

| Cane Room – Building 512 | | | | | |
|--|----------|--------------|--|---|--|
| | Indi | cative costs | | Estimate | Comments |
| Description | mui | cauve cosis | | (Ex GST) | Comments |
| Preliminaries | | | | | |
| Supervision and management inc prelims, insurances, rubbish removal, | \$ | 25,000.00 | \$ | 30,000.00 | |
| silicon and miscellaneous carpentry works - \$25 k +, GST | • | 20,000.00 | | | |
| Demolition Works Raafing Warks | | | \$ | 90,000.00 | PS including roof demo |
| Roofing - Replace roof tiles and repair/replace structural members | \$ | - | \$ | 145 000 00 | β subject to further investigation, existing is weather |
| Services Works | | | • | 110,000.00 | |
| Electrical - Main cable, new 24 pole board, separate meter for unit 1 | | | | | |
| including new down lights and emergency lights to unit to make complaint - | \$ | 20.000.00 | \$ | 45,000.00 | |
| \$40 K + GST - based off enough space inside the MSB and 3 phase 80 amp | ۳ | 20,000.00 | ÷ | 43,000.00 | |
| being provided to each tenancy | | | | | |
| Electrical - rough in new power for HWU, equipment and services - \$15 k + | | | \$ | 25,000.00 | |
| GST | | | | - | |
| Hydraulics - rough in and install new water point with meter capped at high | \$ | 12,000.00 | \$ | 25,000.00 | includes new grease tap and sewer |
| evel, gas point capped at high level for future works - \$12 k + GST Diverties - see that have a financial dependence of a state of the second second second second second second sec | | | | | |
| Plumbing - new bathroom fit out and hot and cold water point for small kitchenette including sinks, taps, toilet etc - \$18 k + GST | \$ | 18,000.00 | \$ | 35,000.00 | Two amenities areas |
| | | | | | Pit located at front of building. PS assumes cablin |
| Comms cat cables/data, etc | | | \$ | 15,000.00 | throughout |
| Mechanical - New Ac unit (1 x 20 kw unit) - \$ 30k + GST | | | \$ | 40,000.00 | PS ducted throughout multi zone control |
| Mechanical - Split A/C System | | | | | Option - See below |
| Fire - Rough in dry fire and connect to existing meter panel including fire | \$ | 16,000.00 | \$ | 20,000.00 | PS - existing Fire panel is compliant |
| design and certification - \$16 k + GST | * | 10,000.00 | * | 20,000.00 | r o easting the partens compliant |
| Flooring Works | | | | | |
| Structural works - Investigate and repair sub floor punctures potentially | \$ | - | \$ | 15,000.00 | PS obtrusive investigation required |
| caused by tree roots - \$ 20 k PC sum | | | \$ | 8,000.00 | PS allowance with above |
| Flooring - grind existing slab ready or new flooring - \$8 k + GST | | | \$ | 0,000.00 | PO allowance with above |
| Flooring – Supply and lay of new flooring (incld FC sheeting) Assumed new ile floor – \$ 30 k + GST | \$ | 10,000.00 | \$ | 34,650.00 | PS option existing floor restoration possible see be |
| Painting & Glazing Works | | | | | |
| Ceilings and walls - new plaster board to ceiling and patching - \$ 22 k + | | | | 05 005 00 | Ceilings in poor condition - LCC could be extended |
| GST | | | \$ | 25,625.00 | short term |
| ^o ainting - paint to walls, ceiling, doors and windows - \$ 18 k + GST | | | \$ | 20,000.00 | |
| Glazing - replace broken \$20 k + GST including hardware and locks - NOTE | \$ | 5.000.00 | \$ | 20.000.00 | Windows to the 3 sides in tact and painted, work: |
| his is a PC sum | * | 3,000.00 | * | 20,000.00 | needed on operability, some panes to be replace |
| Carpentry Works | | 15,000,00 | • | 20,000,00 | DCI I I |
| Carpentry - restore and make exiting windows operable - \$ 20 k + GST | \$ | 15,000.00 | \$ | 20,000.00 | PS based on above Assumes existing 1970s obsclescent |
| Joinery - new kitchen and vanity for bathroom - \$ 35 k + GST | | | • | 35,000.00 | Assumes existing 15 ros obsciescent |
| | | | | | |
| Subtotal | Ś | 96,000,00 | Ś | 648,275.00 | |
| | | | | | |
| | | | | | |
| Alternative Option | | | | | |
| Mechanical – Split A/C System | | | \$ | 24,000.00 | Alternative Option to AC |
| Polish Concrete | | | \$ | 10,000.00 | Alternative Option to flooring |
| Fitout | | | | | |
| Aetalwork - decorative racks, skiting and frames - \$15 k + GST | | | | | _ |
| ickanion decorative racks, skilling and names = ¥10 K ± 001 | | | \$ | 15,000.00 | Operator |
| itope - counter benchton \$ 15 k + GST | | | \$ \$ | 15,000.00 15.000.00 | Operator Operator |
| | | | \$ \$ \$ | 15,000.00 | Operator |
| Jpholstery - \$6 k + GST | | | \$ | 15,000.00 6,000.00 | Operator Operator |
| Jpholstery – \$6 k + GST Stainless steel – \$ 35 k + GST | | | \$ \$ | 15,000.00 | Operator Operator Operator |
| Jpholstery - \$6 k + GST Stainless steel - \$ 35 k + GST Cool room and freezer room - \$40k + GST | | | \$ \$ \$ | 15,000.00 6,000.00 35,000.00 40,000.00 | Operator Operator Operator Operator Operator |
| Jpholstery - \$6 k + GST Stainless steel - \$ 35 k + GST Cool room and freezer room - \$40k + GST Furniture - PC sum \$15 k + GST | | | \$ \$ \$ \$ | 15,000.00 6,000.00 35,000.00 40,000.00 15,000.00 | Operator Operator Operator Operator Operator Operator |
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