

DA Estimate October 2019

197255 - QPRC HOSH

Job Reference: 197255

Date: October 14, 2019



		Quantity	Unit	Rate (AUD)	Total
DA Cost Plan 2.10.19 Summary:					
1	Quality Assurance				0
2	Estimate Criteria				0
3	Demolition				604,380
4	Substructure				1,854,181
5	Piling and Shoring				1,204,708
6	Columns				540,808
7	Upper Floors				6,211,339
8	Staircases				357,900
9	Roof				575,365
10	External Walls				8,937,460
11	External Doors				130,750
12	Internal Walls				2,172,410
13	Internal Doors				261,500
14	Wall Finishes				340,500
15	Floor Finishes				848,780
16	Ceiling Finishes				828,765
17	Fitout				5,074,460
18	Fitments				308,430
19	Signage				200,000
20	Sanitary Fixtures				507,500
21	Hydraulic Services				2,232,705
22	Gas Services				170,000
23	Ventilation				180,000
24	Mechanical Services				5,554,420
25	Fire Protection				1,761,997
26	Electrical Services				3,819,388
27	ICT & AV				2,000,000
28	Security				721,470
29	Transportation				1,050,000
30	Sustainability				245,000
31	Builders' Work in Connection with Services				229,984
32	Substation				505,300
33	Servicing of the Civic Square / Public Domain Space				387,900
34	Bike store				174,270
35	Kiosk				10,000
36	Roads, Footpaths & Paved Areas				1,002,560

		Quantity	Unit	Rate (AUD)	Total
DA Cost Plan 2.10.19 Summary:					
37	Landscaping & Improvements				1,232,030
38	External Stormwater Drainage				123,185
39	External Sewer Drainage				215,000
40	External Water Supply				40,000
41	External Electric Light & Power				217,300
42	Trade Costs				52,831,746
43	Preliminaries – 15%				7,924,762
44	Margin – 3%				1,822,695
45	Construction Total – Excl GST				62,579,203
46	Consultant Fees – 10%				5,283,175
47	Greenstar Accreditation / NABERS				35,000
48	Authority Fees –3%				1,584,952
49	Relocation Cost				200,000
50	SUBTOTAL				69,682,330
51	Project Contingency – 5%				3,484,116
52	Escalation				2,560,826
53	PROJECT TOTAL – EXCL GST				75,727,272
DA Cost Plan 2.10.19 TOTAL					75,727,272

Code	Description	Quantity	Unit	Rate (AUD)	Total
1	Quality Assurance				
1	<u>Project</u>				
2	197255 – QPRC HOSH				
3	<u>Client</u>				
4	Queanbeyan Palarang Regional Council				
5	<u>Location</u>				
6	257 Crawford St, Queanbeyan NSW 2620				
7	<u>Service</u>				
8	DA Estimate				
9	<u>WTP Reference</u>				
10	197255 – QPRC HOSH				
11	<u>WTP Author</u>				
12	Malcolm Pratt				
13	Venencia Kalema				
14	Will Binks				
15	Kim Lizardo				
16	Kenny Qian				
17	<u>WTP Review</u>				
18	James Osenton				
19	<u>Issued</u>				
20	August 2019				
21	DA Estimate October 2019				
Total Quality Assurance					0

Code	Description	Quantity	Unit	Rate (AUD)	Total
2	Estimate Criteria				
1	<u>Documentation</u>				
2	<u>Architectural Drawings – Cox Architecture – 01.08.2019</u>				
3	Da-21-01 Basement Plan				
4	Da-21-02 Ground Plan				
5	Da-21-03 Mezzanine				
6	Da-21-04 Level 1 Plan				
7	Da-21-05 Level 2 Plan				
8	Da-21-06 Level 3 Plan				
9	Da-21-07 Level 4 Plan				
10	Da-21-08 Level 5 Plan				
11	Da-21-09 Roof – Mech & Services				
12	Da-21-10 Roof Plan				
13	Da-30-01 Elevations				
14	Da-30-02 Elevations				
15	<u>Architectural Drawings – Cox Architecture – 05.08.2019</u>				
16	Da-01-01 Cover Sheet – Drawing Index				
17	Da-10-01 Subdivision Plan Existing				
18	Da-10-02 Subdivision Plan New				
19	Da-11-01 Site Plan				
20	Da-13-01 Staging Plan				
21	Da-15-01 Demolition Plan				
22	Da-21-01 Basement Plan				
23	Da-21-02 Ground Plan				
24	Da-21-03 Mezzanine				
25	Da-21-04 Level 1 Plan				
26	Da-21-05 Level 2 Plan				
27	Da-21-06 Level 3 Plan				
28	Da-21-07 Level 4 Plan				
29	Da-21-08 Level 5 Plan				
30	Da-21-09 Roof – Mech & Services				
31	Da-21-10 Roof Plan				
32	Da-30-01 Elevations				
33	Da-30-02 Elevations				
34	Da-31-01 Site Elevation				
35	Da-40-01 Sections				
36	Da-40-02 Sections				

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	Da-70-01 Solar Study				
38	Da-71-01 Shadow Diagrams – Summer Solstice				
39	Da-71-02 Shadow Diagrams – Equinox				
40	Da-71-03 Shadow Diagrams – Winter Solstice				
41	Da-80-01 Perspective Views				
42	Da-80-02 Perspective Views				
43	Da-90-01 GFA Schedules				
44	<u>Architectural Drawings – Cox Architecture – 07.08.2019</u>				
45	Da-21-01 Basement Plan				
46	Da-21-02 Ground Plan				
47	<u>Architectural Drawings Mark Up – Cox Architecture – 07.08.2019</u>				
48	Da-10 Ground Test Fit				
49	Da-11 Mezzanine Test Fit				
50	Da-12 Level 1 Test Fit				
51	Da-03 Level 2 Test Fit				
52	<u>Civil Drawings – TTW – 06.08.2019</u>				
53	C001 Cover Sheet, Locality Plan, Notes And Legends A				
54	C010 Erosion & Sediment Control Plan A				
55	C030 Bulk Earthworks Plan A				
56	C040 Upstream Stormwater Diversion Plan A				
57	C041 Site Works Plan Sheet 1 A				
58	C042 Site Works Plan Sheet 2 A				
59	C043 Site Works Plan Sheet 3 A				
60	C050 Basement Plan A				
61	C060 Details A				
62	C080 Turning Vehicle Demonstration – B99 A				
63	C081 Turning Vehicle Demonstration – 8.8M Mrv A				
64	<u>Landscape Drawings – Oxigen – 06.08.2019</u>				
65	Site Context				
66	Site				
67	Tree Assessment & Protection				
68	Public Realm				
69	Principles + Design Intent				
70	Entry & Forecourt				
71	Civic Lawn				
72	Passage & lane ways				
73	Public Realm Plan				

Code	Description	Quantity	Unit	Rate (AUD)	Total
74	Roof Garden Plan				
75	Landscape Sections				
76	Material and elements				
77	Planting				
78	<u>Structural Drawings – Robert Bird Group – 01.08.2019</u>				
79	19270 – Ground 2				
80	19270 – Ground				
81	19270 – Level 1				
82	19270 – Level 2–3				
83	19270 – Level 4				
84	19270 – Level 5				
85	19270 – Mezzanine				
86	19270 – Roof				
87	19270 – Basement 2				
88	19270 – Basement				
89	<u>Structural Drawings – Robert Bird Group – 05.08.2019</u>				
90	19270 – Basement 2				
91	19270 – Basement				
92	19270 – Ground 2				
93	19270 – Ground				
94	19270 – Mezzanine				
95	19270 – Level 1				
96	19270 – Level 2–3				
97	19270 – Level 4				
98	19270 – Level 5				
99	19270 – Roof				
100	<u>Services Estimates</u>				
101	Plumbing rates based on information provided by Plumbing Design				
102	Gas Services cost based on information provided by Plumbing Design				
103	Ventilation Cost from WSP				
104	Mechanical Services Cost from WSP				
105	Fire Services Cost from WSP				
106	Electrical Services Cost from WSP				
107	<u>Exclusions</u>				
108	Testing for Hazmat		Note		Excluded
109	Removal of HAZMAT and any other contaminants		Note		Excluded

Code	Description	Quantity	Unit	Rate (AUD)	Total
110	Make good costs to existing premises		Note		Excluded
111	IT hardware and software including PC's, routers, switches, racks and UPS		Note		Excluded
112	Strengthening / adjustments to existing surrounding structures		Note		Excluded
113	Legal fees		Note		Excluded
114	Finance Costs		Note		Excluded
115	Unknown site conditions in excess of allowances made		Note		Excluded
116	Landlord incentive and contribution costs;		Note		Excluded
117	Staged delivery costs		Note		Excluded
118	Client project contingency		Note		Excluded
119	Client Representative Fees		Note		Excluded
120	Prolongation and time extension costs		Note		Excluded
121	Escalation in costs beyond allowances made in estimate (ie August 2019)		Note		Excluded
122	GST		Note		Excluded
123	<u>Comments</u>				
124	Your attention is drawn to the list of exclusions noted above. Separate provision should be made for any of these items if applicable.				
Total Estimate Criteria					0

Code	Description	Quantity	Unit	Rate (AUD)	Total
3	Demolition				
1	Remove trees	1	Item	8,750.00	8,750
2	Breakup existing pavings, slabs etc.	4,466	m2	55.00	245,630
3	Bicentennial Hall – Demolition works (existing stairs/paved terrace etc)	1	item	350,000.00	350,000
				Total Demolition	604,380

Code	Description	Quantity	Unit	Rate (AUD)	Total
4	Substructure				
1	<u>Excavation</u>				
2	Bulk excavation in natural ground	14,162	m3	40.00	566,480
3	Detailed excavation for lift pit	47	m3	250.00	11,750
4	Allowance for excavation in rock				Excluded
5	Allowance for dewatering during excavation	1	item	50,000.00	50,000
6	Allowance for removal of contaminated material				Excluded
7	<u>Lift Pit Slab/Walls</u>				
8	Lift pit base slab	14	m3	320.00	4,480
9	Allowance for reo 150kg/m3	2.10	t	2,700.00	5,670
10	350mm Thick lift walls	16	m3	320.00	5,120
11	Formwork to 350mm thick wall	92	m2	140.00	12,880
12	350mm Thick wall – Reo 200kg/m3	3.20	t	2,700.00	8,629
13	Tanking to lift pit walls	38	m2	75.00	2,850
14	<u>Basement Slab</u>				
15	Sand blinding under slab on ground	4,466	m2	8.00	35,728
16	Water proof membrane to slab on ground	4,466	m2	4.00	17,864
17	150mm Thick slab on ground	670	m3	320.00	214,400
18	Reinforcement bars to slab on ground 120kg/m3	80.40	t	2,700.00	217,080
19	Allowance for joints/finish	4,466	m2	21.00	93,786
20	<u>Bridging Slab over Stormwater</u>				
21	1500mm Thick slab over stormwater	382	m3	320.00	122,240
22	Reinforcement bars to slab 200kg/m3	76.35	t	2,700.00	206,145
23	Formwork to edges of slab 1500mm high	150	m2	95.00	14,250
24	<u>Ramp Retaining Wall</u>				
25	Reinforced concrete footing	10	m3	320.00	3,200
26	Reinforced concrete footing – Reo 150kg/m3	1.36	t	2,700.00	3,677
27	200mm Thick retaining wall	12	m3	320.00	3,840
28	Formwork to sides of walls	114	m2	140.00	15,960
29	200mm Thick retaining wall – Reo 200kg/m3	2.30	t	2,700.00	6,210
30	Ag line	38	m	100.00	3,800
31	Free draining granular backfill	29	m3	65.00	1,885
32	<u>Ground Floor</u>				
33	Sand blinding under slab on ground	431	m2	8.00	3,448
34	Water proof membrane to slab on ground	431	m2	4.00	1,724
35	450mm Thick slab on ground	194	m3	320.00	62,080
36	Formwork to edges of slab 450mm high	49	m2	95.00	4,655

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	Reinforcement bars to slab on ground 120kg/m3	23.30	t	2,700.00	62,910
38	Allowance for joints/finish	431	m2	21.00	9,051
39	Bi-centennial Extension – New Link Foyer and Gallery				
40	Trim under slab	349	m2	20.00	6,980
41	Allowance for detailed excavation for pad footings	349	m2	15.00	5,235
42	Allowance for pad footings	349	m2	30.00	10,470
43	Sand blinding under slab on ground	349	m2	8.00	2,792
44	Water proof membrane to slab on ground	349	m2	4.00	1,396
45	150mm Thick slab on ground	53	m3	320.00	16,960
46	Formwork to edges of slab 150mm high	119	m	55.00	6,545
47	Reinforcement bars to slab on ground 120kg/m3	6.30	t	2,700.00	17,010
48	Allowance for lift pit	1	item	15,000.00	15,000
Total Substructure					1,854,181

Code	Description	Quantity	Unit	Rate (AUD)	Total
5	Piling and Shoring				
1	<u>Piling</u>				
2	Mobilisation, setting up,dismantling and removal	1	item	20,000.00	20,000
3	900mm Dia pile – assumed 3m deep	204	m	320.00	65,280
4	Allowance for piling under ground floor slab on ground	431	m2	45.00	19,395
5	<u>Excavation</u>				
6	Detailed excavation for pile caps	141	m3	250.00	35,250
7	Allowance for detailed excavation for pile caps to ground floor slab on ground	431	m2	15.00	6,465
8	Detailed excavation for capping beam	90	m3	250.00	22,500
9	<u>Pile Caps</u>				
10	Reinforced concrete pile caps	141	m3	320.00	45,120
11	Pile caps – Reo 180kg/m3	25.24	t	2,700.00	68,148
12	Formwork to pile caps	206	m2	95.00	19,570
13	Allowance for pile caps under ground floor slab on ground	431	m2	30.00	12,930
14	<u>Shoring</u>				
15	Secant pile shoring wall	1,115	m2	700.00	780,500
16	Reinforced concrete capping beam	90	m3	350.00	31,500
17	Reinforced concrete capping beam – Reo 150kg/m3	13.38	t	2,500.00	33,450
18	Formwork to sides of capping beam	446	m2	100.00	44,600
Total Piling and Shoring					1,204,708

Code	Description	Quantity	Unit	Rate (AUD)	Total
6	Columns				
1	<u>Basement Columns</u>				
2	650mm Dia reinforced concrete column	42	m3	320.00	13,440
3	650mm Dia reinforced concrete column – Reo 200kg/m3	8.37	t	2,700.00	22,588
4	650mm Dia Tube former	126	m	250.00	31,500
5	800mm Dia reinforced concrete column	19	m3	320.00	6,080
6	800mm Dia reinforced concrete column – Reo 200kg/m3	3.70	t	2,700.00	9,990
7	800mm Dia Tube former	36	m	350.00	12,600
8	<u>Ground Level Columns</u>				
9	800mm Dia reinforced concrete column	21	m3	320.00	6,720
10	800mm Dia reinforced concrete column – Reo 200kg/m3	4.20	t	2,700.00	11,340
11	800mm Dia Tube former	42	m	350.00	14,700
12	<u>Ground Level to Level 1</u>				
13	900mm Dia reinforced concrete column	67	m3	320.00	21,440
14	900mm Dia reinforced concrete column – Reo 200kg/m3	13.40	t	2,700.00	36,180
15	900mm Dia Tube former	105	m	350.00	36,750
16	<u>Mezzanine Level Columns</u>				
17	800mm Dia reinforced concrete column	20	m3	320.00	6,400
18	800mm Dia reinforced concrete column – Reo 200kg/m3	4.00	t	2,700.00	10,800
19	800mm Dia Tube former	39	m	350.00	13,650
20	<u>Level 1 Columns</u>				
21	800mm Dia reinforced concrete column	35	m3	320.00	11,200
22	800mm Dia reinforced concrete column – Reo 200kg/m3	6.90	t	2,700.00	18,630
23	800mm Dia Tube former	69	m	350.00	24,150
24	<u>Level 2 Columns</u>				
25	800mm Dia reinforced concrete column	35	m3	320.00	11,200
26	800mm Dia reinforced concrete column – Reo 200kg/m3	6.90	t	2,700.00	18,630
27	800mm Dia Tube former	69	m	350.00	24,150
28	<u>Level 2 to Level 4 Columns</u>				
29	900mm Dia reinforced concrete column	10	m3	320.00	3,200
30	900mm Dia reinforced concrete column – Reo 200kg/m3	1.00	t	2,700.00	2,700
31	900mm Dia Tube former	16	m	350.00	5,600
32	<u>Level 3 Columns</u>				
33	800mm Dia reinforced concrete column	25	m3	320.00	8,000
34	800mm Dia reinforced concrete column – Reo 200kg/m3	5.00	t	2,700.00	13,500
35	800mm Dia Tube former	50	m	350.00	17,500
36	<u>Level 4 Columns</u>				

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	800mm Dia reinforced concrete column	52	m3	320.00	16,640
38	800mm Dia reinforced concrete column – Reo 200kg/m3	10.40	t	2,700.00	28,080
39	800mm Dia Tube former	103	m	350.00	36,050
40	<u>Level 5 Columns</u>				
41	800mm Dia reinforced concrete column	21	m3	320.00	6,720
42	800mm Dia reinforced concrete column – Reo 200kg/m3	4.10	t	2,700.00	11,070
43	800mm Dia Tube former	41	m	350.00	14,350
44	Bi-centennial Extension – New Link Foyer and Gallery				
45	Allowance for columns to ground floor	349	m2	35.00	12,215
46	Allowance for columns to Mezzanine	87	m2	35.00	3,045
				Total Columns	540,808

Code	Description	Quantity	Unit	Rate (AUD)	Total
7	Upper Floors				
1	<u>Ground Floor</u>				
2	600mm Thick suspended PT slab	2,003	m3	320.00	640,960
3	Formwork to soffit of suspended slab	3,338	m2	140.00	467,320
4	Formwork to edge of slab 600mm high	156	m2	120.00	18,720
5	600mm Thick suspended PT slab – Post tensioning 5.5kg/m2	18.36	t	7,000.00	128,520
6	600mm Thick suspended PT slab – Reo 55kg/m3	110.1	t	2,700.00	297,351
7	225–300mm Thick suspended PTslab/beams	375	m3	320.00	120,000
8	Formwork to soffit of suspended slab	1,129	m2	140.00	158,060
9	Formwork to edge of slab 225–300mm high	161	m	55.00	8,855
10	Formwork to sides of downstand beam 200 –300mm high	220	m	55.00	12,100
11	300mm Thick suspended PT slab – Post tensioning 5.5kg/m2	6.21	t	7,000.00	43,470
12	225–300mm Thick suspended PT slab – Reo 55kg/m3	20.6	t	2,700.00	55,593
13	Allowance for joints/finish in post tensioned slab	1,321	m2	21.00	27,741
14	Allowance for filling of stressing pans	1	item	15,000.00	15,000
15	External waterproofing membrane over slab in landscaped area	3,857	m2	75.00	289,275
16	Rigid insulation to soffits of slab	621	m2	65.00	40,365
17	<u>Mezzanine Floor</u>				
18	200–300mm Thick PT slab/beams	426	m3	320.00	136,320
19	Formwork to soffit of suspended slab	1,321	m2	140.00	184,940
20	Formwork to edge of slab 200–300mm high	226	m	55.00	12,430
21	Formwork to sides of downstand beam 200– 300mm high	173	m	55.00	9,515
22	200–300mm Thick suspended PT slab – Post tensioning 5.5kg/m2	7.27	t	7,000.00	50,890
23	200–300mm Thick suspended PT slab – Reo 55kg/m3	23.4	t	2,700.00	63,153
24	Allowance for joints/finish in post tensioned slab	1,321	m2	21.00	27,741
25	Allowance for filling of stressing pans	1	item	5,000.00	5,000
26	<u>Level 1</u>				
27	200–350mm Thick PT slab/beams	563	m3	320.00	180,160
28	Formwork to soffit of suspended slab	1,898	m2	140.00	265,720
29	Formwork to edge of slab 200–350mm high	240	m	55.00	13,200
30	Formwork to sides of downstand beam 200–300mm high	372	m	55.00	20,460
31	200–350mm Thick suspended PT slab – Post tensioning 5.5kg/m2	10.44	t	7,000.00	73,080
32	200mm–350 Thick suspended PT slab – Reo 55kg/m3	31.4	t	2,700.00	84,861
33	Allowance for joints/finish in post tensioned slab	1,898	m2	21.00	39,858
34	Allowance for filling of stressing pans	1	item	6,000.00	6,000
35	<u>Level 2</u>				

Code	Description	Quantity	Unit	Rate (AUD)	Total
36	200–350mm Thick PT slab/beams	559	m3	320.00	178,880
37	Formwork to soffit of suspended slab	1,831	m2	140.00	256,340
38	Formwork to edge of slab 200–350mm high	237	m	55.00	13,035
39	Formwork to sides of downstand beam 200–300mm high	383	m	55.00	21,065
40	200–350mm Thick suspended PT slab – Post tensioning 5.5kg/m2	10.07	t	7,000.00	70,490
41	200–350mm Thick suspended PT slab – Reo 55kg/m3	30.7	t	2,700.00	82,890
42	Allowance for joints/finish in post tensioned slab	1,831	m2	21.00	38,451
43	Allowance for filling of stressing pans	1	item	6,000.00	6,000
44	<u>Level 3</u>				
45	200–350mm Thick PT slab/beams	526	m3	320.00	168,320
46	Formwork to soffit of suspended slab	1,711	m2	140.00	239,540
47	Formwork to edge of slab 200–350mm high	222	m	55.00	12,210
48	Formwork to sides of downstand beam 200–300mm high	372	m	55.00	20,460
49	200–350mm Thick suspended PT slab – Post tensioning 5.5kg/m2	9.41	t	7,000.00	65,870
50	200–350mm Thick suspended PT slab – Reo 55kg/m3	28.9	t	2,700.00	78,030
51	Allowance for joints/finish in post tensioned slab	1,711	m2	21.00	35,931
52	Allowance for filling of stressing pans	1	item	5,000.00	5,000
53	External waterproofing membrane over slab in landscaped area	500	m2	75.00	37,500
54	<u>Level 4</u>				
55	200–'350mm Thick PT slab/beams	430	m3	320.00	137,600
56	Formwork to soffit of suspended slab	1,353	m2	140.00	189,420
57	Formwork to edge of slab 200–300mm high	188	m	55.00	10,340
58	Formwork to sides of downstand beam 200–300mm high	320	m	55.00	17,600
59	200–350mm Thick suspended PT slab – Post tensioning 5.5kg/m2	7.44	t	7,000.00	52,080
60	200–350mm Thick suspended PT slab – Reo 55kg/m3	23.6	t	2,700.00	63,828
61	Allowance for joints/finish in post tensioned slab	1,353	m2	21.00	28,413
62	Allowance for filling of stressing pans	1	item	6,000.00	6,000
63	<u>Level 5</u>				
64	200–'350mm Thick PT slab/beams	430	m3	320.00	137,600
65	Formwork to soffit of suspended slab	1,353	m2	140.00	189,420
66	Formwork to edge of slab 200– 350mm high	188	m	55.00	10,340
67	Formwork to sides of downstand beam 200– 300mm high	320	m	55.00	17,600
68	200–350mm Thick suspended PT slab – Post tensioning 5.5kg/m2	7.44	t	7,000.00	52,080
69	200–350mm Thick suspended PT slab – Reo 55kg/m3	23.6	t	2,700.00	63,828
70	Allowance for joints/finish in post tensioned slab	1,353	m2	21.00	28,413
71	Allowance for filling of stressing pans	1	item	3,000.00	3,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
72	<u>Roof Slab</u>				
73	200-'350mm Thick PT slab/beams	287	m3	320.00	91,840
74	Formwork to soffit of suspended slab	934	m2	140.00	130,760
75	Formwork to edge of slab 200- 350mm high	138	m	55.00	7,590
76	Formwork to sides of downstand beam 200- 300mm high	198	m	55.00	10,890
77	200-350mm Thick suspended PT slab – Post tensioning 5.5kg/m2	5.14	t	7,000.00	35,980
78	200-350mm Thick suspended PT slab – Reo 55kg/m3	15.8	t	2,700.00	42,633
79	Allowance for joints/finish in post tensioned slab	934	m2	21.00	19,614
80	Allowance for filling of stressing pans	1	item	3,000.00	3,000
81	Bi-centennial Extension – New Link Foyer and Gallery				
82	Mezz floor	87	m2	400.00	34,800
Total Upper Floors					6,211,339

Code	Description	Quantity	Unit	Rate (AUD)	Total
8	Staircases				
1	<u>Fire Stairs</u>				
2	Fire staircases from basement to ground floor	12	m/rise	3,000.00	36,000
3	Fire staircases from ground floor to mezzanine floor	9	m/rise	3,000.00	27,000
4	Fire staircases from mezzanine floor to roof	46	m/rise	3,000.00	138,000
5	<u>Feature Stairs</u>				
6	Staircases from ground floor reception to mezzanine floor	5	m/rise	6,300.00	31,500
7	Staircases from mezzanine floor to level 1 winter garden	4	m/rise	6,300.00	25,200
8	Staircases from Level 2 to Level 3	4	m/rise	6,300.00	25,200
9	<u>Bicentennial Hall Works</u>				
10	Stair from Ground to Mezzanine	1	item	75,000.00	75,000
				Total Staircases	357,900

Code	Description	Quantity	Unit	Rate (AUD)	Total
9	Roof				
1	Lightweight roof covering to plant area	805	m2	95.00	76,475
2	Structure for roof to plant area	805	m2	150.00	120,750
3	Lightweight roof covering to habitable area	339	m2	125.00	42,375
4	Structure to roof to habitable area	339	m2	150.00	50,850
5	Rainwater disposal to lightweight roof	1,144	m2	35.00	40,040
6	Roof to core	263	m2	175.00	46,025
7	Rainwater disposal to core roof	263	m2	35.00	9,205
8	Awnings	17	m2	500.00	8,500
9	Lightweight roof to basement stair entrance	55	m2	65.00	3,575
10	Structure for roof to basement stair entrance	55	m2	75.00	4,125
11	Rainwater disposal to lightweight roof	55	m2	35.00	1,925
12	Roof safety system	1	Item	50,000.00	50,000
13	Bi-centennial Extension – New Link Foyer and Gallery				
14	Lightweight roof covering to habitable area	392	m2	125.00	49,000
15	Structure to roof to habitable area	392	m2	150.00	58,800
16	Rainwater disposal to lightweight roof	392	m2	35.00	13,720
				Total Roof	575,365

Code	Description	Quantity	Unit	Rate (AUD)	Total
10	External Walls				
1	Bicentennial Hall				
2	<u>Ground</u>				
3	External wall	207	m2	1,200.00	248,400
4	Glazed Wall	119	m2	1,400.00	166,600
5	<u>Mezzanine</u>				
6	External wall	55	m2	1,200.00	66,000
7	Glazed Wall	51	m2	1,400.00	71,400
8	QPRC				
9	<u>Ground</u>				
10	Brick	296	m2	1,200.00	355,200
11	Glazing	150	m2	1,400.00	210,000
12	Concrete	134	m2	1,200.00	160,800
13	Extra for welded steel reveals to windows	1	Item	40,000.00	40,000
14	<u>Mezzanine</u>				
15	Brick	251	m2	1,200.00	301,200
16	Concrete	70	m2	1,200.00	84,000
17	Glazing	460	m2	1,400.00	644,000
18	Louvre	49	m2	1,600.00	78,400
19	External batten cladding	90	m2	800.00	72,000
20	Balustrading	20	m	1,500.00	30,000
21	Glazing film	1	Item	30,000.00	30,000
22	<u>Level 1</u>				
23	Sunshading including framing	40	no	1,500.00	60,000
24	Glazing	1,057	m2	1,400.00	1,479,800
25	Louvre	84	m2	1,600.00	134,400
26	Glazing film	1	Item	30,000.00	30,000
27	<u>Level 2</u>				
28	Sunshading including framing	40	no	1,500.00	60,000
29	Glazing	873	m2	1,400.00	1,222,200
30	Louvre	78	m2	1,600.00	124,800
31	Glazing film	1	Item	30,000.00	30,000
32	<u>Level 3</u>				
33	Sunshading including framing	32	no	1,500.00	48,000
34	Glazing	400	m2	1,400.00	560,000
35	Louvre	32	m2	1,600.00	51,200
36	Plant screen	242	m2	1,000.00	242,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	Glazing film	1	Item	30,000.00	30,000
38	<u>Level 4</u>				
39	Sunshading including framing	32	no	1,500.00	48,000
40	Glazing	400	m2	1,400.00	560,000
41	Louvre	32	m2	1,600.00	51,200
42	Plant screen	242	m2	1,000.00	242,000
43	Glazing film	1	Item	30,000.00	30,000
44	<u>Level 5</u>				
45	Sunshading including framing	32	no	1,500.00	48,000
46	Glazing	344	m2	1,400.00	481,600
47	Louvre	27	m2	1,600.00	43,200
48	Glazing film	1	Item	30,000.00	30,000
49	<u>Roof Upper</u>				
50	Louvre/Plant Screen	547	m2	1,000.00	547,000
51	Walls	220	m2	200.00	44,000
52	350mm Thick shear wall	317	m2	430.00	136,310
53	QPRC – Stair Wall				
54	External stair wall	183	m2	250.00	45,750
Total External Walls					8,937,460

Code	Description	Quantity	Unit	Rate (AUD)	Total
11	External Doors				
1	Bi-centennial Extension – New Link Foyer and Gallery				
2	Pair of automatic glazed sliding doors	1	no	10,000.00	10,000
3	QPRC				
4	<u>Basement</u>				
5	Entry Roller Door	1	no	25,000.00	25,000
6	Boom gate	1	Item	15,000.00	15,000
7	<u>Ground Floor</u>				
8	Pair of automatic glazed sliding doors	1	no	10,000.00	10,000
9	Single fire door including frame and hardware	3	no	2,000.00	6,000
10	Single door including frame and hardware	3	no	1,200.00	3,600
11	Single glazed door	2	no	1,850.00	3,700
12	Pair of service cupboard doors	1	no	1,800.00	1,800
13	Roller door	2	no	4,000.00	8,000
14	<u>External Staircases and WC</u>				
15	Single fire door including frame and hardware	4	no	2,000.00	8,000
16	<u>Bike Store</u>				
17	Single door including frame and hardware	1	no	1,200.00	1,200
18	Pair of doors	1	no	1,800.00	1,800
19	<u>Substation</u>				
20	Pair of doors	4	no	3,500.00	14,000
21	Single door	1	no	2,000.00	2,000
22	<u>Mezzanine</u>				
23	Single glazed door	1	no	1,850.00	1,850
24	Pair of glazed doors	2	no	3,200.00	6,400
25	<u>Level 1</u>				
26	Single glazed door	1	no	1,850.00	1,850
27	<u>Level 2</u>				
28	Single glazed door	1	no	1,850.00	1,850
29	<u>Level 3</u>				
30	Pair of automatic glazed sliding doors	1	no	7,500.00	7,500
31	Single door including frame and hardware	1	no	1,200.00	1,200
Total External Doors					130,750

Code	Description	Quantity	Unit	Rate (AUD)	Total
12	Internal Walls				
1	Bicentennial Hall				
2	<u>Ground</u>				
3	Fire separation works to Bicentennial Hall wall	188	m2	500.00	94,000
4	<u>Mezzanine</u>				
5	Fire separation works to Bicentennial Hall wall	31	m2	500.00	15,500
6	QPRC				
7	<u>Basement</u>				
8	Internal walls	263	m2	200.00	52,600
9	Stair walls	170	m2	250.00	42,500
10	350 mm Thick shear wall	87	m2	430.00	37,410
11	<u>Ground Floor</u>				
12	Internal walls	744	m2	200.00	148,800
13	Stair walls	53	m2	250.00	13,250
14	Toilet cubicle	7	no	2,000.00	14,000
15	Shower cubicle	8	no	2,000.00	16,000
16	350mm Thick shear wall	296	m2	430.00	127,280
17	<u>Mezzanine Floor</u>				
18	Internal walls	300	m2	200.00	60,000
19	Toilet cubicle	6	no	2,000.00	12,000
20	350mm Thick shear wall	335	m2	430.00	144,050
21	Balustrade to stair void	34	m	2,500.00	85,000
22	<u>Level 1</u>				
23	Internal walls	382	m2	200.00	76,400
24	Toilet cubicle	7	no	2,000.00	14,000
25	350mm Thick shear wall	267	m2	430.00	114,810
26	<u>Level 2</u>				
27	Internal walls	382	m2	200.00	76,400
28	Toilet cubicle	7	no	2,000.00	14,000
29	350mm Thick shear wall	266	m2	430.00	114,380
30	Balustrade to stair void	9	m	2,500.00	22,500
31	<u>Level 3</u>				
32	Internal walls	382	m2	200.00	76,400
33	Toilet cubicle	7	no	2,000.00	14,000
34	350mm Thick shear wall	267	m2	430.00	114,810
35	<u>Level 4</u>				
36	Internal walls	382	m2	200.00	76,400

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	Toilet cubicle	7	no	2,000.00	14,000
38	350mm Thick shear wall	265	m2	430.00	113,950
39	<u>Level 5</u>				
40	Internal walls	382	m2	200.00	76,400
41	Toilet cubicle	7	no	2,000.00	14,000
42	350mm Thick shear wall	265	m2	430.00	113,950
43	<u>Roof</u>				
44	Walls	220	m2	200.00	44,000
45	350mm Thick shear wall	317	m2	430.00	136,310
46	Bi-centennial Extension – New Link Foyer and Gallery				
47	Internal wall	25	m2	200.00	5,000
48	Glazed wall	13	m2	700.00	9,100
49	350mm Thick reinforced concrete wall to lift	97	m2	430.00	41,710
50	Balustrade to stair void	11	m	2,500.00	27,500
Total Internal Walls					2,172,410

Code	Description	Quantity	Unit	Rate (AUD)	Total
13	Internal Doors				
1	Bicentennial Hall				
2	<u>Ground</u>				
3	Take out existing pair of doors and replace with pair of fire doors	2	no	5,000.00	10,000
4	Form opening in existing wall and install fire rated triple swing doors	1	Item	75,000.00	75,000
5	<u>Mezzanine</u>				
6	Fire separation works to Bicentennial Hall wall	31	m2	500.00	15,500
7	Pair of fire rated doors	1	no	4,500.00	4,500
8	QPRC				
9	<u>Basement</u>				
10	Single door including frame and hardware	3	no	1,200.00	3,600
11	Single fire door including frame and hardware	4	no	2,000.00	8,000
12	Roller door	2	no	6,000.00	12,000
13	<u>Ground Floor</u>				
14	Pair of automatic glazed sliding doors	1	no	10,000.00	10,000
15	Single door including frame and hardware	16	no	1,200.00	19,200
16	Pair of doors including frame and hardware	3	no	1,800.00	5,400
17	Single services cupboard door	2	no	1,200.00	2,400
18	Pair of services cupboard door	1	no	1,800.00	1,800
19	<u>Mezz Floor</u>				
20	Pair of glazed doors	2	no	4,500.00	9,000
21	Single fire door including frame and hardware	1	no	2,000.00	2,000
22	Single door including frame and hardware	6	no	1,200.00	7,200
23	Pair of services cupboard doors	2	no	1,800.00	3,600
24	<u>Level 1</u>				
25	Single fire door including frame and hardware	2	no	2,000.00	4,000
26	Single door including frame and hardware	4	no	1,200.00	4,800
27	Pair of service cupboard doors	1	no	1,800.00	1,800
28	Unequal pair of service cupboard doors	1	no	2,000.00	2,000
29	<u>Level 2</u>				
30	Single fire door including frame and hardware	2	no	2,000.00	4,000
31	Single door including frame and hardware	4	no	1,200.00	4,800
32	Pair of service cupboard doors	1	no	1,800.00	1,800
33	Unequal pair of service cupboard doors	1	no	2,000.00	2,000
34	<u>Level 3</u>				
35	Single fire door including frame and hardware	2	no	2,000.00	4,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
36	Single door including frame and hardware	4	no	1,200.00	4,800
37	Pair of service cupboard doors	1	no	1,800.00	1,800
38	Unequal pair of service cupboard doors	1	no	2,000.00	2,000
39	<u>Level 4</u>				
40	Single fire door including frame and hardware	2	no	2,000.00	4,000
41	Single door including frame and hardware	4	no	1,200.00	4,800
42	Pair of service cupboard doors	1	no	1,800.00	1,800
43	Unequal pair of service cupboard doors	1	no	2,000.00	2,000
44	<u>Level 5</u>				
45	Single fire door including frame and hardware	2	no	2,000.00	4,000
46	Single door including frame and hardware	4	no	1,200.00	4,800
47	Pair of service cupboard doors	1	no	1,800.00	1,800
48	Unequal pair of service cupboard doors	1	no	2,000.00	2,000
49	<u>Roof</u>				
50	Single fire door including frame and hardware	2	no	2,000.00	4,000
51	Bi-centennial Extension – New Link Foyer and Gallery				
52	Pair of doors including frame and hardware	1	no	1,800.00	1,800
53	Pair of glazed doors including hardware	1	no	3,500.00	3,500
Total Internal Doors					261,500

Code	Description	Quantity	Unit	Rate (AUD)	Total
14	Wall Finishes				
1	<u>Ground Floor</u>				
2	Ceramic wall tiles	399	m2	150.00	59,850
3	Wet seal to walls	93	m2	65.00	6,045
4	Paint to walls	1,674	m2	15.00	25,110
5	<u>Mezzanine</u>				
6	Ceramic wall tiles	153	m2	150.00	22,950
7	Paint to walls	1,028	m2	15.00	15,420
8	<u>Level 1</u>				
9	Ceramic wall tiles	153	m2	150.00	22,950
10	Paint to walls	1,063	m2	15.00	15,945
11	<u>Level 2</u>				
12	Ceramic wall tiles	153	m2	150.00	22,950
13	Paint to walls	1,061	m2	15.00	15,915
14	<u>Level 3</u>				
15	Ceramic wall tiles	153	m2	150.00	22,950
16	Paint to walls	1,062	m2	15.00	15,930
17	<u>Level 4</u>				
18	Ceramic wall tiles	153	m2	150.00	22,950
19	Paint to walls	1,059	m2	15.00	15,885
20	<u>Level 5</u>				
21	Ceramic wall tiles	153	m2	150.00	22,950
22	Paint to walls	1,059	m2	15.00	15,885
23	<u>Roof</u>				
24	Paint to walls	1,072	m2	15.00	16,080
25	Bi-centennial Extension – New Link Foyer and Gallery				
26	Paint to walls	49	m2	15.00	735
Total Wall Finishes					340,500

Code	Description	Quantity	Unit	Rate (AUD)	Total
15	Floor Finishes				
1	<u>Ground Floor</u>				
2	Large scale paving tiles	479	m2	250.00	119,750
3	Commercial carpet floor finishes	99	m2	65.00	6,435
4	Resilient floor finishes	126	m2	100.00	12,600
5	Ceramic floor tiles	112	m2	150.00	16,800
6	Wet seal to floor	112	m2	65.00	7,280
7	<u>Mezzanine Floor</u>				
8	Commercial carpet floor finishes	614	m2	65.00	39,910
9	Resilient floor finishes	455	m2	100.00	45,500
10	Floor finishes to winter garden	32	m2	300.00	9,600
11	Floor finishes to balcony	34	m2	250.00	8,500
12	Ceramic floor tiles	38	m2	150.00	5,700
13	Wet seal to floor	72	m2	65.00	4,680
14	<u>Level 1</u>				
15	Commercial carpet floor finishes	1,344	m2	65.00	87,360
16	Resilient floor finishes	252	m2	100.00	25,200
17	Floor finishes to winter garden	33	m2	300.00	9,900
18	Ceramic floor tiles	42	m2	150.00	6,300
19	Wet seal to floor	42	m2	65.00	2,730
20	<u>Level 2</u>				
21	Commercial carpet floor finishes	1,096	m2	65.00	71,240
22	Resilient floor finishes	497	m2	100.00	49,700
23	Floor finishes to winter garden	34	m2	300.00	10,200
24	Ceramic floor tiles	42	m2	150.00	6,300
25	Wet seal to floor	42	m2	65.00	2,730
26	<u>Level 3</u>				
27	Commercial carpet floor finishes	505	m2	65.00	32,825
28	Resilient floor finishes	222	m2	100.00	22,200
29	Ceramic floor tiles	42	m2	150.00	6,300
30	Wet seal to floor	42	m2	65.00	2,730
31	<u>Level 4</u>				
32	Commercial carpet floor finishes	505	m2	65.00	32,825
33	Resilient floor finishes	222	m2	100.00	22,200
34	Ceramic floor tiles	42	m2	150.00	6,300
35	Wet seal to floor	42	m2	65.00	2,730
36	<u>Level 5</u>				

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	Commercial carpet floor finishes	255	m2	65.00	16,575
38	Resilient floor finishes	444	m2	100.00	44,400
39	Ceramic floor tiles	42	m2	150.00	6,300
40	Wet seal to floor	42	m2	65.00	2,730
41	Bi-centennial Extension – New Link Foyer and Gallery				
42	Large scale paving tiles	409	m2	250.00	102,250
				Total Floor Finishes	848,780

Code	Description	Quantity	Unit	Rate (AUD)	Total
16	Ceiling Finishes				
1	<u>Ground Floor</u>				
2	Suspend timber batten ceiling finishes	165	m2	270.00	44,550
3	Perforated metal pan ceiling finishes	288	m2	150.00	43,200
4	Plasterboard ceiling finishes	216	m2	65.00	14,040
5	Moisture resistant plasterboard ceiling to wet area	116	m2	70.00	8,120
6	Paint to ceilings	332	m2	15.00	4,980
7	Allow for ceiling access panel	5	no	450.00	2,250
8	Soffit finish	370	m2	90.00	33,300
9	Rigid insulation to soffits of slab	370	m2	65.00	24,050
10	500 high plasterboard bulkhead lining on and including framing and painting	18	m2	100.00	1,800
11	<u>Mezzanine Floor</u>				
12	Base building ceiling tile and grid	1,069	m2	55.00	58,795
13	Moisture resistant plasterboard ceiling to wet area	38	m2	70.00	2,660
14	Paint to ceilings	38	m2	15.00	570
15	Soffit finish to Mezzanine	535	m2	90.00	48,150
16	Soffit finish to Mezzanine Balcony	34	m2	90.00	3,060
17	Soffit finish to Winter Garden	32	m2	90.00	2,880
18	Rigid insulation to soffits of slab	584	m2	65.00	37,960
19	<u>Level 1</u>				
20	Base building ceiling tile and grid	1,607	m2	55.00	88,385
21	Moisture resistant plasterboard ceiling to wet area	42	m2	70.00	2,940
22	Paint to ceilings	42	m2	15.00	630
23	Soffit to Winter Garden	33	m2	90.00	2,970
24	<u>Level 2</u>				
25	Base building ceiling tile and grid	1,526	m2	55.00	83,930
26	Moisture resistant plasterboard ceiling to wet area	42	m2	70.00	2,940
27	Paint to ceilings	42	m2	15.00	630
28	500 high plasterboard bulkhead lining on and including framing and painting	13	m2	100.00	1,300
29	Rigid insulation to soffits of slab	932	m2	65.00	60,580
30	Soffit finish to level 2 – 3 void opening	85	m2	90.00	7,650
31	Soffit finish to Winter Garden	33	m2	90.00	2,970
32	<u>Level 3</u>				
33	Base building ceiling tile and grid	727	m2	55.00	39,985
34	Moisture resistant plasterboard ceiling to wet area	42	m2	70.00	2,940
35	Paint to ceilings	42	m2	15.00	630

Code	Description	Quantity	Unit	Rate (AUD)	Total
36	<u>Level 4</u>				
37	Base building ceiling tile and grid	727	m2	55.00	39,985
38	Moisture resistant plasterboard ceiling to wet area	42	m2	70.00	2,940
39	Paint to ceilings	42	m2	15.00	630
40	<u>Level 5</u>				
41	Base building ceiling tile and grid	699	m2	55.00	38,445
42	Moisture resistant plasterboard ceiling to wet area	42	m2	70.00	2,940
43	Paint to ceilings	42	m2	15.00	630
44	Rigid insulation to soffits of slab	855	m2	65.00	55,575
45	Bi-centennial Extension – New Link Foyer and Gallery				
46	Plasterboard ceiling finishes	409	m2	65.00	26,585
47	Paint to ceilings	409	m2	15.00	6,135
48	Allow for ceiling access panel	5	no	450.00	2,250
49	Roof insulation	357	m2	65.00	23,205
50	500 high plasterboard bulkhead lining on and include framing and painting	6	m2	100.00	600
Total Ceiling Finishes					828,765

Code	Description	Quantity	Unit	Rate (AUD)	Total
17	Fitout				
1	Services Costs are included in the Services Elements		Note		
2	Ground floor Internal walls/Screens & Doors, wall finishes, Floor Finishes, Ceiling Finishes and Fitments cost are included in the base building trades		Note		
3	The fitout rates for the Mezzanine and other upper levels allow for internal walls, Screens, Doors, Wall finishes, Floor Finishes, Ceiling Finishes, Fitments and Loose Furniture		Note		
4	Bicentennial Hall				
5	<u>Ground</u>				
6	Loose furniture	349	m2	400.00	139,600
7	<u>Mezzanine</u>				
8	Loose furniture	87	m2	400.00	34,800
9	QPRC				
10	<u>Ground Floor</u>				
11	Cafe including loose furniture	1	Item	150,000.00	150,000
12	Shopfront loose furniture	1	Item	75,000.00	75,000
13	Reception / waiting area loose furniture	1	Item	150,000.00	150,000
14	<u>Mezzanine</u>				
15	Library / office / open plan	1	Item	1,150,000.00	1,150,000
16	<u>Level 1</u>				
17	Office /	1,894	m2	990.00	1,875,060
18	<u>Level 2</u>				
19	Office	1	item	1,500,000.00	1,500,000
20	<u>Level 3</u>				
21	Office	653	m2	0.00	Warm Shell
22	<u>Level 4</u>				
23	Office	653	m2	0.00	Warm Shell
24	<u>Level 5</u>				
25	Office	652	m2	0.00	Warm Shell
				Total Fitout	5,074,460

Code	Description	Quantity	Unit	Rate (AUD)	Total
18	Fitments				
1	<u>Ground Floor</u>				
2	Joinery, fittings etc.	1,027	m2	200.00	205,400
3	Accessible WC	3	no	4,500	13,500
4	End of trip Female	1	no	4,000	4,000
5	End of trip Male	1	no	4,000	4,000
6	<u>Mezzanine</u>				
7	Accessible WC	1	no	4,500	4,500
8	Male	1	no	3,000	3,000
9	Female	1	no	3,300	3,300
10	<u>Level 1</u>				
11	Accessible WC	1	no	4,500	4,500
12	Male	1	no	3,500	3,500
13	Female	1	no	3,500	3,500
14	<u>Level 2</u>				
15	Accessible WC	1	no	4,500	4,500
16	Male	1	no	3,500	3,500
17	Female	1	no	3,500	3,500
18	<u>Level 3</u>				
19	Accessible WC	1	no	4,500	4,500
20	Male	1	no	3,500	3,500
21	Female	1	no	3,500	3,500
22	<u>Level 4</u>				
23	Accessible WC	1	no	4,500	4,500
24	Male	1	no	3,500	3,500
25	Female	1	no	3,500	3,500
26	<u>Level 5</u>				
27	Accessible WC	1	no	4,500	4,500
28	Male	1	no	3,500	3,500
29	Female	1	no	3,500	3,500
30	<u>Basement Miscellaneous Item</u>				
31	Line markings	756	m	5.00	3,780
32	Wheel stops	105	no	90.00	9,450
				Total Fitments	308,430

Code	Description	Quantity	Unit	Rate (AUD)	Total
19	Signage				
1	Basement	1			Included
2	Ground floor	1			Included
3	Upper levels	1			Included
4	Building signage	1	item		200,000
				Total Signage	200,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
20	Sanitary Fixtures				
1	<u>Ground Floor</u>				
2	Sanitary fixtures	28	no	3,500.00	98,000
3	<u>Mezzanine</u>				
4	Sanitary fixtures	14	no	3,500.00	49,000
5	<u>Level 1</u>				
6	Sanitary fixtures	25	no	3,500.00	87,500
7	<u>Level 2</u>				
8	Sanitary fixtures	19	no	3,500.00	66,500
9	<u>Level 3</u>				
10	Sanitary fixtures	19	no	3,500.00	66,500
11	<u>Level 4</u>				
12	Sanitary fixtures	19	no	3,500.00	66,500
13	<u>Level 5</u>				
14	Sanitary fixtures	19	no	3,500.00	66,500
15	<u>External WC</u>				
16	Sanitary fixtures	2	no	3,500.00	7,000
Total Sanitary Fixtures					507,500

Code	Description	Quantity	Unit	Rate (AUD)	Total
21	Hydraulic Services				
1	<u>Rates based on information provided by Plumbing Design</u>				
2	Base Building				
3	Hydraulic allowance to Basement	4,465	m2	90.00	401,829
4	Hydraulic allowance to Ground Floor	1,053	m2	200.00	210,601
5	Hydraulic allowance to Mezzanine	1,409	m2	100.00	140,898
6	Hydraulic allowance to Upper Levels	8,142	m2	100.00	814,199
7	Fitout				
8	Hydraulic allowance to Mezzanine	1,275	m2	100.00	127,501
9	Hydraulic allowance to Upper Levels	5,974	m2	90.00	537,677
Total Hydraulic Services					2,232,705

Code	Description	Quantity	Unit	Rate (AUD)	Total
22	Gas Services				
1	<u>Rates based on information provided by Plumbing Design</u>				
2	Gas Services	1	item	170,000.00	170,000
				Total Gas Services	170,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
23	Ventilation				
1	<u>Ventilation Cost from WSP</u>				
2	VENTILATION				
3	Toilet Exhaust System	1	no	30,000.00	30,000
4	Supplementary General Exhaust System	1	no	25,000.00	25,000
5	Supplementary Outside Air System	1	no	25,000.00	25,000
6	Kitchen Exhaust Riser	1	no	20,000.00	20,000
7	Car park fan	2	no	10,000.00	20,000
8	Jet Fan	8	no	5,000.00	40,000
9	Car park ductwork and grilles	2	no	10,000.00	20,000
				Total Ventilation	180,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
24	Mechanical Services				
1	<u>Mechanical Services Cost from WSP 11.10.19</u>				
2	General Requirements				
3	O&M Manuals	1	no	10,000.00	10,000
4	Commissioning	1	no	80,000.00	80,000
5	12 Months DLP	1	no	50,000.00	50,000
6	CHW Plant				
7	Chiller	1	no	150,000.00	150,000
8	Cooling Tower	3	no	20,000.00	60,000
9	CCW Pump	4	no	10,000.00	40,000
10	CHW Pump	2	no	10,000.00	20,000
11	CHW Storage tank	1	no	15,000.00	15,000
12	CHW expansion tank	1	no	10,000.00	10,000
13	Chemical Dosing	2	no	5,000.00	10,000
14	CCW Pipework	110	m	350.00	38,500
15	Large CHW Pipework	284	m	410.00	116,440
16	Mid CHW Pipework	150	m	350.00	52,500
17	Small CHW Pipework	200	m	250.00	50,000
18	Plant Valves	40	no	1,000.00	40,000
19	Riser Valves	40	no	500.00	20,000
20	AHU Valves	33	no	1,000.00	33,000
21	Condensate Pipework	200	m	50.00	10,000
22	HHW Plant				
23	Boiler	2	no	33,000.00	66,000
24	Chemical Dosing	1	no	5,000.00	5,000
25	HHW Pump	2	no	8,000.00	16,000
26	HHW Storage tank	1	no	10,000.00	10,000
27	HHW Expansion Tank	1	no	10,000.00	10,000
28	Large HHW Pipework	290	m	330.00	95,700
29	Mid HHW Pipework	150	m	230.00	34,500
30	Small HHW Pipework	210	m	210.00	44,100
31	Plant Valves	24	no	1,000.00	24,000
32	Riser Valves	2	no	400.00	800
33	AHU Valves	18	no	1,000.00	18,000
34	Air Handling				
35	AHU	9	no	15,000.00	135,000
36	Big AHU	2	no	25,000.00	50,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	THX	1	no	20,000.00	20,000
38	Return Air fan	3	no	10,000.00	30,000
39	Attenuator	3	no	10,000.00	30,000
40	VAV	138	no	3,000.00	414,000
41	VAV supply air Ductwork	2,518	m2	210.00	528,780
42	Large Damper	66	no	600.00	39,600
43	Small damper	60	no	300.00	18,000
44	Diffusers	420	no	450.00	189,000
45	Return Grilles	30	no	200.00	6,000
46	Plant room Supply/Return ductwork	800	m2	252.00	201,600
47	Riser Supply/Return Ductwork	1,000	m2	252.00	252,000
48	Filters	20	no	200.00	4,000
49	Ground Level Plant Room				
50	Water Cooled Package unit	6	no	9,000.00	54,000
51	Boilers	2	no	15,000.00	30,000
52	HHW pumps	3	no	5,000.00	15,000
53	HHW duct mounted coils	4	no	5,000.00	20,000
54	HHW expansion tank	1	no	5,000.00	5,000
55	Chemical dosing	1	no	5,000.00	5,000
56	CCW pipework	120	m	120.00	14,400
57	HHW pipework	600	m	200.00	120,000
58	Diffusers	80	no	350.00	28,000
59	Ductwork	20	no	3,000.00	60,000
60	Dampers	12	no	800.00	9,600
61	In slab heating	230	m2	250.00	57,500
62	Fire Dampers				
63	Large MFSD	66	no	1,800.00	118,800
64	Small MFSD	54	no	1,000.00	54,000
65	Ventilation				
66	Toilet exhaust system	1	no	30,000.00	30,000
67	Supplementary general exhaust system	1	no	25,000.00	25,000
68	Supplementary outside air system	1	no	25,000.00	25,000
69	Kitchen exhaust system	1	no	20,000.00	20,000
70	Car park fan	2	no	10,000.00	20,000
71	Jet fan	8	no	5,000.00	40,000
72	Car park ductwork and grilles	2	no	10,000.00	20,000
73	Miscellaneous Plant and Equipment				

Code	Description	Quantity	Unit	Rate (AUD)	Total
74	EOT Facilities ventilation	2	no	8,000.00	16,000
75	Waste room Ventilation	1	no	5,000.00	5,000
76	Switch room Air conditioning	1	no	10,000.00	10,000
77	Building Distribution room Air conditioning	1	no	10,000.00	10,000
78	Integrated Fitout Supplementary (levels M,1 to 2)				
79	Condensate pipework (PVC)	125	m	60.00	7,500
80	Water Cooled PAC	19	no	9,000.00	171,000
81	Large Supplementary units (level 1)	3	no	14,000.00	42,000
82	CCW Pipework	1,100	m	120.00	132,000
83	CCW Valves	66	no	500.00	33,000
84	Transfer ducts	31	no	800.00	24,800
85	Dampers	38	no	800.00	30,400
86	Diffusers	38	no	450.00	17,100
87	General Exhaust Ductwork	400	m2	75.00	30,000
88	Outside air Ductwork	320	m2	225.00	72,000
89	Outside Air Fan	5	no	6,000.00	30,000
90	Control and MSSB	5	no	10,000.00	50,000
91	Air Cooled AC(for Comms room)	5	no	10,000.00	50,000
92	Refrigerant pipework	100	no	60.00	6,000
93	Electrical Services for Mechanical Plant				
94	MSSB – Plant rooms	2	no	100,000.00	200,000
95	MSSB– Ground floor	1	no	40,000.00	40,000
96	Power	1	no	140,000.00	140,000
97	Control System				
98	HLI	1	no	5,000.00	5,000
99	Graphics	1	no	20,000.00	20,000
100	Head end	1	no	25,000.00	25,000
101	Points	977	no	400.00	390,800
102	<u>WT Mechanical Allowance</u>				
103	Bicentennial Hall				
104	Mechanical allowance to Bicentennial Hall	445	m2	400.00	178,000
Total Mechanical Services					5,554,420

Code	Description	Quantity	Unit	Rate (AUD)	Total
25	Fire Protection				
1	<u>Fire Services Cost from WSP 10.10.19</u>				
2	Sprinklers				
3	New installation to LH	10,000	m2	40.00	400,000
4	New installation to OH1	900	m2	43.00	38,700
5	New installation to OH2	4,600	m2	45.00	207,000
6	Sprinkler protection to ceiling space	10,000	m2	25.00	250,000
7	Pump – diesel	2	no	45,000.00	90,000
8	Tanks – 100KL (internal)	1	no	100,000.00	100,000
9	Alarm Valve	3	no	10,000.00	30,000
10	Booster & Connections	2	no	25,000.00	50,000
11	Detection				
12	New 1670.1 installation (standard spacings)	14,600	m2	19.25	281,097
13	Install backbone cabling (\$5000k, + \$1500k per floor)	9	floors	2,055.56	18,500
14	Fire indicator panel for AS1670.1 system	1	no	35,000.00	35,000
15	EWIS/OWS				
16	New OWS installation (AS1670.1)	14,600	m2	12.50	182,500
17	Install backbone cabling (\$2500k, + \$750k per floor)	9	floors	1,027.78	9,250
18	OWS requirements for AS1670.1 system	1	no	15,000.00	15,000
19	Extinguishers				
20	Allowance for Extinguishers	1	no	6,000.00	6,000
21	<u>WT Fire Protection Allowance</u>				
22	Bicentennial Hall				
23	Fire Protection allowance to Bicentennial Hall	445	m2	110.00	48,950
Total Fire Protection					1,761,997

Code	Description	Quantity	Unit	Rate (AUD)	Total
26	Electrical Services				
1	<u>Electrical Services Cost from WSP</u>				
2	General Requirements				
3	O&M Manuals	1	no	2,000.00	2,000
4	Commissioning	1	no	5,000.00	5,000
5	12 Months DLP	0	no	30,000.00	0
6	Plant Equipment				
7	Main Comms Room	1	no	100,000.00	100,000
8	UPS	1	no	30,000.00	30,000
9	Secondary Comms Racks	10	no	20,000.00	200,000
10	MSB	1	no	100,000.00	100,000
11	Switchboards	10	no	15,000.00	150,000
12	External lighting	1	lot	60,000.00	60,000
13	Ground Level				
14	Front of House	360	m2	300.00	108,000
15	Cold Shell	190	m2	150.00	28,500
16	Back of House	376	m2	150.00	56,400
17	Offices	50	m2	300.00	15,000
18	Mezzanine				
19	Integrated Fitout	1,049	m2	400.00	419,600
20	BOH	224	m2	150.00	33,600
21	Level 1, 3 to 5				
22	Integrated Fitout L1	1,582	m2	350.00	553,700
23	Integrated fitout Level 2	1,582	m2	350.00	553,700
24	Base Building L3	628	m2	150.00	94,200
25	Base Building L4	628	m2	150.00	94,200
26	Base Building L5	628	m2	150.00	94,200
27	BOH (All floors)	1,250	m2	150.00	187,500
28	Basement car park				
29	Fully underground car park	3,835	m2	73	278,038
30	<u>WT Electrical Services Allowance</u>				
31	Bicentennial Hall				
32	Electrical allowance to Bicentennial Hall	445	m2	350.00	155,750
33	- Relocate switch room / meters / gas supply / substation (WSP Costing)	1	item	450,000.00	450,000
34	External HV Supply				
35	External HV Supply Costs	1	item	50,000.00	50,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
Total Electrical Services					3,819,388

Code	Description	Quantity	Unit	Rate (AUD)	Total
27	ICT & AV				
1	Active ICT / AV (to facade of building)	1	item	2,000,000.00	2,000,000
				Total ICT & AV	2,000,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
28	Security				
1	Base Building				
2	Security allowance to Basement	4,465	m2	6.00	26,803
3	Security allowance to Ground Floor	1,053	m2	55.00	57,917
4	Security allowance to Mezzanine	1,409	m2	25.00	35,225
5	Security allowance to Upper Levels	8,142	m2	25.00	203,550
6	Fitout				
7	Security allowance to Mezzanine	1,275	m2	25.00	31,875
8	Security allowance to Upper Levels	5,974	m2	25.00	149,350
9	Bicentennial Hall				
10	Security allowance to Bicentennial Hall	445	m2	150.00	66,750
11	CCTV				
12	CCTV coverage	1	Item	150,000.00	150,000
				Total Security	721,470

Code	Description	Quantity	Unit	Rate (AUD)	Total
29	Transportation				
1	QPRC Works				
2	Passenger Lifts (3 No. – Serving 7 Levels)	3	no	300,000.00	900,000
3	Bicentennial Hall Works				
4	Passenger Lifts (1 No. – Serving 2 Levels)	1	no	150,000.00	150,000
				Total Transportation	1,050,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
30	Sustainability				
1	Sustainability based on WSP comments and costs allocated to QPRC HQ Green Star Pathway spreadsheet	1	Item	245,000.00	245,000
				Total Sustainability	245,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
32	Substation				
1	Substation enclosure	1	item	55,300.00	55,300
2	Substation	1	item	450,000.00	450,000
				Total Substation	505,300

Code	Description	Quantity	Unit	Rate (AUD)	Total
33	Servicing of the Civic Square / Public Domain Space				
1	Servicing of the Civic Square / Public Domain Space	2,586	m2	150.00	387,900
Total Servicing of the Civic Square / Public Domain Space					387,900

Code	Description	Quantity	Unit	Rate (AUD)	Total
34	Bike store				
1	Allowance for bike store	111	m2	1,570.00	174,270
				Total Bike store	174,270

Code	Description	Quantity	Unit	Rate (AUD)	Total
35	Kiosk				
1	Allowance for Kiosk	1	item	10,000.00	10,000
				Total Kiosk	10,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
36	Roads, Footpaths & Paved Areas				
1	<u>Site Works</u>				
2	Paving Types				
3	Allowance for excavation to road levels	1,760	m2	65.00	114,400
4	P1 120mm concrete pavement with SL72 middle on 100mm compacted DGB 20	1,359	m2	130.00	176,670
5	P2 Suspended pavement to structural engineer details (allowance)	553	m2	125.00	69,125
6	P3 250mm concrete with SL92 top & bottom doweled into slab	38	m2	235.00	8,930
7	P4 50mm AC10 on structural slab	1,853	m2	65.00	120,445
8	P5 120mm concrete slab with SL72 middle on road base	49	m2	130.00	6,370
9	P6 50mm AC14 on 100mm DGB 20, 200mm DGS20 & 150 CBR20	352	m2	110.00	38,720
10	Vehicle paving	2,586	m2	150.00	387,900
11	Allowance for kerbs	1	Item	50,000.00	50,000
12	Linemarking	1	Item	15,000.00	15,000
13	Signage	1	Item	15,000.00	15,000
Total Roads, Footpaths & Paved Areas					1,002,560

Code	Description	Quantity	Unit	Rate (AUD)	Total
37	Landscaping & Improvements				
1	<u>Soft Landscaping</u>				
2	Allowance for garden beds including excavation, topsoil and planting	367	m2	200.00	73,400
3	Grassed area including topsoil and planting	680	m2	140.00	95,200
4	Large trees	3	no	3,000.00	9,000
5	Standard trees	67	no	1,500.00	100,500
6	Allowance for irrigation	1	Item	50,000.00	50,000
7	Consolidation	1	Item	10,000.00	10,000
8	<u>Improvements</u>				
9	Shelter including structure and covering	63	m2	750.00	47,250
10	Water feature	1	Item	500,000.00	500,000
11	Seating walls	46	m	500.00	23,000
12	Timber deck	42	m2	750.00	31,500
13	Allowance for bollards	1	Item	10,000.00	10,000
14	<u>Roof Garden</u>				
15	Allowance for roof garden hard and soft landscaping including waterproofing, drainage etc.	284	m2	600.00	170,400
16	Allowance for surrounding roof garden	210	m2	250.00	52,500
17	Rainwater disposal	494	m2	120.00	59,280
Total Landscaping & Improvements					1,232,030

Code	Description	Quantity	Unit	Rate (AUD)	Total
38	External Stormwater Drainage				
1	Excavation for stormwater pipes including backfilling	243	m3	75.00	18,225
2	300mm dia stormwater pipe	324	m	140.00	45,360
3	Manhole	4	no	3,500.00	14,000
4	Type R sump	3	no	1,200.00	3,600
5	Surface Inlet pit	18	no	1,500.00	27,000
6	Allowance to for connection to existing main, including excavation, backfilling, connection works	3	Item	5,000.00	15,000
Total External Stormwater Drainage					123,185

Code	Description	Quantity	Unit	Rate (AUD)	Total
39	External Sewer Drainage				
1	Allow to relocate sewer drainage	1	item	180,000.00	180,000
2	Grease arrester pit	1	Item	35,000.00	35,000
Total External Sewer Drainage					215,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
40	External Water Supply				
1	Water meter pit	1	Item	40,000.00	40,000
Total External Water Supply					40,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
41	External Electric Light & Power				
1	External lighting to car park	1,760	m2	50.00	88,000
2	External lighting to courtyard, laneway, passages and Crawford St	2,586	m2	50.00	129,300
Total External Electric Light & Power					217,300