

Attachment 2: Registered Quantity Surveyor's Detailed Cost Report

[Development cost of \$200,001 or more]

DA Number:		Date:		1.
Applicant's name:	Costco Wholesale	Development name:	Costco Auburn	2.
Applicant's address:	82 Waterloo Road, North Ryde NSW	Development address:	17-21 Parramatta Road, Lidcombe NSW	3.
DEVELOPMENT DETAILS				4.
GFA – Commercial (m ²):	1,999	GFA – Parking (m ²):	24,441	5.
GFA – Residential (m ²):	NA	GFA – Other (m ²):	INC	6.
GFA – Retail (m ²):	13,727	Total GFA (m ²):	40,167	7.
Total development cost:	\$63,686,700.00	Total site area (m ²):	25,220	8.
Total construction cost:	\$60,049,000.00	Total car parking spaces:	745	9.
Total GST:	\$5,789,700.00			10.
ESTIMATE DETAILS				11.
Professional fees (\$):	\$3,637,700.00	Construction (Commercial):		12.
% of construction cost:	6.06%	Total construction cost:	\$8,221,400.00	13.
% of demolition cost:	228.86%	\$/m ² of site area:	\$ 325.99	14.
Demolition and site preparation:		Construction (Residential):	NA	15.
Total construction cost:	\$1,589,500.00	Total construction cost:		16.
\$/m ² of site area:	\$ 63.03	\$/m ² of site area:		17.
Excavation		Construction (Retail):		18.
Total construction cost:	\$2,164,800.00	Total construction cost:	\$24,801,700.00	19.
\$/m ² of site area:	\$ 85.84	\$/m ² of site area:	\$ 983.41	20.
Fitout (Residential):	NA	Fitout (Commercial):		21.
Total construction cost:		Total construction cost:	\$1,650,000.00	22.
\$/m ² of site area:		\$/m ² of site area:	\$65.42	23.
Fitout (Retail):		Parking:		24.
Total construction cost:	\$8,580,000.00	Total construction cost:	\$13,041,600.00	25.
\$/m ² of site area:	\$ 340.21	\$/m ² of site area:	\$ 517.11	26.
		\$/space	\$17,505.50	27.
				28.

I certify that I have:

- Inspected the Plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Position and qualifications:

Date:



Timothy J Hill

Director, BConMgt(Build) GradCertPM MAIB AAIQS
ICECA MAIPM

9 February 2010

Estimate Details

Job Name	29081 AUBRN DA07
Client's Name	Costco Wholesale Australia
Client's Full Address	82 Waterloo Road NORTH RYDE NSW 2113
Site Full Address	17-21 Parramatta Road LIDCOMBE NSW 2141
Contact Name	Mr. Patrick Noone
Phone No	(02) 9469 7999
Fax No	(02) 9469 7995
Mobile No	
Email Address	
Start Date	
Date of Estimate	9/Feb/10
Job Duration	
Job Type	Preliminary Estimate
Prepared By	Timothy J. Hill
Description	Auburn Store P3A Preferred Project
Job Total	45,290,000
Mark Up	%
Locality Index	
Final Total	45,290,000
G.S.T.	4,529,000
Final Total Incl. G.S.T.	49,819,000

Estimate Summary

Job Name :	29081 AUBRN DA07	Job Description
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project

Trd No.	Trade Description	Trade %	Cost/ m2	Sub Total	Mark Up %	Trade Total
1	NOTES					
2	DEMOLITIONS	3.19	35.97	1,445,000		1,445,000
3	SUBSTRUCTURE	13.57	152.99	6,145,000		6,145,000
4	COLUMNS	0.96	10.85	436,000		436,000
5	UPPER FLOORS	14.51	163.64	6,573,000		6,573,000
6	STAIRCASES	0.45	5.13	206,000		206,000
7	ROOF	6.90	77.78	3,124,000		3,124,000
8	EXTERNAL WALLS	3.87	43.67	1,754,000		1,754,000
9	WINDOWS					
10	EXTERNAL DOORS	0.36	4.08	164,000		164,000
11	INTERNAL WALLS	1.14	12.90	518,000		518,000
12	INTERNAL SCREENS					
13	INTERNAL DOORS	0.08	0.92	37,000		37,000
14	WALL FINISHES	0.08	0.85	34,000		34,000
15	FLOOR FINISHES	0.91	10.21	410,000		410,000
16	CEILING FINISHES	0.11	1.20	48,000		48,000
17	FITMENTS	0.32	3.66	147,000		147,000
18	SPECIAL FITTINGS					
19	HYDRAULIC SERVICES	1.71	19.32	776,000		776,000
20	MECHANICAL SERVICES	5.08	57.26	2,300,000		2,300,000
21	FIRE SERVICES	3.76	42.37	1,702,000		1,702,000
22	ELECTRICAL SERVICES	4.43	49.92	2,005,000		2,005,000
23	TRANSPORTATION SERVICES	1.20	13.52	543,000		543,000
24	SPECIAL SERVICES	0.46	5.23	210,000		210,000
25	EXTERNAL WORKS & SERVICES	6.17	69.58	2,795,000		2,795,000
26	EXTERNAL WORKS & SERVICES - OUTSIDE BOUNDARY	2.89	32.61	1,310,000		1,310,000
27	SUBTOTAL ELEMENTS					<u>31,372,000</u>
28	PRELIMINARIES	11.34	127.82	5,134,000		5,134,000
29	SUBTOTAL RETAIL					<u>37,816,000</u>
30	REGIONAL OFFICE	16.50	186.07	7,474,000		7,474,000

GFA: 40,167 m2.	100.00	1,127.54	45,290,000	45,290,000
			Final Total : \$	45,290,000
			G.S.T. 10.00% :\$	4,529,000
			Final Total Incl. G.S.T. :\$	49,819,000

Trade Breakup

Job Name :	29081 AUBRN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 NOTES						
	This estimate is based on the following information provided:					
1	Preferred scheme documentation based on revised Mulvanny G2/Group GSA drawings		Note			
	NO allowance has been included in this estimate for the following items:-					
2	Legal fees		Note			
3	Extra ordinary conditions imposed by Approval Authorities		Note			
4	Costs for upgrading of Supply Authority services		Note			
5	Land Costs		Note			
6	Disposal of solid restricted (contaminated) spoil		Note			
7	Rock excavation		Note			
8	Internal fitout of Tyre Centre and Retail Floor including equipment, hoists, racking, point of sale gates, registers and the like		Note			
9	Removal of large billboard sign adjacent M4		Note			
10	Escalation beyond date of estimate		Note			
NOTES					Total :	
Trade : 2 DEMOLITIONS						
	DEMOLLTION					
	Allow for demolition					
1	Remove asbestos roof sheeting	16,712.00	m2	27.00		451,224.00
2	Demolish external walls	4,536.00	m2	88.00		399,168.00
3	Remove steel framing	16,700.00	m2			
4	Demolish suspended slab and offices	1,000.00	m2	84.00		84,000.00
5	Demolish warehouse slab and offices	15,284.00	m2	30.00		458,520.00
6	Demolish guard house	15.00	m2	80.00		1,200.00
	SITE CLEARING					
7	Clear the site after demolition	25,352.00	m2	2.00		50,704.00
8	r/o	1.00	Item	184.00		184.00
DEMOLITIONS					Total : 1,445,000.00	
Trade : 3 SUBSTRUCTURE						
	BULK EXCAVATION					
1	Excavate in solid fill material for basement and dispose off site : [12627 m2]	10,521.00	m3	106.00		1,115,226.00
2	Excavate in solid fill material for basement, store on site and recompact as filling	5,403.00	m3	25.00		135,075.00
3	Excavate in VENM for basement and dispose off site : [11887 m2]	17,076.00	m3	42.00		717,192.00
	SUBSTRUCTURE					
	Piling					
4	1300 dia concrete bored pile, 7000 long	156.00	no	8,000.00		1,248,000.00
	Contiguous piling					

Trade Breakup

Job Name :	<u>29081 AUBURN DAO7</u>	Job Description	
Client's Name:	<u>Costco Wholesale Australia</u>	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 3 SUBSTRUCTURE		(Continued)				
5	Contiguous piling retaining wall	1,033.00	m2	300.00		309,900.00
6	Soil anchors to last	142.00	no	2,500.00		355,000.00
7	Shotcrete to face of retaining wall including reinforcing mesh	203.00	m2	90.00		18,270.00
	<u>Reinforced concrete, to the following</u>					
8	Footing to retaining walls, include for formwork and reinforcement	491.00	m3	426.00		209,166.00
9	Blockwork carpark and retaining walls, include for reinforcement, core filling, waterproof membrane, protection and special backfilling	467.00	m2	271.00		126,557.00
10	Carpark slab on ground, 250 average thick including reinforcement, waterproofing membrane and surface finish	12,367.00	m2	175.00		2,164,225.00
11	Drainage to underside of slab for seasonal increases in water table	12,367.00	m2	73.00		902,791.00
12	Tyre sales slab on ground, 150 thick	552.00	m2	102.00		56,304.00
13	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	12,130.00		-1,213,000.00
14	r/o	1.00	Item	294.00		294.00
SUBSTRUCTURE					Total :	6,145,000.00
Trade : 4 COLUMNS						
	<u>Reinforced concrete columns</u>					
1	Columns from carpark P2 to P1 level : [143 No]	444.00	m	467.00		207,348.00
2	Columns from carpark P2/P1 to RETAIL level : [16 No]	94.00	m	467.00		43,898.00
3	Columns from carpark P1 to RETAIL level : [148 No]	504.00	m	467.00		235,368.00
4	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	514.00		-51,400.00
5	r/o	1.00	Item	786.00		786.00
COLUMNS					Total :	436,000.00
Trade : 5 UPPER FLOORS						
	<u>Suspended Carpark Floor</u>					
1	Suspended Carpark/Lobby Floor, 40MPa post tensioned concrete to average 230 thick	11,578.00	m2	250.00		2,894,500.00
2	Carpark ramps	270.00	m2	338.00		91,260.00
3	Carpark balustrade	501.00	m	376.00		188,376.00
4	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	10,406.00		-1,040,600.00
	<u>Suspended Trading Floor</u>					
5	Suspended Trading Floor, 40MPa post tensioned concrete to average 325 thick	11,364.00	m2	340.00		3,863,760.00
6	Lobby/Core Floor, 40MPa post tensioned concrete to average 250 thick	1,287.00	m2	274.00		352,638.00
	<u>Pedestrian Ramps</u>					
7	Allow for pedestrian ramp comprising concrete, formwork, reinforcement and balustrade, (39m x 3.8m x 6.5m rise)	1.00	Item	171,600.00		171,600.00

Trade Breakup

Job Name :	29081 AUBURN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 5 UPPER FLOORS (Continued)						
	Equipment Mezzanine over meat cooler\food preparation areas					
8	6mm thick chequer plate fixed to structural steel framing (steel framing measured separately).	154.00	m2	175.00		26,950.00
9	Supporting steel and columns under	127.00	m2	192.00		24,384.00
10	r/o	1.00	Item	132.00		132.00
UPPER FLOORS						Total : 6,573,000.00
Trade : 6 STAIRCASES						
1	External steel framed egress stair from elevated retail floor	3.00	no	16,940.00		50,820.00
2	Internal concrete egress stair from elevated retail floor	2.00	no	13,620.00		27,240.00
3	Stair from regional office to carpark P2	3.00	no	31,500.00		94,500.00
4	Stair between carpark levels	2.00	no	9,300.00		18,600.00
5	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	127.00		-12,700.00
	Mezzanine Access					
6	Reinforced concrete stair in steel form	32.00	m2	676.00		21,632.00
7	Ladders and safety cages	3.00	no	1,698.00		5,094.00
8	r/o	1.00	Item	814.00		814.00
STAIRCASES						Total : 206,000.00
Trade : 7 ROOF						
	PORTAL FRAMES:					
1	Steel portal frames and columns to SPAN Engineers design	227.28	t	8,004.00		1,819,149.12
	WORK IN OTHER ELEMENTS					
2	Refer to HYDRAULIC SERVICES element for downpipes		Note			
	MAIN ROOF					
3	Selected metal deck roofing fixed to metal purlins at 5 degree pitch, include for double sided sarking and 75 mm Bradford or equal mineral wool insulation blanket	11,364.00	m2	91.00		1,034,124.00
4	Ridge, side and apex flashings		m			I NCL
5	Box gutters	201.00	m	260.00		52,260.00
6	Sump or rainwater head		No			I NCL
7	Expansion joint to roof	31.00	m	120.00		3,720.00
8	Roof over stairs and lift	156.00	m2	250.00		39,000.00
	CANOPY OVER ENTRY:					
9	Selected metal deck roofing fixed to metal purlins at 5 degree pitch, include for double sided sarking and 75 mm Bradford or equal mineral wool insulation blanket	439.00	m2	236.00		103,604.00
10	Ridge, side and apex flashings		m			I NCL
11	Box gutters	61.00	m	260.00		15,860.00
12	Sump or rainwater head		No			I NCL

Trade Breakup

Job Name :	29081 AUBRN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 7 ROOF (Continued)						
	CANOPY OVER LOADING DOCK					
13	Selected metal deck roofing fixed to metal purlins at 5 degree pitch, include for double sided sarking	212.00	m2	235.35		49,894.20
14	Ridge, side and apex flashings		m			I NCL
15	Box gutters	24.00	m	260.00		6,240.00
16	Sump or rainwater head		No			I NCL
17	r/o	1.00	Item	148.68		148.68
ROOF						Total : 3,124,000.00
Trade : 8 EXTERNAL WALLS						
	WORK IN OTHER ELEMENTS					
1	Refer to SUBSTRUCTURE element for perimeter retaining walls		Note			
	CARPARK					
2	Sheer walls, assumed 65% of external wall area above ground	1,255.00	m2	386.00		484,430.00
3	Screen wall to remainder of carpark to allow free ventilation	676.00	m2	450.00		304,200.00
	LOADING DOCK					
4	Split face cavity blockwork wall	303.00	m2	306.00		92,718.00
	TYRE CENTRE/FOOD COURT					
5	Split face cavity blockwork wall	655.00	m2	306.00		200,430.00
6	Aluminium framed glazed wall	30.00	m2	550.00		16,500.00
7	Metal balustrade	42.00	m	450.00		18,900.00
	RETAIL					
8	Prefinished metal cladding on girts (SPAN) with insulation and perforated internal face	5,190.00	m2	104.00		539,760.00
9	Bulkhead over retail entry - SPAN Construction : [45 m]	135.00	m2	300.00		40,500.00
10	E/O prefinished cladding for split face cavity blockwork wall to carpark entry : [60 m]	334.00	m2	168.00		56,112.00
11	r/o	1.00	Item	450.00		450.00
EXTERNAL WALLS						Total : 1,754,000.00
Trade : 9 WINDOWS						
1	Refer REGIONAL OFFICE					
WINDOWS						Total :
Trade : 10 EXTERNAL DOORS						
	RETAIL					
1	External door and frame including hardware and paint.	6.00	No	1,275.00		7,650.00
2	Pair external doors and frame including hardware and paint, to exits	8.00	No	1,912.00		15,296.00
3	3000 mm wide x 2100 mm high grille and door to Electricity Authority requirements	1.00	No	2,070.00		2,070.00

Trade Breakup

Job Name :	29081 AUBURN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 10 EXTERNAL DOORS (Continued)						
4	3000 mm wide 3600 mm high shutter, to entry and tyres - SPAN	6.00	No	5,750.00		34,500.00
5	3500 mm wide x 1500 mm high supply air grille	4.00	No	1,840.00		7,360.00
6	Aluminium framed and glazed shopfronts to Retail	22.00	m2	943.00		20,746.00
7	Extra over for automatic entry doors to Retail	2.00	No	17,250.00		34,500.00
8	3600 mm wide x 3600 mm high Colorbond finished Panelift door including after hours key card operation, to loading dock - SPAN	4.00	No	8,625.00		34,500.00
9	Fire doors	4.00	no	1,633.00		6,532.00
10	r/o	1.00	Item	846.00		846.00
EXTERNAL DOORS						Total : 164,000.00
Trade : 11 INTERNAL WALLS						
	INTERNAL WALLS - GENERALLY					
1	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	292.00		-29,200.00
2	Openings have been deducted and lintels measured with doors		Note			
	RETAIL					
	FRL 180/120/120 walls, to the following					
3	Mezzanine, finished fair face	168.00	m2	102.00		17,136.00
4	Stair and lift	1,433.00	m2	162.00		232,146.00
	Non rated walls, to the following					
5	Steel stud framed, pbd lined or fair face block staff areas	2,399.00	m2	124.00		297,476.00
6	r/o	1.00	Item	442.00		442.00
INTERNAL WALLS						Total : 518,000.00
Trade : 12 INTERNAL SCREENS						
1	Not used		Note			
INTERNAL SCREENS						Total :
Trade : 13 INTERNAL DOORS						
	NOTES					
1	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	16.00		-1,600.00
2	Internal doors shall be paint grade solid core, unless otherwise stated		Note			
3	Prices for doors and frames shall include for timber architraves		Note			
	RETAIL					
	Internal single fire door and frame including hardware and paint, to the following					
4	Fire Stairs	3.00	No	1,392.00		4,176.00
	Internal single door and frame including hardware and paint, to the following					

Trade Breakup

Job Name :	29081 AUBRN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 13 INTERNAL DOORS (Continued)						
5	Staff areas and service corridors	30.00	No	529.00		15,870.00
6	Toilet cubicles	15.00	No	529.00		7,935.00
	Internal double doors and frame including hardware and paint, to the following					
7	Demo room	1.00	No	1,323.00		1,323.00
	Internal double doors and frame including hardware and paint, to the following					
8	Fire hose reel cupboards, 900 mm wide	4.00	No	1,127.00		4,508.00
9	Electrical meter cupboards, 1500 mm wide	4.00	No	1,173.00		4,692.00
10	r/o	1.00	Item	96.00		96.00
INTERNAL DOORS						Total : 37,000.00
Trade : 14 WALL FINISHES						
	RETAIL					
1	Refer to EXTERNAL WALLS and INTERNAL WALLS elements for fair face finish		note			
2	Epoxy paint walls to toilets	340.00	m2	36.00		12,240.00
3	Accessories	9.00	no	2,400.00		21,600.00
4	r/o	1.00	Item	160.00		160.00
WALL FINISHES						Total : 34,000.00
Trade : 15 FLOOR FINISHES						
	GENERALLY					
1	Monolithic finishes have been included with concrete slabs		Note			
2	Non-dusting, concrete strengthening application to retail area	12,840.00	m2	30.00		385,200.00
	RETAIL					
3	Epoxy coating, to toilets and prep areas	560.00	m2	25.00		14,000.00
4	Sheet vinyl including underlay, to offices	194.00	m2	52.00		10,088.00
5	r/o	1.00	Item	712.00		712.00
FLOOR FINISHES						Total : 410,000.00
Trade : 16 CEILING FINISHES						
	RETAIL					
1	Suspended flush plasterboard ceiling include for bulkheads, cornices and paint finish, to toilets and offices	636.00	m2	75.00		47,700.00
2	r/o	1.00	Item	300.00		300.00
CEILING FINISHES						Total : 48,000.00
Trade : 17 FITMENTS						
	VANITY BENCHES					
1	900 mm long	4.00	No	500.00		2,000.00

Trade Breakup

Job Name :	29081 AUBURN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 17 FITMENTS		(Continued)				
2	3000 mm long	3.00	No	1,800.00		5,400.00
	MIRRORS					
	1000 mm high mirrors, of the following widths					
3	600 mm long	15.00	No	180.00		2,700.00
	SUBSTATION FITOUT					
4	Refer to EXTERNAL WALLS element for doors and louvres		Note			
5	Allow for fitout to Substation including floor trenches and metalwork etc	1.00	Item	15,000.00		15,000.00
	TOILET CUBICLES					
6	Toilet cubicles prefinished compressed fibre cement	14.00	No	1,000.00		14,000.00
	SUNDRY HARDWARE					
7	Paper towel dispenser (assumed)	9.00	No	35.00		315.00
8	Waste paper baskets (assumed)	9.00	No	20.00		180.00
9	Soap dispensers (assumed)	9.00	No	40.00		360.00
10	Toilet paper holders	15.00	No	27.00		405.00
	SIGNAGE					
11	Allow for external signage	1.00	Item	10,000.00		10,000.00
12	Allow for statutory signage	1.00	Item	1,500.00		1,500.00
	COLUMN GUARDS					
13	Allow for column guards, if required	1.00	Item	12,000.00		12,000.00
	DOCK LEVELLERS					
14	Delivery dock levellers - SPAN	5.00	no	16,500.00		82,500.00
15	r/o	1.00	Item	640.00		640.00
FITMENTS					Total :	147,000.00
Trade : 18 SPECIAL FITTINGS						
1	Not used		Note			
SPECIAL FITTINGS					Total :	
Trade : 19 HYDRAULIC SERVICES						
1	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Hydraulic Services	1.00	Item	738,660.00		738,660.00
2	Allow for Builder's Work in connection with Hydraulic Services installation	1.00	item	37,340.00		37,340.00
HYDRAULIC SERVICES					Total :	776,000.00
Trade : 20 MECHANICAL SERVICES						
1	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Mechanical Ventilation to basement carpark	1.00	item	1,175,000.00		1,175,000.00
2	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	2,586.00		-258,600.00

Trade Breakup

Job Name :	29081 AUBURN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 20 MECHANICAL SERVICES (Continued)						
3	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Mechanical Services	1.00	item	482,000.00		482,000.00
4	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Air conditioning	1.00	item	792,000.00		792,000.00
5	Allow for Builder's Work in connection with Mechanical Services installation	1.00	Item	109,600.00		109,600.00
MECHANICAL SERVICES					Total :	2,300,000.00
Trade : 21 FIRE SERVICES						
1	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Fire Protection Services	1.00	Item	601,380.00		601,380.00
2	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Fire Protection to the carpark	1.00	Item	1,185,354.00		1,185,354.00
3	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	1,661.00		-166,100.00
4	Allow for Builder's Work in connection with Fire Protection Services installation	1.00	Item	81,366.00		81,366.00
FIRE SERVICES					Total :	1,702,000.00
Trade : 22 ELECTRICAL SERVICES						
1	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Electrical Services	1.00	Item	1,420,500.00		1,420,500.00
2	Ditto carpark	1.00	Item	599,913.00		599,913.00
3	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	1,106.00		-110,600.00
4	Allow for Builder's Work in connection with Electrical Services installation	1.00	Item	95,187.00		95,187.00
ELECTRICAL SERVICES					Total :	2,005,000.00
Trade : 23 TRANSPORTATION SERVICES						
1	Retail passenger (12) lift serving three levels, as advised by Costco	1.00	item	525,000.00		525,000.00
2	Cost per space taken from 29081 AUBURN S21 P2	-100.00	no	82.00		-8,200.00
3	Allow for Builder's Work in connection with Transportation Services installation	1.00	item	26,200.00		26,200.00
TRANSPORTATION SERVICES					Total :	543,000.00
Trade : 24 SPECIAL SERVICES						
1	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Security System	1.00	Item	200,000.00		200,000.00
2	Allow for Builder's Work in connection with Carpark Security System installation	1.00	Item	10,000.00		10,000.00

Trade Breakup

Job Name :	29081 AUBRN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
SPECIAL SERVICES						Total : 210,000.00
Trade : 25 EXTERNAL WORKS & SERVICES						
	<u>PARKING</u>					
1	Carpark pavement including water management	6,533.00	m2	95.00		620,635.00
	<u>LOADING DOCK</u>					
2	Retaining wall to retain levels at loading dock : [203 m]	593.00	m2	379.00		224,747.00
3	E/O carpark paving for truck loading area, 40MPa concrete to average 350 thick	1,650.00	m2	65.00		107,250.00
	<u>LANDSCAPING</u>					
4	Allow for landscaping including drip irrigation, drainage layers, soil and soft landscaping	3,881.00	m2	160.00		620,960.00
5	Irrigation		note			I NCL
	<u>TERRACE</u>					
6	Concrete pavement	1,212.00	m2	95.00		115,140.00
7	Terrace paving	726.00	m2	200.00		145,200.00
8	Terrace stairs	46.00	m2	1,000.00		46,000.00
9	Terrace ramps	52.00	m2	400.00		20,800.00
	<u>SITE SERVICES</u>					
10	Stormwater	12,449.00	m2	18.00		224,082.00
11	Stormwater detention, pavement shaping	1.00	Item	400,000.00		400,000.00
12	Allowance for substation works (WEBB)	1.00	Item	180,000.00		180,000.00
13	Allowance for fire system control room and pump/valve room	1.00	Item	150,000.00		150,000.00
14	Allowance for services connections other than power	1.00	Item	40,000.00		40,000.00
15	Allowance for services demand increase to meet office requirements	-1.00	Item	100,000.00		-100,000.00
16	r/o	1.00	Item	186.00		186.00
EXTERNAL WORKS & SERVICES						Total : 2,795,000.00
Trade : 26 EXTERNAL WORKS & SERVICES - OUTSIDE BOUNDARY						
	<u>OFF-SITE ROADWORKS</u>					
1	Allowance for services relocations including underground power (WEBB)	1.00	Item	350,000.00		350,000.00
2	Widening to Parramatta Road including traffic management	240.00	m2	529.00		126,960.00
3	Kerb to last	72.00	m	105.00		7,560.00
4	Linemarking	1.00	Item	12,942.00		12,942.00
5	Median	16.00	m2	150.00		2,400.00
6	Footpath crossing	184.00	m2	250.00		46,000.00
7	Footpath	512.00	m2	85.00		43,520.00
8	Allowance for traffic signals installation to future detail	1.00	Item	350,000.00		350,000.00
9	Allowance for services relocations to last (WEBB)	1.00	Item	370,000.00		370,000.00
10	r/o	1.00	Item	618.00		618.00
EXTERNAL WORKS & SERVICES - OUTSIDE BOUNDARY						Total : 1,310,000.00

Trade Breakup

Job Name :	29081 AUBURN DAO7	Job Description	
Client's Name:	Costco Wholesale Australia	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 30 REGIONAL OFFICE						
	<u>SUBSTRUCTURE</u>					
1	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	12,130.00		1,213,000.00
	<u>COLUMNS</u>					
2	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	514.00		51,400.00
	<u>UPPER FLOORS</u>					
3	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	10,406.00		1,040,600.00
	<u>Regional office slab</u>					
4	150 thick reinforced concrete slab on Bondek	2,018.00	m2	170.00		343,060.00
5	Supporting steel and columns under	2,018.00	m2	192.00		387,456.00
6	2hr fire rated ceiling below structure	2,018.00	m2	215.00		433,870.00
7	Allowance for fire protection to columns	1.00	Item	43,200.00		43,200.00
	<u>STAIRCASES</u>					
8	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	127.00		12,700.00
	<u>EXTERNAL WALLS</u>					
9	Prefinished metal cladding on girts (SPAN) with insulation and perforated internal face	234.00	m2	104.00		24,336.00
10	Egress stairs	205.00	m2	250.00		51,250.00
	<u>WINDOWS</u>					
11	E/O metal clad wall for aluminium framed glazed window, regional office	184.00	m2	396.00		72,864.00
12	Sunshading to last	92.00	m2	400.00		36,800.00
	<u>INTERNAL WALLS</u>					
13	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	292.00		29,200.00
14	Openings have been deducted and lintels measured with doors		Note			
	<u>FRL 180/120/120 walls, to the following</u>					
15	Stair and lift	545.00	m2	162.00		88,290.00
	<u>Non rated walls, to the following</u>					
16	Steel stud framed, pbd lined or fair face block regional office	333.00	m2	124.00		41,292.00
	<u>INTERNAL DOORS</u>					
17	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	16.00		1,600.00
18	Internal doors shall be paint grade solid core, unless otherwise stated		Note			
19	Prices for doors and frames shall include for timber architraves		Note			
	<u>Internal single fire door and frame including hardware and paint, to the following</u>					
20	Fire Stairs	3.00	No	1,392.00		4,176.00
	<u>FLOOR FINISHES</u>					
21	Carpet floor finish to regional office	2,018.00	m2	55.00		110,990.00
	<u>CEILING FINISHES</u>					
22	Ceiling to regional office	2,018.00	m2	75.00		151,350.00
	<u>MECHANICAL SERVICES</u>					

Trade Breakup

Job Name :	<u>29081 AUBURN DAO7</u>	Job Description	
Client's Name:	<u>Costco Wholesale Australia</u>	Auburn Store P3A Preferred Project	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 30 REGIONAL OFFICE						(Continued)
23	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Air conditioning to regional office	1.00	item	322,880.00		322,880.00
24	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	2,586.00		258,600.00
25	Allow for Builder's Work in connection with Mechanical Services installation	1.00	Item	29,520.00		29,520.00
	<u>FIRE SERVICES</u>					
26	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Fire Protection Services	1.00	Item	90,000.00		90,000.00
27	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	1,661.00		166,100.00
28	Allow for Builder's Work in connection with Fire Protection Services installation	1.00	Item	12,900.00		12,900.00
	<u>ELECTRICAL SERVICES</u>					
29	Allow the Sub-contractor's quotation for the supply, installation, testing and commissioning of the Electrical Services	1.00	Item	250,000.00		250,000.00
30	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	1,106.00		110,600.00
31	Allow for Builder's Work in connection with Electrical Services installation	1.00	Item	18,400.00		18,400.00
	<u>TRANSPORTATION SERVICES</u>					
32	Office lift servicing four levels	1.00	item	160,000.00		160,000.00
33	Cost per space taken from 29081 AUBURN S21 P2	100.00	no	82.00		8,200.00
34	Allow for Builder's Work in connection with Transportation Services installation	1.00	item	8,800.00		8,800.00
	<u>EXTERNAL WORKS & SERVICES</u>					
35	Allowance for services demand increase to meet office requirements	1.00	Item	100,000.00		100,000.00
36	Subtotal					<u>5,673,434.00</u>
	<u>PRELIMINARIES</u>					
37	Allowance for preliminaries, overheads and profit	1.00	Item	892,000.00		892,000.00
	<u>CLIENT COSTS</u>					
38	Medium level office fitout - excluding computers	2,018.00	m2	450.00		908,100.00
39	r/o	1.00	Item	466.00		466.00
REGIONAL OFFICE						Total : 7,474,000.00