Technical Memorandum

February 28, 2024

To	Gonca Tuzcu-Turman	**Contact No.**	02 6113 3479
Copy to	Farhad Edibam	**Email**	Personal information
From	Personal information	**Project No.**	12361998
Project Name	RSPCA Peer Review		
Subject	GHD Technical Memo		

1. Introduction

1.1 Purpose of this Memorandum

The purpose of this memorandum for the Major Projects Canberra (MPC), on behalf of Transport Canberra and City Services (TCCS), is to provide an independent technical review of the RSPCA Majura Facility Preliminary Sketch Plan (PSP) design.

GHD reviewed the RSPCA PSP stage drawings and documents issued to GHD via MPC *Objective Connect* on 2/2/2024 and provided a technical review below and supported with a feedback register and mark up drawings for some disciplines.

The technical assessment below is issued to MPC as a high-level desktop assessment of the following:

- The critical issues/project risks and high-level recommendations.
- Response of design to site specific environmental issues
- Potential cost-saving opportunities.
- Gaps in information.
- Spatial planning and functionality of the design.

1.2 Scope and limitations

This technical memorandum has been prepared by GHD for Major Projects Canberra. It is not prepared as, and is not represented to be, a deliverable suitable for reliance by any person for any purpose. It is not intended for circulation or incorporation into other documents. The matters discussed in this memorandum are limited to those specifically detailed in the memorandum and are subject to any limitations or assumptions specially set out.

GHD has prepared this memorandum on the basis of information provided by the Client and others who provided information to GHD (which may also include Government authorities), which GHD has not independently verified or checked for the purpose of this memorandum. GHD does not accept liability in connection with such unverified information, including errors and omissions in the memorandum which were caused by errors or omissions in that information.

Accessibility of documents

If this Technical Memorandum is required to be accessible in any other format this can be provided by GHD upon request and at an additional cost if necessary.

This Technical Memorandum is provided as an interim output under our agreement with Major Projects Canberra. It is provided to foster discussion in relation to technical matters associated with the project and should not be relied upon in any way.

The critical issues/project risks observed during the documentation review generally relate to the site-specific environmental issues mentioned in the Architectural Concept Design Report, June 23. These include:

– Soil contamination – A plane crash was recorded in the site's southwest corner. No intrusive site inspection has been undertaken to determine whether the wreckage is on site. Therefore, costs for remediation work are unknown.
– Unexploded ordinance (UXO) – The site was used by defence as a firing range, with a civilian death in the vicinity of the site. No intrusive site inspection has been undertaken if UXO is on site to determine the extent of site remediation and impacts on costs.
– Impact on fauna – ***striped legless lizard*** – This is pending an outcome for an EPBC referral. The area of impact is unknown, and therefore, there is a risk of re-design or relocation to accommodate a protected area.
– Poor soil – No intrusive geotechnical site investigation has been undertaken to determine the bearing capacity of the soil. The impact on the structural design and costs are unknown.
– Overland flows – Stormwater catchment converges on site, leading to the risk of flooding. No comprehensive flood study of the area has been undertaken to understand benching levels. There is a risk of relocation or significant groundwork and costs to mitigate this issue.
– Public transport infrastructure – Significant distance from the site to bus stops. Impacts on costs to provide.
– Sewer – No known sewer connections on site. Impacts on costs to provide.
– BAL12.5 Bush Fire Rating – Bush fire protection measures are required to increase construction costs.
– Site vehicular access issues – Requirement of signalised intersection. Increased traffic congestion along a main road and delays in accessing the site in emergencies.
– Noise pollution from main road and aircraft – Unwanted sounds that may affect animals and staff. Increased acoustic mitigation measures will increase costs.

2. Architecture

GHD have reviewed the architectural drawings *RSPCA_Architectural 2023-12-21* and supporting documents.

In our opinion, the documentation is at an earlier PSP stage, with further design development and documentation required to complete the PSP stage of the work to capture full project requirements, minimise project risks, and understand the associated cost implications. Multiple information discrepancies exist between the discipline drawings and further between the Concept Report and the drawings. We understand this is due to the different submission timings.

The current Preliminary Sketch Plan design lacks details to provide a comprehensive assessment of:

– Bush fire measures for compliance with BAL12.5
– ESD. Only rough design intent and targets for ESD are provided in the *RSPCA_4 Star Greenstar pathway*.
– Material selection and building material construction for advice on cost savings.
– Building forms and materiality are lacking due to missing drawing references, annotations, and details on drawings and perspectives.
– Stakeholder interior room requirements without Room Data Sheets (RDS).
– The RDS are the agreed stakeholder's room requirements. This is typically completed at this PSP stage to ensure the requirements are incorporated in the detailed documentation as the basis for the internal design.

2.1 External

The main entry from Addison Road may be confusing as there is no physical delineation to direct the traffic towards the main building entry. Since the main entrance faces away from the public view along Fairbairn Avenue, it is essential to have an architectural gesture to direct the flow naturally. The current reliance on signage and line marking is a little ineffective, particularly the driveway entry facing the back of the Cattery wing.

The site is tiered from the northwest down to the southeast, with the primary pedestrian access with a series of ramps. Sections and elevations currently do not depict the challenging conditions of the site levels and connections of each building module, especially at the Cattery wing. At the Cattery wing, the ground floor (grassed) levels sit above the adjacent building's finished floor level, leading to a risk of water ingress.

The Kennel wing module building roof form seems too complex for a small 25m x 8m building. Again, there is not enough information on building services, but this can be a simple roof form to minimise the structural complexity and achieve further cost savings.

A single dog kennel module is located within the carpark with no buffer to prevent damage to the building, injury to dogs and handlers when exiting, exhaust fumes entering the building, acoustic separation and decreased visual amenity of the area. We suggest relocating this building to a more suitable location.

The roof forms are difficult to understand due to a lack of detail and references on the drawings. It seems that the roof forms are far too complex. It’s difficult to understand if the roof forms are designed to allow for daylight or simply for aesthetics. Simplifying the roof forms with simple clerestory arrangements, for example, will allow daylight to enter the building and reduce structural complexities and subsequent costs.

Hatches shown in the section drawings don’t reflect the external materials that have been costed, i.e. concrete roofs shown and steel roofs cost. Referring to the elevation drawings, we assume the proposed roofs are lightweight metal deck roof types, and the external walls match the lightweight metal cladding with a solid masonry base. The high roof and subsequent high external walls would limit the extent of brickwork or blockwork – drawings show blockwork to full height. The remainder of the wall (at a high level) could be a lightweight steel structure with metal cladding.

2.2 Internal

The vet clinic has a complex layout arrangement that doesn’t seem to follow a regular structural grid system for ease of construction. It has multiple circulation paths, island rooms and awkward room shapes (eg Treatment and Surgery Prep), which create numerous steps in internal partition layouts. Offices are positioned in the centre of the building without access to daylight, and the building seems to lack storage space. The layout hasn’t accommodated staff break-out or collaboration areas to enhance the work environment. GHD understands this is the outcome of a series of stakeholder consultations. However, there may be further opportunities to rationalise the layout and create a regular structural grid system for additional cost savings.

There are no staff toilets designated within the administration building. Staff would have to use the toilets in the public area or go to the Education building, where toilets are only accessed externally. Furthermore, the occupants of the Education building would need to go outside of the building to access the toilets in their building. We would suggest that the toilets be provided with external and internal access at the Educational building, while staff toilets be provided in the administration building.

Some of the buildings seem to have an excess amount of ceiling cavities. Due to the premature mechanical design and no specific drawing suggesting nominal mechanical plant room locations and sizes, GHD cannot examine this in detail. However, this may be an opportunity to reduce the cost by reviewing the roof form and lowering the roof angle to minimise the empty cavity spaces and external wall areas.

Refer to the Peer Review Feedback Register for all other items.

3. Civil

- High volumes of stormwater run-off/overland flow through the site present significant risk
- Please check geotechnical information/report – presume there is a lack of information with 'pending intrusive site investigation'.
- Poor soil conditions – need to remove 1m and import 2m of soil to the site. No machinery is to be used during flood events due to overland flows.
- Note: soil containing possible unexploded ordinance and record of plane crash at the site.
- Comment on the challenging vehicular access to the site – a major road adjacent to an intersection close to the site. Proposed signalised intersection at the access road.
- Note: 'Current Concept Plan' 14.2 Civil Return Brief, 14.3 Traffic Impact Report, 14.4 Intersection Review Report.

4. Structures

- Limited geotechnical information available.
- Previous geotechnical report from Douglas Partners for Proposed Parkway Majura, Project 46074.02 dated July 2010, for a bridge project on an adjacent site (further than 500m away). The report classifies the soil profile as 0-1m of topsoil (sandy clay) followed by silty clay as noted on Test Pit Log – PIT No: 101. Siltstone is found at 14.6m deep on Borehole Log – BORE No: 123.
- To date, there is no Geotechnical studies done on the site.
- The structural sketches by 'ACOR' note a raft slab for foundation/slab-on-ground for all buildings. These footings are designed to AS2870 for an articulated masonry veneer construction on class site M. Our review indicates that, considering the limited information available, these are reasonable assumptions. Unless the site conditions vary and highly reactive clays which may experience high ground movement from moisture changes are found, the proposed foundations are acceptable. Alternatively, a waffle slab could be explored to compare costs.
- For the Cattery buildings, 'ACOR' roof sketches are based on a different layout than the 'GMB. Architects' latest set, dated the 2023-12-21). The roof falls, falls orientations and roof extents are different, therefore the proposed structure is no longer valid and is to be re-framed. GHD's review proposes to use deep trusses that support both the roof and ceiling. These deep structural elements have sufficient space to accommodate services and, due to their depth, are more efficient on long spans than rafters. The proposed trusses can be propriety items of either timber or cold formed steel and will be spaced at close centres, i.e. 900mm. Because of this, they will provide adequate lateral restrain to the perimeter walls, reducing the structural requirements of these members. There is coordination required between architectural and structure to achieve a more efficient structural solution, i.e. adjusting roof falls to avoid having perimeter walls higher than 5m. adjusting internal layout to suit structural columns.
- Refer to structural sketch 12631998-GHD-SK-ST-0001-P01_Cattery Buildings for additional comments and detailed information.
- For the Administration buildings, 'ACOR' roof sketches are based on a different layout than the 'GMB Architects' latest set, dated the 2023-12-21). The roof intent is similar; however the internal spaces appear to have change and there are multiple clashes with the proposed columns. This needs to be coordinated / re-framed. The intent is to use rafters and purlins, however, because of long spans and large ceiling space, GHD proposes to use deep trusses that support both the roof and ceiling, with the same intent as the Cattery buildings comments. The trusses will need further coordination with the architect for their location internally and it should be aimed to reduce the overall building envelope, currently over 7.5m high.

– Refer to structural sketch 12631998-GHD-SK-ST-0001-P01_Admin Buildings for additional comments and detailed information.
– For the Kennel buildings, ‘ACOR’ roof sketches are based on a different layout than the ‘GMB Architects’ latest set, dated the 2023-12-21). The roof falls, falls orientations and roof extents are different, therefore the proposed structure is no longer valid and is to be re-framed. GHD’s review proposes to use a combination of deep trusses and rafters, however there is coordination required between architectural and structure to simplify the roofs mainly in the orientation of the falls.
– Refer to structural sketch 12631998-GHD-SK-ST-0001-P01_Kennel Buildings for additional comments and detailed information.
– Regarding external walls, ‘ACOR’ sketches notes that the structural system has not been confirmed. Either stud walls or blockwork are acceptable structurally. Internal walls are noted as stud walls, this is adequate structurally. Both walls benefit from the proposed closely spaced deep trusses as they provided lateral restrain and reduce their height.

5. Hydraulic

The current level of hydraulic drawings is very high level, and missing key elements and design details that would be considered suitable for PSP level of documentation.

No sewer connections on the site and the extended distance off site to the nearest sewer tie is unknown and ongoing project risk. It is recommended to coordinate the sewer tie to ICON water to ensure approval and sewer tie have adequate pipe invert level.

The site has an existing ICON water connection that is utilised by the ACT horse agistees for the filing of horse water troughs variously located around the larger site context. It is recommended to coordinate the building water connection to ICON water to ensure approval and know the pressure and flow rates on the main water supply.

Other items to consider include:

– Notes shows that trade waste pipework typically to be 100 HDPE. Change the 100 HDPE to 110 HDPE. 100 HDPE is not commercially available
– Trade waste pretreatment chamber not connected to sewer pipe
– Downpipe quantities have been based off 100 ARI storm and 5 deg roof pitch
– Some of the hydrants are near the building. Ensure hydrants are 10 m away from the protected building as per AS 2419.1 or have the appropriate hydrant protection measures to be within 10m in accordance with AS2419.
– Provide hydrant ring main stop valves as per code.
– Ensure a back flow prevention arrangement is provided as per ICON water requirements.
– A fire brigade booster assembly is shown in the legend but not shown in the layout.
– The drawing note "it is assumed that the authority watermain has sufficient pressure and flow for the development. IE. Tanks and pumps are not required for domestic or fire services. We recommend that the consultant carries out a water pressure enquiry to ICON water to determine whether the town main alone can provide the operating system duty for the hydrant system, without the use of pumps and tanks, this is a standard consultant scoping requirement.

6. Electrical

The current level of electrical (including lighting, power, communications, and fire detection services) is very high level, and missing key elements and design details that would be considered suitable for PSP level of documentation.

It is noted that within the design risk register that design delays associated with Evoenergy liaison are noted, but there appears to be no evidence of any initial discussion being undertaken. There appears to be an overhead service which runs across the site, but nothing is mentioned in the return brief on if this is to be modified to accommodate the new facility.

Furthermore, on review of the ACOR Electrical preliminary sketch plans, there has been an attempt to spatially plan for a new pad mount substation to support the new facility. However, the basis of design of the size of the substation, proposed MSB or any of distribution board locations or sizes could not be located. No preliminary single line diagram or high level estimated maximum demand could be located in the documentation provided. With respect to backup power generation, the design report highlights Tier 1 and Tier 2 priority loads but doesn't outline how these are to be protected. A location for temporary mobile generator is proposed in the carpark, but how this connects to the Low Voltage system and management of critical and essential supplies is not clear.

From an exit and emergency lighting perspective, a compliant design to codes and Australian Standards is proposed, but no commentary as to how this is to be implemented, with elements such as:

– Testing and monitoring systems,
– Any consideration to provide emergency lighting to link pathways between buildings.
– Proposed lighting types in different areas.

On the communications services front, noted that the return brief nominates codes to which the cabling is to comply to, provision for NBN to support the complex, but doesn't consider the campus style arrangement of the site. Namely:

– Section 4.4 of the services return brief talks to use of Cat 6A / Class Ea cabling for all horizontal cabling. It does not consider the large physical distances between buildings.
– There appears to be no consideration for a campus communications infrastructure, such as links between comms racks in adjoining buildings and connection of comms services to the education building.
– It is noted that there is no NBN service currently to site. There appears to have been no assessment done however on where NBN is to be provisioned from.

Finally, on a fire detection and occupant warning system perspective, the design response is completely silent. The fire engineering report focuses on passive fire only, and there is no reference to the proposed design for these services across the campus at all. Namely:

– Location of the main fire panel for the campus.
– Is there to be sub panels for other buildings, and what is the proposed communication pathways between them.
– Is there to be any form of occupancy warning for staff located outside the main buildings, for example within animal housing areas, or within external links between buildings.

7. Mechanical

– The mechanical section of the return brief is silent upon how the HVAC systems are intended to operate in bush fire prone areas. Required Asset Protection Zone (APZ) BAL12.5
– Section 2, Design Criteria is silent with regards to references to RSPCA polices, position papers and guides, which should also inform the mechanical design for the new facilities.
– "Section 2, Design Criteria should also reference standards pertaining to air filtration: AS1324, microbial control: AS/NZS 3666.1, Refrigeration Systems: AS5149 etc, as these are pertinent to the design conveyed.
– Additionally, confirm if we need to consider AS1170.4 for any seismic restraints required as a function of building importance level.

- The services return brief notes the exclusion of central medical gas, however, does not disclose how medical gases are provided to surgery and dental areas. This needs to be addressed in the report, so that adequate provisions are provided in the detailed design stages of the project.
- Page 8 of the services return brief appears to show a reduced outside air rate for occupancy, indicating increased filtration efficiency will be adopted. The proposed filtration grades should be noted, so that compliance against the relevant standards can be checked.
- The mechanical section of the return brief is silent in terms of mechanical/electrical power distribution for mechanical services.
- The mechanical section of the return brief is silent in terms of BMS/Controls
- Section 2.5 notes Greenstar credits being considered, however no commentary is provided as to how these will be incorporated into the mechanical scheme. These items should ideally be expanded upon so the audience can consider what is proposed and how this may be achieved in eth design (and any potential cost implications).
- Section 2.2.1 - Suggest adding temperature criteria for ultrasound, laboratory and imaging rooms, as these often have specialist equipment which require close temperature and humidity control.
- The code of practice for the management of dogs and cats in shelters and pounds notes temperatures in totally enclosed areas to be maintained in the range of 15-27°C. Can the designer confirm how this will be achieved in kennel areas where air to air HEX systems are provided (in conjunction with in-slab hydronics systems) without any active heating/cooling coils in the ductwork?
- The mechanical section of the services return brief is silent in terms of duct and insulation materials in terms of hygiene and infection control. How does the designer proposed ductwork be cleaned for regular disinfection and hygiene and what materials are proposed.
- Mechanical plant is located local to kennels/cattery - has the designer considered noise from the mechanical plant in relation to the close proximity of animal holding areas?
- Mechanical plant is noted scattered across the facility. Has the designer considered centralised mechanical plant areas which 'star' out to the various animal holding areas? This may mitigate any acoustics issues and also maximise usable space in the yards, where mechanical plant is removed.
- Mechanical plant appears to have been located in preliminary egress path, as noted in section 5 of the fire engineering report.
- Mechanical HVAC scheme is not shown for waste enclosure, bulk store, laundry, maintenance and WS areas.
- The Services return brief notes a proposed hydronic system for the kennels. Supporting plant was noted as a heat-pump, buffer vessel and associated pumps and manifolds. This is assumed to be a centralised system, in lieu of individual systems due to cost and spatial constraints. Can the designer indicate the location of this plant and if any trenching is proposed to inform the cost plan.
- From a zoning perspective, utilising a single ducted unit for multiple enclosures of different usage profile will not provide good temperature control. Has the designer considered multiple units to provide conditions as required by the client’s brief?
- "The Services return brief does not state any conditions for the reptile holding areas and the layouts indicate this will be an air-conditioned area. Careful consideration and stakeholder consultation needs to be undertaken for this area, as reptiles are sensitive to temperatures as well as the rate of change of temperatures.
- Multiple systems may be required for this area to achieve the close controls required to achieve satisfactory holding conditions.
- The mechanical designer needs to confirm the ventilation basis for the farm barn area. 8ACH will most likely not be adequate to dissipate/dilute odours and provide the required level of fresh air for larger type livestock.
- "The comms room should have its own A/C system for 24/7 operation. Additionally, the return brief does not note any required system redundancy.
- If the room has any UPS, exhaust will be required."

– Has the designer considered pressure regimes for sterile areas (surgeries, surgery prep, laboratories, scrubs an the like) to mitigate infection spread? The return brief and drawings do not convey enough content to ascertain if this has been a consideration in the mechanical design.

Regards,

Personal information

Assistant Director, Architecture

wtpartnership.com

29 February 2024

Personal information

GHD Design

Dear Jack,

RSPCA PIALLIGO 90% PSP COST PLAN PEER REVIEW

WT has been requested by GHD to undertake an independent cost review of the 90% PSP cost plan estimate prepared by Turner & Townsend (T&T).

Please find attached our peer review report on the above mentioned project.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Personal information

WTP Australia Pty Ltd

Associate Director

PR-022973 – RSPCA Pialligo Peer Review.

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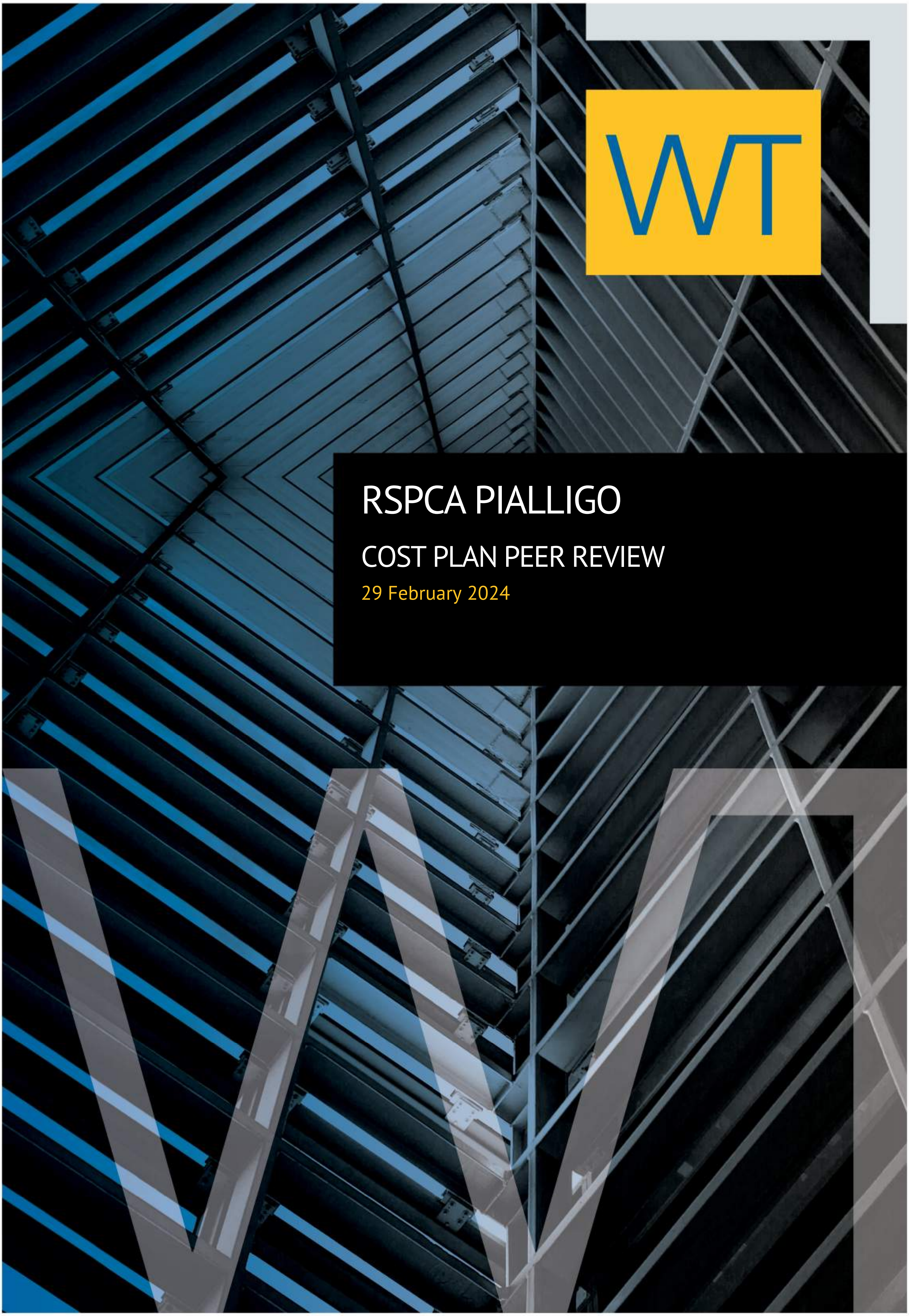

RSPCA PIALLIGO

COST PLAN PEER REVIEW

29 February 2024

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APPENDICES

1 QUALITY ASSURANCE

DETAIL	DESCRIPTION
Name of Company/Trading Name	WTP Australia Pty Ltd
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Project	PR-022973 RSPCA Pialligo Peer Review
Service	Project Cost Peer Review

DOCUMENT STATUS	NAME	DATE
PREPARED BY	Personal informa	6 February 2024
REVIEWED BY	Persona	12 February 2024
E-SIGNATURE APPROVED	Personal information	29 February 2024

2 EXECUTIVE SUMMARY

2.1 WTP CONSULTANCY

This QS cost plan peer review has been prepared by WTP Australia Pty Ltd ("WT") in the capacity of "Quantity Surveyor" ("QS") acting on behalf of GHD who is providing an overall project peer review in terms of the design and costing of the RSPCA Facility at Pialligo, ACT.

WT has been appointed by GHD to perform the following services:

- Review of background documentation.
- Attend an inception meeting with the Territory's project team.
- Coordination with the project team regarding the scope of works, including arranging specific access to a secure file transfer for the project documentation.
- Review current cost plan (90% PSP) and provide comments as necessary regarding rates / prices / preliminaries / fees / contingency / escalation as required.
- Prepare a draft for review by the Territory's project team.
- Finalise of the draft memo incorporating the feedback and comments received during the reviews.
- Provide some value management ideas.

2.2 ESTIMATE REVIEW SUMMARY

WT reviewed the 90% PSP cost plan prepared by Turner & Townsend ("T&T") and note that this estimate is still in the early phase in term of the whole design documentation development. We understand that there will further design stages (FSP and pretender) which will be developed at later stages.

WT have reviewed the rates and quantities allowed in the T&T 90% PSP cost plan and where applicable have made some changes to the quantities or/and rates of the items. We have summarised the cost differences in the following table.

For the purpose of calculating the escalation risk, WT have allowed the construction duration for the Enabling works to be 1 year, and construction of the building works will take 2.5 years to build.

WT noted that there are inconsistencies for the T&T calculations of the Training levy, Approval Fees, Design/ Professional Fees and Escalation, whereas Enabling Works is calculated based on Builder Cost but the Building Works is calculated based the loaded up figures. WT's calculations of the Training Levy, Approval Fees, Design/ Professional Fees and Escalation have been based the Builder's Cost.

Please note that T&T calculations of the other related fees (sustainable initiatives, PAP, Insurance, Contingency, TCCS & MPC) have been based on the "loaded up" subtotal figures. WT calculations of all these fees have been based on Project Subtotal Cost.

The direct builder's cost difference between the T & T 90% cost plan and WT Review would only be $1,792,105 ($394,280+$1,397,825). The remaining cost difference $4,458,245 (6,250,350-$1,792,105) is associated with % allowance calculation in other fees and contingency figures.

	T & T 90% COST PLAN	WT REVIEW	DIFFERENCE
ENABLING WORKS (CONSTRUCTION COST)	$9,404,875	$9,799,155	$394,280
ENABLING WORKS (PROJECT COST)	$14,968,249	$14,330,990	$637,259
BUILDER WORKS (CONSTRUCTION COST)	$38,391,699	$36,993,874	$1,397,825
BUILDING WORKS (PROJECT COST)	$64,179,482	$58,566,391	$5,613,091
TOTAL (GST EXCLUSIVE)	**$79,147,731**	**$72,897,381**	**$6,250,350**

2.3 ENABLING WORKS REVIEW SUMMARY

Trades, Preliminaries & Margin (Builders Cost)

WT have reviewed the T&T 90% PSP cost plan for the Enabling Works. Where we feel it is applicable, we have changed some rates to the trade items such as bulk soil removal, site clearance, New Bus Stop, New Sewer Pump Station etc.

WT have allowed an additional item to remove any potential aeroplane wreckage / debris as advised by GHD.

Building Levies, Building Approval, Consultant Fees & Escalation

WT noted that there are inconsistencies for the T&T calculations of the Training levy, Approval Fees, Design/ Professional Fees and Escalation, whereas Enabling Works is calculated based on Builder Cost but the Building Works are calculated based the “loaded up” subtotal figures.

Please note WT have adjusted the % allowance for DA fees, BA fees, consultant costs & Escalation has been based on Builder Cost, which have been summarised in following table.

Sustainable Initiative, PAP, Insurance, Contingency, TCCS and MPC fees

WT noted that the T&T calculations on the Sustainable Initiative, PAP, Insurance, Contingency, TCCS and MPC fees are loaded on top of the previous subtotal, whereas WT calculation of these items are based on the Project Subtotal.

WT also noted that T&T calculation on the Contingency is not reflecting the correct figure. The contingency figure $12,376,602 is not reflected the total of the previous subtotal figure $11,049,962 + insurance $88,400.

Our adjustment of the % allowance for above mentioned items have been summarised in the following table.

Other

WT have reviewed the WSP Greenstar rating document and believe that the rates allowed in the T&T 90% PSP cost plan does reflect the 4-star rating pathway. We believe there should be an additional 6-10% in cost if this is going to be a 5-star Greenstar rating.

ENABLING WORKS	T & T COST PLAN	WT REVIEW	COMMENT
Demolition, Earthwork & Locality Infrastructure Trade Costs	$7,523,900	$8,032,094	Please refer to Appendix A for the peer review details
Preliminaries & Margin	$1,880,975 (25%)	$1,767,061 (22%)	WT have reviewed it as single project at 22%
DA & Training Levy	$131,669 (1.4%)	$137,188 ($1.4%)	Percentage is reasonable.
BA Fee	$200,000	$100,000	Rate adjusted.
Design and Professional Fees	$376,195 (4%)	$301,090 (3%)	WT have adjusted the Design and Professional fees.
Escalation (4% pa)	$508,140 (1 yr)	$413,497 (1 yr)	
Sustainability Initiatives	$212,418 (2%)	$161,264 (1.5%)	4-star from the WSP Greenstar rating document.
PAP Fees	$216,666 (2%)	$215,019 (2%)	Percentage is reasonable.
Insurances	$88,400 (0.8%)	$86,007 (0.8%)	Percentage is reasonable.
Contingency	$2,568,826 (21%)	$2,150,186 (20%)	% Allowance adjusted.
TCCS Fees	$685,359 (5%)	$537,547 (5%)	Percentage is reasonable.
MPC Fees	$575,702 (4%)	$430,037 (4%)	Percentage is reasonable.
Sustainability Initiatives (5 star)		**Additional 6-10%**	**Potential Increase Cost from 4-star to 5-star.**

2.4 BUILDING WORKS REVIEW SUMMARY

Trades, Preliminaries & Margin (Builders Cost)

WT have reviewed the T&T 90% PSP cost plan for the Buildings Works, which are Cat Shelters, Administration, Dog Shelters and Vet Clinic. Where we feel it is applicable, WT have adjusted rates based on our experience and current market conditions. These items include excavation, fixing reo, external walls, structural steel items, animal fence enclosures, waterproofing, carpet, vinyl, signage and cleaning.

WT have also adjusted some quantities to the external walls, structural steel items, roofing and animal fence enclosure after a separate bulk quantities check exercise.

Building Levies, Building Approval, Consultant Fees & Escalation

WT noted that T&T calculations of the Training levy, Approval Fees, Design/ Professional Fees and Escalation are calculated based the "loaded up" figures. WT have adjusted the % allowance for DA fees, BA fees, consultant costs & Escalation has been based on Builder Cost, which have been summarised in following table.

WT believe the construction duration for the buildings will take circa 2.5 years as compared to T&T's escalation allowance 3 years.

Sustainable Initiative, PAP, Insurance, Contingency, TCCS and MPC fees

WT noted that the T&T calculations on the Sustainable Initiative, PAP, Insurance, Contingency, TCCS and MPC fees are loaded on top of the previous subtotal, whereas WT calculation of these items are based on the Project Subtotal.

WT also noted that T&T calculation on the Contingency is not reflecting the correct figure. The contingency figure $52,666,424 is not reflected the total of the previous subtotal figure $47,021,153 + insurance $376,169.

Our adjustment of the % allowance for above mentioned items have been summarised in the following table.

Other

WT have reviewed the WSP Greenstar rating document and believe that the rates allowed in the T&T 90% PSP cost plan does reflect the 4-star rating pathway. We believe there should be an additional 6-10% in cost if this is going to be a 5-star Greenstar rating.

BUILDING WORKS	T & T COST PLAN	WT REVIEW	COMMENT
Cat Area Trade Cost	$4,565,034	$4,403,211	Please refer to Appendix B for the peer review details
Administration Trade Cost	$6,447,453	$6,899,847	As above
Dog Area Trade Cost	$6,663,922	$5,415,888	As above
External Work/ Landscape Trade Cost	$5,588,652	$5,106,810	As above

Services (GMB) Trade Cost	$8,463,615	$8,497,090	As above
Preliminaries & Margin	$6,663,022 (21%)	$6,671,026 (22%)	WT have reviewed it as single project at 22%
DA & Training Levy	$538,405 (1.4%)	$517,914 (1.4%)	Percentage is reasonable.
BA Fee	$200,000	$300,000	Rate adjusted.
WHS Audit	$20,000	$20,000	
Design and Professional Fees	$2,270,706 (4%)	$2,404,602 (6.5%)	% Allowance increased.
Escalation (4% pa)	$4,267,168 (3 yrs)	$3,699,387 (2.5 yrs)	Adjusted to 2.5 Years.
Sustainability Initiatives	$411,192 (0.9%)	$659,037 (1.5%)	4-star from the WSP Greenstar rating document.
PAP Fees	$921,983 (2%)	$878,716 (2%)	Percentage is reasonable.
Insurances	$376,169 (0.8%)	$351,486 (0.8%)	Percentage is reasonable.
Contingency	$10,931,180 (21%)	$8,787,155 (20%)	% Allowance adjusted.
TCCS Fees	$3,179,880 (5%)	$2,196,789 (5%)	Percentage is reasonable.
MPC Fees	$2,671,099 (4%)	$1,757,431 (4%)	Percentage is reasonable.
Sustainability Initiatives (5 star)		**Additional 6-10%**	**Potential Increase Cost from 4-star to 5-star.**

3 DOCUMENTATION

3.1 DRAWINGS AND DOCUMENTS PROVIDED

We have received T & T PSP90 cost plan dated 15 November 2023, together with the following design documentation:

- ACT Government Concept Plan report dated 23 August 2021
- GMB services cost breakdown dated 30 October 2023
- GMB architecture drawings set Rev 4
- Acor structural drawings set dated 13 Oct 2023
- Northrop civil and traffic drawings set Rev 1 dated 21 Dec 2023
- Harris Environmental Consulting bushfire report dated 26 May 2023
- Acor hydraulic services sketches dated 15 Dec 2023
- Acor electrical services sketches dated 15 Dec 2023
- Acor mechanical services preliminary brief
- Acor security services preliminary brief
- Acor communications services preliminary brief
- WSP fire engineer report Dec 2023
- Northrop flood impact assessment report dated 20 Dec 2023
- Douglas Partners geotechnical report dated July 2010
- Icon site survey plans
- Vet clinic layout dated 24 Oct 2023

4 ASSUMPTIONS & EXCLUSIONS

4.1 LIST OF ASSUMPTIONS

We have made the following assumptions during the estimation:

- % allowance for the items listed in the Appendix A and Appendix B estimates.
- Assume the soil contamination removal cost.
- Assume underground water allowance.
- Bulking factor allowance.
- New Intersection cost $1,498,625 has been adopted as WT has not been provide enough information to assess this item.
- Preliminary @ 22% for whole project.
- Training levy @ 0.2% construction cost.
- DA fee @ 1.2% construction cost.
- Building approval $400K (Enabling Work 100K & Building Work 300K)
- WHS Audit fee @ $20K.
- Design and Professional Fee @ 3% of construction cost for Enabling Work.
- Design and Professional Fee @ 6.5% of construction cost for Building Work.
- Escalation 4% pa of construction cost (Enabling Work 1 Year + Building Work 2.5 Year)
- Sustainability Initiatives @ 1.5% project cost.
- PAP Fee @ 2% of project cost.
- Insurance @ 0.8% of project cost.
- Contingency @ 20% of project cost.
- TCCS fee @ 5% of project cost.
- MPC fee @ 4% of project cost.

4.2 LIST OF EXCLUSIONS

WT have allowed the following exclusions in our estimates:

- Staging cost for the building works.
- GST.
- Land acquisition, land holding and associated fees.
- Marketing, legal and finance fees.
- Staging costs.
- Working outside of normal business hours.
- Special DA/ BA conditions /requirements.
- Relocation fees.
- Asbestos removal from existing structures
- Special treatment of the contaminated soil and removal.
- Temporary works.
- Vet Clinic Fitout, equipment and special equipment.
- Archaeological dig and allowance.
- Restricted site access.
- Abnormal and unforeseen ground conditions.
- Loose furniture and fittings.
- Adjoining property owner issues.
- Future rise and fall in price or escalation due to Covid 19 or other unknown matter.

5 VALUE MANAGEMENT

5.1 VALUE MANAGEMENT

We have made the following recommendations for the potential value management items:

- Simplify the roofing design (potential saving $150K to 250K).
- Lower the ceiling space/ external wall (potential saving external wall $100K to $200K).
- Overall functional area to be reduced by circa 300m2 compared to main design brief requirements (potential saving $700K to $900K)
- Reduce the onsite carpark and asphalt by 10% (potential saving $100K to $200K)
- Ongoing design review in the FSP and pretender stage to achieve the greater savings.

APPENDIX A

PEER REVIEW OF ENABLING WORK

WT PARTNERSHIP

RSPCA - Canberra

PR-022973 RSPCA-Pialligo Facility-Enabling

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
1	**DEMOLITION**								
	Demolition								
1.1	Allowance for ordinance scanning & removing	1	Item	$ 50,000.00	$ 50,000.00		$ 50,000.00		
1.2	**Allowance for Bulk removal of soil and reinstate 2m deep**								
1	Allowance for Bulk removal of soil - 1m deep	22,940	m3	$ 25.00	$ 573,500.00	$ 573,500.00			rate changed
2	EO allowance for bulk removal of soil -1m deep for overland flow retention landscaping	2,539	m3	$ 25.00	$ 63,475.00	$ 63,475.00			rate changed
3	Allow for disposal of virgin excavated natural material from bulk excavation - 50%	20,384.00	t	$ 15.00	$ 305,760.00	$ 305,760.00			
4	Allow for relocation of virgin excavated natural material from bulk excavation on site - 50%	20,384.00	t	$ 5.00	$ 101,920.00	$ 101,920.00			
5	Allow for imported approved backfill compacted in layers, to site where required- 2m	46,184	m3	$ 52.00	$ 2,401,568.00	$ 2,401,568.00			
	TOTAL Allowance for Bulk removal of soil and reinstate 2m deep	**22,940**	**m2**		**$ 3,446,223.00**		**$ 3,446,223.00**		
1.3	**Allowance for re-routing of existing water courses**								
1	Allowance for install concrete mats 6000mm wide	1		$ 105,369.00	$ 105,369.00	$ 105,369.00			
	TOTAL Allowance for re-routing of existing water courses	**2,028**	**m2**		**$ 105,369.00**		**$ 105,369.00**		
1.4	**EO allowance for additional groundwater engineering items during/after construction**								
1	Allowance for attenuation Pond overflow	1	Item	$ 20,000.00	$ 20,000.00	$ 20,000.00			
	TOTAL EO allowance for additional groundwater engineering items during/after construction	**1**	**Item**		**$ 20,000.00**		**$ 20,000.00**		
1.5	**EO allowance for disposal of contaminated soil at 20%**								
1	EO 20% Cart away of fill 1000mm deep	36,704.00	t	$ 55.00	$ 2,018,720.00	$ 403,744.00			
	TOTAL EO allowance for disposal of contaminated soil at 20%	**22,940**	**m2**		**$ 403,744.00**		**$ 403,744.00**		
1.6	EO allowance for relocation of existing sewer tie & other onsite structures	1	Item	$ 10,000.00	$ 10,000.00		$ 10,000.00		
	TOTAL Demolition	**1**	**Item**		**$ 4,035,336.00**			**$ 4,035,336.00**	
2	**LOCALITY & INFRASTRUCTURE**								

WT PARTNERSHIP

RSPCA - Canberra

PR-022973 RSPCA-Pialligo Facility-Enabling

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
2.1	**Allowance for Site Clearance**								
	SITE PREPARATION								
	Services								
1	**Nominal allowance for terminating redundant services and capping of services**				Excluded	Excluded			Noted
	Demolition								
	Tree								
2	**Allowance for demolishing trees**				Excluded	Excluded			Noted
	Site Preparation/ Earthwork								
	Site Clearing								
3	Allow for site clearance including removal of vegetation	40,291	m2	$ 3.00	$ 120,873.00	$ 120,873.00			Rate changed
	TOTAL Allowance for Site Clearance	**40,291**	**m2**		**$ 120,873.00**		**$ 120,873.00**		
2.2	Allowance for New Electrical Connection	1	Item	$ 40,000.00	$ 40,000.00		$ 40,000.00		
2.3	Allowance for New Comms Connection/Relocation	1	Item	$ 24,000.00	$ 24,000.00		$ 24,000.00		
2.4	Allowance for New Sewer Connection	1	Item	$ 120,475.00	$ 120,475.00		$ 120,475.00		
2.5	Allowance for New Water Connection	1	Item	$ 28,000.00	$ 28,000.00		$ 28,000.00		
2.6	Allowance for New stormwater system	1	Item	$ 138,480.00	$ 138,480.00		$ 138,480.00		
2.7	Allowance for Second new stormwater system	1	Item	$ 138,480.00	$ 138,480.00		$ 138,480.00		
2.8	Allowance for New Intersection	1	Item	$ 1,498,625.00	$ 1,498,625.00		$ 1,498,625.00		WT has not been provied enough information to assess this
2.9	Allowance for Addison Road upgrade	1	Item	$ 171,875.00	$ 171,875.00		$ 171,875.00		
2.10	Allowance for New Bus Stops	591	m2	$ 450.00	$ 265,950.00		$ 265,950.00		
2.11	Allowance for New Sewer Pump Station	1	Item	$ 150,000.00	$ 150,000.00		$ 150,000.00		Rate changed
2.12	Allowance for In Ground Water Tanks & Equipment	1	Item	$ 150,000.00	$ 150,000.00		$ 150,000.00		Rate changed
2.13	Allowance for New Minisub including Pad Mount & Enclosure	1	Item	$ 450,000.00	$ 450,000.00		$ 450,000.00		
2.14	Allowance for approved street lighting	1	Item	$ 50,000.00	$ 50,000.00		$ 50,000.00		
2.15	Provisional Sum Allowance for removal of the aeroplane wreckage in soil	1	Item	$ 650,000.00	$ 650,000.00		$ 650,000.00		An additional item being added by WT
	TOTAL Locality & Infrastructure	**1**	**Item**		**$ 3,996,758.00**			**$ 3,996,758.00**	
	TOTAL TRADE COST - EXCL. GST			$ 8,032,094.00	$ 8,032,094.00			$ 8,032,094.00	
3	Preliminaries & Builders Margin	22.00	%	$ 8,032,094.00	$ 1,767,060.68			$ 1,767,060.68	WT allowance is 22%
	TOTAL BUILDERS COST - EXCL. GST							**$ 9,799,154.68**	
4	Training Levy	0.20	%	$ 9,799,154.68	$ 19,598.31			$ 19,598.31	There is inconsistency in calculation
5	Approval Fees	1.20	%	$ 9,799,154.68	$ 117,589.86			$ 117,589.86	method T&T used on the Enabling Work
6	Building approvals	1	Item		$ 100,000.00			$ 100,000.00	and Building Works calculation.
7	Design & Professional Fees	3.00	%	$ 10,036,342.85	$ 301,090.29			$ 301,090.29	The % allowance WT has been calculated
8	Escalation as per Project Development Program (4%pa)	1	Year		$ 413,497.33			$ 413,497.33	based on the Builder's Cost.
	PROJECT SUBTOTAL - EXCL GST							**$10,750,930.46**	
9	Sustainability Initiatives	1.50	%	$ 10,750,930.46	$ 161,263.96			$ 161,263.96	
10	PAP Fees	2.00	%	$ 10,750,930.46	$ 215,018.61			$ 215,018.61	
11	Insurances	0.80	%	$ 10,750,930.46	$ 86,007.44			$ 86,007.44	The % allowance WT has been calculated
12	Contingency	20.00	%	$ 10,750,930.46	$ 2,150,186.09			$ 2,150,186.09	based on the Builder's Cost.
13	TCCS Fees	5.00	%	$ 10,750,930.46	$ 537,546.52			$ 537,546.52	
14	MPC Fees	4.00	%	$ 10,750,930.46	$ 430,037.22			$ 430,037.22	
	TOTAL DEVELOPMENT COST - EXCL. GST				**$ 3,580,059.84**			**$14,330,990.30**	

Turner & Townsend Enabling Work Estimate	$ 14,968,249.00
WT Enabling Work Estimate	$ 14,330,990.30
Estimate Difference	**$ 637,258.70**

APPENDIX B

PEER REVIEW OF BUILDING WORK

WT PARTNERSHIP

RSPCA - Canberra

PR022973 - RSPCA-Pialligo Buildings

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
1	**DEMOLITION, EARTHWORK & LOCALITY INFRASTRUCTURE**	1	Item		N/A			N/A	
2	**CAT AREA(CAT+SMALL ANIMAL)**								
2.1	**Excavation**								
	Site preparation is inlcuded in enabling works		Note						
A	Excavated material will be located on site for future use		Note						
	Bulk Excavation								
B	Allowance for bulk excavation to reduce levels	301	m3	$ 25.00	$ 7,525.00	$ 7,525.00			Rate has been adjusted.
C	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	459.00	t	$ 5.00	$ 2,295.00	$ 2,295.00			
	Detailed Excavation								
D	Allowance for detailed excavation of edge beams	117	m3	$ 150.00	$ 17,550.00	$ 17,550.00			Rate has been adjusted.
E	Allowance for detailed excavation of internal beams	89	m3	$ 150.00	$ 13,350.00	$ 13,350.00			Rate has been adjusted.
F	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	327.89	t	$ 5.00	$ 1,639.45	$ 1,639.45			
	Base								
G	Allowance for subgrade preparation-level and compact	1,685	m2	$ 5.00	$ 8,425.00	$ 8,425.00			
H	Allowance for 50mm nominal sand blinding	85	m3	$ 160.00	$ 13,600.00	$ 13,600.00			
	Environmental controls								
I	Provisional sum allowance for environmental controls (e.g. stabilized construction access, silt fence and the like)	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Excavation	**1,529**	**m2**		**$ 74,384.45**		**$ 74,384.45**		
2.2	Shoring, Piers, etc.	1,529	m2		N/A		N/A		Noted
2.3	**Formwork**								
	Ground Slab								
A	Allowance for formwork to the edge of ground floor slab	135	m2	$ 150.00	$ 20,250.00	$ 20,250.00			
	Miscellaneous								
B	Provisional sum allowance for formwork to penetrations	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Formwork	**1,529**	**m2**		**$ 30,250.00**		**$ 30,250.00**		
2.4	Permanent Formwork	1,529	m2		N/A		N/A		
2.5	**Reinforcement Supply**								
A	Allowance for supply of Reinforcing to ground floor slab @ 90kg/m3	18.27	t	$ 2,500.00	$ 45,675.00	$ 45,675.00			
B	Allowance for supply of Reinforceing to conc. beams @ 150kg/m3	28.05	t	$ 2,500.00	$ 70,125.00	$ 70,125.00			
	TOTAL Reinforcement Supply	**1,529**	**m2**		**$ 115,800.00**		**$ 115,800.00**		
2.6	**Reinforcement Fix**								
A	Allowance for fixing of Reinforcing to ground floor slab @ 90kg/m3	18.27	t	$ 1,100.00	$ 20,097.00	$ 20,097.00			Rate has been adjusted.
B	Allowance for fixing of Reinforceing to conc. beams @ 150kg/m3	28.05	t	$ 1,100.00	$ 30,855.00	$ 30,855.00			
	TOTAL Reinforcement Fix	**1,529**	**m2**		**$ 50,952.00**		**$ 50,952.00**		
2.7	Prestressing	1,529	m2		N/A		N/A		

WT PARTNERSHIP

RSPCA - Canberra

PR022973 - RSPCA-Pialligo Buildings

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
2.8	**Concrete Supply**								
A	Allowance for the supply of concrete slab-120mm	203	m3	$ 220.00	$ 44,660.00	$ 44,660.00			
B	Allowance for the supply of concrete edge beam-450mmx500mm	106	m3	$ 220.00	$ 23,320.00	$ 23,320.00			
C	Allowance for the supply of concrete internal beam-300mmx500mm	81	m3	$ 220.00	$ 17,820.00	$ 17,820.00			
	TOTAL Concrete Supply	**1,529**	**m2**		**$ 85,800.00**		**$ 85,800.00**		
2.9	**Concrete Pump & Place**								
	Pump and Place								
A	Allowance for pumping and placing concrete to slab-120mm	203	m3	$ 125.00	$ 25,375.00	$ 25,375.00			
B	Allowance for pumping and placing concrete to edge beam-450mmx500mm	106	m3	$ 125.00	$ 13,250.00	$ 13,250.00			
C	Allowance for pumping and placing concrete to internal beam-300mmx500mm	81	m3	$ 125.00	$ 10,125.00	$ 10,125.00			
	Surface finishes								
D	Allowance for concrete finishing	1,685	m2	$ 15.00	$ 25,275.00	$ 25,275.00			
	Testing								
E	Allowance for concrete testing	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Concrete Pump & Place	**1,529**	**m2**		**$ 84,025.00**		**$ 84,025.00**		
2.10	**Masonry**								
	External Wall								
A	Allowance for blockwork for external conc. blockwork wall-150mm with core filled	1,547	m2	$ 350.00	$ 541,450.00	$ 541,450.00			Quantity and rate have been adjusted. This need to be read together with External Cladding trade
	TOTAL Masonry	**1,529**	**m2**		**$ 541,450.00**		**$ 541,450.00**		
2.11	Precast	1,529	m2		N/A		N/A		
2.12	**Fixout Carpentry**								
A	Access panels - assume 2 per common corridor	16	No	$ 350.00	$ 5,600.00	$ 5,600.00			
B	Skirting	991	m	$ 25.00	$ 24,775.00	$ 24,775.00			
C	Cornice to Lounge	744	m	$ 9.00	$ 6,696.00	$ 6,696.00			
	TOTAL Fixout Carpentry	**1,529**	**m2**		**$ 37,071.00**		**$ 37,071.00**		
2.13	Fitoff Carpentry	1,529	m2		Incl.		Incl.		
2.14	**Structural Steelwork**								
	Steel Column								
A	Allowance for SHS column	3.74	t	$ 10,000.00	$ 37,400.00	$ 37,400.00			Quantity and rate have been adjusted.
	Steel Beam								
B	Allowance for rafter/beem	29.08	t	$ 10,000.00	$ 290,800.00	$ 290,800.00			Quantity and rate have been adjusted.
	Purline								
C	Allowance for purline	10.8	t	$ 11,500.00	$ 124,200.00	$ 124,200.00			Quantity and rate have been adjusted.
	Bracing								
D	Allowance for bracing	1.91	t	$ 12,000.00	$ 22,920.00	$ 22,920.00			Quantity has been adjusted.
	Miscellaneous								
E	Allowance for unmeasured items including fly bracing, Girt, temporary bracing, stiffeners, cleats, bolts,ect.	1	Item	$ 15,000.00	$ 15,000.00	$ 15,000.00			
	TOTAL Structural Steelwork	**1,529**	**m2**		**$ 490,320.00**		**$ 490,320.00**		
2.15	**Roofing**								

RSPCA - Canberra

PR022973 - RSPCA-Pialligo Buildings

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
A	Allowance for metal roofing to noncombustible roof panel with insulation	2011	m2	$ 240.00	$ 482,640.00	$ 482,640.00			Quantity and rate have been adjusted.
B	EO allowance for access point for each roof	8	no	$ 1,200.00	$ 9,600.00	$ 9,600.00			
C	Allowance for gutter box	274	m	$ 45.00	$ 12,330.00	$ 12,330.00			
D	Allowance for down pipes	32	no	$ 200.00	$ 6,400.00	$ 6,400.00			
	TOTAL Roofing	**1,529**	**m2**		**$ 510,970.00**		**$ 510,970.00**		
2.16	**Wall Cladding**								
	External Wall								
A	Allowance for metal cladding including furring channel	1007	m2	$ 240.00	$ 241,680.00	$ 241,680.00			Quantity and rate have been adjusted.
	TOTAL Wall Cladding	**1,529**	**m2**		**$ 241,680.00**		**$ 241,680.00**		
2.17	Hydraulic Services	1,529	m2		Incl.		Incl.		Included in Services Trade
2.18	Electrical & Comm Services	1,529	m2		Incl.		Incl.		Included in Services Trade
2.19	Security Services	1,529	m2		Incl.		Incl.		Included in Services Trade
2.20	Mechanical Services	1,529	m2		Incl.		Incl.		Included in Services Trade
2.21	Lift Services	1,529	m2		N/A		N/A		NA
2.22	Fire Services	1,529	m2		Incl.		Incl.		Included in Services Trade
2.23	**Windows**								
	Window								
A	Allowance for double glazed window to Cat Area(Cat+Small animal)	102	m2	$ 1,000.00	$ 102,000.00	$ 102,000.00			
	TOTAL Windows	**1,529**	**m2**		**$ 102,000.00**		**$ 102,000.00**		
2.24	**Doors & Hardware**								
	The rate for door is inclusive of door frame, door and hardware		Note						
	External Doors								
	Solid Core Door								
A	Single door	18	No	$ 2,000.00	$ 36,000.00	$ 36,000.00			
B	Pair of door	2	No	$ 2,800.00	$ 5,600.00	$ 5,600.00			
	Roller Shutter								
C	Allowance for roller shutter - 300mm high	24	m2	$ 1,250.00	$ 30,000.00	$ 30,000.00			
	Painting								
D	Painting to single door	18	No	$ 180.00	$ 3,240.00	$ 3,240.00			
E	Painting to pair of door	2	No	$ 360.00	$ 720.00	$ 720.00			
	Internal Doors								
	40 thick Solid Core Door								
F	Single door	14	No	$ 1,500.00	$ 21,000.00	$ 21,000.00			
G	Pair of door	2	No	$ 2,500.00	$ 5,000.00	$ 5,000.00			
	Painting								
H	Painting to single door	14	No	$ 180.00	$ 2,520.00	$ 2,520.00			
I	Painting to pair of door	2	No	$ 360.00	$ 720.00	$ 720.00			
	TOTAL Doors & Hardware	**1,529**	**m2**		**$ 104,800.00**		**$ 104,800.00**		
2.25	Render	1,529	m2		N/A		N/A		
2.26	**Partitions & Linings**								
	The partition rates are inclusive of skirting		Note						
A	**Assume all internal wall are 92mm studwork with insulation**								
	Internal Partiition								
B	Allowance for 92mm studwork partition for all dry area	479	m2	$ 231.67	$ 110,968.33	$ 110,968.33			
C	Allowance for 92mm studwork partition for all wet area	93	m2	$ 241.67	$ 22,475.00	$ 22,475.00			

WT PARTNERSHIP

RSPCA - Canberra

PR022973 - RSPCA-Pialligo Buildings

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
	External wall								
D	Allowance 92mm studwork partition inside of external block wall with insulation	2554	m2	$ 180.00	$ 459,720.00	$ 459,720.00			WT has included partition for Metal cladding as well. Quantity and rates have been adjusted.
	Ceiling								
E	Allowance for plasterboard ceiling	1529	m2	$ 115.00	$ 175,835.00	$ 175,835.00			
	TOTAL Partitions & Linings	**1,529**	**m2**		**$ 768,998.33**		**$ 768,998.33**		
2.27	Insulation	1,529	m2		Incl.		Incl.		
2.28	**Joinery**								
	Joinery								
A	Allow Kitchen Joinery (700D) to Food Prep Areas	17	m	$ 3,500.00	$ 57,995.00	$ 57,995.00			
B	Allow Wash Bay Joinery (700D) to Cat Areas	22	m	$ 2,500.00	$ 55,000.00	$ 55,000.00			
C	Allow Toilet Partitions to Bathroom	2	no	$ 2,200.00	$ 4,400.00	$ 4,400.00			
	TOTAL Joinery	**1,529**	**m2**		**$ 117,395.00**		**$ 117,395.00**		
2.29	**FF&E**								
	FF&E								
	Allow Supply and Install of the Following:		Note						
	Waste Bins								
A	Allow wheelie Bin (Assume 1100L)	2	no	$ 150.00	$ 300.00	$ 300.00			
B	Allow large waste bin (Assume 1100L)	1	no	$ 1,200.00	$ 1,200.00	$ 1,200.00			
	Tables								
C	Allow Round Tables (800Dia)	5	no	$ 250.00	$ 1,250.00	$ 1,250.00			
D	Allow Office Desks (2.1Wx0.8D)	3	no	$ 3,000.00	$ 9,000.00	$ 9,000.00			
E	Allow Privacy Screens to Office Desks	3	no	$ 400.00	$ 1,200.00	$ 1,200.00			
	Workstations								
F	Allow Workstations (1.8Wx0.8D)	6	no	$ 2,700.00	$ 16,200.00	$ 16,200.00			
G	Allow Monitor Arms to Workstations and Office Desks	9	no	$ 385.45	$ 3,469.09	$ 3,469.09			
H	Allow Pin-boards to Wall-facing Workstations	6	no	$ 400.00	$ 2,400.00	$ 2,400.00			
	Chairs								
I	Allow Task Chairs to Workstations/Desks	9	no	$ 400.00	$ 3,600.00	$ 3,600.00			
J	Allow Single Meeting Chairs	6	no	$ 850.27	$ 5,101.63	$ 5,101.63			
	TOTAL FF&E	**1,529**	**m2**		**$ 43,720.72**		**$ 43,720.72**		
2.30	Stairs	1,529	m2		N/A		N/A		
2.31	**Metalworks**								
	Metalworks								
	Caging Enclosure								
A	Allow caging enclosure for Pet Spaces (1.2Lx1.2W - assume 2.1H including cage lid)	8	no	$ 2,304.00	$ 18,432.00	$ 18,432.00			
B	Allow caging enclosure for Rabbit Spaces - assume 2.1H including cage lid)	16	no	$ 2,970.00	$ 47,520.00	$ 47,520.00			
C	Allow caging enclosure for Aviary Spaces (3.0Lx3.0W including cage lid - assume 2.1H)	3	no	$ 6,840.00	$ 20,520.00	$ 20,520.00			
D	Allow caging enclosure for Reptile Spaces (3.0Lx1.4W including cage lid - assume 2.1H)	4	no	$ 5,496.00	$ 21,984.00	$ 21,984.00			
E	Allow fencing enclosure for Cat Spaces (Assume 2.1H including 2.0D cage Lid)	498	m	$ 820.00	$ 408,360.00	$ 408,360.00			Quantity and rate have been adjusted.
F	E/O Allow for Internal Cage Doors	146	no	$ 100.00	$ 14,600.00	$ 14,600.00			
	TOTAL Metalworks	**1,529**	**m2**		**$ 531,416.00**		**$ 489,596.00**		
2.32	Balustrades/ Handrail	1,529	m2		N/A		N/A		
2.33	**Waterproofing**								

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
	Ground Slab								
A	Allowance for 0.2mm polythene damp proof membrane for ground slab	1,685	m2	$ 10.00	$ 16,850.00	$ 16,850.00			
	Internal Area								
B	Allowance for waterproofing in wet area	127	m2	$ 90.00	$ 11,430.00	$ 11,430.00			Rate has been adjusted.
C	Allowance for waterproofing in cage area	743	m2	$ 90.00	$ 66,870.00	$ 66,870.00			
	TOTAL Waterproofing	**1,529**	**m2**		**$ 95,150.00**		**$ 95,150.00**		
2.34	**Tiling**								
	Floor Tile								
A	Allowance for floor tiling to wet area	39	m2	$ 250.00	$ 9,750.00	$ 9,750.00			
	Wall tile								
B	Allowance for full height wall tiling to wet area	93	m2	$ 150.00	$ 13,950.00	$ 13,950.00			Rate has been adjusted.
	TOTAL Tiling	**1,529**	**m2**		**$ 23,700.00**		**$ 23,700.00**		
2.35	**Carpet & Vinyl Finishes**								
	Carpet								
A	Allowance for carpet floor finish to office area	161	m2	$ 60.00	$ 9,660.00	$ 9,660.00			Rate has been adjusted.
	Vinyl								
B	Allowance for vinyl floor finish to circulation area	538	m2	$ 150.00	$ 80,700.00	$ 80,700.00			Rate has been adjusted.
C	Allowance for vinyl floor finish to cage area	462	m2	$ 150.00	$ 69,300.00	$ 69,300.00			Rate has been adjusted.
	TOTAL Carpet & Vinyl Finishes	**1,529**	**m2**		**$ 159,660.00**		**$ 159,660.00**		
2.36	**Painting**								
	Painting to Walls								
A	Allowance for painting to internal partition drywall - allow two sides-3000mm height	1,143	m2	$ 20.00	$ 22,860.00	$ 22,860.00			
B	Allowance for painting to plaster linning inside of the external wall- allow one side-3000mm height	939	m2	$ 20.00	$ 18,780.00	$ 18,780.00			
	Painting to Ceilings								
C	Allowance for painting to plaster board ceiling	1,529	m2	$ 22.00	$ 33,638.00	$ 33,638.00			
	TOTAL Painting	**1,529**	**m2**		**$ 75,278.00**		**$ 75,278.00**		
2.37	**Signage**								
	Signage								
A	Allow for Signage and Wayfinding	1,529	m2	$ 50.00	$ 76,450.00	$ 76,450.00			Rate has been adjusted.
B	E/O Compartment Signage for Aviary Enclosure Caging	3	no	$ 80.00	$ 240.00	$ 240.00			
C	E/O Compartment Signage for Pet Enclosure Caging	8	no	$ 80.00	$ 640.00	$ 640.00			
D	E/O Compartment Signage for Rabbit Enclosure Caging	16	no	$ 80.00	$ 1,280.00	$ 1,280.00			
E	E/O Compartment Signage for Reptile Enclosure Caging	4	no	$ 80.00	$ 320.00	$ 320.00			
F	E/O Compartment Signage for Cat Enclosure Caging	115	no	$ 80.00	$ 9,200.00	$ 9,200.00			
	TOTAL Signage	**1,529**	**m2**		**$ 88,130.00**		**$ 88,130.00**		
2.38	**Cleaning**								
A	**Allowance for cleaning**	1,529		$ 10.00	$ 15,290.00	$ 15,290.00			Rate has been adjusted.
	TOTAL Cleaning	**1,529**	**m2**		**$ 15,290.00**		**$ 15,290.00**		
2.39	**PC Items**								
	PC Items								
	Allow Supply and Install of the Following:		Note						
	Hydraulic Fixtures								
	Sinks								

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
A	Allow Bathroom Basins - Assume Wall Mount	1	no	$ 550.00	$ 550.00	$ 550.00			
B	Allow Bottle Trap (For Wall Mount Basin)	1	no	$ 500.00	$ 500.00	$ 500.00			
C	Allow Single Sink with Drainer to Food Prep Areas	4	no	$ 670.00	$ 2,679.99	$ 2,679.99			
D	Allow Single Sink to Cat Wash Bays	4	no	$ 530.10	$ 2,120.41	$ 2,120.41			
	Taps								
E	Allow Taps to Bathroom Basins	1	no	$ 630.00	$ 630.00	$ 630.00			
F	Allow Kitchen Mixer to Food Prep Areas	4	no	$ 480.00	$ 1,920.00	$ 1,920.00			
G	Allow Sink Mixer and Hose Combo to Cat Wash Bays	4	no	$ 600.10	$ 2,400.39	$ 2,400.39			
	Toilets								
H	Allow Toilets to Bathroom	2	no	$ 900.00	$ 1,800.00	$ 1,800.00			
	Sanitary Hardware								
I	Allow Robe Hook to Bathroom	2	no	$ 100.00	$ 200.01	$ 200.01			
J	Allow Toilet Roll Holders to Bathroom	2	no	$ 130.00	$ 259.99	$ 259.99			
	Dispeners								
K	Allow Soap Dispensers to Food Prep Areas	2	no	$ 200.00	$ 400.01	$ 400.01			
L	Allow Soap Dispensers to Cat Wash Areas	4	no	$ 200.00	$ 800.02	$ 800.02			
M	Allow Soap Dispensers to Bathroom	1	no	$ 200.00	$ 200.00	$ 200.00			
N	Allow Paper Towel Dispensers to Food Prep Areas	2	no	$ 150.10	$ 300.20	$ 300.20			
O	Allow Paper Towel Dispensers to Cat Wash Areas	4	no	$ 150.10	$ 600.39	$ 600.39			
P	Allow Paper Towel Dispensers to Bathroom	1	no	$ 150.10	$ 150.10	$ 150.10			
	Appliances								
Q	Allow Cooktop to Food Prep Areas	2	no	$ 800.00	$ 1,600.01	$ 1,600.01			
R	Allow Fridges to Food Prep Areas	2	no	$ 1,100.00	$ 2,200.00	$ 2,200.00			
S	Allow Electric Hand Dryer to Bathroom	1	no	$ 1,230.00	$ 1,230.00	$ 1,230.00			
T	Allow Hot Water Unit to Kitchens - assumed inclusion	2	no	$ 4,600.00	$ 9,200.00	$ 9,200.00			
U	Allow Microwave to Kitchens - assumed inclusion	2	no	$ 450.00	$ 900.00	$ 900.00			
V	Allow Dishwasher to Kitchens - assumed inclusion	2	no	$ 800.00	$ 1,600.00	$ 1,600.00			
	TOTAL PC Items	**1,529**	**m2**		**$ 32,241.52**		**$ 32,241.52**		
2.40	**Mirror & Splashbacks**								
	Mirror & Splashbacks								
	Mirrors								
A	Allow Single Mirror to Bathrooms (Assume 600W x 900H Frameless)	1	no	$ 250.00	$ 250.00	$ 250.00			
	Splashbacks								
B	Allow Glass Splashbacks to Kitchen Joinery (700H) in Food Prep Areas	17	m	$ 630.00	$ 10,439.10	$ 10,439.10			
C	Allow Glass Splashbacks to Bay Joinery (700H) in Cat Areas	22	m	$ 630.00	$ 13,860.00	$ 13,860.00			
	TOTAL Mirror & Splashbacks	**1,529**	**m2**		**$ 24,549.10**		**$ 24,549.10**		
	TOTAL TRADE CAT AREA/ SHELTERS				**$ 4,403,211.13**			**$ 4,403,211.13**	
3	**ADMINSTRATION AREA(RECEPTION+ADMINSTRATION+CLINIC+PLANT)**								
3.1	**Excavation**								
	Site preparation is inlcuded in enabling works		Note						
A	Excavated material will be located on site for future use		Note						
	Bulk Excavation								
B	Allowance for bulk excavation to reduce levels	376	m3	$ 25.00	$ 9,400.00	$ 9,400.00			Rate changed

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
C	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	572.00	t	$ 5.00	$ 2,860.00	$ 2,860.00			
	Detailed Excavation								
D	Allowance for detailed excavation of edge beams	99	m3	$ 150.00	$ 14,850.00	$ 14,850.00			Rate changed
E	Allowance for detailed excavation of internal beams	134	m3	$ 150.00	$ 20,100.00	$ 20,100.00			Rate changed
F	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	371.32	t	$ 5.00	$ 1,856.60	$ 1,856.60			
	Base								
G	Allowance for subgrade preparation-level and compact	2,102	m2	$ 5.00	$ 10,510.00	$ 10,510.00			
H	Allowance for 50mm nominal sand blinding	106	m3	$ 160.00	$ 16,960.00	$ 16,960.00			
	Environmental controls								
I	Provisional sum allowance for environmental controls (e.g. stabilized construction access, silt fence and the like)	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Excavation	**2,001**	**m2**		**$ 86,536.60**		**$ 86,536.60**		
3.2	Shoring, Piers, etc.	2,001	m2		N/A		N/A		Noted
3.3	**Formwork**								
	Ground Slab								
A	Allowance for formwork to the edge of ground floor slab	202	m2	$ 150.00	$ 30,300.00	$ 30,300.00			
	Miscellaneous								
B	Provisional sum allowance for formwork to penetrations	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Formwork	**2,001**	**m2**		**$ 40,300.00**		**$ 40,300.00**		
3.4	Permanent Formwork	2,001	m2		N/A		N/A		
3.5	**Reinforcement Supply**								
A	Allowance for supply of Reinforcing to ground floor slab @ 90kg/m3	22.77	t	$ 2,500.00	$ 56,925.00	$ 56,925.00			
B	Allowance for supply of Reinforceing to conc. beams @ 150kg/m3	31.80	t	$ 2,500.00	$ 79,500.00	$ 79,500.00			
	TOTAL Reinforcement Supply	**2,001**	**m2**		**$ 136,425.00**		**$ 136,425.00**		
3.6	**Reinforcement Fix**								
A	Allowance for fixing of Reinforcing to ground floor slab @ 90kg/m3	22.77	t	$ 1,100.00	$ 25,047.00	$ 25,047.00			Rate changed
B	Allowance for fixing of Reinforceing to conc. beams @ 150kg/m3	31.80	t	$ 1,100.00	$ 34,980.00	$ 34,980.00			Rate changed
	TOTAL Reinforcement Fix	**2,001**	**m2**		**$ 60,027.00**		**$ 60,027.00**		
3.7	Prestressing	2,001	m2		N/A		N/A		
3.8	**Concrete Supply**								
A	Allowance for the supply of concrete slab-120mm	253	m3	$ 220.00	$ 55,660.00	$ 55,660.00			
B	Allowance for the supply of concrete edge beam-450mmx500mm	90	m3	$ 220.00	$ 19,800.00	$ 19,800.00			
C	Allowance for the supply of concrete internal beam-300mmx500mm	122	m3	$ 220.00	$ 26,840.00	$ 26,840.00			
	TOTAL Concrete Supply	**2,001**	**m2**		**$ 102,300.00**		**$ 102,300.00**		
3.9	**Concrete Pump & Place**								
	Pump and Place								

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
A	Allowance for pumping and placing concrete to slab-120mm	235	m3	$ 125.00	$ 29,375.00	$ 29,375.00			Quantity has been adjusted.
B	Allowance for pumping and placing concrete to edge beam-450mmx500mm	90	m3	$ 125.00	$ 11,250.00	$ 11,250.00			
C	Allowance for pumping and placing concrete to internal beam-300mmx500mm	122	m3	$ 125.00	$ 15,250.00	$ 15,250.00			
	Surface finishes								
D	Allowance for concrete finishing	2,102	m2	$ 15.00	$ 31,530.00	$ 31,530.00			
	Testing								
E	Allowance for concrete testing	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Concrete Pump & Place	**2,001**	**m2**		**$ 97,405.00**		**$ 97,405.00**		
3.10	**Masonry**								
	External Wall								
A	Allowance for blockwork for external conc. blockwork wall-150mm with core filled	2409	m2	$ 285.00	$ 686,565.00	$ 686,565.00			Quantity and rate have been adjusted. This need to be read together with External Cladding trade
	TOTAL Masonry	**2,001**	**m2**		**$ 686,565.00**		**$ 686,565.00**		
3.11	Precast	2,001	m2		N/A		N/A		
3.12	**Fixout Carpentry**								
A	Access panels - assume 2 per common corridor	8	No	$ 350.00	$ 2,800.00	$ 2,800.00			
B	Skirting	1,684	m	$ 25.00	$ 42,100.00	$ 42,100.00			
C	Cornice to Lounge	975	m	$ 9.00	$ 8,775.00	$ 8,775.00			
	TOTAL Fixout Carpentry	**2,001**	**m2**		**$ 53,675.00**		**$ 53,675.00**		
3.13	Fitoff Carpentry	2,001	m2		Incl.		Incl.		
3.14	**Structural Steelwork**								
	Steel Column								
A	Allowance for SHS column	8	t	$ 10,000.00	$ 80,000.00	$ 80,000.00			Quantity and rate have been adjusted.
	Steel Beam								
B	Allowance for rafter/beem	29.96	t	$ 10,000.00	$ 299,600.00	$ 299,600.00			Quantity and rate have been adjusted.
	Purlin								
C	Allowance for purlin	10.8	t	$ 11,500.00	$ 124,200.00	$ 124,200.00			Quantity and rate have been adjusted.
	Bracing								
D	Allowance for bracing	9.02	t	$ 12,000.00	$ 108,240.00	$ 108,240.00			
	Miscellaneous								
E	Allowance for unmeasured items including fly bracing, Girt, temporary bracing, stiffeners, cleats, bolts,ect.	1	Item	$ 15,000.00	$ 15,000.00	$ 15,000.00			
	TOTAL Structural Steelwork	**2,001**	**m2**		**$ 627,040.00**		**$ 627,040.00**		
3.15	**Roofing**								
A	Allowance for metal roofing to noncombustible roof panel with insulation	2888	m2	$ 240.00	$ 693,120.00	$ 693,120.00			Quantity and rate have been adjusted.
B	EO allowance for access point for each roof	6	no	$ 1,200.00	$ 7,200.00	$ 7,200.00			
C	Allowance for gutter box	142	m	$ 45.00	$ 6,390.00	$ 6,390.00			
D	Allowance for down pipes	23	no	$ 200.00	$ 4,600.00	$ 4,600.00			
	TOTAL Roofing	**2,001**	**m2**		**$ 711,310.00**		**$ 711,310.00**		
3.16	**Wall Cladding**								
	External Wall								
A	Allowance for metal cladding including furring channel	2409	m2	$ 240.00	$ 578,160.00	$ 578,160.00			Quantity and rate have been adjusted.
	TOTAL Wall Cladding	**2,001**	**m2**		**$ 578,160.00**		**$ 578,160.00**		

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
3.17	Hydraulic Services	2,001	m2		Incl.		Incl.		Included in Services Trade
3.18	Electrical & Comm Services	2,001	m2		Incl.		Incl.		Included in Services Trade
3.19	Security Services	2,001	m2		Incl.		Incl.		Included in Services Trade
3.20	Mechanical Services	2,001	m2		Incl.		Incl.		Included in Services Trade
3.21	Lift Services	2,001	m2		N/A		N/A		NA
3.22	Fire Services	2,001	m2		Incl.		Incl.		Included in Services Trade
3.23	**Windows**								
	Window								
A	Allowance for double glazed window to Adminstration Area(Reception+Adminstration+Clinc+Plant)	238	m2	$ 1,000.00	$ 238,000.00	$ 238,000.00			
	TOTAL Windows	**2,001**	**m2**		**$ 238,000.00**		**$ 238,000.00**		
3.24	**Doors & Hardware**								
	The rate for door is inclusive of door frame, door and hardware		Note						
	External Doors								
	Solid Core Door								
A	Single door	12	No	$ 2,000.00	$ 24,000.00	$ 24,000.00			
B	Pair of door	6	No	$ 2,800.00	$ 16,800.00	$ 16,800.00			
	Glazed Door								
C	Single door	1	No	$ 1,800.00	$ 1,800.00	$ 1,800.00			
	Roller Shutter								
D	Allowance for roller shutter - 300mm high	69	m2	$ 1,250.00	$ 86,250.00	$ 86,250.00			
	Painting								
E	Painting to single door	12	No	$ 180.00	$ 2,160.00	$ 2,160.00			
F	Painting to pair of door	6	No	$ 360.00	$ 2,160.00	$ 2,160.00			
	Internal Doors								
	40 thick Solid Core Door								
G	Single door	68	No	$ 1,500.00	$ 102,000.00	$ 102,000.00			
H	Pair of door	7	No	$ 2,500.00	$ 17,500.00	$ 17,500.00			
	Painting								
I	Painting to single door	68	No	$ 180.00	$ 12,240.00	$ 12,240.00			
J	Painting to pair of door	7	No	$ 360.00	$ 2,520.00	$ 2,520.00			
	TOTAL Doors & Hardware	**2,001**	**m2**		**$ 267,430.00**		**$ 267,430.00**		
3.25	Render	2,001	m2		N/A		N/A		
3.26	**Partitions & Linings**								
	The partition rates are inclusive of skirting		Note						
A	**Assume all internal wall are 92mm studwork with insulation**								
	Internal Partiition								
B	Allowance for 92mm studwork partition for all dry area	1,229	m2	$ 231.67	$ 284,718.33	$ 284,718.33			
C	Allowance for 92mm studwork partition for all wet area	497	m2	$ 241.67	$ 120,108.33	$ 120,108.33			
D	EO allowance for radiation protection to Imaging	38	m2	$ 500.00	$ 19,000.00	$ 19,000.00			
	External wall								
E	Allowance 92mm studwork partition inside of external block wall with insulation	2,409	m2	$ 180.00	$ 433,620.00	$ 433,620.00			WT has included partition for Metal cladding as well. Quantity and rates have been adjusted.
	Glazing partition								
F	Allowance for glazing partition	126	m2	$ 1,200.00	$ 151,200.00	$ 151,200.00			
	Ceiling								
G	Allowance for plasterboard ceiling	2,001	m2	$ 115.00	$ 230,115.00	$ 230,115.00			

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
H	EO allowance for radiation protection to Imagin ceiling	11	m2	$ 500.00	$ 5,500.00	$ 5,500.00			
	TOTAL Partitions & Linings	**2,001**	**m2**		**$ 1,244,261.67**		**$ 1,244,261.67**		
3.27	Insulation	2,001	m2		Incl.		Incl.		
3.28	**Joinery**								
	Joinery								
A	Allow Toilet Partitions to Bathrooms	14	no	$ 2,200.00	$ 30,800.00	$ 30,800.00			
B	Allow Shower Partitions to Changerooms	4	no	$ 2,200.00	$ 8,800.00	$ 8,800.00			
C	Allow Urinal Divider to Bathrooms	3	no	$ 1,000.00	$ 3,000.00	$ 3,000.00			
D	Allow Island Display Bench to Adoption Reception Area (600D)	3	m	$ 3,000.00	$ 9,000.00	$ 9,000.00			
E	Allow Shelving Cabinet to Adoption Reception Area (400D)	17	m	$ 2,500.00	$ 42,500.00	$ 42,500.00			
F	Allow Reception Island Counter (800D)	9	m	$ 3,500.00	$ 31,500.00	$ 31,500.00			
G	Allow Pigeon Box Joinery to Reception (350D)	10	m	$ 5,000.00	$ 50,000.00	$ 50,000.00			
H	Allow Laundry Joinery to S.AN Laundry (600D)	5	m	$ 3,000.00	$ 15,000.00	$ 15,000.00			
I	Allow Cadenza Joinery to Volunteer Briefing (600D)	5	m	$ 3,000.00	$ 15,000.00	$ 15,000.00			
J	Allow Kitchen Joinery to Volunteer Briefing Room (600D)	9	m	$ 3,500.00	$ 31,500.00	$ 31,500.00			
K	Allow Joinery to Archive & Printer Room (700D)	9	m	$ 3,500.00	$ 31,500.00	$ 31,500.00			
L	Allow Cupboard Joinery to Secure Archive (700D)	5	m	$ 4,000.00	$ 20,000.00	$ 20,000.00			
M	Allow vanity joinery to Bathroom (500D)	12	m	$ 3,000.00	$ 36,000.00	$ 36,000.00			
N	Allow Compartments to Bulk Store (1.1Wx1.1D)	19	no	$ 1,500.00	$ 28,500.00	$ 28,500.00			
O	Allow Compartments to Laundry (1.0Wx0.6D)	14	no	$ 1,000.00	$ 14,000.00	$ 14,000.00			
P	Allow D & W Compartments to Laundry (0.9Wx1.2D)	10	no	$ 2,000.00	$ 20,000.00	$ 20,000.00			
	Lockers								
Q	Allow Locker Seating to Changerooms (500D)	4	m	$ 1,500.00	$ 6,000.00	$ 6,000.00			
R	Allow Lockers to Changerooms	24	no	$ 700.00	$ 16,800.00	$ 16,800.00			
	Joinery to Vet Clinic								
S	Consult Joinery to Vet Clinic Area (600D)	91	m	$ 3,000.00	$ 273,000.00	$ 273,000.00			Rate has been adjusted.
T	Workstation Joinery to Workstation and Office Areas (600D)	22	m	$ 2,000.00	$ 44,000.00	$ 44,000.00			
U	Shleving for Walk-in Refigeration Room (800D)	11	m	$ 2,500.00	$ 27,500.00	$ 27,500.00			
V	Storage Cupboards (600D)	3	m	$ 3,000.00	$ 9,000.00	$ 9,000.00			
W	Waiting Bench (500D) with Curved Side	2	m	$ 2,000.00	$ 4,000.00	$ 4,000.00			
X	Central Cupboard Between MET's in Surgery Prep (700D)	1	m	$ 3,000.00	$ 3,000.00	$ 3,000.00			
	TOTAL Joinery	**2,001**	**m2**		**$ 770,400.00**		**$ 770,400.00**		
3.29	**FF&E**								
	FF&E								
	Allow Supply and Install of the Following:		Note						
	Waste Bins								
A	Allow 660L waste bin	27	no	$ 880.00	$ 23,760.00	$ 23,760.00			
B	Allow 240L waste bin	2	no	$ 200.00	$ 400.00	$ 400.00			
C	Allow 120L waste bin	8	no	$ 150.00	$ 1,200.00	$ 1,200.00			
	Pallet Racking								
D	Allowance for pallet racking	23	m	$ 450.00	$ 10,350.00	$ 10,350.00			
	Tables								
E	Allow Round Tables (800Dia)	13	no	$ 250.00	$ 3,250.00	$ 3,250.00			
F	Allow Office Desks (1.6Wx0.8D)	5	no	$ 2,700.00	$ 13,500.00	$ 13,500.00			
G	Allow Office Desks (2.1Wx0.8D)	6	no	$ 3,000.00	$ 18,000.00	$ 18,000.00			
H	Allow Table to Meeting Room (8P - 2.5Lx1.0W)	1	no	$ 3,000.00	$ 3,000.00	$ 3,000.00			
I	Allow Power Box for Meeting Room Table	1	no	$ 900.00	$ 900.00	$ 900.00			

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
J	Allow Privacy Screens to Office Desks	11	no	$ 400.00	$ 4,400.00	$ 4,400.00			
	Workstations								
K	Allow Workstations (2.1Wx0.8D)	22	no	$ 3,000.00	$ 66,000.00	$ 66,000.00			
L	Allow Monitor Arms to Workstations and Office Desks	33	no	$ 385.45	$ 12,719.99	$ 12,719.99			
M	Allow Privacy Screens to Face-to-Face Workstations	4	no	$ 400.00	$ 1,600.00	$ 1,600.00			
N	Allow Pin-boards to Wall-facing Workstations	18	no	$ 400.00	$ 7,200.00	$ 7,200.00			
	Chairs								
O	Allow Task Chairs to Workstations/Desks	34	no	$ 400.00	$ 13,600.00	$ 13,600.00			
P	Allow Chairs to Meeting Rooms	8	no	$ 869.90	$ 6,959.22	$ 6,959.22			
Q	Allow Chair to Reception Counter	4	no	$ 460.00	$ 1,840.00	$ 1,840.00			
R	Allow Single Breakout Chairs	30	no	$ 850.27	$ 25,508.16	$ 25,508.16			
S	Allow Modular 4-Piece Curved Lounge	4	no	$ 10,000.00	$ 40,000.00	$ 40,000.00			Rate has been adjusted.
	FF&E to Vet Clinic								
	Tables								
T	Outdoor Courtyard Table (4P - 750W x 1500L)	1	no	$ 4,100.00	$ 4,100.00	$ 4,100.00			
	Chairs								
U	Single Waiting Chairs to Consult Room	15	no	$ 850.27	$ 12,754.08	$ 12,754.08			
V	Task Chairs to Office and Workstations	12	no	$ 400.00	$ 4,800.00	$ 4,800.00			
W	Double Lounge Chairs	1	no	$ 2,000.00	$ 2,000.00	$ 2,000.00			
X	Seating to Outdoor Courtyard	4	no	$ 550.00	$ 2,200.00	$ 2,200.00			
	TOTAL FF&E	**2,001**	**m2**		**$ 280,041.44**		**$ 280,041.44**		
3.30	Stairs	2,001	m2		N/A		N/A		
3.31	**Metalworks**								
	Metalworks								
	Vet Clinic								
	Vet Fitout/Equipment Excluded as per Cost Plan Commentary 2023-11-06		Note						
	Indoor Caging Enclosure - Runs								
A	Caging enclosure (Recovery Run) (2.5Wx1.0D - assume 2.7H)	7	m2	$ 200.00	$ 1,400.00	$ 1,400.00			
B	Caging enclosure (Run) (1.2Wx1.5D - assume 2.7H)	13	m2	$ 210.00	$ 2,730.00	$ 2,730.00			
C	Caging enclosure (Run) (1.2Wx1.8D - assume 2.7H)	62	m2	$ 225.00	$ 13,950.00	$ 13,950.00			
D	Internal Cage Doors	24	no	$ 100.00	$ 2,400.00	$ 2,400.00			
	Indoor Caging Enclosures								
E	Caging compartments to Vet Clinic (Assume 0.8D x 2.7H)	33	m	$ 2,000.00	$ 66,000.00	$ 66,000.00			
	TOTAL Metalworks	**2,001**	**m2**		**$ 86,480.00**		**$ 86,480.00**		
3.32	**Balustrades/ Handrail**								
	Balustrades								
A	Allowance for 50mm steel flat-bar - 250mm high balustrades to stairs	10	m	$ 300.00	$ 3,000.00	$ 3,000.00			
	TOTAL Balustrades/ Handrail	**2,001**	**m2**		**$ 3,000.00**		**$ 3,000.00**		
3.33	**Waterproofing**								
	Ground Slab								
A	Allowance for 0.2mm polythene damp proof membrane for ground slab	2,102	m2	$ 10.00	$ 21,020.00	$ 21,020.00			
	Internal Area								
B	Allowance for waterproofing in wet area	404	m2	$ 90.00	$ 36,360.00	$ 36,360.00			Rate has been adjusted.
	TOTAL Waterproofing	**2,001**	**m2**		**$ 57,380.00**		**$ 57,380.00**		
3.34	**Tiling**								

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
	Floor Tile								
A	Allowance for floor tiling to wet area	184	m2	$ 250.00	$ 46,000.00	$ 46,000.00			
	Wall tile								
B	Allowance for full height wall tiling to wet area	297	m2	$ 150.00	$ 44,550.00	$ 44,550.00			
	TOTAL Tiling	**2,001**	**m2**		**$ 90,550.00**		**$ 90,550.00**		Rate has been adjusted.
3.35	**Carpet & Vinyl Finishes**								
	Carpet								
A	Allowance for carpet floor finish to office area	340	m2	$ 60.00	$ 20,400.00	$ 20,400.00			rate has been adjusted.
	Vinyl								
B	Allowance for vinyl floor finish to circulation area	459	m2	$ 150.00	$ 68,850.00	$ 68,850.00			Rate has been adjusted.
C	Allowance for vinyl floor finish to vet clinic area	604	m2	$ 150.00	$ 90,600.00	$ 90,600.00			Rate has been adjusted.
D	Allowance for vinyl floor finish to utility area	289	m2	$ 150.00	$ 43,350.00	$ 43,350.00			Rate has been adjusted.
	TOTAL Carpet & Vinyl Finishes	**2,001**	**m2**		**$ 223,200.00**		**$ 223,200.00**		
3.36	**Painting**								
	Painting to Walls								
A	Allowance for painting to internal partition drywall - allow two sides-2700mm height	3,451	m2	$ 20.00	$ 69,020.00	$ 69,020.00			
B	Allowance for painting to plaster linning inside of the external wall- allow one side-2700mm height	1,097	m2	$ 20.00	$ 21,940.00	$ 21,940.00			
	Painting to Ceilings								
C	Allowance for painting to plaster board ceiling	2,001	m2	$ 22.00	$ 44,022.00	$ 44,022.00			
	TOTAL Painting	**2,001**	**m2**		**$ 134,982.00**		**$ 134,982.00**		
3.37	**Signage**								
	Signage								
A	Allow for Signage and Wayfinding	2,001	m2	$ 50.00	$ 100,050.00	$ 100,050.00			
	Vet Clinic								
B	Compartment Signage for Cages in Vet Clinic	80	no	$ 80.00	$ 6,400.00	$ 6,400.00			
C	Compartment Signage for Run Enclosures in Vet Clinic	24	no	$ 80.00	$ 1,920.00	$ 1,920.00			
	TOTAL Signage	**2,001**	**m2**		**$ 108,370.00**		**$ 108,370.00**		
3.38	**Cleaning**								
A	**Allowance for cleaning**	2,001		$ 10.00	$ 20,010.00	$ 20,010.00			Rate has been adjusted.
	TOTAL Cleaning	**2,001**	**m2**		**$ 20,010.00**		**$ 20,010.00**		
3.39	**PC Items**								
	PC Items								
	Allow Supply and Install of the Following:		Note						
	Hydraulic Fixtures								
	Sinks								
A	Allow Bathroom Basins - Assume Undermount Mount	12	no	$ 600.00	$ 7,200.03	$ 7,200.03			
B	Allow Bathroom Basins (Acc) - Assume Wall Mount	1	no	$ 1,410.00	$ 1,410.00	$ 1,410.00			
C	Allow Bottle Trap (For Wall Mount Basin)	1	no	$ 500.00	$ 500.00	$ 500.00			
D	Allow Double Sink with Drainer to Briefing Room Kitchen and Laundry	2	no	$ 950.00	$ 1,900.01	$ 1,900.01			
	Taps								
E	Allow Taps to Bathroom Basins	12	no	$ 550.00	$ 6,600.05	$ 6,600.05			
F	Allow Taps to Bathroom Basins (Acc)	1	no	$ 610.00	$ 610.00	$ 610.00			
G	Allow Kitchen Mixer to Briefing Room Kitchen and Laundry	2	no	$ 480.00	$ 960.00	$ 960.00			
	Toilets								
H	Allow Toilets to Bathroom	14	no	$ 900.00	$ 12,599.99	$ 12,599.99			

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
I	Allow Toilets to Bathroom (Acc)	1	no	$ 2,199.99	$ 2,199.99	$ 2,199.99			
J	Allow Urinals to Bathrooms	4	no	$ 2,310.00	$ 9,240.02	$ 9,240.02			
	Showers								
K	Allow Floor waste to showers	4	no	$ 300.00	$ 1,200.00	$ 1,200.00			
L	Allow Shower rose to showers	4	no	$ 405.00	$ 1,620.00	$ 1,620.00			
M	Allow Wall Mixer Tap to showers	4	no	$ 275.00	$ 1,100.00	$ 1,100.00			
	Sanitary Hardware								
N	Allow Robe Hook to Toilet and Shower Cubicles	18	no	$ 100.00	$ 1,800.08	$ 1,800.08			
O	Allow Robe Hook to Bathroom (Acc) and Parent Room	2	no	$ 130.00	$ 260.00	$ 260.00			
P	Allow Toilet Roll Holders to Bathroom	14	no	$ 130.00	$ 1,819.96	$ 1,819.96			
Q	Allow Toilet Roll Holders to Bathroom (Acc)	1	no	$ 180.00	$ 180.00	$ 180.00			
R	Allow Changing Shelf to Bathroom (Acc)	1	no	$ 800.00	$ 800.00	$ 800.00			
S	Allow Grab Rail to bathroom (Acc)	2	no	$ 120.00	$ 240.00	$ 240.00			
	Dispeners								
T	Allow Soap Dispensers to Kitchens Areas	2	no	$ 200.00	$ 400.01	$ 400.01			
U	Allow Soap Dispensers to Bathrooms and Parent Room	6	no	$ 200.00	$ 1,200.03	$ 1,200.03			
V	Allow Soap Dispensers to Laundry	1	no	$ 200.00	$ 200.00	$ 200.00			
W	Allow Paper Towel Dispensers to Kitchen Areas	2	no	$ 150.10	$ 300.20	$ 300.20			
X	Allow Paper Towel Dispensers to Bathrooms and Parent Room	2	no	$ 150.10	$ 300.20	$ 300.20			
Y	Allow Paper Towel Dispensers to Laundry	1	no	$ 150.10	$ 150.10	$ 150.10			
	Appliances								
Z	Allow Cooktop to Kitchen Areas	1	no	$ 800.00	$ 800.00	$ 800.00			
AA	Allow Fridges - assume to Kitchen and Briefing Room Kitchen	2	no	$ 1,100.00	$ 2,200.00	$ 2,200.00			
AB	Allow Electric Hand Dryer to Bathroom Areas and Parent Room	6	no	$ 1,230.00	$ 7,380.02	$ 7,380.02			
AC	Allow Hot Water Unit to Kitchens - assumed inclusion	2	no	$ 4,600.00	$ 9,200.00	$ 9,200.00			
AD	Allow Microwave to Kitchens - assumed inclusion	2	no	$ 450.00	$ 900.00	$ 900.00			
AE	Allow Dishwasher to Kitchens - assumed inclusion	2	no	$ 800.00	$ 1,600.00	$ 1,600.00			
AF	Allow Wall-mounted TV (75") to Volunteer Briefing Room and Meeting Room - assumed inclusion	2	no	$ 1,920.10	$ 3,840.20	$ 3,840.20			
	PC Items to Vet Clinic								
	Hydraulic Fixtures								
	Sinks								
AG	Bathroom Basins - Assume Wall Mount	1	no	$ 1,410.00	$ 1,410.00	$ 1,410.00			
AH	Bottle Trap (For Wall Mount Basin)	1	no	$ 500.00	$ 500.00	$ 500.00			
AI	Cleaners Sink	1	no	$ 700.00	$ 700.00	$ 700.00			
AJ	Single Lab Sink (Small - 400Wx450D)	6	no	$ 500.00	$ 2,999.99	$ 2,999.99			
AK	Single Lab Sink (Large - 650Wx450D)	7	no	$ 570.00	$ 3,990.03	$ 3,990.03			
AL	Single Sink with Drainer	3	no	$ 470.00	$ 1,410.01	$ 1,410.01			
AM	Scrub Sinks (500D) - assume Stainless Steel with integrated stainless backing	5	m	$ 2,050.00	$ 10,250.00	$ 10,250.00			
	Taps								
AN	Taps to Bathroom Basins	1	no	$ 550.00	$ 550.00	$ 550.00			
AO	Three-Peice Wall Tap Set to Cleaners Sink	1	no	$ 405.00	$ 405.00	$ 405.00			
AP	Sink Mixer and Hose Combo to Scrub Sinks	5	no	$ 600.10	$ 3,000.49	$ 3,000.49			
AQ	Taps to Lab and Kitchen Sinks Sink (Small)	16	no	$ 480.00	$ 7,680.01	$ 7,680.01			
	Toilets				$ -	$ -			
AR	Toilets to Bathroom	1	no	$ 900.00	$ 900.00	$ 900.00			
	Sanitary Hardware				$ -	$ -			
AS	Robe Hook to Toilet	1	no	$ 100.00	$ 100.00	$ 100.00			
AT	Toilet Roll Holders to Bathroom	1	no	$ 130.00	$ 130.00	$ 130.00			

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
	Dispeners								
AU	Soap Dispensers to Bathroom Basins	1	no	$ 200.00	$ 200.00	$ 200.00			
AV	Soap Dispenser to Cleaners Sink	1	no	$ 200.00	$ 200.00	$ 200.00			
AW	Soap Dispensers to Scrub Sinks	2	no	$ 200.00	$ 400.01	$ 400.01			
AX	Soap Dispenser to Lab and Kitchen Sinks	16	no	$ 200.00	$ 3,200.07	$ 3,200.07			
AY	Paper Towel Dispenser to Bathroom Basins	1	no	$ 150.10	$ 150.10	$ 150.10			
AZ	Paper Towel Dispenser to Cleaners Sink	1	no	$ 150.10	$ 150.10	$ 150.10			
BA	Paper Towel Dispenser to Scrub Sinks	2	no	$ 150.10	$ 300.20	$ 300.20			
BB	Paper Towel Dispenser to Lab and Kitchen Sinks	16	no	$ 150.10	$ 2,401.57	$ 2,401.57			
	Appliances								
BC	WM/D - Washing Machine / Dryer Combo	2	no	$ 2,000.00	$ 4,000.00	$ 4,000.00			
BD	Fridges - assume to Kitchen and Briefing Room Kitchen	5	no	$ 1,100.00	$ 5,500.00	$ 5,500.00			
BE	Electric Hand Dryer to Bathroom Area	1	no	$ 1,230.00	$ 1,230.00	$ 1,230.00			
BF	Hot Water Unit to Food Prep Kitchen - assumed inclusion	1	no	$ 4,600.00	$ 4,600.00	$ 4,600.00			
BG	Microwave to Food Prep Kitchen - assumed inclusion	1	no	$ 450.00	$ 450.00	$ 450.00			
BH	Dishwasher to Food Prep Kitchen - assumed inclusion	1	no	$ 800.00	$ 800.00	$ 800.00			
	Special Vet Equipment								
	Vet Fitout/Equipment Excluded as per Cost Plan Commentary 2023-11-06		Note						
BI	DPT with EL - Dry Prep Table with Examination Light	1	no		Excl	Excl			
BJ	MET - Mobile Examination Table	1	no		Excl	Excl			
BK	MET with EL - Mobile Examination Table with Examination Light	4	no		Excl	Excl			
BL	WPT with EL - Wet Prep Table with Examination Light	3	no		Excl	Excl			
BM	ST with Single SL - Surgery Light with Single Examination Lights	4	no		Excl	Excl			
BN	ST with Dual SL - Surgery Light with Dual Examination Lights	1	no		Excl	Excl			
BO	FET - Folding Exam Table	7	no		Excl	Excl			
BP	PTC - Pass Through Cabinet	3	no		Excl	Excl			
BQ	Imaging Machine	1	no		Excl	Excl			
BR	TT - Treatment Table for Ultrasound Room	1	no		Excl	Excl			
BS	Scales to Vet Clinic	2	no		Excl	Excl			
BT	Desktop PC's	28	no		Excl	Excl			
	TOTAL PC Items	**2,001**	**m2**		**$ 138,318.46**		**$ 138,318.46**		
3.40	**Mirror & Splashbacks**								
	Mirror & Splashbacks								
	Mirrors								
A	Allow Single Mirror to Bathrooms and Parent Room (Assume 600W x 900H Frameless)	14	no	$ 250.00	$ 3,500.04	$ 3,500.04			
	Splashbacks								
B	Allow Glass Splashbacks to Kitchen Joinery (700H) in Kitchen, Briefing Room and Laundry	24	m	$ 630.00	$ 15,120.00	$ 15,120.00			
	Vet Clinic								
C	Glass Splashbacks to Vet Clinic Consult Joinery - where sink is adjacent	62	m	$ 630.00	$ 39,060.00	$ 39,060.00			
	TOTAL Mirror & Splashbacks	**2,001**	**m2**		**$ 57,680.04**		**$ 57,680.04**		
	TOTAL Adminstration Area	**2,001**	**m2**		**$ 6,899,847.21**			**$ 6,899,847.21**	
4	**DOG AREA(EDUCATION+DOG)**								

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
4.1	**Excavation**								
	Site preparation is inlcuded in enabling works		Note						
A	Excavated material will be located on site for future use		Note						
	Bulk Excavation								
B	Allowance for bulk excavation to reduce levels	370	m3	$ 25.00	$ 9,250.00	$ 9,250.00			Rate has been adjusted
C	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	592.00	t	$ 5.00	$ 2,960.00	$ 2,960.00			
	Detailed Excavation								
D	Allowance for detailed excavation of edge beams	192	m3	$ 150.00	$ 28,800.00	$ 28,800.00			
E	Allowance for detailed excavation of internal beams	129	m3	$ 150.00	$ 19,350.00	$ 19,350.00			
F	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	496.46	t	$ 5.00	$ 2,482.30	$ 2,482.30			
	Base								
G	Allowance for subgrade preparation-level and compact	2,174	m2	$ 5.00	$ 10,870.00	$ 10,870.00			
H	Allowance for 50mm nominal sand blinding	109	m3	$ 160.00	$ 17,440.00	$ 17,440.00			
	Environmental controls								
I	Provisional sum allowance for environmental controls (e.g. stabilized construction access, silt fence and the like)	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Excavation	**1,935**	**m2**		**$ 101,152.30**		**$ 101,152.30**		
4.2	Shoring, Piers, etc.	1,935	m2		N/A		N/A		Noted
4.3	**Formwork**								
	Ground Slab								
A	Allowance for formwork to the edge of ground floor slab	184	m2	$ 150.00	$ 27,600.00	$ 27,600.00			
	Miscellaneous								
B	Provisional sum allowance for formwork to penetrations	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Formwork	**1,935**	**m2**		**$ 37,600.00**		**$ 37,600.00**		
4.4	Permanent Formwork	1,935	m2		N/A		N/A		
4.5	**Reinforcement Supply**								
A	Allowance for supply of Reinforcing to ground floor slab @ 90kg/m3	23.49	t	$ 2,500.00	$ 58,725.00	$ 58,725.00			
B	Allowance for supply of Reinforceing to conc. beams @ 150kg/m3	42.45	t	$ 2,500.00	$ 106,125.00	$ 106,125.00			
	TOTAL Reinforcement Supply	**1,935**	**m2**		**$ 164,850.00**		**$ 164,850.00**		
4.6	**Reinforcement Fix**								
A	Allowance for fixing of Reinforcing to ground floor slab @ 90kg/m3	23.49	t	$ 1,100.00	$ 25,839.00	$ 25,839.00			Rate has been adjusted.
B	Allowance for fixing of Reinforceing to conc. beams @ 150kg/m3	42.45	t	$ 1,100.00	$ 46,695.00	$ 46,695.00			
	TOTAL Reinforcement Fix	**1,935**	**m2**		**$ 72,534.00**		**$ 72,534.00**		
4.7	Prestressing	1,935	m2		N/A		N/A		
4.8	**Concrete Supply**								
A	Allowance for the supply of concrete slab-120mm	261	m3	$ 220.00	$ 57,420.00	$ 57,420.00			
B	Allowance for the supply of concrete edge beam-450mmx500mm	166	m3	$ 220.00	$ 36,520.00	$ 36,520.00			

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C	Allowance for the supply of concrete internal beam-300mmx500mm	117	m3	$ 220.00	$ 25,740.00	$ 25,740.00			
	TOTAL Concrete Supply	**1,935**	**m2**		**$ 119,680.00**		**$ 119,680.00**		
4.9	**Concrete Pump & Place**								
	Pump and Place								
A	Allowance for pumping and placing concrete to slab-120mm	261	m3	$ 125.00	$ 32,625.00	$ 32,625.00			
B	Allowance for pumping and placing concrete to edge beam-450mmx500mm	166	m3	$ 125.00	$ 20,750.00	$ 20,750.00			
C	Allowance for pumping and placing concrete to internal beam-300mmx500mm	117	m3	$ 125.00	$ 14,625.00	$ 14,625.00			
	Surface finishes								
D	Allowance for concrete finishing	2,174	m2	$ 15.00	$ 32,610.00	$ 32,610.00			
	Testing								
E	Allowance for concrete testing	1	Item	$ 10,000.00	$ 10,000.00	$ 10,000.00			
	TOTAL Concrete Pump & Place	**1,935**	**m2**		**$ 110,610.00**		**$ 110,610.00**		
4.10	**Masonry**								
	External Wall								
A	Allowance for blockwork for external conc. blockwork wall-150mm with core filled	469	m2	$ 350.00	$ 164,150.00	$ 164,150.00			Quantity and rate have been adjusted. This need to be read together with External Cladding trade
	TOTAL Masonry	**1,935**	**m2**		**$ 164,150.00**		**$ 164,150.00**		
4.11	Precast	1,935	m2		N/A		N/A		Noted
4.12	**Fixout Carpentry**								
A	Access panels - assume 2 per common corridor	23	No	$ 350.00	$ 8,050.00	$ 8,050.00			
B	Skirting	851	m	$ 25.00	$ 21,275.00	$ 21,275.00			
C	Cornice to Lounge	696	m	$ 9.00	$ 6,264.00	$ 6,264.00			
	TOTAL Fixout Carpentry	**1,935**	**m2**		**$ 35,589.00**		**$ 35,589.00**		
4.13	Fitoff Carpentry	1,935	m2		Incl.		Incl.		
4.14	**Structural Steelwork**								
	Steel Column								
A	Allowance for SHS column	16.00	t	$ 10,000.00	$ 160,000.00	$ 160,000.00			
	Steel Beam								
B	Allowance for rafter/beem	67.2	t	$ 10,000.00	$ 672,000.00	$ 672,000.00			Quantity and rate have been adjusted.
	Purline								
C	Allowance for purline	15.58	t	$ 11,000.00	$ 171,380.00	$ 171,380.00			Rate has been adjusted.
	Bracing								
D	Allowance for bracing	5.47	t	$ 12,000.00	$ 65,640.00	$ 65,640.00			
	Miscellaneous								
E	Allowance for unmeasured items including fly bracing, Girt, temporary bracing, stiffeners, cleats, bolts,ect.	1	Item	$ 15,000.00	$ 15,000.00	$ 15,000.00			
	TOTAL Structural Steelwork	**1,935**	**m2**		**$ 1,084,020.00**		**$ 1,084,020.00**		
4.15	**Roofing**								
A	Allowance for metal roofing to noncombustible roof panel with insulation	3032	m2	$ 165.00	$ 500,280.00	$ 500,280.00			
B	EO allowance for access point for each roof	12	no	$ 1,200.00	$ 14,400.00	$ 14,400.00			
C	Allowance for gutter box	403	m	$ 45.00	$ 18,135.00	$ 18,135.00			
D	Allowance for down pipes	46	no	$ 200.00	$ 9,200.00	$ 9,200.00			
	TOTAL Roofing	**1,935**	**m2**		**$ 542,015.00**		**$ 542,015.00**		

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
4.16	**Wall Cladding**								
	External Wall								
A	Allowance for metal cladding including furring channel	3,184	m2	$ 160.00	$ 509,440.00	$ 509,440.00			
	TOTAL Wall Cladding	**1,935**	**m2**		**$ 509,440.00**		**$ 509,440.00**		
4.17	Hydraulic Services	1,935	m2		Incl.		Incl.		Included in Services Trade
4.18	Electrical & Comm Services	1,935	m2		Incl.		Incl.		Included in Services Trade
4.19	Security Services	1,935	m2		Incl.		Incl.		Included in Services Trade
4.20	Mechanical Services	1,935	m2		Incl.		Incl.		Included in Services Trade
4.21	Lift Services	1,935	m2		N/A		N/A		NA
4.22	Fire Services	1,935	m2		Incl.		Incl.		Included in Services Trade
4.23	**Windows**								
	Window								
A	Allowance for double glazed window to Dog Area(Eduacation+Dog)	358	m2	$ 1,000.00	$ 358,000.00	$ 358,000.00			
	TOTAL Windows	**1,935**	**m2**		**$ 358,000.00**		**$ 358,000.00**		
4.24	**Doors & Hardware**								
	The rate for door is inclusive of door frame, door and hardware		Note						
	All internal door for Dog Kennel 1-10 are included in Metalworks.		Note						
	External Doors								
	Solid Core Door								
A	Single door	32	No	$ 2,000.00	$ 64,000.00	$ 64,000.00			
B	Pair of door	2	No	$ 2,800.00	$ 5,600.00	$ 5,600.00			
	Roller Shutter								
C	Allowance for roller shutter - 300mm high	18	m2	$ 1,250.00	$ 22,500.00	$ 22,500.00			
	Painting								
D	Painting to single door	32	No	$ 180.00	$ 5,760.00	$ 5,760.00			
E	Painting to pair of door	2	No	$ 360.00	$ 720.00	$ 720.00			
	Internal Doors								
	40 thick Solid Core Door								
F	Single door	26	No	$ 1,500.00	$ 39,000.00	$ 39,000.00			
G	Pair of door	1	No	$ 2,500.00	$ 2,500.00	$ 2,500.00			
	Painting								
H	Painting to single door	26	No	$ 180.00	$ 4,680.00	$ 4,680.00			
I	Painting to pair of door	1	No	$ 360.00	$ 360.00	$ 360.00			
	TOTAL Doors & Hardware	**1,935**	**m2**		**$ 145,120.00**		**$ 145,120.00**		
4.25	Render	1,935	m2		N/A		N/A		
4.26	**Partitions & Linings**								
	The partition rates are inclusive of skirting		Note						
A	**Assume all internal wall are 92mm studwork with insulation**								
	Internal Partiition								
B	Allowance for 92mm studwork partition for all dry area	104	m2	$ 231.67	$ 24,093.33	$ 24,093.33			
C	Allowance for 92mm studwork partition for all wet area	89	m2	$ 241.67	$ 21,508.33	$ 21,508.33			
D	Allowance for metal sheeting to dog sepration wall-full height	718	m2	$ 180.00	$ 129,240.00	$ 129,240.00			
	Operable Wall								

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
E	Allowance for acoustic operable wall-3300mm with acoustic panel and white board inset including steel beam and steel track	24	m2	$ 2,725.00	$ 65,400.00	$ 65,400.00			
	External wall								
F	Allowance 92mm studwork partition inside of external block wall with insulation	2,456	m2	$ 133.33	$ 327,466.67	$ 327,466.67			Quantity and rate have been adjusted.
	Ceiling								
G	Allowance for plasterboard ceiling to dog office and education area	364	m2	$ 115.00	$ 41,860.00	$ 41,860.00			Quantity and rate have been adjusted.
H	Allowance for high quality plywood soffit lining for kennels area	1,590	m2	$ 200.00	$ 318,000.00	$ 318,000.00			
	TOTAL Partitions & Linings	**1,935**	**m2**		**$ 927,568.33**		**$ 927,568.33**		
4.27	Insulation	1,935	m2		Incl.		Incl.		
4.28	**Joinery**								
	Joinery								
A	Allow Kitchen Joinery (700D) to Food Prep Areas	9	m	$ 3,500.00	$ 31,500.00	$ 31,500.00			
B	Allow Kitchen Joinery (700D) to Workroom	8	m	$ 3,500.00	$ 28,000.00	$ 28,000.00			
C	Allow Toilet Partitions to Bathroom	2	no	$ 2,200.00	$ 4,400.00	$ 4,400.00			
	TOTAL Joinery	**1,935**	**m2**	**$ 33.02**	**$ 63,900.00**		**$ 63,900.00**		
4.29	**FF&E**								
	FF&E								
	Allow Supply and Install of the Following:		Note						
	Waste Bins								
A	Allow wheelie Bin (Assume 1100L)	2	no	$ 150.00	$ 300.00	$ 300.00			
B	Allow large waste bin (Assume 1100L)	1	no	$ 1,200.00	$ 1,200.00	$ 1,200.00			
	Tables								
C	Allow Round Tables (800Dia)	2	no	$ 250.00	$ 500.00	$ 500.00			
D	Allow Office Desks (1.6Wx0.8D)	3	no	$ 2,700.00	$ 8,100.00	$ 8,100.00			
E	Allow Privacy Screens to Office Desks	3	no	$ 400.00	$ 1,200.00	$ 1,200.00			
F	Allow Desks to Workroom (1.0Wx0.8D)	30	no	$ 1,500.00	$ 45,000.00	$ 45,000.00			
	Workstations								
G	Allow Workstations (2.1Wx0.8D)	4	no	$ 3,000.00	$ 12,000.00	$ 12,000.00			
H	Allow Monitor Arms to Workstations and Office Desks	7	no	$ 385.45	$ 2,698.18	$ 2,698.18			
I	Allow Pin-boards to Wall-facing Workstations	4	no	$ 400.00	$ 1,600.00	$ 1,600.00			
	Chairs								
J	Allow Task Chairs to Workstations/Desks	37	no	$ 400.00	$ 14,800.00	$ 14,800.00			
K	Allow Single Breakout Chairs	4	no	$ 850.27	$ 3,401.09	$ 3,401.09			
L	Allow Double Lounge Chairs	3	no	$ 2,000.00	$ 6,000.00	$ 6,000.00			
	TOTAL FF&E	**1,935**	**m2**	**$ 50.03**	**$ 96,799.27**		**$ 96,799.27**		
4.30	Stairs	1,935	m2		N/A		N/A		
4.31	**Metalworks**								
	Metal Works								
	Outdoor Caging Enclosure								
A	Allow caging enclosure (Outdoor Double Bay) for Dog Spaces (2.0Lx3.8W - assume 2.4H)	1,418	m2	$ 200.00	$ 283,600.00	$ 283,600.00			
B	E/O Allow for External Cage Doors	83	no	$ 100.00	$ 8,300.00	$ 8,300.00			
	Indoor Caging Enclosure								
C	Allow caging enclosure (Internal Single Bay) for Dog Spaces (2.0x1.8W - assume 2.4H)	528	m2	$ 200.00	$ 105,600.00	$ 105,600.00			
D	Allow caging enclosure (Internal Double Bay) for Dog Spaces (2.0Lx3.8W - assume 2.4H)	29	m2	$ 200.00	$ 5,800.00	$ 5,800.00			

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
E	Allow caging enclosure (Internal Double Bay) for Dog Spaces (1.8Lx3.6W - assume 2.4H)	68	m2	$ 200.00	$ 13,600.00	$ 13,600.00			
F	E/O Allow for Internal Cage Doors	128	no	$ 100.00	$ 12,800.00	$ 12,800.00			
	TOTAL Metalworks	**1,935**	**m2**		**$ 429,700.00**		**$ 429,700.00**		
4.32	Balustrades/ Handrail	1,935	m2		N/A		N/A		
4.33	**Waterproofing**								
	Ground Slab								
A	Allowance for 0.2mm polythene damp proof membrane for ground slab	1,202	m2	$ 10.00	$ 12,020.00	$ 12,020.00			
	Internal Area								
B	Allowance for waterproofing in wet area	103	m2	$ 90.00	$ 9,270.00	$ 9,270.00			Rate has been adjusted.
C	Allowance for waterproofing in cage area	462	m2	$ 90.00	$ 41,580.00	$ 41,580.00			
	TOTAL Waterproofing	**1,935**	**m2**		**$ 62,870.00**		**$ 62,870.00**		
4.34	**Tiling**								
	Floor Tile								
A	Allowance for floor tiling to wet area	29	m2	$ 250.00	$ 7,250.00	$ 7,250.00			
	Wall tile								
B	Allowance for full height wall tiling to wet area	100	m2	$ 150.00	$ 15,000.00	$ 15,000.00			Rate has been adjusted.
	TOTAL Tiling	**1,935**	**m2**		**$ 22,250.00**		**$ 22,250.00**		
4.35	**Carpet & Vinyl Finishes**								
	Carpet								
A	Allowance for carpet floor finish to office area	289	m2	$ 60.00	$ 17,340.00	$ 17,340.00			Rate has been adjusted.
	Vinyl								
B	Allowance for vinyl floor finish to circulation area	370	m2	$ 150.00	$ 55,500.00	$ 55,500.00			Rate has been adjusted.
C	Allowance for vinyl floor finish to cage area	462	m2	$ 150.00	$ 69,300.00	$ 69,300.00			Rate has been adjusted.
	TOTAL Carpet & Vinyl Finishes	**1,935**	**m2**		**$ 142,140.00**		**$ 142,140.00**		
4.36	**Painting**								
	Painting to Walls								
A	Allowance for painting to internal partition drywall - allow two sides-3000mm height	384	m2	$ 20.00	$ 7,680.00	$ 7,680.00			
B	Allowance for painting to plaster linning inside of the external wall- allow one side-2400mm height	1,659	m2	$ 20.00	$ 33,180.00	$ 33,180.00			
	Painting to Ceilings								
C	Allowance for painting to plaster board ceiling	345	m2	$ 22.00	$ 7,590.00	$ 7,590.00			
	Concrete sealing								
D	Allowance for concrete sealing for covered outdoor area	733	m2	$ 10.00	$ 7,330.00	$ 7,330.00			
	TOTAL Painting	**1,935**	**m2**		**$ 55,780.00**		**$ 55,780.00**		
4.37	**Signage**								
	Signage								
A	Allow for Signage and Wayfinding	1,935	m2	$ 50.00	$ 96,750.00	$ 96,750.00			Rate has been adjusted.
B	E/O Compartment Signage for Dog Enclosures	211	no	$ 80.00	$ 16,880.00	$ 16,880.00			
	TOTAL Signage	**1,935**	**m2**		**$ 113,630.00**		**$ 113,630.00**		
4.38	**Cleaning**								
A	**Allowance for cleaning**	1,935		$ 10.00	$ 19,350.00	$ 19,350.00			Rate has been adjusted.
	TOTAL Cleaning	**1,935**	**m2**		**$ 19,350.00**		**$ 19,350.00**		
4.39	**PC Items**								
	PC Items								
	Allow Supply and Install of the Following:		Note						

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
	Hydraulic Fixtures								
	Sinks								
A	Allow Bathroom Basins - Assume Wall Mount	1	no	$ 650.00	$ 650.00	$ 650.00			
B	Allow Bathroom Basins (Acc) - Assume Wall Mount	1	no	$ 1,410.00	$ 1,410.00	$ 1,410.00			
C	Allow Bottle Trap (For Wall Mount Basin)	2	no	$ 500.00	$ 999.99	$ 999.99			
D	Allow Single Sink with Drainer to Food Prep Areas	2	no	$ 670.00	$ 1,339.99	$ 1,339.99			
E	Allow Double Sink with Drainer to Food Prep Areas	1	no	$ 950.00	$ 950.00	$ 950.00			
	Taps								
F	Allow Taps to Bathroom Basins	1	no	$ 550.00	$ 550.00	$ 550.00			
G	Allow Taps to Bathroom Basins (Acc)	1	no	$ 610.00	$ 610.00	$ 610.00			
H	Allow Kitchen Mixer to Food Prep and Workshop Kitchen Areas	3	no	$ 480.00	$ 1,440.00	$ 1,440.00			
	Toilets								
I	Allow Toilets to Bathroom	2	no	$ 900.00	$ 1,800.00	$ 1,800.00			
J	Allow Toilets to Bathroom (Acc)	1	no	$ 2,199.99	$ 2,199.99	$ 2,199.99			
	Sanitary Hardware								
K	Allow Robe Hook to Bathroom	3	no	$ 100.00	$ 300.01	$ 300.01			
L	Allow Robe Hook to Bathroom (Acc)	3	no	$ 130.00	$ 390.00	$ 390.00			
M	Allow Toilet Roll Holders to Bathroom	2	no	$ 130.00	$ 259.99	$ 259.99			
N	Allow Toilet Roll Holders to Bathroom (Acc)	1	no	$ 180.00	$ 180.00	$ 180.00			
O	Allow Changing Shelf to Bathroom (Acc)	1	no	$ 800.00	$ 800.00	$ 800.00			
P	Allow Grab Rail to bathroom (Acc)	2	no	$ 120.00	$ 240.00	$ 240.00			
	Dispeners								
Q	Allow Soap Dispensers to Food Prep and Workroom Kitchen Areas	3	no	$ 200.00	$ 600.01	$ 600.01			
R	Allow Soap Dispensers to Bathrooms	2	no	$ 200.00	$ 400.01	$ 400.01			
S	Allow Paper Towel Dispensers to Food Prep and Workroom Kitchen Areas	2	no	$ 150.10	$ 300.20	$ 300.20			
T	Allow Paper Towel Dispensers to Bathrooms	2	no	$ 150.10	$ 300.20	$ 300.20			
	Appliances								
U	Allow Cooktop to Food Prep Areas	1	no	$ 800.00	$ 800.00	$ 800.00			
V	Allow Fridges to Food Prep Areas	1	no	$ 1,100.00	$ 1,100.00	$ 1,100.00			
W	Allow Electric Hand Dryer to Bathroom Areas	2	no	$ 1,230.00	$ 2,460.01	$ 2,460.01			
X	Allow Hot Water Unit to Kitchens - assumed inclusion	1	no	$ 4,600.00	$ 4,600.00	$ 4,600.00			
Y	Allow Microwave to Kitchens - assumed inclusion	1	no	$ 450.00	$ 450.00	$ 450.00			
Z	Allow Dishwasher to Kitchens - assumed inclusion	1	no	$ 800.00	$ 800.00	$ 800.00			
	TOTAL PC Items	**1,935**	**m2**		**$ 25,930.41**		**$ 25,930.41**		
4.40	**Mirror & Splashbacks**								
	Mirror & Splashbacks								
	Mirrors								
A	Allow Single Mirror to Bathrooms (Assume 600W x 900H Frameless)	2	no	$ 250.00	$ 500.01	$ 500.01			
	Splashbacks								
B	Allow Glass Splashbacks to Kitchen Joinery (700H) in Food Prep Areas and Workroom Kitchen	17	m	$ 630.00	$ 10,710.00	$ 10,710.00			
	TOTAL Mirror & Splashbacks	**1,935**	**m2**		**$ 11,210.01**		**$ 11,210.01**		
	TOTAL TRADE DOG AREA + EDUCATION	**1,935**	**m2**	**$ 3,443.89**	**$ 5,415,888.32**			**$ 5,415,888.32**	
5	**EXTERNAL WORKS & LANDSCAPING**								

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
5.1	**Roads, Footpaths & Paved Areas**								
	ROAD / FOOTPATH CONSTRUCTION								
	Pavement								
A	The following rates are inclusive the subgrade, compacted rock, membrane, pavement or concrete, edge boards and joints		Note						
B	Allowance for Asphalt paving to new access roads	5,376	m2	$ 180.00	$ 967,680.00	$ 967,680.00			Quantity has been adjusted.
C	Allowance for Gravel - Stabilised & compacted	242	m2	$ 85.00	$ 20,570.00	$ 20,570.00			
D	Allowance for Insitu concrete paving with plain concrete, lightly washed finished	2,541	m2	$ 220.00	$ 559,020.00	$ 559,020.00			Quantity has been adjusted.
E	Allowance Paved paths - 100mm thick concrete, sawcut, pigmented	492	m2	$ 132.00	$ 64,944.00	$ 64,944.00			
F	Allowance for Stone unit paving, on concrete base	974	m2	$ 250.00	$ 243,500.00	$ 243,500.00			
G	Allowance for Synthetic turf	1,762	m2	$ 55.00	$ 96,910.00	$ 96,910.00			
H	Allowance for kerb and gutter	1,396	m	$ 135.00	$ 188,460.00	$ 188,460.00			
	TOTAL Roads, Footpaths & Paved Areas	**11,469**	**m2**		**$ 2,141,084.00**		**$ 2,141,084.00**		
5.2	**Concrete/Precast Works**								
	Retaining wall								
A	Allowance for new concrete retaining wall	1	Item	$ 200,000.00	$ 200,000.00	$ 200,000.00			Quantity has been adjusted. Such information hasn't been provided to WT.
	TOTAL Concrete/Precast Retaining Works	**1**	**Item**		**$ 200,000.00**		**$ 200,000.00**		
5.3	**Boundary Walls, Fencing & Gates**								
	Fence								
A	Allowance for Screen wall 2m high	13	m	$ 1,065.90	$ 14,261.70	$ 14,261.70			
B	Steel Palisade Fencing	216	m	$ 364.78	$ 78,791.40	$ 78,791.40			
C	Chainlink Fencing	933	m	$ 264.78	$ 247,035.08	$ 247,035.08			
D	Rural Style Fencing	1451	m	$ 239.69	$ 347,785.84	$ 347,785.84			
	E/O Allowance for four strand electric fencing	851	m	$ 30.00	$ 25,527.45	$ 25,527.45			
E	Single gate with latch and lock	61	no	$ 540.00	$ 32,940.00	$ 32,940.00			
F	Double gate with latch and lock	3	no	$ 1,080.00	$ 3,240.00	$ 3,240.00			
G	Allowance for Painting to Fence	228	lm	$ 23.00	$ 5,244.00	$ 5,244.00			
	Electric Sliding Gate								
H	Allowance for electric sliding gate	1	no	$ 14,100.00	$ 14,100.00	$ 14,100.00			
I	Allowance for chainlink fence	529	m	$ 314.04	$ 166,129.00	$ 166,129.00			
J	Allowance for vehicular chainlink gate	3	No	$ 5,093.00	$ 15,279.00	$ 15,279.00			
K	Allowance for pedestrian chainlink gate	3	No	$ 1,273.33	$ 3,820.00	$ 3,820.00			
	TOTAL Boundary Walls, Fencing & Gates	**1**	**Item**		**$ 954,153.46**		**$ 954,153.46**		
5.4	**Out-structures & Covered Area**								
	Special Use Areas								
A	Allowance for Pergola/Shelter	54	m2	$ 850.00	$ 45,900.00	$ 45,900.00			
	TOTAL Out-structures & Covered Area	**54**	**m2**		**$ 45,900.00**		**$ 45,900.00**		
5.5	**Landscaping & Improvements**								
	LANDSCAPING & IMPROVEMENTS								
A	Protection to the existing trees are incl in the "Demolition" section		Note						
	Softscaping								
	Trees								
B	T4 - Allowance for proposed tree - 4m	201	no	$ 1,200.00	$ 241,200.00	$ 241,200.00			Rate has been adjusted.
	Softscaping								

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C	Lawn - Allowance for Soft rolls, allow for soil preparation (cultivate existing soil) and imported turf underlay (100mm)	642	m2	$ 45.00	$ 28,890.00	$ 28,890.00			
D	Feature Planting - Allowance for 8/m2, 140 - 230mm pots	2,396	m2	$ 81.00	$ 194,076.00	$ 194,076.00			
E	Screen Planting - Allowance for 6/m2, 300mm pots	554	m2	$ 81.00	$ 44,874.00	$ 44,874.00			
F	Temperate grassland - Allowance for 8/m2 tubesock & overseed	4,518	m2	$ 18.00	$ 81,324.00	$ 81,324.00			
G	Meadow planting - Allowance for 8/m2 tubesock	13,230	m2	$ 15.00	$ 198,450.00	$ 198,450.00			Rate has been adjusted.
H	Allowance for landscaping maintenance period	1	Item		Excluded	Excluded			
	Hardscaping								
	Landscape Edging								
I	Allowance for edging with tapered stakes to turf and planting area, assume corten steel	2,930	m	$ 100.00	$ 293,000.00	$ 293,000.00			
	Landscape Walls								
J	Non-structural stone wall - incl footings 1.8m high	43	m	$ 920.00	$ 39,560.00	$ 39,560.00			Quantity and rate have been adjusted.
K	Non-structural stone wall - incl footings 1.0m high	32	m	$ 620.00	$ 19,840.00	$ 19,840.00			Quantity and rate have been adjusted.
	Street Furnitures								
L	Linea Bench - Allowance for 1500mm bench	21	no	$ 1,680.00	$ 35,280.00	$ 35,280.00			
M	Linea Table - Allowance for 1900mm table & benches	7	m	$ 4,250.00	$ 29,749.97	$ 29,749.97			
N	Linea Platform 1400 x 1400mm	2	no	$ 882.00	$ 1,764.00	$ 1,764.00			
O	Bin - Allowance for rubbish bin enclosure, allow for 120L bin capacity	5	no	$ 5,420.00	$ 27,100.00	$ 27,100.00			
P	DF - Allowance for Drink fountain	3	no	$ 6,550.00	$ 19,650.00	$ 19,650.00			
	Stairs								
Q	Allowance for Sallyport stairs	1	Item	$ 6,000.00	$ 6,000.00	$ 6,000.00			
R	Allowance for balustrade and handrail to Sallyport stairs	10	m	$ 300.00	$ 3,000.00	$ 3,000.00			
	Activity Element								
S	Board Walk - Allow for 1500mm wide timber board walk including post set in concrete footing	23	m2	$ 465.00	$ 10,695.00	$ 10,695.00			
T	Earth mounds - Allow for 2000mm at highest point	3,207	m2	$ 60.00	$ 192,420.00	$ 192,420.00			
U	Dig Hill - Allow for 500mm at highest point	14	m2	$ 125.00	$ 1,750.00	$ 1,750.00			
V	Allowance for Weave sticks	1	Item	$ 300.00	$ 300.00	$ 300.00			
W	Allowance for Natural Logs	1	Item	$ 1,000.00	$ 1,000.00	$ 1,000.00			
X	Allowance for Boulder mound	1	Item	$ 1,350.00	$ 1,350.00	$ 1,350.00			
Y	Allowance for Lizzard lounge	1	Item	$ 12,400.00	$ 12,400.00	$ 12,400.00			
	Lighting								
Z	Electrical services connections included in external services		Note						
AA	Allowance for excavating 300mm depth trench to line the power supply and insert conduits	1	Item		Excluded	Excluded			Item to be removed to Services trade
AB	Allowance for testing and commission	10.00	%		Excluded	Excluded			
	Miscellaneous								
AC	Allowance for public artworks	1	Item	$ 26,000.00	$ 26,000.00	$ 26,000.00			
AD	Allowance for signage and wayfinding	1	Item	$ 30,000.00	$ 30,000.00	$ 30,000.00			
AE	Allowance for street furnitures and misc metalworks, bollards, flags etc.	1	Item	$ 86,500.00	$ 86,500.00	$ 86,500.00			
AF	Provision allowance for irrigation setup and infrastructure	1	Item	$ 100,000.00	$ 100,000.00	$ 100,000.00			Rate has been adjusted.

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
AG	Provision allowance for intergration into existing streetscape	1	Item	$ 39,500.00	$ 39,500.00	$ 39,500.00			
AH	Provision allowance for environmental control	1	Item		Included Site Preparation	Included Site Preparation			
	TOTAL Landscaping & Improvements	**34,826**	**m2**		**$ 1,765,672.96**		**$ 1,765,672.96**		
	TOTAL External Works & Landscaping	**1**	**Item**		**$ 5,106,810.42**			**$ 5,106,810.42**	
6	**SERVICES (GMB)**								
6.1	**Hydraulic Services**								
A	Fire Hydrant Service	1	Item	$ 332,493.00	$ 332,493.00	$ 332,493.00			
B	**Fire Hose Reels**				N/A	N/A			
C	Cold Water Service	1	Item	$ 228,508.00	$ 228,508.00	$ 228,508.00			
D	Hot Water Service	1	Item	$ 293,650.00	$ 293,650.00	$ 293,650.00			
E	Rainwater Re-use	1	Item	$ 292,229.00	$ 292,229.00	$ 292,229.00			
F	High Pressure Wash System	1	Item	$ 59,766.00	$ 59,766.00	$ 59,766.00			
G	Sewer Drainage	1	Item	$ 326,340.00	$ 326,340.00	$ 326,340.00			
H	Stomwater	1	Item	$ 473,060.00	$ 473,060.00	$ 473,060.00			
I	Trade Waste	1	Item	$ 570,556.00	$ 570,556.00	$ 570,556.00			
	TOTAL Hydraulic Services	**1**	**Item**		**$ 2,576,602.00**		**$ 2,576,602.00**		
6.2	**Electrical & Comm Services**								
A	General Power	1	item	$ 290,000.00	$ 290,000.00	$ 290,000.00			
B	Electrical infrastructure (Excluding Evoenergy)	1	item	$ 250,000.00	$ 250,000.00	$ 250,000.00			
C	≈25kVA UPS System for Vet Surgery Area	1	item	$ 30,000.00	$ 30,000.00	$ 30,000.00			
D	≈90kW Solar System	1	item	$ 100,000.00	$ 100,000.00	$ 100,000.00			
E	Internal Lighting	1	item	$ 510,000.00	$ 510,000.00	$ 510,000.00			
F	External lighting	1	item	$ 100,000.00	$ 100,000.00	$ 100,000.00			
G	Carpark & Road lighting	1	item	$ 130,000.00	$ 130,000.00	$ 130,000.00			
H	Communications	1	item	$ 150,000.00	$ 150,000.00	$ 150,000.00			
	TOTAL Electrical & Comm Services	**1**	**Item**		**$ 1,560,000.00**		**$ 1,560,000.00**		
6.3	**Security Services**								
A	Security	1	item	$ 125,000.00	$ 125,000.00	$ 125,000.00			
	TOTAL Security Services	**1**	**Item**		**$ 125,000.00**		**$ 125,000.00**		
6.4	**Mechanical Services**								
	Rate includes Air conditioning, ventilation, ductwork, pipework, filtration, control, and electrical		Note						
	Medical gases excluded		Note						
	Automated windows excluded		Note						
A	Cattery Buildings 1-5	5	item	$ 160,000.00	$ 800,000.00	$ 800,000.00			
B	Cattery Building 6 Office	1	item	$ 129,000.00	$ 129,000.00	$ 129,000.00			
C	Small Pet (Reptile and Aviary)	1	item	$ 200,000.00	$ 200,000.00	$ 200,000.00			
D	Small Animal (Farm Barn and Rabbit)	1	item	$ 200,000.00	$ 200,000.00	$ 200,000.00			
E	Reception	1	item	$ 220,000.00	$ 220,000.00	$ 220,000.00			
F	Vet clinic	1	item	$ 700,000.00	$ 700,000.00	$ 700,000.00			
G	Administration	1	item	$ 270,000.00	$ 270,000.00	$ 270,000.00			
H	Plant & Services Building	1	item	$ 135,000.00	$ 135,000.00	$ 135,000.00			
I	Education	1	item	$ 200,000.00	$ 200,000.00	$ 200,000.00			
J	Dog kennel 1-10	1	item	$ 990,000.00	$ 990,000.00	$ 990,000.00			
K	Dog Office	1	item	$ 129,000.00	$ 129,000.00	$ 129,000.00			
	TOTAL Mechanical Services	**1**	**Item**		**$ 3,973,000.00**		**$ 3,973,000.00**		
6.5	**Fire Services**								
A	Fire extinguishers and fire blankets,	1	item	$ 15,000.00	$ 15,000.00	$ 15,000.00			
	TOTAL Fire Services	**1**	**Item**		**$ 15,000.00**		**$ 15,000.00**		

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total	Total	WT Comments
6.6	BWIC	3.00	%	$ 8,249,602.00	$ 247,488.06		**$ 247,488.06**		
	TOTAL Services (GMB)	**1**	**Item**		**$ 8,497,090.06**			**$ 8,497,090.06**	
	TOTAL TRADE COST - EXCL. GST	5,465	m2			$ 31,728,677.00		**$30,322,847.14**	
7	Preliminaries & Builders Margin	22.00	%	$ 30,322,847.14	$ 6,671,026.37			$ 6,671,026.37	
	TOTAL BUILDERS COST - EXCL. GST							**$36,993,873.51**	
8	Training Levy	0.20	%	$ 36,993,873.51	$ 73,987.75			$ 73,987.75	
9	Approval Fees	1.20	%	$ 36,993,873.51	$ 443,926.48			$ 443,926.48	
10	Building approvals	1	Item		$ 300,000.00			$ 300,000.00	The % allowance WT has been calculated based on the Builder's Cost.
11	WHS Audit	1	Item		$ 20,000.00			$ 20,000.00	
12	Design & Professional Fees (Less PSP)	6.50	%	$ 36,993,873.51	$ 2,404,601.78			$ 2,404,601.78	
13	Escalation as per Project Development Program (4%pa)	2.5	Years		$ 3,699,387.35			$ 3,699,387.35	
	PROJECT SUBTOTAL - EXCL GST							**$43,935,776.86**	
14	Sustainibility Initaitives	1.50	%	$ 43,935,776.86	$ 659,036.65			$ 659,036.65	
15	PAP Fees	2.00	%	$ 43,935,776.86	$ 878,715.54			$ 878,715.54	
16	Insurances	0.80	%	$ 43,935,776.86	$ 351,486.21			$ 351,486.21	The % allowance WT has been calculated based on the Builder's Cost.
17	Contingency	20.00	%	$ 43,935,776.86	$ 8,787,155.37			$ 8,787,155.37	
18	TCCS Fees	5.00	%	$ 43,935,776.86	$ 2,196,788.84			$ 2,196,788.84	
19	MPC Fees	4.00	%	$ 43,935,776.86	$ 1,757,431.07			$ 1,757,431.07	
	TOTAL BUILDINGS COST - EXCL. GST							**$58,566,390.56**	

Turner & Townsend Building Work Estimate	$ 64,179,482.00
WT Building Work Estimate	$ 58,566,390.56
Estimate Difference	**$ 5,613,091.44**