investigation	1	Failure of retaining walls would endanger foundations. Functions within building	1	Failure of retaining walls would endanger foundations. Functions within building	1	Cost of wall rectification likely would be much less than relocating services.	2	No impact	1	Failure of retaining walls would endanger foundations. Functions within building	Project dependent on outcome of investigation. Likely to be addressed by FRA, CWM admin is aware of the	REVIEW	NO

					would be difficult to relocate.	would be difficult to relocate.		would be difficult to relocate.		would be difficult to relocate.	problem and has engaged FRA.						
Building 4: Dental Clinic	Structural	Thorough inspection of concrete roof and other concrete members - drummy areas inspection. A few areas were seen with exposed concrete and moisture damage.	Inspection would give approximately 8hrs. Recommendation to fix drummy areas will depend on extent of damage.	Single storey building.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Services within building cannot be easily relocated if building fails.	2	No impact	1	Services within building cannot be easily relocated if building fails.	1	Services within building cannot be easily relocated if building fails.	Combine with other roof works.	REVIEW	YES
Building 4: Dental Clinic	Structural	Thorough inspection of timber roof - Seems to have been exposed to moisture thus discoloration.	Inspection would give approximately 2hrs. Recommendation to fix drummy areas will depend on extent of damage.		1	Failure of roof would result in impacts to service, health and safety risk.	1	Services within building cannot be easily relocated if building fails.	2	No impact	1	Services within building cannot be easily relocated if building fails.	1	Services within building cannot be easily relocated if building fails.	Combine with other roof works.	REVIEW	YES
Building 5: Children's Hospital	Structural	Thorough inspection of concrete roof and other concrete members - drummy areas inspection. A few areas were seen with exposed concrete and moisture damage.	Inspection would give approximately 24hrs. Recommendation to fix drummy areas will depend on extent of damage.		1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Structural	Conduct thorough inspection to determine cause of leaking at roof and seal the Leaking appropriately.	Inspection Hours - 16hrs (Approximation). Amount of fix depends on outcome of inspection.		1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Structural	Replace all old and corroding steel purlins at the front entry with new.	Replace 11 No. (Approx) Number of appropriately sized C-Purlins. Approximate length is 5m each C-Purlins. Size to be confirmed at the site.	Alternatively roof could be removed, as patients are being moved via internal corridors.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO
Building 5: Children's Hospital	Structural	Replace all old and corroding steel beams at the front entry canopy with new.	Replace 4 No. 360UB (check on site) of 5m in length with new (Approx). Replace 4 No. 360UB (Check on site) of 5.4m in length with new (Approx).	Alternatively roof could be removed, as patients are being moved via internal corridors.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO
Building 5: Children's Hospital	Structural	Replace all old and corroding bracing at the front entry canopy with new.	Replace 2 No. 7.4m of 24mm Dia bracing with new (Check on site) with all required plates.	Alternatively roof could be removed, as patients are being moved via internal corridors.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO
Building 5: Children's Hospital	Structural	Replace all old and corroding roof cladding with new of similar material.	Replace an area of 5m x 5.4m (approx) of roof cladding with appropriate fixings to C-purlins.	Alternatively roof could be removed, as patients are being moved via internal corridors.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO
Building 7: Garage	Structural	Thorough inspection of walls and beams for concrete cancer - check for drumminess and extent of cracks.	Inspection Hours - 4hrs (Approximation). Amount of fix depends on outcome of inspection.	Building is open plan, it is probably cheaper to just remove it and put up a simple canopy.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO
Building 7: Garage	Structural	Design an appropriate Timber Truss System for the roof including purlins.	Approximate 2hrs of inspection for measurements on site.	Building is open plan, it is probably cheaper to just	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO

Building 9: 1965 Building	Structural	Ensure all steel column frames have all necessary bolts fixed to the ground / slab at the passageway.	Allow for approximately 44 No. screws to be replaced on site (Check on site) and match to existing.	Steel column frames are missing fasteners, this can be done as maintenance works.	1	Correct fastening of frames is a safety issue	2	No impact	2	No impact	2	No impact	2	No impact	Undertake as maintenance works. Columns are not primary structure.	REVIEW	NO
Building 9: 1965 Building	Structural	Conduct thorough inspection to determine cause of leaking at roof / floor and seal the Leaking appropriately.	Inspection Hours - 16hrs (Approximation). Amount of fix depends on outcome of inspection.		1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 10: Maternity Ward	Structural	Thorough inspection of concrete roof/ceiling and other concrete members - drummy areas inspection. A few areas were seen with exposed concrete reinforcement and moisture damage.	Inspection would give approximately 24hrs. Recommendation to fix drummy areas / damaged areas will depend on extent of damage.	Combine with architectural scope.	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 10: Maternity Ward	Structural	Conduct thorough inspection to determine cause of leaking at roof / floor / wall and seal the Leaking appropriately.	Inspection Hours - 16hrs (Approximation). Amount of fix depends on outcome of inspection.	Combine with architectural scope.	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 10: Maternity Ward	Structural	Conduct thorough inspection at roof and replace all moisture damaged timber members with new.	Inspection Hours - 4hrs (Approximation). Amount of fix depends on outcome of inspection.	Combine with architectural scope.	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 10: Maternity Ward	Structural	Conduct thorough inspection to determine extent of corroded steel members at the roof and replace / fix accordingly.	Inspection Hours - 16hrs (Approximation). Amount of fix depends on outcome of inspection.	Combine with architectural scope.	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 11: Diabetic Centre	Structural	Inspect, replace / change timber wall cladding that shows signs of deterioration.	Inspection Hours - 2hrs (Approximation). Amount of fix depends on outcome of inspection.	Combine with architectural scope.	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 11: Diabetic Centre	Structural	Inspect, replace / change timber roof members (Even Fascia Boards) that shows signs of deterioration. Ensure that all are securely fixed with proper cyclonic screws, GI straps and fixings.	Inspection Hours - 2hrs (Approximation). Amount of fix depends on outcome of inspection.	Combine with architectural scope.	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with architectural project to fix roof leaks. Consider as one project.	PASS	YES
Building 11: Diabetic Centre	Structural	Re-analyse timber structure as it is noticed that some of the timber diagonal bracing has been cut to compensate for Entries or Windows.	As-Inspection Hours - 2hrs (Approximation). Drafting - 2hrs (Approximation). Analysis - 2 weeks with recommendations (Approximation).	Project would only be analysis to determine that there is no significant risk.	1	Creates safe environment	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 11: Diabetic Centre	Structural	Replace corroded / old roofing sheets with new and fix to timber members with appropriate cyclonic fixings.	Removal of 325m2 area of roof (Approximation of the main building) and 123m2 area of roof (Approximation of the other building). Replace 325m2 area and 123m2 area of roof with new	Residential building, colonial era. Clinic could be relocated if it was damaged in a cyclone. Highly utilised space. Roof should be	1	Clinical services are required. Any unplanned shut down of building would impact access to health care.	1	Building is poorly accessible for people with disability/mobility issues. Refurbishment	1	Building is poorly suited for its current use due to accessibility.	1	Building is poorly suited for its current use due to accessibility.	1	Building is poorly suited for its current use due to accessibility.	Refurbishment of entire building.	PASS	YES

			and with appropriate fixings.	combined with a refurbishment of the building.				could address some of this.									
Building 11: Diabetic Centre	Structural	Provide a new Gutter system	As-Inspection Hours - 2hrs (Approximation). Drafting - 2hrs (Approximation). Analysis - 2 weeks with recommendations (Approximation).	Residential building, colonial era. Clinic could be relocated if it was damaged in a cyclone. Highly utilised space. Roof should be combined with a refurbishment of the building.	1	Clinical services are required. Any unplanned shut down of building would impact access to health care.	1	Building is poorly accessible for people with disability/mobility issues. Refurbishment could address some of this.	1	Building is poorly suited for its current use due to accessibility.	1	Building is poorly suited for its current use due to accessibility.	1	Building is poorly suited for its current use due to accessibility.	Refurbishment of entire building.	PASS	YES
Building 11: Diabetic Centre	Structural	Inspect concrete floor / foundation - including tank foundation. Provide proper design for rectification works.	As-Inspection Hours - 2hrs (Approximation). Drafting - 2hrs (Approximation). Analysis - 2 weeks with recommendations (Approximation).	Residential building, colonial era. Clinic could be relocated if it was damaged in a cyclone. Highly utilised space. Roof should be combined with a refurbishment of the building.	1	Clinical services are required. Any unplanned shut down of building would impact access to health care.	1	Building is poorly accessible for people with disability/mobility issues. Refurbishment could address some of this.	1	Building is poorly suited for its current use due to accessibility.	1	Building is poorly suited for its current use due to accessibility.	1	Building is poorly suited for its current use due to accessibility.	Refurbishment of entire building.	PASS	YES
Building 13: Extension Street	Structural	Clean Ceiling that shows signs of efflorescence or moisture minor damages (moulds).	3 stories x 3,340.83 m2 ceiling area (Approximate). Contractor to inspect and clean wherever is applicable.	Potential to combine with other projects around moisture ingress and control.	1	Presence of mould impacts safety but is also an indication of unhealthy interior environments.	1	Political impact as presence of mould is a visible indication of poor maintenance.	1	Mould presence indicates that some improvements to the building would be short lived as the interior conditions would cause premature failure.	1	Mould should not be present in clinical areas.	1	Congested floor plate means that mouldy areas must continue to be used. There is virtually no decant space available.	Potential to combine with other projects around moisture ingress and control.	PASS	YES
Building 13: Extension Street	Structural	Thorough inspection of concrete roof/ceiling, walls and other concrete members - drummy areas inspection. A few areas were seen with exposed concrete reinforcement and moisture damage.	Inspection would give approximately 24hrs. Recommendation to fix drummy areas / damaged areas will depend on extent of damage.	Combine with other roof works.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Services within building cannot be easily relocated if building fails.	2	No impact	1	Services within building cannot be easily relocated if building fails.	1	Services within building cannot be easily relocated if building fails.	Combine with other roof works.	REVIEW	YES
Building 13: Extension Street	Structural	Inspect and ensure that all floors are levelled with proper screeding and no dip holes. Inspection include roof to have a proper slope and drainage system.	Inspection would give approximately 24hrs. 3 stories x 3,340.83 m2 ceiling area (Approximate). Contractor to inspect and screed wherever is applicable.	Project in the bucket of accessibility. Floor damage and unevenness is an accessibility issue.	1	Safety directly impacted.	2	No impact	2	No impact	2	No impact	2	No impact	Could be combined with other projects.	REVIEW	YES
Building 13: Extension Street	Structural	Inspect helipad soffit and any crack locations.	Inspection would give approximately 16hrs. 860 m2 ceiling area (Approximate). 2hrs drafting and 2 weeks analysis with recommendations.	Helipad is no longer used. On the rare occasion that a helicopter is used it lands on the southern side of Suva and	1	Landing directly at CWM would improve outcomes.	1	Helipad is rarely used however the capability has a political aspect to it for natural disasters or	2	Considering the needs on site, the helipad is a luxury that does not appear to have	2	Considering the needs on site, the helipad is a luxury that does not appear to have	2	Considering the needs on site, the helipad is a luxury that does not appear to have		REVIEW	NO

				ambulances are used for transport.			other significant events. Practical use of helipad is extremely limited.	any tangible benefit.	any tangible benefit.	any tangible benefit.							
Building 13: Extension Street	Structural	Replace all corroded steel members (brackets, braces, etc) with new.	Inspection would give approximately 8hrs. 3,340.83 m2 roof area (Approximate). Contractor to inspect and screed wherever is applicable.	Investigatory project should be undertaken along with other buildings.	1	Failure of roof would result in impacts to service, health and safety risk.	1	Services within building cannot be easily relocated if building fails.	2	No impact	1	Services within building cannot be easily relocated if building fails.	1	Services within building cannot be easily relocated if building fails.	Combine with other investigation works.	REVIEW	YES
Building 13: Extension Street	Structural	Inspect all improperly carved concrete members and patch them accordingly with proper sealant. Replace all extensive damaged concrete / reinforcement.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Project would only be analysis to determine that there is no significant risk.	1	Creates safe environment	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 14: Service Building	Structural	Inspect all improperly carved concrete members / block walls and patch them accordingly with proper sealant. Replace all extensive damaged concrete / reinforcement.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Project would only be analysis to determine that there is no significant risk.	1	Creates safe environment	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 14: Service Building	Structural	Inspect all timber members and replace all damaged or deteriorated timber members with new.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Project would only be analysis to determine that there is no significant risk.	1	Creates safe environment	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 14: Service Building	Structural	Redesign corners of the concrete slab of the outside generator supply. The slab corners appears to be showing concrete edge cracking indicating improper connection design.	Inspection would give approximately 2hrs. Redesign - 2 weeks with recommendations for slab and connection.	Slab is unlikely to suffer significant failure impacting services.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO
Building 14: Service Building	Structural	Inspect the crack at the slab of the smaller building side. The crack appears to be settling differently. Design according to inspected defect.	Inspection would give approximately 2hrs. Redesign - 2 weeks with recommendations for slab and connection.	Slab is unlikely to suffer significant failure impacting services.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	NO
Building 13: Extension Street	Structural	Replace all corroded steel members with new.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Project would only be analysis to determine that there is no significant risk.	1	Creates safe environment	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 13: Extension Street	Structural	Replace all Damaged and Deteriorated Timber members with new.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Project would only be analysis to determine that there is no significant risk.	1	Creates safe environment	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	YES
Mortuary	Mechanical	Ventilation	Ventilation systems no longer work. Replace with Fantech through wall fans, assume 6 no. of ECOtronic EC Sq		1	Creates safe environment	1	Fume building up is a H&S risk.	2	No impact	2	No impact	2	No impact		REVIEW	YES

			Plate, assume new switches and cabling to existing board.														
Building 1: Colonial Building	Hydraulics	Potable hot water pipes	Plastic piping (Aquatherm), surface mount. Hot water return. Thermoplastic fitting, valves and accessories. Include spun media filters and UV lights after tanks.	Pipe will have limited life span (circa 15 years) if water system has unknown copper components on the recirculated circuit.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could be done as part of those projects.	REVIEW	NO
Building 1: Colonial Building	Hydraulics	Calorifier	Shared calorifier to be repaired, not replaced, to extend life span. If it's not repairable, replace with immersion electrode electric unit. Assume 4 Rheem (300L) stainless.	Steam to hot water carbon steel unit.	1	There is no redundancy to hot water system.	2	No impact	1	Hot water is a non-negotiable need for CWM based on their SOPs.	1	Boilers are new however the calorifiers and piping are original. These do not appear to have had any significant maintenance over their life span. Efficiency is likely to be quite poor.	2	No impact		REVIEW	YES
Building 1: Colonial Building	Hydraulics	Potable cold water pipes	Plastic piping (Aquatherm), surface mount. Thermoplastic fitting, valves and accessories.		2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could be done as part of those projects.	REVIEW	NO
Building 1: Colonial Building	Mechanical	Medical gases	Bedheads and outlets no longer work. Portables are used for all services. New oxygen and suction required for private rooms and general wards. This will require new plant, manifolds, plant rooms, piping and outlets.		2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	1	Central services are cheaper to maintain and operate.	1	Availability of portable equipment is longer important if central plant is used.	1	Likely to be some savings in efficiency.		REVIEW	YES
Building 1: Colonial Building	Hydraulics	Cold water tanks and pumps.	New plastic tanks to replace modular metal tank (end of life), assume 25,000 L. Include new concrete pads and seismic restraint. Multi-stage stainless pumps with integral pressure control (Grundfos CIE).	Demolition of existing pads. Assume Grundfos CRIE, inline multistage pumps.	1	Water disruptions are an issue on site.	1	Water disruptions are a visible indication of poor infrastructure.	1	Sufficient water infrastructure will buffer supply and remove need for mitigation during shutdowns.	1	Sufficient infrastructure will avoid clinical work arounds.	1	Sufficient infrastructure will avoid clinical work arounds.		PASS	YES
Building 2: Urology	Hydraulics	Potable water pipes (hot and cold)	Plastic piping (Aquatherm), surface mount. Thermoplastic fitting, valves and accessories.	Piping within building is limited.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could	REVIEW	NO

														be done as part of those projects.			
Building 1: Colonial Building	Mechanical	Ceiling fans	Replace ceiling fans in wards with new, high quality units that use ECM motors and wall controls. Assume 24.	Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote). Include new surface mount plastic conduit and cabling from switch to fan.	1	Building floor plate is sufficient to allow for natural ventilation. Fans are required for patient comfort and reduce skin temperatures by up to 2°C.	1	Efficient fans are an acceptable method of providing environmental comfort without the use of air conditioning.	1	Current fans are inexpensive models with poor performance and short life spans.	1	Cost of operation less than existing fans (55W per hour per fan or \$4.50 per day), but longer life span of motor than existing.	1	Value for money.	Potentially could be combined with other ventilation projects.	PASS	YES
Building 1: Colonial Building	Mechanical	Kitchen hood extract	Replace (3) hood fans with new grease proof sealed units on ECM motors with local controls. Include fire rated ductwork, fire shutdown/smoke control to FACP. Provide make up air through rain proof louver in building face. Roof access is difficult for servicing, ideally an inline would be used that could be accessed from inside the building. Design required.	Assume grease drains, fire wrap, access doors, stainless mounts. Existing circuits to be reused. No external VFDs, integral ECM.	1	Installation does not appear to be fire compliant. There are timber components to the building.	2	No impact	2	No impact	2	No impact	2	No impact	Kitchen is brand new. Unsure of fire compliance however assume that install is compliant with local codes and standards.	REVIEW	NO
Building 1: Colonial Building	Mechanical	Kitchen general extract	Change (3) through wall fans to larger, laminar flow polyester bladed fans with speed control, gravity backflow dampers and stainless rain hood. Include fire shutdown/smoke control	Assume stainless mounts. Existing circuits to be reused. No external VFDs, integral ECM.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	Impact would be to kitchen staff only, not required for food prep. Potentially could be combined with other ventilation projects.	REVIEW	NO
Building 1: Colonial Building	Mechanical	Heat Pumps	Replace heat pumps (splits) as they age.	Can likely be done as maintenance works.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Heat pumps are very efficient (300%)	1	Heat pumps are very efficient (300%)	2	No impact	Review of AC locations and where they need to be added/removed or updated to suit current use.	REVIEW	YES
Building 2: Urology	Mechanical	Heat Pumps	Replace heat pumps (splits) as they age.	Can likely be done as maintenance works.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Heat pumps are very efficient (300%)	1	Heat pumps are very efficient (300%)	2	No impact	Review of AC locations and where they need to be added/removed or updated to suit current use.	REVIEW	YES
Building 2: Urology	Mechanical	Specialist cooling	New machine is being procured for urology procedure room.	Allow for additional cooling (splits) in procedure room.	1	May be required for equipment.	1	May be required for equipment.	2	No impact	1	May be required for equipment.	2	No impact	Confirm part of machine procurement project.	REVIEW	NO

			Machine HVAC may be required.											Potentially could be combined with other ventilation projects.			
Building 2: Urology	Mechanical	Specialist extract	New machine is being procured for urology procedure room. Machine extract may be required.	Allow for specialist extract down to ducts and grilles in procedure room.	1	May be required for equipment.	1	May be required for equipment.	2	No impact	1	May be required for equipment.	2	No impact	Confirm part of machine procurement project. Potentially could be combined with other ventilation projects.	REVIEW	NO
Building 3: Physiotherapy	Mechanical	Wall and ceiling fans	New fans in open plan gym. Assume 8 large ceiling fans and 4 wall mount fans.	Assumes existing circuits can be used. Ceiling fan model similar to Hunter Pacific Magnum DC M800 with new wall controller/switch (not remote). Wall fan similar to Simex WAL75-DC. Include new surface mount plastic conduit and cabling from switch to fan.	1	Building floor plate is sufficient to allow for natural ventilation. Fans are required for patient comfort and reduce skin temperatures by up to 2°C.	1	Efficient fans are an acceptable method of providing environmental comfort without the use of air conditioning.	1	Current fans are inexpensive models with poor performance and short life spans.	1	Cost of operation less than existing fans (55W per hour per fan or \$4.50 per day), and longer life span of motor than existing.	1	Value for money.	Potentially could be combined with other ventilation projects.	PASS	YES
Building 3: Physiotherapy	Mechanical	Ablution extract	New extract in ablation area.	Through wall extract fans with manual switch. Fantech Silent Design Series (IP45) 150mm diameter.	1	Effective odor control improves patient experience.	1	Effective odor control improves patient experience.	2	No impact	2	No impact	2	No impact	Potentially could be combined with other ventilation projects.	REVIEW	YES
Building 4: Dental Clinic	Hydraulics	Cold water tanks and pumps.	New plastic tanks, include new concrete pads and seismic restraint. Multi-stage stainless pumps with integral pressure control.	Assume Grundfos CRIE, inline multistage pumps.	1	Water disruptions are an issue on site.	1	Water disruptions are a visible indication of poor infrastructure.	1	Sufficient water infrastructure will buffer supply and remove need for mitigation during shutdowns.	1	Sufficient infrastructure will avoid clinical work arounds.	1	Sufficient infrastructure will avoid clinical work arounds.		PASS	YES
Building 4: Dental Clinic	Mechanical	Heat Pumps	Replace heat pumps (splits) as they age.	Can likely be done as maintenance works.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Heat pumps are very efficient (300%)	1	Heat pumps are very efficient (300%)	2	No impact	Review of AC locations and where they need to be added/removed or updated to suit current use.	REVIEW	YES
Building 4: Dental Clinic	Mechanical	Specialist extract	There are two surgery rooms, gas is not used currently. User controlled extract to be added.	Allow for specialist extract down to ducts and grilles in surgery rooms.	1	Extract would be in compliance AHFG. This is mainly to provide safe environment when using nitrous.	2	No impact	2	No impact	2	No impact	2	No impact	Can be combined with other ventilation projects.	REVIEW	NO

Building 4: Dental Clinic	Mechanical	Specialist extract	Dark room extract is not functioning.	Allow for specialist extract down to ducts and grilles in dark room.	1	Extract would be in compliance AHFG. This is mainly to provide safe environment when using nitrous.	2	No impact	2	No impact	2	No impact	2	No impact	Can be combined with other ventilation projects.	REVIEW	YES
Building 4: Dental Clinic	Mechanical	Medical gases	Dental suction units require replacement.	Can likely be done as maintenance works however suction units are exposed to the elements. These are not designed for that, which reduces life span.	1	Suction is required for dental procedures.	1	Dental services are required.	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 4: Dental Clinic	Hydraulics	Water filtration	Filtration unit is spun media, no chemical treatment or filtration for autoclave. Replace autoclave with on-board treatment.	Minor capital works. Enhanced filtration recommended for sterilisation to help reduce infection rates, extend life span of steriliser.	1	Lower infection rates.	1	Dental services are required.	1	Extends life of autoclave.	2	Higher maintenance on filters but less on autoclave.	2	No impact		REVIEW	YES
Building 4: Dental Clinic	Hydraulics	Potable cold water pipes	Plastic piping (Aquatherm), surface mount. Thermoplastic fitting, valves and accessories.		2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could be done as part of those projects.	REVIEW	NO
Building 4: Dental Clinic	Hydraulics	Potable hot water pipes	Plastic piping (Aquatherm), surface mount. Thermoplastic fitting, valves and accessories.		2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could be done as part of those projects.	REVIEW	NO
Building 5: Children's Hospital	Hydraulics	Cold water tanks and pumps.	New plastic tanks, include new concrete pads and seismic restraint. Multi-stage stainless pumps with integral pressure control.	Demolition of existing pads. Assume Grundfos CRIE, inline multistage pumps.	1	Water disruptions are an issue on site.	1	Water disruptions are a visible indication of poor infrastructure.	1	Sufficient water infrastructure will buffer supply and remove need for mitigation during shutdowns.	1	Sufficient infrastructure will avoid clinical work arounds.	1	Sufficient infrastructure will avoid clinical work arounds.		PASS	YES
Building 5: Children's Hospital	Hydraulics	Potable cold water pipes	Plastic piping (Aquatherm), surface mount. Thermoplastic fitting, valves and accessories.		2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could be done as part of those projects.	REVIEW	NO

Building 5: Children's Hospital	Hydraulics	Potable hot water pipes	Plastic piping (Aquatherm), surface mount. Thermoplastic fitting, valves and accessories.		2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could be done as part of those projects.	REVIEW	NO
Building 5: Children's Hospital	Mechanical	Ceiling fans	Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 96.	Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote). Include new surface mount plastic conduit and cabling from switch to fan.	1	Building floor plate is sufficient to allow for natural ventilation. Fans are required for patient comfort and reduce skin temperatures by up to 2°C.	1	Efficient fans are an acceptable method of providing environmental comfort without the use of air conditioning.	1	Current fans are inexpensive models with poor performance and short life spans.	1	Cost of operation less than existing fans (\$5W per hour per fan or \$4.50 per day), but longer life span of motor than existing.	1	Value for money.	Potentially could be combined with other ventilation projects.	PASS	YES
Building 5: Children's Hospital	Mechanical	Heat Pumps	Replace heat pumps (splits) as they age.	Can likely be done as maintenance works.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Heat pumps are very efficient (300%)	1	Heat pumps are very efficient (300%)	2	No impact	Review of AC locations and where they need to be added/removed or updated to suit current use.	REVIEW	YES
Building 5: Children's Hospital	Mechanical	Medical gases	Bedheads and outlets are leaky throughout. Plant is on good condition.	Can likely be done as maintenance works.	2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	1	Central services are cheaper to maintain and operate.	1	Availability of portable equipment is longer important if central plant is used.	1	Likely to be some savings in efficiency.		REVIEW	YES
Building 5: Children's Hospital	Mechanical	Fire Suppression	Fire pumps no longer function, these charge the hydrant and hose reels.	Can likely be done as maintenance works.	1	Fire systems are critical for life safety.	1	Fire systems are critical for life safety.	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 5: Children's Hospital	Mechanical	Specialist extract	New extract for medical plant room and medical gas storage. Through wall, in line duct. 2 fans	New circuits. Will need new wall penetrations, louvers, fire dampers, ductwork etc. Similar to Fantech ECOtronic EC	1	Plant protection will extend life.	1	Central plant failure would require portable gas.	1	Central plan is less expensive to maintain than portables.	1	Central plan is less expensive to maintain than portables.	1	Central plan is less expensive to maintain than portables.		PASS	YES
Building 9: 1965 Building	Hydraulics	Cold water tanks and pumps.	New plastic tanks, include new concrete pads and seismic restraint. Multi-stage stainless pumps with integral pressure control.	Assume Grundfos CRIE, inline multistage pumps.	1	Water disruptions are an issue on site.	1	Water disruptions are a visible indication of poor infrastructure.	1	Sufficient water infrastructure will buffer supply and remove need for mitigation during shutdowns.	1	Sufficient infrastructure will avoid clinical work arounds.	1	Sufficient infrastructure will avoid clinical work arounds.		PASS	YES

Building 9: 1965 Building	Mechanical	Medical gases	Bedheads and outlets no longer work. Portables are used for all services. New oxygen and suction required for wards. This will require new plant, manifolds, plant rooms, piping and outlets.		2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	1	Central services are cheaper to maintain and operate.	1	Availability of portable equipment is longer important if central plant is used.	1	Likely to be some savings in efficiency.		REVIEW	YES
Building 9: 1965 Building	Hydraulics	Potable water pipes	Plastic piping (Aquatherm), surface mount. Thermoplastic fitting, valves and accessories.	Piping within building is limited.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	No issues reported with the pipe reticulation itself. Piping related to equipment changes etc could be done as part of those projects.	REVIEW	NO
Building 9: 1965 Building	Mechanical	Ceiling fans	Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 24.	Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote). Include new surface mount plastic conduit and cabling from switch to fan.	1	Building floor plate is sufficient to allow for natural ventilation. Fans are required for patient comfort and reduce skin temperatures by up to 2°C.	1	Efficient fans are an acceptable method of providing environmental comfort without the use of air conditioning.	1	Current fans are inexpensive models with poor performance and short life spans.	1	Cost of operation less than existing fans (55W per hour per fan or \$4.50 per day), but longer life span of motor than existing.	1	Value for money.	Potentially could be combined with other ventilation projects.	PASS	YES
Building 9: 1965 Building	Hydraulics	Sewer and Stormwater Piping	Replace leaking pipes with PVC/HDPE.	Exposed piping generally.	1	Soil drains required for hygiene.	1	Soil drains required for hygiene.	2	No impact	2	No impact	2	No impact	Combine with other plumbing works.	REVIEW	YES
Building 9: 1965 Building	Mechanical	Heat Pumps	Replace heat pumps (splits) as they age. There are very few within the building.	Can likely be done as maintenance works.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Heat pumps are very efficient (300%)	1	Heat pumps are very efficient (300%)	2	No impact	Review of AC locations and where they need to be added/removed or updated to suit current use.	REVIEW	YES
Building 10: Maternity	Hydraulics	Cold water tanks and pumps.	New plastic tanks, include new concrete pads and seismic restraint. Multi-stage stainless pumps with integral pressure control.	Assume Grundfos CRIE, inline multistage pumps.	1	Water disruptions are an issue on site.	1	Water disruptions are a visible indication of poor infrastructure.	1	Sufficient water infrastructure will buffer supply and remove need for mitigation during shutdowns.	1	Sufficient infrastructure will avoid clinical work arounds.	1	Sufficient infrastructure will avoid clinical work arounds.		PASS	YES
Building 10: Maternity	Hydraulics	Sewer and Stormwater Piping	Main sewer line in floor, accessible via multiple manholes, frequently clogs and overflows. A new main sewer line is required. Also provide new sewer line in Ground Floor. Interconnectivity is unknown, it will need to be CCTV'd but we can assume that overflowing	Assume HDPE, 150mm through building. New gasketed covers and man holes. New venting through roof.	1	Soil drains required for hygiene.	1	Soil drains required for hygiene.	2	No impact	2	No impact	2	No impact	Combine with other plumbing works.	REVIEW	YES

				Include new surface mount plastic conduit and cabling from switch to fan.		patient comfort and reduce skin temperatures by up to 2°C.		of air conditioning.			span of motor than existing.						
Building 12: Pacific Eye Institute	Mechanical	Heat Pumps	Replace heat pumps (splits) as they age. There is a mix of high wall and cassettes.	Can likely be done as maintenance works.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Heat pumps are very efficient (300%)	1	Heat pumps are very efficient (300%)	2	No impact	Review of AC locations and where they need to be added/removed or updated to suit current use.	REVIEW	YES
Building 12: Pacific Eye Institute	Hydraulics	Sewer and Stormwater Piping	Main sewer line external to building has blockage issues. Investigate and reconfigure/update to suit. Add additional manhole and clean outs. Pavement will require saw cut and reinstatement..	Assume HDPE, 150mm and 50m long. One new manhole. Two new cleanouts with chambers for access.	1	Soil drains required for hygiene.	1	Soil drains required for hygiene.	2	No impact	2	No impact	2	No impact	Combine with other plumbing works.	REVIEW	YES
Building 13: Extension Street	Hydraulics	Cold water tanks and pumps.	New plastic tanks, include new concrete pads and seismic restraint. Multi-stage stainless pumps with integral pressure control.	Assume Grundfos CRIE, inline multistage pumps.	1	Water disruptions are an issue on site.	1	Water disruptions are a visible indication of poor infrastructure.	1	Sufficient water infrastructure will buffer supply and remove need for mitigation during shutdowns.	1	Sufficient infrastructure will avoid clinical work arounds.	1	Sufficient infrastructure will avoid clinical work arounds.		PASS	YES
Building 13: Extension Street	Mechanical	Steam system	Steam piping is well beyond useful life. It's not worth replacing it for 10 years or less. Instead when sterilisers fail, replace with units that has on-board filtration and generation.	Steam piping should be abandoned. Steam is used for sterilisers/autoclaves and potable hot water generation. Steam generation for CSSD only, hot water provided by electric heaters.	1	Steam required for sterilisers and hot water generation.	1	Steam required for sterilisers and hot water generation.	1	System type replacement	1	System type replacement	1	System type replacement		PASS	YES
Building 13: Extension Street		Surgery Suite HVAC	The 4 suites currently in use have ceiling mounted, exposed heat pumps for cooling. To avoid condensation fans have been installed in the ceiling that circulate chilled air into the ceiling cavity. Replace all with proper medical certified package units, HEPA filters, nitrous scavenging, humidity control.	Will require staging to ensure no loss of capacity. Update to proper surgical HVAC will significantly reduce infection rates.	1	Reduction of infection rates.	1	Reduction of infection rates.	1	Correctly addressing vapour barrier and condensate issues will extend the life of the fit out.	2	No impact	2	No impact		REVIEW	YES
Building 13: Extension Street	Hydraulics	Orthopaedics utility sink	There is no plaster trap on the sink used for washing equipment. This is leading to sewer blockages. Install an undersink trap.		1	Eliminates risk of clogging sewer lines and losing sink availability in ortho.	1	Orth capability is required.	2	No impact	2	No impact	2	No impact	Can be combined with other plumbing projects.	REVIEW	YES

Building 13: Extension Street	Mechanical	Medical gases	Oxygen, suction and air system leaks throughout. Recovery suction no longer works. Outlets in surgery pendants do not work.		2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	2	Likely to be no impact, as capability doesn't change, just how efficiently it is done.	1	Central services are cheaper to maintain and operate.	1	Availability of portable equipment is longer important if central plant is used.	1	Likely to be some savings in efficiency.		REVIEW	YES
Building 13: Extension Street	Mechanical	Ceiling fans	Replace ceiling fans in wards, records with new, high quality units that use ECM motors and infinite wall controls. Assume 100.	Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote). Include new surface mount plastic conduit and cabling from switch to fan.	1	Building floor plate is sufficient to allow for natural ventilation. Fans are required for patient comfort and reduce skin temperatures by up to 2°C.	1	Efficient fans are an acceptable method of providing environmental comfort without the use of air conditioning.	1	Current fans are inexpensive models with poor performance and short life spans.	1	Cost of operation less than existing fans (55W per hour per fan or \$4.50 per day), but longer life span of motor than existing.	1	Value for money.	Potentially could be combined with other ventilation projects.	PASS	YES
Building 13: Extension Street	Mechanical	Heat Pumps	Replace heat pumps (splits) as they age. There is a mix of high wall and cassettes. There are fan coils through out that have failed and been replaced by heat pumps. Fan coils are not proposed to be replaced. Grilles should all be blocked off and sealed for infection control in clinical areas.	Can likely be done as maintenance works.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Air conditioning required for patient and staff comfort. Implications of retro-fitted AC is condensation risk.	1	Heat pumps are very efficient (300%)	1	Heat pumps are very efficient (300%)	2	No impact	Review of AC locations and where they need to be added/removed or updated to suit current use.	REVIEW	YES
Building 13: Extension Street	Mechanical	CSSD HVAC	There is insufficient/non-functioning extract and heat control in CSSD. A new extract, through wall should be added and a large, ceiling exposed split heat pump added to cool the area.		1	CSSD is a critical function. Proper ventilation improves staff comfort, is required by AHFG, and reduces infection rate by allowing a more sterile environment.	1	CSSD is a critical function. Proper ventilation improves staff comfort, is required by AHFG, and reduces infection rate by allowing a more sterile environment.	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 1: Colonial Building	Architectural	External Building Fabric	Rectify causes of water leaks	Failed façade systems / linings due to water damage	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 22: Lecture Room	Structural	Inspect all improperly carved concrete members and patch them accordingly with proper sealant. Replace all extensive damaged concrete / reinforcement.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Almost all of the service lines has just been installed onto walls / floors without care of the structural members.	1	Creates safe environment	2	No impact	2	No impact	2	No impact	2	No impact		REVIEW	YES
Building 22: Lecture Room	Structural	Replace all corroded roof cladding with new.	Inspection would give approximately 2hrs. Amount of fix depends	Could be done as minor capital works.	1	Roof leakage impacts use of space.	1	Roof leakage impacts use of space.	1	Fixing leaks extends life of roof structure	1	Fixing leaks extends life of roof structure	1	Fixing leaks extends life of roof structure		PASS	YES

			on outcome of inspection.							and internal linings.		and internal linings.		and internal linings.			
Building 22: Lecture Room	Structural	Replace all corroded steel members with new.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Could be done as minor capital works.	1	Roof leakage impacts use of space.	1	Roof leakage impacts use of space.	1	Fixing leaks extends life of roof structure and internal linings.	1	Fixing leaks extends life of roof structure and internal linings.	1	Fixing leaks extends life of roof structure and internal linings.		PASS	YES
Building 22: Lecture Room	Structural	Replace all Damaged and Deteriorated Timber members with new.	Inspection would give approximately 2hrs. Amount of fix depends on outcome of inspection.	Timber members (Rafters, purlins, fascia boards, wall cladding, etc.) appears to show signs of moisture damages / moulds / deterioration on almost all locations.	1	Roof degradation could cause impact to building use.	1	Roof degradation could cause impact to building use.	2	No impact.	2	No impact.	2	No impact.	Include in roof leak works.	REVIE W	NO
Saint Giles	Structural	Replace all Damaged and Deteriorated Timber members with new (Wall cladding, Purlins, Truss, Rafters, Columns, Beams).	Inspection would give approximately 4hrs. Amount of fix depends on outcome of inspection. Ensure that all appropriate cyclone fixings (Strappings looped over purlins and fixed with 3 No. nails per leg to rafters / trusses, Strappings looped over rafter / truss to beams with 3 No. nails per leg, etc) are applied.	Timber members (Rafters, purlins, fascia boards, wall cladding, etc.) appears to show signs of moisture damages / moulds / deterioration on almost all locations.	1	Timber degradation will impact building use if failures occur.	1	Timber degradation will impact building use if failures occur.	1	Replacement of timber elements will extend building life and prolong replacement.	1	Replacement of timber elements will extend building life and prolong replacement.	1	Replacement of timber elements will extend building life and prolong replacement.		PASS	YES
Saint Giles	Structural	Seal all floor cracks with appropriate sealant. Provide proper screeding to ensure that any water flow will be directed to the drains.	Inspection would give approximately 4hrs. Amount of fix depends on outcome of inspection.	The crack appears to be the cause of improper (or not equal) compaction of ground. For a 10year plan, the slab on grade should be able to last long as its not structural. Hence, sealing the gaps to ensure that water will not seep through (in or out) will not cause any issues.	1	Building use would be impacted.	1	Building use would be impacted.	2	No impact	2	No impact	2	No impact		REVIE W	NO
Saint Giles	Structural	Replace all Damaged and Corroded Roof Cladding.	Inspection would give approximately 4hrs. Amount of fix depends on outcome of inspection. Ensure that all cladding to purlin fixing are with Cyclonic Screws Type 17.	A number of roof cladding appears to be old, show signs of corrosion and deterioration.	1	Roof leakage impacts use of space.	1	Roof leakage impacts use of space.	1	Fixing leaks extends life of roof structure and internal linings.	1	Fixing leaks extends life of roof structure and internal linings.	1	Fixing leaks extends life of roof structure and internal linings.		PASS	YES
Saint Giles	Structural	Inspect Windows and install appropriate Cyclone Shutters with Appropriate connections to windows.	Inspection would give approximately 4hrs. Amount of fix depends on outcome of inspection. The cyclone shutters will have to ensure that an 8mm ball will not pass through. The connections onto	A number of windows appears to have no cyclone shutters or have damaged connections.	1	Cyclone protection ensures patient and staff safety.	1	Cyclone protection ensures patient and staff safety.	2	No impact	2	No impact	2	No impact		REVIE W	YES

										will extend building life.		will extend building life.					
Mortuary	Architectural	Windows and doors	Replace window systems and doors	Damaged and missing, effect weather proofing of building and security	2	No impact	2	No impact	1	Cost of maintenance is less than new building. Preventative maintenance will extend building life.	1	Cost of maintenance is less than new building. Preventative maintenance will extend building life.	2	No impact	Fix windows as needed for maintenance activities. Not likely a priority project.	REVIEW	NO
Mortuary	Architectural	Roof structure and roof plumbing	Replace roofing and guttering system	Failed roofing fabric system and guttering system	2	No impact	2	No impact	1	Cost of maintenance is less than new building. Preventative maintenance will extend building life.	1	Cost of maintenance is less than new building. Preventative maintenance will extend building life.	2	No impact		REVIEW	YES
Mortuary	Architectural	Stormwater system	Clear system	Not flowing appears blocked or under capacity	2	No impact	2	No impact	1	Cost of maintenance is less than new building. Preventative maintenance will extend building life.	1	Cost of maintenance is less than new building. Preventative maintenance will extend building life.	2	No impact	Fix as needed for maintenance activities. Not likely a priority project.	REVIEW	NO
Building 1: Colonial Building	Architectural	External Building Fabric	Rectify causes of water leaks Undertake preventative maintenance or provide a maintenance program to extend service life	Concrete cancer to building fabric caused by water damage	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 1: Colonial Building	Architectural	Ceilings, veranda areas and exposed areas	Rectify causes of water leaks	Moisture and mould issues. Major water leaks causing mould and structural issues	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix leaks. Consider as one project.	PASS	YES
Building 1: Colonial Building	Architectural	Ceilings internal areas	Rectify causes of water leaks Replace damaged fabric	Mould issues due to HVAC systems used in a passive designed building, causing delamination of paint, mould to ceiling linings and interstitial issues, infection control issues	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 1: Colonial Building	Architectural	Walls to internal areas like wards and corridors	Rectify causes of water leaks Replace damaged fabric	Delaminated finishes and delaminated flooring systems, trip issues and Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix leaks. Consider as one project.	PASS	YES
Building 1: Colonial Building	Architectural	Building internal waterproofing systems to ablutions	Rectify causes of water leaks Replace damaged fabric	Fail wet area membrane systems Infection control issues	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix leaks. Consider as one project.	PASS	YES

				health and hygiene control													
Building 1: Colonial Building	Architectural	Main Telco tower roof area	Rectify causes of water leaks Replace damaged fabric Undertake preventative maintenance or provide a maintenance program to extend service life	Liquid membrane system has failed and is the source of water leaks internal to the building	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix leaks. Consider as one project.	PASS	YES
Building 1: Colonial Building	Architectural	External building fabric kitchen area veranda areas	Rectify causes of water leaks Replace damaged fabric	Concrete cancer to building fabric caused by water damage	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix leaks. Consider as one project.	PASS	YES
Building 1: Colonial Building	Architectural	Temporary kitchen located on original roof zone	Rectify causes of water leaks Replace membrane and surface finishes	Water leaks to lower floor due to failed membrane systems and lack of water drainage systems Food health production risk	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix leaks. Consider as one project.	PASS	YES
Building 3: Physiotherapy	Architectural	Roof structure and waterproofing systems	Rectify causes of water leaks Replace damaged fabric Rectify roof drainage plumbing systems Repair internal finishes / systems. Undertake preventative maintenance or provide a maintenance program to extend service life	Fail roof waterproofing systems. Water leaks to lower floor due to failed membrane systems Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 2: Urology	Architectural	Building Water Proofing	Rectify causes of water leaks Replace damaged fabric Repair / patch facade finishes / systems. Undertake preventative maintenance or provide a maintenance program to extend service life	Waterproofing system failure to various facade systems. Concrete cancer to the building fabric caused by water damage	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 2: Urology	Architectural	Ceilings internal areas	Rectify causes of water leaks Replace damaged fabric Repair internal finishes / systems	Water damage creating mould issues due to HVAC systems used in a passive designed building, causing delamination of paint, mould to ceiling linings and interstitial issues, infection control issues	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 2: Urology	Architectural	External facades and roofs	Replace damaged fabric Rectify roof drainage plumbing systems Repair internal finishes / systems Repair structural issues. Undertake preventative maintenance or provide	Failed membrane system to the roof and failed roof plumbing systems. These are creating concrete cancer issues to the facade	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES

			a maintenance program to extend service life	Major failures internally and externally. Structural issues observed													
Building 2: Urology	Architectural	Flooring systems and linings	Rectify causes of water leaks Replace damaged fabric	Failed flooring system linings caused by Interstitial issues and HVAC systems. Slips and trips. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 4: Dental Clinic	Architectural	External facades, roof structure and waterproofing systems	Replace damaged fabric Rectify roof drainage plumbing systems Repair internal finishes / systems Repair structural issues. Undertake preventative maintenance or provide a maintenance program to extend service life	Failed membrane system to the roof and failed roof plumbing systems. These are creating concrete cancer issues to the facade Major failures internally and externally. Structural issues observed	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 4: Dental Clinic	Architectural	Flooring systems and linings	Rectify causes of water leaks Replace damaged fabric	Failed flooring system linings caused by Interstitial issues and HVAC systems. Slips and trips. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 4: Dental Clinic	Architectural	Ceilings internal areas	Rectify causes of water leaks Replace damaged fabric Repair internal finishes / systems	Water damage creating mould issues due to HVAC systems used in a passive designed building, causing delamination of paint, mould to ceiling linings, failed ceiling systems and interstitial issues, infection control issues	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 4: Dental Clinic	Architectural	Stormwater system	Clear system. Undertake preventative maintenance or provide a maintenance program to extend service life	Not flowing appears blocked or under capacity and open drains, Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Investigate stormwater issue	REVIEW	YES

Building 4: Dental Clinic	Architectural	Concourse paved area	Rectify causes of water leaks Replace damaged fabric Repair internal finishes / systems	Water damage delamination causing failure to the flooring system linings. Slips and trips. Health and hygiene control	1	Creates safe environment	1	Creates safe environment	2	No impact	2	No impact	2	No impact	Paved area is likely not a priority project as it is not within a clinical area.	REVIEW	NO
Building 4: Dental Clinic	Architectural	External Building Fabric	Rectify causes of water leaks Rectify roof drainage plumbing systems Replace damaged fabric	Water damage to light weight cladding systems Masonry façade failure Concrete cancer	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 4: Dental Clinic	Architectural	Dental records store	Remove and or digitize	Open storage of film and paper records. Asset records lose and fire risk	1	Clinical project, records are not integrated with wider hospital records.	1	Clinical project, records are not integrated with wider hospital records.	1	Digital records will reduce cost of management and provide additional free area in the clinic.	1	Digital records will reduce cost of management and provide additional free area in the clinic.	1	Digital records will reduce cost of management and provide additional free area in the clinic.	Requires a clinical project to enable digitisation. Once complete, paper records can be disposed of.	PASS	YES
Building 4: Dental Clinic	Architectural	Fixture, Fittings and Furniture	Replace damaged fabric finishes / systems to meet minimum Australasian Health Facility Guidelines (AusHFG)	Infection control to medical surfaces Infection control issues health and hygiene control	1	Creates safe environment	1	Creates safe environment	2	No impact	2	No impact	2	No impact	Not needed to extend life span of building.	REVIEW	NO
Building 5: Children's Hospital	Architectural	External Building Fabric	Rectify causes of water leaks. Undertake preventative maintenance or provide a maintenance program to extend service life	Compromise facade system creating water leaks and mould issues Delaminated painted finishes. Infection control issues health and hygiene control in medical areas	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Architectural	External Building Fabric / Building Water Proofing	Rectify causes of water leaks. Replace damaged fabric Undertake preventative maintenance or provide a maintenance program to extend service life.	Water leaks creating concrete cancer and structural issue to the building fabric	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Architectural	Internal Building Fabric / Building Water Proofing	Rectify causes of water leaks. Replace damaged fabric Undertake preventative maintenance or provide a maintenance program to extend service life.	Moisture issues and system failure along with Interstitial issues are creating drummy render Infection control issues health and hygiene control in medical areas	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Architectural	Roof structure and waterproofing systems	Rectify causes of water leaks Replace damaged fabric Rectify roof drainage plumbing systems Repair internal finishes / systems.	Failed membrane systems to roof plant room areas. Water leaks to lower floor due to failed membrane systems	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES

			Undertake preventative maintenance or provide a maintenance program to extend service life	Infection control issues health and hygiene control in medical areas													
Building 5: Children's Hospital	Architectural	Roof plumbing and drainage systems	Rectify roof drainage plumbing systems. Undertake preventative maintenance or provide a maintenance program to extend service life	Box guttering systems failure	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Architectural	Architectural building elements typical	Repair internal finishes / systems	Interstitial issues related to use of HVAC systems. Moisture issues effecting building lining systems	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 5: Children's Hospital	Architectural	Bathrooms and assorted wet area zones	Rectify causes of failed water proofing. Replace damaged fabric and FF&E	Complete failure of wet area finishes, fitments and membranes Slips and trips. Infection control issues health and hygiene control in medical areas	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 5: Children's Hospital	Architectural	Vertical transportation	Service and repair lifts. Undertake preventative maintenance or provide a maintenance program to extend service life	Non operational lifts	1	Improves quality of care	1	Improves quality of care	2	No impact	1	Provides flexible use of spaces allowing for ambulatory patient use (wards).	1	Provides flexible use of spaces allowing for ambulatory patient use (wards).	Could be a maintenance project however if replacing with new, lift shafts should be modified to allow for bed and clinical team movements.	REVIEW	YES
Building 5: Children's Hospital	Architectural	Ceilings internal areas	Rectify causes of failed moisture issues. Replace damaged fabric.	Leaks which are creating Mould and Moisture issues within the ceiling systems. HVAC is causing mould Contamination issues Collapsed and failed ceilings	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 5: Children's Hospital	Architectural	Ceilings internal areas	Rectify causes of failed vermin barriers by replacing damaged fabric.	Failed ceiling system are allowing vermin access Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 5: Children's Hospital	Architectural	Window systems	Rectify causes of failed screens and replace / repair damaged fabric.	The fly screens which are used as part of the passive building design and vermin control are missing and	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES

				damaged Window systems are failing													
Building 5: Children's Hospital	Architectural	Skylight window systems	Rectify causes of failed skylights Replace damaged fabric with correct A grade glazing.	Failed skylight system, inclusive of all roof units. The glazing used is not compliant safety glass for 2024 Glazing is cracked and leaking The skylight system used has created thermal bridging issues and mould in HVAC areas	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 5: Children's Hospital	Architectural	Fire and life safety	Removed stored items, workspaces and equipment from stairwells and landings Change door locking systems to allow for free escape Install fire safety signage	Blocked fire exits Locked fire exit doors	1	Safety issue relating to fire egress.	1	Safety issue relating to fire egress.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 5: Children's Hospital	Architectural	Fire and life safety	Removed stored items, and equipment from stairwells and landings	Combustible items stored under fire stairs	1	Safety issue relating to fire egress.	1	Safety issue relating to fire egress.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 5: Children's Hospital	Architectural	Flooring systems and linings	Rectify causes of water leaks Replace damaged fabric. Undertake preventative maintenance or provide a maintenance program to extend service life	Damaged, compromised, failed flooring linings. Trip and slip hazards Flood issues Delamination failed flooring lining systems caused by Interstitial issues and HVAC systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Architectural	Flooring systems drainage	Rectify causes of blockages	Blocked and missing floor waste systems Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with hydraulics project. Consider as one project.	PASS	YES
Building 5: Children's Hospital	Architectural	Flooring systems drainage	Rectify causes of flooding	Paediatrics consultation cubicles The area floods under the floor and surge up. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with hydraulics project. Consider as one project.	PASS	YES

Building 5: Children's Hospital	Architectural	Fixture, Fittings and Furniture	Replace damaged fabric finishes // FF&E systems to meet minimum Australasian Health Facility Guidelines (AusHFG)	Damaged FF&E system Serious hygiene control failures. Moisture damage and poor or inappropriate system selections Infection control to medical surfaces Infection control issues health and hygiene control	1	Creates safe environment	1	Creates safe environment	2	No impact	2	No impact	2	No impact	Not needed to extend life span of building. FF&E is out of scope.	REVIEW	NO
Building 5: Children's Hospital	Architectural	Medical Records store	Remove and or digitize	Records store not fire rated Mould in room	1	Clinical project, records are not integrated with wider hospital records.	1	Clinical project, records are not integrated with wider hospital records.	1	Digital records will reduce cost of management and provide additional free area in the clinic.	1	Digital records will reduce cost of management and provide additional free area in the clinic.	1	Digital records will reduce cost of management and provide additional free area in the clinic.	Requires a clinical project to enable digitisation. Once complete, paper records can be disposed of.	PASS	YES
Building 7: Garage	Architectural	External Building Fabric	Replace damaged fabric. Or demolish the structure.	Masonry wall and render failure	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	Demolish building, replace with canopy structure if required.	REVIEW	NO
Building 7: Garage	Architectural	External Building Fabric	Rectify causes of failed moisture issues. Replace / repair damaged fabric.	Moisture and mould issues due to the use of HVAC systems in a passive designed structure	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	Demolish building, replace with canopy structure if required.	REVIEW	NO
Building 7: Garage	Architectural	External Building Fabric	Rectify causes of failed moisture issues. Replace / repair damaged fabric. Replace damaged structural elements or demolish the building.	Facade and building linings systems have failed due to water issues. Structural issues observed due to failure of the roof system	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	Demolish building, replace with canopy structure if required.	REVIEW	NO
Building 8: Laundry	Architectural	External building fabric and structure	Demolish existing structure due to very poor founding condition, building fabric compromised and previous fire damage	Fire damage	1	Safety concern around the building, as it may collapse. It is being used for storage and laundry.	1	Collapse of building would be a significant news story.	1	The building cannot be safely be used for storage.	2	No impact	2	No impact	Demolish building.	REVIEW	YES
Building 8: Laundry		Structure	Demolish existing structure	Structural issues due to excessive water damage	1	Safety concern around the building, as it may collapse. It is being used for storage and laundry.	1	Collapse of building would be a significant news story.	1	The building cannot be safely be used for storage.	2	No impact	2	No impact	Demolish building.	REVIEW	YES
Building 8: Laundry	Architectural	External Building Fabric	Demolish existing structure	Moisture and mould issues due to excessive water damage Internal linings failure Serious rusting due to condensation	1	Safety concern around the building, as it may collapse. It is being used for storage and laundry.	1	Collapse of building would be a significant news story.	1	The building cannot be safely be used for storage.	2	No impact	2	No impact	Demolish building.	REVIEW	YES

				and water penetration													
Building 8: Laundry	Architectural	Fire and life safety	these types of practices to be avoided in any new buildings	Stored items and redundant equipment everywhere blocking fire egress	1	Safety concern around the building, as it may collapse. It is being used for storage and laundry.	1	Collapse of building would be a significant news story.	1	The building cannot be safely be used for storage.	2	No impact	2	No impact	Demolish building.	REVIEW	YES
Building 9: 1965 Building	Architectural	External Building Fabric / Building Water Proofing	Rectify causes of failed moisture issues. Replace damaged fabric. Undertake preventative maintenance or provide a maintenance program to extend service life	Moisture and mould issues due to water damage / water leaks from above and from services	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 9: 1965 Building	Architectural	Ceilings internal areas	Rectify causes of failed moisture issues. Replace damaged fabric. Undertake preventative maintenance or provide a maintenance program to extend service life	Leaks which are creating Mould and Moisture issues within the ceiling systems. HVAC is causing mould Contamination issues Collapsed and failed ceilings	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 9: 1965 Building	Architectural	Fixture, Fittings and Furniture	Replace damaged fabric finishes / FF&E systems to meet minimum Australasian Health Facility Guidelines (AusHFG)	Damaged FF&E system Numerous hygiene control failures. Moisture damage and poor or inappropriate system selections Infection control to medical surfaces Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	FF&E is out of scope	REVIEW	NO
Building 9: 1965 Building	Architectural	Flooring systems and linings	Rectify causes of water leaks Replace damaged fabric. Undertake preventative maintenance or provide a maintenance program to extend service life	Damaged, compromised, failed flooring linings. Trip and slip hazards Flood issues Delamination finishes and failed flooring lining systems caused by Interstitial issues and HVAC systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 9: 1965 Building	Architectural	Medical Records store	Remove and or digitize	Excessive medical records openly stored Records store not	1	Clinical project, records are not integrated with	1	Clinical project, records are not integrated with	1	Digital records will reduce cost of management	1	Digital records will reduce cost of management	1	Digital records will reduce cost of management	Requires a clinical project to enable digitisation. Once	PASS	YES

				fire rated Mould in room		wider hospital records.		wider hospital records.		and provide additional free area in the clinic.		and provide additional free area in the clinic.		and provide additional free area in the clinic.	complete, paper records can be disposed of.		
Building 9: 1965 Building	Architectural	Fire and life safety	Removed stored items, workspaces and equipment from stairwells and landings DHW systems to allow for free escape Install fire safety signage	Blocked fire exits Locked fire exit doors	1	Safety issue relating to fire egress.	1	Safety issue relating to fire egress.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 10: Maternity Ward	Architectural	External Building Fabric / facades / Building Water Proofing	Replace damaged fabric and Undertake preventative maintenance or provide a maintenance program to extend service life	Minor sign water damage to timber façade elements	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 10: Maternity Ward	Architectural	External Building Fabric / facades / Building Water Proofing	Rectify causes of water leaks Replace damaged fabric. Undertake preventative maintenance or provide a maintenance program to extend service life	External to internal water leaks / penetration creating Infection control issues health and hygiene control issues	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 10: Maternity Ward	Architectural	Roof structure and waterproofing systems	Rectify causes of water leaks Replace damaged fabric	Fail roofing systems and structural element Failed roofing sarking systems / barriers No roof anticondensation Uncontrolled services Rubbish	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 10: Maternity Ward	Architectural	Roof structure and vermin control systems	Rectify causes of vermin access. Replace all ceiling tiles to floor areas to remove vermin excrement above. Review ceiling system to an alternative that copes with high moisture levels.	Vermin breaches and issues in roof system, walls and ward ceilings below. Vermin have create a contamination issue to the tops of all ceilings in building	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 10: Maternity Ward	Architectural	Ceilings internal areas	Rectify causes of failed vermin barriers by replacing damaged fabric.	Vermin Roof breach Collapsed ceilings	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 10: Maternity Ward	Architectural	Ceilings internal areas	Rectify causes of failed moisture issues. Replace damaged fabric.	Mould and water damaged Leaking pipes effecting ceiling systems	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 10: Maternity Ward	Architectural	Ceilings internal areas to all wards	Replace damaged fabric.	Fail tiles Mould issues	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint	REVIEW	YES
Building 10: Maternity Ward	Architectural	Doors and walls with in all wards	Replace damaged fabric.	Doors and wall finishes heavily damaged	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Can be done as maintenance works, clean and paint. Fix fire system as smoke	REVIEW	YES

															control doors no longer work. Also add bumper hardware throughout.		
Building 10: Maternity Ward	Architectural	Flooring systems and linings	Rectify causes of water leaks Replace damaged fabric Unblock system	Damaged, compromised, failed flooring linings. Trip and slip hazards Flood issues Blockage issues Delamination finishes and failed flooring lining systems caused by Interstitial issues and HVAC systems. Infection control issues health and hygiene control	1	Soil drains required for hygiene.	1	Soil drains required for hygiene.	2	No impact	2	No impact	2	No impact	Combine with plumbing project	REVIEW	YES
Building 10: Maternity Ward	Architectural	Fixture, Fittings and Furniture and HVAC systems	Rectify causes of blockages Replace damaged fabric Unblock system	Blockages in the system	1	Creates safe environment	1	Improves quality of care	1	Extend life of existing assets.	1	Extend life of existing assets limits down time as maintenance can be scheduled. Must be preventative maintenance though.	2	No impact	Combine with engineering services projects. Likely to be a clean and patch to keep going another 10 years.	REVIEW	YES
Building 10: Maternity Ward	Architectural	Architectural building elements typical internal walls	Repair internal finishes / systems	HVAC issues rotting walls and creating mould issues. Interstitial issues related to use of HVAC systems. Moisture issues effecting building lining systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Extend life of existing assets.	1	Extend life of existing assets limits down time as maintenance can be scheduled. Must be preventative maintenance though.	2	No impact	Combine with engineering services projects. Likely to be a clean and patch to keep going another 10 years.	REVIEW	YES
Building 10: Maternity Ward	Architectural	Flooring systems and linings in Basement	Rectify causes of failed membrane issues. Replace damaged lining and wear surfaces / fabric.	Failed membrane system Failing wearing surfaces / delaminated	1	Creates safe environment	2	Not needed for 10 years.	2	Not needed for 10 years.	2	Not needed for 10 years.	2	Not needed for 10 years.	Project not likely to be needed in the short/medium term.	REVIEW	NO
Building 10: Maternity Ward	Architectural	Ceilings in Basement	Repair internal finishes / systems	Water damage Mould	1	Creates safe environment	2	Not needed for 10 years.	2	Not needed for 10 years.	2	Not needed for 10 years.	2	Not needed for 10 years.	Project not likely to be needed in the short/medium term.	REVIEW	NO
Building 10: Maternity Ward	Architectural	Fixture, Fittings and Furniture	Rectify causes of blockages, Unblock system Replace damaged fabric and Fixture, Fittings and	Blockages with in equipment Infection control issues health and hygiene	1	Creates safe environment	1	Improves quality of care	1	Extend life of existing assets.	1	Extend life of existing assets limits down time as maintenance	2	No impact	Combine with engineering projects. Likely to be a clean and patch to keep	REVIEW	YES

			Furniture or provide a maintenance program to extend service life	control Old Fixture, Fittings and Furniture beyond serviceability date						can be scheduled. Must be preventative maintenance though.			going another 10 years.				
Building 10: Maternity Ward		Fixture, Fittings and Furniture	Replace damaged Hygiene control surfaces or provide a maintenance program to extend service life	Hygiene control surfaces Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Extend life of existing assets.	1	Extend life of existing assets limits down time as maintenance can be scheduled. Must be preventative maintenance though.	2	No impact	Combine with engineering projects. Likely to be a clean and patch to keep going another 10 years.	REVIEW	YES
Building 10: Maternity Ward	Architectural	Fire and life safety	Removed stored items, workspaces and equipment from stairwells and landings Change door locking systems to allow for free escape Install fire safety signage	Blocked fire exits Locked fire exit doors	1	Safety issue relating to fire egress.	1	Safety issue relating to fire egress.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 10: Maternity Ward	Architectural	Fire and life safety	Removed stored items, and equipment from stairwells and landings	Combustible items stored under fire stairs and in the roof spaces	1	Safety issue relating to fire egress.	1	Safety issue relating to fire egress.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals, requires clinical project to digitise or shift off site.	REVIEW	YES
Building 11: Diabetic Centre	Architectural	Roof structure and façade systems	Rectify causes of water leaks Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Roofing fabric rusting Facade lining failure allowing water penetration and weatherproof issues Moisture damage	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 11: Diabetic Centre	Architectural	Architectural building elements typical internal walls	Rectify causes of water leaks Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Mould issues Lining failure Moisture damage to building fabric. Weatherproof issues HVAC issues creating mould issues. Interstitial issues related to use of HVAC systems. Moisture issues effecting building lining systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES

Building 11: Diabetic Centre	Architectural	Flooring and sub floor areas	Rectify causes of water leaks Replace damaged fabric or provide a maintenance program to extend service life. Improve vermin control measure under building	Flooring linings issues Hygiene control issues No vermin control to sub floor areas Trip and slips issues HVAC issues creating mould issues. Interstitial issues related to use of HVAC systems. Moisture issues effecting building lining systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 11: Diabetic Centre	Architectural	Small counselling bldg.	Rectify causes of water leaks Replace damaged fabric or provide a maintenance program to extend service life	Mould issues Lining failure Moisture damage to building fabric. Weatherproof issues HVAC issues creating mould issues. Interstitial issues related to use of HVAC systems. Moisture issues effecting building lining systems. Infection control issues health and hygiene control HVAC issues rotting walls and creating mould issues.	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 11: Diabetic Centre	Architectural	Small counselling bldg.	Rectify causes of water penetration to building with civil works Replace damaged fabric or provide a maintenance program to extend service life	Flooring issues Fail conc slab drops one corner Internal rooms floods Wall acts like retaining wall to inside and has no membrane...Water is penetrating through façade	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 11: Diabetic Centre	Architectural	Main bldg. and counselling bldg.	Provide a maintenance program to extend service life of building by undertaken modifications to the accessible routes in the building	DDA accessibility issues through out the building and with in amenities spaces Unlevel flooring and stair issues	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	1	Accessibility issues should be addressed for space flexibility.	An accessibility project is required.	REVIEW	YES

Building 12: Pacific Eye Institute	Architectural	Architectural building elements typical internal walls	Rectify causes of water leaks Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Mould issue, Bad condensation in all element Lining failure and damage Moisture damage to building fabric. Weatherproof issues HVAC issues creating mould issues. Interstitial issues related to use of HVAC systems. Moisture issues effecting building lining systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact		REVIEW	YES
Building 12: Pacific Eye Institute		Flooring systems and linings	Rectify causes of water leaks Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Cracked flooring Delamination finishes and failed flooring lining systems caused by Interstitial issues and HVAC systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 12: Pacific Eye Institute		Doors	Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Damaged door seals	2	No impact	2	No impact	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 12: Pacific Eye Institute		Ceilings internal areas	Rectify causes of failed moisture issues. Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Ceiling cracks and failed linings due to moisture issues / HVAC	2	No impact	2	No impact	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 12: Pacific Eye Institute	Architectural	Stairs and ramps	Provide 30% visual nosing's and infill risers. Provide access ramp handrails and tactiles	Stairs and ramps in FPSF are difficult for those with disabilities to negotiate. Trips and slips	1	Promotes health and safety	1	Facility design has disability access shortcomings.	2	No impact	2	No impact	2	No impact	Upgrades of facilities is not within scope.	REVIEW	NO
Building 13: Extension Street Building	Architectural	External Building Fabric / Building Water Proofing	Rectify causes of water leaks Rectify sewer services Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Aged internal system maintenance issues Mould and Moisture issue in fabric Hygiene control issues, open sewer	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES

Building 13: Extension Street Building	Architectural	Fixture, Fittings and Furniture	Replace damaged Hygiene control surfaces or Undertake preventative maintenance or provide a maintenance program to extend service life	Hygiene control surfaces Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	2	No impact	2	No impact	2	No impact	Hygiene control surfaces should be addressed as part of maintenance works.	REVIEW	YES
Building 13: Extension Street Building	Architectural	External Building Fabric - General Hard roofs and metal roofs	Rectify causes of water leaks Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Aged systems lack of on going maintenance issues Mould and Moisture issue presenting internally	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 13: Extension Street Building	Architectural	Roof structure and waterproofing systems	Rectify causes of water leaks Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Roof condensation issues sarking systems / barriers only used however this has failed Fail roofing systems and structural element No roof anticondensation used to control condensation	1	Creates safe environment	1	Improves quality of care	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	1	Fixing leaks will enable spaces to be used without interruption.	Coupled with structural project to fix roof leaks. Consider as one project.	PASS	YES
Building 13: Extension Street Building	Architectural	Flooring systems and linings	Rectify causes of water leaks Replace damaged fabric or Undertake preventative maintenance or provide a maintenance program to extend service life	Cracked flooring Delamination finishes and failed flooring lining systems caused by Interstitial issues and HVAC systems. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 13: Extension Street Building	Architectural	Architectural building elements typical internal building elements	Repair internal finishes / systems or Undertake preventative maintenance or provide a maintenance program to extend service life	Aged internal systems Maintenance issues HVAC issues rotting walls and creating mould issues. Interstitial issues related to use of HVAC systems. Moisture are issues effecting building lining systems. Infection control issues health and hygiene control Hygiene control open to outside Plumbing issues	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Combine with engineering projects.	REVIEW	YES

Building 13: Extension Street Building	Architectural	Architectural building elements typical internal building elements Pharmacy	Repair internal finishes / systems or Undertake preventative maintenance or provide a maintenance program to extend service life	Aged internal systems Maintenance issues HVAC issues rotting walls and creating mould and moisture issues. Interstitial issues related to use of HVAC systems. Moisture are issues effecting building lining systems. Infection control issues health and hygiene control Over crowding of space and storage capacity compromised	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 13: Extension Street Building	Architectural	Medical Records store	Remove and or digitize Repair internal finishes / systems or Undertake preventative maintenance or provide a maintenance program to extend service life	Open storage of film and paper records. Asset records lose and fire risk Medical records Fire rating to room missing Flooring surfaces failed Mould and moisture issues	1	Safety issue relating to fire egress.	1	Safety issue relating to fire egress.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals, requires clinical project to digitise or shift off site.	REVIEW	YES
Building 13: Extension Street Building	Architectural	Bathrooms and assorted wet area zones Walls	Rectify causes of failed water proofing. Replace damaged fabric and FF&E or Undertake preventative maintenance or provide a maintenance program to extend service life	Delamination tiling systems due to use of HVAC systems. Failure of wet area finishes, fitments and finishes and membranes Slips and trips. Infection control issues health and hygiene control	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 13: Extension Street Building	Architectural	Fixture, Fittings and Furniture	Replace damaged fabric finishes // FF&E systems to meet minimum Australasian Health Facility Guidelines (AusHFG). or Undertake preventative maintenance or provide a maintenance program to extend service life	Infection control to medical surfaces Damaged FF&E system Serious hygiene control failures. Moisture damage and poor or inappropriate system selections Infection control issues health and hygiene control Blocked and cramped working spaces Typical mould and moisture issues	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO

Building 13: Extension Street Building	Architectural	Architectural building elements typical internal building elements ICU WARD Burns WARD Acute surgical (Building Water Proofing and Flooring)	Rectify causes of water leaks, moisture and mould. Replace damaged fabric Undertake preventative maintenance or provide a maintenance program to extend service life	Aged internal systems Maintenance issues Interstitial issues related to use of HVAC systems. HVAC issues effecting walls and floors (Delamination vinyl) and Ceiling issues, creating mould and moisture issues. Moisture issues are effecting all building lining systems. Infection control issues health and hygiene control due to moisture/mould. Blocked plumbing systems Over crowding of space and equipment and storage capacity compromised areas Safety issues	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Combine with engineering projects.	REVIEW	YES
Building 13: Extension Street Building	Architectural	Architectural building elements typical internal building elements - Building Water Proofing Acute surgical	Rectify causes of water leaks, moisture and mould. Replace damaged fabric Undertake preventative maintenance or provide a maintenance program to extend service life	Membrane failure to wet areas Roof drainage systems blocked engineering Plant failure Box gutter issues through out roofs, non compliant and under designed for capacity Structural elements on the roof have been cut and modified	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Combine with engineering projects.	REVIEW	YES
Building 13: Extension Street Building	Architectural	Architectural building elements typical internal building elements. Surgeries Surgeries and Recovery Surgeries CSSD	Rectify causes of water leaks, moisture and mould. Replace damaged fabric Undertake preventative maintenance or provide a maintenance program to extend service life	Infection control issues health and hygiene control due to moisture/mould. Damaged linings Interstitial issues related to use of HVAC systems. HVAC issues effecting walls and floors (cracked/delamination on vinyl) and ceiling issues, creating mould and moisture issues. Blocked room access Damaged door	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Combine with engineering projects.	REVIEW	YES

				seals Door issues door hardware jamming Roof leaks													
Building 13: Extension Street Building	Architectural	Architectural building elements typical Surgeries CSSD	Replace damaged fabric Undertake preventative maintenance or provide a maintenance program to extend service life. Replace EPS insulation where possible, using XPS	Open cell EPS type ceiling insulation used to underside of slabs, combustible material and absorbs moisture and mould No vermin control to ceiling spaces	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 13: Extension Street Building	Architectural	Architectural building elements typical Surgeries Sister office	Replace damaged fabric finishes / FF&E systems to meet minimum Australasian Health Facility Guidelines (AusHFG) Provide Infection control measures to medical surfaces, health and hygiene control. Reroute HVAC condensate lines. Undertake preventative maintenance or provide a maintenance program to extend service life.	Infection control issues health and hygiene control due to moisture/mould. Damaged linings Interstitial issues related to use of HVAC systems. HVAC issues effecting walls and floors (cracked/delaminated on vinyl) and ceiling issues, creating mould and moisture issues. Blocked room access Damaged door seals Door issues door hardware jamming Open cell EPS type ceiling insulation used to underside of slabs, combustible material and absorbs moisture and mould No vermin control to ceiling spaces HVAC condensation lines are draining in to hygiene sinks	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Combine with engineering projects.	REVIEW	YES

Building 13: Extension Street Building	Architectural	Architectural building elements typical Surgeries Theatre 4 and other theatres	Replace damaged fabric finishes / FF&E systems to meet minimum Australasian Health Facility Guidelines (AusHFG) Provide Infection control measures to medical surfaces, health and hygiene control. Reroute HVAC condensate lines. Undertake preventative maintenance or provide a maintenance program to extend service life.	Excessive condensation issues in all building elements Rust issues to most metal surfaces Infection control issues health and hygiene control due to moisture/mould. Damaged linings Interstitial issues related to use of HVAC systems. HVAC issues effecting walls and floors (cracked/delaminated on vinyl) and ceiling issues, creating mould and moisture issues. Damaged door seals Door issues door hardware jamming	1	Creates safe environment	1	Improves quality of care	1	Maintaining quality asset will reduce capital costs later.	2	No impact	2	No impact	Combine with engineering projects.	REVIEW	YES
Building 13: Extension Street Building	Architectural	Fire and life safety	Removed stored items, workspaces and equipment from stairwells and landings Change door locking systems to allow for free escape Install fire safety signage	Blocked fire exits and non nominated exits used Locked fire exit doors	1	Safety issue relating to fire egress.	1	Safety issue relating to fire egress.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 13: Extension Street Building	Architectural	Fire and life safety	Removed stored items, and equipment from stairwells and landings	Combustible items stored under fire stairs	1	Safety issue relating to high fire risk	1	Safety issue relating to high fire risk	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 13: Extension Street Building	Architectural	Fire and life safety	Remove equipment and obstructions from the front of the cabinets	Blocked fire hose reels	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 15: Services	Architectural	External Building Fabric / facades / Building Water Proofing Engineer Service Building	Rectify causes of failed moisture issues. Replace damaged fabric or provide a maintenance program to extend service life.	Aged facade system and weatherproofing. Moisture issue in fabric Roof plumbing systems issues Vermin proofing issues associated with facade and roof zones General lack of on going maintenance is main cause of failures	1	Vermin protection of supplies.	1	Vermin protection of supplies.	2	No impact	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 15: Services	Architectural	Flooring systems and linings Engineer Service Building	Rectify causes of failed moisture issues. Replace damaged fabric or provide a maintenance program to extend service life.	Flooring failure surface cracking up. Gas cylinders are note restrained	1	Gas cylinder restraint is a health and safety issue.	1	Gas cylinder restraint is a health and safety issue.	2	No impact	2	No impact	2	No impact		REVIEW	YES

			Install proper cylinder bracket system	properly work health safety issue													
Building 15: Services	Architectural	Roof plumbing and drainage Engineer Service Building	Rectify causes of failed roof plumbing system. Replace damaged fabric or provide a maintenance program to extend service life.	Downpipes not properly connected to guttering and stormwater causing moisture issues in the building.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
Building 15: Services	Architectural	General Health and hygiene control Engineer Service Building	Undertake preventative maintenance by removing all rubbish and unused equipment or provide a maintenance program to monitor the situation.	Rubbish and used equipment everywhere Infection control issue health and hygiene control	1	Protection of supplies.	1	Protection of supplies.	2	No impact	2	No impact	2	No impact	Clean up.	REVIEW	YES
Building 22: Lecture Theatre	Architectural	Architectural building elements typical internal	Rectify causes of water leaks Replace damaged fabric undertake preventative maintenance or provide a maintenance program to extend service life.	Aged building fabric systems. Moisture issue in fabric General plumbing systems issues. Signs of on going lack of maintenance issues	2	No impact	2	No impact	1	Maintenance of asset is required to extend building component life.	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIEW	NO
General Autoclave lab	Architectural	Roof structure and waterproofing systems	Rectify causes of water leaks Replace damaged fabric undertake preventative maintenance or provide a maintenance program to extend service life.	Aged roof system and weatherproofing. Moisture issue in fabric Roof plumbing systems issues Fail roofing systems and structural element Failed roofing sarking systems / barriers No roof anticondensation	1	Lab is needed for clinical services. Roof leaks endanger service delivery.	1	Lab is needed for clinical services. Roof leaks endanger service delivery.	1	Maintenance of asset is required to extend building component life.	2	No impact	2	No impact		REVIEW	YES
General Autoclave lab	Architectural	Architectural building elements typical internal walls	Repair internal finishes / systems or provide a maintenance program to extend service life.	Wall issues Moisture issue in fabric HVAC issues rotting walls and creating mould issues. Interstitial issues related to use of HVAC systems. Moisture issues effecting building lining systems. Infection control issues health and hygiene control Hygiene issues / control as the	1	Lab is needed for clinical services. Roof leaks endanger service delivery.	1	Lab is needed for clinical services. Roof leaks endanger service delivery.	1	Maintenance of asset is required to extend building component life.	2	No impact	2	No impact		REVIEW	YES

				luminaires are non functional.		safety and clinical services.		safety and clinical services.			than incandescent and last longer. Lower operating costs.			Assume circuits and switches remain, just fixtures are changed.			
Building 1: Colonial Building	Fire	Fire detection and emergency warning	Provide new fire detection and emergency warning system		1	Safety issue relating to fire detection.	1	Safety issue relating to fire detection.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 4: Dental Clinic	Electrical	Power reticulation	Provide new enclosure for ring main switchboard	Existing enclosure badly corroded	1	MSB is critical for clinical delivery	1	MSB is critical for clinical delivery	1	Failure of MSB would require genset support of portions of the hospital, which would result in additional diesel charges.	1	Failure of MSB would require genset support of portions of the hospital, which would result in additional diesel charges.	2	No impact	Can be combined with other electrical projects.	REVIEW	YES
Building 4: Dental Clinic	Electrical	Power reticulation	Confirm all earthing is installed in accordance with AS/NZS 3000 - critical safety concerns	Ad hoc wiring suggests earthing system is compromised	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Can be combined with other electrical projects.	REVIEW	YES
Building 4: Dental Clinic	Electrical	Body protected power	Provide body protected power to all patient locations	No body protected power currently installed	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 4: Dental Clinic	Electrical	Lighting	Replace all lighting with LED	Aged and deteriorated lighting	1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIEW	YES
Mortuary	Electrical	Lighting	Replace all lighting	Lighting inoperable	1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIEW	YES
Mortuary	Electrical	General Power	Provide RCD protection to power and lighting circuits	No RCD protection provided	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Mortuary	Electrical	Power reticulation	Confirm all earthing is installed in accordance with AS/NZS 3000 - critical safety concerns	Ad hoc wiring suggests earthing system is compromised	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Can be combined with other electrical projects.	REVIEW	YES
Building 5: Children's Hospital	Fire	Fire detection and emergency warning	Provide new fire detection and emergency warning system	Existing systems not operational	1	Safety issue relating to fire detection.	1	Safety issue relating to fire detection.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 5: Children's Hospital	Electrical	Emergency lighting and exit signage	Provide new emergency lighting and exit signage	Existing systems not operational	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIEW	YES
Building 5: Children's Hospital	Electrical	Nurse call systems	Provide nurse call system	Existing systems not operational	1	Nurse call enhances	1	Nurse call enhances	2	No impact	2	No impact	1	Nurse call enhances	Life safety systems are a priority in hospitals.	REVIEW	YES

						clinical delivery.		clinical delivery.					clinical delivery.				
Building 5: Children's Hospital	Electrical	RCD protected power	RCD protection power to all power and lighting circuits	No body protected power currently installed	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 5: Children's Hospital	Electrical	Body protected power	Provide body protected power to all patient locations	No body protected power currently installed	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 5: Children's Hospital	Electrical	Lighting	Replace all lighting with LED	Poor lighting installation	1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIE W	YES
Building 7: Garage	Electrical	Power reticulation	Disconnect and make safe electrical installation- Extreme danger	Extremely dangerous installation that requires urgent isolation and removal	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Can be combined with other electrical projects.	REVIE W	YES
Building 8: Laundry	Electrical	Power reticulation	Disconnect and make safe electrical installation- Extreme danger	Extremely dangerous installation that requires urgent isolation and removal	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Can be combined with other electrical projects.	REVIE W	YES
Building 9: 1965 Building	Fire	Fire detection and emergency warning	Provide new fire detection and emergency warning system	Existing systems not operational	1	Safety issue relating to fire detection.	1	Safety issue relating to fire detection.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 9: 1965 Building	Electrical	Emergency lighting and exit signage	Provide new emergency lighting and exit signage	Existing systems not operational	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 9: 1965 Building	Electrical	Nurse call systems	Provide nurse call system	Existing systems not operational	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	1	Nurse call enhances clinical delivery.	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 9: 1965 Building	Electrical	Body protected power	Provide body protected power to all patient locations	No body protected power currently installed	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 9: 1965 Building	Electrical	Lighting	Clean and relamp all lighting		1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIE W	YES
Building 10: Maternity Ward	Fire	Fire detection and emergency warning	Provide new fire detection and emergency warning system	Existing systems not operational	1	Safety issue relating to fire detection.	1	Safety issue relating to fire detection.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 10: Maternity Ward	Electrical	Emergency lighting and exit signage	Provide new emergency lighting and exit signage	Existing systems not operational	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES

Building 10: Maternity Ward	Electrical	Nurse call systems	Provide nurse call system	Existing systems not operational	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	1	Nurse call enhances clinical delivery.	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 10: Maternity Ward	Electrical	Body protected power	Provide body protected power to all patient locations	No body protected power currently installed	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 10: Maternity Ward	Electrical	Lighting	Clean and relamp all lighting		1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIE W	YES
Building 13: Extension Street Building	General	Exit routes	Reinstate all egress paths	Existing egress paths blocked by rubbish and in some instances fixed closed	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 13: Extension Street Building	Fire	Fire detection and emergency warning	Provide new fire detection and emergency warning system	Existing systems not operational	1	Safety issue relating to fire detection.	1	Safety issue relating to fire detection.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 13: Extension Street Building	Electrical	Emergency lighting and exit signage	Provide new emergency lighting and exit signage	Existing systems not operational	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 13: Extension Street Building	Electrical	Nurse call systems	Repair nurse call system. Provide annunciators in clinical corridors	Existing systems not operational.	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	1	Nurse call enhances clinical delivery.	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 13: Extension Street Building	Electrical	RCD protected power	RCD protection power to all power and lighting circuits	No body protected power currently installed	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 13: Extension Street Building	Electrical	Body protected power	Install body protected power, upgrade earthing systems.	No body protected power currently installed in general ward areas	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 13: Extension Street Building	Electrical	Lighting	Replace lighting in CSSD with clean-room lighting	CSSD needs to be cleaned and refitted as a sterile environment. Direct impact on infection control when combined with other projects.	1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIE W	YES
Building 1: Colonial Building	Electrical	Main Switchboard	Replace existing ring main board with new, clean out existing cupboard, smoke seal door.	Existing ring main MSB is past end of useful life	1	MSB is critical for clinical delivery	1	MSB is critical for clinical delivery	1	Failure of MSB would require genset support of portions of the hospital, which would result in additional diesel charges.	1	Failure of MSB would require genset support of portions of the hospital, which would result in additional diesel charges.	2	No impact	Can be combined with other electrical projects.	REVIE W	YES

Building 2: Eye Department	Electrical	Emergency lighting and exit signage	Provide new emergency lighting and exit signage	Existing systems not existent	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 2: Eye Department	Electrical	Lighting	Replace existing lighting with new, equivalent LED luminaires		1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIE W	YES
Building 4: Dental Clinic	Electrical	Exit and Emergency Lighting	Supply and install exit and emergency lighting	No exit or emergency lighting installed.	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 9: 1965 Building	Electrical	Safe Egress	Rearrange existing storage to provide adequate and safe access to existing MSB.	Current access to board blocked by shelving	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 10: Maternity Ward	Electrical	Power Reticulation	Remove redundant MSSB from basement plant room	Redundant board. Unsure if still live.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	Not likely a needed project for the short/medium term.	REVIE W	NO
Building 10: Maternity Ward	Electrical	Lighting	Install new plant room lighting	No lighting in plant room.	2	No impact	2	No impact	2	No impact	2	No impact	2	No impact	Can be combined with wider lighting project.	REVIE W	YES
Building 13: Extension Street Building	Electrical	Lighting	Replace lighting throughout with new, LED lighting	Lighting in various states of repair. Significant amount of lighting not functional.	1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIE W	YES
Building 15: Services	Electrical	Power Generation	Check filters / clean housing of external generator set. Recommend placing weatherproof louvres on side of enclosure.	Set located under covered roof, but acoustic enclosure showing signs of weathering due to lack of sides on enclosure	1	Genset operation critical for clinical services.	1	Genset operation critical for clinical services.	1	Generator failure would incur costs to rectify.	1	Maintaining asset with preventative maintenance is cheaper than replacement after failure.	2	No impact	Should be maintenance works	REVIE W	NO
Building 15: Services	Fire	Fire detection and emergency warning	Provide new fire detection and emergency warning system	No detection evident	1	Safety issue relating to fire detection.	1	Safety issue relating to fire detection.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 15: Services	Electrical	Exit and Emergency Lighting	Supply and install exit and emergency lighting	No exit or emergency lighting installed.	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Building 22: Lecture Theatre	Electrical	Lighting	Replace lighting throughout with new, LED lighting	Lighting in various states of repair. Significant amount of lighting not functional.	1	Appropriate lighting levels are needed for safety and clinical services.	1	Appropriate lighting levels are needed for safety and clinical services.	2	No impact	1	LED lights use significantly less energy than incandescent and last longer. Lower operating costs.	2	No impact	Can be combined with other electrical projects. Assume circuits and switches remain, just fixtures are changed.	REVIE W	YES
Building 22: Lecture Theatre	Fire	Fire detection and emergency warning	Provide new fire detection and	No detection evident	1	Safety issue relating to fire detection.	1	Safety issue relating to fire detection.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES

			emergency warning system														
Building 22: Lecture Theatre	Electrical	Exit and Emergency Lighting	Supply and install exit and emergency lighting	No exit or emergency lighting installed.	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact	Life safety systems are a priority in hospitals.	REVIE W	YES
Mortuary	Electrical	Main Switchboard	Replace and relocate existing MSB	Existing board wiring is in poor condition, and located in an unsafe spot.	1	Safety issue relating to life safety.	1	Safety issue relating to life safety.	2	No impact	2	No impact	2	No impact		REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Patient Bays	Increase patient bays to meet demand and reduce clinical safety issues	ED flexing up 50-100% from 6 to 12 Pt. Bays. Doubling patients in treatment bays reduces functionality and access to resources	1	Direct impact on quality and timeliness of care.	1	Bay sizes are well below AHFG and negatively impact the delivery of care.	2	No impact	2	No impact	2	No impact	Potentially can't be achieved without taking space from near by departments.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Consultation Assessment: Domestic Violence & Sexual Assault	Provide discrete access to private consultation spaces	No appropriate consultation spaces for those experiencing gender based violence	1	Spaces of this type are required for safe care.	2	Potential cultural implications	2	No impact	2	No impact	2	No impact	Function can potentially be accommodated in other locations on a case by case basis, but will not have duress alarms.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Consultation Assessment: Mental Health & Drug and Alcohol	Provide for safe management of challenging behaviours	No dedicated safe space for management of MH & AOD presentations. Safety issues for both patients and staff	1	No dedicated spaces or infrastructure for this type of case is a safety concern for staff and patients.	1	Quality of care in general potentially impacted by these case types.	2	No impact	2	No impact	1	Additional effort required to manage these cases, not an optimal use of resource.	There is very limited space to accommodate this. It likely would require re-purposing of existing rooms.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Paediatrics	Provide dedicated treatment and consultation spaces for children	Inability to separate adults and children reduces access and presents clinical risk.	1	Capability and capacity reduced for paediatrics across the portfolio if no dedicated (or even flexible) spaces are provided.	1	Quality of care in general potentially impacted by not being able to separate children.	2	No impact	2	No impact	1	Not an optimal use of resource.	Investigate multi-use/flexible paediatric spaces.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Isolation	Provide for appropriate isolation and management of infectious patients incl. respiratory (Neg Pressure)	No ability to isolate infectious presentations including management of pandemic	1	Safety directly impacted.	1	Quality of care impacted	1	Negative pressure room can be adaptable.	1	Flexible iso will be efficient.	1	Negative pressure iso will protect staff from exposure and reduce impact of workforce cases.	Currently this is done in a ward that is physically separated, but has no negative pressure. Unsure of utility of having an iso room as there are very few CD's in the Pacific.	PASS	YES
Building 13: Extension Street Building	Clinical Planning	Ambulance Parking	Provide dedicated parking with direct access to Resuscitation Room	No dedicated parking. Patient movement to Resus via public entry and waiting space.	1	Functionality, capacity and capability of ED directly impacted by poor space	2	No impact	2	No impact	1	Clinical operations more efficient by having resus out of ED bays.	2	No impact	Project is to replan ED.	REVIE W	YES

						planning, inhibiting access to resus.											
Building 13: Extension Street Building	Clinical Planning	Model of Care to support Patient Flow	Provide effective Triage and Fast Track zone	Existing Fast Track zone not in use. Patients wait in corridor / path of travel to Resus and Acute Bays obstructing flow. No privacy, no separation of cohorts, IPC limited	1	Functionality, capacity and capability of ED directly impacted by poor space planning and poor triage process.	2	No impact	2	No impact	1	Clinical operations more efficient with effective triage.	2	No impact	Project is to replan ED.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control	Provide additional handwash facilities.	Only 4 HWB in the department.	1	Safety impacted by lack of HWB and/or gel stations.	1	Quality impacted by lack of HWB and/or gel stations.	2	No impact	2	No impact	1	Reduction of skin and respiratory infections.	Project is to replan ED.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Vertical Transport - Dedicated clinical transfer to Theatre, ICU, CCU, Burns Unit and Acute inpatient areas from ED	Provide for additional lift for clinical transfer of critically unwell / unstable patients	Only one lift in Building 13. Clinical risk associated with lack of redundancy.	1	A clinical lift required for safety and functionality.	1	Expectation related to quality of care.	1	Second lift allows preventative servicing without losing capability.	1	Efficient use of non-clinical staff for patient movements.	1	Efficient use of non-clinical staff for patient movements.	Add new lift, not sure where it could be accommodated without reducing capacity of departments.	PASS	YES
Building 13: Extension Street Building	Clinical Planning	Digital and Other Technology	Provide for additional patient monitoring systems including central monitoring	There are insufficient provisions for Digital & other Technology. No central monitoring.	1	Functionality, capacity and capability all would be enhanced by a modern management platform.	1	Quality of care would be enhanced.	1	System would allow for accurate reporting that would support investment.	1	System would allow for accurate reporting that would support investment.	1	Would allow for optimisation projects.	Digital platform that cuts across all départements and functions.	PASS	YES
Building 13: Extension Street Building	Clinical Planning	Toilets	Provide for additional toilets including accessible	Access to sanitation and personal hygiene facilities are limited for both patients and staff	1	Clinical functionality would be enhanced.	2	No impact	2	No impact	2	No impact	2	Additional toilets may impact workforce but impossible to measure.	Would require significant building works. Impacts difficult/impossible to quantify.	REVIEW	NO
Building 13: Extension Street Building	Clinical Planning	Staff Resources	Provide meeting/training space for staff (maybe shared)	Insufficient space to provide for development of staff capability	1	Would enhance capability and capacity.	1	More training improves quality of care.	2	No impact	1	On site training as opposed to offsite.	1	On site training as opposed to offsite.	Would not need to be in existing footprint, could be a prefab building.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Access to modalities	Provide for mammography	No service. Awaiting equipment. Breast Cancer in top 10 causes of mortality in Fiji.	1	Improved capability and capacity.	1	Quality of care improved with additional capability.	1	Better diagnostic capability improves earlier diagnosis resulting in earlier interventions.	1	Better diagnostic capability improves earlier diagnosis resulting in earlier interventions.	1	Better diagnostic capability improves earlier diagnosis resulting in earlier interventions.	There is likely room in imaging for mammography, however a mobile van should be considered for screening in the community.	PASS	YES
Building 13: Extension Street Building	Clinical Planning	Clinical Safety - Patient Waiting and Holding area	Provide for separation of cohorts, and observation of unwell inpatients (Patient Holding Bays)	Waiting part of Ground level primary circulation. No pre/post procedural observation	1	Dedicated observation will free up clinical procedure space.	1	Improves care by allowing more complete observation as procedure rooms freed up.	2	No impact	1	Freeing up clinical procedure space allows higher throughput.	1	Better use of resource.	Replan procedure/day surgery. Would need to be part of a larger replan project to be achievable.	REVIEW	YES

Building 13: Extension Street Building	Clinical Planning	Storage - Consumables	Provide effective store area for CWM and other divisions	Non compliant storage space and solutions. Decommissioned space poorly utilised.	1	Higher quality storage would increase safety and enhance functionality.	1	Improves quality of care.	2	Unclear if current storage conditions result in supply wastage.	2	Unclear if current storage conditions result in supply wastage.	2	Unclear if current storage conditions result in supply wastage.	Part of a larger project relating to logistics and stores on site.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Digital and Other Technology	Provide sufficient PACS infrastructure to improve access to diagnostic reporting	PACS roll out limited with insufficient back up and corruption issues. PACS stations only accessible in the East Wing acute areas and No. 1 in Paeds.	1	Functionality, capacity and capability all would be enhanced by a modern management platform.	1	Quality of care would be enhanced.	1	System would allow for accurate reporting that would support investment.	1	System would allow for accurate reporting that would support investment.	1	Would allow for optimisation projects.	Digital platform that cuts across all départements and functions.	PASS	YES
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control	Provide additional handwash facilities.	Only 4 HWB in the department.	1	Safety impacted by lack of HWB and/or gel stations.	1	Quality impacted by lack of HWB and/or gel stations.	2	No impact	2	No impact	1	Reduction of skin and respiratory infections.	Project is to replan department.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Clinical Safety - Patient Waiting and Holding area	Provide for separation of pre and post procedural patient	Seated wait, pre and post patient trolley bays plus staff base in an over subscribed space with insufficient access to medical gases etc.	1	Dedicated observation will free up clinical procedure space.	1	Improves care by allowing more complete observation as procedure rooms freed up.	2	No impact	1	Freeing up clinical procedure space allows higher throughput.	1	Better use of resource.	Replan procedure/day surgery. Would need to be part of a larger replan project to be achievable.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Consultation Assessment space	Provide functional consultation/treatment spaces	Grossly undersized consultation / treatment spaces presents clinical risk	1	Quality of care improved by higher quality consult areas.	1	Results in larger spaces with more privacy, Enhances cultural component.	2	No impact	2	No impact	2	No impact	Difficult to say what the impact of larger spaces would mean for adjoining spaces which would need to be made smaller.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Staff Resources - Respite	Provide appropriate rest area	No staff rest and respite spaces for staff working 12-16 hour shifts	1	Dedicated respite areas will improve safety.	1	Dedicated respite areas will improve quality.	2	No impact	2	No impact	2	No impact	Respite area doesn't need to be within existing building footprint.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Pre Op Holding Bays	Provide for pre operative care and observation in dedicated Pt. Holding bays	No Pre-Operative care zone. Patients queued in corridor with no access to medical services panels etc.	1	Dedicated respite areas will improve safety.	1	Dedicated respite areas will improve quality.	2	No impact	1	Not efficient if patients in hall require intervention.	1	Not efficient if patients in hall require intervention.	Project would require some replanning of departments.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Operating Room Pendants - Gases, Lights, Nr Call -	Repair / replace pendants	OR pendants not working. Use portable suction and anaes. Machine. Lights faulty; Camera failed; No Nurse Call;	1	Required for functionality, capacity and capability.	1	Required to meet expectations.	1	Supports cost effectiveness by removing need for portables.	1	Supports cost effectiveness by removing need for portables.	1	Portables are poor use of resources.	Combine with engineering project.	PASS	YES
Building 13: Extension Street Building	Clinical Planning	Endoscopy Room - Medical Gases	Address issues with Scavenging	Scavenging faulty	1	Lack of scavenging is a safety issue.	2	No impact	2	No impact	2	No impact	2	No impact	Consider as a maintenance issue.	REVIEW	NO
Building 13: Extension	Clinical Planning	Scrub Sink - Infection Prevention and Control Issue	Address issues pedal controls	Faulty mechanism to activate water flow	1	Effective scrub in is essential	1	Effective scrub in is essential for quality care.	2	No impact	2	No impact	1	Effective scrub in is essential	Consider as a maintenance issue.	REVIEW	NO

Street Building						for infection control.							for protecting workforce.				
Building 13: Extension Street Building	Clinical Planning	Clean Up Room - Infection Prevention and Control Issue	Address plumbing issues	Unable to use clean up room as sink blocks and sluice has poor water flow	1	Effective scrub in is essential for infection control.	1	Effective scrub in is essential for quality care.	2	No impact	2	No impact	1	Effective scrub in is essential for protecting workforce.	Consider as a maintenance issue.	REVIEW	NO
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control - Clinical support spaces	Address sterile stock and other storage spatial and IPC limitations	The Store - Sterile Stock, Store - General, Store - Major Equipment, and Store - Minor Equipment FFE and other provisions within these spaces are not supportive of contemporary models of care. The AHFG minimum area requirements are not met.	1	Higher quality storage would increase safety and enhance functionality.	1	Improves quality of care.	2	Unclear if current storage conditions result in supply wastage.	2	Unclear if current storage conditions result in supply wastage.	2	Unclear if current storage conditions result in supply wastage.	Part of a larger project relating to logistics and stores on site.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control - Operational support spaces	Provide adequate space and implement operational response	The Disposal Room is not of adequate size or location, and utilises the top of the fire stair for management of waste holding.	1	Blocking of fire egress is a life safety issue.	1	Blocking of fire egress is a life safety issue. Political fallout from any high profile issues on site.	2	No impact	2	No impact	2	No impact	Combine with engineering/architecture projects around fire and life safety.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Dirty utility room - Recovery zone	Address plumbing issues	Sluice has poor water flow	1	Effective clean up is essential for infection control.	1	Effective clean up is essential for quality care.	2	No impact	2	No impact	1	Effective clean up is essential for protecting workforce.	Consider as a maintenance issue.	REVIEW	NO
Building 13: Extension Street Building	Clinical Planning	Points of Care - Isolation	Provide for appropriate isolation and management of infectious patients	No single rooms; 4 Bed room cohorting infectious patients; Handwash basin in 4Bedroom is broken off wall.	1	Safety directly impacted.	1	Quality of care impacted	1	Infectious isolation ward can be adaptable.	1	Flexible ward will be efficient.	1	Infectious iso ward will protect staff from exposure and reduce impact of workforce cases.	Currently there is a ward used for Covid, but it is in the old part of the campus, not near any acute clinical services.	PASS	YES
Building 13: Extension Street Building	Clinical Planning	Staff Resources - NUM	Provide access to appropriate workspace	NUM uses the Consumables Store Room as an office; Inability to effectively manage staff resources	2	No impact from Nurse Unit Manager	1	Expectation is that the NUM would have a dedicated space.	2	No impact from Nurse Unit Manager	1	Expectation is that the NUM would have a dedicated space.	1	Expectation is that the NUM would have a dedicated space.	Project could be part of replanning process, however unlikely to be able to scope it since the IT systems are out of date.	REVIEW	NO
Building 13: Extension Street Building	Clinical Planning	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of dedicated medication, clean utility and storage spaces.	1	Dedicated spaces would increase safety and capacity.	1	Helps to add to expectation for quality care.	2	No impact	1	Better management would add to more effective and efficient care.	1	Improves service delivery.	Would be part of replanning project.	REVIEW	YES
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control - Clinical support spaces	Provide appropriate resources for management and disposal of clinical waste	One only Dirty Utility room including Waste Holding for 54 patients beds.	1	Dedicated spaces would increase safety and capacity.	1	Helps to add to expectation for quality care.	2	No impact	1	More capacity would add to more effective and efficient care.	1	Improves service delivery.	Additional dirty utility would be part of replanning project.	REVIEW	YES

Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control - Operational support spaces	Address plumbing issues in Cleaners Room	Sanitiser unit not working in Cleaners room	1	Effective clean up is essential for infection control.	1	Effective clean up is essential for quality care.	2	No impact	2	No impact	1	Effective clean up is essential for protecting workforce.	Consider as a maintenance issue.	REVIE W	NO
Building 13: Extension Street Building	Clinical Planning	Staff Resources - Staff Pantry	Provide sufficient space and resources for staff rest and respite	One only Pantry for Staff working in 2x Adult Acute Wards (54 beds); ICU, CCU and Burns Unit.	1	Dedicated respite areas will improve safety.	1	Dedicated respite areas will improve quality.	2	No impact	2	No impact	2	No impact	Respite area doesn't need to be within existing building footprint.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Staff Resources - Staff Toilets	Provide sufficient toilets and access to shower to support staffing numbers	Only one male and one female toilet for Staff working in 2x Adult Acute Wards (54 beds); ICU, CCU and Burns Unit.	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas don't need to be within existing building footprint.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Loss of ICU Patient Bays	Remedy ceiling leak	Ceiling leak which has closed 1 patient bays	1	Fixing leak will improve environment.	1	Quality of care related to infection control.	2	No impact	1	Required for efficiency	1	Optimises delivery	Combine with structures and architecture.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Loss of ICU Isolation Room	Remedy mechanical ventilation	ICU Isolation room not utilised as issues with mechanical ventilation	1	Ventilation critical for neg pressure isolation. Safety.	1	Ventilation critical for neg pressure isolation, quality care.	2	No impact	1	Clinical operations impact. If ventilation not fixed temporary isolation required.	1	Service delivery impact. If ventilation not fixed temporary isolation required.	Refurbish ventilation.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control - ICU Isolation Room	Provide dedicated ensuite for ICU Isolation Rooms	ICU Isolation rooms in ICU and CCU do not have dedicated ensuite	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIE W	NO
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control - Operational support spaces	Provide dedicated cleaner and waste management resources	One Dirty utility supports clinical waste management, waste holding and cleaners for both ICU & CCU	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIE W	YES
Building 13: Extension Street Building	Clinical Planning	Points of Care - Loss of Burns Patient Bay	Provide Staff rest and respite space	One patient bay converted for Staff rest space and storage	1	Dedicated respite areas will improve safety.	1	Dedicated respite areas will improve quality.	2	No impact	2	No impact	2	No impact	Respite area needs to be within existing building footprint.	REVIE W	NO
Building 13: Extension Street Building	Clinical Planning	Points of Care - Loss of Burns Patient Bay	Provide General / Consumable/ Equipment Storage	One patient bay converted for Staff rest space and storage	2	No impact	1	Dedicated storage area will improve quality.	2	No impact	2	No impact	2	No impact	Storage area would require clinical replanning.	REVIE W	NO
Building 13: Extension Street Building	Clinical Planning	Infection Prevention and Control - Burns Management	Provide for separation of burns clinical patient care activities from "dirty" operational functions.	Burns Bathroom also support dirty utility and cleaner functions	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIE W	NO
Building 2: Urology	Clinical Planning	Points of Care - Loss of Treatment space	Remedy or remove equipment	Laser lithotripsy unit is broken; No service contract; no	1	Removing redundant	1	Decluttering will improve quality.	2	No impact	2	No impact	2	No impact	Removal of redundant equipment	REVIE W	NO

				local biomed technician.		equipment will improve safety.								requires interface with Ministry of Finance. Underway by Project Steering Committee.			
Building 2: Urology	Clinical Planning	Infection Prevention and Control - Clinical	Provide adequate hand hygiene resources	No handwash basins in the clinic	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIEW	YES
Building 2: Urology	Clinical Planning	Infection Prevention and Control - Clinical support spaces	Provide clinical support spaces to support clinical care and IPC practices	No clean utility and storage spaces. Resources located in a consult room.	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional support areas need to be within existing building footprint. Clinical space planning impact.	REVIEW	NO
Building 3: Physiotherapy	Clinical Planning	Patient experience, dignity and privacy	Provide bed screens	No bed screens in open ward. Staff to hold up screens to enable patient change or examination	1	Screens support safe environment.	1	Cultural impacts.	2	No impact	1	Generally supports efficient use of staff.	1	Positive workforce impact.	Unsure if bed screens are considered FFE or infrastructure.	REVIEW	YES
Building 3: Physiotherapy	Clinical Planning	Digital and Other Technology	Provide access to appropriate workspace and computers	No computer access - staff access workspace in adjacent ward	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIEW	YES
Building 3: Physiotherapy	Clinical Planning	Infection Prevention and Control - Clinical	Provide adequate hand hygiene resources	No handwash basins in the ward	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIEW	YES
Building 3: Physiotherapy	Clinical Planning	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of medication, clean utility and storage spaces. Utilising a trolley in staff base	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIEW	YES
Building 3: Physiotherapy	Clinical Planning	Infection Prevention and Control - Clinical support spaces	Provide appropriate resources for management and disposal of clinical waste	No Dirty Utility room using adjacent ward	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIEW	YES
Building 3: Physiotherapy	Clinical Planning	Patient experience - General amenity	Provide access to drinking water and other pantry resources	No pantry. Use outside sink.	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIEW	YES

Building 1: Colonial Building	Clinical Planning	Patient experience, dignity and privacy	Provide bed screens	No bed screens in open ward. Staff to hold up screens to enable patient change or examination	1	Screens support safe environment.	1	Cultural impacts.	2	No impact	1	Generally supports efficient use of staff.	1	Positive workforce impact.	Unsure if bed screens are considered FFE or infrastructure.	REVIE W	YES
Building 1: Colonial Building	Clinical Planning	Points of Care - Loss of Patient Bed space	Remedy veranda/ceiling leak	Veranda/Ceiling leak which has closed 1 patient bed space	1	Fixing leak will improve environment.	1	Quality of care related to infection control.	2	No impact	1	Required for efficiency	1	Optimises delivery	Combine with structures and architecture.	REVIE W	YES
Building 1: Colonial Building	Clinical Planning	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of medication, clean utility and storage spaces. Utilising a trolley in staff base	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIE W	YES
Building 1: Colonial Building	Clinical Planning	Patient Toilets / Showers	Address plumbing issues	Access to sanitation and personal hygiene facilities are limited for Patients. One of two Showers not working	1	Additional/refurbished sanitary areas will improve safety.	1	Additional/refurbished sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional/refurbished sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIE W	YES
Building 5: Children's Hospital	Clinical Planning	Infection Prevention and Control - Clinical support spaces	Provided for dedicated storage of neonatal cots and equipment	Neonatal cots and ventilation equipment stored in primary public circulation corridor	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIE W	YES
Building 5: Children's Hospital	Clinical Planning	Infection Prevention and Control	Provide additional handwash facilities.	Insufficient ratio of handwash basins to patient bays	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIE W	YES
Building 5: Children's Hospital	Clinical Planning	Clinical Safety - Clinical support spaces	Provide clinical support spaces to support safe medication management and IPC practices	Lack of medication, clean utility and storage spaces. Shared with staff base	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIE W	YES
Building 5: Children's Hospital	Clinical Planning	Staff Resources - Toilets	Provide staff toilet access on floor	No access to sanitation and personal hygiene facilities are available for staff on this floor	1	Additional sanitary areas will improve safety.	1	Additional sanitary areas will improve quality.	2	No impact	2	No impact	2	No impact	Additional sanitary areas need to be within existing building footprint. Clinical space planning impact.	REVIE W	YES
Building 5: Children's Hospital	Clinical Planning	Staff Resources - NUM	Provide access to appropriate workspace	NUM uses end of corridor as an office; Inability to effectively manage staff resources	1	Additional support areas will improve safety.	1	Additional support areas will improve quality.	2	No impact	1	Operationally efficient to have laptop area.	1	Dedicated space would optimise workforce utilisation.	Additional support areas need to be within existing building footprint. Avoid clinical space planning impact.	REVIE W	YES

Building 5: Children's Hospital	Clinical Planning	Points of Care - Paediatric Procedure	Provide dedicated procedural / treatment space appropriate for paediatric investigations and treatment	Paediatric procedures are conducted within the open ward curtained bay	1	Procedures require infection control measures, with dedicated space.	1	Procedures require infection control measures, with dedicated space.	2	No impact	1	Procedures require infection control measures, with dedicated space.	1	Procedures require infection control measures, with dedicated space.	Area would need to be taken from somewhere else to accommodate.	REVIE W	YES
Building 10: Maternity	Clinical Planning	Points of Care - Patient Bays	Provide enclosed zone for privacy and dignity during assessment and monitoring	High risk antenatal clinic located in Women's ground floor lobby with no provision for privacy during CTG monitoring	1	Screens support safe environment.	1	Cultural impacts.	2	No impact	1	Generally supports efficient use of staff.	1	Positive workforce impact.	Unsure if bed screens are considered FFE or infrastructure.	REVIE W	YES
Building 10: Maternity	Clinical Planning	Points of Care - Loss of Patient Bed space	Remedy ceiling leak	Leaking has close patient bed space	1	Fixing leak will improve environment.	1	Quality of care related to infection control.	2	No impact	1	Required for efficiency	1	Optimises delivery	Combine with structures and architecture.	REVIE W	YES



Appendix B – Full Multicriteria Analysis

WEIGHTED CRITERIA				NON-WEIGHTED CRITERIA																		
BUILDING	CLINICAL DEPARTMENT	SYSTEM TYPE	SYSTEM DETAIL	DESCRIPTION	REMAINING LIFE	ASSOCIATED HEALTH AND SAFETY RISK	RESILIENCE/REDUNDANCY	FUNCTIONAL SIZE	FUNCTIONALITY	FLEXIBILITY	PATIENT EXPERIENCE	STAFF RESOURCES	CLINICAL SAFETY	TOTAL	RANK	CAPITAL COST	INSTALLATION COST	OPERATING COST	MAINTENANCE COST	COMMENTS	CONTINUE TO PRICING?	
5 - Children's Hospital	N/A	Hydraulics	Potable water	Install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CR1E), in duty /standby skid mounted common headers. Tank size requires clarification however assume two (2) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	Water infrastructure is past remaining useful life, as is the building. 5	Current water outages means that staff have to rely on cels and liquids for sanitation. This requires good.	There is currently no water redundancy. 5	Access to water infrastructure, including potable water, is noted as a limitation to services in this building. 2	Water infrastructure short comings impact functionality. 4	Water infrastructure short comings impact flexibility of space uses.. 4	Water infrastructure short comings impact flexibility of space uses.. 3	Water infrastructure short comings impact flexibility of space uses.. 3	Water infrastructure short comings impact flexibility of space uses.. 3	79%	1	MEDIUM	MEDIUM	LOW	LOW		YES	
4 - Dental Clinic	Dental	Hydraulics	Potable water	Install new plastic tank, with concrete pad and seismic restraint, along with multi-stage inline pumps (Grundfos CR1E), in duty /standby skid mounted common headers. Tank size requires clarification however assume one (1) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	Water infrastructure is past remaining useful life, as is the building. 5	Current water outages means that staff have to rely on cels and liquids for sanitation. This requires good. 4	There is currently no water redundancy. 5	Access to water infrastructure, including potable water, is noted as a limitation to services in this building. 2	Water infrastructure short comings impact functionality. 4	Water infrastructure short comings impact flexibility of space uses.. 4	Water infrastructure short comings impact flexibility of space uses.. 3	Water infrastructure short comings impact flexibility of space uses.. 3	Water infrastructure short comings impact flexibility of space uses.. 3	79%	1	MEDIUM	MEDIUM	LOW	LOW		YES	
					15%	10%	10%	10%	15%	10%	15%	5%	10%	100%			(\$)	(\$)	(\$)	(\$)		

13 - Extension Street	9 - 1965 Building
N/A	N/A
Hydraulics	Hydraulics
Potable water	Potable water
Install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CR1E), in duty /standby skid mounted common headers. Tank size requires clarification however assume four (4) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.	Install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CR1E), in duty /standby skid mounted common headers. Tank size requires clarification however assume two (2) 25,000L locally made Rotatank. Include filtration (spun media) and UV of water supply.
Water infrastructure is approaching useful life, building itself is 26 years old.	Water infrastructure is past remaining useful life, as is the building.
5	5
Current water outages means that staff have to rely on gels and liquids for sanitation. This requires good processes and access to alternatives to reduce infection rates, which	Current water outages means that staff have to rely on gels and liquids for sanitation. This requires good processes and access to alternatives to reduce infection rates, which
4	4
There is currently no water redundancy.	There is currently no water redundancy.
5	5
Access to water infrastructure, including potable water, is noted as a limitation to services in this building.	Access to water infrastructure, including potable water, is noted as a limitation to services in this building.
2	2
Water infrastructure short comings impact functionality.	Water infrastructure short comings impact functionality.
4	4
Water infrastructure short comings impact flexibility of space uses..	Water infrastructure short comings impact flexibility of space uses..
4	4
Patient experience across the building is poor.	Patient experience across the building is poor.
3	3
Clinical delivery is impacted by poor water infrastructure.	Clinical delivery is impacted by poor water infrastructure.
4	4
Clinical safety is directly impacted by poor water infrastructure.	Clinical safety is directly impacted by poor water infrastructure.
3	3
79%	79%
1	1
HIGH	MEDIUM
HIGH	MEDIUM
LOW	LOW
LOW	LOW
YES	YES

11 - Diabetic Centre	11 - Diabetic Centre	10 - Maternity
N/A	N/A	Maternity
Architecture	Structures/Architecture	Hydraulics
Internal surfaces	Replace roofing and cladding	Potable water storage and pumping
Mould issues present. Lining failures throughout allowing moisture damage to building fabric, includes weatherproof issues. Infection control issues, health and hygiene control associated with infection control barriers. Re-line and fix ingress issues of all walls, floors and ceilings to create effective treatment facility.	Replacing both with rectify condition and cyclone compliance issues. Some additional bracing may be required, as will replacement of some timber structural elements. The building is colonial residential in style therefore there are minimal linings and is made of timber throughout.	While there are tanks around the building, generally none are used. Water outages frequently impact service delivery. Install new plastic tanks, with concrete pads and seismic restraint, along with multi-stage inline pumps (Grundfos CRIE), in duty /standby skid mounted common headers. Tank size requires clarification however assume four (4) 25,000L locally made Rotatanks. Include filtration (spun media) and UV of water supply.
5	5	5
Risk associated with infection control.	Building is beyond a typical building life span of 50 years in the Pacific.	Water infrastructure is past remaining useful life, as is the building.
2	2	3
If the building was closed due to weather damage, services could be relocated.	HS risk associated with building is primarily associated with cyclone compliance and then utility of spaces for	Current water outages means that staff have to rely on mains and liquids for sanitation. This requires good
2	2	4
Spaces do not comply with AHFG. Head of department has started that the spaces are not functional.	If the building was closed due to cyclone/weather damage, services could be relocated.	There is currently no water redundancy.
3	3	1
Generally non-compliant.	Spaces do not comply with AHFG. Head of department has started that the spaces are not functional.	No impact
4	4	4
Not flexible.	Generally non-compliant.	Water infrastructure short comings impact functionality.
5	5	4
Very poor. Toilets not accessible to patients in wheel chairs.	Not flexible.	Water infrastructure short comings impact flexibility of space uses..
5	5	5
No-impact	Very poor. Toilets not accessible to patients in wheel chairs.	Patient experience across the building ad maternity services is very poor.
1	1	1
Generally poor.	No-impact	No impact
4	4	4
78%	Generally poor.	Clinical safety is directly impacted by poor water infrastructure.
2	78%	78%
MEDIUM	2	2
MEDIUM	MEDIUM	MEDIUM
LOW	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
YES	YES	YES

1 - Colonial Wing	St Giles	11 - Diabetic Centre
Wards	N/A	N/A
Hydraulics	Structures/Architecture	Architecture
Potable water	Replace roofing and cladding	Accessibility
New plastic tank to replace modular metal tank (end of life), assume 25,000 L. Install new plastic tank, with concrete pad and seismic restraint, along with multi-stage inline pumps (Grundfos CR1E), in duty /standby skid mounted common headers. Tank size requires clarification however assume one (1) 25,000L locally made Rotatank. Include filtration (spin media) and UV of water supply.	Replacing both with rectify condition and cyclone compliance issues. Some additional bracing may be required, as will replacement of some timber structural elements. The buildings in questions are colonial residential in style therefore there are minimal linings and is made of timber throughout.	The building has very poor accessibility, considering it is being used by people with disability/mobility issues. The building should, at a minimum, have ramps installed throughout, a new toilet facility with wheelchair space and widened main passageways.
Water infrastructure is past remaining useful life, as is the building.	Building is beyond a typical building life span of 50 years in the Pacific.	Building is beyond a typical building life span of 50 years in the Pacific.
5	5	5
Current water outages means that staff have to rely on cans and liquids for sanitation. This requires good	HS risk associated with building is primarily associated with cyclone compliance and then utility of spaces for	Risk associated with non-compliant pathways reduces mobility.
4	2	2
There is currently no water redundancy.	If the building was closed due to cyclone/weather damage, services could be relocated.	No impact
5	2	1
Access to water infrastructure, including potable water, is noted as a limitation to services in this building.	Spaces do not comply with AHFG.	Spaces do not comply with AHFG. Head of department has started that the spaces are not functional.
2	3	3
Water infrastructure shortcomings impact functionality.	Generally non-compliant.	Generally non-compliant.
4	4	4
Water infrastructure shortcomings impact flexibility of space uses..	Not flexible.	Not flexible.
4	5	5
Patient experience across the building is poor.	Very poor.	Very poor. Toilets not accessible to patients in wheel chairs.
3	5	5
Clinical delivery is impacted by poor water infrastructure.	No-impact	No impact
4	1	1
Clinical safety is directly impacted by poor water infrastructure however building only has wards.	Generally poor.	Generally poor.
2	4	4
77%	78%	78%
3	2	2
MEDIUM	HIGH	MEDIUM
MEDIUM	HIGH	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
YES	YES	YES

5 - Children' s Hospital	10 - Maternity
N/A	Maternity
Fire and life safety	Structural/Architecture
Egress and fire	Roof/facade leak investigation
Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	Thorough inspection of concrete roof/ceiling and other concrete members. A few areas were seen with exposed concrete reinforcement and moisture damage. Recommendation to fix drummy areas / damaged areas will depend on extent of damage. Assume 80 hours for an engineer and architect to investigate and report scope.
Egress and fire systems are beyond end of life.	Significant roof leaks and water damage throughout. Building age is not known precisely, however it is likely
5	5
There is an extreme risk of fatalities in the event of a fire.	Some leaks are in clinical service areas. More services are likely to be added over time, so impact to increase.
5	3
There is currently no redundancy of monitoring and notification.	While delivery can be done in community centres, generally acute and high risk deliveries are done in this
5	2
No impact	Generally undersized and space use is made more acute by sewer blockages closing areas.
1	2
No impact as fire compliance is not considered in space availability.	Spaces generally are not functional. Higher level is used for wards, so impacted by leaks. There is a mezzanine
1	4
No impact	Flexibility is generally good due to need to constantly decant and move services around to react to leaks and sewer issues.
1	2
Fire and life safety compliance is not top of mind, however any emergency would create significant patient risk.	Patient experience across the entire building is very poor.
5	5
Staff would be required to evacuate ambulatory patients.	Staff usage is very inefficient across maternity, generally due to service and patient movements that are due at
5	4
Safety is at risk considering the lack of fire and life safety systems.	Movement of staff and services are impacting safety. Generally non-compliant.
5	4
75%	75%
4	4
HIGH	LOW
HIGH	LOW
LOW	LOW
LOW	LOW
Combine all fire projects together.	Project is investigatory only.
YES	YES

10 - Maternity	9 - 1965 Building
N/A	N/A
Fire and life safety	Fire and life safety
Egress and fire	Egress and fire
Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Refurbish fire pump and re-commission hose and hydrant systems. Investigate NFA monitoring. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper hardline or mobile notification. Refurbish fire pump and re-commission hose and hydrant systems. Investigate NFA monitoring. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.
Egress and fire systems are beyond end of life.	Egress and fire systems are beyond end of life.
5	5
There is an extreme risk of fatalities in the event of a fire.	There is an extreme risk of fatalities in the event of a fire.
5	5
There is currently no redundancy of monitoring and notification.	There is currently no redundancy of monitoring and notification.
5	5
No impact	No impact
1	1
No impact as fire compliance is not considered in space availability.	No impact as fire compliance is not considered in space availability.
1	1
No impact	No impact
1	1
Fire and life safety compliance is not top of mind, however any emergency would create significant patient risk.	Fire and life safety compliance is not top of mind, however any emergency would create significant patient risk.
5	5
Staff would be required to evacuate ambulatory patients.	Staff would be required to evacuate ambulatory patients.
5	5
Safety is at risk considering the lack of fire and life safety systems.	Safety is at risk considering the lack of fire and life safety systems.
5	5
75%	75%
4	4
MEDIUM	MEDIUM
MEDIUM	MEDIUM
LOW	LOW
LOW	LOW
Combine all fire projects together.	Combine all fire projects together.
YES	YES

2 - Urology	13 - Extension Street
N/A	N/A
Fire and life safety	Fire and life safety
Egress and fire	Egress and fire
Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper headline or mobile notification. Investigate NFA monitoring. Returbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper headline or mobile notification. Investigate NFA monitoring. Returbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they
Egress and fire systems are beyond end of life.	Egress and fire systems are beyond end of life.
5	5
There is an extreme risk of fatalities in the event of a fire.	There is an extreme risk of fatalities in the event of a fire.
5	5
There is currently no redundancy of monitoring and notification.	There is currently no redundancy of monitoring and notification.
5	5
No impact	No impact
1	1
No impact as fire compliance is not considered in space availability.	No impact as fire compliance is not considered in space availability.
1	1
No impact	No impact
1	1
Fire and life safety compliance is not top of mind, however any emergency would create significant patient	Fire and life safety compliance is not top of mind, however any emergency would create significant patient
5	5
Staff would be required to evacuate ambulatory patients.	Staff would be required to evacuate ambulatory patients.
5	5
Safety is at risk considering the lack of fire and life safety systems.	Safety is at risk considering the lack of fire and life safety systems.
5	5
75%	75%
4	4
MEDIUM	MEDIUM
MEDIUM	MEDIUM
LOW	LOW
LOW	LOW
Building to be permanently shut.	Combine all fire projects together.
PARK	YES

22 - Lecture Theatre	15 - Services	4 - Dental Clinic
N/A	N/A	N/A
Fire and life safety	Fire and life safety	Fire and life safety
Egress and fire	Egress and fire	Egress and fire
Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper headline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper headline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.	Removed stored items, workspaces and equipment from stairwells and landings. Add emergency lighting. Change door locking systems to allow for free escape. Install fire safety signage. Install new smoke and heat detection throughout including new FACP, manual call points, sounders, strobes and direct monitoring link to CWM Administration. Can be via copper headline or mobile notification. Investigate NFA monitoring. Refurbish fire pump and re-commission hose and hydrant systems. If paper records are not digitised and removed, they need to be relocated out of the fire egress stair landing.
Egress and fire systems are beyond end of life.	Egress and fire systems are beyond end of life.	Egress and fire systems are beyond end of life.
5	5	5
There is an extreme risk of fatalities in the event of a fire.	There is an extreme risk of fatalities in the event of a fire.	There is an extreme risk of fatalities in the event of a fire.
5	5	5
There is currently no redundancy of monitoring and notification.	There is currently no redundancy of monitoring and notification.	There is currently no redundancy of monitoring and notification.
5	5	5
No impact	No impact	No impact
1	1	1
No impact as fire compliance is not considered in space availability.	No impact as fire compliance is not considered in space availability.	No impact as fire compliance is not considered in space availability.
1	1	1
No impact	No impact	No impact
1	1	1
Fire and life safety compliance is not top of mind, however any emergency would create significant patient risk.	Fire and life safety compliance is not top of mind, however any emergency would create significant patient risk.	Fire and life safety compliance is not top of mind, however any emergency would create significant patient risk.
5	5	5
Staff would be required to evacuate ambulatory patients.	Staff would be required to evacuate ambulatory patients.	Staff would be required to evacuate ambulatory patients.
5	5	5
Safety is at risk considering the lack of fire and life safety systems.	Safety is at risk considering the lack of fire and life safety systems.	Safety is at risk considering the lack of fire and life safety systems.
5	5	5
75%	75%	75%
4	4	4
MEDIUM	LOW	MEDIUM
LOW	LOW	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Combine all fire projects together.	Combine all fire projects together.	Combine all fire projects together.
YES	YES	YES

9 - 1965 Building	14 - Services
N/A	N/A
Structural/Architecture	Structural
Roof/facade leak investigation	Roof and walls remediation,
Thorough inspection of concrete roof/ceiling and other concrete members. A few areas were seen with exposed concrete reinforcement and moisture damage. Recommendation to fix drummy areas / damaged areas will depend on extent of damage. Assume 80 hours for an engineer and architect to investigate and report scope.	Carved concrete and damaged timber is impacting performance of building during a cyclone. Patch concrete penetrations and damaged roof structure. Rescrew roof panels with neoprene gasketed screws.
Significant roof leaks throughout. Building is in excess of typical 50 year design life.	Building is in not yet at 30 years old.
5	3
Leaks encourage mold growth but construction is concrete so impact is minimal.	Damage could occur (airborne elements) during a cyclone.
1	3
Impacts wards when raining, however can be accommodated.	Building houses critical infrastructure (electrical, fire and gas) for Extension Street
2	5
Areas impacted do not comply. Leaks do reduce capacity when raining.	No impact
2	1
Areas impacted generally do not comply. Leaks are on perimeter of building. so functionality is not significantly	Loss of building function would cause issues with functionality within Extension Street.
3	5
Areas impacted have minimal flexibility due to physical constraints.	No impact
3	1
Areas impacted are wards.	Loss of building function would cause issues with functionality within Extension Street.
5	5
Areas impacted are wards. Environmental, access and amenities impacted.	No impact
4	1
Generally non-compliant	Significant impact to clinical safety in Extension Street if building fails.
4	5
70%	73%
6	5
LOW	MEDIUM
LOW	MEDIUM
LOW	LOW
LOW	LOW
Project is investigatory only.	Project to include engineering analysis.
YES	FUTURE

1 - Colonial Wing	22 - Lecture Theatre
N/A	N/A
Structural	Structures/Architecture
Remove all additional weights - tanks etc. and put them to the ground and install a pump instead to pump water to areas. Top level of building was added later and building not	Replace roofing and cladding
Allow for Approx 3 No. Tanks to be removed and relocated to ground (2 was inspected but allow for unforeseen tanks). Allow for pump system for tanks and distribution pipeline system.	Replacing both with rectify condition and cyclone compliance issues.
Building is in excess of typical 50 year design life.	Building is 26 years' old.
5	3
Performance during seismic event is likely to be significantly compromised.	No impact
5	1
Water tanks needed for kitchen supply.	If the building was closed due to cyclone/weather damage, services could be relocated.
4	2
Areas impacted do not comply. Rectification has no impact.	Spaces do not comply with AHFG. Head of department has started that the spaces are not functional.
2	3
Water tanks needed for kitchen supply.	Generally non-compliant.
3	4
No impact.	Not flexible.
1	5
Water tanks needed for kitchen supply.	Very poor. Toilets not accessible to patients in wheel chairs.
5	5
No impact.	No-impact
1	1
No impact.	Generally poor.
1	4
69%	70%
7	6
LOW	HIGH
LOW	HIGH
LOW	LOW
LOW	LOW
No change to current operating profile as we are replacing existing with equivalent or better.	
YES	YES

13 - Extension Street	4 - Dental Clinic	13 - Extension Street
Emergency Dept	Dental	N/A
Points of Care - Patient Bays	Structural	Architecture
Increase patient bays to meet demand and reduce clinical safety issues.	Retaining wall investigation	Hygiene control
ED flexing up 50-100% from 6 to 12 Pt. Bays. Doubling patients in treatment bays reduces functionality and access to resources. Project to replan ED and add.	Investigate integrity of retaining wall. Location and height would not comply with modern engineering standards. Stability of foundations are suspect. Allow 20 hours of engineering time to investigate	Hygienic surfaces have been compromised throughout. Lining failures throughout allowing moisture damage to building fabric, includes weatherproof issues. Infection control issues, health and hygiene control associated with infection control barriers. Re-line and fix ingress issues of all walls, floors and ceilings to create effective treatment facility.
No impact	Building is in excess of typical 50 year design life.	Building is less than 30 years' old, so within design life, however the surfaces are at end of life.
1	5	5
Some safety implications.	Sudden failure of wall could endanger public as it is above a sidewalk and public road. Failure of building	Risk associated with infection control.
2	4	2
No impact	There are limited public dental surgeries in the region.	Many of the clinical functions in Extension Street cannot be relocated.
1	3	4
Below but somewhat functional	Generally in compliance with AHFG.	No impact
2	2	1
Flows are not suitable	Foundation failure would significantly impact functionality of the building.	Spaces generally do not comply with AHFG. Rectifying infection control will help.
5	5	4
No flexibility	No impact specifically associated with foundations..	No impact
5	1	1
Area is temperature controlled	Loss of clinical functionality would impact patient experience.	Poor feedback on the building in general, surfaces will help improve this as they are heavily used.
4	3	4
Area is temperature controlled	No impact specifically associated with foundations..	No-impact
4	1	1
Generally not compliant	No impact specifically associated with foundations..	Infection rates are high in Extension Street.
4	1	3
65%	65%	65%
8	8	8
LOW	LOW	HIGH
LOW	LOW	HIGH
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Project is investigatory only.	Combine all internal finish projects together.
FUTURE	FUTURE	YES

5 - Children's Hospital	13 - Extension Street
N/A	CSSD
Hydraulics	Architecture
Potable hot water	Refurbishment of all linings and engineering systems.
The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	CSSD is ineffective by most clinical measures. Project would refurbish entire department, treat and seal concrete structure for mould, install adequate ventilation, cooling and new sterilisers.
Hot water system is beyond useful life.	Department is beyond end of life.
5	5
Hot water is needed for adequate sanitation.	CSSD is a H&S risk for staff in the area due to extreme temperatures and poor ventilation. The ineffectiveness of the
3	4
There is no hot water redundancy.	There is no redundancy and CSSD supports the entire Central Division.
5	5
No impact.	No impact
1	1
No hot water impacts functionality of infection control.	Functionality is impaired due to condition of CSSD.
4	4
No impact.	No impact
1	1
Buildings contain showers, patients are showering with cold water.	Infection complications impact patient experience.
3	2
No impact.	No impact
1	1
No impact.	Effective infection control is required for clinical safety.
2	3
64%	65%
9	8
MEDIUM	MEDIUM
MEDIUM	MEDIUM
LOW	LOW
LOW	LOW
	Combine all internal finish projects together.
FUTURE	YES

4 - Dental Clinic	9 - 1965 Building
N/A	N/A
Hydraulics	Hydraulics
Potable hot water	Potable hot water
The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.
Hot water system is beyond useful life.	Hot water system is beyond useful life.
5	5
Hot water is needed for adequate sanitation.	Hot water is needed for adequate sanitation.
3	3
There is no hot water redundancy.	There is no hot water redundancy.
5	5
No impact.	No impact.
1	1
No hot water impacts functionality of infection control.	No hot water impacts functionality of infection control.
4	4
No impact.	No impact.
1	1
Buildings contain showers, patients are showering with cold water.	Buildings contain showers, patients are showering with cold water.
3	3
No impact.	No impact.
1	1
No impact.	No impact.
2	2
64%	64%
9	9
MEDIUM	MEDIUM
MEDIUM	MEDIUM
LOW	LOW
LOW	LOW
FUTURE	FUTURE

10 - Maternity	1 - Colonial Wing	3 - Physiotherapy
N/A	Wards	N/A
Hydraulics	Hydraulics	Hydraulics
Sewer piping	Potable hot water	Potable hot water
Main sewer line in floor, accessible via multiple manholes, frequently clogs and overflows. A new main sewer line is required. Also provide new sewer line in Ground Floor. Interconnectivity is unknown, it will need to be CCTV'd but we can assume that overflowing sewer line is connected to Ground Floor line below and therefore that should be upgraded as well. Assume HDPE, 150mm through building. New gasketed covers and man holes. New venting through roof.	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.	The building currently has no functioning hot water. Assume new hot water cylinders and surface mount, crimped stainless piping throughout.
Water infrastructure is past remaining useful life, as is the building.	Hot water system is beyond useful life.	Hot water system is beyond useful life.
5	5	5
Raw sewage present in clinical areas.	Hot water is needed for adequate sanitation.	Hot water is needed for adequate sanitation.
3	3	3
Sewage blockages cause closures of wards and clinical spaces.	There is no hot water redundancy.	There is no hot water redundancy.
4	5	5
No impact	No impact.	No impact.
1	1	1
No impact	No hot water impacts functionality of infection control.	No hot water impacts functionality of infection control.
1	4	4
No impact	No impact.	No impact.
1	1	1
Sewer are a significant contributor to poor patient experience in maternity.	Buildings contain showers, patients are showering with cold water.	Buildings contain showers, patients are showering with cold water.
5	3	3
No impact	No impact.	No impact.
1	1	1
Potential impact from sewage overflows.	No impact.	No impact.
3	1	2
60%	61%	64%
11	10	9
MEDIUM	MEDIUM	MEDIUM
MEDIUM	MEDIUM	MEDIUM
LOW	MEDIUM	LOW
LOW	LOW	LOW
YES	FUTURE	FUTURE

13 - Extension Street	13 - Extension Street	13 - Extension Street
ED	N/A	Surgery, ICU, CSSD and wards
Structural	Mechanical	Structural/Architecture
Helipad	Steam System	Roof/façade
Structural investigation to determine integrity. Assume 80 hours allows investigation on site, calculations and reporting.	Steam piping is at end of life but boilers and burners are new. The most cost effective solution to maintain steam for CSSD and hot water, should piping fail, is to replace piping with exposed pipes within the building. Other alternatives would require electric steam generation and appropriate water treatment OR new sterilisers with these capabilities on-board and/or as a package.	Roof/façade leak investigation and screed/damaged structural concrete remediation. Assume 120 hours for an engineer and architect to investigate and report scope.
Helipad is not currently used.	Steam piping is beyond end of life and has developed pin holing, leaks and failed accessories in multiple	Significant roof leaks throughout. Building is in not yet at 30 years old.
5	5	2
Closure of helipad means that emergencies via helicopter are unloaded on the south side of the CBD.	Some steam piping is run near pedestrian traffic. Failure of this piping could potentially cause severe injury to the	Leaks encourage mold growth and surgery suites/ICU are on top floor. Leaks significantly impact clinical services delivery.
5	5	3
There is no where on site for a helicopter to land in an emergency.	There is no redundancy in the steam distribution network	Leaks in surgery suites have significant impact on delivery.
5	5	3
No impact	No impact	Some areas impacted do not comply. Leaks do reduce capacity when raining.
1	1	2
ED functionality impacted.	No impact	Only some areas impacted generally do not comply.
3	1	3
No impact	No impact	Areas impacted have minimal flexibility due to physical constraints.
1	1	3
No impact	No impact	Areas impacted are core clinical services.
1	1	5
No impact	No impact	Minimal impact.
1	1	1
No impact	Loss of steam would create significant backlogs to sterilisation and impact clinical safety.	Minimal impact.
1	5	2
56%	58%	59%
14	13	12
LOW	HIGH	LOW
LOW	HIGH	LOW
LOW	LOW	LOW
LOW	LOW	LOW
Project is investigatory only. . .	Scope is new pressure pipe for steam throughout. Includes lagging and steam accessories.	Project is investigatory only. Scoping will include external fabric and internal lining works.
FUTURE	FUTURE	FUTURE

General Lab/Autoclave	13 - Extension Street	2 - Urology
Lab	CCL	Urology
Structural/Architecture	Clinical Safety - Patient Waiting and Holding area	Structural/Architecture
Roof/facade leak investigation	Provide for separation of pre and post procedural patient	New roof.
Assume 40 hours for an engineer and architect to investigate and report scope.	Seated wait, pre and post patient trolley bays plus staff base in an over subscribed space with insufficient access to medical gases etc.	Remove / Demolish the concrete Roof. Design the roofing frame of the new structure for 10 year span with steel rafters, steel columns, C-purlins, Corrugated iron roof, etc. Assess foundation capacity or design new - perhaps use the Slab on Grade as a Mat Foundation. 90m2.
Significant roof leaks throughout. Building is in excess of typical 50 year design life.	No impact	Building is in excess of typical 50 year design life.
5	1	5
Leaks encourage mold growth but construction is concrete so impact is minimal.	Access to medical gases and appropriate post procedure spaces required for safe care.	Leaks encourage mould growth but construction is concrete so impact is minimal.
1	3	1
Impacts when raining.	No impact	Clinical feedback is that defunct urology treatment equipment is to be replaced by portable unit that can be
2	1	1
Areas impacted do not comply. Leaks do reduce capacity when raining.	Not AHFG compliant.	Area is well in excess of AHFG
2	3	1
Areas impacted generally do not comply. Leaks are on perimeter of building, so functionality is not significantly	Not AHFG compliant.	Areas impacted are marginally functional.
3	4	3
Areas impacted have minimal flexibility due to physical constraints.	No impact	Large unused/open areas provide flexibility.
3	1	1
No impact	Not AHFG compliant.	Roof leaks impact utility of space.
1	4	4
No impact	No impact	Environment control is impacted.
1	1	2
Generally non-compliant	Generally not AHFG and IPC compliant	Impacted but difficult to quantify as space use going forward is not known. Be aware that there is fire
4	4	3
54%	54%	54%
15	15	15
LOW	LOW	MEDIUM
LOW	LOW	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Project is investigatory only. Scoping will include external fabric and internal lining works.	Project is replan only, not implementation.	Building to be permanently shut.
FUTURE	FUTURE	FUTURE

10 - Maternity	5 - Children' s Hospital	East/West Covered Walkway
N/A	N/A	N/A
Architecture	Hydraulics	Structural
Vermin control	Medical gases	Cyclone compliance
Rectify causes of vermin access to roof space. Replace all ceiling tiles to floor areas to remove vermin excrement above. Review ceiling system to an alternative that copes with high moisture levels. Vermin breaches and issues in roof system, walls and ward ceilings below. Vermin have created a contamination issue to the tops of all ceilings in building	Gas plant refurbishment to include oxygen manifolds, suction plant, medical air manifolds	Analysis of walkway and design or structural restraint solution. Allow 80 hours of engineering time.
Vermin control (screens) are beyond end of life and require replacement.	Plant is at end of life.	Walkway is likely not currently cyclone compliant.
5	5	5
Breach of infection control barriers can result in sickness.	No impact	Walkway is used for patient transfers, even during cyclones.
3	1	5
Maternity is generally used for referrals from the community, so deliveries done there are high-risk. There	There are no backups for plant.	The only alternative path for patient transfer is via ambulance.
3	5	5
No impact	No impact	No impact
1	1	1
There is an impact from infection control barrier break downs.	Medical gases are currently provided via portables.	No impact
2	4	1
No impact	No impact	No impact
1	1	1
Presence of vermin and their faeces directly impacts patient experience.	No impact	No impact
3	1	1
No impact	Use of portables is not an efficient use of resource.	Alternative mode of transfer is resource intensive
1	3	4
Safety is at risk by vermin ingress.	No impact	No impact
2	1	1
53%	53%	53%
16	16	16
MEDIUM	MEDIUM	LOW
MEDIUM	MEDIUM	LOW
LOW	MEDIUM	LOW
LOW	LOW	LOW
FUTURE	FUTURE	FUTURE

9 - 1965 Building	13 - Extension Street	5 - Children' s Hospital
N/A	Emergency Dept	N/A
Hydraulics	Model of Care to support Patient Flow	Structural/Architecture
Sewer and Stormwater Piping	Provide effective Triage and Fast Track zone	Roof/facade leak investigation
Piping is generally exposed throughout and has multiple, significant leaks. Replace all sewer and storm water piping within the building.	Existing Fast Track zone not in use. Patients wait in corridor / path of travel to Resus and Acute Bays obstructing flow. No privacy, no separation of cohorts, IPC limited. Project to replan ED and add.	Assume 80 hours for an engineer and architect to investigate and report scope.
Building and existing services are beyond useful life.	No impact	Significant roof leaks throughout. Building is less than 30 years' old, so within design life.
5	1	4
Sewage leaks could expose staff and patients to communicable diseases.	Patients in corridor have an impact.	Leaks encourage mould growth but construction is concrete so impact is minimal.
3	2	1
Sewer leaks impact availability of spaces and require relocation of services.	No impact	Wards generally not significantly impacted when raining as they are on lower levels, admin is on top level.
3	1	1
No impact	Patients in corridor have an impact.	Wards are not compliant but areas affected are generally not covered by AHFG.
1	3	2
No impact	Patients in corridor have an impact.	Wards generally not significantly impacted when raining as they are on lower levels, admin is on top level.
1	4	2
No impact	Patients in corridor have an impact.	Wards generally not significantly impacted when raining as they are on lower levels, admin is on top level.
1	3	2
Overflows and ward closures impact patient experience.	Patients in corridor have an impact.	Wards generally not significantly impacted when raining as they are on lower levels, admin is on top level.
3	3	2
No impact	Patients in corridor have an impact.	Areas impacted are admin.
1	3	5
Potential impact from sewage overflows.	Patients in corridor have an impact.	Biomedical engineering are directly impacted.
3	3	5
52%	53%	53%
17	16	16
MEDIUM	LOW	LOW
MEDIUM	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
	Project is replan only, not implementation.	Project is investigatory only.
FUTURE	FUTURE	FUTURE

1 - Colonial Wing	13 - Extension Street	13 - Extension Street
N/A	Emergency Dept	ENT Neurosurg SOPD Clinics
Electrical	Points of Care - Isolation	Points of Care - Consultation Assessment space
Grounding	Provide for appropriate isolation and management of infectious patients, incl. respiration (Non-Pressure)	Provide functional consultation/treatment spaces
Add body protection to electrical outlets/power distribution boards where patients are present.	No ability to isolate infectious presentations including management of pandemic. Project to replan ED and add.	Grossly undersized consultation / treatment spaces presents clinical risk
No impact	No impact	No impact
1	1	1
Body protection is a critical life safety system in hospitals.	Some safety implications. Extent dependent on illness.	Areas grossly undersized, potential impacts
5	3	2
No impact	No impact	No impact
1	1	1
No impact	Existing suite, if made functional, is not in compliance with AHFG.	Not AHFG compliant.
1	3	3
Body protection is a critical component of compliance.	Existing suite, if made functional, is not in compliance with AHFG.	Not AHFG compliant.
5	4	4
No impact	No impact	No impact
1	1	1
No impact	Existing suite, if made functional, is not in compliance with AHFG.	Not AHFG compliant.
1	3	4
No impact	No impact	No impact
1	1	1
Body protection is a critical component of compliance.	Existing suite, if made functional, is not in compliance with AHFG.	Generally not AHFG and IPC compliant
5	4	4
50%	51%	52%
19	18	17
MEDIUM	LOW	LOW
MEDIUM	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
	Project is replan only, not implementation.	Project is replan only, not implementation.
FUTURE	FUTURE	FUTURE

5 - Children' s Hospital	Mortuary	4 - Dental Clinic
N/A	N/A	N/A
Electrical	Electrical	Electrical
Grounding	Grounding	Grounding
Add body protection and RCDs to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	Add RCD to electrical outlets/power distribution boards. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	Add body protection to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000
No impact	No impact	No impact
1	1	1
Body protection and RCD are critical life safety systems in hospitals.	RCD is a critical life safety system in hospitals.	Body protection is a critical life safety system in hospitals.
5	5	5
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Body protection and RCD are critical life safety systems in hospitals.	RCDs are a critical component of compliance.	Body protection is a critical component of compliance.
5	5	5
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Body protection and RCD are critical life safety systems in hospitals.	RCDs are a critical component of compliance.	Body protection is a critical component of compliance.
5	5	5
50%	50%	50%
19	19	19
MEDIUM	LOW	MEDIUM
MEDIUM	LOW	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
FUTURE	FUTURE	FUTURE

13 - Extension Street	10 - Maternity	9 - 1965 Building
N/A	N/A	N/A
Electrical	Electrical	Electrical
Grounding	Grounding	Grounding
Add body protection and RCDs to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	Add body protection and RCDs to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000	Add body protection and RCDs to electrical outlets/power distribution boards where patients are present. Test earthing system, which is suspected to be non-compliant with AS NZS 3000
No impact	No impact	No impact
1	1	1
Body protection and RCD are critical life safety systems in hospitals.	Body protection and RCD are critical life safety systems in hospitals.	Body protection and RCD are critical life safety systems in hospitals.
5	5	5
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Body protection and RCD are critical life safety systems in hospitals.	Body protection and RCD are critical life safety systems in hospitals.	Body protection and RCD are critical life safety systems in hospitals.
5	5	5
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Body protection and RCD are critical life safety systems in hospitals.	Body protection and RCD are critical life safety systems in hospitals.	Body protection and RCD are critical life safety systems in hospitals.
5	5	5
50%	50%	50%
19	19	19
HIGH	HIGH	MEDIUM
HIGH	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
FUTURE	FUTURE	FUTURE

13 - Extension Street	13 - Extension Street	13 - Extension Street
Emergency Dept	ICU	Peri-Operative Suite
Infection Prevention and Control	Points of Care - Loss of ICU Isolation Room	Operating Room Pendants - Gases, Lights, Nr Call -
Provide additional handwash facilities.	Remedy mechanical ventilation	Repair / replace pendants
Only 4 HWB in the department. Project to replan ED and add.	ICU Isolation room not utilised as issues with mechanical ventilation	OR pendants not working. Use portable suction and anaes. Machine. Lights faulty; Camera failed; No Nurse Call;
No impact	Isolation room needs immediate attention	Fixing pendants will extend their life. Pendants require immediate attention.
1	5	5
Sanitation is a large part of IPC	Isolation required for communicable diseases/patient protection	Alternative methods currently used.
4	4	1
No impact	No impact	Repair will create redundancy.
1	1	3
No impact	Not AHFG compliant.	No impact
1	3	1
Sanitation is a large part of IPC	No impact	Not AHFG compliant.
4	1	3
No impact	No impact	No impact
1	1	1
Sanitation is a large part of IPC	No impact	No impact
3	1	1
No impact	No impact	No impact
1	1	1
Sanitation is a large part of IPC	Iso required by AHFG,	Not AHFG compliant.
4	4	4
49%	50%	50%
20	19	19
LOW	LOW	MEDIUM
LOW	LOW	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Replace fan.	Combine medical gas projects
FUTURE	FUTURE	FUTURE

13 - Extension Street	5 - Children' s Hospital	13 - Extension Street
Peri-Operative Suite	PICU/NICU	Emergency Dept
Infection Prevention and Control - Operational support spaces.	Digital and Other Technology	Digital and Other Technology
Provide adequate space and implement operational response.	Provide for additional patient monitoring systems including central monitoring.	Provide for additional patient monitoring systems including central monitoring.
The Disposal Room is not of adequate size or location, and utilises the top of the fire stair for management of waste holding.	There are insufficient provisions for Digital & other Technology. No central monitoring.	There are insufficient provisions for Digital & other Technology. No central monitoring.
No impact	No impact	No impact
1	1	1
Life safety implications.	No central monitoring can lead to overlooked issues.	No central monitoring can lead to overlooked issues.
5	3	3
No impact	No redundancy, ability for central monitoring.	No redundancy, ability for central monitoring.
1	4	4
Not AHFG compliant.	No impact	No impact
3	1	1
Not AHFG compliant.	Not in compliance with AHFG, but does function	Not in compliance with AHFG, but does function
4	4	4
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	Poor use of resources	Poor use of resources
1	3	3
Not AHFG compliant.	Safety implications	Safety implications
4	4	4
49%	49%	49%
20	20	20
LOW	MEDIUM	MEDIUM
LOW	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Assume project is monitoring system in PICU/NICU only, 24 beds, back to 7 nursing stations. Non-intrusive monitoring only. Assume 24 portable units with RJ-45 plugs back to 7 units at nursing stations.	Assume project is monitoring system in ED only, 12 bays, back to nursing station. Non-intrusive monitoring only. Assume 12 portable units with RJ-45 plugs back to head unit at nursing station.
FUTURE	FUTURE	FUTURE

5 - Children' s Hospital	4 - Dental Clinic	1 - Colonial Wing
N/A	N/A	N/A
Electrical	Electrical	Electrical
Lighting	Lighting	Lighting
New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.
Lights are beyond end of life.	Lights are beyond end of life.	Lights are beyond end of life.
5	5	5
Some risk is associated with poor lighting.	Some risk is associated with poor lighting.	Some risk is associated with poor lighting.
2	2	2
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Adequate lighting is required for functionality.	Adequate lighting is required for functionality.	Adequate lighting is required for functionality.
3	3	3
No impact	No impact	No impact
1	1	1
Proper lighting improves patient experience.	Proper lighting improves patient experience.	Proper lighting improves patient experience.
2	2	2
No impact	No impact	No impact
1	1	1
Adequate lighting is required for safety.	Adequate lighting is required for safety.	Adequate lighting is required for safety.
3	3	3
49%	49%	49%
20	20	20
MEDIUM	MEDIUM	MEDIUM
MEDIUM	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Can combine lighting projects across the entire campus.	Can combine lighting projects across the entire campus.	Can combine lighting projects across the entire campus.
FUTURE	FUTURE	FUTURE

13 - Extension Street	10 - Maternity	9 - 1965 Building
N/A	N/A	N/A
Electrical	Electrical	Electrical
Lighting	Lighting	Lighting
New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.
Lights are beyond end of life.	Lights are beyond end of life.	Lights are beyond end of life.
5	5	5
Some risk is associated with poor lighting.	Some risk is associated with poor lighting.	Some risk is associated with poor lighting.
2	2	2
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Adequate lighting is required for functionality.	Adequate lighting is required for functionality.	Adequate lighting is required for functionality.
3	3	3
No impact	No impact	No impact
1	1	1
Proper lighting improves patient experience.	Proper lighting improves patient experience.	Proper lighting improves patient experience.
2	2	2
No impact	No impact	No impact
1	1	1
Adequate lighting is required for safety.	Adequate lighting is required for safety.	Adequate lighting is required for safety.
3	3	3
49%	49%	49%
20	20	20
HIGH	HIGH	HIGH
MEDIUM	MEDIUM	HIGH
LOW	LOW	LOW
LOW	LOW	LOW
Can combine lighting projects across the entire campus.	Can combine lighting projects across the entire campus.	Can combine lighting projects across the entire campus.
FUTURE	FUTURE	FUTURE

10 - Maternity	5 - Children' s Hospital	2 - Urology
All	N/A	N/A
Architecture	Fire	Electrical
Interior treatments	Fire Suppression	Lighting
Infection control surfaces require replacement in all clinical areas.	Pump no longer functions. Service pump, hydrants and reels on all three building levels.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.
Building is beyond a typical building life span of 50 years in the Pacific. Finishes are also at end of life.	Building is less than 30 years' old, so within design life, however fire infrastructure is near end of life.	Lights are beyond end of life.
5	4	5
Infection control surfaces have been breached.	Significant considering that the fire suppression systems are currently non-functioning so a fire emergency	Some risk is associated with poor lighting.
3	5	2
Clinical services are difficult to relocate due to acute nature of services	There is no redundancy for the pump.	No impact
3	5	1
No impact	No impact	No impact
1	1	1
No impact	No impact	Adequate lighting is required for functionality.
1	1	3
No impact	No impact	No impact
1	1	1
Potential impact from infections and aesthetics.	No impact	Proper lighting improves patient experience.
2	1	2
No impact	No impact	No impact
1	1	1
Infection risk is increased.	No impact.	Adequate lighting is required for safety.
2	1	3
47%	47%	49%
21	21	20
HIGH	MEDIUM	MEDIUM
HIGH	MEDIUM	LOW
LOW	LOW	LOW
LOW	LOW	LOW
	Combine all fire projects together.	Building to be permanently shut.
FUTURE	FUTURE	PARK

13 - Extension Street	13 - Extension Street
CCL	Radiology
Clinical Safety - Clinical support spaces	Storage - Consumables
Provide clinical support spaces to support safe medication management and IPC practices.	Provide effective store area for CWM and other divisions.
Lack of dedicated medication, clean utility and dirty utility, and storage spaces	Non compliant storage space and solutions. Decommissioned space poorly utilised.
No impact	No impact
1	1
No impact	No impact
1	1
No impact	No impact
1	1
Not AHFG compliant.	Not AHFG compliant.
3	3
Not AHFG compliant.	Not AHFG compliant.
5	5
No impact	No impact
1	1
No impact	No impact
1	1
Storage impact	Storage impact
4	4
Storage impact	Storage impact
4	4
47%	47%
21	21
LOW	LOW
LOW	LOW
LOW	LOW
LOW	LOW
Project is replan only, not implementation.	Storage space reconfiguration could free up room for second mammography machine.
FUTURE	FUTURE

13 - Extension Street	13 - Extension Street
Acute Inpatient Wards	ENT Neurosurg SOPD Clinics
Clinical Safety - Clinical support spaces	Clinical Safety - Clinical support spaces
Provide clinical support spaces to support safe medication management and IPC practices.	Provide clinical support spaces to support safe medication management and IPC practices.
Lack of dedicated medication, clean utility and storage spaces.	Lack of dedicated medication, clean utility and dirty utility, and storage spaces
No impact	No impact
1	1
No impact	No impact
1	1
No impact	No impact
1	1
Not AHFG compliant.	Not AHFG compliant.
3	3
Not AHFG compliant.	Not AHFG compliant.
5	5
No impact	No impact
1	1
No impact	No impact
1	1
Storage impact	Storage impact
4	4
Storage impact	Storage impact
4	4
47%	47%
21	21
LOW	LOW
LOW	LOW
LOW	LOW
LOW	LOW
Project is replan only, not implementation.	Project is replan only, not implementation.
FUTURE	FUTURE

1 - Colonial Wing	3 - Physiotherapy	13 - Extension Street
Lau Ward (Flexi)	Physio ISO Ward (F)	Acute Inpatient Wards
Clinical Safety - Clinical support spaces	Clinical Safety - Clinical support spaces	Staff Resources - Staff Pantry
Provide clinical support spaces to support safe medication management and IPC practices.	Provide clinical support spaces to support safe medication management and IPC practices.	Provide sufficient space and resources for staff rest and respite.
Lack of medication, clean utility and storage spaces. Utilising a trolley in staff base	Lack of medication, clean utility and storage spaces. Utilising a trolley in staff base	One only Pantry for Staff working in 2x Adult Acute Wards (54 beds); ICU, CCU and Burns Unit.
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Not AHFG compliant.	Not AHFG compliant.	Not AHFG compliant.
3	3	3
Not AHFG compliant.	Not AHFG compliant.	Not AHFG compliant.
5	5	5
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Storage impact	Storage impact	Storage impact
4	4	4
Storage impact	Storage impact	Storage impact
4	4	4
47%	47%	47%
21	21	21
LOW	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Project is replan only, not implementation.	Project is replan only, not implementation.
FUTURE	FUTURE	FUTURE

13 - Extension Street	5 - Children' s Hospital
Wards, Clinics, Support Services	PICU
Structural	Clinical Safety - Clinical support spaces
Floors	Provide clinical support spaces to support safe medication management and IPC practices.
Floor levels are inconsistent with damaged flooring and variable levels (concrete construction). Relevel and recover all floors, work primarily needed in passageways.	Lack of medication, clean utility and storage spaces. Shared with staff base
Building is in not yet at 30 years old.	No impact
3	1
Floor level issues could result in tipping of beds and wheel chairs, with injury to patients and/or staff.	No impact
3	1
There is very little redundancy within extension street services.	No impact
4	1
No impact	Not AHFG compliant.
1	3
No impact	Not AHFG compliant.
1	5
No impact	No impact
1	1
Impacts mobility.	No impact
3	1
No impact	Storage impact
1	4
Potential implication for movement of patients.	Storage impact
2	4
46%	47%
22	21
HIGH	LOW
HIGH	LOW
LOW	LOW
LOW	LOW
New vinyl flooring throughout. Project to include removal of flooring.	Project is replan only, not implementation.
FUTURE	FUTURE

<p>4 - Dental Clinic</p> <p>Dental</p> <p>Hydraulics</p> <p>Water treatment</p> <p>Existing filtration unit is spun media, no chemical treatment or filtration for autoclave. Replace autoclave with on-board treatment (MELADEM 40 or equivalent) and replace current mains filtration with Pure Aqua UVC sterilisers and 2-stage spun media cartridges (Please 5 and 20micron) with new plastic housings.</p>	<p>3 - Physiotherapy</p> <p>Physio</p> <p>Mechanical</p> <p>Ceiling fans</p> <p>New fans in open plan gym. Assume 8 large ceiling fans and 4 wall mount fans. Assumes existing circuits can be used. Ceiling fan model similar to Hunter Pacific Magnum DC M800 with new wall controller/switch (not remote). Wall fan similar to Simex WAL75-DC. Include new surface mount plastic conduit and cabling from switch to fan.</p>	<p>1 - Colonial Wing</p> <p>Wards</p> <p>Mechanical</p> <p>Ceiling fans</p> <p>Replace ceiling fans in wards with new, high quality units that use ECM motors and wall controls. Assume 24. Assume existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).</p>
<p>No impact</p>	<p>Fans are close to end of life and failure will be in the next 1-2 years.</p>	<p>Fans are close to end of life and failure will be in the next 1-2 years.</p>
<p>1</p>	<p>4</p>	<p>4</p>
<p>Poor/no treatment of water feeding sterilisers increases chances of infection and complications.</p>	<p>Fans are the only form of temperature control/comfort in the gym.</p>	<p>Fans are the only form of temperature control/comfort in the wards.</p>
<p>3</p>	<p>2</p>	<p>2</p>
<p>No impact</p>	<p>There is no backup system. Portable fans could be used if temperature is acute after fan failure.</p>	<p>There is no backup system. Portable fans could be used if temperature is acute after fan failure.</p>
<p>1</p>	<p>3</p>	<p>3</p>
<p>No impact</p>	<p>No impact</p>	<p>No impact</p>
<p>1</p>	<p>1</p>	<p>1</p>
<p>Current filtration does not comply with AHFG.</p>	<p>No impact</p>	<p>No impact</p>
<p>5</p>	<p>1</p>	<p>1</p>
<p>No impact</p>	<p>No impact</p>	<p>No impact</p>
<p>1</p>	<p>1</p>	<p>1</p>
<p>No impact</p>	<p>Fan performance is one of the most visible aspects of patient comfort.</p>	<p>Fan performance is one of the most visible aspects of patient comfort.</p>
<p>1</p>	<p>4</p>	<p>4</p>
<p>No impact</p>	<p>No impact</p>	<p>No impact</p>
<p>1</p>	<p>1</p>	<p>1</p>
<p>Does not meet AHFG.</p>	<p>No impact</p>	<p>No impact</p>
<p>5</p>	<p>1</p>	<p>1</p>
<p>46%</p>	<p>46%</p>	<p>46%</p>
<p>22</p>	<p>22</p>	<p>22</p>
<p>MEDIUM</p>	<p>MEDIUM</p>	<p>MEDIUM</p>
<p>LOW</p>	<p>MEDIUM</p>	<p>MEDIUM</p>
<p>LOW</p>	<p>LOW</p>	<p>LOW</p>
<p>LOW</p>	<p>LOW</p>	<p>LOW</p>
<p>FUTURE</p>	<p>FUTURE</p>	<p>FUTURE</p>

10 - Maternity	9 - 1965 Building	5 - Children' s Hospital
N/A	N/A	N/A
Mechanical	Mechanical	Mechanical
Ceiling fans	Ceiling fans	Ceiling fans
Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 72. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).	Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 24. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).	Replace ceiling fans in wards with new, high quality units that use ECM motors and infinite wall controls. Assume 96. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).
Fans are close to end of life and failure will be in the next 1-2 years.	Fans are close to end of life and failure will be in the next 1-2 years.	Fans are close to end of life and failure will be in the next 1-2 years.
4	4	4
Fans are the only form of temperature control/comfort in many rooms.	Fans are the only form of temperature control/comfort in many rooms.	Fans are the only form of temperature control/comfort in many rooms.
2	2	2
There is no backup system. Portable fans could be used if temperature is acute after fan failure.	There is no backup system. Portable fans could be used if temperature is acute after fan failure.	There is no backup system. Portable fans could be used if temperature is acute after fan failure.
3	3	3
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Fan performance is one of the most visible aspects of patient comfort.	Fan performance is one of the most visible aspects of patient comfort.	Fan performance is one of the most visible aspects of patient comfort.
4	4	4
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
46%	46%	46%
22	22	22
MEDIUM	MEDIUM	MEDIUM
MEDIUM	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
FUTURE	FUTURE	FUTURE

13 - Extension Street	9 - 1965 Building	13 - Extension Street
Emergency Dept	All	Wards, public areas, clinics.
Points of Care - Paediatrics	Structural	Mechanical
Provide dedicated treatment and consultation spaces for children	Floors	Ceiling fans
Inability to separate adults and children reduces access and presents clinical risk. Project to replan ED and add.	Floor levels are inconsistent with damaged flooring and variable levels (concrete construction). Relieve and recover all floors, work primarily needed in passageways.	Replace ceiling fans with new, high quality units that use ECM motors and infinite wall controls. Assume 100. Assumes existing circuits can be used. Model similar to Hunter Pacific IP66 Aqua Matt White AIP2664 with new wall controller/switch (not remote).
No impact	Building is at end of life.	Fans are close to end of life and failure will be in the next 1-2 years.
1	5	4
Some safety implications.	Floor level issues could result in tipping of beds and wheel chairs, with injury to patients and/or staff.	Fans are the only form of temperature control/comfort in many rooms.
2	3	2
No impact	There is little redundancy in spaces as wards would be impacted	There is no backup system. Portable fans could be used if temperature is acute after fan failure.
1	4	3
There is currently no discrete private area, as recommended by AHEG, however interviews can be	No impact	No impact
3	1	1
There is currently no discrete private area, as recommended by AHEG, however interviews can be	No impact	No impact
3	1	1
No impact	No impact	No impact
1	1	1
There is currently no discrete private area, as recommended by AHEG, however interviews can be	Impacts mobility.	Fan performance is one of the most visible aspects of patient comfort.
3	3	4
There is currently no discrete private area, as recommended by AHEG, however interviews can be	No impact	No impact
3	1	1
Clinical safety impact.	Potential implication for movement of patients.	No impact
3	2	1
46%	46%	46%
22	22	22
LOW	MEDIUM	HIGH
LOW	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.		
FUTURE	FUTURE	FUTURE

1 - Colonial Wing	8 - Laundry
N/A	N/A
Structural	All
Concrete cancer investigation	Demolish and replace
Assume 80 hours for an engineer and architect to investigate and report scope, 12 cores at \$1,000 each (including testing). Scope to include rebar scanning, allow \$10,000 for equipment rental.	Building has had a significant fire although it is still used for dry stores and sewing. Demolish and replace or relocate services. Replacement would be with an industrial/agricultural shed.
Cancer is evident but extent is unknown. Building is in excess of typical 50 year design life.	Building is in very poor condition.
5	5
H&S risk specifically associated with presence of cancer is unknown as it will depend on extent.	Building has had a fire that likely has impacted structural columns.
2	5
No resiliency/redundancy impact specifically associated with presence of cancer without knowing extent.	Services not critical or could easily be relocated.
1	1
Areas impacted do not comply. Rectification has no impact.	Not impacted.
2	1
Areas impacted generally do not comply. No impact specifically associated with presence of cancer without knowing extent.	Some clinical and food supplies are stored. Potential impact to functionality.
2	2
No impact specifically associated with presence of cancer without knowing extent.	Not impacted.
3	1
No impact specifically associated with presence of cancer without knowing extent.	Not impacted.
1	1
No impact specifically associated with presence of cancer without knowing extent.	Not impacted
1	1
No impact specifically associated with presence of cancer without knowing extent.	Some clinical and food supplies are stored. Potential impact to functionality.
1	1
45%	45%
23	23
LOW	MEDIUM
LOW	LOW
LOW	LOW
LOW	LOW
Project is investigatory only.	Project is demolition only
FUTURE	FUTURE

13 - Extension Street	13 - Extension Street
Radiology	Radiology
Infection Prevention and Control	Toilets
Provide additional handwash facilities.	Provide for additional toilets including accessible
Only 4 HWB in the department.	Access to sanitation and personal hygiene facilities are limited for both patients and staff
No impact	No impact
1	1
Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.
3	3
No impact	No impact
1	1
No impact	No impact
1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3
No impact	No impact
1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3
44%	44%
24	24
LOW	LOW
LOW	LOW
LOW	LOW
LOW	LOW
Allow for 6 new HWB. Piping to be exposed	Project is to replan radiology.
FUTURE	FUTURE

13 - Extension Street	13 - Extension Street	13 - Extension Street
Acute Inpatient Wards	Peri-Operative Suite	SOPD Clinics
Points of Care - Isolation	Staff Resources - Staff Toilets	Toilets
Provide for appropriate isolation and management of infectious patients.	Address plumbing issues and provide for additional toilets and change spaces including accessible.	Provide for additional toilets including accessible
No single rooms; 4 Bed room cohorting infectious patients; Handwash basin in 4Bedroom is broken off wall.	Access to sanitation and personal hygiene facilities are limited for staff	Access to sanitation and personal hygiene facilities are limited for both patients and staff
No impact	No impact	No impact
1	1	1
Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.
3	3	3
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
No impact	No impact	No impact
1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
44%	44%	44%
24	24	24
LOW	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Project is replan only, not implementation.	Project is replan only, not implementation.
FUTURE	FUTURE	FUTURE

13 - Extension Street	13 - Extension Street	13 - Extension Street
ICU / CCU	Acute Inpatient Wards	Acute Inpatient Wards
Infection Prevention and Control - Operational support spaces.	Staff Resources - Staff Toilets	Infection Prevention and Control - Clinical support spaces.
Provide dedicated cleaner and waste management resources.	Provide sufficient toilets and access to shower to support staff numbers.	Provide appropriate resources for management and disposal of clinical waste.
One Dirty utility supports clinical waste management, waste holding and cleaners for both ICU & CCU	Only one male and one female toilet for Staff working in 2x Adult Acute Wards (54 beds); ICU, CCU and Burns Unit.	One only Dirty Utility room including Waste Holding for 54 patients beds.
No impact	No impact	No impact
1	1	1
Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.
3	3	3
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
No impact	No impact	No impact
1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
44%	44%	44%
24	24	24
LOW	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Project is replan only, not implementation.	Project is replan only, not implementation.
FUTURE	FUTURE	FUTURE

3 - Physiotherapy		3 - Physiotherapy		2 - Urology	
Physio ISO Ward (F)		Physio ISO Ward (F)		Uro & Breast SOPD	
Infection Prevention and Control - Clinical support spaces.		Infection Prevention and Control - Clinical		Infection Prevention and Control - Clinical	
Provide appropriate resources for management and disposal of clinical waste.		Provide adequate hand hygiene resources		Provide adequate hand hygiene resources	
No Dirty Utility room using adjacent ward	No handwash basins in the ward	No handwash basins in the ward	No handwash basins in the ward	No handwash basins in the ward	No handwash basins in the ward
No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1
Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.
3	3	3	3	3	3
No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1
No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3	3	3	3
No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3	3	3	3
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3	3	3	3
44%	44%	44%	44%	44%	44%
24	24	24	24	24	24
LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW
Project is replan only, not implementation.	Allow for 6 new HWB. Piping to be exposed	Building to be permanently shut.			
FUTURE	FUTURE	PARK			

5 - Children' s Hospital	5 - Children' s Hospital	1 - Colonial Wing
Children' s Hospital	PICU	Lau Ward (Flexi)
Staff Resources - Toilets	Infection Prevention and Control	Patient Toilets / Showers
Provide staff toilet access on floor	Provide additional handwash facilities.	Address plumbing issues
No access to sanitation and personal hygiene facilities are available for staff on this floor	Insufficient ratio of handwash basins to patient bays	Access to sanitation and personal hygiene facilities are limited for Patients. One of two Showers not working
No impact	No impact	No impact
1	1	1
Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.	Effective sanitation is critical for IPC.
3	3	3
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
No impact	No impact	No impact
1	1	1
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG	Sanitation facilities not in compliance with AHFG
3	3	3
44%	44%	44%
24	24	24
LOW	MEDIUM	MEDIUM
LOW	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Allow for 20 new HWB. Piping to be exposed	Refurbishment of 4 no. toilet blocks.
FUTURE	FUTURE	FUTURE

13 - Extension Street	13 - Extension Street	Mortuary
ICU Ward, Burns Ward, Acute Surgical	Peri-Operative Suite	N/A
Architecture	Infection Prevention and Control - Clinical support spaces	Mechanical
Building Water Proofing, Flooring, Ceilings and Walls	Address sterile stock and other storage spatial and IPC limitations.	Replace all through wall fans, inline fans, ceiling fans and heat lamps.
Repair and replace internal finishes, including water proofing membrane in wet areas. To include removal of GIB, mould treatment, sealing of exposed concrete and relining. Some doors will have to be replaced due to water damage. Floor delamination in multiple areas from moisture issues.	The Store - Sterile Stock, Store - General, Store - Major Equipment, and Store - Minor Equipment FFE and other provisions within these spaces are not supportive of contemporary models of care. The AHFG minimum area requirements are not met.	Assume (6) Mitsubishi split systems with high walls, epoxy covered for marine enviro. Assume (12) ceiling fans, model similar to Hunter Pacific IP66 Aqua Matt White AP2664 with new wall controller/switch (not remote). Assume (6) through wall Fantech ECOtronic EC. Include new surface mount plastic conduit and cabling from switches to fans.
Building is less than 30 years' old, so within design life, however the surfaces are at end of life.	No impact	Building is in poor condition, beyond design life and most systems do not work.
5	1	5
Water ingress causing mold growth.	No impact	Ventilation is crucial for staff safety when exposed to morgue operations including chemical fumes.
2	1	2
No impact	No impact	Morgue could be relocated to temporary premises.
1	1	2
No impact	Not AHFG compliant.	No impact.
1	3	1
No impact	Not AHFG compliant.	Ventilation and cooling impacts functionality of space.
1	5	3
No impact	No impact	No impact.
1	1	1
Infection complications impact patient experience.	No impact	No impact.
2	1	1
No impact	Storage impact	No impact.
1	1	1
Effective infection control is required for clinical safety.	Storage impact	No impact.
3	4	1
43%	44%	44%
25	24	24
HIGH	LOW	MEDIUM
HIGH	LOW	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Combine all internal finish projects together.	Project is replan only, not implementation.	
FUTURE	FUTURE	FUTURE

1 - Colonial Wing	3 - Physiotherapy	13 - Extension Street
Physio ISO Ward (F)	Physio ISO Ward (F)	Emergency Dept
Patient experience, dignity and privacy	Patient experience, dignity and privacy	Vertical Transport - Dedicated clinical transfer to Theatre, ICL, CCL, Burns Unit, Land Acute, Inpatient
Provide bed screens	Provide bed screens	Provide for additional lift for clinical transfer of critically unwell/unstable patients.
No bed screens in open ward. Staff to hold up screens to enable patient change or examination	No bed screens in open ward. Staff to hold up screens to enable patient change or examination	Only one lift in Building 13. Clinical risk associated with lack of redundancy. Add additional lift.
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	Currently no lift redundancy.
1	1	5
No impact	No impact	No impact
1	1	1
Not in compliance with AHFG/best practice.	Not in compliance with AHFG/best practice.	Lack of additional lift impact.
4	4	2
No impact	No impact	No impact
1	1	1
Patient privacy	Patient privacy	Additional waiting.
5	5	2
No impact	No impact	More staff time needed for transport.
1	1	2
No impact	No impact	Critical patient transport impacted.
1	1	4
43%	43%	43%
25	25	25
HIGH	HIGH	HIGH
HIGH	HIGH	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
New bed screens including ceiling mounts. Assume 500 for entire hospital.	New bed screens including ceiling mounts. Assume 500 for entire hospital.	Assume patient lift sized for full trauma team. Preference to provide free standing shaft with staff swipe access. Assume MPL version. Include 5 year maintenance with monitoring and 48 hour call out from local provider.
FUTURE	FUTURE	FUTURE

1 - Colonial Wing	10 - Maternity	5 - Children' s Hospital
N/A	High Risk OP - Women' s	Paeds SOPD & ED
Electrical	Points of Care - Patient Bays	Points of Care - Paediatric Procedure
Nurse Call	Provide enclosed zone for privacy and dignity during assessment and monitoring.	Provide dedicated procedural / treatment space appropriate for paediatric investigations and treatment.
Install new nurse call system throughout wards	High risk antenatal clinic located in Women' s ground floor lobby with no provision for privacy during CTG monitoring	Paediatric procedures are conducted within the open ward curtained bay
No impact	No impact	No impact
1	1	1
Nurse call allows for safer delivery of health services.	No impact	No impact
4	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Nurse call is a critical component of compliance.	Not in compliance with AHFG/best practice.	Not in compliance with AHFG/best practice.
4	4	4
No impact	No impact	No impact
1	1	1
Nurse call improves patient experience.	Patient privacy	Patient privacy
2	5	5
No impact	No impact	No impact
1	1	1
Nurse call allows for safer delivery of health services.	No impact	No impact
2	1	1
42%	43%	43%
26	25	25
HIGH	MEDIUM	HIGH
MEDIUM	MEDIUM	HIGH
LOW	LOW	LOW
LOW	LOW	LOW
Note that this likely needs a data cabling, reticulation and server room added to support digital technology. Can combine all Nurse Call projects across campus.	Assume 3 no. rooms framed out within existing footprint	New bed screens including ceiling mounts. Assume 500 for entire hospital.
FUTURE	FUTURE	FUTURE

13 - Extension Street	10 - Maternity	9 - 1965 Building
N/A	N/A	N/A
Electrical	Electrical	Electrical
Nurse Call	Nurse Call	Nurse Call
Install new nurse call system throughout wards	Install new nurse call system throughout wards	Install new nurse call system throughout wards
No impact	No impact	No impact
1	1	1
Nurse call allows for safer delivery of health services.	Nurse call allows for safer delivery of health services.	Nurse call allows for safer delivery of health services.
4	4	4
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Nurse call is a critical component of compliance.	Nurse call is a critical component of compliance.	Nurse call is a critical component of compliance.
4	4	4
No impact	No impact	No impact
1	1	1
Nurse call improves patient experience.	Nurse call improves patient experience.	Nurse call improves patient experience.
2	2	2
No impact	No impact	No impact
1	1	1
Nurse call allows for safer delivery of health services.	Nurse call allows for safer delivery of health services.	Nurse call allows for safer delivery of health services.
2	2	2
42%	42%	42%
26	26	26
HIGH	HIGH	HIGH
MEDIUM	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
Note that this likely needs a data cabling, reticulation and server room added to support digital technology. Can combine all Nurse Call projects across campus.	Note that this likely needs a data cabling, reticulation and server room added to support digital technology. Can combine all Nurse Call projects across campus.	Note that this likely needs a data cabling, reticulation and server room added to support digital technology. Can combine all Nurse Call projects across campus.
FUTURE	FUTURE	FUTURE

10 - Maternity	3 - Physiotherapy	7 - Garage
CSSD	Physio	N/A
Hydraulics	Mechanical	All
Steam generation and water treatment	Ablution extract fan	Demolish and replace
Steam piping is well beyond useful life and there is no water treatment. Allow for treatment (MELADEM 40 or equivalent) and Pure Aqua UVC sterilisers with 2 -stage spun media cartridges (Pleass 5 and 20micron) with new plastic housings. Replace autoclave with new unit that includes steam generator. New electrical feed and board upgrade will be required. Account for new feeds from the MSB.	Through wall extract fans with manual switch, Fantech Silent Design Series (IP45) 150mm diameter.	Building is entirely of very poor quality and it has multiple unsafe and hazardous installations. Demolish and replace with a simple canopy or agricultural shed.
Steam system is past its useful life.	Fans are close to end of life and failure will be in the next 1-2 years.	Columns are in very poor condition as is the roof.
5	4	5
Clean steam will reduce infection rate.	No impact	Noted unsafe electrical board and notified client team to address.
3	1	5
No impact	Operable windows can be used.	Services not critical or could easily be relocated.
1	2	1
No impact	No impact	Not impacted.
1	1	1
No impact	No impact	Not impacted.
1	1	1
No impact	No impact	Not impacted.
1	1	1
No impact	No impact	Not impacted.
1	1	1
No impact	Fan performance is one of the most visible aspects of patient comfort.	Not impacted.
1	4	1
No impact	No impact	Not impacted
1	1	1
Clean steam will reduce infection rate.	No impact	Not impacted
3	1	1
42%	42%	42%
26	26	26
HIGH	LOW	MEDIUM
MEDIUM	LOW	MEDIUM
MEDIUM	LOW	LOW
LOW	LOW	LOW
FUTURE	FUTURE	FUTURE

1 - Colonial Wing	Mortuary	4 - Dental Clinic
N/A	N/A	N/A
Electrical	Electrical	Electrical
HV Ring Main	Lighting	HV Ring Main
Provide new MSB for ring main, which is heavily corroded and unsafe.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	Provide new enclosure for ring main, which is heavily corroded and unsafe.
Cabinet is beyond its' useful life span.	Lights are beyond end of life.	Cabinet is beyond its' useful life span.
5	5	5
Cabinet is badly corroded and unsafe.	Some risk is associated with poor lighting.	Cabinet is badly corroded and unsafe.
5	2	5
Ring main is critical for power distribution around the site. Ring main is backed up by generator though.	No impact	Ring main is critical for power distribution around the site. Ring main is backed up by generator though.
1	1	1
No impact	No impact	No impact
1	1	1
No impact	Adequate lighting is required for functionality.	No impact
1	3	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
42%	42%	42%
26	26	26
MEDIUM	MEDIUM	MEDIUM
MEDIUM	MEDIUM	MEDIUM
LOW	LOW	LOW
LOW	LOW	LOW
	Can combine lighting projects across the entire campus.	
FUTURE	FUTURE	FUTURE

Mortuary	St Giles	22 - Lecture Theatre
N/A	N/A	N/A
Electrical	Electrical	Electrical
HV Ring Main	Lighting	Lighting
Provide new MSB for ring main, which is heavily corroded and unsafe.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.	New lighting throughout. Existing lights are in varying states of disrepair and do not perform to modern healthcare levels.
Cabinet is beyond its' useful life span.	Lights are beyond end of life.	Lights are beyond end of life.
5	5	5
Cabinet is badly corroded and unsafe.	Some risk is associated with poor lighting.	Some risk is associated with poor lighting.
5	2	2
Ring main is critical for power distribution around the site. Ring main is backed up by generator though.	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	Adequate lighting is required for functionality.	Adequate lighting is required for functionality.
1	3	3
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
42%	42%	42%
26	26	26
MEDIUM	HIGH	LOW
MEDIUM	HIGH	LOW
LOW	LOW	LOW
LOW	LOW	LOW
	Can combine lighting projects across the entire campus.	Can combine lighting projects across the entire campus.
FUTURE	FUTURE	FUTURE

4 - Dental Clinic	3 - Physiotherapy	St Giles	13 - Extension Street	9 - 1965 Building
Dental	N/A	All	All	All
Mechanical	Structural	Nurse Call	Clinical	Clinical
Dark room extract fan	Roof screed, gutters and down pipes.	Nurse call and duress	Digitise records	Digitise records
Through wall extract fan with manual switch. Fantech ECOtronic EC.	Add a screeding slope to the concrete roof to prevent ponding and divert storm water to the ends of the building. 326m ² (Approx). Gutter length = 96m (Approx). Downpipe - 6 No. 8m length downpipes. Include	Provide system throughout campus with links to security/police/fire	Digitise all paper records. This will remove fire loading from the building and streamline clinical processes.	Implement digital records system to include dental. This will remove fire loading from the building and streamline clinical processes.
Fan no longer functions.	Building is in excess of typical 50 year design.	No impact	No impact	No impact
5	5	1	1	1
Exposure to development chemical fumes are a H&S risk.	Leaks encourage mould growth but construction is	Significant improvement.	Arguably no impact	Arguably no impact
3	1	5	1	1
Operable windows can be used.	Building not required for resiliency.	No impact	Digital records provide resiliency as there are backups/cloud assets.	Digital records provide resiliency as there are backups/cloud assets.
2	1	1	5	5
No impact	Area is well in excess of AHFG, not impacted by	No impact	No impact	No impact
1	1	1	1	1
No impact	Functionality is good, could be impacted by	Minor impact	Minor impact to functionality if digital records are available to	Minor impact to functionality if digital records are available to each clinician.
1	2	2	2	2
No impact	Large open areas provide flexibility, roof has no impact.	No impact	No impact	No impact
1	1	1	1	1
No impact	Roof leaks could have minor impact on patient	No impact	Digital records should reduce wait and processing times for patients.	Digital records should reduce wait and processing times for patients.
1	2	1	2	2
No impact	Roof does not impact staff resources.	No impact	Digital record management should reduce staff resources for	Digital record management should reduce staff resources for administrative tasks.
1	1	1	2	2
No impact	Roof does not impact clinical safety.	Significant impact	Safety should be increased due to better management of records.	Safety should be increased due to better management of records.
1	1	5	3	3
40%	40%	41%	41%	41%
28	28	27	27	27
LOW	MEDIUM	HIGH	MEDIUM	MEDIUM
LOW	MEDIUM	HIGH	LOW	LOW
LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW
FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
			Combine all digitisation of records into single project.	Combine all digitisation of records into single project.

3 - Physiotherapy	13 - Extension Street	13 - Extension Street	10 - Maternity	10 - Maternity
Physio ISO Ward (F)	Peri-Operative Suite	CSSD	N/A	N/A
Patent experience - General amenity	Points of Care - Pre-Operative Suite	Mechanical	Mechanical	Mechanical
Provide access to drinking water and other patient resources.	Provide for pre-operative care and services.	Extract and cooling	Extracts	Heat pumps
No impact	No Pre-Operative care zone. Patients queued in corridor with no access to medical services panels etc.	There is insufficient/non-functioning extract and heat control in CSSD. A new extract, through wall should be added and a large, ceiling exposed split heat pump added to cool the area. Assume a Fantech EVO VAR Mixvent and	Replacement of extract fans on mezzanine level. Some have been done recently. Assume four (4) Fantech PUDEC63, to be confirmed during design.	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 72 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.
No impact	No impact	HYAC in building is 26 years old. Units are at end of life.	Various ages.	Various ages.
1	1	5	3	3
Little impact	Perioperative requires access to clinical	Humidity and temperature experienced in CSSD are a	No impact	No impact
2	3	4	1	1
No impact	No impact	No impact	No impact	No impact
1	1	1	1	1
Not AHFG compliant.	Not AHFG compliant.	No impact	No impact	No impact
3	3	1	1	1
Not AHFG compliant.	Not AHFG compliant.	No impact	No impact	No impact
3	3	1	4	4
No impact	No impact	No impact	No impact	No impact
1	1	1	1	1
No impact	No impact	No impact	No impact	No impact
1	1	1	2	2
Sanitation facilities not in compliance with AHFG	No impact	No impact	No impact	No impact
3	1	1	1	1
Sanitation facilities not in compliance with AHFG	Not AHFG compliant.	No impact	No impact	No impact
3	3	1	1	1
40%	40%	40%	40%	40%
28	28	28	28	28
LOW	LOW	MEDIUM	MEDIUM	HIGH
LOW	LOW	MEDIUM	MEDIUM	HIGH
LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW
Project is replan only, not implementation.	Project is replan only, not implementation.			
FUTURE	FUTURE	FUTURE	FUTURE	FUTURE

9 - 1965 Building	1 - Colonial Wing	Mortuary	12 - Pacific Eye Institute	3 - Physiotherapy	13 - Extension Street
All	Wards	N/A	N/A	Physio ISO Ward (F)	Radiology
Architecture	Architecture	Architecture	Hydraulics	Digital and Other Technology	Digital and Other Technology
Interior treatments	Interior treatments	Roof and guttering	Sewer	Provide access to appropriate workspace and computers	Provide sufficient PACS infrastructure to
Addition of air conditioning has resulted in condensation on cold surfaces. Repair and replace finishes, including water proofing membrane in wet areas.	Addition of air conditioning has resulted in condensation on cold surfaces. Repair and replace finishes, including water proofing membrane in wet areas.	Replace roofing and guttering over entire building. Allow for some timber roof elements to be replaced from water damage.	External sewer line to be upgraded to 150mm and one (1) new manhole required at top junction to allow efficient clean out.	No computer access - staff access workspace in adjacent ward	PACS roll out limited with insufficient back up and corruption issues. PACS stations only accessible in the East Wing acute areas and No. 1 in Paeds.
Building is beyond a typical building life	Building is beyond a typical building life	Building and roof is beyond end of life.	Water infrastructure has plenty of life left.	No impact	No impact
5	5	5	2	1	1
Water ingress causing mold growth	Water ingress causing mold growth	No impact	Sewage blockages are external to the	Accurate patient info critical for service delivery.	Accurate patient info critical for service
2	2	1	1	4	4
No impact	No impact	Morgue could be relocated to	Sewage blockages are not currently	No impact	No impact
1	1	2	2	1	1
No impact	No impact	No impact.	No impact	No impact	No impact
1	1	1	1	1	1
No impact	No impact	Roof leaks could cause disruption to	No impact	Accurate patient info critical for service delivery.	Accurate patient info critical for service
1	1	2	1	3	3
No impact	No impact	No impact.	No impact	No impact	No impact
1	1	1	1	1	1
Minor impact from aesthetics.	Minor impact from aesthetics.	No impact.	Sewer are a significant contributor	No impact	No impact
2	2	1	5	1	1
No impact	No impact	No impact.	No impact	No impact	No impact
1	1	1	1	1	1
No impact	No impact	No impact.	No impact	Accurate patient info critical for service delivery.	Accurate patient info critical for service
1	1	1	1	4	4
39%	39%	39%	39%	40%	40%
29	29	29	29	28	28
HIGH	HIGH	MEDIUM	MEDIUM	LOW	HIGH
HIGH	HIGH	MEDIUM	MEDIUM	LOW	MEDIUM
LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW
FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
				Project is replan only, not implementation.	Allow for 24 new PCs and PACS head end in existing server rack. Allow for new CAT-6A cabling on

1 - Colonial Wing	General Lab/Autoclave	5 - Children' s Hospital	4 - Dental Clinic	2 - Urology	13 - Extension Street	10 - Maternity
Wards	Lab	All	All	Urology	All	All
Hydraulics	Architecture	Architecture	Architecture	Architecture	Architecture	Architecture
Medical gases	Interior treatments	Interior treatments	Interior treatments	Interior treatments	Interior treatments	Interior treatments
Bedheads in wards do not have functioning oxygen or suction. Portables are used for all patients.	Replace water damaged ceiling, lining and flooring elements after roof replacement.	Replace water damaged ceiling, lining and flooring elements after roof and facade remediation. Include wet area water proofing.	Replace water damaged ceiling, lining and flooring elements after roof replacement.	Replace water damaged ceiling, lining and flooring elements after roof replacement.	Addition of air conditioning has resulted in condensation on cold surfaces. Additionally leaks and vermin have degraded interior finishes. Repair and replace finishes, including	Addition of air conditioning has resulted in condensation on cold surfaces. Additionally leaks and vermin have degraded interior finishes. Repair and replace finishes, including
Medical gas infrastructure is past	Building is beyond a typical building life	Building is beyond a typical building life	Building is beyond a typical building life span	Building is beyond a typical building life span of 50 years in the Pacific.	Building is less than 30 years' old, so	Building is beyond a typical building life
5	5	5	5	5	5	5
No impact.	Water ingress causing mold growth, slip	Water ingress causing mold growth, slip	Water ingress causing mold growth, slip risks	Water ingress causing mold growth, slip risks	Water ingress causing mold growth	Water ingress causing mold growth
1	2	2	2	2	2	2
A central system arguably has less	No impact	No impact	No impact	No impact	No impact	No impact
2	1	1	1	1	1	1
No impact	No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1	1
No impact	No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1	1
No impact	Minor impact from aesthetics.	Minor impact from aesthetics.	Minor impact from aesthetics.	Minor impact from aesthetics.	Minor impact from aesthetics.	Minor impact from aesthetics.
1	2	2	2	2	2	2
Reduces need to source, monitor and	No impact	No impact	No impact	No impact	No impact	No impact
4	1	1	1	1	1	1
No impact.	No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1	1
39%	39%	39%	39%	39%	39%	39%
29	29	29	29	29	29	29
MEDIUM	MEDIUM	MEDIUM	MEDIUM	HIGH	HIGH	MEDIUM
HIGH	MEDIUM	MEDIUM	MEDIUM	HIGH	HIGH	MEDIUM
LOW	LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW	LOW
Project should include all new outlets as well as re-piping.				Building to be permanently shut.	Combine all internal finish projects together.	
FUTURE	FUTURE	FUTURE	FUTURE	PARK	FUTURE	FUTURE

13 - Extension Street	3 - Physiotherapy	5 - Children' s Hospital	13 - Extension Street	4 - Dental Clinic	13 - Extension Street	13 - Extension Street
Radiology	N/A	Children' s Hospital	Emergency Dept	Dental	All	Surgery
Access to modalities	Structural	Staff Resources - NUM	Ambulance Parking	Hydraulics	Hydraulics	Mechanical
Provide for mammography	Column Investigation	Provide access to appropriate	Provide dedicated parking with direct access to	Suction plant	Medical gases	Surgery suite HVAC
No service. Awaiting equipment. Breast Cancer is top 10 causes of mortality in Fiji. Add service.	Inspect dummy condition of 20 columns. Allow 40 hours for engineer to scan and drill inspection holes, scope rectification.	NUM uses end of corridor as an office; inability to effectively manage staff resources	No dedicated parking. Patient movement to Resus via public entry and waiting space. Project to replan ED and add. Move external public waiting area so ambulances can park.	Each of the chairs has dedicated suction plant. Assume replacement of five (5) single chair units with Caltani Aspi-let internal portable units. Include hydro-cyclone for amalgam retention.	Oxygen, suction and air system leaks throughout. Recovery suction no longer works. Outlets in surgery pendants do not work. Project to	The 4 existing surgery suites do not have HEPA filtration, humidity control, appropriate temperature control, pressure cascades or nitrous scavenging. All are required for modern, effective and safe delivery of clinical services in a tertiary hospital. A new HVAC system should be installed for each of the 4 suites, including pressure dampers and extracts for
No impact	Building is in excess of typical 50 year	No impact	No impact	Suction units function but are installed externally and in	Medical air plant is in good condition.	No impact.
1	5	1	1	4	5	1
Mammography is a key preventative	Column density impacts the ability to	No impact	Some implications around loading/unloading.	No impact	No impact.	Proper HVAC will have a positive impact on infection rates.
5	2	1	3	1	1	4
No impact	Building not required for resiliency.	No impact	No impact	No impact	No impact.	No impact.
1	1	1	1	1	1	1
No impact	Area is well in excess of AHFG	Not AHFG compliant.	No impact	No impact	No impact.	No impact.
1	1	3	1	1	1	1
No impact	Functionality is good.	Not AHFG compliant.	Some implications around loading/unloading.	Loss of suction means the chair is out of service until it	Leaking/non-functional outlets	No impact.
1	1	3	3	3	2	1
No impact	Large open areas provide flexibility, columns have no impact.	No impact	No impact	No impact	No impact.	No impact
1	1	1	1	1	1	1
No impact	Columns do not impact patient	No impact	Some implications around loading/unloading.	Loss of suction and associated chair means that	No impact.	Proper HVAC will have a positive impact on infection rates.
1	1	1	2	2	1	3
No impact	Columns do not impact staff	No impact	Some implications around loading/unloading.	No impact	Using portable bottles and	No impact
1	1	1	2	1	3	1
No current capability.	Column integrity could impact roof	Not compliant with AHFG	Some implications around loading/unloading.	No impact	No impact.	Proper HVAC will have a positive impact on infection rates.
5	2	4	2	1	1	4
38%	38%	38%	38%	38%	39%	39%
30	30	30	30	30	29	29
HIGH	LOW	LOW	LOW	MEDIUM	HIGH	HIGH
LOW	LOW	LOW	LOW	LOW	HIGH	HIGH
LOW	LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW	MEDIUM
Assume 1 new machine, added to existing radiology footprint.	Project is investigatory only.	Project is replan only, not implementation.	Project is replan only, not implementation.		Project should include all new outlets as well as repiping.	Cost of maintenance is primarily for HEPA filters. Based on infection rates they should be changed at short intervals rather than waiting for out of specification pressure drop.
FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE

2 - Urology	10 - Maternity	1 - Colonial Wing	13 - Extension Street	13 - Extension Street	13 - Extension Street	12 - Pacific Eye Institute
Urology	Woman' s IPU	Lau Ward (Flexi)	ICU	Peri-Operative Suite	N/A	N/A
Mechanical	Points of Care - Loss of Patient Bed space	Points of Care - Loss of Patient Bed space	Points of Care - Loss of ICU Patient Bays	Points of Care - Loss of Racovav Bays	Mechanical	Mechanical
Heat pumps	Remedy ceiling leak	Remedy veranda/ceiling leak	Remedy ceiling leak	Remedy ceiling leak	Heat pumps	Heat pumps
Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF can be used as there are locations suitable for the branch control units. Assume 6 Mitsubishi GS60; epoxy treated by BDT in NZ. Assume that	Leaking has closed patient bed space	Veranda/Ceiling leak which has closed 1 patient bed space	Ceiling leak which has closed 1 patient bays	Ceiling leak which has closed 1-2 patient bays	There are fan coils through out that have failed and been replaced by heat pumps. Fan coils are not proposed to be replaced. Grilles should all be blocked off and sealed for infection control in clinical areas. Replacement of	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 24 Mitsubishi GS60, epoxy treated by BDT
Various ages.	Rectification of leak extends life of facility.	Rectification of leak extends life of	Rectification of leak extends life of	Rectification of leak extends life of	A mixture of ages.	Primarily original, so approaching 10 years old.
3	3	3	3	3	2	2
No impact	Leaks can lead to mould growth and slip hazards.	Leaks can lead to mould growth and	Leaks can lead to mould growth and	Leaks can lead to mould growth and	No impact	No impact
1	3	3	3	3	1	1
No impact	No impact	No impact	No impact	No impact	No impact	No impact
No impact	1	1	1	1	1	1
No impact	No impact	No impact	No impact	No impact	No impact	No impact
No impact	1	1	1	1	1	1
Temperature regulation is a key environmental factor	Indirectly impacted during storms.	Indirectly impacted during storms.	Indirectly impacted during storms.	Indirectly impacted during storms.	Temperature regulation is a key environmental factor in a	Temperature regulation is a key environmental factor in a
4	2	2	2	2	4	4
No impact	No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1	1
Cooling contributes significantly to patient	No impact	No impact	No impact	No impact	Cooling contributes significantly to patient	Cooling contributes significantly to patient
2	1	1	1	1	2	2
No impact	No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1	1
No impact	Indirectly impacted during storms.	Indirectly impacted during storms.	Indirectly impacted during storms.	Indirectly impacted during storms.	No impact	No impact
1	2	2	2	2	1	1
35%	36%	36%	36%	36%	36%	36%
32	31	31	31	31	31	31
MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM	HIGH	MEDIUM
MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM	HIGH	MEDIUM
LOW	LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW	LOW
Building to be permanently shut.	Combine with other roof projects for Extension Street	Combine with structural/archite ctural projects	Combine with other roof projects for Extension Street	Combine with other roof projects for Extension Street		
PARK	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE

12 - Pacific Eye Institute	N/A	4 - Dental Clinic	9 - 1965 Building	5 - Children's Hospital	4 - Dental Clinic
Architecture	Wards	Dental	N/A	N/A	Dental
Leaks	Mechanical	Structural	Mechanical	Mechanical	Mechanical
Rectify causes of water leaks. Replace damaged fabric to extend service life. Mould issues present, condensation present in all elements. Lining failure and damage has occurred. Moisture damage to building fabric. Weatherproof issues coupled with HVAC issues creating mould. Interstitial	Heat pumps	Concrete and timber roof investigation.	Heat pumps	Heat pumps	Heat pumps
Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF can be used as there are no good locations for the branch control units. Assume 48	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF can be used as there are no good locations for the branch control units. Assume 48	Thorough inspection of concrete roof and other concrete members - drummy areas were seen with exposed concrete and moisture damage. Recommendation to fix drummy areas will depend on extent of	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 72 Mitsubishi GS60, epoxy treated by BDT	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF cannot be used as there are no locations suitable for the branch control units. Assume 72 Mitsubishi GS60, epoxy treated by BDT	Replacement of splits, many are in poor condition, with new Mitsubishi splits. VRF or HVRF can be used as there are locations suitable for the branch control units. Assume 12 Mitsubishi GS60, epoxy treated by BDT in NZ. Assume that circuits and wiring can all be re-used.
Building is nearly new and generally in good condition.	Various ages.	Building is in excess of typical 50 year design life.	Various ages.	Various ages.	Various ages.
3	3	5	3	3	3
Impact only in surgery for mould and infection control.	No impact	Leaks encourage mould growth but construction is	No impact	No impact	No impact
2	1	1	1	1	1
No impact	No impact	No reported impact during rain	No impact	No impact	No impact
1	No impact	No capacity impacts.	No impact	No impact	No impact
1	1	1	1	1	1
Not currently impacted.	Temperature regulation is a key	No impact.	Temperature regulation is a key environmental factor	Temperature regulation is a key environmental factor	Temperature regulation is a key environmental factor
1	3	1	4	4	4
No impact	No impact	No impact.	No impact	No impact	No impact
1	1	1	1	1	1
Minimal impact	Cooling contributes significantly to patient	No impact.	Cooling contributes significantly to patient	Cooling contributes significantly to patient	Cooling contributes significantly to patient comfort.
2	2	1	2	2	2
No impact	No impact	No impact.	No impact	No impact	No impact
1	1	1	1	1	1
32%	32%	33%	35%	35%	35%
34	34	33	32	32	32
MEDIUM	HIGH	LOW	HIGH	HIGH	MEDIUM
MEDIUM	MEDIUM	LOW	HIGH	HIGH	MEDIUM
LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW
FUTURE	FUTURE	Project is investigatory only.	FUTURE	FUTURE	FUTURE

13 - Extension Street	10 - Maternity	22 - Lecture Theatre	1 - Colonial Wing	5 - Children' s Hospital	15 - Services
Emergency Dept / Radiology	CSSD	N/A	N/A	N/A	N/A
Staff Resources	Mechanical	Structural/Architecture	Lifts	Lifts	Architecture
Provide meeting/training space for staff (maybe)	Extract for CSSD	Building fabric	Lift refurbishment	Lift refurbishment	Clean up
Insufficient space to provide for development of staff capability. Add training area	There is insufficient/non-functioning extract and heat control in CSSD. A new extract, through wall should be added and a large, ceiling exposed split heat pump added to	Leak rectification. Inspection above ceilings required to define specific scope however extensive sealant required above all ceilings throughout.	Refurbish lift as it does not function.	Refurbish lift as it does not function.	Health and hygiene issue related to rubbish pile up and redundant equipment/materials stored on site. Clean up and disposal required.
No impact	Will improve life span of linings and	Building is 26 years' old.	Age is unknown however it no longer runs.	Age is unknown however it no longer runs.	No impact
1	3	3			1
No impact	Improves comfort for staff	No impact	Lift should not be used in case of fire. Therefore risk	Lift should not be used in case of fire. Therefore risk	Health and hygiene issue related to rubbish pile up
1	2	1	2	2	4
No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1
Area directly impacts size.	No impact	No impact	No impact	No impact	No impact
3	1	1	1	1	1
No impact	No impact	Minor impact to functionality when leaks	Impacts functionality.	Impacts functionality.	No impact
1	1	2	3	3	1
No impact	No impact	No impact	No impact	No impact	No impact
1	1	1	1	1	1
No impact	No impact	No impact	Minor impact	Minor impact	Health and hygiene issue related to rubbish pile up
1	1	1	2	2	2
Supports effective staff development	No impact	No impact	Results in inefficient use of staff	Results in inefficient use of staff	No impact
3	1	1	2	2	1
By extension, would improve safety	No impact	No impact	No impact	No impact	Health and hygiene issue related to rubbish pile up
2	1	1	1	1	2
29%	29%	30%	30%	30%	32%
36	36	35	35	35	34
MEDIUM	MEDIUM	LOW	HIGH	MEDIUM	LOW
LOW	MEDIUM	LOW	HIGH	MEDIUM	LOW
LOW	LOW	LOW	LOW	LOW	LOW
LOW	LOW	LOW	LOW	LOW	LOW
Assume 2no. 3.6m x 9.6m prefabricated buildings with appropriate piles, power, data, sewer and water connections.					
FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE

5 - Children's Hospital	10 - Maternity	9 - 1965 Building
NICU/PICU	N/A	N/A
Infection Prevention and Control - Clinical	Hydraulics	Hydraulics
Provided for dedicated storage of	Medical gases	Medical gases
Neonatal cots and ventilation equipment stored in primary public circulation corridor.	Bedheads in wards leak throughout. Project would include refurbishment of all bedheads.	Bedheads in wards leak throughout. Project would include refurbishment of all bedheads.
No impact	Central plant is in good condition.	Central plant is in good condition.
1	2	2
Minor impact	No impact.	No impact.
2	1	1
No impact	A central system arguably has less.	A central system arguably has less.
1	2	2
No impact	No impact	No impact
1	1	1
Minor impact	Resolving significant leaks should reduce	Resolving significant leaks should reduce
2	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
No impact	No impact	No impact
1	1	1
Minor impact	No impact.	No impact.
1	1	1
26%	26%	26%
38	38	38
LOW	HIGH	HIGH
LOW	HIGH	HIGH
LOW	LOW	LOW
LOW	LOW	LOW
Project is replan only, not implementation.	Project should include all new outlets as well as repiping.	Project should include all new outlets as well as repiping.
FUTURE	FUTURE	FUTURE

