



Cane Room - Building 512

Description	Indicative costs	Estimate (Ex GST)	Comments
Preliminaries			
Supervision and management inc prelims, insurances, rubbish removal, silicon and miscellaneous carpentry works - \$25 k +, GST	\$ 25,000.00	\$ 30,000.00	
Demolition Works		\$ 90,000.00	PS including roof demo
Roofing Works			
Roofing - Replace roof tiles and repair/replace structural members	\$ -	\$ 145,000.00	3 subject to further investigation, existing is weatherpr
Services Works			
Electrical - Main cable, new 24 pole board, separate meter for unit 1 including new down lights and emergency lights to unit to make complaint - \$40 K + GST - based off enough space inside the MSB and 3 phase 80 amp being provided to each tenancy	\$ 20,000.00	\$ 45,000.00	
Electrical - rough in new power for HwU, equipment and services - \$15 k + GST		\$ 25,000.00	
Hydraulics - rough in and install new water point with meter capped at high level, gas point capped at high level for future works - \$12 k + GST	\$ 12,000.00	\$ 25,000.00	includes new grease tap and sewer
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
Comms cat cables/data, etc		\$ 15,000.00	Pit located at front of building. PS assumes cabling 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 design and certification - \$16 k + GST	\$ 16,000.00	\$ 20,000.00	PS - existing Fire panel is compliant
Flooring Works			
Structural works - Investigate and repair sub floor punctures potentially caused by tree roots - \$ 20 k PC sum	\$ -	\$ 15,000.00	PS obtrusive investigation required
Flooring - grind existing slab ready or new flooring - \$8 k + GST		\$ 8,000.00	PS allowance with above
Flooring - Supply and lay of new flooring (incl FC sheeting) Assumed new tile floor - \$ 30 k + GST	\$ 10,000.00	\$ 34,650.00	PS option existing floor restoration possible see below
Painting & Glazing Works			
Ceilings and walls - new plaster board to ceiling and patching - \$ 22 k + GST		\$ 25,625.00	Ceilings in poor condition - LCC could be extended short term
Painting - paint to walls, ceiling, doors and windows - \$ 18 k + GST		\$ 20,000.00	
Glazing - replace broken \$20 k + GST including hardware and locks - NOTE this is a PC sum	\$ 5,000.00	\$ 20,000.00	Windows to the 3 sides in tact and painted, works needed on operability, some panes to be replaced
Carpentry Works			
Carpentry - restore and make exiting windows operable - \$ 20 k + GST	\$ 15,000.00	\$ 20,000.00	PS based on above
Joinery - new kitchen and vanity for bathroom - \$ 35 k + GST		\$ 35,000.00	Assumes existing 1970s obscescent
Subtotal	\$ 96,000.00	\$ 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			
Metalwork - decorative racks, skiting and frames - \$15 k + GST		\$ 15,000.00	Operator
Stone - counter benchtop \$ 15 k + GST		\$ 15,000.00	Operator
Upholstery - \$6 k + GST		\$ 6,000.00	Operator
Stainless steel - \$ 35 k + GST		\$ 35,000.00	Operator
Cool room and freezer room - \$40k + GST		\$ 40,000.00	Operator
Furniture - PC sum \$15 k + GST		\$ 15,000.00	Operator
Supervision and management inc prelims, insurances, rubbish removal, silicon and miscellaneous carpentry works - \$30 k +, GST		\$ 25,000.00	Operator
Subtotal	\$ 116,000.00	\$ 151,000.00	
Equipment & Furniture			
Coffee machine, grinder, puck press, etc - By client approx. - \$55 k + GST		\$ 20,000.00	Operator
Display fridge - \$ 8 k + GST		\$ 8,000.00	Operator
Sandwich press - \$2 k + GST		\$ 2,000.00	Operator
Ice Machine - \$ 4 k + GST		\$ 4,000.00	Operator
Glass washer - \$ 4 k + GST		\$ 4,000.00	Operator
Blenders x 3 - \$2 k + GST		\$ 6,000.00	Operator
Toaster - \$3 k + GST		\$ 3,000.00	Operator
Fryers - \$ 6 k + GST		\$ 6,000.00	Operator
Flat grill - \$5 k + GST		\$ 5,000.00	Operator
6 burner - \$ 5 k + GST		\$ 5,000.00	Operator
Undercounter fridge and freezer x 3 - \$ 15 k + GST		\$ 45,000.00	Operator
Subtotal	\$ 116,000.00	\$ 168,000.00	