

COST PLAN

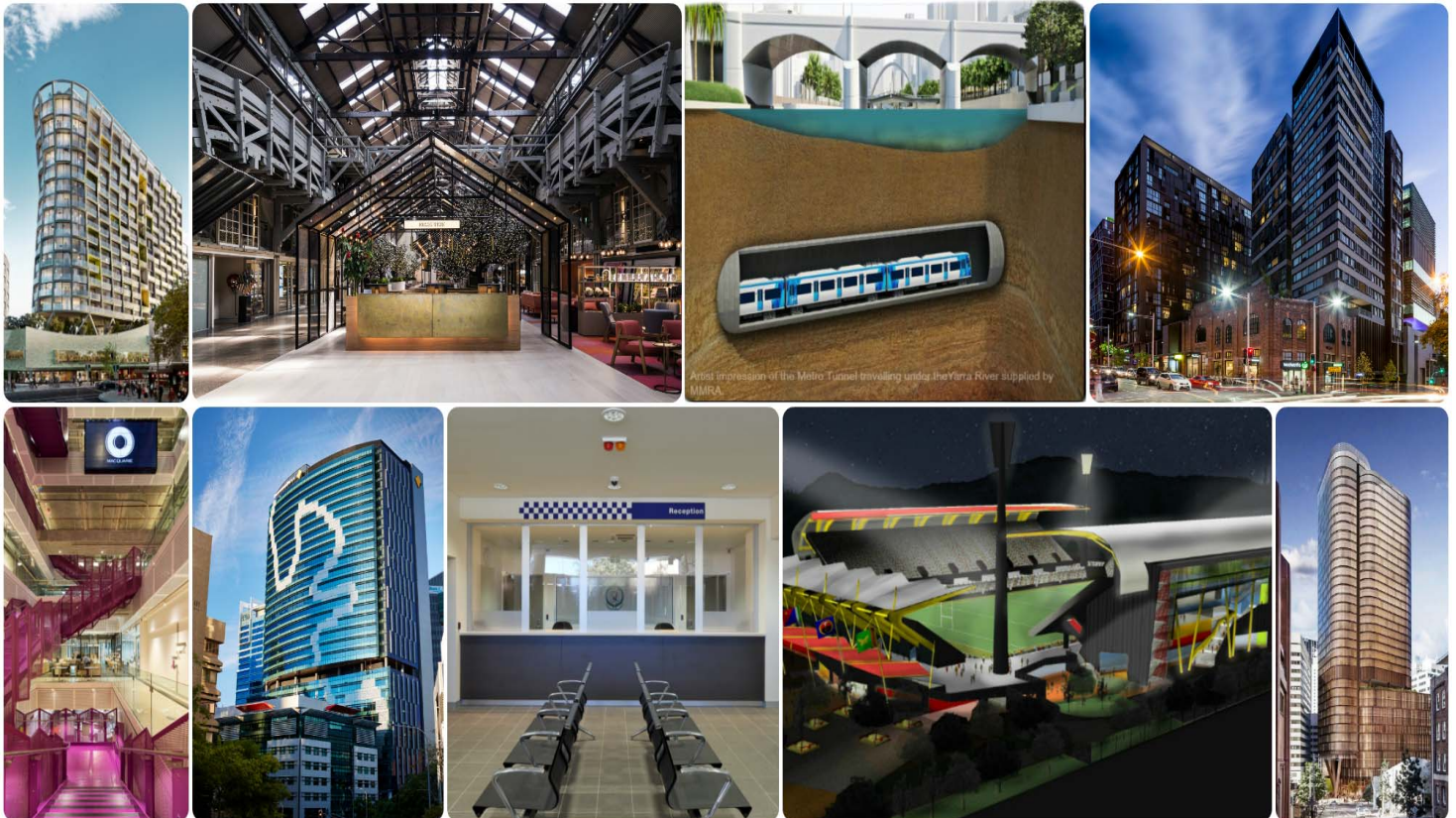


ASN Building Bay 4-5

Cost Plan No.2 (CIV)

The Project Studio

1928-0010 | 29 March 2018

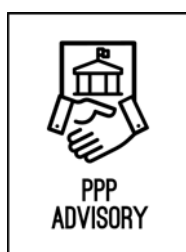


QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS



The Project Studio

Cost Plan No.2 (CIV)

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SUMMARY



Client: The Project Studio
Project: ASN Building Bay 4-5

Details: Cost Plan No.2 (CIV)
MBM1928-0010
Date - 29/03/2018

Code	Description	Page	% of Cost	Cost/m2	Total
1	Title Page	5			0
2	Introduction	5			0
3	Consultants	5			0
4	Basis of Cost Plan	6			0
5	Exclusions	9			0
6	<u>SITE</u>				
7	Demolition	9	1.94		106,270
8	<u>STRUCTURE</u>				
9	Concrete & Concrete finishes	12	0.28		15,525
10	Brick, Block & Stone Masonry	13	0.90		49,420
11	Structural Steel & Hot Dip Galvanizing	14	2.03		111,198
12	Light Steel Framing	16	0.54		29,700
13	Structural Timber	17	7.96		436,786
14	Light Timber Framing	19	0.43		23,740
15	Sheet flooring	19	0.57		31,080
16	<u>ENCLOSURE</u>				
17	Waterproofing - External	20	0.05		2,560
18	Roofing	20	0.10		5,250
19	Doors and Access Panels	21	1.66		91,050
20	Door Hardware	23	0.26		14,300
21	Glazing and Glass Components	26	5.42		297,710
22	Acoustic Insulation	28	0.25		13,825
23	<u>INTERIORS</u>				
24	Linings	28	0.61		33,285
25	Cubicle Systems	29	0.36		20,000
26	Suspended Ceilings	29	0.36		20,020
27	Joinery	30	1.85		101,500
28	Metalwork	30	2.50		137,385
29	Extinguishers and Blankets	33			0
30	Signs and Displays	33	0.15		8,050
31	<u>FINISHES</u>				
32	Cementitious Toppings, Rendering and Plastering	33	1.31		72,170
33	Waterproofing - Internal	35	0.15		8,355
34	Ceramic Tiling	35	2.00		109,875
35	Resilient Finishes	36	0.02		1,290
36	Timber Flooring, Floor Sanding and Finishing	36	4.17		228,797
37	Painting	37	1.10		60,380
38	<u>SERVICES</u>				
39	Mechanical Services	41	9.01		494,658
40	Electrical Services	43	7.73		424,612



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41	Hydraulic Services	45	4.49		246,757
42	Fire Services (Bay 5)	46	3.38		185,791
43	Fire Services - Fire Safety Upgrade (Bays 1 to 4)	46	6.94		381,100
44	Vertical Transportation Services	47	6.75		370,800
45	SUB TOTAL		75.29		4,133,240
46	Preliminaries 15%		11.29		619,986
47	Margin 5%		4.33		237,661
48	CONSTRUCTION COST TOTAL		90.91		4,990,887
49	Professional Fees 10%		9.09		499,089

GFA: 0.00 m2

Cost/m2 (excl GST): N/A/m2

Project Total (excl GST): 5,489,975

GST (10%): 548,998

Project Total (incl GST): 6,038,973

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Code	Description	Quantity	Unit	Rate	Amount
1	Title Page				
1.1	COST PLAN No. 2 (CIV)				
1.2	<i>Project: ASN Building Bay 4-5, 1-3 Hickson Rd, The Rocks</i>				
1.3	<i>Client: The Project Studio</i>				
1.4	<u>Measured By: Tharshi Dinesharan / Mohammad Qasem</u>				
1.5	<u>Reviewed By: Keith Brandon</u>				
1.6	<u>Document Issued Schedule</u>				
1.7	Cost Plan No. 1 (Option 1) : Issued 23 Mar 2018				
1.8	Cost Plan No. 1 (Option 2) : Issued 23 Mar 2018				
1.9	Cost Plan No. 2 : Issued 03 Apr 2018				
					0
2	Introduction				
2.1	<u>Introduction</u>				
2.2	This Cost Plan has been developed to assist in estimating the cost of proposed works for the upgrade of Bays 4 and 5 of the ASN Building, 1-3 Hickson Road, The Rocks.		Note		
2.3	This Cost Plan have been based on Option 1 of WGE Fire Engineering Report dated 17 January 2018.		Note		
2.4	This Cost Plan is based on our professional opinion and the source material listed below.		Note		
					0
3	Consultants				
3.1	Client				
3.2	The Project Studio		Note		
3.3	Architect				
3.4	TKD Architects		Note		
3.5	Structural Engineer				
3.6	Mott MacDonald		Note		
3.7	Services Engineer				
3.8	Wood & Grieve Engineers Ltd		Note		
3.9	Acoustic Consultant				
3.10	Resonate Acoustics		Note		
3.11	Access Consultant				
3.12	Accessibility Solutions		Note		
3.13	Archaeologist				
3.14	Casey & Lowe Pty Ltd		Note		
3.15	Quantity Surveyor				
3.16	MBMpl Pty Ltd		Note		
					0

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Code	Description	Quantity	Unit	Rate	Amount
4	Basis of Cost Plan				
4.1	<u>Architectural</u>				
4.2	<u>The following Architectural Drawings has been prepared by TKD Architects dated 26 February 2018</u>				
4.3	AR.TD.0000 : Drawing List/Site Map (Issue A)				
4.4	AR.TD.1001 : Existing Floor & Roof Plans (Issue A)				
4.5	AR.TD.1101 : Demolition & Proposed Ground & Level 1 Plans (Issue A)				
4.6	AR.TD.1102 : Demolition & Proposed Level 2 & 3 Plans (Issue A)				
4.7	AR.TD.1103 : Demolition & Proposed Level 4 & Roof Space Plans (Issue A)				
4.8	AR.TD.1104 : Demolition & Proposed Roof & Store Room Plans (Issue A)				
4.9	AR.TD.1201 : Demolition & Proposed West Elevations (Issue A)				
4.10	AR.TD.1202 : Demolition & Proposed East Elevations (Issue A)				
4.11	AR.TD.2001 : Ground & Level 1 Reflected Ceiling Plans (Issue A)				
4.12	AR.TD.2002 : Level 2 & Level 3 Reflected Ceiling Plans (Issue A)				
4.13	AR.TD.2003 : Level 4 & Store Room Reflected Ceiling Plans (Issue A)				
4.14	AR.TD.3001 : Demolition & Proposed Section A-A (Issue A)				
4.15	AR.TD.3002 : Demolition & Proposed Section B-B (Issue A)				
4.16	AR.TD.3003 : Demolition & Proposed Section C-C (Issue A)				
4.17	AR.TD.3004 : Demolition & Proposed Section D-D (Issue A)				
4.18	AR.TD.3005 : Demolition & Proposed Section E-E (Issue A)				
4.19	AR.TD.3006 : Demolition & Proposed Section F-F (Issue A)				
4.20	AR.TD.3007 : Demolition & Proposed Section G-G (Issue A)				
4.21	AR.TD.3008 : Demolition & Proposed Section H-H (Issue A)				
4.22	AR.TD.3009 : Demolition & Proposed Section J-J (Issue A)				
4.23	AR.TD.4001 : Doors & Windows Schedule Bay 5 (Issue A)				
4.24	AR.TD.4002 : Doors & Windows Schedule Bay 4 (Issue A)				
4.25	AR.TD.5101 : Construction Details - Miscellaneous (Issue A)				
4.26	AR.TD.5102 : Construction Details - Store Room (Issue A)				
4.27	AR.TD.5103 : Construction Details - Link Sheet 1 of 2 (Issue A)				
4.28	AR.TD.5104 : Construction Details - Link Sheet 2 of 2 (Issue A)				
4.29	AR.TD.5105 : Construction Details - Amenities (Issue A)				
4.30	AR.TD.5201 : Construction Details - (N) Stair 3 (Issue A)				
4.31	AR.TD.5202 : Construction Details - (N) Stair 4 Sheet 1 of 2 (Issue A)				
4.32	AR.TD.5203 : Construction Details - (N) Stair 4 Sheet 2 of 2 (Issue A)				
4.33	AR.TD.5251 : Construction Details - External Ramp (Issue A)				
4.34	AR.TD.5251 : Construction Details - Internal Ramp (Issue A)				
4.35	AR.TD.5301 : Construction Details - Doors & Windows Sheet 1 of 2 (Issue A)				
4.36	AR.TD.5302 : Construction Details - Doors & Windows Sheet 2 of 2 (Issue A)				
4.37	AR.TD.6001 : Wet Areas Ground Floor (Issue A)				
4.38	AR.TD.6002 : Wet Areas Levels 1-4 (Issue A)				

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Code	Description	Quantity	Unit	Rate	Amount
4.39	AR.TD.6003 : Wet Areas Ground Floor (Issue A)				
4.40	AR.TD.6101 : Joinery				
4.41	<u>Structural</u>				
4.42	<u>The following Structural Documentation has been prepared by Mott MacDonald dated 26 February 2018</u>				
4.43	Dwg No. S-DR-00-XX-0001 : Cover Sheet & General Notes				
4.44	Dwg No. S-DR-00-XX-0002 : General Notes Sheet 2				
4.45	Dwg No. S-DR-00-01-0010 : Ground Floor Plan & Details				
4.46	Dwg No. S-DR-00-01-0020 : Level 1 Plan & Details				
4.47	Dwg No. S-DR-00-01-0030 : Level 2 Plan & Details				
4.48	Dwg No. S-DR-00-01-0031 : New Stair 3 Plan, Elevation & Details				
4.49	Dwg No. S-DR-00-01-0032 : New Stair 3 Sections & Details				
4.50	Dwg No. S-DR-00-01-0040 : Level 3 Plan & Details				
4.51	Dwg No. S-DR-00-01-0041 : New Stair 4 Plan, Elevation & Details				
4.52	Dwg No. S-DR-00-01-0050 : Level 4 Plan & Details				
4.53	Dwg No. S-DR-00-XX-0060 : Details Sheet 1				
4.54	Dwg No. S-DR-00-XX-0070 : External Access Ramp Framing Plan				
4.55	Dwg No. S-DR-00-XX-0071 : External Access Ramp Details				
4.56	Dwg No. S-DR-00-RP-0080 : Roof Plan & Details				
4.57	<u>Services</u>				
4.58	Electrical Services				
4.59	<u>The following Electrical Services Drawings has been prepared by Wood & Grieve Engineers dated 13 February 2018</u>				
4.60	Dwg No. EL-0000 : Cover Sheet (Rev G)				
4.61	Dwg No. EL-0001 : Legend, Notes & Details (Rev H)				
4.62	Dwg No. EL-1001 : Ground Floor & Level 1 - Lighting Layout (Rev H)				
4.63	Dwg No. EL-1002 : Level 2 & 3 - Lighting Layout (Rev H)				
4.64	Dwg No. EL-1003 : Level 4 - Lighting Layout (Rev H)				
4.65	Dwg No. EL-2001 : Ground Floor & Level 1 - Power & Communication Layout (Rev G)				
4.66	Dwg No. EL-2002 : Level 1 & 2 - Power & Communication Layout (Rev G)				
4.67	Dwg No. EL-2003 : Level 4 - Power & Communication Layout (Rev G)				
4.68	Dwg No. EL-5000 : Power & Communication Single Line Diagram (Rev G)				
4.69	Dwg No. EL-6000 : Details (Rev E)				
4.70	Mechanical Services				
4.71	<u>The following Mechanical Services Drawings has been prepared by Wood & Grieve Engineers dated 23 February 2018</u>				
4.72	Dwg No. ME-0000 : Cover Sheet (Rev E)				
4.73	Dwg No. ME-0001 : Legend, Notes & Details (Rev E)				
4.74	Dwg No. ME-0002 : Legend, Notes & Details (Rev E)				
4.75	Dwg No. ME-2000 : Ground Floor & Level 1 Layouts (Rev E)				
4.76	Dwg No. ME-2001 : Level 1 & 2 Layouts (Rev E)				

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Code	Description	Quantity	Unit	Rate	Amount
4.77	Dwg No. ME-2002 : Level 4 & Roof Layouts (Rev E)				
4.78	Dwg No. ME-2003 : Roof Layout (Rev E)				
4.79	Dwg No. ME-9000 : Air Schematic (Rev E)				
4.80	Hydraulic Services				
4.81	<u>The following Hydraulic Services Drawings has been prepared by Wood & Grieve Engineers dated 12 February 2018</u>				
4.82	Dwg No. HY-000 : Cover Sheet (Rev F)				
4.83	Dwg No. HY-001 : Legend, Notes & Details (Rev F)				
4.84	Dwg No. HY-200 : Ground Floor Layout (Rev G)				
4.85	Dwg No. HY-201 : Level 1 Layout (Rev F)				
4.86	Dwg No. HY-202 : Level 2 Layout (Rev C)				
4.87	Dwg No. HY-203 : Level 3 Layout (Rev C)				
4.88	Dwg No. HY-204 : Level 4 Layout (Rev F)				
4.89	Dwg No. HY-205 : Roof Layout (Rev E)				
4.90	Dwg No. HY-900 : Schematic (Rev D)				
4.91	Fire Services				
4.92	<u>The following Mechanical Services Drawings has been prepared by Wood & Grieve Engineers dated 23 February 2018</u>				
4.93	Dwg No. FP-0000 : Cover Sheet (Rev C)				
4.94	Dwg No. FP-0001 : Legend & Notes (Rev C)				
4.95	Dwg No. FP-1001 : Ground Floor (Rev C)				
4.96	Dwg No. FP-1002 : Level 1 (Rev C)				
4.97	Dwg No. FP-1003 : Level 2 (Rev C)				
4.98	Dwg No. FP-1004 : Level 3 (Rev C)				
4.99	Dwg No. FP-1005 : Level 4 (Rev C)				
4.100	Dwg No. FP-000 : Cover Sheet (Rev B)				
4.101	Dwg No. FP-001 : Legend & Notes (Rev B)				
4.102	Dwg No. FP-100 : Ground Floor (Rev C)				
4.103	Dwg No. FP-101 : Level 1 (Rev C)				
4.104	Dwg No. FP-102 : Level 2 (Rev C)				
4.105	Dwg No. FP-103 : Level 3 (Rev C)				
4.106	Dwg No. FP-104 : Level 4 (Rev C)				
4.107	Survey				
4.108	<u>The following Survey Drawings has been prepared by RPS dated 23 February 2018</u>				
4.109	Dwg No. B083TBaa-001 : Plan of Feature & Levels Bay 5 (Level 2 & 3) (Issue A)				
4.110	Dwg No. B083TBaa-002 : Plan of Feature & Levels Bay 5 (Level 1) (Issue A)				
4.111	Dwg No. B083TBaa-003 : Plan of Part Ground Level & Lift Shaft (Issue A)				
4.112	Dwg No. SITE-001 : Site Plan				
4.113	Dwg No. Elevation-001 : Facade Elevation Sheet 1 of 3				
4.114	Dwg No. Elevation-001 : Facade Elevation Sheet 2 of 3				

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4.115	Dwg No. Elevation-001 : Facade Elevation Sheet 3 of 3				
4.116	Specification				
4.117	Technical Specification prepared by TKD Architects Pty Ltd dated 26 February 2018 (Issue A)				
4.118	Mechanical Services Specification prepared by Wood & Grieve Engineers dated 30 January 2018				
4.119	Electrical Services Specification prepared by Wood & Grieve Engineers dated 13 February 2018 (Rev 003)				
4.120	Hydraulic Services Specification prepared by Wood & Grieve Engineers dated 21 December 2017				
4.121	Fire Services Upgrade Specification prepared by Wood & Grieve Engineers dated 23 February 2018 (Rev 001)				
4.122	Fire Specification prepared by Wood & Grieve Engineers dated 23 February 2018 (Rev 003)				
4.123	Vertical Transportation Services Specification prepared by Wood & Grieve Engineers dated 23 February 2018 (Rev B)				
					0
5	Exclusions				
5.1	Exclusions				
5.2	Items noted "EXCL" in the Cost Plan		Item		EXCL
5.3	Unknown Site conditions in excess of allowances made		Item		EXCL
5.4	Any works outside the extent of works shown on drawings		Item		EXCL
5.5	Council requirements		Item		EXCL
5.6	Legal costs		Item		EXCL
5.7	Out of hours works		Item		EXCL
5.8	Hazardous/contaminated material removal		Item		EXCL
5.9	Escalation beyond March 2018		Item		EXCL
					0
7	Demolition				
7.1	DEMOLITION WORKS				
7.2	Ground Floor				
7.3	Cut back existing timber joist for high level services connection through underside of new riser (Dwg: AR.TD.2001)	3	m2	100.00	300
7.4	Take out and remove to store to retain existing timber structure and joists for reuse at Stair 3, Void (Dwg: AR.TD.2001)	17	m2	30.00	510
7.5	Demolish and remove existing toilet walls including doors, tile finishes, topping, sanitary fittings and capping off services at Bay 5	8	m2	60.00	480
7.6	Demolish and remove existing toilet walls including doors, finishes, joinery, sanitary fittings and capping off services and making good at Bay 4	16	m2	60.00	960
7.7	Take out and remove existing glass partitions and door	17	m2	30.00	510
7.8	Take out and remove existing full height glazing and door	7	m2	30.00	210
7.9	Demolish and remove existing comms room walls including doors, finishes, services and making good	2	m2	250.00	500
7.10	Demolish and remove existing 800mm thick sandstone wall for new opening including saw cutting, lintel and making good (4GD D08)	3	m2	2,500.00	7,500
7.11	Take out and remove existing concrete step threshold	1	No	300.00	300

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Code	Description	Quantity	Unit	Rate	Amount
7.12	Take out and remove existing fire rated single door including frame and lintel	1	No	200.00	200
7.13	Take out, record and remove to store existing handrail for future use	2	m	150.00	300
7.14	Take out and remove existing partitions including steel framed and glazed double door	10	m2	30.00	300
7.15	Demolish and remove existing concrete floor slab on ground for excavation (A)	2	m2	60.00	120
7.16	Take out and remove existing redundant pipes and make good	2	No	150.00	300
7.17	Allowance to remove existing uplights to doors and refix upon completion of the works (Cargo landing doors)	1	Item	1,000.00	1,000
7.18	Allowance to protect existing heritage asphalt during the works	1	Item	2,000.00	2,000
7.19	Level 1				
7.20	Demolish and remove existing concrete beams attached with concrete stair (Dwg: AR.TD.2001)	13	m	60.00	780
7.21	Demolish and remove existing concrete stairs and making good at Stair Void 3, Bay 5	5	m2	120.00	600
7.22	Take out and remove existing ceiling linings and framing below existing concrete beams and slab (Dwg: AR.TD.2001)	87	m2	15.00	1,305
7.23	Demolish and remove existing RC suspended slab for new service duct	3	m2	200.00	600
7.24	Take out and remove existing timber column (Smoke exhaust) (Dwg: AR.TD.2001)	1	No	250.00	250
7.25	Demolish and remove existing toilet walls including doors, floor tiles, joinery, sanitary fittings, ducts, conduits, services and capping off services	16	m2	60.00	960
7.26	Demolish and remove existing reinforced concrete wall	13	m2	150.00	1,950
7.27	Take out and remove existing timber skirting	4	m	10.00	40
7.28	Demolish and remove existing 600mm thick infill to form single door opening (4L1 D01)	1	No	1,000.00	1,000
7.29	Take out and remove existing fire rated single door	1	No	150.00	150
7.30	Demolish and remove existing comms room walls including doors, finishes, services and making good	2	m2	250.00	500
7.31	Demolish and remove light weight infill to former wall opening	6	m2	25.00	150
7.32	Take out and remove flashing fixed to inside face of doors	1	Item	250.00	250
7.33	Demolish and remove existing Air handling room, walls including door and plant	17	m2	60.00	1,020
7.34	Demolish and remove existing timber louvre and attenuator tooth	1	No	150.00	150
7.35	Demolish and remove existing stud wall infill to former opening to 100 George St	5	m2	25.00	125
7.36	Demolish and remove existing Cinema-1 interior and services including all walls, doors, stepped timber floor structure, carpets and adhesives, fixtures and finishes, grind back chemset fixings and plant room concrete slab roof	131	m2	75.00	9,825
7.37	Take out and remove existing louvres and sashes on Window 5L1 W4	1	No	120.00	120
7.38	Demolish and remove existing external brickwall for new window opening	8	m2	30.00	240
7.39	Take out and remove existing steel balustrade in window reveals	2	m	50.00	100
7.40	Level 2				
7.41	Demolish and remove existing RC suspended slab (Grid V-D)	124	m2	120.00	14,880
7.42	Demolish and remove existing RC suspended slab (Grid D-Z & 1-2)	33	m2	120.00	3,960
7.43	Take down and remove all lights and attachments in the existing concrete soffit and beams including capping off electrical wiring and make good	144	m2	15.00	2,160
7.44	Take out and remove existing 160mm wide timber beams and salvage steel framing on timber beams	7	m	30.00	210

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Code	Description	Quantity	Unit	Rate	Amount
7.45	Take out and remove existing 450mm/600mm wide timber beams and salvage steel framing on timber beams	27	m	30.00	810
7.46	Demolish and remove existing concrete stair	9	m2	120.00	1,080
7.47	Demolish and remove existing Stair	18	m2	120.00	2,160
7.48	Demolish and remove existing balustrade in window recess	2	m	50.00	100
7.49	Stripped off existing floor finish at Foyer	4	m2	25.00	100
7.50	Take out and remove flashing fixed to inside face of doors	1	Item	100.00	100
7.51	Scabble existing concrete landing to adhere to new topping at Fire Stair 1 (4L2 D02)	2	m2	30.00	60
7.52	Form opening in existing 600mm thick wall for fire rated single door at Fire Stair 1	1	No	3,000.00	3,000
7.53	Demolish and remove existing 600mm thick infill to form single door opening (4L2 D01)	1	No	3,000.00	3,000
7.54	Demolish and remove light weight infill to former wall opening	6	m2	25.00	150
7.55	Demolish and remove existing comms room walls including doors, finishes, services and making good	2	m2	250.00	500
7.56	Take out and remove existing steel framed and glazed double door including repair floor (Salvage brass handles for reuse on Door 4L2 XD1)	1	No	300.00	300
7.57	Take out and remove existing strip/slot drain	2	m	30.00	60
7.58	Take out and remove existing handrails to Steps 1 & 2	5	m	50.00	250
7.59	Take out and remove existing Signs and handover to Principal including making good walls	3	No	50.00	150
7.60	Take out and remove to store existing balustrade	8	m	30.00	240
7.61	Demolish and remove base plinth to balustrade	8	m	100.00	800
7.62	Scabble back min 30mm existing Steps and landings for new topping	16	m2	30.00	480
7.63	Level 3				
7.64	Take out and remove existing 600mm ring embedded beam end from wall	1	No	500.00	500
7.65	Take out and remove existing bin to council approval	1	No	100.00	100
7.66	Demolish and remove existing 600mm thick infill to form single door opening (4L3 D01)	1	No	3,000.00	3,000
7.67	Demolish and remove existing comms room walls including doors, finishes, services and making good	2	m2	250.00	500
7.68	Take out and remove flashing fixed to inside face of doors	1	Item	100.00	100
7.69	Demolish and remove existing Air handling room, walls including door and plant	17	m2	60.00	1,020
7.70	Demolish and remove existing timber louvre and attenuator tooth	1	No	150.00	150
7.71	Demolish and remove existing concrete floor stair and slab	32	m2	120.00	3,840
7.72	Hack off and remove existing render and infill to pockets in wall to take new timber joist	2	No	150.00	300
7.73	Demolish and remove existing stud walls at 600mm thick former opening at Fire Stair 2	3	m2	50.00	150
7.74	Demolish and remove light weight infill to former wall opening	6	m2	25.00	150
7.75	Demolish and remove existing Cinema-2 interior and services including all walls, doors, stepped timber floor structure, carpets and adhesives, fixtures and finishes and grind back chemset fixings	136	m2	75.00	10,200
7.76	Take out and remove beam supporting doors bolted to wall sections, when doors are reinstated	6	m	50.00	300
7.77	Level 4				

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Code	Description	Quantity	Unit	Rate	Amount
7.78	Demolish and remove existing FR/plasterboard ceiling	267	m2	15.00	4,005
7.79	Demolish and remove existing 600mm thick infill to form single door opening (4L4 D02)	1	No	3,000.00	3,000
7.80	Demolish and remove light weight infill to former wall opening	6	m2	25.00	150
7.81	Hack off and remove existing render and infill to pockets in wall to take new timber joist	2	No	150.00	300
7.82	Form opening in existing 600mm thick wall for fire rated single door at Kitchenette	1	No	3,000.00	3,000
7.83	Take out and remove beam supporting doors bolted to wall sections, when doors are reinstated	6	m	50.00	300
7.84	Roof				
7.85	Allowance to take out and remove existing metal flashing and making good	1	Item	1,000.00	1,000
7.86	Demolish and remove roof access	3	No	150.00	450
7.87	Investigate and remove existing channel on roof, if not required	6	m	20.00	120
7.88	Take out and remove existing access ladder on platform	1	No	30.00	30
7.89	Disconnect and remove to store existing satellite dish	1	No	250.00	250
7.90	Allowance to remove redundant services	1	Item	500.00	500
7.91	Allowance to remove dust /carefully clean from existing timber trusses, purlins and boarded soffit linings including remove all fixings from ceilings to underside of trusses	1	Item	1,000.00	1,000
7.92	<u>Store Room / Former Lift Motor Room</u>				
7.93	Take out and remove existing fixed glass and fan	1	m2	100.00	100
7.94	Take out and remove redundant steel plates for new concrete infill to Holes 1, 2, 3 & 4	4	No	250.00	1,000
7.95	Form opening in existing walls for new Single door (4L5 XD1)	1	No	500.00	500
7.96	Demolish and remove sill to existing window opening	1	m	100.00	100
					106,270
9	Concrete & Concrete finishes				
9.1	<u>CONCRETE</u>				
9.2	Ground Floor				
9.3	<u>Footing</u>				
9.4	150mm reinforced concrete footing over existing slab including 32MPa concrete, reinforcement, formwork and waterproof membrane (PF1 & PF2)	6	m2	160.00	960
9.5	<u>Slab on Ground</u>				
9.6	100mm floor slab on ground and slab thickening including 32MPa concrete, SL 82 mesh reinforcement, vapour barrier and service trench backfill (Assumed 300mm thk)	2	m2	150.00	300
9.7	Level 2				
9.8	<u>Suspended Slab</u>				
9.9	150mm concrete suspended slab including 40MPa concrete, formwork and reinforcement	25	m2	275.00	6,875
9.10	Store Room				
9.11	<u>Penetration Infill</u>				
9.12	150mm Concrete penetration infill to suspended slab including 32MPa concrete, formwork and SL82 mesh reinforcement top & bottom	5	m2	230.00	1,150

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Code	Description	Quantity	Unit	Rate	Amount
9.13	<u>JOINTS</u>				
9.14	Ground Floor				
9.15	Dowel joint between existing and new slab with R12-600 dowels x 400mm long, sealant, 200mm embedment to existing slab and grease one end (DJ1)	5	m	75.00	375
9.16	Level 2				
9.17	Dowel joint between existing structure and slab with N16-400 dowels x 600mm/500mm long, drill and epoxy grout as specified (DJ2)	23	m	75.00	1,725
9.18	M16 Chemical anchors at 800 cts between edge of existing concrete floor slab and reinstated timber floor and structure (DJ5)	9	m	55.00	495
9.19	Level 3				
9.20	M16 Chemical anchors at 800 cts between edge of existing concrete floor slab and reinstated timber floor and structure (DJ5)	9	m	55.00	495
9.21	Roof				
9.22	Dowel joint between existing and new slab with N12-400 dowels x 400mm long, drill and epoxy grout 150mm into existing slab (DJ5)	18	m	75.00	1,350
9.23	<u>LINTEL</u>				
9.24	Ground Floor				
9.25	110 x 170 Ultralintel (L3 -1 No)	2	m	150.00	300
9.26	Level 1				
9.27	110 x 170 Ultralintel (L2 -1 No)	2	m	150.00	300
9.28	Level 2				
9.29	110 x 170 Ultralintel (L2 -2 Nos)	3	m	150.00	450
9.30	Level 3				
9.31	110 x 170 Ultralintel (L2 -1 No)	2	m	150.00	300
9.32	Level 4				
9.33	110 x 170 Ultralintel (L2 -2 Nos)	3	m	150.00	450
					15,525
10	Brick, Block & Stone Masonry				
10.1	<u>Ground Floor</u>				
10.2	110mm Brickwalls to Amenities & Airlock at Bay 4	32	m2	110.00	3,520
10.3	110mm Fire rated brickwalls to Fire Exit, Bay 4	24	m2	150.00	3,600
10.4	800mm thick sandstone wall infill to single door opening using salvaged sandstone from new opening	3	m2	1,000.00	3,000
10.5	<u>Level 1</u>				
10.6	Reinstate brick course above timber beam to match existing (Allow 80% new, Extent of Restoration required to be verified on site) (Dwg: AR.TD.2001)	25	m	50.00	1,250
10.7	Brickwalls to fire rated doors (4L1 D03)	8	m2	150.00	1,200
10.8	Brick up single door opening to match existing at Fire Stair 2, Bay 4	1	No	500.00	500
10.9	Infill brickwork to former opening at Passage 2. Bay 5	6	m2	150.00	900
10.10	600mm thick External cavity wall infill comprising 230mm face brick externally and 230mm brick wall internally to match existing	5	m2	550.00	2,750
10.11	Fire rated brick wall infill to former opening at 100 George St (FRL 120/120/120)	5	m2	300.00	1,500
10.12	Allowance to carryout minor brick repairs after demolition of tiered seating structure	1	Item	10,000.00	10,000



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Code	Description	Quantity	Unit	Rate	Amount
10.13	Level 2				
10.14	Reinstate brick course above timber beam to match existing (Allow 80% new, Extent of Restoration required to be verified on site) (Dwg: AR.TD.2001)	22	m	50.00	1,100
10.15	Rebuild brick around joist pockets, infill gaps in wall and repair wall	1	Item	1,000.00	1,000
10.16	Infill brickwork to former opening at Passage 2. Bay 5	6	m2	150.00	900
10.17	Brickwalls to fire rated doors (4L2 D01)	8	m2	150.00	1,200
10.18	Level 3				
10.19	Reinstate brick course above timber beam to match existing (Allow 80% new, Extent of Restoration required to be verified on site) (Dwg: AR.TD.2001)	47	m	50.00	2,350
10.20	Infill brickwork to former opening at Passage 2. Bay 5	6	m2	150.00	900
10.21	Brickwalls to fire rated doors (4L3 D01)	8	m2	150.00	1,200
10.22	600mm thick External cavity wall infill comprising 230mm face brick externally and 230mm brick wall internally to match existing	5	m2	550.00	2,750
10.23	Fire rated cavity brick wall infill to former opening at Fire Stair 2, comprising 220mm and 110mm skins (FRL 120/120/120)	3	m2	400.00	1,200
10.24	Level 4				
10.25	Brickwalls to fire rated doors (4L4 D02)	8	m2	150.00	1,200
10.26	Infill brickwork to former opening at Passage 2. Bay 5	6	m2	150.00	900
10.27	Store Room				
10.28	Brick up to existing window opening near Door 4L5 XD1	2	m2	150.00	300
10.29	External Facade Repair				
10.30	<u>After removal of pipes the facade repairs as follows:</u>				
10.31	Take out and remove 2 small stones	1	Item	500.00	500
10.32	Supply and insert 1 stone indent 200mm thick face to match the rusticated stones above	1	Item	3,000.00	3,000
10.33	Mortar patch to pipe hole in Stone 2	1	Item	100.00	100
10.34	Clean stones in recess where pipes removed to Stone 3, 4 & 5	1	Item	100.00	100
10.35	Cut and remove 300mm wide section of stone centered on removed pipes	1	Item	1,000.00	1,000
10.36	Supply and indent stones 300mm wide finished to match existing stones	1	Item	1,500.00	1,500

49,420

11	Structural Steel & Hot Dip Galvanizing				
11.1	GROUND FLOOR				
11.2	Stair 3 (Ground Floor to Level 1)				
11.3	Steel frame to form landing fully shop welded		Note		
11.4	75x75x5.0 SHS Columns (SP1)	0.07	t	10,000.00	700
11.5	75x75x5.0 SHS Beams (SSB1) welded to SS1	0.09	t	10,000.00	900
11.6	75x50x5.0 SHS Beams (SSB2)	0.06	t	10,000.00	600
11.7	16mm plate Stringer (SS1)	0.69	t	10,000.00	6,900
11.8	16mm Steel plate (SPL1)	0.76	t	10,000.00	7,600
11.9	12mm Steel plate (SPL2)	0.68	t	10,000.00	6,800
11.10	Allowance for attached connections (10%)	0.24	t	10,000.00	2,350
11.11	Allow for external finish	2.59	t	1,000.00	2,585

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Code	Description	Quantity	Unit	Rate	Amount
11.12	Folded perforated mesh riser	5	m2	150.00	750
11.13	38mm thick x 250mm wide Hardwood timber treads including painting	25	m	90.00	2,250
11.14	M12 countersunk chemical anchors	50	No	25.00	1,250
11.15	M12 cast-in Úbolts	13	No	100.00	1,300
11.16	Site welding	3	m	150.00	450
11.17	FHR Frame				
11.18	Steel support frame for new Fire Hydrant (FHR) to be supported off the floor	0.09	t	10,000.00	880
11.19	Allowance for attached connections (10%)	0.01	t	10,000.00	88
11.20	LEVEL 1				
11.21	Ramp				
11.22	3mm Galvanised checker plate steel for 1.10 step ramp supported on splayed timber joists 180x75 cut to suit (Link 1)	5	m2	125.00	625
11.23	LEVEL 2				
11.24	Allowance for strengthening of extension of existing concrete beam with placement of steel plates to underside and sides of beam and chemical anchors as required (side plates 200x500x12 each side and bottom 2 plates 500 longx300x10 plate))	1	Item	1,000.00	1,000
11.25	Stair 4 (L2 to L3)				
11.26	25mm plate steel stringer to Stair 4 (SS2)	0.34	t	10,000.00	3,400
11.27	16mm plate stringers welded at both sides to top of plate, plate surface mounted to top of concrete at L2	0.36	t	10,000.00	3,600
11.28	Allowance for attached connections (10%)	0.07	t	10,000.00	700
11.29	Allow for external finish	0.77	t	1,000.00	770
11.30	2 M16 Chemical anchors	2	No	45.00	90
11.31	Folded perforated mesh riser	4	m2	150.00	600
11.32	38mm thick x 250mm wide Hardwood timber treads	21	m	90.00	1,890
11.33	Screen				
11.34	Screen with 50x25x3mm RHS screen blades at 125mm centres and 65x38x3mm RHS bottom plate	23	m2	250.00	5,750
11.35	LEVEL 3				
11.36	Stair 4 (L3 to L4)				
11.37	25mm plate steel stringer to Stair 4 (SS2)	0.88	t	10,000.00	8,800
11.38	Allowance for attached connections (10%)	0.09	t	10,000.00	880
11.39	Allow for external finish	0.97	t	1,000.00	968
11.40	Folded perforated mesh riser	4	m2	150.00	600
11.41	38mm thick x 250mm wide Hardwood timber treads	21	m	90.00	1,890
11.42	Screen				
11.43	Screen with 50x25x3mm RHS screen blades at 125mm centres and 65x38x3mm RHS bottom plate	29	m2	250.00	7,250
11.44	EXTERNAL ACCESS RAMP				
11.45	230mm PFC Stringers (S2)	0.08	t	10,000.00	800
11.46	150x100x9 RHS Stringers (S3)	0.48	t	10,000.00	4,800
11.47	75x75x10mm EA Steel beams (SB4)	0.02	t	10,000.00	200

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Code	Description	Quantity	Unit	Rate	Amount
11.48	100BT14.4 Steel beams at location of uprights (SB5)	0.18	t	10,000.00	1,800
11.49	12mm dia Rod (BR1)	0.01	t	10,000.00	100
11.50	40x40x2.5 SHS Stud post (P1)	0.01	t	10,000.00	100
11.51	50x12mm Steel plate (PL1)	0.21	t	10,000.00	2,100
11.52	50x10mm plate at max 1000mm cts Upright (U1)	0.09	t	10,000.00	900
11.53	65x65x4 SHS (B1)	0.08	t	10,000.00	800
11.54	100x100x9 SHS (B2)	0.19	t	10,000.00	1,900
11.55	Allowance for attached connections (10%)	0.14	t	10,000.00	1,350
11.56	Allow for external finish	1.49	t	1,000.00	1,485
11.57	50mm thick Heel guard panel (PL2)	8	m2	300.00	2,400
11.58	ROOF				
11.59	Interior Roof				
11.60	230mm PFC (4 Nos.)	0.37	t	10,000.00	3,700
11.61	Allowance for attached connections (10%)	0.04	t	10,000.00	370
11.62	Existing Platform Walkway				
11.63	Assumed the connections in every 1.0m interval		Note		
11.64	Allowance to treat existing structural steel with power wire brush all surfaces to remove corrosion and apply new protective coating to accessible surface	1	Item	3,500.00	3,500
11.65	150mm PFC packers allow 250mm long for every metre	0.16	t	10,000.00	1,600
11.66	75x75x5 EA struts	0.19	t	10,000.00	1,900
11.67	Allowance for attached connections (10%)	0.04	t	10,000.00	350
11.68	Allowance for hot dipped galvanising	0.39	t	1,500.00	578
11.69	Galvanised bolts to 75x75x5 EA Struts	72	No	30.00	2,160
11.70	Platform Walkway Extension				
11.71	125mm PFC beam	0.06	t	10,000.00	600
11.72	300x10 plate	0.05	t	10,000.00	500
11.73	Allowance for attached connections (10%)	0.01	t	10,000.00	110
11.74	Allowance for hot dipped galvanising	0.12	t	1,500.00	182
11.75	Grated floor plate to match existing	3	m2	200.00	600
11.76	Plant Room				
11.77	75x50 RHS Post	0.04	t	10,000.00	400
11.78	75x75 SHS top and bottom chord	0.09	t	10,000.00	900
11.79	50x50x5 EA Beams	0.01	t	10,000.00	100
11.80	50x50x5 EA Struts	0.01	t	10,000.00	100
11.81	Allowance for attached connections (10%)	0.015	t	10,000.00	150
11.82	Allowance for hot dipped galvanising	0.17	t	1,500.00	248
11.83	M12 Chemical anchors	8	No	25.00	200
					111,198
12	Light Steel Framing				
12.1	Level 1				

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Code	Description	Quantity	Unit	Rate	Amount
12.2	92mm x 0.75 BMT at 450 cts Rondo stud wall diagonally braced all sides to inside face with 30mm x 0.8mm galv. strap in each direction, lined inside and out with Promat to achieve -/120/120 fire rating, Lap studs 900 and screw through where required (W2)	27	m2	275.00	7,425
12.3	Level 2				
12.4	92mm x 0.75 BMT at 450 cts Rondo stud wall diagonally braced all sides to inside face with 30mm x 0.8mm galv. strap in each direction, lined inside and out with Promat to achieve -/120/120 fire rating, Lap studs 900 and screw through where required (W2)	27	m2	275.00	7,425
12.5	Level 3				
12.6	92mm x 0.75 BMT at 450 cts Rondo stud wall diagonally braced all sides to inside face with 30mm x 0.8mm galv. strap in each direction, lined inside and out with Promat to achieve -/120/120 fire rating, Lap studs 900 and screw through where required (W2)	27	m2	275.00	7,425
12.7	Level 4				
12.8	92mm x 0.75 BMT at 450 cts Rondo stud wall diagonally braced all sides to inside face with 30mm x 0.8mm galv. strap in each direction, lined inside and out with Promat to achieve -/120/120 fire rating, Lap studs 900 and screw through where required (W2)	27	m2	275.00	7,425
					29,700
13	Structural Timber				
13.1	Typically all columns, beams and primary floor joists to be reinstalled into the building shall be salvaged timber from the original building construction.		Note		
13.2	Floorboards, floor trimmers and framing for secondary structures such false ceilings, false floors and plant platforms shall be new timber.		Note		
13.3	All new timber elements shall be supplied by the principal		Note		
13.4	GROUND FLOOR				
13.5	Alteration Works				
13.6	280x50mm Solid timber blocking adjacent to Grid-D to Fire Services requirements (Dwg: AR.TD.2001)	1	No	500.00	500
13.7	Allowance for Infill holes in Timber floorboards, after removal of plumbing and drainage pipes to Toilets (Dwg: AR.TD.2001)	1	Item	2,500.00	2,500
13.8	Infill blocking between joists to match existing details on Level 2, Bay 4 (Dwg: AR.TD.2001)	1	No	1,000.00	1,000
13.9	Infill beam recess in wall with short section of beam after removal of existing timber beam (Dwg: AR.TD.2001)	1	No	500.00	500
13.10	Timber Joist				
13.11	Timber Joist TJ3 indicated at Ground Floor Plan on Dwg No: S-DR-00-01-0010, however the Member Schedule shows there will be TJ1 & TJ2. We assumed TJ3 should read as TJ2		Note		
13.12	Supply 280 x 75mm Hardwood (TJ3 - assumed TJ2)	179	m2	350.00	62,649
13.13	Fix in position 280 x 75mm Hardwood (TJ3 - assumed TJ2)	179	m2	100.00	17,900
13.14	LEVEL 1				
13.15	Timber Columns				
13.16	Supply 310x300mm Hardwood timber column (TC1 -10 Nos)	35	m	600.00	21,000
13.17	Fix in position 310x300mm Hardwood timber column (TC1 -10 Nos)	35	m	50.00	1,750
13.18	LEVEL 2				
13.19	Timber Columns				

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Code	Description	Quantity	Unit	Rate	Amount
13.20	Supply 310x300mm Hardwood timber column (TC1 -2 Nos)	7	m	600.00	4,200
13.21	Fix in position 310x300mm Hardwood timber column (TC1 -2 Nos)	7	m	50.00	350
13.22	Timber Beam				
13.23	Supply 310x300mm Hardwood timber beam (TB1)	37	m	600.00	22,200
13.24	Fix in position 310x300mm Hardwood timber beam (TB1)	37	m	50.00	1,850
13.25	Supply 280x75mm Hardwood timber beam (TB4)	21	m	145.00	3,045
13.26	Fix in position 280x75mm Hardwood timber beam (TB4)	21	m	35.00	735
13.27	Timber Joist				
13.28	Supply 280x75mm Harwood timber joists (TJ2)	148	m2	350.00	51,799
13.29	Fix in position 280x75mm Harwood timber joists (TJ2)	148	m2	100.00	14,800
13.30	LEVEL 3				
13.31	Alteration Works				
13.32	280x50mm Solid timber blocking adjacent to Fire Services requirements (Dwg: AR.TD.2001)	1	No	500.00	500
13.33	Dismantle and reinstall existing timber framing to reinstated with new detailing including record position of each element for re-installation in original position	24	m2	50.00	1,200
13.34	Timber Columns				
13.35	Supply 310x300mm Hardwood timber column (TC1 -10 Nos)	35	m	600.00	21,000
13.36	Fix in position 310x300mm Hardwood timber column (TC1 -10 Nos)	35	m	50.00	1,750
13.37	Timber Beam				
13.38	Supply 310x300mm Hardwood timber beam (TB1)	23	m	600.00	13,800
13.39	Fix in position 310x300mm Hardwood timber beam (TB1)	23	m	50.00	1,150
13.40	Supply 280x75mm Hardwood timber beam (TB4)	11	m	145.00	1,595
13.41	Fix in position 280x75mm Hardwood timber beam (TB4)	11	m	35.00	385
13.42	Supply 280x75mm Hardwood timber beam (TB5)	14	m	145.00	2,030
13.43	Fix in position 280x75mm Hardwood timber beam (TB5)	14	m	35.00	490
13.44	Timber Joist				
13.45	Supply 280x75mm Harwood timber joists (2TJ1)	22	m	145.00	3,190
13.46	Fix in position 280x75mm Harwood timber joists (2TJ1)	22	m	35.00	770
13.47	Supply 280x75mm Harwood timber joists (TJ2)	93	m2	350.00	32,550
13.48	Fix in position 280x75mm Harwood timber joists (TJ2)	93	m2	100.00	9,300
13.49	Timber trimmer cantilever and back span	2	m	180.00	360
13.50	LEVEL 4				
13.51	Alteration Works				
13.52	Dismantle and reinstall existing timber framing to reinstated with new detailing including record position of each element for re-installation in original position	32	m2	50.00	1,600
13.53	Timber Columns				
13.54	Supply 310x300mm Hardwood timber column (TC2 -2 Nos)	7	m	600.00	4,200
13.55	Fix in position 310x300mm Hardwood timber column (TC2 -2 Nos)	7	m	50.00	350
13.56	Timber Beam				
13.57	Supply 310x300mm Hardwood timber beam (TB1)	52	m	600.00	31,200

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Code	Description	Quantity	Unit	Rate	Amount
13.58	Fix in position 310x300mm Hardwood timber beam (TB1)	52	m	50.00	2,600
13.59	Supply 280x75mm Hardwood timber beam (TB4)	10	m	145.00	1,450
13.60	Fix in position 280x75mm Hardwood timber beam (TB4)	10	m	35.00	350
13.61	Timber Joist				
13.62	Supply 280x75mm Harwood timber joists (2TJ1)	23	m	145.00	3,335
13.63	Fix in position 280x75mm Harwood timber joists (2TJ1)	23	m	35.00	805
13.64	Supply 280x75mm Harwood timber joists (TJ1)	209	m2	350.00	73,149
13.65	Fix in position 280x75mm Harwood timber joists (TJ1)	209	m2	100.00	20,900
					436,786
14	Light Timber Framing				
14.1	Timber Stud Wall Framing				
14.2	Ground Floor				
14.3	90mm Timber wall studs (WT/01)	31	m2	60.00	1,860
14.4	90mm Timber wall studs (WT/02)	29	m2	60.00	1,740
14.5	90mm Timber wall studs (WT/04)	24	m2	60.00	1,440
14.6	Level 1				
14.7	90mm Timber wall studs (WT/01)	35	m2	60.00	2,100
14.8	90mm Timber wall studs (WT/02)	32	m2	60.00	1,920
14.9	42mm Timber wall studs (WT/03)	5	m2	35.00	175
14.10	90mm Timber wall studs (WT/04)	8	m2	60.00	480
14.11	Level 2				
14.12	90mm Timber wall studs (WT/01)	35	m2	60.00	2,100
14.13	90mm Timber wall studs (WT/02)	32	m2	60.00	1,920
14.14	42mm Timber wall studs (WT/03)	5	m2	35.00	175
14.15	90mm Timber wall studs (WT/04)	8	m2	60.00	480
14.16	Level 3				
14.17	90mm Timber wall studs (WT/01)	35	m2	60.00	2,100
14.18	90mm Timber wall studs (WT/02)	32	m2	60.00	1,920
14.19	42mm Timber wall studs (WT/03)	5	m2	35.00	175
14.20	90mm Timber wall studs (WT/04)	8	m2	60.00	480
14.21	Level 4				
14.22	90mm Timber wall studs (WT/01)	35	m2	60.00	2,100
14.23	90mm Timber wall studs (WT/02)	32	m2	60.00	1,920
14.24	42mm Timber wall studs (WT/03)	5	m2	35.00	175
14.25	90mm Timber wall studs (WT/04)	8	m2	60.00	480
					23,740
15	Sheet flooring				
15.1	Vinyl sheet measured separately		Note		
15.2	Ceramic tiles measured separately		Note		

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Code	Description	Quantity	Unit	Rate	Amount
15.3	Ground Floor				
15.4	19mm Plywood flooring (PLY/T) with screw fixing to timber joists above existing concrete slab including stain and clear finish to Area A/Kitchenette and Bin store, Area B, Passage 1 & 2 (Gunnersons square edge Plywood flooring, T & G removed)	174	m2	45.00	7,830
15.5	19mm Plywood flooring (PLY/P) with screw fixing to timber joists above existing concrete slab including non-slip finish to Ramps 1 & 2	10	m2	45.00	450
15.6	Access panels for future services reticulation	5	No	500.00	2,500
15.7	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including ceramic tiles (measured separately) to Wet areas	25	m2	140.00	3,500
15.8	Level 1				
15.9	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including vinyl sheeting (measured separately) to Cleaner	2	m2	140.00	280
15.10	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including ceramic tiles (measured separately) to Wet areas	28	m2	140.00	3,920
15.11	Level 2				
15.12	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including vinyl sheeting (measured separately) to Cleaner	2	m2	140.00	280
15.13	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including ceramic tiles (measured separately) to Wet areas	28	m2	140.00	3,920
15.14	Level 3				
15.15	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including vinyl sheeting (measured separately) to Cleaner	2	m2	140.00	280
15.16	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including ceramic tiles (measured separately) to Wet areas	28	m2	140.00	3,920
15.17	Level 4				
15.18	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including vinyl sheeting (measured separately) to Cleaner	2	m2	140.00	280
15.19	15mm Compressed fibre cement (CFC) with screw fixing to the new timber floor boards including ceramic tiles (measured separately) to Wet areas	28	m2	140.00	3,920
					31,080
17	Waterproofing - External				
17.1	Plantroom Roof				
17.2	Waterproofing to Store room roof (TREMproof 200EC/Vulkem slip resistant aggregate and 200EC Epoxy primer as first coat)	32	m2	80.00	2,560
					2,560
18	Roofing				
18.1	ROOF				
18.2	Access Hatch & Ladder				
18.3	800x800mm Roof access hatch	1	No	1,500.00	1,500
18.4	Access ladder to Plant room roof	1	No	300.00	300
18.5	Alteration Works				
18.6	Reinstate slates including timber boards structures and sarking after removal of existing roof access	3	No	500.00	1,500
18.7	2360x500mm wide new extension to platform up to wall	1	Item	1,000.00	1,000
18.8	Infill section of platform to match existing after removal of access ladder	1	Item	350.00	350

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Code	Description	Quantity	Unit	Rate	Amount
18.9	2360x1200mm wide new extension to platform to suit for new mechanical plant layout	1	Item		INCL
18.10	Seal existing timber gable louvres after painting internally	1	m2	100.00	100
18.11	Sundries				
18.12	Allowance for harness hooks to concrete roof	1	Item	500.00	500
					5,250
19	Doors and Access Panels				
19.1	<u>NEW TIMBER DOORS</u>				
19.2	The following doors shall be 35mm flush solid core door		Note		
19.3	Door hardwares measured separately		Note		
19.4	Paint finish to timber doors measured separately		Note		
19.5	<u>Ground Floor</u>				
19.6	780mm x 2410mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5GD D05)	1	No	750.00	750
19.7	720mm x 2040mm Single leaf door including 450mm x 150mm powder coated relief vent and timber frame Type 3 to Male & Female WC (4GD D05 & D06)	2	No	850.00	1,700
19.8	920mm x 2040mm Single leaf door including 600mm x 150mm powder coated relief vent and timber frame Type 3 to Air Lock & Access WC (4GD D04 & D07)	2	No	900.00	1,800
19.9	920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Male & Female WC (5GD D03 & D04)	2	No	1,000.00	2,000
19.10	920mm x 2100mm Single leaf door including 600mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Airlock (5GD D02)	1	No	1,100.00	1,100
19.11	820mm x 2410mm Single leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5GD D07)	1	No	750.00	750
19.12	1715mm x 2410mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5GD D06)	1	No	1,200.00	1,200
19.13	<u>Level 1</u>				
19.14	780mm x 2210mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L1 D02)	1	No	750.00	750
19.15	920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L1 D06, D07 & D08)	3	No	1,000.00	3,000
19.16	1715mm x 2210mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L1 D03)	1	No	1,200.00	1,200
19.17	1635mm x 2210mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L1 D04)	1	No	1,100.00	1,100
19.18	<u>Level 2</u>				
19.19	780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L2 D02)	1	No	750.00	750
19.20	920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L2 D06, D07 & D08)	3	No	1,000.00	3,000
19.21	1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L2 D03)	1	No	1,200.00	1,200
19.22	1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L2 D04)	1	No	1,100.00	1,100
19.23	<u>Level 3</u>				
19.24	780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L3 D02)	1	No	750.00	750
19.25	920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L3 D06, D07 & D08)	3	No	1,000.00	3,000

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Code	Description	Quantity	Unit	Rate	Amount
19.26	1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L3 D03)	1	No	1,200.00	1,200
19.27	1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L3 D04)	1	No	1,100.00	1,100
19.28	<u>Level 4</u>				
19.29	780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L4 D02)	1	No	750.00	750
19.30	920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L4 D06, D07 & D08)	3	No	1,000.00	3,000
19.31	1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L4 D03)	1	No	1,200.00	1,200
19.32	1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L4 D04)	1	No	1,100.00	1,100
19.33	<u>EXISTING TIMBER DOORS</u>				
19.34	<u>Level 1</u>				
19.35	Existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L1 XD1)	1	No	1,000.00	1,000
19.36	<u>Level 2</u>				
19.37	Repair and make good existing 55mm double door with timber framed, ledged and braced vertical boarded timber including replace panic bars and door closers (5L2 XD1)	1	No	500.00	500
19.38	Existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L2 XD3)	1	No	1,500.00	1,500
19.39	<u>Level 3</u>				
19.40	Existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L2 XD3)	1	No	1,500.00	1,500
19.41	Repair and make good existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new steel head support frame and sliding tracks to doors and removal of bottom T beam and fixings of door to Void (5L3 XD2)	1	No	1,500.00	1,500
19.42	<u>Level 4</u>				
19.43	Existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L2 XD3)	1	No	1,500.00	1,500
19.44	Repair and make good existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new steel head support frame and sliding tracks to doors and removal of bottom T beam and fixings of door to Void (5L4 XD2)	1	No	1,500.00	1,500
19.45	<u>FIRE RATED TIMBER DOORS</u>				
19.46	The following doors shall be 50mm fire rated doors FRL -/120/30		Note		
19.47	<u>Ground Floor</u>				
19.48	920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Lobby (4GD D02)	1	No	1,200.00	1,200
19.49	1080mm x 2290mm Fire rated single leaf door including steel frame Type 2 to Link O (4GD D08)	1	No	1,300.00	1,300
19.50	<u>Level 1</u>				
19.51	920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Fire Stair 2 (4L1 D03)	1	No	1,200.00	1,200

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Code	Description	Quantity	Unit	Rate	Amount
19.52	1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 1 (4L1 D01)	1	No	1,300.00	1,300
19.53	Level 2				
19.54	920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Fire Stair 1 (4L2 D02)	1	No	1,200.00	1,200
19.55	1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 2 (4L2 D01)	1	No	1,300.00	1,300
19.56	Level 3				
19.57	1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 3 (4L3 D01)	1	No	1,300.00	1,300
19.58	Level 4				
19.59	920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Kitchenette (4L4 D01)	1	No	1,200.00	1,200
19.60	1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 4 (4L4 D02)	1	No	1,300.00	1,300
19.61	STEEL FRAMED CUSTOM MESH DOORS				
19.62	Ground Floor				
19.63	4145mm x 2410mm (2 doors) and 1120mm x 2410mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5GD D01 & D01A)	1	Item	8,000.00	8,000
19.64	Level 1				
19.65	4250mm x 2210mm (2 doors) and 1095mm x 2210mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L1 D01 & D01A)	1	Item	6,000.00	6,000
19.66	Level 2				
19.67	4250mm x 2380mm (2 doors) and 1095mm x 2380mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L2 D01 & D01A)	1	Item	7,000.00	7,000
19.68	Level 3				
19.69	4250mm x 2380mm (2 doors) and 1095mm x 2380mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L3 D01 & D01A)	1	Item	7,000.00	7,000
19.70	Level 4				
19.71	4250mm x 2380mm (2 doors) and 1095mm x 2380mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L4 D01 & D01A)	1	Item	7,000.00	7,000
19.72	ROLLER SHUTTER				
19.73	Ground Floor				
19.74	Retain existing roller shutter door in open position	1	No		EXCL
19.75	ACCESS PANELS				
19.76	450x600mm Access panel from GF to L4 at Bay 5	5	No	450.00	2,250
					91,050
20	Door Hardware				
20.1	Door hardware to Aluminium framed and glazed door have been included within the Trade section of the Glass and Glass Components				
20.2	NEW TIMBER DOORS				
20.3	The following doors shall be 35mm flush solid core door		Note		

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20.4	Ground Floor				
20.5	Door hardware to 780mm x 2410mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5GD D05)	1	No	250.00	250
20.6	Door hardware to 720mm x 2040mm Single leaf door including 450mm x 150mm powder coated relief vent and timber frame Type 3 to Male & Female WC (4GD D05 & D06)	2	No	250.00	500
20.7	Door hardware to 920mm x 2040mm Single leaf door including 600mm x 150mm powder coated relief vent and timber frame Type 3 to Air Lock & Access WC (4GD D04 & D07)	2	No	250.00	500
20.8	Door hardware to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Male & Female WC (5GD D03 & D04)	2	No	250.00	500
20.9	Door hardware to 920mm x 2100mm Single leaf door including 600mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Airlock (5GD D02)	1	No	250.00	250
20.10	Door hardware to 820mm x 2410mm Single leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5GD D07)	1	No	250.00	250
20.11	Door hardware to 1715mm x 2410mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5GD D06)	1	No	250.00	250
20.12	Level 1				
20.13	Door hardware to 780mm x 2210mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L1 D02)	1	No	250.00	250
20.14	Door hardware to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L1 D06, D07 & D08)	3	No	250.00	750
20.15	Door hardware to 1715mm x 2210mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L1 D03)	1	No	250.00	250
20.16	Door hardware to 1635mm x 2210mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L1 D04)	1	No	250.00	250
20.17	Level 2				
20.18	Door hardware to 780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L2 D02)	1	No	250.00	250
20.19	Door hardware to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L2 D06, D07 & D08)	3	No	250.00	750
20.20	Door hardware to 1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L2 D03)	1	No	250.00	250
20.21	Door hardware to 1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L2 D04)	1	No	250.00	250
20.22	Level 3				
20.23	Door hardware to 780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L3 D02)	1	No	250.00	250
20.24	Door hardware to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L3 D06, D07 & D08)	3	No	250.00	750
20.25	Door hardware to 1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L3 D03)	1	No	250.00	250
20.26	Door hardware to 1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L3 D04)	1	No	250.00	250
20.27	Level 4				

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20.28	Door hardware to 780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L4 D02)	1	No	250.00	250
20.29	Door hardware to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L4 D06, D07 & D08)	3	No	250.00	750
20.30	Door hardware to 1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L4 D03)	1	No	250.00	250
20.31	Door hardware to 1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L4 D04)	1	No	250.00	250
20.32	EXISTING TIMBER DOORS				
20.33	Level 1				
20.34	Door hardware to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L1 XD1)	1	No	150.00	150
20.35	Level 2				
20.36	Door hardware to existing 55mm double door with timber framed, ledged and braced vertical boarded timber including replace panic bars and door closers (5L2 XD1)	1	No	150.00	150
20.37	Door hardware to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L2 XD3)	1	No	150.00	150
20.38	Level 3				
20.39	Door hardware to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L2 XD3)	1	No	150.00	150
20.40	Door hardware to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new steel head support frame and sliding tracks to doors and removal of bottom T beam and fixings of door to Void (5L3 XD2)	1	No	150.00	150
20.41	Level 4				
20.42	Door hardware to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new bottom track and rollers to doors, new pull handles to edge of each door for operation (5L2 XD3)	1	No	150.00	150
20.43	Door hardware to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber including new steel head support frame and sliding tracks to doors and removal of bottom T beam and fixings of door to Void (5L4 XD2)	1	No	150.00	150
20.44	FIRE RATED TIMBER DOORS				
20.45	The following doors shall be 50mm fire rated doors FRL -/120/30		Note		
20.46	Ground Floor				
20.47	Door hardware to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Lobby (4GD D02)	1	No	250.00	250
20.48	Door hardware to 1080mm x 2290mm Fire rated single leaf door including steel frame Type 2 to Link 0 (4GD D08)	1	No	250.00	250
20.49	Level 1				
20.50	Door hardware to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Fire Stair 2 (4L1 D03)	1	No	250.00	250

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Code	Description	Quantity	Unit	Rate	Amount
20.51	Door hardware to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 1 (4L1 D01)	1	No	250.00	250
20.52	Level 2				
20.53	Door hardware to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Fire Stair 1 (4L2 D02)	1	No	250.00	250
20.54	Door hardware to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 2 (4L2 D01)	1	No	250.00	250
20.55	Level 3				
20.56	Door hardware to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 3 (4L3 D01)	1	No	250.00	250
20.57	Level 4				
20.58	Door hardware to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Kitchenette (4L4 D01)	1	No	250.00	250
20.59	Door hardware to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 4 (4L4 D02)	1	No	250.00	250
20.60	STEEL FRAMED CUSTOM MESH DOORS				
20.61	Ground Floor				
20.62	Door hardware to 4145mm x 2410mm (2 doors) and 1120mm x 2410mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5GD D01 & D01A)	1	No	500.00	500
20.63	Level 1				
20.64	Door hardware to 4250mm x 2210mm (2 doors) and 1095mm x 2210mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L1 D01 & D01A)	1	No	500.00	500
20.65	Level 2				
20.66	Door hardware to 4250mm x 2380mm (2 doors) and 1095mm x 2380mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L2 D01 & D01A)	1	No	500.00	500
20.67	Level 3				
20.68	Door hardware to 4250mm x 2380mm (2 doors) and 1095mm x 2380mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L3 D01 & D01A)	1	No	500.00	500
20.69	Level 4				
20.70	Door hardware to 4250mm x 2380mm (2 doors) and 1095mm x 2380mm (1 door) Sliding steel framed and custom mesh doors including powder coat finish to Kitchenette and Bin Store (5L4 D01 & D01A)	1	No	500.00	500
					14,300
21	Glazing and Glass Components				
21.1	WINDOWS				
21.2	Ground Floor				
21.3	Steel framed and fixed glazed windows (5GD W2)	8	m2	1,200.00	9,600
21.4	Timber framed sashes and clear glass windows to replace existing obscure glazed sashes (5GD W1, W3, W4, W5 & W6)	17	m2	550.00	9,350
21.5	Level 1				
21.6	Timber framed and fixed glazed sash windows (5L1 W5)	7	m2	550.00	3,850
21.7	Timber framed sashes and clear glass windows to replace existing louvre sashes (5L1 W4 & W6)	8	m2	550.00	4,400
21.8	Level 2				

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21.9	Steel framed and glazed windows (4L2 W1 & W2)	9	m2	1,200.00	10,800
21.10	<u>WINDOWS AND DOORS</u>				
21.11	Ground Floor				
21.12	Steel framed and fixed glazed windows with highlight over to Lift Lobby & Entry (4GD D03 & 5GD XD1)	17	m2	1,200.00	20,400
21.13	Extra over windows for 1800mm x 2810mm double glazed door including steel frame and paint finish to Entry (5GD XD1)	1	No	1,000.00	1,000
21.14	Extra over windows for 2015mm x 2445mm double glazed door including steel frame, paint finish, push and pull door handles to Lift Lobby (4GD D03)	1	No	1,000.00	1,000
21.15	Level 2				
21.16	Steel framed and fixed glazed windows to Entry (4L2 XD1)	8	m2	1,200.00	9,600
21.17	Extra over windows for 1940mm x 2445mm double glazed door including steel frame and paint finish to Entry (4L2 XD1)	1	No	1,500.00	1,500
21.18	<u>GLASS DOOR</u>				
21.19	Level 2				
21.20	2.75m x 2.66m Automatic double sliding glass door including repair existing timber frame to Foyer (5L2 XD2)	1	No	15,000.00	15,000
21.21	<u>SALVAGED DOOR</u>				
21.22	Level 2				
21.23	Take out and remove to store existing double door and handed over to Principal for salvage (4L2 SD1)	1	No	150.00	150
21.24	Retain existing fanlight and signage above the salvaged door (4L2 SD1)	1	Item	100.00	100
21.25	Security film to outer face to upgrade glass for safety compliance	2	m2	80.00	160
21.26	<u>GLASS SCREEN</u>				
21.27	Level 1				
21.28	Fixed glass screen to internal side of existing timber Cargo door (5L1 W2)	9	m2	600.00	5,400
21.29	Level 2				
21.30	Fixed glass screen to internal side of existing timber Cargo door (5L2 W2)	9	m2	600.00	5,400
21.31	Level 3				
21.32	Fixed glass screen to internal side of existing timber Cargo door (5L3 W2 & W5)	17	m2	600.00	10,200
21.33	Level 4				
21.34	Fixed glass screen to internal side of existing timber Cargo door (5L4 W2 & W5)	17	m2	600.00	10,200
21.35	<u>GLASS BALUSTRADES</u>				
21.36	Ground Floor				
21.37	1100mm Fixed glass balustrades to Stair 3	6	m	1,000.00	6,000
21.38	Level 1				
21.39	800mm high Fixed glass balustrades with 12mm toughened tempered frameless glass with edges arrised and polished (5L1 W1, W3 & W4)	7	m	1,000.00	7,000
21.40	Glass balustrade to Stair 3, Bay 5 and mid landing at Fire Stair 2, Bay 4	9	m	1,000.00	9,000
21.41	Level 2				
21.42	800mm high Fixed glass balustrades with 12mm toughened tempered frameless glass with edges arrised and polished (5L2 W1, W3, W4 & W5)	9	m	1,000.00	9,000
21.43	Glass balustrade at Foyer Void (Dwg: AR.TD.2002)	11	m	1,000.00	11,000
21.44	Glass balustrade at Entry, Bay 4	3	m	1,000.00	3,000

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21.45	Level 3				
21.46	800mm high Fixed glass balustrades with 12mm toughened tempered frameless glass with edges arrised and polished (5L3 W1, W3, W4 & W6)	9	m	1,000.00	9,000
21.47	Glass balustrade at Void & Stair 4, Bay 5	17	m	1,000.00	17,000
21.48	Glass balustrade to mid landing at Fire Stair 2, Bay 4	3	m	1,000.00	3,000
21.49	Level 4				
21.50	800mm high Fixed glass balustrades with 12mm toughened tempered frameless glass with edges arrised and polished (5L4 W1, W3, W4 & W6)	9	m	1,000.00	9,000
21.51	Glass balustrade at Void & Stair 4, Bay 5	17	m	1,000.00	17,000
21.52	Glass balustrade to mid landing at Fire Stair 2, Bay 4	3	m	1,000.00	3,000
21.53	GLASS PARTITIONS				
21.54	Level 3				
21.55	Steel framed and glazed partitions to match existing glazed walls on Level 2 to Lift Lobby (4L3 -W1 & W2)	28	m2	1,200.00	33,600
21.56	Extra over partitions for 1800mm x 2445mm glazed double door including steel frame and push door handles to Lift Lobby (4L3 D05)	1	No	1,100.00	1,100
21.57	Level 4				
21.58	Steel framed and glazed partitions to match existing glazed walls on Level 2 to Lift Lobby (4L4 -W1 & W2)	34	m2	1,200.00	40,800
21.59	Extra over partitions for 1800mm x 2445mm glazed double door including steel frame and push door handles to Lift Lobby (4L4 D05)	1	No	1,100.00	1,100
					297,710
22	Acoustic Insulation				
22.1	Ground Floor				
22.2	75mm mineral fibre or Polyester partition batts 11kg/m3 to Timber stud walls (WT/01, 02 & 04)	83	m2	35.00	2,905
22.3	Level 1				
22.4	75mm mineral fibre or Polyester partition batts 11kg/m3 to Timber stud walls (WT/01, 02, 03 & 04)	78	m2	35.00	2,730
22.5	Level 2				
22.6	75mm mineral fibre or Polyester partition batts 11kg/m3 to Timber stud walls (WT/01, 02, 03 & 04)	78	m2	35.00	2,730
22.7	Level 3				
22.8	75mm mineral fibre or Polyester partition batts 11kg/m3 to Timber stud walls (WT/01, 02, 03 & 04)	78	m2	35.00	2,730
22.9	Level 4				
22.10	75mm mineral fibre or Polyester partition batts 11kg/m3 to Timber stud walls (WT/01, 02, 03 & 04)	78	m2	35.00	2,730
					13,825
24	Linings				
24.1	Ground Floor				
24.2	9mm Fibre cement wall lining to Amenities at Bay 5	90	m2	45.00	4,050
24.3	13mm Plasterboard lining at Bay 5	29	m2	30.00	870
24.4	13mm Fyrcheck lining at Bay 5	29	m2	35.00	1,015

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Code	Description	Quantity	Unit	Rate	Amount
24.5	13mm Moisture resistant fyrcheck lining at Bay 5	18	m2	45.00	810
24.6	Level 1				
24.7	9mm Fibre cement wall lining to Amenities at Bay 5	105	m2	45.00	4,725
24.8	13mm Plasterboard lining at Bay 5	32	m2	30.00	960
24.9	13mm Fyrcheck lining at Bay 5	15	m2	35.00	525
24.10	Level 2				
24.11	9mm Fibre cement wall lining to Amenities at Bay 5	105	m2	45.00	4,725
24.12	13mm Plasterboard lining at Bay 5	32	m2	30.00	960
24.13	13mm Fyrcheck lining at Bay 5	15	m2	35.00	525
24.14	Level 3				
24.15	9mm Fibre cement wall lining to Amenities at Bay 5	105	m2	45.00	4,725
24.16	13mm Plasterboard lining at Bay 5	32	m2	30.00	960
24.17	13mm Fyrcheck lining at Bay 5	15	m2	35.00	525
24.18	Level 4				
24.19	Clear acrylic sheet with screw fix to inner face of existing timber louvres with foam strip to seal louvres	17	m2	100.00	1,700
24.20	9mm Fibre cement wall lining to Amenities at Bay 5	105	m2	45.00	4,725
24.21	13mm Plasterboard lining at Bay 5	32	m2	30.00	960
24.22	13mm Fyrcheck lining at Bay 5	15	m2	35.00	525
					33,285
25	Cubicle Systems				
25.1	Toilet Partitions				
25.2	Floor mounted overhead braced in 13mm compact laminate Toilet Partitions including door and hardware all as specified to Male & Female toilets at GF-L4, Bay 5	10	No	2,000.00	20,000
					20,000
26	Suspended Ceilings				
26.1	Paint finish to ceiling measured separately		Note		
26.2	Ground Floor				
26.3	Plasterboard ceiling with concealed suspension system	38	m2	90.00	3,420
26.4	Fire rated plasterboard ceiling with concealed suspension system	13	m2	100.00	1,300
26.5	Set square cornice	15	m	30.00	450
26.6	Access panels	2	No	450.00	900
26.7	Level 1				
26.8	Existing concrete ceiling to Area A, Kitchenette and Bin Store (5L1.01) (Paint finish only)	99	m2		EXCL
26.9	Plasterboard ceiling with concealed suspension system	31	m2	90.00	2,790
26.10	Access panels	2	No	450.00	900
26.11	Level 2				
26.12	Plasterboard ceiling with concealed suspension system	28	m2	90.00	2,520
26.13	Existing concrete ceiling to Area A, Office (5L2.08) (Paint finish only)	101	m2		EXCL

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Code	Description	Quantity	Unit	Rate	Amount
26.14	Access panels	2	No	450.00	900
26.15	Level 3				
26.16	Plasterboard ceiling with concealed suspension system	28	m2	90.00	2,520
26.17	Access panels	2	No	450.00	900
26.18	Level 4				
26.19	Plasterboard ceiling with concealed suspension system	28	m2	90.00	2,520
26.20	Existing steel bracing to Area A, B & C (5L4.01, 02 & 10) (Paint finish only)	156	m2		EXCL
26.21	Access panels	2	No	450.00	900
26.22	Roof / Level 5				
26.23	Existing concrete ceiling to Store room (4L5.01) (Paint finish only)	23	m2		EXCL
					20,020
27	Joinery				
27.1	JOINERY				
27.2	Ground Floor				
27.3	5115mm x 600mm Kitchenette (JN 01)	6	m	3,000.00	18,000
27.4	Level 1				
27.5	5210mm x 600mm Kitchenette (JN 02)	6	m	3,000.00	18,000
27.6	Level 2				
27.7	5210mm x 600mm Kitchenette (JN 03)	6	m	3,000.00	18,000
27.8	Level 3				
27.9	5210mm x 600mm Kitchenette (JN 04)	6	m	3,000.00	18,000
27.10	Level 4				
27.11	5210mm x 600mm Kitchenette (JN 05)	6	m	3,000.00	18,000
27.12	Allowance to alterations to existing kitchenette joinery for new fire rated door (in consultation with Tenant)	1	Item	1,000.00	1,000
27.13	TIMBER SKIRTING				
27.14	Level 1				
27.15	Timber skirting (SK/T) to Bay 5	17	m	50.00	850
27.16	Level 2				
27.17	Timber skirting (SK/T1) to Bay 5	66	m	50.00	3,300
27.18	Level 3				
27.19	Timber skirting (SK/T1) to Bay 5	53	m	50.00	2,650
27.20	Level 4				
27.21	Timber skirting (SK/T1) to Bay 5	74	m	50.00	3,700
					101,500
28	Metalwork				
28.1	GROUND FLOOR				
28.2	Bathroom Accessories				
28.3	Coat Hook (CH1)	1	No	25.00	25

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Code	Description	Quantity	Unit	Rate	Amount
28.4	Hand Dryer (HD1)	2	No	1,600.00	3,200
28.5	Hand Dryer (HD2)	3	No	1,050.00	3,150
28.6	90 degree Angled Ambulant Grab rail (GR2)	4	No	800.00	3,200
28.7	Drop down grab rail (GR4)	1	No	500.00	500
28.8	300mm Straight grab rail (GR5)	1	No	300.00	300
28.9	40 degree Grab rail, Left hand (GR6)	1	No	500.00	500
28.10	Soap Dispenser (SD1)	2	No	170.00	340
28.11	Soap Dispenser (SD2)	3	No	260.00	780
28.12	Toilet paper holder (TPH1)	2	No	230.00	460
28.13	Toilet paper holder (TPH2)	2	No	310.00	620
28.14	Toilet paper holder (TPH3)	1	No	160.00	160
28.15	Stair/Step Nosing				
28.16	Nosing to step (Contrasting strip) near Ramp	13	m	65.00	845
28.17	Nosing to Fire Stair 1 at Bay 4	16	m	65.00	1,040
28.18	Handrails				
28.19	1.1m high Stainless steel handrails to Ramp 2	8	m	350.00	2,800
28.20	Balustrades				
28.21	1.1m high Steel balustrade to Stair 3	16	m	500.00	8,000
28.22	Tactile Indicators				
28.23	Stainless steel tactile indicators to Stair 3 & Ramp 2 (TGSI)	2	m2	1,200.00	2,400
28.24	LEVEL 1				
28.25	Bathroom Accessories				
28.26	Coat Hook (CH1)	1	No	25.00	25
28.27	Hand Dryer (HD1)	3	No	1,600.00	4,800
28.28	90 degree Angled Ambulant Grab rail (GR2)	2	No	800.00	1,600
28.29	Grab rail set comprising 90 degree LH and 300mm straight (GR3)	1	No	1,500.00	1,500
28.30	Soap Dispenser (SD1)	3	No	170.00	510
28.31	Toilet paper holder (TPH1)	3	No	230.00	690
28.32	Stair Nosing				
28.33	Nosing to Fire Stair 1 at Bay 4	44	m	65.00	2,860
28.34	LEVEL 2				
28.35	Bathroom Accessories				
28.36	Coat Hook (CH1)	1	No	25.00	25
28.37	Hand Dryer (HD1)	3	No	1,600.00	4,800
28.38	Grab rail set comprising 90 degree RH and 300mm straight (GR1)	1	No	1,500.00	1,500
28.39	90 degree Angled Ambulant Grab rail (GR2)	2	No	800.00	1,600
28.40	Soap Dispenser (SD1)	3	No	170.00	510
28.41	Toilet paper holder (TPH1)	3	No	230.00	690
28.42	Stair Nosing				
28.43	Nosing to Fire Stair 1 at Bay 4	44	m	65.00	2,860

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28.44	50x10mm Nosing recessed into top of Stair 4 treads	42	m	65.00	2,730
28.45	Tactile Indicators				
28.46	Stainless steel tactile indicators to Stair 4 (TGSI)	1	m2	1,200.00	1,200
28.47	LEVEL 3				
28.48	Bathroom Accessories				
28.49	Coat Hook (CH1)	1	No	25.00	25
28.50	Hand Dryer (HD1)	3	No	1,600.00	4,800
28.51	90 degree Angled Ambulant Grab rail (GR2)	2	No	800.00	1,600
28.52	Grab rail set comprising 90 degree LH and 300mm straight (GR3)	1	No	1,500.00	1,500
28.53	Soap Dispenser (SD1)	3	No	170.00	510
28.54	Toilet paper holder (TPH1)	3	No	230.00	690
28.55	Stair Nosing				
28.56	Nosing to Fire Stair 1 at Bay 4	44	m	65.00	2,860
28.57	Handrails				
28.58	Handrails to Stair 4 (From L2 to L4)	25	m	500.00	12,500
28.59	Tactile Indicators				
28.60	Stainless steel tactile indicators to Stair 4 (TGSI)	1	m2	1,200.00	1,200
28.61	LEVEL 4				
28.62	Bathroom Accessories				
28.63	Coat Hook (CH1)	1	No	25.00	25
28.64	Hand Dryer (HD1)	3	No	1,600.00	4,800
28.65	Grab rail set comprising 90 degree RH and 300mm straight (GR1)	1	No	1,500.00	1,500
28.66	90 degree Angled Ambulant Grab rail (GR2)	2	No	800.00	1,600
28.67	Soap Dispenser (SD1)	3	No	170.00	510
28.68	Toilet paper holder (TPH1)	3	No	230.00	690
28.69	Tactile Indicators				
28.70	Stainless steel tactile indicators to Stair 4 (TGSI)	1	m2	1,200.00	1,200
28.71	ROOF/STORE ROOM				
28.72	Louvres				
28.73	Aluminium louvre window and louvre to Store Room (4L5 L01)	1	m2	550.00	550
28.74	Lintel				
28.75	75x8mm Stainless steel flat bar lintel	2	m	150.00	300
28.76	Ladder				
28.77	Ladder connecting L4 to Roof	1	No	800.00	800
28.78	Screen				
28.79	Powdercoated aluminium screen to platform	48	m2	500.00	24,000
28.80	Platform Walkway Extension				
28.81	Handrail extension to match existing including cut & weld existing to suit and fit to extension	5	m	500.00	2,500
28.82	EXTRENAL WORKS				

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28.83	External Access Ramp				
28.84	30mm dia. handrail to ramp	19	m	150.00	2,850
28.85	30mm dia. handrail circular on plan	4	m	200.00	800
28.86	New Balustrade to access ramp (Average 1.5m high)	11	m	500.00	5,500
28.87	New Balustrade to access ramp circular on plan (Average 1.5m high)	3	m	700.00	2,100
28.88	Stainless steel tactile indicators (TGSI)	1	m2	1,200.00	1,200
28.89	Steps 1 & 2				
28.90	32mm dia Galvanised handrail	5	m	150.00	750
28.91	Stainless steel tactile indicators (TGSI)	2	m2	1,200.00	2,400
28.92	50mm Strip carborundum nosings	17	m	65.00	1,105
28.93	Allowance to rectify the vertical bent end	1	Item	300.00	300
					137,385
29	Extinguishers and Blankets				
29.1	Extinguishers have been included under Fire Services of this Cost Plan		Note		
					0
30	Signs and Displays				
30.1	<u>General Signs</u>				
30.2	<u>Existing Signs</u>				
30.3	Take out and remove existing signs in Stair 2	1	No	50.00	50
30.4	Retain existing painted gold and black lettering on the walls inside Stair 2	1	No	100.00	100
30.5	<u>Statutory Signs</u>				
30.6	Door signs to Unisex Accessible, Non-accessible, Ambulant Sanitary Facilities	17	No	300.00	5,100
30.7	Lift signage with paint finish to match existing	5	No	500.00	2,500
30.8	Stair 2 sign for egress	1	No	300.00	300
30.9	Fire Door and Smoke Door				INCL
30.10	Exit Signage				INCL
30.11	Fire Exit				INCL
30.12	Electrical Distribution Board				INCL
30.13	Fire hose reels and Fire Hydrants				INCL
30.14	Fire hose reel location Sign				INCL
30.15	Portable Fire extinguishers Sign (Refer Fire Services)				INCL
					8,050
32	Cementitious Toppings, Rendering and Plastering				
32.1	<u>Ground Floor</u>				
32.2	4-6mm Resin MMA topping, flowcrete (TOP1) to Wet areas at Bay 4	14	m2	25.00	350
32.3	Retop polished finish to finish flush after removal of existing tiles on former toilets area at Bay 5	8	m2	100.00	800
32.4	25-30mm Granolithic topping (TOP3) to threshold to door, 4GD/D02 Link 0)	5	m2	35.00	175
32.5	20-60mm Cementitious topping screed (TOP 4) to Wet areas at Bay 5	25	m2	50.00	1,250

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32.6	Render to 110mm Fire rated brickwalls both sides to Fire Exit, 4G.01	47	m2	35.00	1,645
32.7	Render to Fire stair 2 side of sandstone infill walls at Bay 4	3	m2	40.00	120
32.8	Render to existing Lift lobby walls	27	m2	35.00	945
32.9	Render to brick walls to Amenities at Bay 4	21	m2	35.00	735
32.10	Level 1				
32.11	25-30mm Granolithic topping (TOP3) to threshold to door, 4L1/D01 (Link 1) and existing concrete in Bay 5 and top of steel plate in Bay 4	5	m2	35.00	175
32.12	20-60mm Cementitious topping screed (TOP4) to Wet areas at Bay 5	28	m2	50.00	1,400
32.13	Refinish render after install beams and make good (Dwg: AR.TD.2001)	1	Item	300.00	300
32.14	Polished coloured concrete topping (TOP2) to Area A & B, Passage 2 (5L1.01 & 08) at Bay 5	200	m2	100.00	20,000
32.15	Render to infill brickwork to former opening at Passage 2, Bay 5	6	m2	35.00	210
32.16	Render to internal skin of cavity wall infill	5	m2	35.00	175
32.17	Render to fire rated brick wall infill to former opening at 100 George St	5	m2	35.00	175
32.18	Render to existing Lift lobby walls	27	m2	35.00	945
32.19	Render to existing internal walls	199	m2	35.00	6,965
32.20	Level 2				
32.21	Polished coloured concrete topping (TOP2) to Bay 5, 5L2.01 Foyer	93	m2	100.00	9,300
32.22	25-30mm Granolithic topping (TOP3) to threshold to door, 4L2/D02 Stair 1 & 4L2/D01 (Link 2)	4	m2	35.00	140
32.23	25-30mm Granolithic topping (TOP3) to External steps 1 & 2 to match existing	16	m2	35.00	560
32.24	20-60mm Cementitious topping screed (TOP 4) to Wet areas at Bay 5	28	m2	50.00	1,400
32.25	Infill to Door entry at Steps 2, after removal of slot drain	2	m		
32.26	Render to infill brickwork to former opening at Passage 2, Bay 5	6	m2	35.00	210
32.27	Render to existing Lift lobby walls	27	m2	35.00	945
32.28	Render to existing internal walls	215	m2	15.00	3,225
32.29	Level 3				
32.30	25-30mm Granolithic topping (TOP3) to threshold to door, 4L3/D01 (Link 3)	3	m2	35.00	105
32.31	20-60mm Cementitious topping screed (TOP 4) to Wet areas at Bay 5	28	m2	50.00	1,400
32.32	Refinish render after install beams and make good (Dwg: AR.TD.2002)	1	Item	300.00	300
32.33	Render to infill brickwork to former opening at Passage 2, Bay 5	6	m2	35.00	210
32.34	Render to internal skin of cavity wall infill	5	m2	35.00	175
32.35	Render both sides to fire rated cavity brick wall infill to former opening at Fire Stair 2	5	m2	35.00	175
32.36	Render to existing Lift lobby walls	27	m2	35.00	945
32.37	Render to existing internal walls	190	m2	35.00	6,650
32.38	Level 4				
32.39	25-30mm Granolithic topping (TOP3) to threshold to door, 4L4/D01 Kitchenette & 4L4/D02 (Link 4)	6	m2	35.00	210
32.40	Replace new topping (TOP3) to Steps 2 as specified				
32.41	20-60mm Cementitious topping screed (TOP 4) to Wet areas at Bay 5	28	m2	50.00	1,400
32.42	Render to infill brickwork to former opening at Passage 2, Bay 5	6	m2	35.00	210

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32.43	Allowance to provide straight line edge to end wall existing cement render as junction with brick wall after removal of ceiling	1	Item	300.00	300
32.44	Render to existing Lift lobby walls	27	m2	35.00	945
32.45	Render to existing internal walls	197	m2	35.00	6,895
32.46	<u>Store Room</u>				
32.47	Render both sides to brick up existing window opening near Door 4L5 XD1	3	m2	35.00	105
					72,170
33	Waterproofing - Internal				
33.1	<u>Ground Floor</u>				
33.2	Waterproof membrane laid on existing concrete slab to fix timber joist and lay 19mm Plywood flooring (PLY/T) to Area A/Kitchenette and Bin store, Area B, Passage 1 & 2, Ramps 1 & 2	183	m2	45.00	8,235
33.3	Polythene builders film (Forticon sheet) underlay below walls at Fire Exit (4G.01)	8	m	15.00	120
					8,355
34	Ceramic Tiling				
34.1	<u>Ground Floor</u>				
34.2	300 x 600mm Porcelain floor tiles, November with Grip P3 finish as selected colour to Wet areas at Bay 5 (TL/F)	25	m2	250.00	6,250
34.3	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Toilets at Bay 4 & 5 (TL/W1)	87	m2	175.00	15,225
34.4	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Air lock at Bay 5 (TL/W2)	12	m2	175.00	2,100
34.5	<u>Terrazo</u>				
34.6	Allowance to repair existing Terrazo, after removal of full height glazing at Lift lobby, Bay 4	1	Item	1,500.00	1,500
34.7	Allowance to repair existing Terrazo after install new Fire hydrant at Fire Stair 2, Bay 4	1	Item	1,500.00	1,500
34.8	<u>Level 1</u>				
34.9	300 x 600mm Porcelain floor tiles, November with Grip P3 finish as selected colour to Wet areas (TL/F)	28	m2	250.00	7,000
34.10	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Toilets at Bay 5 (TL/W1)	70	m2	175.00	12,250
34.11	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Air lock at Bay 5 (TL/W2)	9	m2	175.00	1,575
34.12	<u>Level 2</u>				
34.13	300 x 600mm Porcelain floor tiles, November with Grip P3 finish as selected colour to Wet areas (TL/F)	28	m2	250.00	7,000
34.14	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Toilets at Bay 5 (TL/W1)	70	m2	175.00	12,250
34.15	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Air lock at Bay 5 (TL/W2)	9	m2	175.00	1,575
34.16	<u>Level 3</u>				
34.17	300 x 600mm Porcelain floor tiles, November with Grip P3 finish as selected colour to Wet areas (TL/F)	28	m2	250.00	7,000
34.18	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Toilets at Bay 5 (TL/W1)	70	m2	175.00	12,250

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Code	Description	Quantity	Unit	Rate	Amount
34.19	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Air lock at Bay 5 (TL/W2)	9	m2	175.00	1,575
34.20	Level 4				
34.21	300 x 600mm Porcelain floor tiles, November with Grip P3 finish as selected colour to Wet areas (TL/F)	28	m2	250.00	7,000
34.22	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Toilets at Bay 5 (TL/W1)	70	m2	175.00	12,250
34.23	50x400mm Ceramic wall tiles, Baton with Matt finish as selected colour to Air lock at Bay 5 (TL/W2)	9	m2	175.00	1,575
					109,875
35	Resilient Finishes				
35.1	Vinyl Sheeting				
35.2	Ground Floor				
35.3	Vinyl sheeting to Cleaner (Floor tiles as per Dwg: AR.TD.6001)	3	m2		EXCL
35.4	Vinyl coved skirting to Cleaner	7	m	30.00	210
35.5	Level 1				
35.6	Vinyl sheeting to Cleaner	2	m2	60.00	120
35.7	Vinyl coved skirting to Cleaner	5	m	30.00	150
35.8	Level 2				
35.9	Vinyl sheeting to Cleaner	2	m2	60.00	120
35.10	Vinyl coved skirting to Cleaner	5	m	30.00	150
35.11	Level 3				
35.12	Vinyl sheeting to Cleaner	2	m2	60.00	120
35.13	Vinyl coved skirting to Cleaner	5	m	30.00	150
35.14	Level 4				
35.15	Vinyl sheeting to Cleaner	2	m2	60.00	120
35.16	Vinyl coved skirting to Cleaner	5	m	30.00	150
					1,290
36	Timber Flooring, Floor Sanding and Finishing				
36.1	Timber floor boards shall be 140x38mm Balckbutt North Coast Hardwood to match existing		Note		
36.2	Ground Floor				
36.3	Supply timber floor boards to Amenities at Bay 5	25	m2	300.00	7,500
36.4	Install timber floor boards to Amenities at Bay 5	25	m2	50.00	1,250
36.5	Sanding and oiling to timber floor	25	m2	50.00	1,250
36.6	Level 1				
36.7	Supply timber floor boards to Passage 1, Walkway and Amenities at Bay 5	35	m2	300.00	10,500
36.8	Install timber floor boards to Passage 1, Walkway and Amenities at Bay 5	35	m2	50.00	1,750
36.9	Sanding and oiling to timber floor	35	m2	50.00	1,750
36.10	Level 2				
36.11	Supply timber floor boards and retain joists with herringbone strutting at approx 1800mm centers) to Area A, Passage 1 & 2 and Amenities at Bay 5	153	m2	300.00	45,899

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Code	Description	Quantity	Unit	Rate	Amount
36.12	Install timber floor boards and retain joists with herringbone strutting at approx 1800mm centers) to Area A, Passage 1 & 2 and Amenities at Bay 5	153	m2	50.00	7,650
36.13	Sanding and oiling to timber floor	153	m2	50.00	7,650
36.14	Level 3				
36.15	Supply timber floor boards and retain joists with herringbone strutting at approx 1800mm centers) to Area A & B, Passage 1 and Amenities at Bay 5	111	m2	300.00	33,299
36.16	Install timber floor boards and retain joists with herringbone strutting at approx 1800mm centers) to Area A & B, Passage 1 and Amenities at Bay 5	111	m2	50.00	5,550
36.17	Sanding and oiling to timber floor	111	m2	50.00	5,550
36.18	Level 4				
36.19	Supply timber floor boards to Area A, B & C, Passage 1 & 2 and Amenities	248	m2	300.00	74,399
36.20	Install timber floor boards to Area A, B & C, Passage 1 & 2 and Amenities	248	m2	50.00	12,400
36.21	Sanding and oiling to timber floor	248	m2	50.00	12,400
					228,797
37	Painting				
37.1	GROUND FLOOR				
37.2	Paint contrasting strip to Step nosing, near Ramps 1 & 2	13	m	5.00	65
37.3	Paint to 19mm Plywood flooring (PLY/P) with screw fixing to timber joists above existing concrete slab including non-slip finish to Ramps 1 & 2	10	m2	15.00	150
37.4	Paint to Fibre cement wall lining to Cleaner	11	m2	15.00	165
37.5	Paint to handrails to Fire Stair 1 at Bay 4	5	m	150.00	750
37.6	Paint to 110mm Fire rated brickwalls both sides to Fire Exit, 4G.01	47	m2	15.00	705
37.7	Fire seal junction of new wall to existing wall at Fire Exit, Bay 4	4	m	50.00	200
37.8	Paint to existing Lift lobby walls	27	m2	15.00	405
37.9	Paint to rendered sandstone wall infill at Fire stair 2, Bay 4	3	m2	40.00	120
37.10	Paint to rendered brick walls to Amenities at Bay 4	21	m2	15.00	315
37.11	Paint to 13mm Plasterboard lining at Bay 5	29	m2	15.00	435
37.12	Paint to 13mm Fyrcheck lining at Bay 5	29	m2	15.00	435
37.13	Paint to plasterboard ceiling with concealed suspension system	38	m2	15.00	570
37.14	Paint to fire rated plasterboard ceiling with concealed suspension system	13	m2	15.00	195
37.15	Paint to existing internal walls	77	m2	15.00	1,155
37.16	Paint to existing single doors (4GD D09)	1	No	150.00	150
37.17	LEVEL 1				
37.18	Paint to Fibre cement wall lining to Cleaner	7	m2	15.00	105
37.19	Paint to handrails and balustrades to Fire Stair 1 at Bay 4	27	m	150.00	4,050
37.20	Paint to existing and new timber skirting to Bay 5	37	m	5.00	185
37.21	Paint to existing Lift lobby walls	27	m2	15.00	405
37.22	Paint to rendered internal skin of cavity wall infill	5	m2	35.00	175
37.23	Paint to rendered fire rated brick wall infill to former opening at 100 George St	5	m2	35.00	175
37.24	Paint to rendered infill brickwork to former opening at Passage 2, Bay 5	6	m2	35.00	210
37.25	Paint to 13mm Plasterboard lining at Bay 5	32	m2	15.00	480

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Code	Description	Quantity	Unit	Rate	Amount
37.26	Paint to 13mm Fyrcheck lining at Bay 5	15	m2	15.00	225
37.27	Paint to existing concrete ceiling to Area A, Kitchenette and Bin Store (5L1.01) (Paint finish only)	99	m2	15.00	1,485
37.28	Paint to plasterboard ceiling with concealed suspension system	31	m2	15.00	465
37.29	Paint to existing internal walls	266	m2	15.00	3,990
37.30	Paint to existing double door (4L1 D02)	1	No	300.00	300
37.31	LEVEL 2				
37.32	Paint to Fibre cement wall lining to Cleaner	7	m2	15.00	105
37.33	Paint to handrails to Fire Stair 1 at Bay 4	20	m	150.00	3,000
37.34	Paint to new timber skirting (SK/T1) to Bay 5	66	m	5.00	330
37.35	Paint to rendered infill brickwork to former opening at Passage 2. Bay 5	6	m2	35.00	210
37.36	Paint to existing Lift lobby walls	27	m2	15.00	405
37.37	Paint to 13mm Plasterboard lining at Bay 5	32	m2	15.00	480
37.38	Paint to 13mm Fyrcheck lining at Bay 5	15	m2	15.00	225
37.39	Paint to plasterboard ceiling with concealed suspension system	28	m2	15.00	420
37.40	Paint to existing concrete ceiling to Area A, Office (5L2.08) (Paint finish only)	101	m2	15.00	1,515
37.41	Paint to existing windows	2	No	200.00	400
37.42	Paint to existing internal walls	290	m2	15.00	4,350
37.43	LEVEL 3				
37.44	Paint to fibre cement wall lining to Cleaner	7	m2	15.00	105
37.45	Paint to handrails to Fire Stair 1 at Bay 4	28	m	150.00	4,200
37.46	Paint to rendered infill brickwork to former opening at Passage 2. Bay 5	6	m2	35.00	210
37.47	Paint to existing Lift lobby walls	27	m2	15.00	405
37.48	Paint to rendered internal skin of cavity wall infill	5	m2	35.00	175
37.49	Paint to existing and new timber skirting to Bay 5	65	m	5.00	325
37.50	Paint to both sides rendered fire rated cavity brick wall infill to former opening at Fire Stair 2	5	m2	15.00	75
37.51	Paint to 13mm Plasterboard lining at Bay 5	32	m2	15.00	480
37.52	Paint to 13mm Fyrcheck lining at Bay 5	15	m2	15.00	225
37.53	Paint to plasterboard ceiling with concealed suspension system	28	m2	15.00	420
37.54	Paint to existing double door (4L3 D02)	1	No	300.00	300
37.55	Paint to existing internal walls	261	m2	15.00	3,915
37.56	LEVEL 4				
37.57	Paint to Fibre cement wall lining to Cleaner	7	m2	15.00	105
37.58	Paint to existing Lift lobby walls	27	m2	15.00	405
37.59	Paint to new timber skirting (SK/T1) to Bay 5	74	m	5.00	370
37.60	Paint to 13mm Plasterboard lining at Bay 5	32	m2	15.00	480
37.61	Paint to 13mm Fyrcheck lining at Bay 5	15	m2	15.00	225
37.62	Paint to plasterboard ceiling with concealed suspension system	28	m2	15.00	420
37.63	Paint to existing steel bracing to Area A, B & C (5L4.01, 02 & 10) (Paint finish only)	156	m2	15.00	2,340

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Code	Description	Quantity	Unit	Rate	Amount
37.64	Paint to existing internal walls	197	m2	15.00	2,955
37.65	<u>STORE ROOM</u>				
37.66	Paint to rendered brick up existing window opening near Door 4L5 XD1	3	m2	15.00	45
37.67	Paint to existing single door (4L5 D01)	1	No	150.00	150
37.68	Paint to existing concrete ceiling to Store room (4L5.01) (Paint finish only)	23	m2	15.00	345
37.69	<u>PAINT TO TIMBER DOORS</u>				
37.70	The following doors shall be 35mm flush solid core door		Note		
37.71	<u>Ground Floor</u>				
37.72	Paint to 780mm x 2410mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5GD D05)	1	No	200.00	200
37.73	Paint to 720mm x 2040mm Single leaf door including 450mm x 150mm powder coated relief vent and timber frame Type 3 to Male & Female WC (4GD D05 & D06)	2	No	200.00	400
37.74	Paint to 920mm x 2040mm Single leaf door including 600mm x 150mm powder coated relief vent and timber frame Type 3 to Air Lock & Access WC (4GD D04 & D07)	2	No	200.00	400
37.75	Paint to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Male & Female WC (5GD D03 & D04)	2	No	200.00	400
37.76	Paint to 920mm x 2100mm Single leaf door including 600mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Airlock (5GD D02)	1	No	200.00	200
37.77	Paint to 820mm x 2410mm Single leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5GD D07)	1	No	200.00	200
37.78	Paint to 715mm x 2410mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5GD D06)	1	No	350.00	350
37.79	<u>Level 1</u>				
37.80	Paint to 780mm x 2210mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L1 D02)	1	No	200.00	200
37.81	Paint to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L1 D06, D07 & D08)	3	No	200.00	600
37.82	Paint to 1715mm x 2210mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L1 D03)	1	No	350.00	350
37.83	Paint to 1635mm x 2210mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L1 D04)	1	No	350.00	350
37.84	<u>Level 2</u>				
37.85	Paint to 780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L2 D02)	1	No	200.00	200
37.86	Paint to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L2 D06, D07 & D08)	3	No	200.00	600
37.87	Paint to 1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L2 D03)	1	No	300.00	300
37.88	Paint to 1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L2 D04)	1	No	300.00	300
37.89	<u>Level 3</u>				
37.90	Paint to 780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L3 D02)	1	No	200.00	200
37.91	Paint to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L3 D06, D07 & D08)	3	No	200.00	600



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Code	Description	Quantity	Unit	Rate	Amount
37.92	Paint to 1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L3 D03)	1	No	350.00	350
37.93	Paint to 1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L3 D04)	1	No	350.00	350
37.94	<u>Level 4</u>				
37.95	Paint to 780mm x 2380mm Single leaf door including steel 'EzyJamb' frame Type 4 to Store (5L4 D02)	1	No	200.00	200
37.96	Paint to 920mm x 2100mm Single leaf door including 450mm x 150mm Grille and steel 'EzyJamb' frame Type 4 to Access, Male & Female WC (5L4 D06, D07 & D08)	3	No	200.00	600
37.97	Paint to 1715mm x 2380mm Double leaf door including non-combustible finish to internal face and steel 'EzyJamb' frame Type 4 to EDB (5L4 D03)	1	No	350.00	350
37.98	Paint to 1635mm x 2380mm Double leaf door including 20mm undercut and steel 'EzyJamb' frame Type 4 to Cleaner (5L4 D04)	1	No	350.00	350
37.99	<u>PAINT TO EXISTING TIMBER DOORS</u>				
37.100	<u>Level 1</u>				
37.101	Paint to internal face and and edges to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber (5L1 XD1)	1	No	250.00	250
37.102	<u>Level 2</u>				
37.103	Paint to internally to existing double door with timber framed, ledged and braced vertical boarded timber (5L2 XD1)	1	No	200.00	200
37.104	Paint to internal face and and edges to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber (5L2 XD3)	1	No	250.00	250
37.105	<u>Level 3</u>				
37.106	Paint to internal face and and edges to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber (5L3 XD1)	1	No	250.00	250
37.107	Paint both sides of existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber to Void (5L3 XD2)	1	No	350.00	350
37.108	<u>Level 4</u>				
37.109	Paint to internal face and and edges to existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber (5L4 XD1)	1	No	250.00	250
37.110	Paint both sides of existing 55mm Cargo double door, internal sliding with timber framed, ledged and braced vertical boarded timber to Void (5L4 XD2)	1	No	350.00	350
37.111	<u>PAINT TO FIRE RATED TIMBER DOORS</u>				
37.112	The following doors shall be 50mm fire rated doors FRL -/120/30		Note		
37.113	<u>Ground Floor</u>				
37.114	Paint to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Lobby (4GD D02)	1	No	250.00	250
37.115	Paint to 1080mm x 2290mm Fire rated single leaf door including steel frame Type 2 to Link 0 (4GD D08)	1	No	250.00	250
37.116	<u>Level 1</u>				
37.117	Paint to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Fire Stair 2 (4L1 D03)	1	No	250.00	250
37.118	Paint to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 1 (4L1 D01)	1	No	250.00	250
37.119	<u>Level 2</u>				

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Code	Description	Quantity	Unit	Rate	Amount
37.120	Paint to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Fire Stair 1 (4L2 D02)	1	No	250.00	250
37.121	Paint to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 2 (4L2 D01)	1	No	250.00	250
37.122	Level 3				
37.123	Paint to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 3 (4L3 D01)	1	No	250.00	250
37.124	Level 4				
37.125	Paint to 920mm x 2040mm Fire rated single leaf door including steel frame Type 2 to Kitchenette (4L4 D01)	1	No	250.00	250
37.126	Paint to 1020mm x 2350mm Fire rated single leaf door including steel frame Type 1 to Link 4 (4L4 D02)	1	No	250.00	250
					60,380
39	Mechanical Services				
39.1	DEMOLITION				
39.2	Take out and remove existing condenser units on roof	2	No	1,000.00	2,000
39.3	VENTILATION				
39.4	Ductworks				
39.5	Supply air sheet metal ductwork with and including internal perforated foil faced insulation				
39.6	350mm x 250mm; riser	4	m	300.00	1,200
39.7	400mm x 400mm; riser	4	m	350.00	1,400
39.8	550mm x 400mm; riser	4	m	350.00	1,400
39.9	600mm x 400mm; riser	4	m	400.00	1,600
39.10	700mm x 400mm; riser	4	m	450.00	1,800
39.11	400mm x 250mm	25	m	300.00	7,500
39.12	600mm x 250mm	30	m	400.00	12,000
39.13	800mm x 250mm	75	m	400.00	30,000
39.14	Return air sheet metal ductwork with and including internal perforated foil faced insulation				
39.15	Approx 1400mm x 1500mm	35	m	1,000.00	35,000
39.16	Flexible ductwork				
39.17	From outside air duct to return air duct	21	m	35.00	735
39.18	From exhaust air grille to exhaust air duct	29	m	35.00	1,015
39.19	Grilles				
39.20	Exhaust Air Grille; Eggcrate				
39.21	E1 - 150 x 150	7	No	150.00	1,050
39.22	E2 - 200 x 200	10	No	200.00	2,000
39.23	E3 - 250 x 250	5	No	250.00	1,250
39.24	Allowance for flexible ducts and spigots connected to existing sheet metal duct for nee toilet exhaust grilles at toilets adjacent to Area 4B	1	Item	2,000.00	2,000
39.25	Door Grille; Full chevron				
39.26	450 x 150	1	No	150.00	150

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Code	Description	Quantity	Unit	Rate	Amount
39.27	450 x 300	1	No	250.00	250
39.28	Exhaust				
39.29	<i>Exhaust air sheet metal duct</i>				
39.30	250 x 250; to toilet	19	m	200.00	3,800
39.31	250 x 250; riser	4	m	200.00	800
39.32	400mm x 300mm; riser	4	m	300.00	1,200
39.33	500mm x 500mm	16	m	400.00	6,400
39.34	550mm x 300mm	4	m	350.00	1,400
39.35	750mm x 300mm	4	m	400.00	1,600
39.36	800mm x 300mm	4	m	450.00	1,800
39.37	<i>Outside air sheet metal duct;</i>				
39.38	350mm x 250mm	19	m	300.00	5,700
39.39	350mm x 350mm	28	m	350.00	9,800
39.40	500mm x 500mm	22	m	400.00	8,800
39.41	<i>Supplementary outside air sheet metal duct;</i>				
39.42	200mm x 150mm	4	m	200.00	800
39.43	400mm x 200mm; riser	18	m	300.00	5,400
39.44	Access Panels; 600 x 600	9	No	450.00	4,050
39.45	<i>Roof Cows</i>				
39.46	Toilet Exhaust vertical discharge roof cowl	1	No	800.00	800
39.47	Vertical Air intake roof cowl	1	No	800.00	800
39.48	Fans				
39.49	Supplementary outside air fans and filter	2	No	2,500.00	5,000
39.50	Toilet exhaust fans	1	No	2,500.00	2,500
39.51	Plenum				
39.52	<i>Return Air Plenum</i>				
39.53	1300 x 300mm	10	No	500.00	5,000
39.54	Fire Dampers				
39.55	<i>Fire Dampers</i>				
39.56	200 x 150mm	5	No	250.00	1,250
39.57	250 x 250mm	4	No	250.00	1,000
39.58	400 x 400mm	4	No	600.00	2,400
39.59	AIRCONDITIONING				
39.60	Fan Coil Units (FCU)	10	No	15,000.00	150,000
39.61	Refrigerant pipework	94	m	400.00	37,600
39.62	New mechanical switchboards	1	Item	20,000.00	20,000
39.63	Base building condensers (CU-01and CU-02)	3	No	25,000.00	75,000
39.64	New VRV condensers	1	No	25,000.00	25,000
39.65	BWIC				
39.66	Builder's work in connection (3%)	1	Item	14,407.50	14,408

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					494,658
40	Electrical Services				
40.1	<u>Demolition</u>				
40.2	Decommission, disconnect, take out and remove existing Electrical distribution board (EDB) from GF to L4	5	No	1,000.00	5,000
40.3	<u>Lighting</u>				
40.4	<u>Darkon HIP C-DEG V2 suspended linear luminaire with anti glare diffuser. High frequency LED module at 400mA as follows (Ax):</u>				
40.5	Ref A - 900mm	5.00	No	1,900.00	9,500
40.6	Ref A - 2200mm	3.00	No	1,150.00	3,450
40.7	Ref A - 2400mm	5.00	No	1,250.00	6,250
40.8	Ref A - 2500mm	4.00	No	1,300.00	5,200
40.9	Ref A - 2700mm	1.00	No	1,400.00	1,400
40.10	Ref A - 4000mm	4.00	No	2,050.00	8,200
40.11	Ref A - 4800mm	5.00	No	2,000.00	10,000
40.12	Ref A - 6000mm	2.00	No	2,650.00	5,300
40.13	Ref A - 6400mm	2.00	No	3,050.00	6,100
40.14	Ref A - 6500mm	2.00	No	3,050.00	6,100
40.15	Ref A - 6600mm	2.00	No	3,100.00	6,200
40.16	Ref A - 8400mm	6.00	No	3,550.00	21,300
40.17	Ref A - 8600mm	2.00	No	3,600.00	7,200
40.18	Ref A - 8800mm	2.00	No	4,000.00	8,000
40.19	Ref A - 9600mm	6.00	No	4,300.00	25,800
40.20	Ref A - 12000mm	2.00	No	5,400.00	10,800
40.21	Darkon C Flat 105 Recessed fixed low profile LED down light. Remote electronic driver. White finish. 600lm 50degree beam angle. 105mm diameter, IP44 rated cover (C1)	5	No	280.00	1,400
40.22	Darkon Deep C 130 recessed fixed LED down light. Remote electronic driver. White finish 1000lm 50degree beam angle. 130mm diameter, IP44 rated cover (C2)	2	No	450.00	900
40.23	Darkon Deep Down SM IT RT surface mounted circular downlight fixed within joists. Black finish, remote control gear 800lm 52 degree beam angle (D1)	21	No	520.00	10,920
40.24	Darkon Deep Down SM IT RT surface mounted circular downlight fixed within joists. Black finish, integral control gear 2000lm 52 degree beam angle (D2)	13	No	700.00	9,100
40.25	Clevertronics Lifelight surface mounted emergency light to AS2293 with D50 classification. Single point testing functionality, dual LED, L10 long life batteries, white circular face. installed within ceiling joists (EM2)	33	No	285.00	9,405
40.26	Clevertronics Cleverfit surface illuminated exit sign to AS2293, maintained operation, 32M sight rating, with arrows and pictograph as shown, L10 batteries (EX1)	24	No	260.00	6,240
40.27	Clevertronics Cleverfit rod suspended mounted at 3000, illuminated exit sign to AS2293, maintained operation, 32M sight rating, with arrows and pictograph as shown, double sided, L10 batteries (EX3)	5	No	260.00	1,300
40.28	Darkon Light Tray 40 under bench striplight complete with diffuser for continuous light output and remove driver installed within enclosure in cupboard. Length to suit (S1 - 3000mm)	5	No	1,380.00	6,900

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Code	Description	Quantity	Unit	Rate	Amount
40.29	Darkon Light Tray 40 linear LED strip mounted within balustrade column. IP65 rated cover. Remote control gear mounted within IP66 enclosure fixed to underside of stair. Module 250mA (W)	10	No	600.00	6,000
40.30	<u>Darkon Grazer linear LED extrusion wall mounted. LED module at 200mA, dimmable as follows:</u>				
40.31	Ref W2 - 1200mm	1.00	No	700.00	700
40.32	Ref W2 - 1500mm	1.00	No	700.00	700
40.33	Ref W2 - 2000mm	1.00	No	800.00	800
40.34	Ref W2 - 2400mm	12.00	No	900.00	10,800
40.35	Ref W2 - 2600mm	3.00	No	940.00	2,820
40.36	Ref W2 - 2700mm	5.00	No	980.00	4,900
40.37	Ref W2 - 3500mm	1.00	No	1,280.00	1,280
40.38	Ref W2 - 3600mm	5.00	No	1,320.00	6,600
40.39	Ref W2 - 3800mm	3.00	No	1,160.00	3,480
40.40	Ref W2 - 4500mm	1.00	No	1,590.00	1,590
40.41	Ref W2 - 4700mm	4.00	No	1,630.00	6,520
40.42	Light Switch Panel (LSP1)	5	No	1,000.00	5,000
40.43	Motion Detector 360 (MD360)	40	No	400.00	16,000
40.44	Motion Detector (MD)	1	No	200.00	200
40.45	<u>Power & Communications</u>				
40.46	10A 240V single socket outlet. 300 AFL unless noted otherwise clipsal 2000 series	34	No	150.00	5,100
40.47	10A 240V double socket outlet. 300 AFL unless otherwise noted. clipsal 2000 series, max. 8 doubles per circuit. 20A means separate 20A circuit.	37	No	220.00	8,140
40.48	Fibre distribution terminal (by NBN)	5	No		EXCL
40.49	Single phase isolator - 240V	5	No	350.00	1,750
40.50	<u>Security</u>				
40.51	Manual emergency door release	7	No	500.00	3,500
40.52	FOB reader	8	No	1,200.00	9,600
40.53	Magnetic door hold open	5	No	800.00	4,000
40.54	Magnetic lock	2	No	150.00	300
40.55	Electronic strike	5	No	500.00	2,500
40.56	Reed switch	16	No	500.00	8,000
40.57	Automatic door	1	No		INCL
40.58	<u>Switchboards and Distribution Board</u>				
40.59	Main distribution board in MSB room	2	No	40,000.00	80,000
40.60	Take from store and fix in position distribution board (DB-B5G)	1	No	5,000.00	5,000
40.61	Take from store and fix in position distribution board (DB-B51)	1	No	5,000.00	5,000
40.62	Take from store and fix in position distribution board (DB-B52)	1	No	5,000.00	5,000
40.63	Take from store and fix in position distribution board (DB-L2-B4)	1	No	5,000.00	5,000
40.64	Take from store and fix in position distribution board (DB-B53)	1	No	5,000.00	5,000
40.65	Take from store and fix in position distribution board (DB-B54)	1	No	5,000.00	5,000

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Code	Description	Quantity	Unit	Rate	Amount
40.66	BWIC				
40.67	Builder's work in connection (3%)	1	Item		12,367
					424,612
41	Hydraulic Services				
41.1	<u>Demolition</u>				
41.2	Allowance to remove, disconnect and terminate redundant fixtures	1	Item	10,000.00	10,000
41.3	<u>Authority Fees</u>				
41.4	Allowance to make all applications to authorities for water, gas, fire and sewer connections and pay all fees applicable	1	Item	2,500.00	2,500
41.5	<u>Pipework Reticulation</u>				
41.6	Pipework reticulation	1	Item	95,000.00	95,000
41.7	<u>Sanitary Fittings & Fixtures</u>				
41.8	Wall mounted hand wash basin (BSN1)	14	No	815.00	11,410
41.9	Wall mounted hand wash basin (BSN2)	2	No	700.00	1,400
41.10	Wall mounted hand wash basin (BSN3)	1	No	850.00	850
41.11	Basin Mixer Tap (TP1)	12	No	500.00	6,000
41.12	Basin Mixer Tap (TP2)	5	No	405.00	2,025
41.13	Bottle Trap (BT1)	3	No	505.00	1,515
41.14	Bottle Trap (BT2)	14	No	325.00	4,550
41.15	Cleaner's Sink (CL/SNK)	5	No	1,430.00	7,150
41.16	Cleaner's Sink Tapware (CL/SNK)	5	No	700.00	3,500
41.17	Floor Waste (FW)	17	No	110.00	1,870
41.18	Kitchen Sink (SNK)	5	No	880.00	4,400
41.19	Kitchen Mixer (TP3)	5	No	700.00	3,500
41.20	Urinal (UR1)	5	No	1,650.00	8,250
41.21	Toilet Suite (WC1)	2	No	1,950.00	3,900
41.22	Toilet Suite (WC2)	10	No	1,050.00	10,500
41.23	Toilet Suite (WC3)	5	No	3,680.00	18,400
41.24	Zip Boiling/Chilled water outlet (ZIP)	5	No	5,570.00	27,850
41.25	<u>Wet Fire Services</u>				
41.26	Fire hose reel		No		INCL
41.27	Fire hydrant		No		INCL
41.28	<u>Hot Water Unit</u>				
41.29	25L Hot water unit	5	No	3,000.00	15,000
41.30	<u>Gas Meter</u>				
41.31	New gas meter installation and connection	1	Item		EXCL
41.32	BWIC				
41.33	Builder's work in connection (3%)	1	Item	7,187.10	7,187
					246,757

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Code	Description	Quantity	Unit	Rate	Amount
42	Fire Services (Bay 5)				
42.1	Fire Services				
42.2	Fire Sprinklers				
42.3	Exposed fire sprinkler pendant including distribution pipework	135	No	650.00	87,750
42.4	Exposed fire sprinkler upright including distribution pipework	7	No	450.00	3,150
42.5	Flush capped head ceiling fire sprinkler including distribution pipework	28	No	420.00	11,760
42.6	Semi recessed ceiling fire sprinkler including distribution pipework	4	No	380.00	1,520
42.7	Side wall horizontal sprinkler including distribution pipework	2	No	500.00	1,000
42.8	Fire Extinguisher				
42.9	Dry powder extinguisher	5	No	450.00	2,250
42.10	Smoke Detectors & Alarm				
42.11	Smoke detector complete with associated cabling	105	No	400.00	42,000
42.12	Manual call station/ break glass alarm switch	5	No	250.00	1,250
42.13	Warden intercommunication point	5	No	350.00	1,750
42.14	Speakers				
42.15	Ceiling/soffit EWIS speaker complete with associated cabling	43	No	650.00	27,950
42.16	BWIC				
42.17	Builder's work in connection (3%)	1	Item		5,411
					185,791
43	Fire Services - Fire Safety Upgrade (Bays 1 to 4)				
43.1	FIRE SAFETY UPGRADE				
43.2	<u>The following cost estimates have been advised by Wood & Grieve Engineers' Report dated 17 January 2018:</u>				
43.3	Fire Hydrant (Option 1)				
43.4	The following estimates have been based on Option 1 of WGE Report dated 17 January 2018		Note		
43.5	New Town Main Connection, Combined Hydrant Sprinkler (New Town Main connection from Hickson Road)	1	Item	30,000.00	30,000
43.6	Backflow Prevention	1	Item	15,000.00	15,000
43.7	Combined Hydrant Sprinkler booster	1	Item	10,000.00	10,000
43.8	Pumps				
43.9	New Hydrant Pump (Diesel)	1	Item	45,000.00	45,000
43.10	New Sprinkler Pump (Diesel)	1	Item	50,000.00	50,000
43.11	New Sprinkler Pump Controller (Electric)	1	Item	20,000.00	20,000
43.12	Fire Hydrant				
43.13	Hydrant Pipework modification to locate hydrants in fire stairs	1	Item	30,000.00	30,000
43.14	New hydrants and Storz valves	1	Item	10,000.00	10,000
43.15	Fire Sprinklers				
43.16	Fire Sprinkler Test / Alarm Valve	1	Item	10,000.00	10,000
43.17	Pipework labelling throughout	1	Item	5,000.00	5,000



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Code	Description	Quantity	Unit	Rate	Amount
43.18	Sprinkler head 25 year destructive test	1	Item	10,000.00	10,000
43.19	Replace damaged sprinklers	1	Item	10,000.00	10,000
43.20	<u>Fire Hose Reels</u>				
43.21	New Hose Reels	1	Item	15,000.00	15,000
43.22	New Block Plans	1	Item	10,000.00	10,000
43.23	<u>Occupancy Warning System</u>				
43.24	Building Occupant Warning System	1	Item	50,000.00	50,000
43.25	<u>Emergency Exit</u>				
43.26	Exit and Emergency Light Upgrade	1	Item	30,000.00	30,000
43.27	<u>Contingencies</u>				
43.28	Contingencies	1	Item	20,000.00	20,000
43.29	<u>BWIC</u>				
43.30	Builder's work in connection (3%)	1	Item		11,100
					381,100
44	Vertical Transportation Services				
44.1	<u>Demolition</u>				
44.2	Disconnect and remove existing redundant lift controls (By Lift Consultant)	1	Item		INCL
44.3	Removal of existing lifts	2	No	30,000.00	60,000
44.4	<u>Passenger Lifts</u>				
44.5	Installation of new lifts	2	No	150,000.00	300,000
44.6	<u>BWIC</u>				
44.7	Builder's work in connection (3%)	1	Item		10,800
					370,800

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