

Amendments to the Lower Concourse Restaurant Area



Project Number: 1334-0003	Reviewed By: Keith Brandon	Prepared By: Mark Tran
Document Title	Issued To:	Issue Date:
Cost Plan 01	Solotel	30th October 2015
Cost Plan 02	Solotel	4th November 2015
Cost Plan 03	Solotel	14th December 2015
Cost Plan 04	Solotel	22nd December 2015
Cost Plan 05 (DA)	Solotel	19th January 2016

Sydney Opera Bar CP5 (DA1)



SUMMARY	\$
TRADES	590,460
SERVICES	119,333
TRADE TOTAL	709,793
OUT OF HOURS WORK (3%)	21,294
STAGING OF WORKS (3%)	21,933
PRELIMINARIES (15%)	112,953
MARGIN (5%)	43,299
ESCALATION (3.25%)	29,551
CONSTRUCTION TOTAL	938,822
PROFESSIONAL FEES (15%)	140,823
PROJECT TOTAL (Excl GST)	1,079,645
GST (10%)	107,965
PROJECT TOTAL (Incl GST)	1,187,610
GFA: 0.00 m2	Cost/m2 (excl GST): N/A/m2

Notes:

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Client: Sydney Opera Bar
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Report Name: 01.02 Full Report - Client Edition

DETAILED SUMMARY



Client: Sydney Opera Bar

Details: Sydney Opera Bar CP5 (DA1)

Project: Amendments to the Lower Concourse Restaurant Area

MBM1334-0003

Date - 19/01/2016

Code	Description	Starting Page	% of Cost	Cost/m2	Total
1	GENERAL INFORMATION				
1.1	INTRODUCTION	Page 4			0
1.2	CONSULTANTS	Page 4			0
1.3	BASIS OF COST PLAN	Page 4			0
1.4	GENERAL NOTES	Page 4			0
					0
2	TRADES				
2.1	DEMOLITION	Page 5	3.35		36,220
2.2	EXTERNAL WALLS	Page 5	16.09		173,750
2.3	EXTERNAL DOORS	Page 5	0.46		5,000
2.4	INTERNAL WALLS	Page 5	1.03		11,125
2.5	INTERNAL DOORS	Page 6	0.09		1,000
2.6	FLOOR FINISH	Page 6	11.58		125,040
2.7	WALL FINISH	Page 6	1.32		14,300
2.8	CEILING FINISH	Page 6	1.94		20,925
2.9	FITMENTS	Page 6	18.81		203,100
					590,460
3	SERVICES				
3.1	WATER SUPPLY	Page 7	2.32		25,000
3.2	AIR CONDITIONING	Page 7	1.57		16,944
3.3	FIRE PROTECTION	Page 7	0.25		2,663
3.4	ELECTRICAL LIGHT AND POWER	Page 7	4.54		48,977
3.5	SPECIAL SERVICES	Page 8	2.39		25,750
					119,333

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REPORT DETAILS



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MBM1334-0003
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Code	Description	Quantity	Unit	Rate	Amount
1	GENERAL INFORMATION				
1.1	INTRODUCTION				
1.1.1	COST PLAN No. 5 (DA)				
1.1.2	<i>Project: Sydney Opera Bar, Stage 2 - Amendments to the Lower Concourse Restaurant Area (DA1)</i>				
1.1.3	<i>Client: Solotel</i>				
1.1.4	<i>Prepared By: Mark Tran</i>				
1.1.5	<i>Reviewed By: Keith Brandon</i>				
1.1.6	<u>Introduction</u>				
1.1.7	This cost plan has been developed to determine the budget of the proposed alterations for the Sydney Opera Bar		note		
1.1.8	This cost plan is based on our professional opinion and the source material listed below.		note		
1.1.9	<u>Issue Schedule</u>				
1.1.10	Cost Plan 05 (DA) - 19/1/2016		note		
1.1.11	Cost Plan 04 - 22/12/2015		note		
1.1.12	Cost Plan 03 - 14/12/2015		note		
1.1.13	Cost Plan 02 - 4/11/2015		note		
1.1.14	Cost Plan 01 - 30/10/2015		note		
					0
1.2	CONSULTANTS				
1.2.1	<u>Client</u>				
1.2.2	Solotel				
1.2.3	<u>Architect</u>				
1.2.4	Humphrey + Edwards				
1.2.5	<u>Quantity Surveyor</u>				
1.2.6	MBMpl				
					0
1.3	BASIS OF COST PLAN				
1.3.1	<u>Drawings</u>				
1.3.2	The following document have been used as the basis of this cost plan				
1.3.3	<u>Architectural Drawings prepared by Humphreys + Edwards dated 30 November 2015</u>				
1.3.4	DA1-001 R02 Title Sheet and Drawing List		note		
1.3.5	DA1-100 R02 GA Ground Level Plan - Existing and Demolition		note		
1.3.6	DA1-101 R02 GA Ground Level Plan - Proposed		note		
1.3.7	DA1-510 R02 Detail Plan - Main Bar Interior North		note		
1.3.8	DA1-900 R02 3D View - Egress		note		
1.3.9	<u>Site Meeting</u>				
1.3.10	Site meeting and inspection with Solotel held on 26 October 2015		note		
					0
1.4	GENERAL NOTES				
1.4.1	<u>Exclusions</u>				

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Code	Description	Quantity	Unit	Rate	Amount
1.4	GENERAL NOTES				
1.4.2	Site allowances & enterprise agreements		item		EXCL
1.4.3	Council requirements		item		EXCL
1.4.4	Finance costs		item		EXCL
1.4.5	Legal costs		item		EXCL
1.4.6	Escalation beyond September 2016		item		EXCL
1.4.7	Exclusions as noted in cost plan		item		EXCL
1.4.8	Hazardous materials/ site contamination		item		EXCL
1.4.9	Work outside the property boundary		item		EXCL
1.4.10	Assumptions				
1.4.11	As noted in cost plan		Note		
					0
2	TRADES				
2.1	DEMOLITION				
2.1.1	Charcuterie				
2.1.2	Stripout and remove Charcuterie bar complete including floor, wall and ceiling finishes, walls, joinery, services and the like	49	m2	120.00	5,880
2.1.3	Take down and remove existing glazed partition	22	m2	100.00	2,200
2.1.4	Bar				
2.1.5	Take out and remove existing joinery against existing glazed partition	8	m	35.00	280
2.1.6	Take down and remove existing glazed partition	52	m2	100.00	5,200
2.1.7	Allowance to make good existing paving slab after removal of glazed partition	1	Item	5,000.00	5,000
2.1.8	Allowance to make good existing ceiling after removal of glazed partition	1	Item	5,000.00	5,000
2.1.9	Take out and remove existing pair of louvre doors and sidelights	1	No	500.00	500
2.1.10	External Pavers				
2.1.11	Take up and remove existing paver slabs for new glazed partition	32	no	380.00	12,160
					36,220
2.2	EXTERNAL WALLS				
2.2.1	Glazed Screen				
2.2.2	Glazed screen to bar	5	m2	750.00	3,750
2.2.3	Glazed sliding screen to bar	58	m2	2,500.00	145,000
2.2.4	Allowance to form groove in paver slab for glazed sliding screen guide	1	Item	5,000.00	5,000
2.2.5	Allowance for custom threshold to new glazing	1	Item	15,000.00	15,000
2.2.6	Masonry				
2.2.7	Masonry wall clad externally with stone to match existing	10	m2	500.00	5,000
					173,750
2.3	EXTERNAL DOORS				
2.3.1	Fire Door				
2.3.2	Single fire rated door with antique brass finish including door frame and all hardware	1	no	5,000.00	5,000
					5,000

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Code	Description	Quantity	Unit	Rate	Amount
2.4	INTERNAL WALLS				
2.4.1	<u>Bar</u>				
2.4.2	Masonry wall as infill after removal of door	4	m2	205.00	820
2.4.3	<u>Office</u>				
2.4.4	Masonry wall	25	m2	135.00	3,375
2.4.5	<u>Fire Passage</u>				
2.4.6	Fire rated masonry wall	42	m2	165.00	6,930
					11,125
2.5	INTERNAL DOORS				
2.5.1	<u>Office</u>				
2.5.2	Single timber door including door frame, all hardware and paint finish	1	no	1,000.00	1,000
					1,000
2.6	FLOOR FINISH				
2.6.1	<u>Bar</u>				
2.6.2	New paver slabs to match existing after removal of existing to suit new glazed partition	32	no	2,500.00	80,000
2.6.3	Allowance for structural support to new internal pavers where previously external	47	m2	350.00	16,450
2.6.4	Modify external pavers slabs to suit new glazed partition	21	no	500.00	10,500
2.6.5	Extra over paver slabs for honed finish to match match existing (Bar)	47	m2	135.00	6,345
2.6.6	Floor finish to bar to match existing (Existing Charcuterie)	21	m2	485.00	10,185
2.6.7	<u>Office and BOH</u>				
2.6.8	Floor finish to office	7	m2	80.00	560
2.6.9	Floor finish to cool room	10	m2	100.00	1,000
					125,040
2.7	WALL FINISH				
2.7.1	<u>Bar</u>				
2.7.2	Wall finish to match existing	19	m2	500.00	9,500
2.7.3	<u>Office</u>				
2.7.4	Wall finish to office	29	m2	150.00	4,350
2.7.5	<u>BOH</u>				
2.7.6	Wall finish to back of house	9	m2	50.00	450
					14,300
2.8	CEILING FINISH				
2.8.1	<u>Bar</u>				
2.8.2	Patch and repair soffit of concrete slab as required including outside tenancy area	47	m2	215.00	10,105
2.8.3	Paint soffit of concrete slab	47	m2	20.00	940
2.8.4	Paint to existing ceiling	192	m2	15.00	2,880
2.8.5	Timber bulkhead including paint finish	20	m2	350.00	7,000
					20,925
2.9	FITMENTS				
2.9.1	<u>Charcuterie</u>				

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2.9	FITMENTS				
2.9.2	Allowance for fitting out existing bar for Charcuterie	1	Item	35,000.00	35,000
2.9.3	<u>Raw Bar</u>				
2.9.4	Allowance to relocate existing Raw Bar	1	Item	20,000.00	20,000
2.9.5	<u>Bar</u>				
2.9.6	Bench set against glazed screen	27	m	1,000.00	27,000
2.9.7	Banquette seating with tables	12	m	3,500.00	42,000
2.9.8	Wall unit behind banquette seating	12	m	1,000.00	12,000
2.9.9	Stools to bench	37	no	500.00	18,500
2.9.10	Long table	2	no	3,000.00	6,000
2.9.11	Stools	16	no	500.00	8,000
2.9.12	Round Tables	6	no	750.00	4,500
2.9.13	Chairs to round tables	24	no	650.00	15,600
2.9.14	<u>Office</u>				
2.9.15	Bench top with cupboard underneath	4	m	1,000.00	4,000
2.9.16	Allowance for whiteboards	1	Item	500.00	500
2.9.17	<u>Signage</u>				
2.9.18	Allowance for signage	1	Item	10,000.00	10,000
					203,100
3	SERVICES				
3.1	WATER SUPPLY				
3.1.1	<u>Condensator Water</u>				
3.1.2	Allowance to upgrade condensator water lines and pumps	1	Item	25,000.00	25,000
					25,000
3.2	AIR CONDITIONING				
3.2.1	<u>Bar</u>				
3.2.2	Mechanical air conditioning extending in to new bar area	47	m2	350.00	16,450
3.2.3	<u>BWIC</u>				
3.2.4	Allowance for builders work in connection (3%)	1	Item	493.50	494
					16,944
3.3	FIRE PROTECTION				
3.3.1	<u>Bar</u>				
3.3.2	Fire protection extending in to new bar area	47	m2	55.00	2,585
3.3.3	<u>BWIC</u>				
3.3.4	Allowance for builders work in connection (3%)	1	Item	77.55	78
					2,663
3.4	ELECTRICAL LIGHT AND POWER				
3.4.1	<u>Bar</u>				
3.4.2	Electrical light and power extending in to new bar area	67	m2	300.00	20,100
3.4.3	<u>Office</u>				
3.4.4	Electrical light and power to office	7	m2	150.00	1,050

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3.4	ELECTRICAL LIGHT AND POWER				
3.4.5	<u>BOH</u>				
3.4.6	Allowance to relocate existing switchboard	1	item	26,000.00	26,000
3.4.7	Electrical lighting to fire passage	8	m2	50.00	400
3.4.8	<u>BWIC</u>				
3.4.9	Allowance for builders work in connection (3%)	1	Item	1,426.50	1,427
					48,977
3.5	SPECIAL SERVICES				
3.5.1	<u>BOH</u>				
3.5.2	Cool room	1	no	25,000.00	25,000
3.5.3	<u>BWIC</u>				
3.5.4	Allowance for builders work in connection (3%)	1	Item	750.00	750
					25,750

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