

North Tower Extension

CAPITAL INVESTMENT VALUE (CIV) REPORT

Lismore Base Hospital – Stage 3



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CONTENTS

- 1. EXECUTIVE SUMMARY 4
- 2. CAPITAL INVESTMENT VALUE..... 4
- 3. CALCULATION OF CIV 5
- 4. INFORMATION USED 5
- 5. DEVELOPMENT NOTES..... 5
- 6. REPORT PARAMETERS..... 6

1. EXECUTIVE SUMMARY

Altus Group has been requested by the Health Infrastructure to prepare a Capital Investment Value (CIV) report for the North Tower Extension which forms part of the overall Stage 3C Redevelopment of Lismore Base Hospital.

The project includes the following scope of works:

- North Tower Extension (Levels 7-10) including IPU's and ICU

For the purposes of calculating the Capital Investment Value, only the works associated with Stage 3C, as described above have been considered.

2. CAPITAL INVESTMENT VALUE

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 – Rev 3, as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 to be:

“Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- c) land costs (including any costs of marketing and selling land),
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”

3. CALCULATION OF CIV

The CIV has been prepared with the utilisation of the following committed construction costs totalling \$32,154,637 excluding GST broken down as follows:

DESCRIPTION	COST
Contractor Preliminaries / Planning Costs	1,459,637
Gross Construction Costs	29,435,000
Consultant / Design Fees	1,260,000
Statutory Fees	Excluded
Development Management Fees	Excluded
Transition / Commissioning	Excluded
Furniture, Fittings and equipment / ICT	Excluded
Land Acquisition/ Property settlements / Temporary Leasing	Excluded
External Funding Contribution	Excluded
Escalation	Included
Contingencies	Excluded
TOTAL ESTIMATED CIV EXCLUDING GST	32,154,637

4. INFORMATION USED

Altus Group has utilised committed procurement values for both construction costs and professional fees.

5. DEVELOPMENT NOTES

Program

We note the estimate of the CIV is based on rates and allowances as at September 2017. The proposed duration of the construction works based on a commencement date of August 2018 and a completion date of December 2019.

Statutory Fees

We note Statutory Fees are excluded from the calculation in accordance with the amended definition.

Professional Fees

We have based the Professional Fees on committed values to date.

Development Management Fees

All Development Management Fees (HI and LHD Management Costs) have been excluded from this calculation as advised Health Infrastructure

Contingencies

No contingencies have been included within this calculation

Finance Costs

Finance costs are excluded from the calculation in accordance with the amended definition.

6. REPORT PARAMETERS

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Altus Group.

This report has been prepared from documentation and/or information provided to Altus Group by third parties in circumstances where Altus Group

- a. Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- b. Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- c. Do not, in any way, adopt the said documentation and information as our own.

Altus Group note this report is an expression of opinion based upon the documentation and/or information provided by third parties and Altus Group expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

Please note the following Project Contacts:

Client:	Health Infrastructure
Project Manager:	CBRE
Cost Manager:	Altus Group

REF	ITEM	\$
1	Contractor Preliminaries / Planning Costs	\$1,459,637
2	Construction Costs	
2.001	Site Preparation & Demo Works	\$25,000
2.002	Substructure & Existing Columns	\$20,883
2.003	Columns	\$225,723
2.004	Upper Floors (incl L10)	\$2,761,651
2.005	External Walls	\$2,386,201
2.006	External Doors	\$5,000
2.007	Roof	\$460,628
2.008	Floor finishes	\$458,784
2.009	Internal Walls	\$1,634,015
2.010	Wall finishes	\$348,920
2.011	Ceiling Finishes	\$398,934
2.012	Internal Doors	\$404,995
2.013	Fitments	\$1,205,578
2.014	Group1 MME	\$509,703
2.015	Electrical Services	\$2,983,212
2.016	> Generator	\$1,224,170
2.017	Mechanical Services	\$4,280,576
2.018	Fire Protection	\$763,486
2.019	Hydraulics Services	\$2,493,408
2.020	- Hydrant Infrastructure	
2.021	Transportation Services	\$563,067
2.022	BWIC	\$51,200
2.023	Other	
	Trade Subtotal	\$23,205,133
2.024	Contingency	\$464,103
2.025	Escalation	\$170,677
	Trade Total	\$23,839,913
2.026	Design Fees (as per NTX ECI on original APK ETC)	\$270,698
2.027	Design Fees (Increase on forecast final ETC)	
2.028	Preliminaries (as per NTX ECI on original APK ETC)	\$3,863,106
2.029	Preliminaries (Increased on forecast final ETC)	\$60,980
2.030	Prelims (Increased validation period & Prototype Room)	\$65,815
2.031	Margin (as per NTX ECI on original APK ETC)	\$1,033,580
2.032	Margin (Increase on forecast final ETC)	\$301,278
	GROSS CONSTRUCTION COST	\$29,435,000
3	Consultant / Design Fees	\$1,260,000
4	Statutory Fees	Excluded
5	Development Management Fees	Excluded
6	Transition / Commissioning	Excluded
7	Furniture, Fittings and equipment / ICT	Excluded
8	Land Acquisition/ Property settlements / Temporary Leasing	Excluded
9	External Funding Contribution	Excluded
10	Escalation	Included
11	Contingencies	Excluded
	TOTAL ESTIMATED CIV EXCLUDING GST	\$32,154,637

Level	Item	Bill description	Revised John Holland CP			Net Amount	Bill Code	Price Code
			Unit	Bill quantity	Net Rate			
		Contractor Preliminaries / Planning Costs						
		Design mobilisation, including Other Design Consultants engaged and Design Meeting and Design Briefings held				39,292		
		Design Documents 50% Reviewed				667,665		
		Submit and accept Main Works Offer, including Final Design Documents				752,680		
		ECI PLANNING FEE				1,459,637		
1		LISMORE BASE HOSPITAL - NTX - NORTH TOWER EXTENSION- 50% DESIGN COST PLAN						
2		GROSS FLOOR AREA (GFA) MEASURE						
		QUANTITY DIFFERENCE						
		RATE VARIANCES TO MWO#1						
		RATE NOT AS MWO#1 + QUANTITY DIFFERENCE						
		NEW ITEMS NOT PART OF MWO#1						
		SCOPE ITEMS IN QUESTION						
		ACCEPTED						
4		NORTH TOWER EXTENSION						
	0/A	Level 07 Plant GFA	m2	1,255		Noted		AN98a
	0/B	Level 08 GFA	m2	1,267		Noted		AN98a
	0/C	Level 09 GFA	m2	1,254		Noted		AN98a
	0/D	Level 10 GFA	m2	1,254		Noted		AN98a
	0/E	Level 11 Roof	m2	1,254		Noted		AN98a
4		SUMMARY						
	0/S	Total North Tower X GFA	m2	5,030		Noted		AN98a
2		GENERAL NOTES, PREAMBLE & CAVEATS						
c		This is 50% design cost plan only						
c		Refer Lismore Stage 03B2-NTX Cost X file for Base measurements						
2		SITE PREPARATION & DEMOLITION WORKS				25,000		
5		Level 7				6,250		
6		3A Core Infills				6,250		
	1/Y	Allowance to remove block infills in core walls constructed during 3A / 3B1 Works	No	1	6,250	6,250	NT	AN339
5		Level 8				6,250		
6		3A Core Infills				6,250		
	1/Z	Allowance to remove block infills in core walls constructed during 3A / 3B1 Works	No	1	6,250	6,250	NT	AN339
5		Level 9				6,250		
6		3A Core Infills				6,250		
	10A	Allowance to remove block infills in core walls constructed during 3A / 3B1 Works	No	1	6,250	6,250	NT	AN339
5		Level 10				6,250		
6		3A Core Infills				6,250		
	10B	Allowance to remove block infills in core walls constructed during 3A / 3B1 Works	No	1	6,250	6,250	NT	AN339

2		ALTERATIONS				20,883		
3		NORTH TOWER MWO#1 EXTRA OVER						
4		100% DD NT Structure BOQ						
6		PAD FOOTINGS						
4		CONCRETE WORKS				2,236		
	A	Concrete/NRBld/Footing/Pad/N10 Blinding	m3	1	594	594		CN11A
	B	Concrete/NRBld/Pumping/Footing/Pad/Blinding	m3	1	124	124		CN911A
	B	Concrete/NRBld/Footing/Pad/N40	m3	4	276	1,105		CN11F
	C	Concrete/NRBld/Pumping/Footing/Pad/RC	m3	4	103	413		CN911B
4		FORMWORK				2,600		
	D	Formwork/NRBld/Footing/Pad/Sides/Class05	m2	0	125	0		FN1111
		NEW ITEM						
		Extra-over excavate to form pad footings.	m3	4	450	1,800		
		Maintaining faces of excavation	m2	20	40	800		
4		REINFORCEMENT				267		
	E	Reinforcement/NRBld/Footing/Pad/DefoBars	t	0.136	1,967	267		EN11A
6		EXISTING COLUMN STRENGTHENING TO U/S L3				3,677		
	F	Detailed excavation for column strengthening	m3	0	173	0		BND212
	F	Bar reinforcement in columns.	t	1	1,967	1,967	NT	EN61A
	G	Concrete [40MPa] in columns.	m3	1	298	298	NT	CN61F
	H	Formwork to sides of columns	m2	11	128	1,412	NT	FN712
	I	Concrete/NRBld/Column/EO Restricted working space	Item	0	18,000	0		CN682
6		UPGRADE L3 TO L6 COLUMNS				5,900		
	I	Bar reinforcement in columns.	t	3	1,967	5,900	NT	EN61A
6		UPGRADE L4 TRANSFER SLAB				5,660		
	J	Bar reinforcement in Post Tensioned suspended floor slab.	t	2.76	2,051	5,660	NT	EN22A
6		UPGRADE CORE WALLS				542		
	K	Reinforcement/NRBld/Walls/Core/DefoBars	t	0.267	2,030	542		EN42Ac
2		COLUMNS				225,723		
3		NORTH TOWER EXTENSION				225,723		
c		Assumed L06 Column sizes and strengths to be adopted from L07 to L10						
4		CONCRETE WORKS				55,966		
5		LEVEL 7				14,600		
	3/MW1/C	Concrete [40MPa] in columns.	m3	36	298	10,735	NT	CN61F
	3/MW1/C1	Pumping concrete L04	m3	36	107	3,865	NT	CN961
5		LEVEL 8				13,789		

	3/MW1/D	Concrete [40MPa] in columns.	m3	34	298	10,138	NT	CN61F
	3/MW1/D1	Pumping concrete L05	m3	34	107	3,650	NT	CN961
5		LEVEL 9				13,789		
	3/MW1/E	Concrete [N40MPa] in columns.	m3	34	298	10,138	NT	CN61F
	3/MW1/E1	Pumping concrete L06	m3	34	107	3,650	NT	CN961
5		LEVEL 10				13,789		
	3/MW1/E3	Concrete [N40MPa] in columns.	m3	34	298	10,138	NT	CN61F
	3/MW1/E4	Pumping concrete L06	m3	34	107	3,650	NT	CN961
4		FORMWORK				116,065		
5		LEVEL 7				30,557		
	3/MW1/H	Formwork to sides of columns	m2	238	128	30,557	NT	FN712
5		LEVEL 8				28,503		
	3/MW1/J	Formwork to sides of columns	m2	222	128	28,503	NT	FN712
5		LEVEL 9				28,503		
	3/MW1/K	Formwork to sides of columns	m2	222	128	28,503	NT	FN712
5		LEVEL 10				28,503		
	3/MW1/L	Formwork to sides of columns	m2	222	128	28,503	NT	FN712
4		REINFORCEMENT				53,692		
5		LEVEL 7				14,161		
	3/MW1/AC	Bar reinforcement in columns.	t	7.2	1,967	14,161	NT	EN61A
5		LEVEL 8				13,177		
	3/MW1/AD	Bar reinforcement in columns.	t	6.7	1,967	13,177	NT	EN61A
5		LEVEL 9				13,177		
	3/MW1/AE	Bar reinforcement in columns	t	6.7	1,967	13,177	NT	EN61A
5		LEVEL 10				13,177		
	3/MW1/AF	Bar reinforcement in columns	t	6.7	1,967	13,177	NT	EN61A
2		UPPER FLOORS				2,761,651		
3		NORTH TOWER EXTENSION						
c		Level 08-10 slab assumed similar to Level 06 slab (except the reduction in floor area)						
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for Qty calculation.						
4		CONCRETE WORKS				709,344		
5		Level 07				9,998		
		40mm concrete topping to L7 Slab	m3	43	233	9,998	NT	CN23P1
5		Level 08				215,797		
6		SUSPENDE SLABS & BEAMS				215,797		
	4/MW1/A	Concrete 200 - 300mm [S40 MPa] in suspended floor slab including drop panels and thickenings.	m3	570	233	132,536	NT	CN23P1
	4/MW1/B	Concrete 900-1000 [S40 MPa] In suspended transfer slab and attached beams including drop panels and thickenings,	m3	0	233	included	NT	CN23P4

	4/MW1/B1	Concrete Pumping to slab	m3	570	103	58,835	NT	CN923
	4/MW1/C1	Concrete Pumping to beam	m3	0	103	included	NT	CN95
	4/MW1/D	Cure concrete floor slab.	m2	1,225	2	2,450	NT	CN291
	4/MW1/E	Trowelled smooth finish to concrete floor slab.	m2	1,225	15	18,375	NT	CN2811
	4/MW1/E1	Allowance for joints	m	30	120	3,600	NT	CN721
5		LEVEL 09				165,436		
6		SUSPENDE SLABS & BEAMS				165,436		
	4/MW1/J	Concrete 200-300mm [S40 MPa] in suspended floor slab including drop panels and thickenings.	m3	420	233	97,658	NT	CN23P1
	4/MW1/L	Concrete [N40 MPa] in attached beams.	m3	0	233	included	NT	CN52P
	4/MW1/K1	Concrete pumping in slab	m3	420	103	43,352	NT	CN923
	4/MW1/L1	Concrete pumping in beams	m3	121	103	included	NT	CN95
	4/MW1/M	Cure concrete floor slab.	m2	1,225	2	2,450	NT	CN291
	4/MW1/N	Trowelled smooth finish to concrete floor slab.	m2	1,225	15	18,375	NT	CN2811
	4/MW1/N1	Allowance for joints	m	30	120	3,600	NT	CN721
5		LEVEL 10				165,436		
6		SUSPENDE SLABS & BEAMS				165,436		
	4/MW1/S	Concrete 200 - 300mm [S40 MPa] in suspended floor slab including drop panels and thickenings.	m3	420	233	97,658	NT	CN23P1
	4/MW1/T	Concrete [N40 MPa] in attached beams.	m3	0	233	included	NT	CN52P
	4/MW1/S1	Concrete pumping in slab	m3	420	103	43,352	NT	CN923
	4/MW1/T1	Concrete pumping in beams	m3	121	103	included	NT	CN95
	4/MW1/U	Cure concrete floor slab.	m2	1,225	2	2,450	NT	CN291
	4/MW1/V	Trowelled smooth finish to concrete floor slab.	m2	1,225	15	18,375	NT	CN2811
	4/MW1/V1	Allowance for joints	m	30	120	3,600	NT	CN721
5		LEVEL 11				152,678		
c		Assumed Similar to Level 07 slab in MW01, except the reduction in floor area						
6		SUSPENDE SLABS & BEAMS				152,678		
	4/MW1/X	Concrete [S40 MPa] in suspended floor slab including drop panels and thickenings.	m3	382	233	88,823	NT	CN23P1
	4/MW1/Y	Concrete [S40 MPa] in attached beams.	m3		233	included	NT	CN52P
	4/MW1/V2	Concrete [S40 MPa] in L7 perimeter hob	m3	0	233	0	NT	CN23P1g
	4/MW1/X1	Concrete pumping in slab	m3	382	103	39,430	NT	CN923
	4/MW1/Y1	Concrete pumping in beams	m3		103	Included	NT	CN95
	4/MW1/Z	Cure concrete floor slab.	m2	1,225	2	2,450	NT	CN291
	4/MW1/AA	Trowelled smooth finish to concrete floor slab.	m2	1,225	15	18,375	NT	CN2811
	4/MW1/AA1	Allowance for joints	m	30	120	3,600	NT	CN721
6		PRECAST CONCRETE TO LIFT CORES				0		

	4/MW1/AB	Precast concrete 220mm thick to lift core roof.	m2	0	173	0	NT	HNBB1
4		ADDITIONAL CONTRACTOR ITEMS						
	4/AG	Patching hoist ties	NO	28		Included	ST-EW	CN89h
4		FORMWORK				1,059,721		
5		Level 07				189,374		
	4/AH	Formwork for topping slab edges	m	0	35	0	NT	FN21131
5		LEVEL 8				198,931		
6		SUSPENDE SLABS & BEAMS				200,171		
	4/MW1/BA	Formwork to soffit of suspended floor slab including propping 4 to 5m high	m2	1,225	150	183,934	NT	FN3513
	4/MW1/BB	Extra Over for propping detail of formwork soffits adjacent existing south tower structure	m2	50	109	5,440	NT	FN884
	4/MW1/BB	Formwork to slab edges against existing structure.	m	25	60	1,496	NT	FN3141
	4/MW1/BC	Formwork to form slab recesses less than 100mm.	m	195	41	8,061	NT	FN3211
	4/MW1/BD	Allow for forming the slab edge up to concrete lift core walls.	m	30	41	1,240	NT	FN3111
	4/MW1/BE	Formwork to sides and soffits of attached beams	m2	385	169	64,926	NT	FN62132
	4/MW1/BF	Extra Over propping for transfer beams to sides and soffits of attached beams	m2	385	150	57,750	NT	F09092
5		LEVEL 9				198,931		
6		SUSPENDE SLABS & BEAMS				200,171		
	4/MW1/BA	Formwork to soffit of suspended floor slab including propping 4 to 5m high	m2	1,225	150	183,934	NT	FN3513
	4/MW1/BB	Extra Over for propping detail of formwork soffits adjacent existing south tower structure	m2	50	109	5,440	NT	FN884
	4/MW1/BB	Formwork to slab edges against existing structure.	m	25	60	1,496	NT	FN3141
	4/MW1/BC	Formwork to form slab recesses less than 100mm.	m	195	41	8,061	NT	FN3211
	4/MW1/BD	Allow for forming the slab edge up to concrete lift core walls.	m	30	41	1,240	NT	FN3111
	4/MW1/BE	Formwork to sides and soffits of attached beams	m2	243	169	40,980	NT	FN62132
5		LEVEL 10				198,931		
6		SUSPENDE SLABS & BEAMS				200,171		
	4/MW1/BA	Formwork to soffit of suspended floor slab including propping 4 to 5m high	m2	1,225	150	183,934	NT	FN3513
	4/MW1/BB	Extra Over for propping detail of formwork soffits adjacent existing south tower structure	m2	50	109	5,440	NT	FN884
	4/MW1/BB	Formwork to slab edges against existing structure.	m	25	60	1,496	NT	FN3141
	4/MW1/BC	Formwork to form slab recesses less than 100mm.	m	195	41	8,061	NT	FN3211
	4/MW1/BD	Allow for forming the slab edge up to concrete lift core walls.	m	30	41	1,240	NT	FN3111

	4/MW1/BE	Formwork to sides and soffits of attached beams	m2	254	169	42,835	NT	FN62132
5		LEVEL 11				192,708		
6		SUSPENDE SLABS & BEAMS				209,882		
	4/MW1/BH	Formwork to soffit of suspended floor slab including propping 4 to 5m high	m2	1,225	150	183,934	NT	FN3513
	4/MW1/BI	Extra Over for propping detail of formwork soffits adjacent existing south tower structure	m2	50	109	5,440	NT	FN884
	4/MW1/BJ	Formwork to slab edges against existing structure.	m	35	60	2,094	NT	FN3141
	4/MW1/BK	Allow for forming the slab edge up to concrete lift core walls.	m	30	41	1,240	NT	FN3111
	4/MW1/BK	Formwork to sides of L11 perimeter hob	m	287	60	17,174	NT	FN3111b
	4/MW1/BL	Formwork to sides and soffits of attached beams	m2	254	169	42,835	NT	FN62132
4		REINFORCEMENT				355,925		
c		Assumed Level 05/06 slab reo ratio to Level 08-10						
5		LEVEL 08				102,260		
6		SUSPENDE SLABS & BEAMS				102,260		
	4/MW1/B	Bar reinforcement in Post Tensioned suspended floor slab.	t	45.94	2,051	94,211	NT	EN22A
	4/MW1/D	Bar reinforcement in attached beams.	t	0	2,051	included	NT	EN52A
	4/MW1/E	Mesh reinforcement to beams for safety	m2	408	11	4,382	NT	EN23BD
	4/MW1/H	N16 bars to connect slab to wall couplers.	t	0.32	2,051	656	NT	EN22A
	4/MW1/J	N16 Bars to connect slab to existing structure.	t	0.2	2,051	410	NT	EN22A
	4/MW1/K	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	104	25	2,600	NT	CN871
5		LEVEL 09				81,429		
6		SUSPENDE SLABS & BEAMS				81,429		
	4/MW1/X	Bar reinforcement in Post Tensioned suspended floor slab.	t	35.65	2,051	73,109	NT	EN22A
	4/MW1/Z	Bar reinforcement in attached beams.	t	0	2,051	included	NT	EN52A
	4/MW10A	Mesh reinforcement to beams for safety	m2	392	11	4,210	NT	EN23BD
	4/MW1/AD	N16 bars to connect slab to wall couplers.	t	0.32	2,051	656	NT	EN22A
	4/MW1/AE	N16 Bars to connect slab to existing structure.	t	0.16	2,051	328	NT	EN22A
	4/MW1/AF	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	125	25	3,125	NT	CN871
5		LEVEL 10				81,601		
6		SUSPENDE SLABS & BEAMS				81,601		
	4/MW1/AR	Bar reinforcement in Post Tensioned suspended floor slab	t	35.65	2,051	73,109	NT	EN22A
	4/MW1/AT	Bar reinforcement in attached beams	t		2,051	included	NT	EN52A
	4/MW1/AU	Mesh reinforcement to beams for safety	m2	408	11	4,382	NT	EN23BD
	4/MW1/AX	N16 bars to connect slab to wall couplers.	t	0.32	2,051	656	NT	EN22A

	4/MW1/AY	N16 Bars to connect slab to existing structure.	t	0.16	2,051	328	NT	EN22A
	4/MW1/AZ	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	125	25	3,125	NT	CN871
5		LEVEL 11				90,636		
c		Assumed similar ratio to Level 07 slab in MW01.						
6		SUSPENDE SLABS & BEAMS				90,636		
	4/MW1/BH	Bar reinforcement in Post Tensioned suspended floor slab	t	35.65	2,051	73,109	NT	EN22A
	4/MW1/BK	Bar reinforcement in attached beams	t		2,051	included	NT	EN52A
	4/MW1/BL	Mesh reinforcement to beams for safety	m2	408	11	4,382	NT	EN23BD
	4/MW1/BP	N16 bars to connect slab to wall couplers.	t	0.32	2,051	656	NT	EN22A
	4/MW1/BQ	N16 Bars to connect slab to existing structure.	t	0.28	2,051	574	NT	EN22A
	4/MW1/BR	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	172	25	4,300	NT	CN871
	4/MW1/BS	M16 ancon couplers to new concrete walls.	No	300	25	7,614	NT	EN42M5C
6		PRECAST CONCRETE TO LIFT CORES				0		
	4/MW1/BV	N16 @ 1000mm spacing's.	t	0	2,030	0	NT	EN42Ac
	4/MW1/BW	75mm dia corrugated void former filled with non shrink grout.	no	0	100	0	NT	HNAL
4		POST TENSIONING				299,372		
c		Level 04-06 PT ratio of 7kg/m2 used for L08-11						
6		LEVEL 08				90,937		
	4/MW1/C	Post Tensioning in suspended slab.	t	12.12	7,503	90,937	NT	GN11
	4/MW1/E	Live end anchorage.	Item	1		Included	NT	GN82
	4/MW1/F	Dead end anchorage.	Item	1		Included	NT	GN82
	4/MW1/G	Install spiral antiburst reinforcement.	Item	1		Included	NT	GN82
	4/MW1/H	Supply, Install grout stressing pans	Item	1		Included	NT	GN82
6		LEVEL 09				69,478		
	4/MW1/Y	Post Tensioning in suspended slab.	t	9.26	7,503	69,478	NT	GN11
	4/MW1/AA	Live end anchorage.	Item	1		Included	NT	GN82
	4/MW1/AB	Dead end anchorage.	Item	1		Included	NT	GN82
	4/MW1/AC	Install spiral antiburst reinforcement.	Item	1		Included	NT	GN82
	4/MW1/AD	Supply, Install grout stressing pans	Item	1		Included	NT	GN82
6		LEVEL 10				69,478		
	4/MW1/AS	Post Tensioning in suspended slab	t	9.26	7,503	69,478	NT	GN11
	4/MW1/AU	Live end anchorage.	Item	1		Included	NT	GN82
	4/MW1/AV	Dead end anchorage.	Item	1		Included	NT	GN82
	4/MW1/AW	Install spiral antiburst reinforcement.	Item	1		Included	NT	GN82
	4/MW1/AX	Supply, Install grout stressing pans	Item	1		Included	NT	GN82
6		LEVEL 11				69,478		

	4/MW1/BJ	Post Tensioning in suspended slab	t	9.26	7,503	69,478	NT	GN11
	4/MW1/BL	Live end anchorage.	Item	1		Included	NT	GN82
	4/MW1/BM	Dead end anchorage.	Item	1		Included	NT	GN82
	4/MW1/BN	Install spiral antiburst reinforcement.	Item	1		Included	NT	GN82
	4/MW1/BO	Supply, Install grout stressing pans	Item	1		Included	NT	GN82
4		Interface Works						
	4/CK	Allowance for North Tower structural interface with South Tower structure including connections, joints, ancon screws [per Level]	Levels	4		Included	NT	EN9A
4		Structural Steel					20,030	
5		Plant Platforms					20,030	
	4/CM	Allowance for plant platform structures and plinths to Level 7	Item	1	11,480	11,480	NT	JNJ1a
	4/CN	Waterproof membrane to the above	Item	1		Included	NT	INZAa
	4/CO	Allowance for fire rated enclosures to major duct penetrations	Item	3	2,850	8,550	NT	m09078
4		Insulation					317,258	
5		Allowance for rigid insulation to underside of slab					317,258	
	4/CP	Soffit of Level 7 Slab (entire level)	m2	1,665	76	126,523	NT	PNV2B1
	4/CQ	Soffit of Level 8 Slab (entire level)	m2	1,255	76	95,367	NT	PNV2B1
	4/CQ	Soffit of Level 11 Slab (entire level)	m2	1,255	76	95,367	NT	PNV2B1
2		STAIRS						
3		NORTH TOWER EXTENSION						
	A	Egress stairs from South tower utilised		0		Not priced		
4		ADDITIONAL CONTRACTORS ITEMS						
c		Additional Contractor allowances / provisions for all ancillary works in accordance with and to meet the requirements of the Specification, Drawings and other Design / Scope Documents necessary to facilitate completion of the works - please specify:						
2		ROOF					460,628	
3		NORTH TOWER CONSTRUCTION					212,947	
4		ROOF STRUCTURE AT LEVEL 11					212,947	
5		Structural Steel					212,947	
6		Allowance for typical lightweight structural steel roof framing including prop columns, beams, purlins (inc laps, & bridging), bracing and connections					212,947	
	6/E	Level 11 - main roof	m2	1,314	162	212,947	NT	JNQ4
5		Pre-cast Concrete					0	
	6/F	Allowance for 200mm pre-cast concrete lids to lift overrun [lift 5, 6 + spare shaft]	m2	0	173	0	NT	HNBB1
	6/G	Waterproofing to the above	m2	0	44	0	NT	IN22A1
5		Metal Roofing					96,697	

6		Roof Sheeting - Colorbond (equal or equivalent to "Lysaght" Klip Lok 700 (0.48mm) fixed to purlins				80,342		
	6/S	Level 11 - main roof	m2	1,310	61	80,342	NT	LND1E2Aa
6		Insulation to the underside of roof sheeting including wire mesh				0		
	6/V	Level 11 - main roof	m2	0	18	0	NT	LNKB1
6		Capping's				3,780		
	6/W	Ridge / hip capping - Level 11 roof	m	77	49	3,780	NT	LNP1A2A
6		Cover and apron flashings to match roof sheeting				2,725		
	6/Z	Level 11 - main roof	m	37	74	2,725	NT	LNQA2A
	6/AA	Level 12 - lift overrun	m	0	74	0	NT	LNQA2A
6		Fascia				9,850		
	6/AD	Level 11 - main roof	m	107	92	9,850	NT	LNRA2A
6		Roof Drainage				42,936		
7		Eaves gutters				3,757		
	6/AG	Level 11 - main roof	m	68	55	3,757	NT	LNSC1A
7		Downpipes				7,897		
	6/AK	Level 7 - main roof	No	8	987	7,897	NT	LNSF1Ab
5		Roof Access and Maintenance				31,283		
	6/AL	Allowance for roof access and safety to include access ladders, fall arrest static line and minor roof walking platforms. Roof area measured	m2	1,310	24	31,283	NT	LNW1
		Roof plant platforms				31,005		
		Allowance for metal framed plant platforms similar to MWO#1 BOQ items 6/MW1/H - 6/MW1/N	m2	45	689	31,005		
4		ROOF STRUCTURE AT LEVEL 08						
6		Capping's				0		
	6/AQ	hob/parapet capping Level 8 - roof	m	0	49	0	BLA	LNP1A2A
6		Roof Drainage				15,722		
7		Eaves gutters				15,722		
	6/AS	Level 8 - roof	m	69	55	3,812	BLA	LNSC1A
	6/AT	Underslung Grade 316 Stainless steel safe tray drainage	m	24	350	8,400		LNSA1E
	6/AU	Insulation acoustic to riser for downpipes	m2	78	45	3,510		LNKB2
7		Downpipes				0		
	6/AT	Level 8 - roof	No	0	714	0	BLA	LNSF1Aa
5		Roof Access and Maintenance				0		
	6/AL	Allowance for roof access and safety to include access ladders, fall arrest static line and minor roof walking platforms. Roof area measured	m2	0	24	0	NT	LNW1
5	A	Trafficable Membrane roof to loading bay				61,320		

	B	Waterproofing - trafficable membrane	m2	396	70	27,720	NT	LNB1
	C	Allowance for balustrade to loading bay	m	96	350	33,600		ONCAC
		ALTUS GROUP ADJUSTMENTS						
		OMITTED SCOPE FROM MWO#1						
		Waterproof Membrane to Level 7 Slab now encapsulated within an enclosed plant room						
2		FAÇADE				2,386,201		
3		SOUTH TOWER				2,450		
4		ST FACADE REMOVAL AND REPLACE FOR NT WORKS				256,031		
c		Refer "Lismore Stage 03B2-NTX" cost x for quantities						
5		Louvre				2,450		
	A	Removal, store safely and reinstall of Louvre -L07 to 10 - Grid F	m2	9	245	2,205		NNJ41
	B	Removal Louvre -L08- Grid J-H	m2	1	245	245		NNJ42
5		Window				23,742		
	C	Removal, store safely and reinstall of Level 07 Window - Grid J-H	m2	13	555	7,211	ST	NNJ41
	D	Removal, store safely and reinstall of Level 08 Window - Grid J-H	m2	10	555	5,547	ST	NNJ41
	E	Permanent Removal of Glazing/Window in Level 08-11, Grid F	m2	36	245	8,820	ST	NNJ42
	F	New window in South tower North elevation Level 11 to suite NT South Elevation	m2	3	721	2,164	ST	NNB1A1Aa

5		Facade Cladding					229,839		
	7/AN8	Remove facade panel in Grid J-H /Level 07-08	m2	46	154	7,105	ST		MNX31
	7/AN9	Remove facade panel in Grid D-H /Level 07-11	m2	698	154	107,813	ST		MNX31
	7/AN9	Remove facade support frames in Grid J-H /Level 07-08	m2	46	80	3,671	ST		JNQ8a
	7/AN9	Remove facade support frames Grid D-H /Level 07-11	m2	698	80	55,700	ST		JNQ8a
	7/AN12	New facade panels in Grid J-H /Level 07-08	m2	5	365	1,823	ST		MNJ11
	7/AN12	New facade panels below level 12 slab	m2	70	365	25,517	ST		MNJ11
	7/AN12	Construct new support frame system Grid J-H /Level 07-08	m2	5	381	1,903	ST		MNC31
	7/AN12	Construct new support frame system below Level 012 slab for cladding	m2	70	120	8,400	ST		MNC31
	7/AN16	1mm thick galvabond sheet to inside face of cladding panel siliconed sealed and screw fixed to C250 subframe (**JHG Note - Girt subframe measured separately**)	m2	12	76	916	ST		MNB3A1B
	7/AN17	Temp waterproofing to sections of facade removed	m2	110	154	16,991	ST		IN311D1
3		NORTH TOWER LOWER					-156,000		
5		Facade Cladding					0		
		Adjustment for L3 plant / storage items	Item	-1	156,000		-156,000	NT	
	7/AN22	New facade panels creating parapet to top of NT Lower	m2	0	365	0	ST		MNJ11
	7/AN24	Construct new support frame system	m2	0	381	0	ST		MNC31
	7/AN26	1mm thick galvabond sheet to inside face of cladding panel siliconed sealed and screw fixed to C250 subframe (**JHG Note - Girt subframe measured separately**)	m2	0	76	0	ST		MNB3A1B
	7/AN27	Revised Panel layout of NT Lower to provide configuration of Woods Bagot SD design integration with NTX	m2	0	37	0			MNC32
5		Window					0		
	7/AN30	Additional windows to provide new configuration of lower North tower to suit Woods Bagot SD design integration with NTX	Item	1	0	0	ST		NNB1A1Aa
3		NORTH TOWER EXTENSION					0		
	7/J	Facade area	m2	0	8	0	NT		MNX11
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for Qty calculations							
4		CLADDING					1,381,134		
5		CD:01 - Aluminium Composite Panel					1,322,583		
	7/L	External wall system comprising aluminium composite cladding panel (4mm) fixed on and including furring channel screw fixed to C150 girt subframe (**JHG Note - Girt subframe measured separately below**) complete with all joints and flashings	m2	1610	365	586,893	NT		MNJ11
	7/M	Sarking to cladding	m2	0	8	0	NT		MNX11
	7/N	Cladding panel to sides and soffit of box extrusions at windows (220mm wide)	m2	0	365	0	NT		MNJ12

	7/P	1mm thick galvabond sheet to inside face of cladding panel siliconed sealed and screw fixed to C150 subframe (**JHG Note - Girt subframe measured separately below**)	m2	1610	76	122,843	NT	MNB3A1B
	7/Q	Insulation to external wall	m2	0	56	0	NT	MNDD1
6		Sub-frame System				612,847		
	7/R	150mm sub-frame system comprising C25024 purlins (horizontal & vertical) fixed to slab edge including all associated bolts, screws, angle cleats and cast in haften	m2	1610	381	612,847	NT	MNC21
5		CD:21 - Aluminium Composite Panel				0		
	7/S	External wall system comprising aluminium composite cladding panel (4mm) fixed on and including furring channel screw fixed to C250 girt subframe (**JHG Note - Girt subframe measured separately below**) complete with all joints and flashings	m2			included in CD:01	NT	MNJ11
	7/T	Sarking to cladding	m2			included in CD:01	NT	MNX11
	7/T	Cladding panel to sides and soffit of box extrusions at windows (320mm wide)	m2	0	365	0	NT	MNJ12
	7/U	1mm thick galvabond sheet to inside face of cladding panel siliconed sealed and screw fixed to C250 subframe (**JHG Note - Girt subframe measured separately below**)	m2			included in CD:01	NT	MNB3A1B
	7/V	Insulation to external wall	m2			included in CD:01	NT	MNDD1
6		Sub-frame System				3,546		
	7/X	250mm sub-frame system comprising C25024 purlins (horizontal & vertical) fixed to slab edge including all associated bolts, screws, angle cleats and cast in haften	m2			included in CD:01	NT	MNC31
5		Main Frame				3,546		
	7/Z1	Main framing, structural steel to the facade due to the window arrangements etc.	m2	0	237	0	NT	JNQ5
	7/Z2	Form 15 & 16 Engineering certificate	Item	1	3,546	3,546	NT	MNX21
5		Insulation & waterproofing				55,005		
	7/Z3	Allow for insulation to facade connections, slab edges	m2	416	75	31,279	NT	MNDB1a
	7/Z4	Waterproofing to slab edge Tremco Tremproof 3000	m	555	43	23,726	NT	IN21A2
4		Louvres				492,581		
	7/AA	WD:03 metal louvre (powdercoat aluminium with bird mesh (not acoustic rated))	m2	361	1,364	492,581	NT	ONH2A
4		EXTERNAL WINDOWS				412,456		
c		Since NTX has to be designed with 2 level of IPU similar to L9/10 IPU in south tower, we have assumed South tower L10 elevation for window types WD02 for the NTX, except to plant rooms						
5		Window / Glazing System - Type 1						
	7/AB	Aluminium framed fixed window suite comprising double glazed IGU vision panel	m2	0	728	Rate only	NT	NNB1A1A
6		Extra-over						
7		Window sill						

	7/AC	Aluminium panel (Alucobond plus) folded sill on 12mm marine grade ply (measured separately) including sarking, fixings and flashings etc.	m	0	260	Rate only	NT	NNJ32	
	7/AD	12mm Marine Ply Sill	m	0	119	Rate only	NT	PNJJa	
	7/AE	Structural Steel profiled frame	m	0	90	Rate only	NT	JNH411	
5		Window / Glazing System - Type 2					399,770		
	7/AD	Aluminium framed fixed window suite comprising double glazed IGU vision panel	m2	380	721		274,147	NT	NNB1A1Aa
6		Extra-over					125,622		
7		Window Sill					125,622		
	7/AE	Aluminium panel (Alucobond plus) folded sill on 12mm marine grade ply (measured separately) including sarking, fixings and flashings etc.	m	255	260		66,297	NT	NNJ32
	7/AF	12mm Marine Ply Sill	m	255	119		30,345	NT	PNJJa
	7/AG	Structural Steel profiled frame	m	322	90		28,980	NT	JNH411
5		Jockey Sash					0		
c		The jockey sashes are allowed in ST ICU area for clinical control, not in IPU area. Therefore, JHG has allowed the same concept and allowed jockey sashes ONLY in NT L08 ICU area.							
	7/AM	Allowance for slimline powdercoat aluminium framed, single glazed jockey sash unit to match Stage 3A project in L08 ICU area Windows	m2	0	585		0	NT	NNB3B3A
5		Window Treatments					12,686		
	7/AN	Application of one way film to windows on North elevation on all levels from grid D - grid H	m2	131	97		12,686	NT	NND1
2		EXTERNAL DOORS					5,000		
3		NORTH TOWER EXTENSION					5,000		
	A	Weatherproof Louvre Doors	/No	2	2,500		5,000		ONH3A
2		INTERNAL WALLS					1,634,015		
3		NORTH TOWER EXTENSION					13,720		
4		Internal Glazing					32,960		
5		Type B (I) - 600mm x door height (2040mm typical) glazed side panel to door					13,720		
	9/CK	Level 8 - ICU	No	4	1,715		6,860	NT	TNC1A1C
	9/CM	Level 9 - Surgical In-Patient Unit (IPU)	No	2	1,715		3,430	NT	TNC1A1C
	9/CN	Level 10 - Medical In-Patient Unit (IPU)	No	2	1,715		3,430	NT	TNC1A1C
		Type C 1200 x 1200 fixed glass observation window							
		Level 8 - ICU	No	12	1,203		14,430		
		300 x 1200 fixed glass observation window (similar to Type C)							
		Level 8 - ICU	No	12	401		4,810		

4		PARTITIONS					1,252,390		
							0		
5		PARTITIONS					0		
6		PARTITIONS - L07					55,937		
7		Partition Type PL:56 Comprising 92mm steel stud framing, 75mm insulation batts and two layers of 9mm fibre cement lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:45 partition) as specified - Refer to A5200 series drawings.					11,472		
	9/MW1/NZ	Lined partition over 3700mm and up to 4500 high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	49	234		11,472	NT	PNKPL56
	9/MW1/PL	Extra over for forming opening for fire rated single door suite.	No	6		Included		NT	PNJEa
	9/MW1/PM	Extra over for forming opening for fire rated double door suite.	No	9		Included		NT	PNJEa
7		SMOKE & FIRE PARTITIONS					22,293		
8		Partition Type PL:05 Comprising 2Hr fire rated partition system including 92mm steel stud framing, insulation batts and two layers of 13mm fyrecek lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW53 partition) as specified - Refer to A5200 series drawings.					22,293		
	9/MW1/PK	Lined partition over 3500mm high with base fixed to concrete and top fixed to underside of soffit, having framing and lining to soffit as specified.	m2	96	232		22,293	NT	PNKPL05
	9/MW1/PL	Extra over for forming opening for fire rated single door suite.	No	3		Included		NT	PNJEa
	9/MW1/PM	Extra over for forming opening for fire rated double door suite.	No	3		Included		NT	PNJEa
8		Partition Type PL:09 Comprising 2Hr fire rated partition system including 25mm shaft liner to one face, 102mm steel stud framing, 75mm insulation batts and two layers of 16mm fyrecek lining to other face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW45 partition) as specified - Refer to A5200 series drawings.					12,508		
	9/MW1/PN	Lined partition over 3500mm high with base fixed to concrete and top fixed to underside of soffit, having framing and lining to soffit as specified.	m2	42	298		12,508	NT	PNKPL09
7		WALL LININGS					9,664		
8		Partition Type PL:03 Comprising 35mm tophats, 50mm insulation batts R1.3 and one layer of 13mm impact plasterboard lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5200 series drawings.					9,664		

	9/MW1/QF	Lined partition over 3500mm high with base fixed to concrete and top fixed to underside of soffit, having framing and lining to soffit as specified.	m2	100	97	9,664	NT	PNKPL30
6		PARTITIONS - L08				403,008		
		Partition Type PL:01 Comprising 92mm steel stud framing and one layer of 13mm plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:35 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	194	135	26,283		
		Extra over for forming opening for standard single door suite	No	9				
		Extra over for forming opening for standard cat and kitten door suite	No	1				
		Partition Type PL:03 Comprising 35mm Rondo steel tophats fixed vertically at 600mm centres, 50mm insulation batts R1.3 and one layer of 13mm plasterboard lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	145	97	14,013		
		Partition Type PL:04 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	142	127	18,025		
		Partition Type PL:05 Comprising 2Hr fire rated partition system including 92mm steel stud framing, insulation batts and two layers of 13mm fyrecheck lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW53 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	269	232	62,467		
		Extra over for forming opening for standard single door suite	No	2				
		Extra over for forming opening for standard double door suite	No	7				

		Partition Type PL:09 Comprising 2Hr fire rated partition system including 102mm steel stud framing, 75mm insulation batts and two layers of 16mm fyrecek lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	100	298		29,782	
		Partition Type PL:14 Comprising 150mm steel stud framing, 90mm glasswool insulation batts R2.5 and two layers of 13mm plasterboard lining to one face finishing finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	350	134		46,823	
		Extra over for sarking where partition backs onto brick block or concrete at perimeter.	m2	350	10		3,455	
		Partition Type PL:15 Comprising 92mm steel stud framing, 90mm insulation batts R2.5, wire netting and one layer of 13mm fyrecek plasterboard lining to one face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	13	70		904	
		Partition Type PL:21 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm fyrecek plasterboard lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	337	186		62,712	
		Partition Type PL:26 Comprising 92mm steel stud framing at 600mm centres, 90mm insulation batts R2.5 and one layer of 9mm fibre cement lining to one face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.		37	127		4,709	

		Partition Type PL:28 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	13	135		1,761	
		Extra over for forming opening for standard single door suite.	No	1				
		Partition Type PL:38 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm plasterboard lining to each face finishing 1500mm above finished floor level complete including all joints taped and set and all necessary sealants and sundry fixings. As specified - Refer to A5100 series drawings.						
		Low height partition over 1000mm and up to 2000mm high with base fixed to concrete, having framing and lining to partition height as specified.	m2	105	358		37,627	
		Partition Type PL:57 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	34	150		5,098	
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	76	150		11,395	
		Extra over for forming opening for standard single door suite.	No	2				
		Extra over for forming opening for standard cat and kitten door suite.	No	4				
		Partition Type PL:58 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	14	138		1,937	
		Extra over for forming opening for standard single door suite.	No	1				
		Partition Type PL:61 Comprising 35mm tophats, 50mm insulation batts and one layer of 6mm fibre cement lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	3	100		299	

		Partition Type PL:62 Comprising one layer of 6mm fibre cement lining fixed to existing substrate and finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.							
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	48	101		4,839		
		Partition Type PL:80 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:45 partition) as specified - Refer to A5100 series drawings.							
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	69	163		11,273		
		Partition Type PL:83 Comprising 92mm steel stud framing and two layer of 13mm plasterboard lining to both faces finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.							
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	57	195		11,142		
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	39	195		7,624		
		Extra over for forming opening for standard single door suite.	No	4					
		Extra over for forming opening for standard cat and kitten door suite.	No	1					
		Extra over for forming opening for standard double door suite.	No	2					
7		ACCESS PANELS					40,839		
8		Proprietary Lockable Wall access panels as specified					12,600		
	9/MW1/QP	300 x 300 mm Approved sound rated access panel, frame and hardware fixed in plasterboard walls	No	28	450		12,600	NT	PNH1
7		PARTITON NOGGINGS					28,239		
	9/MW1/QC	Allow for noggings as developed in separate schedule from FF&E schedule	Item	1	28,239		28,239	NT	PNJAd
6		PARTITIONS - L09					387,184		
		Partition Type PL:01 Comprising 92mm steel stud framing and one layer of 13mm plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:35 partition) as specified - Refer to A5100 series drawings.							
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2		135		19,509		

		Extra over for forming opening for standard single door suite.	No	5				
		Extra over for forming opening for standard cat and kitten door suite.	No	8				
		Partition Type PL:03 Comprising 35mm Rondo steel tophats fixed vertically at 600mm centres, 50mm insulation batts R1.3 and one layer of 13mm plasterboard lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	139	97	13,433		
		Partition Type PL:04 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	136	127	17,264		
		Partition Type PL:05 Comprising 2Hr fire rated partition system including 92mm steel stud framing, insulation batts and two layers of 13mm fyrecek lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW53 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	266	232	61,771		
		Extra over for forming opening for standard single door suite.	No	1				
		Extra over for forming opening for standard double door suite.	No	6				
		Partition Type PL:09 Comprising 2Hr fire rated partition system including 102mm steel stud framing, 75mm insulation batts and two layers of 16mm fyrecek lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	31	298	9,232		
		Partition Type PL:14 Comprising 150mm steel stud framing, 90mm glasswool insulation batts R2.5 and two layers of 13mm plasterboard lining to one face finishing finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings (RW:TBC partition) as specified - Refer to A5100 series drawings.						

		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2		134	48,562		
		Extra over for sarking where partition backs onto brick block or concrete at perimeter.	m2	363	10	3,583		
		Partition Type PL:15 Comprising 92mm steel stud framing, 90mm insulation batts R2.5, wire netting and one layer of 13mm fyrecek plasterboard lining to one face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2		70	209		
		Partition Type PL:21 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm fyrecek plasterboard lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW45 partition) as specified - Refer to A5100 series drawings.		3				
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2		186	48,569		
		Partition Type PL:22 Comprising 92mm steel stud framing, 75mm glasswool insulation batts and one layer of 13mm impact plasterboard lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. Where indicated on the 2300series as a smoke wall all partition penetrations and head and foot of partition to be smoke sealed (RW:45 partition) as specified - Refer to A5100 series drawings.		261				
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2		171	16,564		
		Extra over for forming opening for standard single door suite.	No	3				
		Extra over for forming opening for standard cat and kitten door suite.	No	1				
		Extra over for forming opening for standard double door suite.	No	1				
		Partition Type PL:26 Comprising 92mm steel stud framing at 600mm centres, 90mm insulation batts R2.5 and one layer of 9mm fibre cement lining to one face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2		127	891		
		Partition Type PL:28 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm impact plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.		7				

	Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	171	135	23,167		
	Extra over for forming opening for standard single door suite.	No	1				
	Extra over for forming opening for standard cat and kitten door suite.	No	10				
	Partition Type PL:29 Comprising 92mm steel stud framing, 90mm insulation batts and one layer of 13mm impact plasterboard lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
	Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	17	135	2,303		
	Partition Type PL:56 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:45 partition) as specified - Refer to A5100 series drawings.						
	Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	21	161	3,385		
	Partition Type PL:57 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
	Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	110	150	16,492		
	Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	80	150	11,994		
	Extra over for forming opening for standard single door suite.	No	4				
	Partition Type PL:58 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
	Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	163	138	22,554		
	Extra over for forming opening for standard single door suite.	No	16				
	Extra over for forming opening for standard cat and kitten door suite.	No	2				

		Partition Type PL:61 Comprising 35mm tophats, 50mm insulation batts and one layer of 6mm fibre cement lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.					
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	10	100	998	
		Partition Type PL:62 Comprising one layer of 6mm fibre cement lining fixed to existing substrate and finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.					
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	46	101	4,637	
		Partition Type PL:66 Comprising 92mm steel stud framing and one layer of 9mm fibre cement lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.					
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	48	125	5,993	
		Partition Type PL:79 Comprising 92mm steel stud framing, 75mm insulation batts and two layers of 13mm plasterboard lining to both faces finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.					
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	11	195	2,150	
		Extra over for forming opening for standard cat and kitten door suite.	No	2			
		Partition Type PL:80 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:45 partition) as specified - Refer to A5100 series drawings.					
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	67	163	10,946	
		Partition Type PL:83 Comprising 92mm steel stud framing and two layer of 13mm plasterboard lining to both faces finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.					
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	12	195	2,346	

		Extra over for forming opening for standard cat and kitten door suite.	No	2					
		Partition Type PL:88 Comprising 64mm steel stud framing and one layer of 13mm plasterboard lining to one face finishing 150mm above ceiling, including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified.							
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2		70		209		
				3					
7		ACCESS PANELS					40,422		
8		Proprietary Lockable Wall access panels as specified					12,600		
	9/MW1/QP	300 x 300 mm Approved sound rated access panel, frame and hardware fixed in plasterboard walls	No	28	450		12,600	NT	PNH1
7		PARTITON NOGGINGS					27,822		
	9/MW1/QC	Allow for noggings as developed in separate schedule from FF&E schedule	Item	1	27,822		27,822	NT	PNJAd
6		PARTITIONS - L10					406,260		
		Partition Type PL:01 Comprising 92mm steel stud framing and one layer of 13mm plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:35 partition) as specified - Refer to A5100 series drawings.							
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	141	135		19,103		
		Extra over for forming opening for standard single door suite.	No	7					
		Extra over for forming opening for standard cat and kitten door suite.	No	8					
		Partition Type PL:03 Comprising 35mm Rondo steel tophats fixed vertically at 600mm centres, 50mm insulation batts R1.3 and one layer of 13mm plasterboard lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.							
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	119	97		11,500		
		Partition Type PL:04 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.							
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	144	127		18,279		

		Partition Type PL:05 Comprising 2Hr fire rated partition system including 92mm steel stud framing, insulation batts and two layers of 13mm fyrecek lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW53 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	253	232		58,752	
		Extra over for forming opening for standard single door suite.	No	2				
		Extra over for forming opening for standard double door suite.	No	6				
		Partition Type PL:09 Comprising 2Hr fire rated partition system including 102mm steel stud framing, 75mm insulation batts and two layers of 16mm fyrecek lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. All partition penetrations & head & foot of partition fire and smoke sealed with sealant as described. (RW45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	130	298		38,717	
		Partition Type PL:14 Comprising 150mm steel stud framing, 90mm glasswool insulation batts R2.5 and two layers of 13mm plasterboard lining to one face finishing finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	372	134		49,766	
		Extra over for sarking where partition backs onto brick block or concrete at perimeter.	m2	372	10		3,672	
		Partition Type PL:15 Comprising 92mm steel stud framing, 90mm insulation batts R2.5, wire netting and one layer of 13mm fyrecek plasterboard lining to one face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	2	70		139	
		Partition Type PL:21 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm fyrecek plasterboard lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	235	186		43,731	

		Partition Type PL:22 Comprising 92mm steel stud framing, 75mm glasswool insulation batts and one layer of 13mm impact plasterboard lining to each face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. Where indicated on the 2300series as a smoke wall all partition penetrations and head and foot of partition to be smoke sealed (RW:45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	97	171		16,564	
		Extra over for forming opening for standard single door suite.	No	3				
		Extra over for forming opening for standard cat and kitten door suite.	No	1				
		Extra over for forming opening for standard double door suite.	No	1				
		Partition Type PL:26 Comprising 92mm steel stud framing at 600mm centres, 90mm insulation batts R2.5 and one layer of 9mm fibre cement lining to one face finishing at soffit or underside of roof sheeting over, complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	7	127		891	
		Partition Type PL:28 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 13mm impact plasterboard lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	169	135		22,896	
		Extra over for forming opening for standard single door suite.	No	1				
		Extra over for forming opening for standard cat and kitten door suite.	No	10				
		Partition Type PL:29 Comprising 92mm steel stud framing, 90mm insulation batts and one layer of 13mm impact plasterboard lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	20	135		2,710	
		Partition Type PL:56 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to each face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	21	161		3,385	

		Partition Type PL:57 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	109	150		16,342	
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	81	150		12,144	
		Extra over for forming opening for standard single door suite.	No	4				
		Partition Type PL:58 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	156	138		21,586	
		Extra over for forming opening for standard single door suite.	No	16				
		Extra over for forming opening for standard cat and kitten door suite.	No	2				
		Partition Type PL:61 Comprising 35mm tophats, 50mm insulation batts and one layer of 6mm fibre cement lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	13	100		1,297	
		Partition Type PL:62 Comprising one layer of 6mm fibre cement lining fixed to existing substrate and finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	39	101		3,932	
		Partition Type PL:66 Comprising 92mm steel stud framing and one layer of 9mm fibre cement lining to one face finishing 150mm above ceiling level complete including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	43	125		5,369	

		Partition Type PL:79 Comprising 92mm steel stud framing, 75mm insulation batts and two layers of 13mm plasterboard lining to both faces finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:40 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	8	195		1,564	
		Extra over for forming opening for standard cat and kitten door suite.	No	2				
		Partition Type PL:80 Comprising 92mm steel stud framing, 75mm insulation batts and one layer of 9mm fibre cement lining to one face and 13mm plasterboard to other finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:45 partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	67	163		10,946	
		Partition Type PL:83 Comprising 92mm steel stud framing and two layer of 13mm plasterboard lining to both faces finishing at soffit or underside of roof sheeting over complete, including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified - Refer to A5100 series drawings.						
		Lined partition over 3700mm and up to 4500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	12	195		2,346	
		Extra over for forming opening for standard cat and kitten door suite.	No	2				
		Partition Type PL:88 Comprising 64mm steel stud framing and one layer of 13mm plasterboard lining to one face finishing 150mm above ceiling, including all joints taped and set and all necessary sealants and sundry fixings. (RW:TBC partition) as specified.						
		Lined partition over 2700mm and up to 3500mm high with base fixed to concrete and top bracing to underside of soffit, having framing and lining to partition height as specified.	m2	3	70		209	
7		ACCESS PANELS					40,422	
8		Proprietary Lockable Wall access panels as specified					12,600	
	9/MW1/QP	300 x 300 mm Approved sound rated access panel, frame and hardware fixed in plasterboard walls	No	28	450		12,600	NT
7		PARTITON NOGGINGS					27,822	
	9/MW1/QC	Allow for noggings as developed in separate schedule from FF&E schedule	Item	1	27,822		27,822	NT
4		CONCRETE WALLS					348,665	
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for Qty calculations						
5		Level 7					10,739	
6		INTERNAL INSITU WALLS						
c		No scope available on internal concrete wall						

6		LIFT CORE WALLS					72,946		
c		It was noted that the NT L05, 06 and NTX L07 are 4.5m high. Thus NT L05 concrete core wall quantities are used for NTX L07.							
	9/MW1/AJA	Concrete [N40MPa] in walls.	m3	35	307		10,739	NT	CN42F2
	9/MW1/AJB	Concrete pumping in walls	m3	35	120		4,216	NT	CN942
	9/MW1/AJC	Formwork to sides of walls.	m2	276	139		38,439	NT	FN52132
	9/MW1/AJD	Extra over formwork to core walls for forming blackout to lift door opening.	No	3	163		490	NT	FN5281
	9/MW1/AJE	Bar reinforcement in walls.	t	3.45	1,967		6,785	NT	EN42A
	9/MW1/AJF	M16 ancon couplers to new concrete walls.	No	300	25		7,614	NT	EN42M5C
	9/MW1/AJG	N20 at 200crs drilled into existing walls.	t	0.22	1,967		433	NT	EN42A
	9/MW1/AJH	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	126	25		3,150	NT	CN871
	9/MW1/AJI	Prepare existing core wall surface to receive new concrete core	m	27	40		1,080		CN841a
5		LEVEL 8					49,894		
6		LIFT CORE WALLS					68,973		
c		It was noted that the NT L04 and NTX L08-10 are 4.2m high. Thus NT L04 concrete core wall quantities are used for NTX L08-10.							
	9/MW1/AJF	Concrete [N40MPa] in walls.	m3	33	307		10,126	NT	CN42F2
	9/MW1/AJC	Concrete pumping in walls	m3	33	120		3,976	NT	CN942
	9/MW1/AJF	Formwork to sides of walls.	m2	257	139		35,792	NT	FN52132
	9/MW1/AJS	Extra over formwork to core walls for forming blackout to lift door opening.	No	3	163		490	NT	FN5281
	9/MW1/AJT	Bar reinforcement in walls.	t	3.22	1,967		6,333	NT	EN42A
	9/MW1/AJU	M16 ancon couplers to new concrete walls.	No	300	25		7,614	NT	EN42M5C
	9/MW1/AJV	N20 at 200crs drilled into existing walls.	t	0.21	1,967		413	NT	EN42A
	9/MW1/AJW	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	126	25		3,150	NT	CN871
	9/MW1/AJX	Prepare existing core wall surface to receive new concrete core	m	27	40		1,080		CN841b
5		LEVEL 9					10,126		
6		INTERNAL INSITU WALLS							
	9/MW1/AJY	No scope available to on internal concrete wall	Item	0			Not priced		
6		LIFT CORE WALLS					68,973		
c		It was noted that the NT L04 and NTX L08-10 are 4.2m high. Thus NT L04 concrete core wall quantities are used for NTX L08-10.							
	9/MW1/AJX	Concrete [N40MPa] in walls.	m3	33	307		10,126	NT	CN42F2
	9/MW1/AJY	Concrete pumping in walls	m3	33	120		3,976	NT	CN942
	9/MW1/AJZ	Formwork to sides of walls	m2	257	139		35,792	NT	FN52132
	9/MW1/AKA	Extra over formwork to core walls for forming blackout to lift door opening	No	3	163		490	NT	FN5281
	9/MW1/AKB	Bar reinforcement in walls	t	3.22	1,967		6,333	NT	EN42A

	9/MW1/AK0	M16 ancon couplers to new concrete walls.	No	300	25	7,614	NT	EN42M5C
	9/MW1/AK1	N20 at 200crs drilled into existing walls.	t	0.21	1,967	413	NT	EN42A
	9/MW1/AK8	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	126	25	3,150	NT	CN871
	9/MW1/AK9	Prepare existing core wall surface to receive new concrete core	m	27	40	1,080		CN841c
5		LEVEL 10				10,126		
6		INTERNAL INSITU WALLS						
	9/MW1/AJY	No scope available to on internal concrete wall	Item	0		Not priced		
6		LIFT CORE WALLS				68,973		
c		It was noted that the NT L04 and NTX L08-10 are 4.2m high. Thus NT L04 concrete core wall quantities are used for NTX L08-10.						
	9/MW1/AJX	Concrete [N40MPa] in walls.	m3	33	307	10,126	NT	CN42F2
	9/MW1/AJY	Concrete pumping in walls	m3	33	120	3,976	NT	CN942
	9/MW1/AJZ	Formwork to sides of walls	m2	257	139	35,792	NT	FN52132
	9/MW1/AK4	Extra over formwork to core walls for forming blackout to lift door opening	No	3	163	490	NT	FN5281
	9/MW1/AK8	Bar reinforcement in walls	t	3.22	1,967	6,333	NT	EN42A
	9/MW1/AK0	M16 ancon couplers to new concrete walls.	No	300	25	7,614	NT	EN42M5C
	9/MW1/AK1	N20 at 200crs drilled into existing walls.	t	0.21	1,967	413	NT	EN42A
	9/MW1/AK8	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	126	25	3,150	NT	CN871
	9/MW1/AK9	Prepare existing core wall surface to receive new concrete core	m	27	40	1,080		CN841c
5		LEVEL 11				0		
6		LIFT CORE WALLS				0		
c		Walls to extend 1m above L11 slab to allow future connection						
	9/MW1/AK0	Concrete [N40MPa] in walls.	m3	0	307	0	NT	CN42F2
	9/MW1/AKH	Concrete pumping in walls	m3	0	120	0	NT	CN942
	9/MW1/AK1	Formwork to sides of walls	m2	0	139	0	NT	FN52132
	9/MW1/AK4	Extra over formwork to core walls for forming blackout to lift door opening	No	0	163	0	NT	FN5281
	9/MW1/AK8	Bar reinforcement in walls	t	0	1,967	0	NT	EN42Ai
	9/MW1/AK0	M16 ancon couplers to new concrete walls.	No	0	25	0	NT	EN42M5C
	9/MW1/AK1	N20 at 200crs drilled into existing walls.	t	0	1,967	0	NT	EN42A
	9/MW1/AK8	Drill Holes min 200 Deep into existing structure and allow chemset reo 502.	No	0	25	0	NT	CN871
	9/MW1/AK9	Prepare existing core wall surface to receive new concrete core	m	0	40	0		CN841c
5		Additional Contractor Items				68,800		
	9/MW1/AK9	Allowance for access to vertical elements	Item	1	68,800	68,800	NT	CN0000M
2		INTERNAL DOORS				404,995		
3		NORTH TOWER EXTENSION				0		

c		Assumed ST L09 IPU to be the base for internal fitout of NTX L08 ICU and L09-10 IPU.							
c		Assumed ST L07 PLANT ROOM to be the base for internal fitout of NTX L07 PLANT ROOM							
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for Qty calculations							
4		Common Doors						106,254	
5		Allowance for solid core timber door with metal frame						48,772	
6		Single leaf						48,772	
	10/DC	Level 07	No	2	561		1,121	NT	RNZA
	10/DD	Level 08	No	19	561		10,651	NT	RNZA
	10/DE	Level 09	No	33	561		18,500	NT	RNZA
	10/DG	Level 10	No	33	561		18,500	NT	RNZA
	CP-10/DL/1	Single Door 970x2040 Frame Supply & Install	No	81	225	Included above		NT	RNBA1U
	CP-10/DL/2	Single Door Leaf 970x2040 Supply & Install	No	81	336	Included above		NT	RNJK11U
6		Uneven double leaf						44,385	
	10/DM	Level 8	No	6	765		4,592	NT	RNZA
	10/DN	Level 9	No	26	765		19,897	NT	RNZA
	10/DP	Level 10	No	26	765		19,897	NT	RNZA
	CP-10/DR/1	Uneven door frame 1590x2040 supply & install	No	56	272	Included above		NT	RNBA2B
	CP-10/DR/2	Uneven door leaf 620x2040 supply and install	No	56	158	Included above		NT	RNJK11A
	CP-10/DR/3	Uneven door leaf 970x2040 supply & install	No	56	336	Included above		NT	RNJK11U
6		Double leaf						13,098	
	10/DS	Level 7	No	2	624		1,247	NT	RNZA
	10/DT	Level 8	No	9	624		5,613	NT	RNZA
	10/DU	Level 9	No	5	624		3,119	NT	RNZA
	10/DW	Level 10	No	5	624		3,119	NT	RNZA
	CP-10/DY/1	Double door frame 1940x2040 supply & install	No	25	288	Included above		NT	RNBA3U
	CP-10/DY/2	Door leaf 970x2040 supply & install	No	25	336	Included above		NT	RNJK11U
4		Glazed Doors						0	
c		It is noted that ST L10 IPU has got Glazed doors Type DT-9A. Thus, this is allowed for NTX L08-10							
5		Glazed doors w/ aluminium frame						96,535	
6		Single leaf						0	
	10/AX	Single leaf (Typical 2040mm high)	No	0	3,718		0	NT	TNC2A1D
6		Pair of Doors						11,427	
	10/AY	Uneven/ Double leaf (Typical 2040mm high)- Level 08	No	2	5,714		11,427	NT	TNC2A1F
	10/AZ	Uneven/ Double leaf (Typical 2040mm high)- Level 09	No	0	5,714		0	NT	TNC2A1F
	10/BA	Uneven/ Double leaf (Typical 2040mm high)- Level 10	No	0	5,714		0	NT	TNC2A1F

6		Sliding Door					85,107		
	10/AZ	Full height sliding door (2700mm high)	No	14	6,079		85,107	ST	TNC3A1I
4		Service Cupboard Doors					0		
5		Service cupboard / riser door comprising solid core timber leaf with metal frame					0		
6		Service cupboard - single leaf					0		
	10/DZ	Level 7	No	0	561		0	NT	RNZA
	10/EB	Level 8	No	0	561		0	NT	RNZA
	10/ED	Level 9	No	0	561		0	NT	RNZA
	10/EE	Level 10	No	0	561		0	NT	RNZA
	CP-10/EE/1	Single Door Frame 970x2040 Supply & Install	No	11	225	Included above		NT	RNBA1U
	CP-10/EE/2	Single Door leaf 970x2040 Supply & Install	No	11	336	Included above		NT	RNJK11U
6		Service cupboard - double leaf							
	10/EF	Level 7	No	0		Incl Below		NT	RNZA
	10/EG	Level 8	No	0		Incl Below		NT	RNZA
	10/EH	Level 9	No	0		Incl Below		NT	RNZA
	10/EJ	Level 10	No	0		Incl Below		NT	RNZA
	CP-10/DY/1	Double door frame 1940x2040 supply & install	No	0	288	Rate only		NT	RNBA3U
	CP-10/DY/2	Door leaf 970x2040 supply & install	No	0	336	Rate only		NT	RNJK11U
4		Fire rated doors					16,253		
6		Single leaf - fire door					8,191		
	10/EM	Level 7	No	2	512		1,024	NT	RNZA
	10/EN	Level 8	No	4	512		2,048	NT	RNZA
	10/EP	Level 9	No	5	512		2,560	NT	RNZA
	10/EQ	Level 10	No	5	512		2,560	NT	RNZA
	CP-10/ES/1	Single FR door frame 970x2040 supply & install	No	17	150	Included above		NT	RNC11U
	CP-10/ES/2	Single FR door leaf 970x2040 supply & install	No	17	362	Included above		NT	RNK11U
6		Un-even double leaf - fire door					0		
	CP-10/EE/3	Level 7	No	0	719		0	ST	RNZAzt
	CP-10/EE/4	Level 8	No	0	719		0	ST	RNZAzu
	CP-10/EE/5	Level 9	No	0	719		0	ST	RNZAzv
	CP-10/EE/6	Level 10	No	0	719		0	ST	RNZAzw
	CP-10/EE/7	Double FR door frame 1590x2040 supply & fix	No	7	60	Included above		ST	RNC12B
	CP-10/EE/8	FR door leaf 620x2040 supply & fix	No	7	296	Included above		ST	RNK11Aa
	CP-10/EE/9	FR door leaf 970x2040 supply & fix	No	7	362	Included above		ST	RNK11Uc
6		Double leaf - fire door					4,973		
	10/EU	Level 7	No	0	452		0	NT	RNZA
	10/EV	Level 8	No	3	452		1,356	NT	RNZA
	10/EW	Level 9	No	4	452		1,808	NT	RNZA
	10/EX	Level 10	No	4	452		1,808	NT	RNZA

	CP-10/EY/1	Double FR door frame 1940x2040 supply & install	No	30	90	Included above	NT	RNC13U
	CP-10/EY/2	FD leaf 970x2040 Supply & install	No	30	362	Included above	NT	RNK11U
6		Service cupboard - single leaf fire door					0	
	10/EZ	Level 7	No	0	446		0 NT	RNZA
	10/FA	Level 8	No	0	446		0 NT	RNZA
	10/FB	Level 9	No	0	446		0 NT	RNZA
	10/FC	Level 10	No	0	446		0 NT	RNZA
	CP-10/FC/1	Ser cub Single FD frame 620x2040 supply & install	No	1	150	Included above	NT	RNC11A
	CP-10/FC/2	Ser cub Single FD leaf 620x2040 supply & install	No	1	296	Included above	NT	RNK11A
6		Service cupboard - double leaf fire door					3,090	
	10/FD	Level 7	No	2	386		772 NT	RNZA
	10/FE	Level 8	No	4	386		1,545 NT	RNZA
	10/FF	Level 9	No	1	386		386 NT	RNZA
	10/FG	Level 10	No	1	386		386 NT	RNZA
	CP-10/FJ/1	Ser cub Double FR door frame 1940x2040 supply & install	No	12	90	Included above	NT	RNC13U
	CP-10/FJ/2	Ser cub FR door leaf 970x2040 supply & install	No	12	296	Included above	NT	RNK11A
4		Pre-finished door leaf						
c		Not applicable						
4		Door hardware					137,583	
5		Allowance for door hardware to suit door requirements					137,583	
	CP-10/FR/1	Door hardware to single solid core door	No	71	518		36,810 NT	SNBA1
	CP-10/FR/2	Door hardware to double solid core door (Incl uneven door)	No	52	1,188		61,753 NT	SNBA3
	CP-10/FR/5	Door hardware to single services door	No	0	518		0 NT	SNBB11
	CP-10/FR/3	Door hardware to single fire door	No	17	518		8,813 NT	SNBB1
	CP-10/FR/4	Door hardware to double fire door (Incl uneven door)	No	17	1,188		20,188 NT	SNBB3
	CP-10/FR/5	Door hardware to single services fire door	No	1	518		518 NT	SNBB1
	CP-10/FR/6	Door hardware to double services fire door	No	8	1,188		9,500 NT	SNBB3
4		Paint finish					48,370	
5		Allowance for paint finish to timber doors and metal frame					48,370	
	CP-10/FS/1	Paint to single door & frame	No	88	234		20,592 NT	eNDGB1
	CP-10/FS/2	Paint to double and frame	No	77	361		27,778 NT	eNDJB1
4		Door protection						
	10/FT	Allowance for door leaf and frame protection where required	Item	1		Incl FFE	NT	RNZ Ae
4		Vision panels						
	10/FU	Allowance for glazed vision panels as per AHFG	Item	1		Incl in HW	NT	RNZ Ab
4		Automatic door hardware						

	10/FV	Allowance for automatic doors	Item	1		Incl in HW	NT	RNZAb	
4		Door access control							
	10/FW	Allowance for door access control	Item	1		Inclu in Ele	NT	RNZAc	
4		Roller doors							
	10/FX	Automatic overhead metal roller door including frame	Item	1		N/A	NT	RNZAa	
2		FLOOR FINISHES					458,784		
3		NORTH TOWER EXTENSION					85,127		
c		Assumed ST L09 IPU to be the base for internal fitout of NTX L08 ICU and L09-10 IPU.							
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for Qty calculations.							
4		Sealed Concrete					130,313		
5		Epoxy sealer to in-situ concrete floor					85,127		
	11/W	Level 7 - Plant & travel	m2	1,255	68		85,127	NT	eNG2B1
4		ADDITIONAL CONTRACTORS ITEMS					45,186		
	11/AX	Floor prep - similar to stage 03a - grinding and 3mm flood coat (Excluded in wet area due to screed - L08, 09 & 10)	m2	3,462	5		18,383	NT	cNQB2
	11/AY	Floor protection & make good of works on completion of other trades	m2	3,363	8		26,803	NT	cNRA
4		RESILIENT FINISHES					328,471		
5		FLOOR FINISHES - L08					102,156		
6		CARPET FLOORING - L08					6,566		
7		CA:01 - Tandus Plexus Colour 2 - 02875, Colour Moon Beam 18501. Carpet roll with anti-microbial backing.					6,449		
	11/MW1/EC	Carpet laid on concrete floor as specified.	m2	86	75		6,449	NT	cNB1A1
	11/MW1/EF	150mm High Armstrong feather edge skirting, colour midnight CX as specified.	m	0	10		0	NT	cNM21A
7		Division Strips					117		
	11/MW1/ES	Stainless steel division strip / angle at junction of differing floor finishes or at exposed edge of floor finish.	m	5	23		117	NT	cNPC
6		RESILIENT FLOORING - L08					85,416		
7		RE:01 - Armstrong - Translations Lithos Stone: Andesite 2mm thick sheet vinyl flooring having R10 slip rating including floor preparation.					80,229		
	11/MW1/ET	Vinyl sheeting laid on concrete floor as specified.	m2	986	54		52,800	NT	cNC11A
	11/MW1/EU	150mm High integral covered skirting including Armstrong 20mm x 20mm cove fillet & capping strip.	m	845	32		27,429	NT	cNM11A
7		RE:03 - Armstrong - Accolade Safe: Ceduna White 2mm thick sheet vinyl flooring having "Wet Barefoot B" slip rating including floor preparation.					8,079		
	11/MW1/EX	Vinyl sheeting laid on concrete floor as specified.	m2	64	81		5,187	NT	cNC11C

11/MW1/EV	150mm High integral covered skirting including Armstrong 20mm x 20mm cove fillet & capping strip.	m	86	34	2,892	NT	cNM11C
6	FLOOR SCREEDS / MORTAR BEDS				7,282		
11/MW1/FD	Mortar bed / topping screed under vinyl flooring finished to falls and cross falls	m2	77	95	7,282	NT	cZAAe
6	OTHER				1,564		
7	RE:15 - Armstrong X-Pand Strip 2mm thick Floor strip Joint				1,564		
11/MW1/FD	Vinyl sheeting laid on concrete floor as specified.	m	0	23	0	NT	cNC13A
5	Aluminium skirting to carpet areas				1,564		
11/MW1/FD	Level 08 - ICU	m	82	19	1,564	NT	ONME1
5	FLOOR FINISHES - L09				99,861		
6	CARPET FLOORING - L09				2,367		
7	CA:01 - Tandus Plexus Colour 2 - 02875, Colour Moon Beam 18501. Carpet roll with anti-microbial backing.				2,250		
11/MW1/FB	Carpet laid on concrete floor as specified.	m2	30	75	2,250	NT	cNB1A1
11/MW1/FF	150mm High Armstrong feather edge skirting, colour midnight CX as specified.	m	0	10	0	NT	cNM21A
7	Division Strips				117		
11/MW1/FC	Stainless steel division strip / angle at junction of differing floor finishes or at exposed edge of floor finish.	m	5	23	117	NT	cNPC
6	RESILIENT FLOORING - L09				77,577		
7	RE:01 - Armstrong - Translations Lithos Stone: Andesite 2mm thick sheet vinyl flooring having R10 slip rating including floor preparation.				67,122		
11/MW1/FH	Vinyl sheeting laid on concrete floor as specified.	m2	797	54	42,679	NT	cNC11A
11/MW1/FJ	150mm High integral covered skirting including Armstrong 20mm x 20mm cove fillet & capping strip.	m	753	32	24,442	NT	cNM11A
7	RE:03 - Armstrong - Accolade Safe: Ceduna White 2mm thick sheet vinyl flooring having "Wet Barefoot B" slip rating including floor preparation.				17,417		
11/MW1/FN	Vinyl sheeting laid on concrete floor as specified.	m2	129	81	10,455	NT	cNC11C
11/MW1/FM	150mm High integral covered skirting including Armstrong 20mm x 20mm cove fillet & capping strip.	m	207	34	6,961	NT	cNM11C
6	FLOOR SCREEDS / MORTAR BEDS				12,956		
11/MW1/FT	Mortar bed / topping screed under vinyl flooring finished to falls and cross falls	m2	137	95	12,956	NT	cZAAe
6	OTHER				534		
7	RE:15 - Armstrong X-Pand Strip 2mm thick Floor strip Joint				0		
11/MW1/FT	Vinyl sheeting laid on concrete floor as specified.	m	0	23	0	NT	cNC13A
5	Aluminium skirting to carpet areas				534		

11/MW1/FT	Level 09 - IPU	m	28	19	534	NT	ONME1
5	FLOOR FINISHES - L10				108,578		
6	CARPET FLOORING - L10				2,367		
7	CA:01 - Tandus Plexus Colour 2 - 02875, Colour Moon Beam 18501. Carpet roll with anti-microbial backing.				2,250		
11/MW1/FE	Carpet laid on concrete floor as specified.	m2	30	75	2,250	NT	cNB1A1
11/MW1/FR	150mm High Armstrong feather edge skirting, colour midnight CX as specified.	m	0	10	0	NT	cNM21A
7	Division Strips				117		
11/MW1/FG	Stainless steel division strip / angle at junction of differing floor finishes or at exposed edge of floor finish.	m	5	23	117	NT	cNPC
6	RESILIENT FLOORING - L10				86,294		
7	RE:01 - Armstrong - Translations Lithos Stone: Andesite 2mm thick sheet vinyl flooring having R10 slip rating including floor preparation.				75,839		
11/MW1/FH	Vinyl sheeting laid on concrete floor as specified.	m2	981	54	52,533	NT	cNC11A
11/MW1/FJ	150mm High integral covered skirting including Armstrong 20mm x 20mm cove fillet & capping strip.	m	718	32	23,306	NT	cNM11A
7	RE:03 - Armstrong - Accolade Safe: Ceduna White 2mm thick sheet vinyl flooring having "Wet Barefoot B" slip rating including floor preparation.				17,417		
11/MW1/FN	Vinyl sheeting laid on concrete floor as specified.	m2	129	81	10,455	NT	cNC11C
11/MW1/FN	150mm High integral covered skirting including Armstrong 20mm x 20mm cove fillet & capping strip.	m	207	34	6,961	NT	cNM11C
6	FLOOR SCREEDS / MORTAR BEDS				12,956		
11/MW1/FT	Mortar bed / topping screed under vinyl flooring finished to falls and cross falls	m2	137	95	12,956	NT	cNZ Ae
6	OTHER				687		
7	RE:15 - Armstrong X-Pand Strip 2mm thick Floor strip Joint				0		
11/MW1/FT	Vinyl sheeting laid on concrete floor as specified.	m	0	23	0	NT	cNC13A
5	Aluminium skirting to carpet areas				687		
11/MW1/FT	Level 10 - IPU	m	36	19	687	NT	ONME1
5	WATERPROOFING WORKS				15,091		
6	FLOOR WATERPROOFING TO WET AREAS				9,191		
7	WP:04 Laticrete 9235 - Applied fluid waterproofing membrane- L08				3,292		
11/MW1/GV	Waterproofing for mortar bed / topping screed under vinyl flooring finished to falls and cross falls	m2	77	43	3,292	NT	IN22A2
7	WP:04 Laticrete 9235 - Applied fluid waterproofing membrane- L09				5,900		
11/MW1/GV	Waterproofing for mortar bed / topping screed under vinyl flooring finished to falls and cross falls	m2	138	43	5,900	NT	IN22A2

7		WP:04 Laticrete 9235 - Applied fluid waterproofing membrane- L10					5,900		
11/MW1/G		Waterproofing for mortar bed / topping screed under vinyl flooring finished to falls and cross falls	m2	138	43		5,900	NT	IN22A2
2		CEILING FINISHES					398,934		
3		NORTH TOWER EXTENSION					49,333		
6		CELINGS - L07							
c		Ceiling finishes to this area assumed to be insulation fixed to underside of level 08 slab, which is measured in upper floors							
6		CELINGS - L08					126,456		
7		Ceiling Type CL:01 Comprising 3mm recessed edge plasterboard sheet with flush joints and fixings on and including proprietary concealed framing system (Rondo suspension system or equal) with nominal 10mm wide expansion joints, stopping bead both edges, silicone seal or Rondo P35 flushed expansion joint					50,000		
12/MW1/EZ		Suspended ceiling up to 2700 mm high above floor level.	m2	620	80		49,333	NT	PNZSCL01
12/MW1/FA		Suspended ceiling over 2700 and up to 3500 mm high above floor level.	m2			Included above		NT	PNZSCL01
12/MW1/FE		Extra over for moisture resistant plaster board to wet areas.	m2	64	10		666	NT	PNZSCLMR
12/MW1/FC		Junction of ceiling with walls, columns, bulkheads, pelmets, ceiling and similar including any cutting, edge trims/cornice, and additional suspension.	m	527		Incl		NT	PNZSCLIN
7		Ceiling Type CL:02 Comprising 1200x600x19mm Armstrong Bioguard Acoustic Square lay-in ceiling panels, white factory applied vinyl latex paint with 'BioBlock' mold/mildew inhibitor, fixed to Armstrong 24mm Peak Form Exposed Tee exposed accessible suspended ceiling in Factory applied powdercoat Dulux 'Satin White'					41,524		
12/MW1/FE		Suspended ceiling up to 2700 mm high above floor level.	m2	486	85		41,524	NT	PNQ2A1
12/MW1/FF		Junction of ceiling with walls, columns, bulkheads, pelmets, ceiling and similar including any cutting, edge trims/cornice, and additional suspension.	m	446		Incl		NT	PNZSCLIN
7		Feature Ceilings					24,936		
12/MW1/FG		Allowance for feature ceiling to reception station	Item	1	24,936		24,936	NT	PNT4C12
7		Ceiling Access Panels					9,997		
12/MW1/FL		600 x 600 mm Approved sound rated access panel, frame and hardware fixed in flush plasterboard ceilings	No	32	312		9,997	NT	PNZSCLAP
6		CELINGS - L09					116,738		

7		Ceiling Type CL:01 Comprising 3mm recessed edge plasterboard sheet with flush joints and fixings on and including proprietary concealed framing system (Rondo suspension system or equal) with nominal 10mm wide expansion joints, stopping bead both edges, silicone seal or Rondo P35 flushed expansion joint					52,804		
	12/MW1/EZ	Suspended ceiling up to 2700 mm high above floor level.	m2	647	80		51,482	NT	PNZSCL01
	12/MW1/FA	Suspended ceiling over 2700 and up to 3500 mm high above floor level.	m2		80	included above		NT	PNZSCL01
	12/MW1/FE	Extra over for moisture resistant plaster board to wet areas.	m2	127	10		1,322	NT	PNZSCLMR
	12/MW1/FC	Junction of ceiling with walls, columns, bulkheads, pelmets, ceiling and similar including any cutting, edge trims/cornice, and additional suspension.	m	685		Incl		NT	PNZSCLIN
7		Ceiling Type CL:02 Comprising 1200x600x19mm Armstrong Bioguard Acoustic Square lay-in ceiling panels, white factory applied vinyl latex paint with 'BioBlock' mold/mildew inhibitor, fixed to Armstrong 24mm Peak Form Exposed Tee exposed accessible suspended ceiling in Factory applied powdercoat Dulux 'Satin White'					37,850		
	12/MW1/FE	Suspended ceiling up to 2700 mm high above floor level.	m2	443	85		37,850	NT	PNZSCL03
	12/MW1/FC	Junction of ceiling with walls, columns, bulkheads, pelmets, ceiling and similar including any cutting, edge trims/cornice, and additional suspension.	m	439		Incl		NT	PNZSCLIN
7		Feature Ceilings					16,087		
	12/MW1/FC	Allowance for feature ceiling to reception station	Item	1	16,087		16,087	NT	PNT4C12
7		Ceiling Access Panels					9,997		
	12/MW1/FL	600 x 600 mm Approved sound rated access panel, frame and hardware fixed in flush plasterboard ceilings	No	32	312		9,997	NT	PNZSCLAP
6		CELINGS - L10					116,476		
7		Ceiling Type CL:01 Comprising 3mm recessed edge plasterboard sheet with flush joints and fixings on and including proprietary concealed framing system (Rondo suspension system or equal) with nominal 10mm wide expansion joints, stopping bead both edges, silicone seal or Rondo P35 flushed expansion joint					52,883		
	12/MW1/FS	Suspended ceiling up to 2700 mm high above floor level.	m2	648	80		51,561	NT	PNZSCL01
	12/MW1/FT	Suspended ceiling over 2700 and up to 3500 mm high above floor level.	m2		80	included above		NT	PNZSCL01
	12/MW1/FU	Extra over for moisture resistant plaster board to wet areas.	m2	127	10		1,322	NT	PNZSCLMR
	12/MW1/FV	Junction of ceiling with walls, columns, bulkheads, pelmets, ceiling and similar including any cutting, edge trims/cornice, and additional suspension.	m	685		Incl		NT	PNZSCLIN

7		Ceiling Type CL:02 Comprising 1200x600x19mm Armstrong Bioguard Acoustic Square lay-in ceiling panels, white factory applied vinyl latex paint with 'BioBlock' mold/mildew inhibitor, fixed to Armstrong 24mm Peak Form Exposed Tee exposed accessible suspended ceiling in Factory applied powdercoat Dulux 'Satin White'					37,508		
	12/MW1/FE	Suspended ceiling up to 2700 mm high above floor level.	m2	439	85		37,508	NT	PNZSCL03
	12/MW1/FF	Junction of ceiling with walls, columns, bulkheads, pelmets, ceiling and similar including any cutting, edge trims/cornice, and additional suspension.	m	439		Incl		NT	PNZSCLIN
7		Feature Ceilings					16,087		
	12/MW1/FG	Allowance for feature ceiling to reception station	Item	1	16,087		16,087	NT	PNT4C12
7		Ceiling Access Panels					9,997		
	12/MW1/GI	600 x 600 mm Approved sound rated access panel, frame and hardware fixed in flush plasterboard ceilings (PROVISIONAL QUANTITY)	No	32	312		9,997	NT	PNZSCLAP
5		PAINTING					12,846		
6		PAINTING L07							
c		This area has insulation to soffit of slab assumed no other painting required							
6		PAINTING L08					12,846		
	12/MW1/HI	Ceilings	m2	620	21		12,846	NT	eNC1A1
	12/MW1/HJ	Bulkhead up to 500mm	m	0	21		0	NT	eNC4A1
6		PAINTING L09					13,406		
	12/MW1/HI	Ceilings	m2	647	21		13,406	NT	eNC1A1
	12/MW1/HJ	Bulkhead up to 500mm	m	0	21		0	NT	eNC4A1
6		PAINTING L10					13,012		
	12/MW1/HI	Ceilings	m2	628	21		13,012	NT	eNC1A1
	12/MW1/HJ	Bulkhead up to 500mm	m	0	21		0	NT	eNC4A1
2		WALL FINISHES					348,920		
3		NORTH TOWER EXTENSION					0		
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for Qty calculations.							
c		Assumed ST L09 IPU to be the base for internal fitout of NTX L08 ICU and L09-10 IPU.							
c		Assumed ST L07 Plant room to be the base for internal fitout of NTX L07 Plant room.							
5		VINYL WALL FINISHES					73,138		
6		VINYL WALL FINISHES - L07							
c		Assumed no vinyl wall finishes to plant room							
6		VINYL WALL FINISHES - L08					16,646		
7		RE:05 - Armstrong Wall Flex Ice white 2mm thick vinyl wall sheet					16,646		
		Vinyl sheeting applied to walls as specified.	m2	272	57		15,450	NT	cNC12A

	13/MW1/AA	Vinyl sheet applied to wall in 610w x 1100h sheet	No	23	52	1,196	NT		cNC14A
7		RE:xx - Feature Armstrong Wall Flex 2mm thick vinyl wall sheet to custom colour Dulux "Raspberry Fool"				0			
	13/MW1/AA	Vinyl sheeting applied to walls as specified.	m2	0	59	0	NT		cNC12B
6		VINYL WALL FINISHES - L09				28,246			
7		RE:05 - Armstrong Wall Flex Ice white 2mm thick vinyl wall sheet				28,246			
	13/MW1/AA	Vinyl sheeting applied to walls as specified.	m2	468	57	26,582	NT		cNC12A
	13/MW1/AA	Vinyl sheet applied to wall in 610w x 1100h sheet	No	32	52	1,664	NT		cNC14A
7		RE:xx - Feature Armstrong Wall Flex 2mm thick vinyl wall sheet to custom colour Dulux "Raspberry Fool"				0			
	13/MW1/AA	Vinyl sheeting applied to walls as specified.	m2	0	59	0	NT		cNC12B
6		VINYL WALL FINISHES - L10				28,246			
7		RE:05 - Armstrong Wall Flex Ice white 2mm thick vinyl wall sheet				28,246			
	13/MW1/AA	Vinyl sheeting applied to walls as specified.	m2	468	57	26,582	NT		cNC12A
	13/MW1/AA	Vinyl sheet applied to wall in 610w x 1100h sheet	No	32	52	1,664	NT		cNC14A
7		RE:xx - Feature Armstrong Wall Flex 2mm thick vinyl wall sheet to custom colour Dulux "Raspberry Fool"				0			
	13/MW1/AA	Vinyl sheeting applied to walls as specified.	m2	0	59	0	NT		cNC12B
5		WATERPROOFING WORKS				11,500			
6		WALL WATERPROOFING TO WET AREAS- L07							
c		Assumed vertical waterproofing not required for the plant rooms							
6		WALL WATERPROOFING TO WET AREAS- L08				66,220			
7		WP:04 Laticrete 9235 - Applied fluid waterproofing membrane				12,782			
	13/MW1/AA	Apply to vertical partitions within wet areas at shower to a height of 2100mm AFFL.	m2	269	43	11,500	NT		IN311A2
	13/MW1/AA	Apply from floor level to 1200mm AFFL behind wall basins and sinks and joinery housing wall basins and sinks.	m2		43		NT	included above	IN311A2
	13/MW1/AA	Apply from floor level to 1500mm AFFL behind wall basins and sinks and joinery housing wall basins and sinks etc.	m2	30	43	1,283	NT		IN311A2
6		WALL WATERPROOFING TO WET AREAS- L09				26,719			
7		WP:04 Laticrete 9235 - Applied fluid waterproofing membrane				26,719			
	13/MW1/AA	Apply to vertical partitions within wet areas at shower to a height of 2100mm AFFL.	m2	576	43	24,624	NT		IN311A2
	13/MW1/AA	Apply from floor level to 1200mm AFFL behind wall basins and sinks and joinery housing wall basins and sinks.	m2		43		NT	included above	IN311A2
	13/MW1/AA	Apply from floor level to 1500mm AFFL behind wall basins and sinks and joinery housing wall basins and sinks etc.	m2	49	43	2,095	NT		IN311A2

6		WALL WATERPROOFING TO WET AREAS- L10										26,719		
7		WP:04 Laticrete 9235 - Applied fluid waterproofing membrane										26,719		
	13/MW1/A	Apply to vertical partitions within wet areas at shower to a height of 2100mm AFFL.	m2	576	43					24,624	NT			IN311A2
	13/MW1/A	Apply from floor level to 1200mm AFFL behind wall basins and sinks and joinery housing wall basins and sinks.	m2		43			included above			NT			IN311A2
	13/MW1/A	Apply from floor level to 1500mm AFFL behind wall basins and sinks and joinery housing wall basins and sinks etc.	m2	49	43					2,095	NT			IN311A2
5		PAINTING WORKS										209,562		
6		PAINTING -L07										10,899		
	13/MW1/B	Partitions	m2	526	21					10,899	NT			eNB1A1
6		PAINTING -L08										63,631		
	13/MW1/B	Partitions	m2	3,071	21					63,631	NT			eNB1A1
6		PAINTING -L09										63,631		
	13/MW1/B	Partitions	m2	3,071	21					63,631	NT			eNB1A1
6		PAINTING -L10										63,631		
	13/MW1/B	Partitions	m2	3,071	21					63,631	NT			eNB1A1
6		Extra Over										0		
7		Feature painting in lieu of laminate panelling (pattern / detail TBC)										0		
	13/MW1/B	Level 08	m2	0	31					0	NT			eNB1G
	13/MW1/B	Level 09	m2	0	31					0	NT			eNB1G
	13/MW1/B	Level 10	m2	0	31					0	NT			eNB1G
6		Patching & make good										7,770		
	13/MW1/B	Allow patching & make good works on completion	item	1	7,770					7,770	NT			eNZ Ae
2		FITMENTS EXCL MAJOR MEDICAL EQUIPMENT										1,205,578		
3		NORTH TOWER EXTENSION										0		
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for Qty calculations.												
c		Assumed ST L09 IPU to be the base for internal fitout of NTX L08 ICU and L09-10 IPU.												
c		Assumed ST L07 Plant room to be the base for internal fitout of NTX L07 Plant room.												
4		Wall Protection										73,619		
5		Allowance for crash/handrails & corner guards										13,992		
6		Level 7												
c		Assumed wall protections are not required in Plant Room level												
6		Level 08										27,124		
	14/D	AC02 - Gerflor SPM Decowood Escort 40mm dia. round handrail	m	59	131					7,752	NT			gNUA

	14/D	AC03 - Gerflor SPM Impact 120 Curved wall protection rail	m	72	87	6,240	NT	gNUAa
	14/E	AC04 - Gerflor Decosheet wall protection Panel 750 high	m	50	159	7,960	NT	gNUAb
	14/F	CRG002 - L-shaped corner guard 750 high	No	98	53	5,172	NT	gNUAc
	14/G	CRG003 Corner guard to external angle 135deg. 750 high	No	0	53	0	NT	gNUAd
6		Level 09				23,247		
	14/E	AC02 - Gerflor SPM Decowood Escort 40mm dia. round handrail	m	35	131	4,599	NT	gNUA
	14/F	AC03 - Gerflor SPM Impact 120 Curved wall protection rail	m	82	87	7,107	NT	gNUAa
	14/G	AC04 - Gerflor Decosheet wall protection Panel 750 high	m	42	159	6,686	NT	gNUAb
	14/H	CRG002 - L-shaped corner guard 750 high	No	58	53	3,061	NT	gNUAc
	14/I	CRG003 Corner guard to external angle 135deg. 750 high	No	34	53	1,795	NT	gNUAd
6		Level 10				23,247		
	14/F	AC02 - Gerflor SPM Decowood Escort 40mm dia. round handrail	m	35	131	4,599	NT	gNUA
	14/G	AC03 - Gerflor SPM Impact 120 Curved wall protection rail	m	82	87	7,107	NT	gNUAa
	14/H	AC04 - Gerflor Decosheet wall protection Panel 750 high	m	42	159	6,686	NT	gNUAb
	14/I	CRG002 - L-shaped corner guard 750 high	No	58	53	3,061	NT	gNUAc
	14/J	CRG003 Corner guard to external angle 135deg. 750 high	No	34	53	1,795	NT	gNUAd
4		Metal Works				37,660		
	14/J	Allowance for general metalwork (FECA)	m2	5,020	2	10,040	NT	ONZA
		L11 Roof Access stair	Item	1	12,500	12,500		
		Birdproofing	m2	504	30	15,120		
4		Group 1 FF&E				803,758		
c		Group 1 - Items Supplied and Installed by the Contractor						
	14/K	Group 1 FF&E based on NTX FF&E schedule Rev B	Item	1	803,758	803,758		gNTA1
4		Integral Venetian Blinds				128,540		
5		External windows				72,200		
	14/Z	Allowance for integral venetian blinds to jockey sash	m2	356	203	72,200	NT	TNR1A1
4		FF&E Group 2				56,340		
	14/AD	Group 2 FF&E based on NTX FF&E schedule Rev B	Item	1	56,340	56,340		gNTA2
4		Joinery				104,116		
5		CASEWORK				104,116		
		CW:026-Casework: Staff Station, Single Rounded Edge	No	2	10,129	20,258		

		CW:060-Casework: Staff Station Straight	No	2	9,971	19,941		
		CW:064-Casework: Staff Station, Single Rounded Edge	No	2	10,129	20,258		
		CW:065-Casework: Staff Station Corner	No	1	10,915	10,915		
		CW:066-Casework: Staff Station Corner	No	1	10,915	10,915		
		CW:067-Casework: Staff Station Corner	No	1	10,915	10,915		
		CW:068-Casework: Staff Station Corner	No	1	10,915	10,915		
4		SIGNAGE				20,766		
5		Wayfinding and Directional Signage				20,766		
	14/BE	Level 07 - Plant room	m2	1,254	4	5,192	NT	fNBA
	14/BF	Level 08 - ICU	m2	1,254	4	5,192	NT	fNBA
	14/BG	Level 09 - IPU	m2	1,254	4	5,192	NT	fNBA
	14/BH	Level 10 - IPU	m2	1,254	4	5,192	NT	fNBA
5		Statutory Signage				37,118		
	14/BN	Level 07 - Plant room	m2	1,254	7	9,280	NT	fNGA1
	14/BP	Level 08 - ICU	m2	1,254	7	9,280	NT	fNGA1
	14/BQ	Level 09 - IPU	m2	1,254	7	9,280	NT	fNGA1
	14/BR	Level 10 - IPU	m2	1,254	7	9,280	NT	fNGA1
2		GROUP 1 MME				560,903		
	CP-15/A-2	Supply and Install of ICU services Pendants	Item	16	31,856	509,703	NT	gNR104
	CP-15/A-3	Allowance for installation of ICU pendant support structure	No	16	3,200	51,200		gNR102
	CP-15/A-5	Allow for supplementary Builder's work for ICU rooms	Rooms	0	2,000	0	NT	mNYA
2		HYDRAULIC SERVICES				2,493,408		
3		NORTH TOWER EXTENSION				1,703,935		
4		FUNCTIONAL AREA SCHEDULE				2,493,408		
	17/X	Level 07 - Plant room	m2	1,254	340	425,984	NT	h001765
	17/Y	Level 08 - ICU	m2	1,254	340	425,984	NT	hNBD
	17/Z	Level 09 - IPU	m2	1,254	340	425,984	NT	hNBD
	17/AA	Level 10 - IPU	m2	1,254	340	425,984	NT	hNBD
		Market Cover impact	Item	1	789,472	789,472		
4		Builders Work				0		
	17/EB	Allowance for builders work in connection	Item	1,665,618	0	0	NT	hNWA
2		FIRE SERVICES				763,486		
3		NORTH TOWER EXTENSION				693,111		
4		FUNCTIONAL AREA SCHEDULE				763,486		
	18/U	Level 07 - Plant room	m2	1,254	138	173,278	NT	kNDA1
	18/V	Level 08 - ICU	m2	1,254	138	173,278	NT	kNDA1
	18/W	Level 09 - IPU	m2	1,254	138	173,278	NT	kNDA1

	18/X	Level 10 - IPU	m2	1,254	138	173,278	NT	kNDA1
		Market Cover impact	Item	1	70,376	70,376		
7		Builders Work				0		
	18/GR	Allowance for builders work in connection	Item	763,337	0	0	NT	kNYA
2		MECHANICAL SERVICES				4,280,576		
3		NORTH TOWER EXTENSION				2,794,901		
4		HVAC				3,711,864		
5		FUNCTIONAL AREA SCHEDULE				3,802,978		
	19/AY	Level 07 - Plant room	m2	1,254	731	916,962	NT	jNBD
	19/AZ	Level 08 - ICU	m2	1,254	766	960,977	NT	jNBO
	19/BA	Level 09 - IPU	m2	1,254	731	916,962	NT	jNBD
	19/BB	Level 10 - IPU	m2	1,254	731	916,962	NT	jNBD
		> deduct CP10 suction plant NTX futureproof	Item	1	-25,022	-25,022		
		Market Cover Impact	Item	1	116,136	116,136		
4		MEDICAL GASES				0		
5		FUNCTIONAL AREA SCHEDULE				309,373		
	19/AY	Level 07 - Plant room	m2	1,254	93	116,622	NT	jNDD
	19/AZ	Level 08 - ICU	m2	1,254	98	122,265	NT	jNDO
	19/BA	Level 09 - IPU	m2	1,254	93	116,622	NT	jNDD
	19/BB	Level 10 - IPU	m2	1,254	93	116,622	NT	jNDD
		Market Cover Impact	Item	1	-162,758	-162,758		
4		PNEUMATIC TUBE				0		
5		FUNCTIONAL AREA SCHEDULE				97,125		
	19/AY	Level 07 - Plant room	m2	1,254	23	28,842	NT	jNEG
	19/AZ	Level 08 - ICU	m2	1,254	24	30,096	NT	jNEH
	19/BA	Level 09 - IPU	m2	1,254	23	28,842	NT	jNEG
	19/BB	Level 10 - IPU	m2	1,254	23	28,842	NT	jNEG
		Market Cover Impact	Item	1	-19,497	-19,497		
4		Builders Work				71,100		
	19/TV	Allowance to remove & reinstate plantroom bunds for mechanical equipment install	Item	2	2,850	5,700	NT	jNYB
	19/TW	Allowance for large plinths for mechanical equipment	No	36	1,200	43,200	NT	jNYC
	19/TX	Allowance for small plinths for mechanical equipment	No	18	500	9,000	NT	jNYD
	19/TW	Allowance for builders work in connection - HVAC	Item	11	1,200	13,200	NT	jNYAa
	19/TX	Allowance for builders work in connection - MEDGAS	Item	501,600	0	0	NT	jNYAa
	19/TY	Allowance for builders work in connection - PNEUMATIC TUBE	Item	124,146	0	0	NT	jNYAa
2		ELECTRICAL SERVICES (INC COMMS/ICT)				4,207,382		
3		NORTH TOWER EXTENSION				0		
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for rate calculation						

c		"For services costings: ST L06 OT to be the base for NTX L08 ICU as it has similar complexities. ST L09 IPU to be the base for I NTX L09-10 IPU. NTX L07 Plant room area services cost and infra cost to be covered within above sqm rate"							
4		NT AREA SCHEDULE					2,983,212		
	20/BG	Level 07 - Plant room	m2	1,254	631		791,023	NT	iNBD
	20/BH	Level 08 - ICU	m2	1,254	661		828,992	NT	iNBO
	20/BJ	Level 09 - IPU	m2	1,254	631		791,023	NT	iNBD
	20/BK	Level 10 - IPU	m2	1,254	631		791,023	NT	iNBD
		> Deduct CP07 Generator switchboard upgrade for NTX	Item	1		-16,789	-16,789		
		Market Cover Adjustment	Item	1		-202,061	-202,061		
4		ELECTRICAL OTHER					1,224,170		
	20/IH	Generator	Item	1		1,224,170	1,224,170		i09094
		Market Cover Adjustment	Item	1		0	0		
4		Builders Work					0		
	20/JQ	Allowance for builders work in connection	Item	3,496,152	0		0	ST-STA	iNEA
2		LIFT SERVICES					563,067		
3		NORTH TOWER EXTENSION							
c		Refer "Lismore NTX 50PercentCPMeasure" MS Excel for rate calculation							
4		Bed / Passenger Lift 3500kg (46 Passenger)							
	21/D	Lift 5 - Serving Levels 7,8,9&10	Item	1		69,867	69,867	NT	INCC
	21/E	Lift 6 - Serving Levels 7,8,9&10	Item	1		69,867	69,867	NT	INCC
	21/F	Lift 7 - Serving Levels 4,5,6,7,8,9&10	Item	1		423,333	423,333	NT	INCD
4		Builders Work							
	21/H	Allowance for builders work in connection	Item	1				Incl above	NT
2		SPECIAL SERVICES							
4		ADDITIONAL CONTRACTORS ITEMS							
c		Additional Contractor allowances / provisions for all ancillary works in accordance with and to meet the requirements of the Specification, Drawings and other Design / Scope Documents necessary to facilitate completion of the works - please specify:							
		New item							
		Materials Handling allowance as per MWO#1	Item	1		0	0		
		NETT CONSTRUCTION COST					23,205,133		
		Contingency					464,103		
		Escalation					170,677		
		Design Fees (as per NTX ECI on original APK ETC)					270,698		
		Design Fees (Increase on forecast final ETC)							
		Preliminaries (as per NTX ECI on original APK ETC)					3,863,106		
		Preliminaries (Increased on forecast final ETC)					60,980		

