

Registered* Quantity Surveyor's Detailed Cost Report

[Development cost in excess of \$3,000,000.00]

* A member of the Australian Institute of Quantity Surveyors or the Royal Institute of Chartered Surveyors

DEVELOPMENT APPLICATION

☒

or

CONSTRUCTION CERTIFICATE [Section 61]

☐

REFERENCE:

DATE:

12-Jan-17

APPLICANT'S NAME

University Of Technology Sydney

DEVELOPMENT NAME

Faculty of Engineering & IT

APPLICANT'S ADDRESS

Ultimo NSW 2007 (PO Box 123)

DEVELOPMENT ADDRESS

2/28-40 Lord Street, Botany

OCCUPIER'S NAME

UTS - Faculty of Engineering and Information technology Facility

DESCRIPTION OF WORKS

Fitout of offices and warehouse including internal walls, doors, floor/wall/ceiling finishes, joinery, signage, services modification

TOTAL DEVELOPMENT COST \$ 20,588,036

GROSS FLOOR AREA (Commercial) m² 9851

TOTAL CONSTRUCTION COST \$ 19,708,036

GROSS FLOOR AREA (Residential) m² N/A

TOTAL GST \$ 1,871,640

Total GST Cost

TOTAL SITE AREA m² N/A

GROSS FLOOR AREA (Retail) m² N/A

TOTAL GROSS FLOOR AREA m² 9851

GROSS FLOOR AREA (Parking) m² N/A

NUMBER OF PARKING SPACES no N/A

PROFESSIONAL FEES % 4.5%
% 4.3%

of construction cost
of development cost

DEMOLITION & SITE \$ 122,491

total construction cost

PREPARATION \$ 12

/m² of site area

EXCAVATION \$ N/A

total construction cost

\$ N/A

/m² of site area

CONSTRUCTION Commercial \$ N/A

total construction cost

\$ N/A

/m² of commercial area

CONSTRUCTION Residential \$ N/A

total construction cost

\$ N/A

/m² of residential area

CONSTRUCTION Retail \$ N/A

total construction cost

\$ N/A

/m² of retail area

FITOUT Commercial \$ 19,585,545

total construction cost

\$ 1988

/m² of commercial area

FITOUT Residential \$ N/A

total construction cost

\$ N/A

/m² of residential area

FITOUT Retail \$ N/A

total construction cost

\$ N/A

/m² of retail area

CARPARK \$ N/A

total construction cost

\$ N/A

/m² of parking area

\$ N/A

per space

We certify that we have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attach an **elemental estimate** generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with Schedule 2.3 of the Central Sydney Contributions Plan 2013: "Cost of Development - Estimation" and at current prices.
- Included GST in the calculation of development cost
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Prepared by (name of organisation): MBM

Signed:

Name: Selma Trepanic

Position and Qualifications: Associate Director, AAIQS

Date: 12-Jan-17

Ref: MBM1159-0009

17 February 2017

University of Technology Sydney

Level 19, Building 1

15 Broadway Ultimo NSW 2007



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ABN 74 099 962 231

Sydney
Melbourne
Brisbane
Perth
Canberra

Att: Heather Riddell,

Dear Heather,

Re: FEIT Botany Facility Fit-out

We have prepared an estimate for the FEIT Botany Facility Fit-out based on the drawings prepared by Burtenshaw Scoufis dated 20/12/2016:

- 46608 rev 00 – Ground Floor Furniture Plan
- 46627 rev 00 – First Floor Furniture Plan

We estimated the value of the capital investment for this project to be \$18,716,396 (excluding GST, \$20,588,036 including GST). Please note our estimate excludes:

- Loose furniture
- Audio visual work
- Authority fees
- Project contingency

Yours sincerely,

MBMpl Pty Ltd

A handwritten signature in black ink, appearing to read 'Helga Maynier', written over a light blue horizontal line.

Helga Maynier

BSc (QS) MRICS AIQS (Affil.)

Associate Director

D: 02 9270 1053

M: 0412 160 074

FULL ESTIMATE SUMMARY



Project: UTS	Details: Cost Plan 4 - DA
Building: UTS - Lord St Botany Campus	

	Description	% of Cost	Cost/unit	Total
1	General Notes			
2	Demolition	0.60	11	111,355
3	Fit out for original scope (yellow)	14.76	280	2,761,111
4	Fit out for new scope (orange)	7.22	137	1,350,399
5	Ground Floor Areas	5.44	103	1,018,160
6	Level 1 Areas	4.20	80	784,935
7	Services	53.76	1,021	10,060,113
8	Roof walkway for solar panel - Excluded			Excl
9	External signage	0.11	2	20,000
	Subtotal of Trade costs			16,106,073
10	Preliminaries - 8%	6.89	131	1,288,486
11	Margins - 3%	2.79	53	521,837
	Subtotal of Construction costs			17,916,396
12	Consultant fees	4.28	81	800,000
	Total of Project Costs (Excl GST)			18,716,396
GFA: 9,851.00 m2		100		18,716,396

TRADE DETAIL



Project: UTS	Details: Cost Plan 4 - DA
Building: UTS - Lord St Botany Campus	

Item No.	Item Description	Quantity	Unit	Rate	Amount
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1 General Notes

	Preliminary Estimate				
	<i>Project: FEIT Botany fitout</i>				
	<i>Client: UTS</i>				
	<u>Prepared by: Ling Chen/Will Mann/Austin Park</u>				
	<u>Reviewed by: Helga Maynier</u>				
	Introduction				
1.1	This preliminary estimate is based on our professional opinion and the source material listed below.				
1.2	Owing to the conceptual nature of the current design we have made various assumptions regarding the construction material and methodology. The estimate should therefore be considered as indicative only				
	Documents used for preparation of this cost plan:				
	<u>Architectural plans prepared by Burtenshaw Scoufis dated 20/12/16</u>				
1.3	46608 revision 0 - Proposed Ground Floor Plan		note		
1.4	46627 revision 0 - Proposed Mezzanine Floor Plan		note		
	<u>Services budget provided by JHA dated 01/12/2016</u>				
1.5	Mechanical		note		
1.6	Electrical		note		
1.7	Hydraulic		note		
1.8	Fire		note		
	Assumption				
	<u>We have assumed the following:</u>				
1.9	Slab to warehouse ceiling to be 8m high		note		
1.10	Slab to underside mezzanine floor to be 3.5m high		note		
1.11	Slab to slab in workspace to be 3.2m high		note		
	Exclusion				
1.12	Items noted "EXCL" in the Pre tender estimate				Excl
1.13	External works & services				Excl
1.14	Solar panels and associated services works				Excl
1.15	No leveling required to existing floor				Excl
1.16	New laboratory / workshop equipment				Excl
1.17	Relocation of existing UTS equipment & furniture				Excl
1.18	New floor finish to workspace				Excl
1.19	New ceiling to workspace				Excl
1.20	Modification of base building envelope				Excl
1.21	Works to workspace first floor				Excl
1.22	Works to base building amenities				Excl
1.23	After hours works / acceleration costs				Excl
1.24	Decanting/ Relocation costs				Excl

TRADE DETAIL



Project: UTS	Details: Cost Plan 4 - DA
Building: UTS - Lord St Botany Campus	

Item No.	Item Description	Quantity	Unit	Rate	Amount
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1 General Notes

(Continued)

1.25	Unknown site conditions in excess of allowances made				Excl
1.26	Any works outside the extent of works shown on drawings				Excl
1.27	Legal costs, land holding cost, stamp duty etc				Excl
1.28	Out of hours works				Excl
1.29	Operation & maintenance costs				Excl
1.30	Active IT (phone handsets, PCs, etc)				Excl
1.31	Escalation beyond March 2016				Excl
1.32	GST				Excl
	<u>Hydraulic Services</u>				
1.33	Saw cutting existing slab				Excl
1.34	Slab replacement				Excl
1.35	Upgrade of existing incoming services				Excl
	<u>Fire Services</u>				
1.36	Specialist fire protection systems				Excl
	<u>Mechanical Services</u>				
1.37	Replacing the existing chillers with new.				Excl
1.38	Acoustic and anechoic chamber				Excl
1.39	Spray booth/Paint mixing ventilation				Excl
1.40	Econoclave cooling/heating - Spatial coordination is required with the arch team to ensure allowance is provided for installation purposes.				Excl
1.41	Emission cell test: the range of cooling/heating is wide -6oC to 40oC.				Excl
1.42	Fuel storage and supply to engine rooms				Excl

General Notes

0

2 Demolition

	<u>Walls</u>				
2.1	Demolish existing coolroom panel to suit new layout	528	m2	35.00	18,480
2.2	Demolish existing fire rated dividing wall for new opening to workspace, Assume 2.7m high	28	m2	150.00	4,200
2.3	Demolish existing coolroom panel for new roller shutter door opening	1	no	3,000.00	3,000
2.4	Demolition partition surround first floor access stair to be demolished	1	item	3,000.00	3,000
	<u>Floors</u>				
2.5	Remove existing flooring to mezzanine level (ASSUMPTION TBA)	417	m2	25.00	10,425
2.6	Demolish existing concrete floor for new equipment pad	369	m2	50.00	18,450
2.7	Demolish existing concrete slab for new columns footing (ASSUMPTION TBA)	38	no	100.00	3,800
2.8	Expansion existing stair opening to suit new layout	1	item	20,000.00	20,000
	<u>Stairs</u>				
2.9	Remove existing steel access stair to mezzanine level	2	no	2,500.00	5,000
2.10	Remove existing concrete stair to first level	1	no	3,500.00	3,500

TRADE DETAIL



Project: UTS

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Item No.	Item Description	Quantity	Unit	Rate	Amount
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2 Demolition

(Continued)

	<u>Doors</u>				
2.11	Remove existing roller shutter and make good for new works	2	no	5,000.00	10,000
2.12	Demolish existing double door on fire rated dividing wall	5	no	300.00	1,500
	<u>Other works</u>				
2.13	Disposal demolished material	1	item	10,000.00	10,000

Demolition

111,355

3 Fit out for original scope (yellow)

	<u>Equipment footing pads</u>				
3.1	Excavation for equipment pad	322	m3	135.00	43,470
3.2	Shoring to excavation over 500mm deep	122	m2	150.00	18,300
3.3	Concrete footing	322	m3	450.00	144,900
3.4	Reinforcement in footing - Assume 140kg/m3	44.95	t	2,200.00	98,890
3.5	Waterproof membrane	374	m2	10.00	3,740
3.6	Construction joint	95	m	80.00	7,600
3.7	Pad for lift crane in suspension lab; Dyno and emission cell	3	no	1,000.00	3,000
	<u>Equipment foundation pits</u>				
3.8	Excavation for pits	20	m3	135.00	2,700
3.9	Shoring to excavation over 500mm deep	17	m2	150.00	2,550
3.10	Concrete in pits - Assume 200mm thick	7	m3	350.00	2,450
3.11	Reinforcement in pits - Assume 120kg/m3	0.78	t	2,200.00	1,716
3.12	Formwork to internal face of pit wall	17	m2	90.00	1,530
3.13	Formwork to external face of pit wall - Assume not required				Excl
3.14	Waterproof membrane	33	m2	10.00	330
3.15	Joint to existing concrete slab	17	m	60.00	1,020
	<u>Drainage</u>				
3.16	Drainage run around Reaction Floor; including excavation (to fall), brickwork walls, waterproofing, stainless steel heavy duty cover	54	m	800.00	43,200
	<u>Concrete</u>				
3.17	Excavation - Assume 800x800x300	9	m3	135.00	1,215
3.18	Concrete in footing	9	m3	450.00	4,050
3.19	Concrete in columns - Assume 300x300	12	m3	450.00	5,400
3.20	Concrete in slab and beams	177	m3	400.00	70,800
3.21	1m wide concrete wall around mast	20	m3	400.00	8,000
3.22	Reinforcement in footing - Assume 120kg/m3	1.02	t	2,200.00	2,244
3.23	Reinforcement in columns - Assume 160kg/m3	1.92	t	2,200.00	4,224
3.24	Reinforcement in slab - Assume 140kg/m3	26.31	t	2,200.00	57,882
3.25	Formwork to columns	160	m2	100.00	16,000
3.26	Formwork to slab	699	m2	100.00	69,900

TRADE DETAIL



Project: UTS

Details: Cost Plan 4 - DA

Building: UTS - Lord St Botany Campus

Item No.	Item Description	Quantity	Unit	Rate	Amount
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3 Fit out for original scope (yellow)

(Continued)

3.27	Waterproof membrane	44	no	30.00	1,320
3.28	Make good connection to existing slab	44	no	300.00	13,200
	<u>Steel frame for mezzanine extension</u>				
3.29	Steel columns - Assume 200UC46.2	1.53	t	8,500.00	13,005
3.30	Steel beams - Assume 310UB46.2	4.78	t	8,500.00	40,630
3.31	Steel joists - Assume 100x50x3 RHS	2.07	t	8,500.00	17,595
3.32	Steel framed stair to mezzanine level	2	no	15,000.00	30,000
3.33	FC flooring to existing mezzanine and new cantilever control room - Assume 19mm thick	605	m2	120.00	72,600
3.34	20mm thick promat board to underside existing mezzanine and cantilevered control room floor	605	m2	95.00	57,475
	<u>Structural steel to crane</u>				
3.35	Crane beam - Assume 360UB44.7	5.05	t	9,500.00	47,975
3.36	Crane support - Assume 250UB37.3	4.78	t	9,500.00	45,410
3.37	Allowance for pad footing including make good floor	16	no	800.00	12,800
	<u>Fitments</u>				
3.38	Bollard to both side of roller shutter door - Assume 2 to each door TBA	10	no	450.00	4,500
3.39	Protection to steel column - Assume not required TBA				Excl
	<u>New Concrete stair to access first floor</u>				
3.40	Concrete stair	1	item	45,000.00	45,000
	<u>Partitions Walls</u>				0
3.41	Blockwork wall to commercial area	50	m2	220.00	11,000
3.42	Blockwork wall to industry area	246	m2	220.00	54,120
3.43	Blockwork wall to L1 Plant Area	144	m2	220.00	31,680
3.44	Coolroom panel to Lift & Material; Climate control and General storage - Assume 50% to be used	184	m2	320.00	58,880
3.45	Installation of existing coolroom panel to suit new layout	184	m2	150.00	27,600
3.46	Stud partition to commercial area - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	343	m2	210.00	72,030
3.47	Stud partition to industry area - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	499	m2	210.00	104,790
3.48	Acoustic rated partition to industry area, Details TBC	294	m2	360.00	105,840
3.49	Operable wall to industry area	28	m2	1,500.00	42,000
3.50	Glazed partition to commercial area	150	m2	550.00	82,500
3.51	Glazed partition to industry area	269	m2	550.00	147,950
3.52	Baffle above glazed wall	116	m	210.00	24,360
	<u>Doors and hardware</u>				
3.53	Solid single door to commercial area	2	no	1,500.00	3,000
3.54	Solid single door to industry area	7	no	1,500.00	10,500
3.55	Solid double door to industry area	5	no	2,500.00	12,500

TRADE DETAIL



Project: UTS

Details: Cost Plan 4 - DA

Building: UTS - Lord St Botany Campus

Item No.	Item Description	Quantity	Unit	Rate	Amount
3 Fit out for original scope (yellow) (Continued)					
3.56	Glazed single door to commercial area	5	no	2,500.00	12,500
3.57	Glazed single door to industry area	5	no	2,500.00	12,500
3.58	Glazed double door to commercial area	1	no	4,500.00	4,500
3.59	Fire rated double door to industry area	1	no	4,500.00	4,500
3.60	Roller shutter door	5	no	6,500.00	32,500
3.61	Installation of existing sliding door to services lift room	1	no	2,000.00	2,000
	<u>Windows</u>				
3.62	Window to suspension lab, electric Dyno, emissions test room - Assumption, 1.5m high	18	m2	550.00	9,900
3.63	Window to elevated control room - Assumption, 1.5m high	9	m2	550.00	4,950
	<u>Ceiling</u>				0
3.64	Roof cover to industry area acoustic rated rooms	192	m2	260.00	49,920
3.65	Plasterboard feature ceiling to commercial area - Assume 20% of workspace	193	m2	200.00	38,600
3.66	Acoustic ceiling to industry area acoustic rated rooms	127	m2	195.00	24,765
3.67	Make good to commercial area existing ceiling after services	772	m2	10.00	7,720
3.68	Ceiling to industry open area and rooms - Assume not required	2,112	m2		Excl
3.69	Bulkhead to edge of mezzanine level	98	m	250.00	24,500
3.70	Bulkhead to edge of new stair opening	23	m	650.00	14,950
	<u>Floor finishes</u>				0
3.71	Vinyl to open area on mezzanine level	311	m2	110.00	34,210
3.72	Carpet tile to project and meeting rooms on mezzanine level	172	m2	85.00	14,620
3.73	Carpet to stair stair	50	m2	100.00	5,000
3.74	Make good carpet to commercial area	965	m2	15.00	14,475
3.75	Concrete sealer to industry area	1,792	m2	15.00	26,880
3.76	Tactile	4	no	1,500.00	6,000
	<u>Painting</u>				0
3.77	Paint commercial area plasterboard wall	578	m2	15.00	8,670
3.78	Paint industry area plasterboard wall	427	m2	15.00	6,405
3.79	Paint industry area blockwork wall	491	m2	20.00	9,820
3.80	Paint existing base building wall - Assume not required				
3.81	Paint single door in commercial area	2	no	200.00	400
3.82	Paint single door in industry area	3	no	200.00	600
3.83	Paint double door in industry area	5	no	300.00	1,500
3.84	Paint to structural steel	1	item	16,000.00	16,000
	<u>Signage & Graphics</u>				0
3.85	Film to commercial area glazed wall	150	m2	80.00	12,000
3.86	Film to industry area glazed wall	203	m2	80.00	16,240
3.87	Graphic to feature wall in Lobby - Assumption	1	item	25,000.00	25,000

TRADE DETAIL



Project: UTS

Details: Cost Plan 4 - DA

Building: UTS - Lord St Botany Campus

Item No.	Item Description	Quantity	Unit	Rate	Amount
3 Fit out for original scope (yellow) (Continued)					
3.88	Graphics in general area	1	item	10,000.00	10,000
3.89	Room signage to commercial area	9	no	350.00	3,150
3.90	Room signage to industry area	17	no	350.00	5,950
3.91	Statutory signage to commercial area	1	item	2,000.00	2,000
3.92	Statutory signage to industry area	1	item	2,000.00	2,000
	<u>Joinery</u>				0
	Joinery to ground floor commercial area:		note		
3.93	Credenza to 19P meeting room	7	m	2,000.00	14,000
3.94	Credenza to 10P meeting room	5	m	2,000.00	10,000
3.95	Credenza to 8P meeting room	5	m	2,000.00	10,000
3.96	Kitchen joinery (next to TSG room)	7	m	2,200.00	15,400
3.97	Bench joinery (Security office)	5	m	1,200.00	6,000
3.98	Display wall (near fire stair 3)	13	m	1,000.00	13,000
3.99	Locker joinery (against Geotechnology and eastern end)	11	m	1,600.00	17,600
3.100	Utility joinery (project space)	6	m	1,500.00	9,000
3.101	Step seating (new access stair)	24	m	1,500.00	36,000
3.102	Booth seating (quite room next to core)	4	m	3,000.00	12,000
3.103	Booth table (quite room next to core)	1	no	1,500.00	1,500
3.104	Allowance for feature wall finishes to stair	64	m2	350.00	22,400
3.105	Allowance for feature wall finish to presentation space	34	m2	350.00	11,900
	Joinery to ground floor industry area:		note		
3.106	Bench joinery (suspension la, electric Dyno; emissions test)	12	m	1,200.00	14,400
3.107	Bench joinery (elevated control room)	5	m	1,200.00	6,000
3.108	Bench joinery (mast room)	5	m	1,200.00	6,000
3.109	High level storage (material room only)	16	m	800.00	12,800
3.110	Undocumented joinery	1	item		Excl
	Joinery to mezzanine floor industry area:		note		
3.111	Credenza to large meeting room - Assumption	10	m	2,000.00	20,000
3.112	Credenza to project room - not required	0	m		NA
3.113	Credenza to small meeting room	2	no	3,000.00	6,000
3.114	Kitchen joinery	7	m	2,200.00	15,400
3.115	Meeting pod	8	m	3,200.00	25,600
3.116	Write up wall to project space	26	m2	350.00	9,100
3.117	Undocumented joinery	1	item		Excl
	<u>Loose Furniture</u>				0
3.118	Loose Furniture excluded		note		
3.119	White goods excluded		note		
	<u>Workstations (exclude monitor arms)</u>				0

TRADE DETAIL



Project: UTS

Details: Cost Plan 4 - DA

Building: UTS - Lord St Botany Campus

Item No.	Item Description	Quantity	Unit	Rate	Amount
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3 Fit out for original scope (yellow)

(Continued)

	Ground floor commercial area:		note		
3.120	Workstations 1P (sit-stand)	22	no	2,000.00	44,000
3.121	Workstations 2P	10	no	2,200.00	22,000
	Ground floor industry area:		note		
3.122	Workstations 1P (sit-stand)	8	no	2,000.00	16,000
3.123	Workstations 2P	23	no	2,200.00	50,600
3.124	Workstations 4P	4	no	3,200.00	12,800
	First floor industry area:		note		
3.125	Workstations 1P (sit-stand)	10	no	2,000.00	20,000
	<u>Blind</u>				
3.126	Blockout blind to ground meeting rooms - Assumption	107	m2	165.00	17,655
3.127	Blockout blind to mezzanine meeting room - Assumption	84	m2	165.00	13,860
	<u>AV works</u>				0
3.128	AV work excluded		note		

Fit out for original scope (yellow)

2,761,111

4 Fit out for new scope (orange)

	<u>Equipment footing pads</u>				
4.1	Excavation for equipment pad	26	m3	135.00	3,510
4.2	Concrete footing	26	m3	450.00	11,700
4.3	Reinforcement in footing - Assume 140kg/m3	3.51	t	2,200.00	7,722
4.4	Waterproof membrane	65	m2	10.00	650
4.5	Construction joint	29	m	80.00	2,320
4.6	Pad for lift crane in power train testing; small engine cell and large engine cell	3	no	1,000.00	3,000
	<u>Equipment foundation pits</u>				
4.7	Excavation for pits	4	m3	135.00	540
4.8	Shoring to excavation over 500mm deep				n/a
4.9	Concrete in pits - Assume 200mm thick	3	m3	350.00	1,050
4.10	Reinforcement in pits - Assume 120kg/m3	0.26	t	2,200.00	572
4.11	Formwork to internal face of pit wall	3	m2	90.00	270
4.12	Formwork to external face of pit wall - Assume not required				Excl
4.13	Waterproof membrane	11	m2	10.00	110
4.14	Joint to existing concrete slab	11	m	60.00	660
	<u>Steel framed stair</u>				0
4.15	Steel framed stair in Acoustic chamber	1	no	15,000.00	15,000
	<u>Partitions</u>				0
4.16	Blockwork wall to industry area	158	m2	220.00	34,760
4.17	Coolroom panel to X-lab on mezzanine - Assume 50% to be used	41	m2	320.00	13,120

TRADE DETAIL



Project: UTS

Details: Cost Plan 4 - DA

Building: UTS - Lord St Botany Campus

Item No.	Item Description	Quantity	Unit	Rate	Amount
4	Fit out for new scope (orange)				<i>(Continued)</i>
4.18	Installation of existing coolroom panel to suit new layout	41	m2	150.00	6,150
4.19	Stud partition to commercial area - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	265	m2	210.00	55,650
4.20	Additional acoustic treatment to Acoustic & Anachoic chamber	385	m2	100.00	38,500
4.21	Glazed wall to commercial area	344	m2	550.00	189,200
4.22	Glazed wall to industry area	145	m2	550.00	79,750
4.23	Glazed wall to external facade where roller shutter has been removed (2no)	66	m2	850.00	56,100
4.24	Baffle above glazed wall	169	m	210.00	35,490
4.25	Infill to fire rated dividing wall where fire door has been removed	5	no	1,500.00	7,500
4.26	Allowance for structural support to partition wall over 3.5m height	1	item	35,000.00	35,000
	<u>Doors & Hardware</u>				0
4.27	Solid single door to commercial area	2	no	1,500.00	3,000
4.28	Solid double door to commercial area	2	no	2,500.00	5,000
4.29	Solid double door to industry area	1	no	2,500.00	2,500
4.30	Glazed single door to commercial area	8	no	2,500.00	20,000
4.31	Glazed double door to commercial area	2	no	5,000.00	10,000
4.32	Glazed double door to industry area	2	no	6,500.00	13,000
4.33	Glazed single sliding door to commercial area	2	no	4,500.00	9,000
4.34	Work to existing fire door - Assume not required				Excl
	<u>Windows</u>				
4.35	Window to power train and large engine room - Assumption, 1.5m high	14	m2	550.00	7,700
	<u>Ceilings</u>				
4.36	Plasterboard feature ceiling to commercial area - Assume 20% of workspace	106	m2	200.00	21,200
4.37	Acoustic ceiling to industry area acoustic rated rooms	32	m2	195.00	6,240
4.38	Make good to commercial area existing ceiling after services	672	m2	10.00	6,720
4.39	Ceiling to industry open area and rooms - Assume not required	1,363	m2		Excl
	<u>Floor finishes</u>				
4.40	Make good carpet to commercial area	840	m2	15.00	12,600
4.41	Concrete sealer to industry area	360	m2	15.00	5,400
4.42	Finish to stair - Assume not required				Excl
4.43	Tactile	2	no	1,500.00	3,000
	<u>Painting</u>				0
4.44	Paint commercial area plasterboard wall	562	m2	15.00	8,430
4.45	Paint industry area plasterboard wall	178	m2	15.00	2,670
4.46	Paint industry area blockwork wall	315	m2	20.00	6,300
4.47	Paint to existing concrete & block wall - Assume not required				Excl
4.48	Paint single door in commercial area	2	no	200.00	400
4.49	Paint single door in industry area	8	no	200.00	1,600

TRADE DETAIL



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Item No.	Item Description	Quantity	Unit	Rate	Amount
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4 Fit out for new scope (orange)

(Continued)

4.50	Paint double door in commercial area	2	no	300.00	600
4.51	Paint double door in industry area	1	no	300.00	300
	<u>Signage & Graphics</u>				0
4.52	Film to commercial area glazed wall	251	m2	80.00	20,080
4.53	Film to industry area glazed wall	112	m2	80.00	8,960
4.54	Graphics in general area	1	item	10,000.00	10,000
4.55	Room signage to commercial area	13	no	350.00	4,550
4.56	Room signage to industry area	14	no	350.00	4,900
4.57	Statutory signage to commercial area	1	item	2,000.00	2,000
4.58	Statutory signage to industry area	1	item	2,000.00	2,000
	<u>Joinery</u>				0
	Joinery to ground floor commercial area:		note		
4.59	Reception joinery	8	m	2,200.00	17,600
4.60	Kitchen joinery	16	m	1,800.00	28,800
4.61	Bench to CIBC! room	6	m	1,200.00	7,200
4.62	Bench (quite space)	8	m	1,200.00	9,600
4.63	Seating bench (next to new stair)	10	m	3,000.00	30,000
4.64	Booth seating (kitchen area)	13	m	3,000.00	39,000
4.65	Booth table (kitchen area)	6	no	1,500.00	9,000
4.66	Locker joinery	24	m	1,600.00	38,400
4.67	Bench to small meeting space	5	m	1,200.00	6,000
4.68	Green steel work bench	2	m	1,800.00	3,600
4.69	150Kg cap table 3000W x 1000D x 900H	24	m	2,000.00	48,000
4.70	150Kg cap table 4000W x 800D x 900H	5	m	1,800.00	9,000
4.71	Acid & chemical bench 3000W x 800D x 900H	4	m	1,800.00	7,200
4.72	Cabinet	3	m	800.00	2,400
4.73	Open shelves 200w x 800D x 2000H	14	m	1,000.00	14,000
4.74	Lab vibration & flow table/100Kg cap 2000W x 800D x 900H	3	m	1,800.00	5,400
4.75	Work benches with wooden top 2000L x 650W	8	m	1,600.00	12,800
4.76	Writeup wall	34	m2	350.00	11,900
4.77	Data Walls - Assume whiteboard wall	30	m2	350.00	10,500
	Joinery to ground floor industry area:		note		
4.78	Bench (power train & large engine)	16	m	1,200.00	19,200
4.79	Lab bench to project labs - Assumption	1	item	50,000.00	50,000
4.80	Undocumented joinery	1	item		Excl
	Joinery to first floor industrial area:		note		
4.81	Undocumented joinery	1	item		Excl
	<u>Loose Furniture</u>				0

TRADE DETAIL



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4 Fit out for new scope (orange)

(Continued)

4.82	Loose Furniture excluded		note		
4.83	White goods excluded		note		
	<u>Workstations (exclude monitor arms)</u>				0
	Ground floor commercial area:		note		
4.84	Workstations 1P (site-stand)	44	no	2,000.00	88,000
	Ground floor industry area:		note		
4.85	Workstations 2P	8	no	2,200.00	17,600
4.86	Workstations 4P	1	no	3,200.00	3,200
	First floor industry area:		note		
4.87	Workstations 2P	16	no	2,200.00	35,200
4.88	Workstations 4P	2	no	3,200.00	6,400
	<u>Blind</u>				
4.89	Blockout blind to commercial area - Assumption include CIBCI, data visualization, meeting rooms	145	m2	165.00	23,925
	<u>AV works</u>				
4.90	AV work excluded		note		

Fit out for new scope (orange)

1,350,399

5 Ground Floor Areas

	Soaking Chamer & Emissions Test Cell				
	<u>Partitions</u>				
5.1	Acoustic rated partition to soaking chamber & emissions test cell	150	m2	360.00	54,000
	<u>Floor finishes</u>				
5.2	Concrete sealer to Soaking chamber & emissions test cell	318	m2	15.00	4,770
	<u>FFE</u>				
5.3	Loose furniture excluded		note		
	<u>Doors</u>				
5.4	Solid single door	1	no	1,500.00	1,500
5.5	Solid double door	2	no	2,500.00	5,000
	<u>Ceiling finishes</u>				
5.6	Acoustic ceiling to industry area acoustic rated rooms	126	m2	195.00	24,570
	<u>Painting</u>				
5.7	Paint Soaking Chamber & Emission Test cell area plasterboard wall	300	m2	20.00	6,000
	Suspension Lab & large engine test cell				
	<u>Partition</u>				
5.8	Acoustic rated partition to Suspension lab & large engine test cell	204	m2	360.00	73,440
	<u>Floor Finishes</u>				
5.9	Concrete sealer to suspension lab & large engine test cell	341	m2	15.00	5,115
	<u>Ceiling finishes</u>				

TRADE DETAIL



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5 Ground Floor Areas

(Continued)

5.10	Acoustic ceiling to industry area acoustic rated rooms	143	m2	195.00	27,885
	<u>Loose Furniture</u>				
5.11	Loose furniture excluded		note		
	<u>Doors</u>				
5.12	Acoustic single door to industry area	2	no	2,500.00	5,000
5.13	Acoustic double door to industry area	1	no	4,500.00	4,500
	<u>Painting</u>				
5.14	Paint suspension lab & large engine test cell area plasterboard wall	408	m2	15.00	6,120
	Power train testing & small engine test cell				
	<u>Partition</u>				
5.15	Acoustic rated partition to Engine room industry area, Details TBC	180	m2	360.00	64,800
5.16	Half glazed wall to power train testing & small engine test cell (assumed based on drawings)	16	m2	550.00	8,800
	<u>Floor Finish</u>				
5.17	Concrete sealer to power train & small engine test cell	125	m2	15.00	1,875
	<u>Ceiling Finish</u>				
5.18	Acoustic ceiling to power train testing & small engine test cell area acoustic rated rooms	125	m2	195.00	24,375
	<u>Joinery</u>				
5.19	Wooden work bench with DC drive power board built in 2700L x 600W	3	m	1,600.00	4,800
	<u>Loose Furniture</u>				
5.20	Loose furniture excluded		note		
	<u>Doors</u>				
5.21	Solid single door	4	no	1,500.00	6,000
5.22	Solid double door	2	no	2,500.00	5,000
	<u>Painting</u>				
5.23	Paint Power train testing & small engine test cell area plasterboard wall	360	m2	15.00	5,400
	Antenna Chamber				
	<u>Partition</u>				
5.24	Brick work wall to Acoustic and Antenna chamber, 230mm thick brick lined with plasterboard lining with furring channel	238	m2	275.00	65,450
5.25	Stud partition to industry area - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	490	m2	210.00	102,900
	<u>Doors</u>				
5.26	Solid single door	5	no	1,500.00	7,500
	<u>Ceiling finishes</u>				
5.27	Roof cover to industry area acoustic rated rooms	216	m2	260.00	56,160
	<u>Floor Finishes</u>				
5.28	Concrete sealer to Antenna area	366	m2	15.00	5,490

TRADE DETAIL



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5 Ground Floor Areas

(Continued)

	<u>Painting</u>				
5.29	Paint acoustic area plasterboard wall	1,455	m2	15.00	21,825
	Acoustic Chamber				
	<u>Partition</u>				
5.30	Brick work wall to Acoustic and Antenna chamber, 230mm thick brick lined with plasterboard lining with furring channel	475	m2	275.00	130,625
5.31	Stud partition to industry area - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	558	m2	210.00	117,180
	<u>Doors</u>				
5.32	Solid single door	7	no	1,500.00	10,500
5.33	Solid double door	8	no	2,500.00	20,000
	<u>Ceiling finishes</u>				
5.34	Roof cover to industry area acoustic rated rooms	278	m2	260.00	72,280
	<u>Floor Finishes</u>				
5.35	Concrete sealer to Acoustic area	555	m2	15.00	8,325
	<u>Painting</u>				
5.36	Paint Acoustic chamber area plasterboard wall	2,065	m2	15.00	30,975
	External Builders Work (For Services)				
5.37	Allowance for BW in relation to Services	1	item	30,000.00	30,000

Ground Floor Areas

1,018,160

6 Level 1 Areas

	Intelligent Transport System				
	<u>Partitions</u>				
6.1	Stud partition to intelligent transport system area - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	55	m2	210.00	11,550
6.2	Glazed wall to intelligent transport system area	91	m2	550.00	50,050
	<u>Workstation</u>				
6.3	Workstation 4P	2	no	3,200.00	6,400
	<u>Floor Finishes</u>				
6.4	Make good carpet to intelligent transport system	177	m2	15.00	2,655
	<u>Ceiling finishes</u>				
6.5	Make good to commercial area existing ceiling after services	177	m2	10.00	1,770
	<u>Joinery</u>				
6.6	Large rounded rectangular table with tracks	1	no	20,000.00	20,000
	<u>Doors</u>				
6.7	Single Door	1	no		
6.8	Double Door	2	no	6,500.00	13,000
	Multimedia & video surveillance				
	<u>Partitions</u>				

TRADE DETAIL



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Item No.	Item Description	Quantity	Unit	Rate	Amount
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6 Level 1 Areas

(Continued)

6.9	Glazed wall to Multimedia & video surveillance area	24	m2	550.00	13,200
	<u>Workstation</u>				
6.10	Workstation 4P	1	no	3,200.00	3,200
	<u>FFE</u>				
6.11	Loose furniture excluded		note		
	<u>Doors</u>				
6.12	Solid single door to store room in multimedia & video surveillance area	1	no	1,500.00	1,500
	<u>CEMPE/HV Elec/Green Comms Lab</u>				
6.13	Stud partition - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	77	m2	210.00	16,170
	<u>Joinery</u>				
6.14	EV cabinet	2	m	450.00	900
6.15	Cable rack	4	m	300.00	1,200
6.16	Computer desk 700L x 500W	2	m	300.00	600
6.17	Electrical lab benches 1800L x 1100W	29	m	550.00	15,950
6.18	Cryogenies bench 1500L x 800W	2	m	2,000.00	4,000
6.19	EM non-conductive table 1500L x 1000W	2	m	1,500.00	3,000
6.20	Storage cabinet 1000L x 400W	7	m	400.00	2,800
6.21	Motor mount frame/steel beds 2300L x 500W	19	m	500.00	9,500
	<u>FFE</u>				
6.22	Loose furniture excluded		note		
	<u>First Floor Area in Blue General</u>				
	<u>Partitions</u>				0
6.23	Stud partition to commercial area - Assume 2 x layer soundchek to both side of steel frame, including insulation and skirting	249	m2	210.00	52,290
6.24	Glazed wall to commercial area	217	m2	550.00	119,350
6.25	Baffle above glazed wall	81	m	210.00	17,010
	<u>Door and hardware</u>				
6.26	Solid single door to TSG and store room	2	no	1,500.00	3,000
6.27	Solid double door to CEMPE	3	no	2,500.00	7,500
6.28	Glazed single door to Observation and store room	4	no	2,500.00	10,000
6.29	Glazed double door to surveillance X-lab and other area	3	no	5,000.00	15,000
6.30	Glazed single sliding door to commercial area	2	no	4,500.00	9,000
6.31	Glazed double sliding door to commercial area	2	no	8,000.00	16,000
	<u>Ceiling</u>				
6.32	Plasterboard feature ceiling to commercial area - Assume 20% of workspace	228	m2	200.00	45,600
6.33	Make good to commercial area existing ceiling after services	912	m2	10.00	9,120
	<u>Floor Finishes</u>				

TRADE DETAIL



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6 Level 1 Areas

(Continued)

6.34	Make good carpet to commercial area	1,139	m2	15.00	17,085
	<u>Painting</u>				
6.35	Paint to wall	464	m2	15.00	6,960
6.36	Paint to single door	2	no	200.00	400
6.37	Paint to double door	3	no	300.00	900
	<u>Signage & Graphics</u>				0
6.38	Film to commercial area glazed wall	217	m2	80.00	17,360
6.39	Room signage to commercial area	16	no	350.00	5,600
	<u>Joinery</u>				
6.40	Credenza to project room	1	no	5,000.00	5,000
6.41	Bench to observation room	6	m	1,200.00	7,200
6.42	Utility joinery	4	m	1,500.00	6,000
6.43	Locker joinery (against wall new stair)	11	m	1,600.00	17,600
6.44	Write-up/store wall joinery	45	m	1,350.00	60,750
6.45	Bench seating (next to new stair)	5	m	3,000.00	15,000
6.46	Undocumented joinery	1	item		Excl
	<u>Loose furniture</u>				
6.47	Loose furniture excluded		note		
	<u>Workstations</u>				
6.48	Workstations 1P (site-stand)	53	no	2,000.00	106,000
	<u>Blind</u>				
6.49	Blockout blind to commercial area - Assumption surveillance room	63	m2	165.00	10,395
	L1 Plant for Emissions Cell				
	<u>Concrete</u>				
6.50	150mm concrete slab	6	m3	400.00	2,400
	<u>Brickwork</u>				
6.51	Brick work wall to Emissions Cell, 230mm thick brick lined with plasterboard lining with furring channel	82	m2	275.00	22,550
	<u>Floor finishes</u>				
6.52	Concrete sealer to industry area	34	m2	15.00	510
	<u>Painting</u>				
6.53	Paint industry area plasterboard wall	82	m2	15.00	1,230
6.54	Paint industry area blockwork wall	34	m2	20.00	680

Level 1 Areas

784,935

7 Services

	<u>Mechanical services</u>				
7.1	workspace open office AC - re-use existing base building systems, adjust ducting/Fan coil units accordingly	1	item	3,950,000.00	3,950,000

TRADE DETAIL



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7 Services

(Continued)

7.2	office area meeting room AC dedicated units				Incl
7.3	Brain Computer room cooling				Incl
7.4	service life and material characterisation humidity controlled AC				Incl
7.5	Warehouse tempered air conditioning - chilled water system / cooling tower / boiler				Incl
7.6	engine test cooling heat rejection system cooling tower				Incl
7.7	engine test exhaust and makeup air systems				Incl
7.8	mezzanine lab AC				Incl
7.9	dust extraction systems				Incl
7.10	Welding fumes extraction				Incl
7.11	Battery storage extraction				Incl
7.12	Cooling for CNC Mill				Incl
7.13	Clean rooms [levels to be defined by UTS]				Incl
7.14	Fume cupboard exhaust/makeup				Incl
7.15	CEMPE measured separately	-1	item	100,000.00	0
	<u>Electrical services</u>				
	<u>Ground</u>				
7.16	Power	1	item	870,940.00	870,940
7.17	Comms	1	item	311,050.00	311,050
7.18	Security	1	item	279,945.00	279,945
7.19	Fire	1	item	217,735.00	217,735
7.20	Lighting	1	item	497,680.00	497,680
	<u>First Floor</u>				
7.21	Power	1	item	585,900.00	585,900
7.22	Comms	1	item	209,250.00	209,250
7.23	Security	1	item	188,325.00	188,325
7.24	Fire	1	item	146,475.00	146,475
7.25	Lighting	1	item	334,800.00	334,800
	<u>Infrastructure</u>				
7.26	UPS System	1	item	180,000.00	180,000
7.27	Smart Metering	1	item	80,000.00	80,000
7.28	Main Switchboard	1	item	320,000.00	320,000
7.29	Active Harmonic Filters	1	item	440,000.00	440,000
7.30	Substation	1	item	300,000.00	300,000
7.31	Carpark Trenching	1	item	100,000.00	100,000
7.32	Generator	1	item	110,000.00	110,000
7.33	PFC	1	item	60,000.00	60,000
	<u>Hydraulic services</u>				
7.34	Cold water system	1	item	355,000.00	355,000

TRADE DETAIL



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7 Services

(Continued)

7.35	Gas Services				Incl
7.36	Individual hot water systems to zones areas				Incl
7.37	Drainage in PVC pipework				Incl
7.38	Connection to existing site services including pump stations				Incl
	<u>Fire Services</u>				
7.39	Extension of under mezzanine system	1	item	230,000.00	230,000
7.40	Provision of confined space sprinklers to ground floor				Incl
7.41	System drain down and commissioning during construction				Incl
	<u>BWIC</u>				
7.42	Builder's work - 3%	1	item	293,013.00	293,013

Services

10,060,113

8 Roof walkway for solar panel - Excluded

	<u>Works to be funded by a separate project as per UTS advise</u>				
8.1	Roof top walkway		Note		
8.2	Roof platform		Note		

Roof walkway for solar panel - Excluded

Excl

9 External signage

9.1	Allowance for external signage	1	item	20,000.00	20,000
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External signage

20,000

10 Consultant fees

10.1	Allowance for consultant fees	1	item	800,000.00	800,000
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Consultant fees

800,000

					18,716,396
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