

COST PLAN



Lots 107, 63 & 10 Clunies Ross Street, Greystanes CIV Cost Plan No.1 Rev 3

Aliro Group

2459-0002 | 08/11/2019

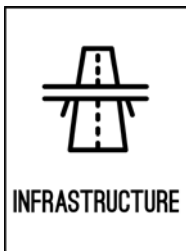
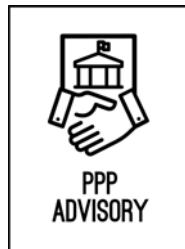


QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Aliro Group

CIV Cost Plan No.1 Rev 3



Project Number: 2459-0002	Reviewed By: David Shlom	Prepared By: David Shlom
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Document Title	Issued To:	Issue Date:
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CIV Cost Plan No.1	Aliro Group	13/11/2019
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CIV Cost Plan No.1 Rev 1	Aliro Group	5/06/2020
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SUMMARY



Client: Aliro Group

Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details:

CIV Cost Plan No.1 Rev 3

2459-0002

Date - 26/08/2020

Code	Description	Page	% of Cost	Cost/m2	Total
1	GENERAL	4			0
2	DEMOLITION AND SITE PREPARATION	5	5.89		11,825,018
3	WAREHOUSE 1	6	31.54		63,292,572
4	WAREHOUSE 2	11	21.22		42,574,434
5	WAREHOUSE 3	15	7.43		14,910,624
6	WAREHOUSE 4	21	2.57		5,165,312
7	WAREHOUSE 5	25	5.97		11,976,812
8	WAREHOUSE 6	29	5.00		10,042,895
9	WAREHOUSE 7	33	5.29		10,607,213
10	EXTERNAL WORKS	37	1.97		3,950,701
11	EXTERNAL SERVICES	37	4.03		8,080,000
12	TOTAL DEVELOPMENT COST Excl GST		90.91		182,425,582
13	GST		9.09		18,242,558
14	TOTAL DEVELOPMENT COST Excl GST		100.00		200,668,140

GFA: 0.00 m2

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

Project Total (excl GST): 200,668,140

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Details: CIV Cost Plan No.1 Rev 3
2459-0002
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Code	Description	Quantity	Unit	Rate	Amount
1	GENERAL				
1.1	CIV COST PLAN No.1				
1.2					
1.3	<i>Prepared by: Craig Mwashita</i>				
1.4	<i>Reviewed by: David Shlom</i>				
1.5					
1.6	Document Issue Schedule				
1.7	<i>Cost Plan No. 1 - Issued 8 November 2019</i>				
1.8	INTRODUCTION				
1.9	<i>This cost plan has been developed to determine the estimated project cost of the proposed development at Greystanes</i>		note		
1.10	<i>This cost plan is based on our professional opinion and the source material listed below.</i>		note		
1.11					
1.12	CONSULTANTS				
1.13	<u>Architect:</u>				
1.14	<i>Bespoke Projects NSW</i>		note		
1.15	<u>Quantity Surveyor:</u>				
1.16	<i>MBMpl Pty Ltd</i>		note		
1.17	<i>Level 7, 68 Pitt Street, Sydney</i>		note		
1.18					
1.19	DOCUMENTS USED				
1.20	<u>Architectural Information</u>				
1.21	<i>MP 07(C) Rev C_Masterplan & Site Section</i>				
1.22	EXCLUSIONS				
1.23	Legal Fees and Charges	1	Item		Excl
1.24	Land Purchase	1	Item		Excl
1.25	Property Settlements	1	Item		Excl
1.26	Costs associated with and delays for the removal of asbestos or any other toxic items or substances within the ground and demolition of the existing building (unless advised otherwise)	1	Item		Excl
1.27	Hazmat reports / destructive surveys / inspections	1	Item		Excl
1.28	Financial holding and interest costs	1	Item		Excl
1.29	GST	1	Item		Excl
1.30	ESD Allowance	1	Item		Excl
1.31	Prolongation and Delay Costs	1	Item		Excl
1.32	HV Cables	1	Item		Excl
1.33	Solar panels	1	Item		Excl
1.34	Contributions	1	Item		Excl
1.35	Decanting and commissioning	1	Item		Excl
1.36	Substation capital contribution sum	1	Item		Excl

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1.37	Ausgrid non-contestable monopoly fees or charges	1	Item		Excl
1.38	Allowance to relocate or divert any existing general utility services, such as Telstra/ Optus etc	1	Item		Excl
1.39	Ausgrid connection and Inspection fees	1	Item		Excl
1.40	Works outside site boundary	1	Item		Excl
1.41	Underpinning	1	Item		Excl
1.42	Removal/Relocation of NBN network cables, culverts, etc)	1	Item		Excl
1.43	Construction zones permit fees including road closures and construction zones	1	Item		Excl
1.44	Costs associated with the engagement of utilities inspectors to monitor their assets while excavation or cable hauling is taking place part of Consultant fees. (eg: Ausgrid transmission, Jemena High Pressure gas, Fiber optic cable, Sydney Water inspectors etc)	1	Item		Excl
1.45	Allow for any necessary site restoration works to make good areas of site or outside site boundary to existing condition after completion of works if required	1	Item		Excl
0					
2	DEMOLITION AND SITE PREPARATION				
2.1	<u>Demolition</u>				
2.2	Allowance to demolish existing boral house and Austral masonry site (costs as advised)	1	Item	3,981,274.00	3,981,274.00
2.3	Allowance to demolish existing sheds, link bridges, silo's/tanks and water storage structures	1	Item	622,200.00	622,200.00
2.4	Allowance to demolish existing bitumen roads and make good	166,191	m2	5.00	830,955.00
2.5	Allowance to demolish existing site fences & gates	2,447	m	9.00	22,023.00
2.6	Allowance to remove existing retaining walls	1	Item	50,000.00	50,000.00
2.7	<u>Site Preparation</u>				
2.8	Allow to cut down and remove trees including grubbing up roots	1	Item	100,000.00	100,000.00
2.9	Site clearance	186,597	m2	2.00	373,193.00
2.10	Stripping of top soil and stockpiling on-site for future re-use where possible (if applicable)	186,597	m2	3.00	559,789.50
2.11	E.O top soil excavation for carting away 90% of top soil	33,587	m3	20.00	671,747.40
2.12	Cut and fill earthworks for balanced cut and fill to achieve platform levels (assumed 50% cut and 50% fill)	186,597	m2	6.00	1,119,579.00
2.13	Compaction of natural or excavated ground surface over site by wetting and compacting	186,597	m2	4.00	746,386.00
2.14	Remediation costs (as advised)	1	Item	927,000.00	927,000.00
2.15	<u>Services</u>				
2.16	Allowance for protection barriers around Sydney water easement section adjacent to warehouse 1 only	1	Item	15,000.00	15,000.00
2.17	Assumed all infrastructure services to remain and not to be relocated	1	Item		Excl
2.18	SUB TOTAL TRADES				10,019,146.90
2.19	Preliminaries, Overheads and Margins (14%)				1,402,680.57
2.20	CONSTRUCTION COST				11,421,827.47
2.21	Professional Fees (2%)				228,437
2.22	Authority Fees (1.5%)				174,754

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Code	Description	Quantity	Unit	Rate	Amount
					11,825,018
3	WAREHOUSE 1				
3.1	WAREHOUSE 1				
3.2	Warehouse area - 18,224sqm		Note		
3.3	Loading Dock - 2 x 100sqm				
3.4	<u>Foundations</u>				
3.5	Allowance for footings (Excluding piling)	18,424	m2	16.00	294,781
3.6	<u>Piling</u>				
3.7	Bored piling (assuming 5m grid and 10m deep)	18,424	m2	60.00	1,105,429
3.8	<u>Reinforced Concrete Ground Floor Slab</u>				
3.9	Excavation in earth 200m deep for reduced levels under floors	2,734	m3	30.00	82,020
3.10	E.O reducing floor levels excavation for removing soil	2,734	m3	40.00	109,360
3.11	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	18,424	m2	3.00	55,271
3.12	Crushed rock sub-base 100mm thick	1,823	m3	30.00	54,690
3.13	Sand blinding 50mm thick under surface bed	912	m3	66.00	60,192
3.14	Double layer polythene damp proof course under surface bed	18,424	m2	5.00	92,119
3.15	High dose fabric reinforcement in concrete surface bed	18,424	m2	12.00	221,086
3.16	40MPa/160mm thick concrete slab	2,916	m3	250.00	729,000
3.17	Finishing top surfaces of concrete smooth with a power float	18,424	m2	8.00	147,391
3.18	<u>Structural Frame</u>				
3.19	Allowance for structural steel roof framing	18,424	m2	120.00	2,210,858
3.20	Allowance for structural steel wall framing	26,498	m2	120.00	3,179,760
3.21	<u>External Facade</u>				
3.22	Insulated wall panels (36m high)	23,848	m2	205.00	4,888,840
3.23	Precast concrete panels (4.0m high)	2,650	m2	500.00	1,325,000
3.24	Colorbond cladding including secondary framing	23,848	m2	95.00	2,265,560
3.25	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	9	No	14,000.00	126,000
3.26	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	4	No	7,200.00	28,800
3.27	External single solid core door including frame, lintol, lockwood hardware, external metal cladding and paint (scope TBC)	5	No	2,500.00	12,500
3.28	<u>Roofs</u>				
3.29	Metal roof sheeting including gutters etc, sarking, insulation etc	18,224	m2	150.00	2,733,600
3.30	Steel roof access cat ladders (Assumed 5 points)	203	m	300.00	60,750
3.31	Roof access system	18,224	m2	15.00	273,360
3.32	<u>Awnings</u>				
3.33	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	2,228	m2	310.00	690,748
3.34	<u>Internal divisions</u>				
3.35	Allowance for internal divisions (Scope TBC)	18,224	m2		Excl

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3.36	<u>Floor Finishes</u>				
3.37	Vitrified floor tiling including waterproofing	21	m2	120.00	2,520
3.38	Allowance for floor insulation	18,224	m2	160.00	Excl
3.39	<u>Ceiling Finishes</u>				
3.40	Vinyl coated ceiling tiles including hangers, tees, panels and finishes (Reference to specification to plasterboard we do not understand and therefore allowed for a grid ceiling)	21	m2	80.00	1,680
3.41	Shadowline cornices	1	Item	500.00	500
3.42	<u>Fittings</u>				
3.43	Bathroom mirrors	2	No	350.00	700
3.44	Toilet paper holder	2	No	100.00	200
3.45	Coat hook	2	No	20.00	40
3.46	Grab rail	1	No	500.00	500
3.47	Kitchenette	3	m	2,000.00	6,000
3.48	Soap dispenser	2	No	60.00	120
3.49	Paper Towel dispenser	2	No	80.00	160
3.50	<u>Electrical Installation</u>				
3.51	Power, lighting and communication to warehouse	18,224	m2	50.00	911,200
3.52	Power, lighting and communication to amenities	21	m2	120.00	2,520
3.53	Allowance for building works in connection with electrical installation (2.5%)	1	Item	22,843.00	22,843
3.54	<u>Hydraulic Services</u>				
3.55	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
3.56	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,250.00	4,500
3.57	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	2,700.00	2,700
3.58	Floor waste	2	No	600.00	1,200
3.59	Shower complete with frame, taps, service pipes, stop cocks and traps etc.	2	No	3,600.00	7,200
3.60	Allowance for longer pipe runs	1	Item	10,000.00	10,000
3.61	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	790.00	790
3.62	<u>Mechanical Services</u>				
3.63	Provisional sum allowance for refrigeration to warehouse	1	PSum		Included
3.64	Ventilation only to warehouse	18,224	m2	10.00	182,240
3.65	Ventilations to amenities	4	No	1,500.00	6,000
3.66	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	4,706.00	4,706
3.67	Tieman 710H or similar dock levelers	12	No	25,000.00	300,000
3.68	<u>Fire Services</u>				
3.69	Fire sprinklers	18,224	m2	50.00	911,200
3.70	Fire protection including extinguishers and hose reels	3	Item	10,000.00	30,000
3.71	Allowance for building works in connection with fire installation (2.5%)	1	Item	23,530.00	23,530
3.72	<u>Miscellaneous items</u>				
3.73	Allowance for statutory signage	1	Item	20,000.00	20,000
3.74	<u>Specialist Equipment</u>				

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Code	Description	Quantity	Unit	Rate	Amount
3.75	Automation costs (as advised)	1	Item	28,000,000.00	28,000,000
3.76	OFFICE OVER & LOBBY				
3.77	Office Area - 1,196m ²		Note		
3.78	<u>Foundations</u>				
3.79	Allowance for footings (Excluding piling)	598	m ²	50.00	29,900
3.80	<u>Reinforced Concrete Ground Floor Slab</u>				
3.81	Excavation in earth 200m deep for reduced levels under floors	90	m ³	73.00	6,570
3.82	E.O reducing floor levels excavation for removing soil	90	m ³	40.00	3,600
3.83	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	598	m ²	3.00	1,794
3.84	Crushed rock sub-base 100mm thick	60	m ³	30.00	1,800
3.85	Sand blinding 50mm thick under surface bed	30	m ³	66.00	1,980
3.86	Double layer polythene damp proof course under surface bed	598	m ²	10.00	5,980
3.87	High dose fabric reinforcement in concrete surface bed	598	m ²	12.00	7,176
3.88	40MPa/160mm thick surface bed	96	m ³	250.00	24,000
3.89	Finishing top surfaces of concrete smooth with a power float	598	m ²	10.00	5,980
3.90	Concrete columns	150	m ²	45.00	6,750
3.91	<u>Superstructure</u>				
3.92	Concrete columns	598	m ²	45.00	26,910
3.93	Concrete upper floors	598	m ²	300.00	179,400
3.94	Allowance for structural steel framing	598	m ²	250.00	149,500
3.95	Concrete staircase including finish to walking surface and balustrading	3	m	7,000.00	21,000
3.96	<u>External Facade</u>				
3.97	External Cladding to Structural Frame	427	m ²	400.00	170,800
3.98	Glazing	183	m ²	600.00	109,800
3.99	<u>Doors & Hardware</u>				
3.100	Doors & Hardware	598	m ²	40.00	23,920
3.101	<u>Roofs</u>				
3.102	Metal roof sheeting	598	m ²	65.00	38,870
3.103	80mm Foil backed insulation	598	m ²	48.00	28,704
3.104	Roof access system	598	m ²	15.00	8,970
3.105	Mesh to underside of roof projecting over office	598	m ²	20.00	11,960
3.106	Steel roof access cat ladders	10	m	300.00	3,000
3.107	<u>Internal divisions</u>				
3.108	Allowance for internal divisions (Scope TBC)	598	m ²	120.00	71,760
3.109	<u>Floor Finishes</u>				
3.110	Carpet Tiles	577	m ²	50.00	28,841
3.111	Non-slip vitreous tiling	21	m ²	110.00	2,330
3.112	Aluminium ducted skirting	1	Item	1,500.00	1,500
3.113	Flat aluminium skirting	1	Item	1,500.00	1,500

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Code	Description	Quantity	Unit	Rate	Amount
3.114	<u>Ceiling Finishes</u>				
3.115	1200mmx600mm pre-finished acoustic tiles	577	m2	80.00	46,146
3.116	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
3.117	Shadowline cornices	207	m	20.00	4,140
3.118	<u>Fittings</u>				
3.119	Bathroom mirrors	6	No	350.00	2,100
3.120	Toilet paper holder	8	No	100.00	800
3.121	Coat hook	4	No	20.00	80
3.122	Grab rail	2	No	500.00	1,000
3.123	Kitchenette	4	m	2,000.00	8,000
3.124	Soap dispenser	2	No	60.00	120
3.125	Paper Towel dispenser	2	No	80.00	160
3.126	<u>Electrical Installation</u>				
3.127	Power, lighting, communication etc.	1,196	m2	150.00	179,400
3.128	Allowance for building works in connection with electrical installation (2.5%)	1	Item	4,485.00	4,485
3.129	<u>Hydraulic Services</u>				
3.130	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
3.131	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
3.132	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
3.133	Floor waste	2	No	600.00	1,200
3.134	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
3.135	<u>Mechanical Services</u>				
3.136	Two stop lift installation	1	Item	95,000.00	95,000
3.137	Air-conditioning to office and lunch room	1,196	m2	230.00	275,080
3.138	Ventilations to amenities	4	No	1,500.00	6,000
3.139	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	9,402.00	9,402
3.140	<u>Fire Services</u>				
3.141	Fire sprinklers	1,196	m2	35.00	41,860
3.142	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
3.143	Allowance for building works in connection with fire installation (2.5%)	1	Item	1,171.50	1,172
3.144	<u>Miscellaneous items</u>				
3.145	Allowance for statutory signage	1	Item	2,000.00	2,000
3.146	CAFE				
3.147	Cafe Area - 146m2		Note		
3.148	<u>Foundations</u>				
3.149	Allowance for footings (Excluding piling)	146	m2	50.00	7,306
3.150	<u>Reinforced Concrete Ground Floor Slab</u>				
3.151	Excavation in earth 200m deep for reduced levels under floors	22	m3	73.00	1,606
3.152	E.O reducing floor levels excavation for removing soil	22	m3	40.00	880



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3.153	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	146	m2	3.00	438
3.154	Crushed rock sub-base 100mm thick	15	m3	30.00	450
3.155	Sand blinding 50mm thick under surface bed	8	m3	66.00	528
3.156	Double layer polythene damp proof course under surface bed	146	m2	10.00	1,461
3.157	High dose fabric reinforcement in concrete surface bed	146	m2	12.00	1,753
3.158	40MPa/160mm thick surface bed	24	m3	250.00	6,000
3.159	Finishing top surfaces of concrete smooth with a power float	146	m2	10.00	1,461
3.160	<u>Superstructure</u>				
3.161	Concrete columns	146	m2	45.00	6,575
3.162	Concrete upper floors	146	m2	300.00	43,836
3.163	Allowance for structural steel framing	146	m2	250.00	36,530
3.164	<u>External Facade</u>				
3.165	External Cladding to Structural Frame	114	m2	400.00	45,600
3.166	Glazing	49	m2	600.00	29,400
3.167	<u>Doors & Hardware</u>				
3.168	Doors & Hardware	146	m2	40.00	5,845
3.169	<u>Roofs</u>				
3.170	Metal roof sheeting	146	m2	65.00	9,498
3.171	80mm Foil backed insulation	146	m2	48.00	7,014
3.172	Roof access system	146	m2	15.00	2,192
3.173	Mesh to underside of roof projecting over office	146	m2	20.00	2,922
3.174	Steel roof access cat ladders	10	m	300.00	3,000
3.175	<u>Internal divisions</u>				
3.176	Allowance for internal divisions (Scope TBC)	146	m2	120.00	17,534
3.177	<u>Floor Finishes</u>				
3.178	Floor tiles	146	m2	200.00	29,224
3.179	Aluminium ducted skirting	1	Item	1,500.00	1,500
3.180	Flat aluminium skirting	1	Item	1,500.00	1,500
3.181	<u>Joinery</u>				
3.182	Cafe joinery	1	item	50,000.00	50,000
3.183	Kitchen	1	item	100,000.00	100,000
3.184	<u>Ceiling Finishes</u>				
3.185	1200mmx600mm pre-finished acoustic tiles	145	m2	80.00	11,610
3.186	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
3.187	Shadowline cornices	55	m	20.00	1,100
3.188	<u>Fittings</u>				
3.189	Bathroom mirrors	6	No	350.00	2,100
3.190	Toilet paper holder	8	No	100.00	800
3.191	Coat hook	4	No	20.00	80

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3.192	Grab rail	2	No	500.00	1,000
3.193	Kitchenette	4	m	2,000.00	8,000
3.194	Soap dispenser	2	No	60.00	120
3.195	Paper Towel dispenser	2	No	80.00	160
3.196	<u>Electrical Installation</u>				
3.197	Power, lighting, communication etc.	292	m2	150.00	43,836
3.198	Allowance for building works in connection with electrical installation (2.5%)	1	Item	1,095.90	1,096
3.199	<u>Hydraulic Services</u>				
3.200	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
3.201	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
3.202	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
3.203	Floor waste	2	No	600.00	1,200
3.204	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
3.205	<u>Mechanical Services</u>				
3.206	Two stop lift installation	1	Item	95,000.00	95,000
3.207	Air-conditioning to office and lunch room	292	m2	230.00	67,215
3.208	Ventilations to amenities	4	No	1,500.00	6,000
3.209	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	4,205.38	4,205
3.210	<u>Fire Services</u>				
3.211	Fire sprinklers	292	m2	35.00	10,228
3.212	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
3.213	Allowance for building works in connection with fire installation (2.5%)	1	Item	380.71	381
3.214	<u>Miscellaneous items</u>				
3.215	Allowance for statutory signage	1	Item	2,000.00	2,000
3.216	SUB TOTAL TRADES				53,642,319
3.217	Preliminaries, Overheads and Margins (14%)				7,509,925
3.218	CONSTRUCTION COST				61,152,244
3.219	Professional Fees (2%)				1,223,045
3.220	Authority Fees (1.5%)				917,284
					63,292,572
4	WAREHOUSE 2				
4.1	WAREHOUSE 2				
4.2	Warehouse area - 24,071sqm		Note		
4.3	Loading dock - 1 x 100sqm				
4.4	<u>Foundations</u>				
4.5	Allowance for footings (Excluding piling)	24,171	m2	20.00	483,422
4.6	<u>Piling</u>				
4.7	Bored piling	24,171	m2	60.00	1,450,267
4.8	<u>Reinforced Concrete Ground Floor Slab</u>				

REPORT DETAILS



Client: Aliro Group
Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details: CIV Cost Plan No.1 Rev 3
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Code	Description	Quantity	Unit	Rate	Amount
4.9	Excavation in earth 200m deep for reduced levels under floors	3,626	m3	30.00	108,780
4.10	E.O reducing floor levels excavation for removing soil	3,626	m3	40.00	145,040
4.11	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	24,171	m2	3.00	72,513
4.12	Crushed rock sub-base 100mm thick	2,418	m3	30.00	72,540
4.13	Sand blinding 50mm thick under surface bed	1,209	m3	66.00	79,794
4.14	Double layer polythene damp proof course under surface bed	24,171	m2	5.00	120,856
4.15	High dose fabric reinforcement in concrete surface bed	24,171	m2	12.00	290,053
4.16	40MPa/160mm thick surface bed	3,868	m3	250.00	967,000
4.17	Finishing top surfaces of concrete smooth with a power float	24,171	m2	10.00	241,711
4.18	<u>Structural Frame</u>				
4.19	Allowance for structural steel roof framing	24,171	m2	120.00	2,900,533
4.20	Allowance for structural steel wall framing	10,105	m2	120.00	1,212,600
4.21	<u>External Facade</u>				
4.22	Insulated wall panels (14.8m high)	10,105	m2	205.00	2,071,525
4.23	Colorbond cladding including secondary framing	10,105	m2	95.00	959,975
4.24	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	13	No	14,000.00	182,000
4.25	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	8	No	7,200.00	57,600
4.26	External single solid core door including frame, lintol, lockwood hardware, external metal cladding and paint (scope TBC)	5	No	2,500.00	12,500
4.27	<u>Roofs</u>				
4.28	Metal roof sheeting including gutters etc, sarking, insulation etc	24,171	m2	150.00	3,625,667
4.29	Steel roof access cat ladders	105	m	300.00	31,500
4.30	Roof access system	24,171	m2	15.00	362,567
4.31	<u>Awnings</u>				
4.32	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	3,154	m2	310.00	977,672
4.33	<u>Internal divisions</u>				
4.34	Allowance for internal divisions (Scope TBC)	24,171	m2	80.00	Excl
4.35	<u>Floor Finishes</u>				
4.36	Vitrified floor tiling including waterproofing	21	m2	120.00	2,520
4.37	Allowance for floor insulation	24,171	m2	160.00	Excl
4.38	<u>Ceiling Finishes</u>				
4.39	Vinyl coated ceiling tiles including hangers, tees, panels and finishes (Reference to specification to plasterboard we do not understand and therefore allowed for a grid ceiling)	21	m2	80.00	1,680
4.40	Shadowline cornices	1	Item	500.00	500
4.41	<u>Fittings</u>				
4.42	Bathroom mirrors	2	No	350.00	700
4.43	Toilet paper holder	2	No	100.00	200
4.44	Coat hook	2	No	20.00	40

REPORT DETAILS



Client: Aliro Group

Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details:

CIV Cost Plan No.1 Rev 3

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Date - 26/08/2020

Code	Description	Quantity	Unit	Rate	Amount
4.45	Grab rail	1	No	500.00	500
4.46	Kitchenette	3	m	2,000.00	6,000
4.47	Soap dispenser	2	No	60.00	120
4.48	Paper Towel dispenser	2	No	80.00	160
4.49	<u>Electrical Installation</u>				
4.50	Power, lighting and communication to warehouse	24,171	m2	50.00	1,208,556
4.51	Power, lighting and communication to amenities	21	m2	120.00	2,520
4.52	Allowance for building works in connection with electrical installation (2.5%)	1	Item	30,276.89	30,277
4.53	<u>Hydraulic Services</u>				
4.54	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
4.55	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,250.00	4,500
4.56	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	2,700.00	2,700
4.57	Floor waste	2	No	600.00	1,200
4.58	Shower complete with frame, taps, service pipes, stop cocks and traps etc.	2	No	3,600.00	7,200
4.59	Allowance for longer pipe runs	1	Item	10,000.00	10,000
4.60	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	790.00	790
4.61	<u>Mechanical Services</u>				
4.62	Provisional sum allowance for refrigeration to warehouse	1	PSum		Included
4.63	Ventilation to warehouse	24,171	m2	10.00	241,711
4.64	Ventilations to amenities	4	No	1,500.00	6,000
4.65	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	6,192.78	6,193
4.66	Tieman 710H or similar dock levelers	12	No	25,000.00	300,000
4.67	<u>Fire Services</u>				
4.68	Fire sprinklers	24,171	m2	50.00	1,208,556
4.69	Fire protection including extinguishers and hose reels	3	Item	10,000.00	30,000
4.70	Allowance for building works in connection with fire installation (2.5%)	1	Item	30,963.89	30,964
4.71	<u>Miscellaneous items</u>				
4.72	Allowance for statutory signage	1	Item	20,000.00	20,000
4.73	<u>Specialist Equipment</u>				
4.74	Automation costs (as advised)	1	Item	14,000,000.00	14,000,000
4.75	OFFICE 2				
4.76	Office area - Ground - 800spm		Note		
4.77	Office area - Level 1 - 800spm		Note		
4.78	<u>Foundations</u>				
4.79	Allowance for footings (Excluding piling)	844	m2	50.00	42,175
4.80	<u>Reinforced Concrete Ground Floor Slab</u>				
4.81	Excavation in earth 200m deep for reduced levels under floors	121	m3	73.00	8,833
4.82	E.O reducing floor levels excavation for removing soil	121	m3	40.00	4,840
4.83	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	844	m2	3.00	2,531

REPORT DETAILS



Client: Aliro Group
Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details: CIV Cost Plan No.1 Rev 3
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Code	Description	Quantity	Unit	Rate	Amount
4.84	Crushed rock sub-base 100mm thick	81	m3	30.00	2,430
4.85	Sand blinding 50mm thick under surface bed	41	m3	66.00	2,706
4.86	Double layer polythene damp proof course under surface bed	844	m2	10.00	8,435
4.87	High dose fabric reinforcement in concrete surface bed	844	m2	12.00	10,122
4.88	40MPa/160mm thick surface bed	129	m3	250.00	32,250
4.89	Finishing top surfaces of concrete smooth with a power float	844	m2	10.00	8,435
4.90	Concrete columns	844	m2	45.00	37,958
4.91	<u>Superstructure</u>				
4.92	Concrete columns	844	m2	45.00	37,958
4.93	Concrete upper floors	844	m2	300.00	253,050
4.94	Allowance for structural steel framing	844	m2	250.00	210,875
4.95	Concrete staircase including finish to walking surface and balustrading	3	m	7,000.00	21,000
4.96	<u>External Facade</u>				
4.97	External Cladding to Structural Frame	542	m2	400.00	216,800
4.98	Glazing	233	m2	600.00	139,800
4.99	<u>Doors & Hardware</u>				
4.100	Doors & Hardware	1,687	m2	40.00	67,480
4.101	<u>Roofs</u>				
4.102	Metal roof sheeting	844	m2	65.00	54,828
4.103	80mm Foil backed insulation	844	m2	48.00	40,488
4.104	Roof access system	844	m2	15.00	12,653
4.105	Mesh to underside of roof projecting over office	844	m2	20.00	16,870
4.106	Steel roof access cat ladders	10	m	300.00	3,000
4.107	<u>Internal divisions</u>				
4.108	Allowance for internal divisions (Scope TBC)	1,687	m2	120.00	202,440
4.109	<u>Floor Finishes</u>				
4.110	Carpet Tiles	1,666	m2	50.00	83,291
4.111	Non-slip vitreous tiling	21	m2	110.00	2,330
4.112	Aluminium ducted skirting	1	Item	1,500.00	1,500
4.113	Flat aluminium skirting	1	Item	1,500.00	1,500
4.114	<u>Ceiling Finishes</u>				
4.115	1200mmx600mm pre-finished acoustic tiles	1,666	m2	80.00	133,266
4.116	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
4.117	Shadowline cornices	124	m	20.00	2,480
4.118	<u>Fittings</u>				
4.119	Bathroom mirrors	6	No	350.00	2,100
4.120	Toilet paper holder	8	No	100.00	800
4.121	Coat hook	4	No	20.00	80
4.122	Grab rail	2	No	500.00	1,000
4.123	Kitchenette	4	m	2,000.00	8,000

REPORT DETAILS



Client: Aliro Group
Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details: CIV Cost Plan No.1 Rev 3
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Code	Description	Quantity	Unit	Rate	Amount
4.124	Soap dispenser	2	No	60.00	120
4.125	Paper Towel dispenser	2	No	80.00	160
4.126	<u>Electrical Installation</u>				
4.127	Power, lighting, communication etc.	1,687	m2	150.00	253,050
4.128	Allowance for building works in connection with electrical installation (2.5%)	1	Item	6,326.25	6,326
4.129	<u>Hydraulic Services</u>				
4.130	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
4.131	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
4.132	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
4.133	Floor waste	2	No	600.00	1,200
4.134	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
4.135	<u>Mechanical Services</u>				
4.136	Two stop lift installation	1	Item	95,000.00	95,000
4.137	Air-conditioning to office and lunch room	1,687	m2	230.00	388,010
4.138	Ventilations to amenities	4	No	1,500.00	6,000
4.139	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	12,225.25	12,225
4.140	<u>Fire Services</u>				
4.141	Fire sprinklers	1,687	m2	35.00	59,045
4.142	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
4.143	Allowance for building works in connection with fire installation (2.5%)	1	Item	1,601.13	1,601
4.144	<u>Miscellaneous items</u>				
4.145	Allowance for statutory signage	1	Item	2,000.00	2,000
4.146	SUB TOTAL TRADES				36,111,503
4.147	Preliminaries, Overheads and Margins (14%)				5,055,610.45
4.148	CONSTRUCTION COST				38,907,091.55
4.149	Professional Fees (2%)				778,142
4.150	Authority Fees (1.5%)				629,179
					42,574,434

5	WAREHOUSE 3				
5.1	WAREHOUSE 3				
5.2	Warehouse area - 12,088sqm		Note		
5.3	Loading dock - 2 x 100sqm				
5.4	<u>Foundations</u>				
5.5	Allowance for footings (Excluding piling)	12,288	m2	20.00	245,751
5.6	<u>Piling</u>				
5.7	Bored piling	12,288	m2	60.00	737,254
5.8	<u>Reinforced Concrete Ground Floor Slab</u>				
5.9	Excavation in earth 200m deep for reduced levels under floors	1,844	m3	30.00	55,320
5.10	E.O reducing floor levels excavation for removing soil	1,844	m3	40.00	73,760

REPORT DETAILS



Client: Aliro Group

Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details:

CIV Cost Plan No.1 Rev 3

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Code	Description	Quantity	Unit	Rate	Amount
5.11	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	12,288	m2	3.00	36,863
5.12	Crushed rock sub-base 100mm thick	1,229	m3	30.00	36,870
5.13	Sand blinding 50mm thick under surface bed	615	m3	66.00	40,590
5.14	Double layer polythene damp proof course under surface bed	12,288	m2	5.00	61,438
5.15	High dose fabric reinforcement in concrete surface bed	12,288	m2	12.00	147,451
5.16	40MPa/160mm thick concrete slab	1,967	m3	250.00	491,750
5.17	Finishing top surfaces of concrete smooth with a power float	12,288	m2	10.00	122,876
5.18	<u>Structural Frame</u>				
5.19	Allowance for structural steel roof framing	12,288	m2	120.00	1,474,507
5.20	Allowance for structural steel wall framing	7,748	m2	120.00	929,760
5.21	<u>External Facade</u>				
5.22	Precast concrete panels (2.4m high)	1,257	m2	500.00	628,500
5.23	Colorbond cladding including secondary framing (12.4m high)	6,492	m2	95.00	616,740
5.24	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	8	No	14,000.00	112,000
5.25	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	8	No	7,200.00	57,600
5.26	External single solid core door including frame, lintol, lockwood hardware, external metal cladding and paint (scope TBC)	5	No	2,500.00	12,500
5.27	<u>Roofs</u>				
5.28	Metal roof sheeting including gutters etc, sarking, insulation etc	12,288	m2	150.00	1,843,134
5.29	Steel roof access cat ladders	105	m	300.00	31,500
5.30	Roof access system	12,288	m2	15.00	184,313
5.31	<u>Awnings</u>				
5.32	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	2,439	m2	310.00	756,217
5.33	<u>Internal divisions</u>				
5.34	Allowance for internal divisions (Scope TBC)	12,288	m2		Excl
5.35	<u>Floor Finishes</u>				
5.36	Vitrified floor tiling including waterproofing	21	m2	120.00	2,520
5.37	Allowance for floor insulation	1	Item		Excl.
5.38	<u>Ceiling Finishes</u>				
5.39	Vinyl coated ceiling tiles including hangers, tees, panels and finishes (Reference to specification to plasterboard we do not understand and therefore allowed for a grid ceiling)	21	m2	80.00	1,680
5.40	Shadowline cornices	1	Item	500.00	500
5.41	<u>Fittings</u>				
5.42	Bathroom mirrors	2	No	350.00	700
5.43	Toilet paper holder	2	No	100.00	200
5.44	Coat hook	2	No	20.00	40
5.45	Grab rail	1	No	500.00	500
5.46	Kitchenette	3	m	2,000.00	6,000

REPORT DETAILS



Client: Aliro Group

Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details:

CIV Cost Plan No.1 Rev 3

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Code	Description	Quantity	Unit	Rate	Amount
5.47	Soap dispenser	2	No	60.00	120
5.48	Paper Towel dispenser	2	No	80.00	160
5.49	<u>Electrical Installation</u>				
5.50	Power, lighting and communication to warehouse	12,288	m2	50.00	614,378
5.51	Power, lighting and communication to amenities	21	m2	120.00	2,520
5.52	Allowance for building works in connection with electrical installation (2.5%)	1	Item	15,422.45	15,422
5.53	<u>Hydraulic Services</u>				
5.54	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
5.55	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,250.00	4,500
5.56	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	2,700.00	2,700
5.57	Floor waste	2	No	600.00	1,200
5.58	Shower complete with frame, taps, service pipes, stop cocks and traps etc.	2	No	3,600.00	7,200
5.59	Allowance for longer pipe runs	1	Item	10,000.00	10,000
5.60	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	790.00	790
5.61	<u>Mechanical Services</u>				
5.62	Refrigeration to warehouse	1	Item		Included
5.63	Ventilation to warehouse	12,288	m2	10.00	122,876
5.64	Ventilations to amenities	4	No	1,500.00	6,000
5.65	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	3,221.89	3,222
5.66	Tieman 710H or similar dock levelers	12	No	25,000.00	300,000
5.67	<u>Fire Services</u>				
5.68	Fire sprinklers	12,288	m2	50.00	614,378
5.69	Fire protection including extinguishers and hose reels	3	Item	10,000.00	30,000
5.70	Allowance for building works in connection with fire installation (2.5%)	1	Item	16,109.45	16,109
5.71	<u>Miscellaneous items</u>				
5.72	Allowance for statutory signage	1	Item	20,000.00	20,000
5.73	OFFICE 3				
5.74	Office area - Ground - 550spm		Note		
5.75	Office area - Level 1 - 550spm		Note		
5.76	<u>Foundations</u>				
5.77	Allowance for footings (Excluding piling)	558	m2	50.00	27,900
5.78	<u>Reinforced Concrete Ground Floor Slab</u>				
5.79	Excavation in earth 200m deep for reduced levels under floors	83	m3	73.00	6,059
5.80	E.O reducing floor levels excavation for removing soil	83	m3	40.00	3,320
5.81	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	558	m2	3.00	1,674
5.82	Crushed rock sub-base 100mm thick	55	m3	30.00	1,650
5.83	Sand blinding 50mm thick under surface bed	28	m3	66.00	1,848
5.84	Double layer polythene damp proof course under surface bed	558	m2	10.00	5,580
5.85	High dose fabric reinforcement in concrete surface bed	558	m2	12.00	6,696

REPORT DETAILS



Client: Aliro Group

Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details:

CIV Cost Plan No.1 Rev 3

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Date - 26/08/2020

Code	Description	Quantity	Unit	Rate	Amount
5.86	40MPa/160mm thick surface bed	88	m3	330.00	29,040
5.87	Finishing top surfaces of concrete smooth with a power float	558	m2	10.00	5,580
5.88	Concrete columns	558	m2	45.00	25,110
5.89	<u>Superstructure</u>				
5.90	Concrete columns	558	m2	45.00	25,110
5.91	Concrete upper floors	558	m2	300.00	167,400
5.92	Allowance for structural steel framing	558	m2	250.00	139,500
5.93	Concrete staircase including finish to walking surface and balustrading	3	m	7,000.00	21,000
5.94	<u>External Facade</u>				
5.95	External Cladding to Structural Frame	452	m2	400.00	180,800
5.96	Glazing	194	m2	600.00	116,400
5.97	<u>Doors & Hardware</u>				
5.98	Doors & Hardware	1,116	m2	40.00	44,640
5.99	<u>Roofs</u>				
5.100	Metal roof sheeting	558	m2	65.00	36,270
5.101	80mm Foil backed insulation	558	m2	48.00	26,784
5.102	Roof access system	558	m2	15.00	8,370
5.103	Mesh to underside of roof projecting over office	558	m2	20.00	11,160
5.104	Steel roof access cat ladders	10	m	300.00	3,000
5.105	<u>Internal divisions</u>				
5.106	Allowance for internal divisions (Scope TBC)	1,116	m2	120.00	133,920
5.107	<u>Floor Finishes</u>				
5.108	Carpet Tiles	1,095	m2	50.00	54,741
5.109	Non-slip vitreous tiling	21	m2	110.00	2,330
5.110	Aluminium ducted skirting	1	Item	1,500.00	1,500
5.111	Flat aluminium skirting	1	Item	1,500.00	1,500
5.112	<u>Ceiling Finishes</u>				
5.113	1200mmx600mm pre-finished acoustic tiles	1,095	m2	80.00	87,586
5.114	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
5.115	Shadowline cornices	206	m	20.00	4,120
5.116	<u>Fittings</u>				
5.117	Bathroom mirrors	6	No	350.00	2,100
5.118	Toilet paper holder	8	No	100.00	800
5.119	Coat hook	4	No	20.00	80
5.120	Grab rail	2	No	500.00	1,000
5.121	Kitchenette	4	m	2,000.00	8,000
5.122	Soap dispenser	2	No	60.00	120
5.123	Paper Towel dispenser	2	No	80.00	160
5.124	<u>Electrical Installation</u>				
5.125	Power, lighting, communication etc.	1,116	m2	150.00	167,400

REPORT DETAILS



Client: Aliro Group
Project: Lots 107, 63 & 10 Clunies Ross Street, Greystanes

Details: CIV Cost Plan No.1 Rev 3
2459-0002
Date - 26/08/2020

Code	Description	Quantity	Unit	Rate	Amount
5.126	Allowance for building works in connection with electrical installation (2.5%)	1	Item	4,185.00	4,185
5.127	<u>Hydraulic Services</u>				
5.128	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
5.129	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
5.130	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
5.131	Floor waste	2	No	600.00	1,200
5.132	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
5.133	<u>Mechanical Services</u>				
5.134	Two stop lift installation	1	Item	95,000.00	95,000
5.135	Air-conditioning to office and lunch room	1,116	m2	230.00	256,680
5.136	Ventilations to amenities	4	No	1,500.00	6,000
5.137	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	8,942.00	8,942
5.138	<u>Fire Services</u>				
5.139	Fire sprinklers	1,116	m2	35.00	39,060
5.140	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
5.141	Allowance for building works in connection with fire installation (2.5%)	1	Item	1,101.50	1,102
5.142	<u>Miscellaneous items</u>				
5.143	Allowance for statutory signage	1	Item	2,000.00	2,000
5.144	DOCK OFFICE				
5.145	Dock office area - Ground - 150spm		Note		
5.146	<u>Foundations</u>				
5.147	Allowance for footings (Excluding piling)	150	m2	50.00	7,500
5.148	<u>Reinforced Concrete Ground Floor Slab</u>				
5.149	Excavation in earth 200m deep for reduced levels under floors	23	m3	73.00	1,679
5.150	E.O reducing floor levels excavation for removing soil	23	m3	40.00	920
5.151	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	150	m2	3.00	450
5.152	Crushed rock sub-base 100mm thick	15	m3	30.00	450
5.153	Sand blinding 50mm thick under surface bed	8	m3	66.00	528
5.154	Double layer polythene damp proof course under surface bed	150	m2	10.00	1,500
5.155	High dose fabric reinforcement in concrete surface bed	150	m2	12.00	1,800
5.156	40MPa/160mm thick surface bed	24	m3	330.00	7,920
5.157	Finishing top surfaces of concrete smooth with a power float	150	m2	10.00	1,500
5.158	Concrete columns	150	m2	45.00	6,750
5.159	<u>Superstructure</u>				
5.160	Allowance for structural steel framing	150	m2	250.00	37,500
5.161	Concrete staircase including finish to walking surface and balustrading		m		N/A
5.162	<u>External Facade</u>				
5.163	External Cladding to Structural Frame	114	m2	400.00	45,600
5.164	Glazing	49	m2	600.00	29,400

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Code	Description	Quantity	Unit	Rate	Amount
5.165	<u>Doors & Hardware</u>				
5.166	Doors & Hardware	150	m2	40.00	6,000
5.167	<u>Roofs</u>				
5.168	Metal roof sheeting	150	m2	65.00	9,750
5.169	80mm Foil backed insulation	150	m2	48.00	7,200
5.170	Roof access system	150	m2	15.00	2,250
5.171	Mesh to underside of roof projecting over office	150	m2	20.00	3,000
5.172	Steel roof access cat ladders	4	m	300.00	1,050
5.173	<u>Internal divisions</u>				
5.174	Allowance for internal divisions (Scope TBC)	150	m2	120.00	18,000
5.175	<u>Floor Finishes</u>				
5.176	Carpet Tiles	139	m2	50.00	6,971
5.177	Non-slip vitreous tiling	11	m2	110.00	1,165
5.178	Aluminium ducted skirting	1	Item	1,500.00	1,500
5.179	Flat aluminium skirting	1	Item	1,500.00	1,500
5.180	<u>Ceiling Finishes</u>				
5.181	1200mmx600mm pre-finished acoustic tiles	139	m2	80.00	11,153
5.182	MoistyPlaster board suspended ceiling including paint	11	m2	110.00	1,165
5.183	Shadowline cornices	52	m	20.00	1,040
5.184	<u>Fittings</u>				
5.185	Bathroom mirrors	2	No	350.00	700
5.186	Toilet paper holder	2	No	100.00	200
5.187	Coat hook	2	No	20.00	40
5.188	Grab rail	2	No	500.00	1,000
5.189	Kitchenette	3	m	2,000.00	5,000
5.190	Soap dispenser	2	No	60.00	120
5.191	Paper Towel dispenser	2	No	80.00	160
5.192	<u>Electrical Installation</u>				
5.193	Power, lighting, communication etc.	150	m2	150.00	22,500
5.194	Allowance for building works in connection with electrical installation (2.5%)	1	Item	562.50	563
5.195	<u>Hydraulic Services</u>				
5.196	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,400.00	6,800
5.197	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,500.00	5,000
5.198	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	3,000.00	3,000
5.199	Floor waste	2	No	600.00	1,200
5.200	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	400.00	400
5.201	<u>Mechanical Services</u>				
5.202	Two stop lift installation	1	Item		Excl.
5.203	Air-conditioning to office and lunch room	150	m2	230.00	34,500
5.204	Ventilations to amenities	4	No	1,500.00	6,000

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Code	Description	Quantity	Unit	Rate	Amount
5.205	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	1,012.50	1,013
5.206	<u>Fire Services</u>				
5.207	Fire sprinklers	150	m2	35.00	5,250
5.208	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
5.209	Allowance for building works in connection with fire installation (2.5%)	1	Item	256.25	256
5.210	<u>Miscellaneous items</u>				
5.211	Allowance for statutory signage	1	Item	2,000.00	2,000
5.212	SUB TOTAL TRADES				12,633,531
5.213	Preliminaries, Overheads and Margins (14%)				1,768,694
5.214	CONSTRUCTION COST				14,402,225
5.215	Professional Fees (2%)				288,045
5.216	Authority Fees (1.5%)				220,354
					14,910,624
6	WAREHOUSE 4				
6.1	WAREHOUSE 4				
6.2	<i>Warehouse area - 5,349sqm</i>		Note		
6.3	<i>Loading dock - 1 x 100sqm</i>				
6.4	<u>Foundations</u>				
6.5	Allowance for footings (Excluding piling)	5,449	m2	20.00	108,980
6.6	<u>Piling</u>				
6.7	Bored piling	5,449	m2	60.00	326,941
6.8	<u>Reinforced Concrete Ground Floor Slab</u>				
6.9	Excavation in earth 200m deep for reduced levels under floors	818	m3	30.00	24,540
6.10	E.O reducing floor levels excavation for removing soil	818	m3	40.00	32,720
6.11	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	5,449	m2	3.00	16,347
6.12	Crushed rock sub-base 100mm thick	557	m3	30.00	16,710
6.13	Sand blinding 50mm thick under surface bed	279	m3	66.00	18,414
6.14	Double layer polythene damp proof course under surface bed	5,449	m2	5.00	27,245
6.15	High dose fabric reinforcement in concrete surface bed	5,449	m2	12.00	65,388
6.16	40MPa/160mm thick surface bed	892	m3	250.00	223,000
6.17	Finishing top surfaces of concrete smooth with a power float	5,449	m2	10.00	54,490
6.18	<u>Structural Frame</u>				
6.19	Allowance for structural steel roof framing (Warehouse 5 RC slab above)	1	Item		Excl.
6.20	Allowance for structural steel wall framing	4,446	m2	70.00	311,220
6.21	<u>External Facade</u>				
6.22	Precast concrete panels (2.4m high)	721	m2	500.00	360,500
6.23	Colorbond cladding including secondary framing (12.4m high)	3,725	m2	95.00	353,875
6.24	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	4	No	14,000.00	56,000

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Code	Description	Quantity	Unit	Rate	Amount
6.25	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	2	No	7,200.00	14,400
6.26	External single solid core door including frame, lintol, lockwood hardware, external metal cladding and paint (scope TBC)	5	No	2,500.00	12,500
6.27	<u>Roofs</u>				
6.28	Metal roof sheeting including gutters etc.	1	Item		Excl.
6.29	Insulation	1	Item		Excl.
6.30	Steel roof access cat ladders	1	Item		Excl.
6.31	Roof access system	1	Item		Excl.
6.32	<u>Awnings</u>				
6.33	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	1,463	m2	310.00	453,639
6.34	<u>Internal divisions</u>				
6.35	Allowance for internal divisions (Scope TBC)	5,449	m2		Excl
6.36	<u>Floor Finishes</u>				
6.37	Vitrified floor tiling including waterproofing	21	m2	120.00	2,520
6.38	Allowance for floor insulation	1	Item		Excl.
6.39	<u>Ceiling Finishes</u>				
6.40	Vinyl coated ceiling tiles including hangers, tees, panels and finishes (Reference to specification to plasterboard we do not understand and therefore allowed for a grid ceiling)	21	m2	80.00	1,680
6.41	Shadowline cornices	1	Item	500.00	500
6.42	<u>Fittings</u>				
6.43	Bathroom mirrors	2	No	350.00	700
6.44	Toilet paper holder	2	No	100.00	200
6.45	Coat hook	2	No	20.00	40
6.46	Grab rail	1	No	500.00	500
6.47	Kitchenette	3	m	2,000.00	6,000
6.48	Soap dispenser	2	No	60.00	120
6.49	Paper Towel dispenser	2	No	80.00	160
6.50	<u>Electrical Installation</u>				
6.51	Power, lighting and communication to warehouse	5,449	m2	50.00	272,451
6.52	Power, lighting and communication to amenities	21	m2	120.00	2,520
6.53	Allowance for building works in connection with electrical installation (2.5%)	1	Item	6,874.28	6,874
6.54	<u>Hydraulic Services</u>				
6.55	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
6.56	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,250.00	4,500
6.57	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	2,700.00	2,700
6.58	Floor waste	2	No	600.00	1,200
6.59	Shower complete with frame, taps, service pipes, stop cocks and traps etc.	2	No	3,600.00	7,200
6.60	Allowance for longer pipe runs	1	Item	10,000.00	10,000
6.61	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	790.00	790

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Code	Description	Quantity	Unit	Rate	Amount
6.62	<u>Mechanical Services</u>				
6.63	Refrigeration to warehouse	1	Item		Included
6.64	Ventilation to warehouse	5,449	m2	10.00	54,490
6.65	Ventilations to amenities	4	No	1,500.00	6,000
6.66	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	1,512.26	1,512
6.67	Tieman 710H or similar dock levelers	12	No	25,000.00	300,000
6.68	<u>Fire Services</u>				
6.69	Fire sprinklers	5,449	m2	50.00	272,451
6.70	Fire protection including extinguishers and hose reels	3	Item	10,000.00	30,000
6.71	Allowance for building works in connection with fire installation (2.5%)	1	Item	7,561.28	7,561
6.72	<u>Miscellaneous items</u>				
6.73	Allowance for statutory signage	1	Item	20,000.00	20,000
6.74	OFFICE 4				
6.75	Office area - Ground - 200spm		Note		
6.76	Office area - Level 1 - 200spm		Note		
6.77	<u>Foundations</u>				
6.78	Allowance for footings (Excluding piling)	188	m2	50.00	9,400
6.79	<u>Reinforced Concrete Ground Floor Slab</u>				
6.80	Excavation in earth 200m deep for reduced levels under floors	30	m3	73.00	2,190
6.81	E.O reducing floor levels excavation for removing soil	30	m3	40.00	1,200
6.82	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	188	m2	3.00	564
6.83	Crushed rock sub-base 100mm thick	20	m3	30.00	600
6.84	Sand blinding 50mm thick under surface bed	10	m3	66.00	660
6.85	Double layer polythene damp proof course under surface bed	188	m2	10.00	1,880
6.86	High dose fabric reinforcement in concrete surface bed	188	m2	12.00	2,256
6.87	40MPa/160mm thick surface bed	32	m3	330.00	10,560
6.88	Finishing top surfaces of concrete smooth with a power float	188	m2	10.00	1,880
6.89	Concrete columns	188	m2	45.00	8,460
6.90	<u>Superstructure</u>				
6.91	Concrete columns	188	m2	45.00	8,460
6.92	Concrete upper floors	188	m2	300.00	56,400
6.93	Allowance for structural steel framing	188	m2	250.00	47,000
6.94	Concrete staircase including finish to walking surface and balustrading	3	m	7,000.00	21,000
6.95	<u>External Facade</u>				
6.96	External Cladding to Structural Frame	278	m2	400.00	111,200
6.97	Glazing	194	m2	600.00	116,400
6.98	<u>Doors & Hardware</u>				
6.99	Doors & Hardware	376	m2	40.00	15,040
6.100	<u>Roofs</u>				

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Code	Description	Quantity	Unit	Rate	Amount
6.101	Metal roof sheeting	188	m2	65.00	12,220
6.102	80mm Foil backed insulation	188	m2	48.00	9,024
6.103	Roof access system	188	m2	15.00	2,820
6.104	Mesh to underside of roof projecting over office	188	m2	20.00	3,760
6.105	Steel roof access cat ladders	10	m	300.00	3,000
6.106	<u>Internal divisions</u>				
6.107	Allowance for internal divisions (Scope TBC)	376	m2	120.00	45,120
6.108	<u>Floor Finishes</u>				
6.109	Carpet Tiles	355	m2	50.00	17,741
6.110	Non-slip vitreous tiling	21	m2	110.00	2,330
6.111	Aluminium ducted skirting	1	Item	1,500.00	1,500
6.112	Flat aluminium skirting	1	Item	1,500.00	1,500
6.113	<u>Ceiling Finishes</u>				
6.114	1200mmx600mm pre-finished acoustic tiles	355	m2	80.00	28,386
6.115	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
6.116	Shadowline cornices	127	m	20.00	2,540
6.117	<u>Fittings</u>				
6.118	Bathroom mirrors	6	No	350.00	2,100
6.119	Toilet paper holder	8	No	100.00	800
6.120	Coat hook	4	No	20.00	80
6.121	Grab rail	2	No	500.00	1,000
6.122	Kitchenette	4	m	2,000.00	8,000
6.123	Soap dispenser	2	No	60.00	120
6.124	Paper Towel dispenser	2	No	80.00	160
6.125	<u>Electrical Installation</u>				
6.126	Power, lighting, communication etc.	376	m2	150.00	56,400
6.127	Allowance for building works in connection with electrical installation (2.5%)	1	Item	1,410.00	1,410
6.128	<u>Hydraulic Services</u>				
6.129	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
6.130	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
6.131	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
6.132	Floor waste	2	No	600.00	1,200
6.133	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
6.134	<u>Mechanical Services</u>				
6.135	Two stop lift installation	1	Item	95,000.00	95,000
6.136	Air-conditioning to office and lunch room	376	m2	230.00	86,480
6.137	Ventilations to amenities	4	No	1,500.00	6,000
6.138	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	4,687.00	4,687
6.139	<u>Fire Services</u>				
6.140	Fire sprinklers	376	m2	35.00	13,160

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Code	Description	Quantity	Unit	Rate	Amount
6.141	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
6.142	Allowance for building works in connection with fire installation (2.5%)	1	Item	454.00	454
6.143	<u>Miscellaneous items</u>				
6.144	Allowance for statutory signage	1	Item	2,000.00	2,000
6.145	SUB TOTAL TRADES				4,376,486
6.146	Preliminaries, Overheads and Margins (14%)				612,708.03
6.147	CONSTRUCTION COST				4,989,194
6.148	Professional Fees (2%)				99,784
6.149	Authority Fees (1.5%)				76,335
					5,165,312
7	WAREHOUSE 5				
7.1	WAREHOUSE 5				
7.2	Warehouse area - 10,401sqm		Note		
7.3	Loading Dock - 100m2				
7.4	<u>Foundations</u>				
7.5	We have assumed that there is a portion of Warehouse 5 which will be an overhang/cantilevered over Warehouse 4 - Scope TBC		Note		
7.6	Allowance for footings (Excluding piling)	5,052	m2	20.00	101,040
7.7	<u>Piling</u>				
7.8	We have assumed that there is a portion of Warehouse 5 which will be an overhang/cantilevered over Warehouse 4 - Scope TBC		Note		
7.9	Bored piling	5,052	m2	60.00	303,120
7.10	<u>Reinforced Concrete Ground Floor Slab</u>				
7.11	We have assumed that there is a portion of Warehouse 5 which will be an overhang/cantilevered over Warehouse 4 - Scope TBC		Note		
7.12	Excavation in earth 200m deep for reduced levels under floors	758	m3	30.00	22,740
7.13	E.O reducing floor levels excavation for removing soil	758	m3	40.00	30,320
7.14	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	5,052	m2	3.00	15,156
7.15	Crushed rock sub-base 100mm thick	547	m3	30.00	16,410
7.16	Sand blinding 50mm thick under surface bed	274	m3	66.00	18,084
7.17	Double layer polythene damp proof course under surface bed	5,052	m2	5.00	25,260
7.18	High dose fabric reinforcement in concrete surface bed	5,052	m2	12.00	60,624
7.19	40MPa/160mm thick surface bed	876	m3	250.00	219,000
7.20	Finishing top surfaces of concrete smooth with a power float	5,052	m2	10.00	50,520
7.21	<u>Superstructure</u>				
7.22	Concrete upper floors (including support beams)	10,401	m2	350.00	3,640,350
7.23	<u>Structural Frame</u>				
7.24	Allowance for structural steel roof framing (Warehouse 5 RC slab above)	1	Item		Excl.
7.25	Allowance for structural steel wall framing	6,563	m2	70.00	459,410
7.26	<u>External Facade</u>				

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7.27	Precast concrete panels (2.4m high)	1,065	m2	500.00	532,500
7.28	Colorbond cladding including secondary framing (12.4m high)	5,499	m2	95.00	522,405
7.29	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	8	No	14,000.00	112,000
7.30	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	4	No	7,200.00	28,800
7.31	External single solid core door including frame, lintol, lockwood hardware, external metal cladding and paint (scope TBC)	5	No	2,500.00	12,500
7.32	<u>Roofs</u>				
7.33	Metal roof sheeting including gutters etc.	1	Item		Excl.
7.34	Insulation	1	Item		Excl.
7.35	Steel roof access cat ladders	1	Item		Excl.
7.36	Roof access system	1	Item		Excl.
7.37	<u>Awnings</u>				
7.38	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	2,255	m2	310.00	699,066
7.39	<u>Internal divisions</u>				
7.40	Allowance for internal divisions (Scope TBC)	10,401	m2		Excl
7.41	<u>Floor Finishes</u>				
7.42	Vitrified floor tiling including waterproofing	21	m2	120.00	2,520
7.43	Allowance for floor insulation	1	Item		Excl.
7.44	<u>Ceiling Finishes</u>				
7.45	Vinyl coated ceiling tiles including hangers, tees, panels and finishes (Reference to specification to plasterboard we do not understand and therefore allowed for a grid ceiling)	21	m2	80.00	1,680
7.46	Shadowline cornices	1	Item	500.00	500
7.47	<u>Fittings</u>				
7.48	Bathroom mirrors	2	No	350.00	700
7.49	Toilet paper holder	2	No	100.00	200
7.50	Coat hook	2	No	20.00	40
7.51	Grab rail	1	No	500.00	500
7.52	Kitchenette	3	m	2,000.00	6,000
7.53	Soap dispenser	2	No	60.00	120
7.54	Paper Towel dispenser	2	No	80.00	160
7.55	<u>Electrical Installation</u>				
7.56	Power, lighting and communication to warehouse	10,401	m2	50.00	520,050
7.57	Power, lighting and communication to amenities	21	m2	120.00	2,520
7.58	Allowance for building works in connection with electrical installation (2.5%)	1	Item	13,064.25	13,064
7.59	<u>Hydraulic Services</u>				
7.60	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
7.61	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,250.00	4,500
7.62	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	2,700.00	2,700
7.63	Floor waste	2	No	600.00	1,200

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Code	Description	Quantity	Unit	Rate	Amount
7.64	Shower complete with frame, taps, service pipes, stop cocks and traps etc.	2	No	3,600.00	7,200
7.65	Allowance for longer pipe runs	1	Item	10,000.00	10,000
7.66	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	790.00	790
7.67	<u>Mechanical Services</u>				
7.68	Refrigeration to warehouse	1	Item		Included
7.69	Ventilation to warehouse	10,401	m2	10.00	104,010
7.70	Ventilations to amenities	4	No	1,500.00	6,000
7.71	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	2,750.25	2,750
7.72	Tieman 710H or similar dock levelers	12	No	25,000.00	300,000
7.73	<u>Fire Services</u>				
7.74	Fire sprinklers	10,401	m2	50.00	520,050
7.75	Fire protection including extinguishers and hose reels	3	Item	10,000.00	30,000
7.76	Allowance for building works in connection with fire installation (2.5%)	1	Item	13,751.25	13,751
7.77	<u>Miscellaneous items</u>				
7.78	Allowance for statutory signage	1	Item	20,000.00	20,000
7.79	OFFICE 5				
7.80	Office area - Ground - 500spm		Note		
7.81	Office area - Level 1 - 500spm		Note		
7.82	<u>Foundations</u>				
7.83	Allowance for footings (Excluding piling)	505	m2	50.00	25,225
7.84	<u>Reinforced Concrete Ground Floor Slab</u>				
7.85	Excavation in earth 200m deep for reduced levels under floors	75	m3	73.00	5,475
7.86	E.O reducing floor levels excavation for removing soil	75	m3	40.00	3,000
7.87	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	505	m2	3.00	1,514
7.88	Crushed rock sub-base 100mm thick	50	m3	30.00	1,500
7.89	Sand blinding 50mm thick under surface bed	25	m3	66.00	1,650
7.90	Double layer polythene damp proof course under surface bed	505	m2	10.00	5,045
7.91	High dose fabric reinforcement in concrete surface bed	505	m2	12.00	6,054
7.92	40MPa/160mm thick surface bed	80	m3	330.00	26,400
7.93	Finishing top surfaces of concrete smooth with a power float	505	m2	10.00	5,045
7.94	Concrete columns	505	m2	45.00	22,703
7.95	<u>Superstructure</u>				
7.96	Concrete columns	505	m2	45.00	22,725
7.97	Concrete upper floors	505	m2	300.00	151,500
7.98	Allowance for structural steel framing	505	m2	250.00	126,250
7.99	Concrete staircase including finish to walking surface and balustrading	3	m	7,000.00	21,000
7.100	<u>External Facade</u>				
7.101	External Cladding to Structural Frame	452	m2	400.00	180,800
7.102	Glazing	194	m2	600.00	116,400

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Code	Description	Quantity	Unit	Rate	Amount
7.103	<u>Doors & Hardware</u>				
7.104	Doors & Hardware	1,010	m2	40.00	40,380
7.105	<u>Roofs</u>				
7.106	Metal roof sheeting	505	m2	65.00	32,825
7.107	80mm Foil backed insulation	505	m2	48.00	24,240
7.108	Roof access system	505	m2	15.00	7,575
7.109	Mesh to underside of roof projecting over office	505	m2	20.00	10,100
7.110	Steel roof access cat ladders	10	m	300.00	3,000
7.111	<u>Internal divisions</u>				
7.112	Allowance for internal divisions (Scope TBC)	1,010	m2	120.00	121,140
7.113	<u>Floor Finishes</u>				
7.114	Carpet Tiles	988	m2	50.00	49,416
7.115	Non-slip vitreous tiling	21	m2	110.00	2,330
7.116	Aluminium ducted skirting	1	Item	1,500.00	1,500
7.117	Flat aluminium skirting	1	Item	1,500.00	1,500
7.118	<u>Ceiling Finishes</u>				
7.119	1200mmx600mm pre-finished acoustic tiles	988	m2	80.00	79,066
7.120	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
7.121	Shadowline cornices	127	m	20.00	2,540
7.122	<u>Fittings</u>				
7.123	Bathroom mirrors	6	No	350.00	2,100
7.124	Toilet paper holder	8	No	100.00	800
7.125	Coat hook	4	No	20.00	80
7.126	Grab rail	2	No	500.00	1,000
7.127	Kitchenette	4	m	2,000.00	8,000
7.128	Soap dispenser	2	No	60.00	120
7.129	Paper Towel dispenser	2	No	80.00	160
7.130	<u>Electrical Installation</u>				
7.131	Power, lighting, communication etc.	1,010	m2	150.00	151,425
7.132	Allowance for building works in connection with electrical installation (2.5%)	1	Item	3,785.63	3,786
7.133	<u>Hydraulic Services</u>				
7.134	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
7.135	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
7.136	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
7.137	Floor waste	2	No	600.00	1,200
7.138	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
7.139	<u>Mechanical Services</u>				
7.140	Two stop lift installation	1	Item	95,000.00	95,000
7.141	Air-conditioning to office and lunch room	1,010	m2	230.00	232,185
7.142	Ventilations to amenities	4	No	1,500.00	6,000

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Code	Description	Quantity	Unit	Rate	Amount
7.143	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	8,329.63	8,330
7.144	<u>Fire Services</u>				
7.145	Fire sprinklers	1,010	m2	35.00	35,333
7.146	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
7.147	Allowance for building works in connection with fire installation (2.5%)	1	Item	1,008.31	1,008
7.148	<u>Miscellaneous items</u>				
7.149	Allowance for statutory signage	1	Item	2,000.00	2,000
7.150	SUB TOTAL TRADES				10,149,498
7.151	Preliminaries, Overheads and Margins (14%)				1,420,929.65
7.152	CONSTRUCTION COST				11,469,387
7.153	Professional Fees (2%)				229,388
7.154	Authority Fees (1.5%)				176,997
					11,976,812
8	WAREHOUSE 6				
8.1	WAREHOUSE 6a				
8.2	Warehouse area - 4,470sqm		Note		
8.3	<u>Foundations</u>				
8.4	Allowance for footings (Excluding piling)	8,541	m2	20.00	170,823
8.5	<u>Piling</u>				
8.6	Bored piling	8,541	m2	60.00	512,470
8.7	<u>Reinforced Concrete Ground Floor Slab</u>				
8.8	Excavation in earth 200m deep for reduced levels under floors	1,282	m3	30.00	38,460
8.9	E.O reducing floor levels excavation for removing soil	1,282	m3	40.00	51,280
8.10	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	8,541	m2	3.00	25,624
8.11	Crushed rock sub-base 100mm thick	855	m3	30.00	25,650
8.12	Sand blinding 50mm thick under surface bed	428	m3	66.00	28,248
8.13	Double layer polythene damp proof course under surface bed	8,541	m2	5.00	42,706
8.14	High dose fabric reinforcement in concrete surface bed	8,541	m2	12.00	102,494
8.15	40MPa/160mm thick surface bed	1,367	m3	250.00	341,750
8.16	Finishing top surfaces of concrete smooth with a power float	8,541	m2	10.00	85,412
8.17	<u>Structural Frame</u>				
8.18	Allowance for structural steel roof framing	8,541	m2	120.00	1,024,940
8.19	Allowance for structural steel wall framing	5,869	m2	120.00	704,280
8.20	<u>External Facade</u>				
8.21	Precast concrete panels (2.4m high)	760	m2	500.00	380,000
8.22	Colorbond cladding including secondary framing (12.4m high)	3,925	m2	95.00	372,875
8.23	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	2	No	14,000.00	28,000
8.24	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	2	No	7,200.00	14,400

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Code	Description	Quantity	Unit	Rate	Amount
8.25	External single solid core door including frame, lintol, lockwood hardware, external metal cladding and paint (scope TBC)	2	No	2,500.00	5,000
8.26	<u>Roofs</u>				
8.27	Metal roof sheeting including gutters etc.	8,541	m2	65.00	555,176
8.28	Insulation	8,541	m2	40.00	341,647
8.29	Steel roof access cat ladders	60	m	300.00	18,000
8.30	Roof access system	8,541	m2	15.00	128,118
8.31	<u>Awnings</u>				
8.32	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	1,336	m2	310.00	414,312
8.33	<u>Internal divisions</u>				
8.34	Allowance for internal divisions (Scope TBC)	8,541	m2	80.00	Excl
8.35	<u>Floor Finishes</u>				
8.36	Sealed finish to concrete surface bed	8,541	m2	10.00	85,412
8.37	Vitrified floor tiling including waterproofing	21	m2	120.00	2,520
8.38	Allowance for floor insulation	1	Item		Excl.
8.39	<u>Ceiling Finishes</u>				
8.40	Vinyl coated ceiling tiles including hangers, tees, panels and finishes (Reference to specification to plasterboard we do not understand and therefore allowed for a grid ceiling)	21	m2	80.00	1,680
8.41	Shadowline cornices	1	Item	500.00	500
8.42	<u>Fittings</u>				
8.43	Bathroom mirrors	2	No	350.00	700
8.44	Toilet paper holder	2	No	100.00	200
8.45	Coat hook	2	No	20.00	40
8.46	Grab rail	1	No	500.00	500
8.47	Kitchenette	3	m	2,000.00	6,000
8.48	Soap dispenser	2	No	60.00	120
8.49	Paper Towel dispenser	2	No	80.00	160
8.50	<u>Electrical Installation</u>				
8.51	Power, lighting and communication to warehouse	8,541	m2	50.00	427,059
8.52	Power, lighting and communication to amenities	21	m2	120.00	2,520
8.53	Allowance for building works in connection with electrical installation (2.5%)	1	Item	10,739.46	10,739
8.54	<u>Hydraulic Services</u>				
8.55	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
8.56	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,250.00	4,500
8.57	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	2,700.00	2,700
8.58	Floor waste	2	No	600.00	1,200
8.59	Shower complete with frame, taps, service pipes, stop cocks and traps etc.	2	No	3,600.00	7,200
8.60	Allowance for longer pipe runs	1	Item	10,000.00	10,000
8.61	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	790.00	790
8.62	<u>Mechanical Services</u>				

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Code	Description	Quantity	Unit	Rate	Amount
8.63	Refrigeration to warehouse	1	Item		Included
8.64	Ventilation to warehouse	8,541	m2	10.00	85,412
8.65	Ventilations to amenities	4	No	1,500.00	6,000
8.66	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	2,285.29	2,285
8.67	Tieman 710H or similar dock levelers	12	No	25,000.00	300,000
8.68	<u>Fire Services</u>				
8.69	Fire sprinklers	8,541	m2	50.00	427,059
8.70	Fire protection including extinguishers and hose reels	3	Item	10,000.00	30,000
8.71	Allowance for building works in connection with fire installation (2.5%)	1	Item	11,426.46	11,426
8.72	<u>Miscellaneous items</u>				
8.73	Allowance for statutory signage	1	Item	20,000.00	20,000
8.74	OFFICE 6a				
8.75	Office area - Ground - 200spm		Note		
8.76	Office area - Level 1 - 200spm		Note		
8.77	<u>Foundations</u>				
8.78	Allowance for footings (Excluding piling)	457	m2	50.00	22,825
8.79	<u>Reinforced Concrete Ground Floor Slab</u>				
8.80	Excavation in earth 200m deep for reduced levels under floors	69	m3	73.00	5,037
8.81	E.O reducing floor levels excavation for removing soil	69	m3	40.00	2,760
8.82	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	457	m2	3.00	1,370
8.83	Crushed rock sub-base 100mm thick	46	m3	30.00	1,380
8.84	Sand blinding 50mm thick under surface bed	23	m3	66.00	1,518
8.85	Double layer polythene damp proof course under surface bed	457	m2	10.00	4,565
8.86	High dose fabric reinforcement in concrete surface bed	457	m2	12.00	5,478
8.87	40MPa/160mm thick surface bed	74	m3	330.00	24,420
8.88	Finishing top surfaces of concrete smooth with a power float	457	m2	10.00	4,565
8.89	Concrete columns	457	m2	45.00	20,543
8.90	<u>Superstructure</u>				
8.91	Concrete columns	457	m2	45.00	20,565
8.92	Concrete upper floors	457	m2	300.00	137,100
8.93	Allowance for structural steel framing	457	m2	250.00	114,250
8.94	Concrete staircase including finish to walking surface and balustrading	3	m	7,000.00	21,000
8.95	<u>External Facade</u>				
8.96	External Cladding to Structural Frame	536	m2	400.00	214,400
8.97	Glazing	230	m2	600.00	138,000
8.98	<u>Doors & Hardware</u>				
8.99	Doors & Hardware	914	m2	40.00	36,540
8.100	<u>Roofs</u>				
8.101	Metal roof sheeting	457	m2	65.00	29,705

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Client: Aliro Group
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Code	Description	Quantity	Unit	Rate	Amount
8.102	80mm Foil backed insulation	457	m2	48.00	21,936
8.103	Roof access system	457	m2	15.00	6,855
8.104	Mesh to underside of roof projecting over office	457	m2	20.00	9,140
8.105	Steel roof access cat ladders	10	m	300.00	3,000
8.106	<u>Internal divisions</u>				
8.107	Allowance for internal divisions (Scope TBC)	914	m2	120.00	109,620
8.108	<u>Floor Finishes</u>				
8.109	Carpet Tiles	892	m2	50.00	44,616
8.110	Non-slip vitreous tiling	21	m2	110.00	2,330
8.111	Aluminium ducted skirting	1	Item	1,500.00	1,500
8.112	Flat aluminium skirting	1	Item	1,500.00	1,500
8.113	<u>Ceiling Finishes</u>				
8.114	1200mmx600mm pre-finished acoustic tiles	892	m2	80.00	71,386
8.115	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
8.116	Shadowline cornices	122	m	20.00	2,440
8.117	<u>Fittings</u>				
8.118	Bathroom mirrors	6	No	350.00	2,100
8.119	Toilet paper holder	8	No	100.00	800
8.120	Coat hook	4	No	20.00	80
8.121	Grab rail	2	No	500.00	1,000
8.122	Kitchenette	4	m	2,000.00	8,000
8.123	Soap dispenser	2	No	60.00	120
8.124	Paper Towel dispenser	2	No	80.00	160
8.125	<u>Electrical Installation</u>				
8.126	Power, lighting, communication etc.	914	m2	150.00	137,025
8.127	Allowance for building works in connection with electrical installation (2.5%)	1	Item	3,425.63	3,426
8.128	<u>Hydraulic Services</u>				
8.129	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
8.130	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
8.131	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
8.132	Floor waste	2	No	600.00	1,200
8.133	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
8.134	<u>Mechanical Services</u>				
8.135	Two stop lift installation	1	Item	95,000.00	95,000
8.136	Air-conditioning to office and lunch room	914	m2	230.00	210,105
8.137	Ventilations to amenities	4	No	1,500.00	6,000
8.138	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	7,777.63	7,778
8.139	<u>Fire Services</u>				
8.140	Fire sprinklers	914	m2	35.00	31,973
8.141	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000

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Code	Description	Quantity	Unit	Rate	Amount
8.142	Allowance for building works in connection with fire installation (2.5%)	1	Item	924.31	924
8.143	<u>Miscellaneous items</u>				
8.144	Allowance for statutory signage	1	Item	2,000.00	2,000
8.145	SUB TOTAL TRADES				8,509,183
8.146	Preliminaries, Overheads and Margins (14%)				1,191,285.66
8.147	CONSTRUCTION COST				9,700,469
8.148	Professional Fees (2%)				194,009
8.149	Authority Fees (1.5%)				148,417
					10,042,895
9	WAREHOUSE 7				
9.1	WAREHOUSE 7				
9.2	Warehouse area - 8,927sqm		Note		
9.3	Loading dock - 1 x 100sqm				
9.4	<u>Foundations</u>				
9.5	Allowance for footings (Excluding piling)	9,027	m2	20.00	180,535
9.6	<u>Piling</u>				
9.7	Bored piling	9,027	m2	60.00	541,604
9.8	<u>Reinforced Concrete Ground Floor Slab</u>				
9.9	Excavation in earth 200m deep for reduced levels under floors	1,355	m3	30.00	40,650
9.10	E.O reducing floor levels excavation for removing soil	1,355	m3	40.00	54,200
9.11	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	9,027	m2	3.00	27,080
9.12	Crushed rock sub-base 100mm thick	903	m3	30.00	27,090
9.13	Sand blinding 50mm thick under surface bed	452	m3	66.00	29,832
9.14	Double layer polythene damp proof course under surface bed	9,027	m2	5.00	45,134
9.15	High dose fabric reinforcement in concrete surface bed	9,027	m2	12.00	108,321
9.16	40MPa/160mm thick surface bed	1,445	m3	250.00	361,250
9.17	Finishing top surfaces of concrete smooth with a power float	9,027	m2	10.00	90,267
9.18	<u>Structural Frame</u>				
9.19	Allowance for structural steel roof framing	9,027	m2	120.00	1,083,209
9.20	Allowance for structural steel wall framing	6,687	m2	120.00	802,440
9.21	<u>External Facade</u>				
9.22	Precast concrete panels(2.4m high)	1,085	m2	500.00	542,500
9.23	Colorbond cladding including secondary framing (12.4m high)	5,602	m2	95.00	532,190
9.24	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	5	No	14,000.00	70,000
9.25	Roller shutter door galvanised with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	2	No	7,200.00	14,400
9.26	External single solid core door including frame, lintol, lockwood hardware, external metal cladding and paint (scope TBC)	2	No	2,500.00	5,000
9.27	<u>Roofs</u>				

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Code	Description	Quantity	Unit	Rate	Amount
9.28	Metal roof sheeting including gutters etc.	9,027	m2	65.00	586,738
9.29	Insulation	9,027	m2	40.00	361,070
9.30	Steel roof access cat ladders	60	m	300.00	18,000
9.31	Roof access system	9,027	m2	15.00	135,401
9.32	<u>Awnings</u>				
9.33	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	1,591	m2	310.00	493,136
9.34	<u>Internal divisions</u>				
9.35	Allowance for internal divisions (Scope TBC)	9,027	m2		Excl
9.36	<u>Floor Finishes</u>				
9.37	Sealed finish to concrete surface bed	9,027	m2	10.00	90,267
9.38	Vitrified floor tiling including waterproofing	21	m2	120.00	2,520
9.39	Allowance for floor insulation	1	Item		Excl.
9.40	<u>Ceiling Finishes</u>				
9.41	Vinyl coated ceiling tiles including hangers, tees, panels and finishes (Reference to specification to plasterboard we do not understand and therefore allowed for a grid ceiling)	21	m2	80.00	1,680
9.42	Shadowline cornices	1	Item	500.00	500
9.43	<u>Fittings</u>				
9.44	Bathroom mirrors	2	No	350.00	700
9.45	Toilet paper holder	2	No	100.00	200
9.46	Coat hook	2	No	20.00	40
9.47	Grab rail	1	No	500.00	500
9.48	Kitchenette	3	m	2,000.00	6,000
9.49	Soap dispenser	2	No	60.00	120
9.50	Paper Towel dispenser	2	No	80.00	160
9.51	<u>Electrical Installation</u>				
9.52	Power, lighting and communication to warehouse	9,027	m2	50.00	451,337
9.53	Power, lighting and communication to amenities	21	m2	120.00	2,520
9.54	Allowance for building works in connection with electrical installation (2.5%)	1	Item	11,346.42	11,346
9.55	<u>Hydraulic Services</u>				
9.56	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
9.57	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	2	No	2,250.00	4,500
9.58	Double sink complete with taps, service pipes, stop cocks and traps etc.	1	No	2,700.00	2,700
9.59	Floor waste	2	No	600.00	1,200
9.60	Shower complete with frame, taps, service pipes, stop cocks and traps etc.	2	No	3,600.00	7,200
9.61	Allowance for longer pipe runs	1	Item	10,000.00	10,000
9.62	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	790.00	790
9.63	<u>Mechanical Services</u>				
9.64	Refrigeration to warehouse	1	Item		Included
9.65	Ventilation to warehouse	9,027	m2	10.00	90,267

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Client: Aliro Group

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Code	Description	Quantity	Unit	Rate	Amount
9.66	Ventilations to amenities	4	No	1,500.00	6,000
9.67	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	2,406.69	2,407
9.68	Tieman 710H or similar dock levelers	12	No	25,000.00	300,000
9.69	<u>Fire Services</u>				
9.70	Fire sprinklers	9,027	m2	50.00	451,337
9.71	Fire protection including extinguishers and hose reels	3	Item	10,000.00	30,000
9.72	Allowance for building works in connection with fire installation (2.5%)	1	Item	12,033.43	12,033
9.73	<u>Miscellaneous items</u>				
9.74	Allowance for statutory signage	1	Item	20,000.00	20,000
9.75	OFFICE 7				
9.76	Office area - Ground - 793m2		Note		
9.77	<u>Foundations</u>				
9.78	Allowance for footings (Excluding piling)	397	m2	50.00	19,825
9.79	<u>Reinforced Concrete Ground Floor Slab</u>				
9.80	Excavation in earth 200m deep for reduced levels under floors	60	m3	73.00	4,380
9.81	E.O reducing floor levels excavation for removing soil	60	m3	40.00	2,400
9.82	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	397	m2	3.00	1,190
9.83	Crushed rock sub-base 100mm thick	40	m3	30.00	1,200
9.84	Sand blinding 50mm thick under surface bed	20	m3	66.00	1,320
9.85	Double layer polythene damp proof course under surface bed	397	m2	10.00	3,965
9.86	High dose fabric reinforcement in concrete surface bed	397	m2	12.00	4,758
9.87	40MPa/160mm thick surface bed	64	m3	330.00	21,120
9.88	Finishing top surfaces of concrete smooth with a power float	397	m2	10.00	3,965
9.89	Concrete columns	397	m2	45.00	17,843
9.90	<u>Superstructure</u>				
9.91	Concrete columns	397	m2	45.00	17,843
9.92	Concrete upper floors	397	m2	300.00	118,950
9.93	Allowance for structural steel framing	397	m2	250.00	99,125
9.94	Concrete staircase including finish to walking surface and balustrading	3	m	7,000.00	21,000
9.95	<u>External Facade</u>				
9.96	External Cladding to Structural Frame	268	m2	400.00	107,200
9.97	Glazing	115	m2	600.00	69,000
9.98	<u>Doors & Hardware</u>				
9.99	Doors & Hardware	793	m2	40.00	31,720
9.100	<u>Roofs</u>				
9.101	Metal roof sheeting	397	m2	65.00	25,773
9.102	80mm Foil backed insulation	397	m2	48.00	19,032
9.103	Roof access system	397	m2	15.00	5,948
9.104	Mesh to underside of roof projecting over office	397	m2	20.00	7,930

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9.105	Steel roof access cat ladders	10	m	300.00	3,000
9.106	<u>Internal divisions</u>				
9.107	Allowance for internal divisions (Scope TBC)	793	m2	120.00	95,160
9.108	<u>Floor Finishes</u>				
9.109	Carpet Tiles	772	m2	50.00	38,591
9.110	Non-slip vitreous tiling	21	m2	110.00	2,330
9.111	Aluminium ducted skirting	1	Item	1,500.00	1,500
9.112	Flat aluminium skirting	1	Item	1,500.00	1,500
9.113	<u>Ceiling Finishes</u>				
9.114	1200mmx600mm pre-finished acoustic tiles	772	m2	80.00	61,746
9.115	MoistyPlaster board suspended ceiling including paint	21	m2	110.00	2,330
9.116	Shadowline cornices	122	m	20.00	2,440
9.117	<u>Fittings</u>				
9.118	Bathroom mirrors	6	No	350.00	2,100
9.119	Toilet paper holder	8	No	100.00	800
9.120	Coat hook	4	No	20.00	80
9.121	Grab rail	2	No	500.00	1,000
9.122	Kitchenette	4	m	2,000.00	8,000
9.123	Soap dispenser	2	No	60.00	120
9.124	Paper Towel dispenser	2	No	80.00	160
9.125	<u>Electrical Installation</u>				
9.126	Power, lighting, communication etc.	793	m2	150.00	118,950
9.127	Allowance for building works in connection with electrical installation (2.5%)	1	Item	2,973.75	2,974
9.128	<u>Hydraulic Services</u>				
9.129	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	8	No	3,400.00	27,200
9.130	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	6	No	2,500.00	15,000
9.131	Double sink complete with taps, service pipes, stop cocks and traps etc.	2	No	3,000.00	6,000
9.132	Floor waste	2	No	600.00	1,200
9.133	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	1,235.00	1,235
9.134	<u>Mechanical Services</u>				
9.135	Two stop lift installation	1	Item	95,000.00	95,000
9.136	Air-conditioning to office and lunch room	793	m2	230.00	182,390
9.137	Ventilations to amenities	4	No	1,500.00	6,000
9.138	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	7,084.75	7,085
9.139	<u>Fire Services</u>				
9.140	Fire sprinklers	793	m2	35.00	27,755
9.141	Fire protection including extinguishers and hose reels	1	Item	5,000.00	5,000
9.142	Allowance for building works in connection with fire installation (2.5%)	1	Item	818.88	819
9.143	<u>Miscellaneous items</u>				
9.144	Allowance for statutory signage	1	Item	2,000.00	2,000

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Client: Aliro Group
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Code	Description	Quantity	Unit	Rate	Amount
9.145	SUB TOTAL TRADES				8,987,320
9.146	Preliminaries, Overheads and Margins (14%)				1,258,224.80
9.147	CONSTRUCTION COST				10,245,545
9.148	Professional Fees (2%)				204,911
9.149	Authority Fees (1.5%)				156,757
					10,607,213
10	EXTERNAL WORKS				
10.1	<u>Landscaping</u>				
10.2	Allowance for landscaping - hard and soft, fencing, paving and site drainage	95,639	m2	35.00	3,347,365
10.3	Street frontage landscaping (Assumed not required).	1	Item		N/A
10.4	Irrigation (excluded - assumed un-irrigated).	1	Item		Excl.
10.5	Traffic control signs	1	Item		Excl.
10.6	External signage	1	Item		Excl.
10.7	SUB TOTAL TRADES				3,347,365
10.8	Preliminaries, Overheads and Margins (14%)				468,631.10
10.9	CONSTRUCTION COST				3,815,996
10.10	Professional Fees (2%)				76,320
10.11	Authority Fees (1.5%)				58,385
					3,950,701
11	EXTERNAL SERVICES				
11.1	<u>External Services</u>				
11.2	Allowance for external infrastructure (as advised)	1	Item	8,080,000.00	8,080,000
11.3	<u>Storm water</u>				
11.4	Allowance for connection to mains	1	Item	10,000.00	Incl
11.5	Storm water drainage allowance	1	Item	570,000.08	Incl
11.6	Allowance for rainwater harvesting tank	1	Item	245,000.32	Incl
11.7	<u>Sewer</u>				
11.8	Allowance for connection to mains	1	Item	10,000.00	Incl
11.9	Sewer drainage allowance	1	Item	729,999.96	Incl
11.10	Allowance for builders work in connection with sewer upgrade 2.5%	1	Item		Incl
11.11	<u>Water Supply Services</u>				
11.12	Allowance for connection to mains	1	Item	10,000.00	Incl
11.13	Allowance for sprinkler tank and pump	1	Item	285,000.04	Incl
11.14	Allowance for builders work in connection with water connection 2.5%	1	Item		Incl
11.15	<u>Electrical Services</u>				
11.16	Allowance for (substation & hardstand lighting)	1	Item	2,025,000.00	Incl
11.17	SUB TOTAL TRADES				8,080,000
11.18	Preliminaries, Overheads and Margins (14%)				Incl
11.20	Professional Fees (2%)				Incl



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Code	Description	Quantity	Unit	Rate	Amount
11.21	Authority Fees (1.5%)				Incl
					8,080,000

Client: Aliro Group

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