



**15 November 2023**

# Report

**PSP Cost Plan - 90%**

**RSPCA - Pialligo**  
**Guida Moseley Brown Architects**

making the **difference**

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| Rev | Originator       | Approved         | Date             |
|-----|------------------|------------------|------------------|
| 0   | Personal Privacy | Personal Privacy | 10 November 2023 |
| 1   |                  |                  | 15 November 2023 |

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## 1 Introduction

Turner & Townsend (T&T) have been engaged by Guida Moseley Brown (GMB) Architects to provide a PSP Cost Plan for the proposed new RSPCA facilities Pialligo which is located on the corner of Fairbairn Ave & Addison Road, Canberra.

The project scope includes the following: -

- Infrastructure to accommodate new facility
- Buildings with ranging facilities for different accommodations e.g. Admin, Adoption, Cattery, Dog kennels, Education, Small animals & Livestock, Support, Veterinary.
- Fenced grassed areas & Overland flow retention landscaping
- Parking and Roadway

## 2 Executive Summary

### 2.1 Purpose of Report

This cost plan report provides a high-level cost based on the drawings and information provided by Guida Moseley Brown (GMB) Architects. Kindly refer to section 2.3.3 of this report for a list of these documents.

### 2.2 Summary of Cost Plan

The current cost plan options can be summarised as per the below:

#### 2.2.1 Capital Cost

| RSPCA                                                | Enabling Works<br>Total Excluding GST<br>(\$) | Building Works<br>Total Excluding<br>GST (\$) | Project Total<br>Excluding GST<br>(\$) |
|------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|----------------------------------------|
| <b>TOTAL TRADE COST - EXCL. GST</b>                  | <b>\$7,523,900</b>                            | <b>\$31,728,677</b>                           | <b>\$39,252,577</b>                    |
| Preliminaries & Builders Margin                      | \$1,880,975                                   | \$6,663,022                                   | \$8,543,997                            |
| <b>TOTAL BUILDERS COST - EXCL. GST</b>               | <b>\$9,404,875</b>                            | <b>\$38,391,699</b>                           | <b>\$47,796,574</b>                    |
| Training Levy                                        | \$18,810                                      | \$76,783                                      | \$95,593                               |
| Approval Fees                                        | \$112,859                                     | \$461,622                                     | \$574,481                              |
| Building approvals                                   | \$200,000                                     | \$200,000                                     | \$400,000                              |
| WHS Audit                                            |                                               | \$20,000                                      | \$20,000                               |
| Design & Professional Fees (Less PSP)                | \$376,195                                     | \$2,270,706                                   | \$2,646,901                            |
| Escalation as per Project Development Program (4%pa) | \$508,140                                     | \$4,267,168                                   | \$4,775,308                            |
| <b>SUBTOTAL - EXCL GST</b>                           | <b>\$10,620,878</b>                           | <b>\$45,687,978</b>                           | <b>\$56,308,856</b>                    |
| Sustainability Initiatives                           | \$212,418                                     | \$411,192                                     | \$623,610                              |
| PAP Fees                                             | \$216,666                                     | \$921,983                                     | \$1,138,649                            |
| Insurances                                           | \$88,400                                      | \$376,169                                     | \$464,569                              |
| Contingency                                          | \$2,568,826                                   | \$10,931,180                                  | \$13,500,006                           |
| TCCS Fees                                            | \$685,359                                     | \$3,179,880                                   | \$3,865,239                            |
| MPC Fees                                             | \$575,702                                     | \$2,671,099                                   | \$3,246,801                            |
| <b>TOTAL DEVELOPMENT COST - EXCL. GST</b>            | <b>\$14,968,249</b>                           | <b>\$64,179,482</b>                           | <b>\$79,147,731</b>                    |

\* Note for detailed breakdown please refer to Appendix A & B.

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## 2.2.2 COVID-19

We have expressly not taken into account the impact of the Covid 19 pandemic (or any other matter coming to our attention after the date of this report) and accordingly have excluded from this report any implications in relation to programme, costs, supply shortages, performance of parties due to shortages of labour and the inability to travel due to global and national travel restrictions, etc. Turner & Townsend accepts no liability for any loss or damage which arises as a result of such matters or any reliance on this report which assumes such matters have been taken into account.

## 2.3 Basis of Cost Plan

### 2.3.1 Exclusions

The following items and allowances have been excluded from the cost estimate. Allowance should be made where necessary

- Land acquisition costs
- GST
- Staging Costs
- Out of hours work
- Asbestos removal or treatment of contaminated soil (If any)
- Specialist equipment
- Relocation of existing equipment
- Temporary works – protection other than allowed for
- Vet Clinic Fitout and Equipment, Base build only
- Medical gases
- Automated windows
- Rainwater reuse tank, although we have allowed for sustainability initiatives generally.
- Works not specifically mentioned in the cost plan

### 2.3.2 Assumptions

This cost plan incorporates the following assumptions and clarifications. These assumptions will require testing pending further design, site investigations, and market clarification.

#### 2.3.2.1 General

- Allowance for Preliminaries and Builders Margin @ 21% for Building works and 25% for Enabling Works
- Allowance for Training Levy @ 0.2%
- Allowance for DA Fees @1.2%
- Allowance for Building Approvals @ \$200k
- Allowance for WHS Audit @ \$20k for Building works
- Allowance for Design & Professional Fees @ 5.8% for Building works and 4% for Enabling Works

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- Allowance for Escalation @4% per annum for 1.25 years for Enabling Works and 2.5 years for Building Works. Refer to Appendix D of this document for illustration.
- Allowance for Sustainability Initiatives @ 0.9% for Building works and 2% for Enabling Works
- Allowance for PAP fees @ 2%
- Allowance for Insurances @ 0.8%
- Allowance for Contingency @ 21%
- Allowance for TCCS Fees @ 5%
- Allowance for MPC Fees @ 4%
- Allowance for UXO scanning & removal for southwestern paddock @ \$50,000
- Allowance for Refrigeration system for storage in Vet Clinic @ \$80 000

#### 2.3.2.2 Demolition

- Allowance for bulk excavation 1000mm and backfilling 2000mm deep
- Allowance for re-routing of existing water courses
- Extra over allowance for additional groundwater engineering items during/after construction
- Extra over allowance for relocation of existing sewer tie & other onsite structures
- Extra over allowance for disposal of contaminated soil is included at 20%

#### 2.3.2.3 Locality & Infrastructure

- Allowances for services connections has been made for each respective trade, Water, Sewer, Comms & Electrical
- Allowance for second new stormwater system
- Allowance for new traffic lights is included
- Allowance for upgrading of road surface and kerbs at intersection
- Allowance was made for new the bus stop
- Allowance for New sewer pump station was made
- Allowance for new in ground water tanks including pumping equipment.
- Allowance for new pad mounted minisub including pad mount and enclosure.

#### 2.3.2.4 External Works

- Site preparation to external works has been included in the "Enabling Works" section
- Allowance for Medium Size trees has been included

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### 2.3.3 Information Used

The following drawings and information have been used in the preparation of this report.

| DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DATE RECEIVED |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Drawings, Report, and design brief: - <ul style="list-style-type: none"> <li>DRAFT BUSHFIRE HAZARD ASSESSMENT FOR PROPOSED RSPCA FACILITY AT ADDISON ROAD, PIALLIGO (4441)</li> <li>RSPCA - Civil 2023-10-24 transmittal</li> <li>RSPCA - Civil 2023-10-24</li> <li>RSPCA - Electrical 2023-10-24</li> <li>RSPCA - Hydraulic 2023-10-24</li> <li>RSPCA - Landscape 2023-10-24</li> <li>RSPCA - Mechanical 2023-10-24</li> <li>RSPCA - Sewer connection 2023-10-24</li> <li>RSPCA - Structural_Acor 2023-10-24</li> <li>RSPCA - Vet clinic 2023-10-24</li> </ul> | 24/10/2023    |
| Architectural drawings, and cost plan framework: - <ul style="list-style-type: none"> <li>RSPCA - Architectural drawings PSP costing</li> <li>RSPCA_PSP cost plan framework_Revision P1 2023-10-30</li> </ul>                                                                                                                                                                                                                                                                                                                                                   | 31/10/2023    |
| Report: - <ul style="list-style-type: none"> <li>RSPCA - Cost plan commentary_2023-11-06</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 06/11/2023    |
| Report: -<br>RSPCA - Cost plan commentary_2023-11-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 13/11/2023    |

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### **3 Appendix A – Cost Plan – Enabling Works**

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# Trade Summary

|                                   |                                                   |
|-----------------------------------|---------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA - Pialligo - Enabling Works |
| <b>Building:</b> RSPCA - Canberra |                                                   |

| Code | Description                                          | Quantity        | Unit             | Rate                     | Total                    |
|------|------------------------------------------------------|-----------------|------------------|--------------------------|--------------------------|
|      | <b>RSPCA - Pialligo Facility-PSP 90 % -Enabling</b>  |                 |                  |                          |                          |
|      | <b>Guida Moseley Brown</b>                           |                 |                  |                          |                          |
|      | <b>15 November 2023</b>                              |                 |                  |                          |                          |
| 1    | Demolition                                           | 1               | Item             | 4,116,851                | 4,116,851                |
| 2    | Locality & Infrastructure                            | 1               | Item             | 3,407,049                | 3,407,049                |
|      | <b>TOTAL TRADE COST - EXCL. GST</b>                  | <b>1</b>        | <b>m2</b>        | <b>7,523,900</b>         | <b>7,523,900</b>         |
| 3    | Preliminaries & Builders Margin                      | 25.0            | %                | 7,523,900                | 1,880,975                |
|      | <b>TOTAL BUILDERS COST - EXCL. GST</b>               | <b>1</b>        | <b>m2</b>        | <b>9,404,875</b>         | <b>9,404,875</b>         |
| 4    | Training Levy                                        | 0.2             | %                | 9,404,875                | 18,810                   |
| 5    | Approval Fees                                        | 1.20            | %                | 9,404,875                | 112,859                  |
| 6    | Building approvals                                   | 1               | Item             |                          | 200,000                  |
| 7    | Design & Professional Fees                           | 4.0             | %                | 9,404,875                | 376,195                  |
|      | Escalation as per Project Development Program (4%pa) | 1.25            | Years            |                          | 508,140                  |
|      | <b>SUBTOTAL - EXCL GST</b>                           | <b>1</b>        | <b>m2</b>        | <b>10,620,878</b>        | <b>10,620,878</b>        |
| 9    | Sustainability Initiatives                           | 2               | %                | 10,620,878               | 212,418                  |
| 10   | PAP Fees                                             | 2               | %                | 10,833,296               | 216,666                  |
| 11   | Insurances                                           | 0.8             | %                | 11,049,962               | 88,400                   |
| 12   | Contingency                                          | 21              | %                | 12,376,602               | 2,568,826                |
| 13   | TCCS Fees                                            | 5               | %                | 13,707,187               | 685,359                  |
| 14   | MPC Fees                                             | 4               | %                | 14,392,547               | 575,702                  |
|      | <b><u>TOTAL DEVELOPMENT COST - EXCL. GST</u></b>     | <b><u>1</u></b> | <b><u>m2</u></b> | <b><u>14,968,249</u></b> | <b><u>14,968,249</u></b> |

|                                   |                                                 |
|-----------------------------------|-------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA -Pialligo -Enabling Works |
| <b>Building:</b> RSPCA - Canberra |                                                 |

| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

Demolition

|                   |                                                                                     |        |      |           |                  |
|-------------------|-------------------------------------------------------------------------------------|--------|------|-----------|------------------|
|                   | <b>Demolition</b>                                                                   |        |      |           |                  |
| 1.1               | Allowance for ordinance scanning & removing                                         | 1      | Item | 50,000.00 | 50,000           |
| 1.2               | Allowance for Bulk removal of soil and reinstate 2m deep                            | 22,940 | m2   | 153.78    | 3,527,738        |
| 1.3               | Allowance for re-routing of existing water courses                                  | 2,028  | m2   | 51.96     | 105,369          |
| 1.4               | EO allowance for additional groundwater engineering items during/after construction | 1      | Item | 20,000.00 | 20,000           |
| 1.5               | EO allowance for disposal of contaminated soil at 20%                               | 22,940 | m2   | 17.60     | 403,744          |
| 1.6               | EO allowance for relocation of existing sewer tie & other onsite structures         | 1      | Item | 10,000.00 | 10,000           |
| <b>Demolition</b> |                                                                                     |        |      |           | <b>4,116,851</b> |

# Trade Detail

|                                   |                                                   |
|-----------------------------------|---------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA - Pialligo - Enabling Works |
| <b>Building:</b> RSPCA - Canberra |                                                   |

| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

## Locality & Infrastructure

|      |                                                           |        |      |              |           |
|------|-----------------------------------------------------------|--------|------|--------------|-----------|
| 2.1  | Allowance for Site Clearance                              | 40,291 | m2   | 4.00         | 161,164   |
| 2.2  | Allowance for New Electrical Connection                   | 1      | Item | 40,000.00    | 40,000    |
| 2.3  | Allowance for New Comms Connection/Relocation             | 1      | Item | 24,000.00    | 24,000    |
| 2.4  | Allowance for New Sewer Connection                        | 1      | Item | 120,475.00   | 120,475   |
| 2.5  | Allowance for New Water Connection                        | 1      | Item | 28,000.00    | 28,000    |
| 2.6  | Allowance for New stormwater system                       | 1      | Item | 138,480.00   | 138,480   |
| 2.7  | Allowance for Second new stormwater system                | 1      | Item | 138,480.00   | 138,480   |
| 2.8  | Allowance for New Intersection                            | 1      | Item | 1,498,625.00 | 1,498,625 |
| 2.9  | Allowance for Addison Road upgrade                        | 1      | Item | 171,875.00   | 171,875   |
| 2.10 | Allowance for New Bus Stops                               | 591    | m2   | 450.00       | 265,950   |
| 2.11 | Allowance for New Sewer Pump Station                      | 1      | Item | 250,000.00   | 250,000   |
| 2.12 | Allowance for In Ground Water Tanks & Equipment           | 1      | Item | 70,000.00    | 70,000    |
| 2.13 | Allowance for New Minisub including Pad Mount & Enclosure | 1      | Item | 450,000.00   | 450,000   |
| 2.14 | Allowance for approved street lighting                    | 1      | Item | 50,000.00    | 50,000    |

|                                      |                  |
|--------------------------------------|------------------|
| <b>Locality &amp; Infrastructure</b> | <b>3,407,049</b> |
|--------------------------------------|------------------|

# Trade Breakup

| <b>Project:</b> RSPCA - Canberra                                                           |                                                                                              | <b>Details:</b> RSPCA -Pialligo -Enabling Works |      |            |                  |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------|------|------------|------------------|
| <b>Building:</b> RSPCA - Canberra                                                          |                                                                                              |                                                 |      |            |                  |
| Code                                                                                       | Description                                                                                  | Quantity                                        | Unit | Rate       | Total            |
| <b>Demolition</b>                                                                          |                                                                                              |                                                 |      |            |                  |
| <u>Allowance for Bulk removal of soil and reinstate 2m deep</u>                            |                                                                                              |                                                 |      |            |                  |
| 1                                                                                          | Allowance for Bulk removal of soil - 1m deep                                                 | 22,940                                          | m3   | 28.00      | 642,320          |
| 2                                                                                          | EO allowance for bulk removal of soil -1m deep for overland flow retention landscaping       | 2,539                                           | m3   | 30.00      | 76,170           |
| 3                                                                                          | Allow for disposal of virgin excavated natural material from bulk excavation - 50%           | 20,384                                          | t    | 15.00      | 305,760          |
| 4                                                                                          | Allow for relocation of virgin excavated natural material from bulk excavation on site - 50% | 20,384                                          | t    | 5.00       | 101,920          |
| 5                                                                                          | Allow for imported approved backfill compacted in layers, to site where required- 2m         | 46,184                                          | m3   | 52.00      | 2,401,568        |
|                                                                                            | <u>Allowance for Bulk removal of soil and reinstate 2m deep</u>                              |                                                 |      |            | <u>3,527,738</u> |
| <u>Allowance for re-routing of existing water courses</u>                                  |                                                                                              |                                                 |      |            |                  |
| 1                                                                                          | Allowance for install concrete mats 6000mm wide                                              | 1                                               |      | 105,369.00 | 105,369          |
|                                                                                            | <u>Allowance for re-routing of existing water courses</u>                                    |                                                 |      |            | <u>105,369</u>   |
| <u>EO allowance for additional groundwater engineering items during/after construction</u> |                                                                                              |                                                 |      |            |                  |
| 1                                                                                          | Allowance for attenuation Pond overflow                                                      | 1                                               | Item | 20,000.00  | 20,000           |
|                                                                                            | <u>EO allowance for additional groundwater engineering items during/after construction</u>   |                                                 |      |            | <u>20,000</u>    |
| <u>EO allowance for disposal of contaminated soil at 20%</u>                               |                                                                                              |                                                 |      |            |                  |
| 1                                                                                          | EO 20% Cart away of fill 1000mm deep                                                         | 36,704                                          | t    | 55.00      | 403,744          |
|                                                                                            | <u>EO allowance for disposal of contaminated soil at 20%</u>                                 |                                                 |      |            | <u>403,744</u>   |
|                                                                                            | <b>Demolition</b>                                                                            |                                                 |      |            | <b>4,116,851</b> |

|                                   |                                                 |
|-----------------------------------|-------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA -Pialligo -Enabling Works |
| <b>Building:</b> RSPCA - Canberra |                                                 |

| Code                                 | Description                                                                  | Quantity | Unit | Rate | Total            |
|--------------------------------------|------------------------------------------------------------------------------|----------|------|------|------------------|
| <b>Locality &amp; Infrastructure</b> |                                                                              |          |      |      |                  |
| <u>Allowance for Site Clearance</u>  |                                                                              |          |      |      |                  |
|                                      | <b><u>SITE PREPARATION</u></b>                                               |          |      |      |                  |
|                                      | <b>Services</b>                                                              |          |      |      |                  |
| 1                                    | Nominal allowance for terminating redundant services and capping of services |          |      |      | Excluded         |
|                                      | <b>Demolition</b>                                                            |          |      |      |                  |
|                                      | <u>Tree</u>                                                                  |          |      |      |                  |
| 2                                    | Allowance for demolishing trees                                              |          |      |      | Excluded         |
|                                      | <b>Site Preparation / Earthwork</b>                                          |          |      |      |                  |
|                                      | <u>Site Clearing</u>                                                         |          |      |      |                  |
| 3                                    | Allow for site clearance including removal of vegetation                     | 40,291   | m2   | 4.00 | 161,164          |
|                                      | <u>Allowance for Site Clearance</u>                                          |          |      |      | <u>161,164</u>   |
|                                      | <b>Locality &amp; Infrastructure</b>                                         |          |      |      | <b>3,407,049</b> |

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## **4 Appendix B – Cost Plan – Building Works**

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# Trade Summary

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code | Description                                              | Quantity            | Unit             | Rate                 | Total                    |
|------|----------------------------------------------------------|---------------------|------------------|----------------------|--------------------------|
|      | <b>RSPCA - Pialligo Facility-PSP 90 % -Building</b>      |                     |                  |                      |                          |
|      | <b>Guida Moseley Brown</b>                               |                     |                  |                      |                          |
|      | <b>14 November 2023</b>                                  |                     |                  |                      |                          |
| 1    | Demolition                                               | 1                   | Item             |                      | N/A                      |
| 2    | Cat Area(Cat+Small animal)                               | 1,529               | m2               | 2,985.63             | 4,565,034                |
| 3    | Adminstration Area(Reception+Adminstration+Clinic+Plant) | 2,001               | m2               | 3,222.12             | 6,447,453                |
| 4    | Dog Area(Education+Dog)                                  | 1,935               | m2               | 3,443.89             | 6,663,922                |
| 5    | External Works & Landscaping                             | 1                   | Item             |                      | 5,588,652                |
| 6    | Services (GMB)                                           | 1                   | Item             |                      | 8,463,615                |
|      | <b>TOTAL TRADE COST - EXCL. GST</b>                      | <b>5,465</b>        | <b>m2</b>        | <b>5,806</b>         | <b>31,728,677</b>        |
| 7    | Preliminaries & Builders Margin                          | 21.0                | %                | 31,728,677           | 6,663,022                |
|      | <b>TOTAL BUILDERS COST - EXCL. GST</b>                   | <b>5,465</b>        | <b>m2</b>        | <b>7,025</b>         | <b>38,391,699</b>        |
| 8    | Training Levy                                            | 0.2                 | %                | 38,391,699           | 76,783                   |
| 9    | Approval Fees                                            | 1.20                | %                | 38,468,482           | 461,622                  |
| 10   | Building approvals                                       | 1                   | Item             |                      | 200,000                  |
| 11   | WHS Audit                                                | 1                   | Item             |                      | 20,000                   |
| 12   | Design & Professional Fees (Less PSP)                    | 5.8                 | %                | 39,150,104           | 2,270,706                |
| 13   | Escalation as per Project Development Program (4%pa)     | 2.50                | Years            |                      | 4,267,168                |
|      | <b>SUBTOTAL - EXCL GST</b>                               | <b>5,465</b>        | <b>m2</b>        | <b>8,360</b>         | <b>45,687,978</b>        |
| 14   | Sustainability Initaitives                               | 0.9                 | %                | 45,687,978           | 411,192                  |
| 15   | PAP Fees                                                 | 2.0                 | %                | 46,099,170           | 921,983                  |
| 16   | Insurances                                               | 0.8                 | %                | 47,021,153           | 376,169                  |
| 17   | Contingency                                              | 21                  | %                | 52,666,424           | 10,931,180               |
| 18   | TCCS Fees                                                | 5                   | %                | 63,597,604           | 3,179,880                |
| 19   | MPC Fees                                                 | 4                   | %                | 66,777,484           | 2,671,099                |
|      | <b><u>TOTAL DEVELOPMENT COST - EXCL. GST</u></b>         | <b><u>5,465</u></b> | <b><u>m2</u></b> | <b><u>11,744</u></b> | <b><u>64,179,482</u></b> |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                              | Description                                                                                                                           | Quantity | Unit         | Rate      | Total          |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-----------|----------------|
| <b>Cat Area(Cat+Small animal)</b> |                                                                                                                                       |          |              |           |                |
| <u>Excavation</u>                 |                                                                                                                                       |          |              |           |                |
| A                                 | Site preparation is included in enabling works<br>Excavated material will be located on site for future use<br><b>Bulk Excavation</b> |          | Note<br>Note |           |                |
| B                                 | Allowance for bulk excavation to reduce levels                                                                                        | 301      | m3           | 30.00     | 9,030          |
| C                                 | Carting away of excavated material to stockpile (1.6t/m3) located on site for future use<br><b>Detailed Excavation</b>                | 459      | t            | 5.00      | 2,295          |
| D                                 | Allowance for detailed excavation of edge beams                                                                                       | 117      | m3           | 180.00    | 21,060         |
| E                                 | Allowance for detailed excavation of internal beams                                                                                   | 89       | m3           | 180.00    | 16,020         |
| F                                 | Carting away of excavated material to stockpile (1.6t/m3) located on site for future use<br><b>Base</b>                               | 327.89   | t            | 5.00      | 1,639          |
| G                                 | Allowance for subgrade preparation-level and compact                                                                                  | 1,685    | m2           | 5.00      | 8,425          |
| H                                 | Allowance for 50mm nominal sand blinding<br><b>Environmental controls</b>                                                             | 85       | m3           | 160.00    | 13,600         |
| I                                 | Provisional sum allowance for environmental controls (e.g. stabilized construction access, silt fence and the like)                   | 1        | Item         | 10,000.00 | 10,000         |
|                                   | <u>Excavation</u>                                                                                                                     |          |              |           | <u>82,069</u>  |
| <u>Formwork</u>                   |                                                                                                                                       |          |              |           |                |
| A                                 | <b>Ground Slab</b><br>Allowance for formwork to the edge of ground floor slab<br><b>Miscellaneous</b>                                 | 135      | m2           | 150.00    | 20,250         |
| B                                 | Provisional sum allowance for formwork to penetrations                                                                                | 1        | Item         | 10,000.00 | 10,000         |
|                                   | <u>Formwork</u>                                                                                                                       |          |              |           | <u>30,250</u>  |
| <u>Reinforcement Supply</u>       |                                                                                                                                       |          |              |           |                |
| A                                 | Allowance for supply of Reinforcing to ground floor slab @ 90kg/m3                                                                    | 18.27    | t            | 2,500.00  | 45,675         |
| B                                 | Allowance for supply of Reinforceing to conc. beams @ 150kg/m3                                                                        | 28.05    | t            | 2,500.00  | 70,125         |
|                                   | <u>Reinforcement Supply</u>                                                                                                           |          |              |           | <u>115,800</u> |
| <u>Reinforcement Fix</u>          |                                                                                                                                       |          |              |           |                |
| A                                 | Allowance for fixing of Reinforcing to ground floor slab @ 90kg/m3                                                                    | 18.27    | t            | 1,200.00  | 21,924         |
| B                                 | Allowance for fixing of Reinforceing to conc. beams @ 150kg/m3                                                                        | 28.05    | t            | 1,200.00  | 33,660         |
|                                   | <u>Reinforcement Fix</u>                                                                                                              |          |              |           | <u>55,584</u>  |
| <u>Concrete Supply</u>            |                                                                                                                                       |          |              |           |                |
| A                                 | Allowance for the supply of concrete slab-120mm                                                                                       | 203      | m3           | 220.00    | 44,660         |
| B                                 | Allowance for the supply of concrete edge beam-450mmx500mm                                                                            | 106      | m3           | 220.00    | 23,320         |
| C                                 | Allowance for the supply of concrete internal beam-300mmx500mm                                                                        | 81       | m3           | 220.00    | 17,820         |
|                                   | <u>Concrete Supply</u>                                                                                                                |          |              |           | <u>85,800</u>  |

**Project:** RSPCA - Canberra**Details:** RSPCA-Pialligo-Building Work**Building:** RSPCA - Canberra

| Code                              | Description                                                                                                   | Quantity | Unit | Rate      | Total          |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------|----------|------|-----------|----------------|
| <b>Cat Area(Cat+Small animal)</b> |                                                                                                               |          |      |           | (Continued)    |
| <u>Concrete Pump &amp; Place</u>  |                                                                                                               |          |      |           |                |
|                                   | <b>Pump and Place</b>                                                                                         |          |      |           |                |
| A                                 | Allowance for pumping and placing concrete to slab-120mm                                                      | 203      | m3   | 125.00    | 25,375         |
| B                                 | Allowance for pumping and placing concrete to edge beam-450mmx500mm                                           | 106      | m3   | 125.00    | 13,250         |
| C                                 | Allowance for pumping and placing concrete to internal beam-300mmx500mm                                       | 81       | m3   | 125.00    | 10,125         |
|                                   | <b>Surface finishes</b>                                                                                       |          |      |           |                |
| D                                 | Allowance for concrete finishing                                                                              | 1,685    | m2   | 15.00     | 25,275         |
|                                   | <b>Testing</b>                                                                                                |          |      |           |                |
| E                                 | Allowance for concrete testing                                                                                | 1        | Item | 10,000.00 | 10,000         |
|                                   | <u>Concrete Pump &amp; Place</u>                                                                              |          |      |           | <u>84,025</u>  |
| <u>Masonry</u>                    |                                                                                                               |          |      |           |                |
|                                   | <b>External Wall</b>                                                                                          |          |      |           |                |
| A                                 | Allowance for blockwork for external conc. blockwork wall-150mm with core filled                              | 2,162    | m2   | 285.00    | 616,170        |
|                                   | <u>Masonry</u>                                                                                                |          |      |           | <u>616,170</u> |
| <u>Fixout Carpentry</u>           |                                                                                                               |          |      |           |                |
| A                                 | Access panels - assume 2 per common corridor                                                                  | 16       | No   | 350.00    | 5,600          |
| B                                 | Skirting                                                                                                      | 991      | m    | 25.00     | 24,775         |
| C                                 | Cornice to Lounge                                                                                             | 744      | m    | 9.00      | 6,696          |
|                                   | <u>Fixout Carpentry</u>                                                                                       |          |      |           | <u>37,071</u>  |
| <u>Structural Steelwork</u>       |                                                                                                               |          |      |           |                |
|                                   | <b>Steel Column</b>                                                                                           |          |      |           |                |
| A                                 | Allowance for SHS column                                                                                      | 7        | t    | 12,000.00 | 84,000         |
|                                   | <b>Steel Beam</b>                                                                                             |          |      |           |                |
| B                                 | Allowance for rafter/beem                                                                                     | 35.85    | t    | 12,000.00 | 430,200        |
|                                   | <b>Purline</b>                                                                                                |          |      |           |                |
| C                                 | Allowance for purline                                                                                         | 9.43     | t    | 12,000.00 | 113,160        |
|                                   | <b>Bracing</b>                                                                                                |          |      |           |                |
| D                                 | Allowance for bracing                                                                                         | 1.63     | t    | 12,000.00 | 19,560         |
|                                   | <b>Miscellaneous</b>                                                                                          |          |      |           |                |
| E                                 | Allowance for unmeasured items including fly bracing, Girt, temporary bracing, stiffeners, cleats, bolts,ect. | 1        | Item | 15,000.00 | 15,000         |
|                                   | <u>Structural Steelwork</u>                                                                                   |          |      |           | <u>661,920</u> |
| <u>Roofing</u>                    |                                                                                                               |          |      |           |                |
| A                                 | Allowance for metal roofing to noncombustible roof panel with insulation                                      | 2,949    | m2   | 165.00    | 486,585        |
| B                                 | EO allowance for access point for each roof                                                                   | 8        | no   | 1,200.00  | 9,600          |
| C                                 | Allowance for gutter box                                                                                      | 274      | m    | 45.00     | 12,330         |
| D                                 | Allowance for down pipes                                                                                      | 32       | no   | 200.00    | 6,400          |

Project: RSPCA - Canberra

Details: RSPCA - Pialligo - Building Work

Building: RSPCA - Canberra

| Code                              | Description                                                                     | Quantity | Unit | Rate     | Total          |
|-----------------------------------|---------------------------------------------------------------------------------|----------|------|----------|----------------|
| <b>Cat Area(Cat+Small animal)</b> |                                                                                 |          |      |          | (Continued)    |
| <u>Roofing</u>                    |                                                                                 |          |      |          | (Continued)    |
|                                   | <u>Roofing</u>                                                                  |          |      |          | <u>514,915</u> |
| <u>Wall Cladding</u>              |                                                                                 |          |      |          |                |
|                                   | <b>External Wall</b>                                                            |          |      |          |                |
| A                                 | Allowance for metal cladding including furring channel                          | 2,158    | m2   | 160.00   | 345,280        |
|                                   | <u>Wall Cladding</u>                                                            |          |      |          | <u>345,280</u> |
| <u>Windows</u>                    |                                                                                 |          |      |          |                |
|                                   | <b>Window</b>                                                                   |          |      |          |                |
| A                                 | Allowance for double glazed window to Cat Area(Cat+Small animal)                | 102      | m2   | 1,000.00 | 102,000        |
|                                   | <u>Windows</u>                                                                  |          |      |          | <u>102,000</u> |
| <u>Doors &amp; Hardware</u>       |                                                                                 |          |      |          |                |
|                                   | <i>The rate for door is inclusive of door frame, door and hardware</i>          |          | Note |          |                |
|                                   | <b>External Doors</b>                                                           |          |      |          |                |
|                                   | <b>Solid Core Door</b>                                                          |          |      |          |                |
| A                                 | Single door                                                                     | 18       | No   | 2,000.00 | 36,000         |
| B                                 | Pair of door                                                                    | 2        | No   | 2,800.00 | 5,600          |
|                                   | <b>Roller Shutter</b>                                                           |          |      |          |                |
| C                                 | Allowance for roller shutter - 300mm high                                       | 24       | m2   | 1,250.00 | 30,000         |
|                                   | <b>Painting</b>                                                                 |          |      |          |                |
| D                                 | Painting to single door                                                         | 18       | No   | 180.00   | 3,240          |
| E                                 | Painting to pair of door                                                        | 2        | No   | 360.00   | 720            |
|                                   | <b>Internal Doors</b>                                                           |          |      |          |                |
|                                   | <b>40 thick Solid Core Door</b>                                                 |          |      |          |                |
| F                                 | Single door                                                                     | 14       | No   | 1,500.00 | 21,000         |
| G                                 | Pair of door                                                                    | 2        | No   | 2,500.00 | 5,000          |
|                                   | <b>Painting</b>                                                                 |          |      |          |                |
| H                                 | Painting to single door                                                         | 14       | No   | 180.00   | 2,520          |
| I                                 | Painting to pair of door                                                        | 2        | No   | 360.00   | 720            |
|                                   | <u>Doors &amp; Hardware</u>                                                     |          |      |          | <u>104,800</u> |
| <u>Partitions &amp; Linings</u>   |                                                                                 |          |      |          |                |
|                                   | <i>The partition rates are inclusive of skirting</i>                            |          | Note |          |                |
| A                                 | Assume all internal wall are 92mm studwork with insulation                      |          |      |          |                |
|                                   | <b>Internal Partiition</b>                                                      |          |      |          |                |
| B                                 | Allowance for 92mm studwork partition for all dry area                          | 479      | m2   | 231.67   | 110,968        |
| C                                 | Allowance for 92mm studwork partition for all wet area                          | 93       | m2   | 241.67   | 22,475         |
|                                   | <b>External wall</b>                                                            |          |      |          |                |
| D                                 | Allowance 92mm studwork partition inside of external block wall with insulation | 2,158    | m2   | 133.33   | 287,733        |

Project: RSPCA - Canberra

Details: RSPCA-Pialligo-Building Work

Building: RSPCA - Canberra

| Code                              | Description                                                                            | Quantity | Unit | Rate     | Total          |
|-----------------------------------|----------------------------------------------------------------------------------------|----------|------|----------|----------------|
| <b>Cat Area(Cat+Small animal)</b> |                                                                                        |          |      |          | (Continued)    |
| <u>Partitions &amp; Linings</u>   |                                                                                        |          |      |          | (Continued)    |
|                                   | <b>Ceiling</b>                                                                         |          |      |          |                |
| E                                 | Allowance for plasterboard ceiling                                                     | 1,529    | m2   | 115.00   | 175,835        |
|                                   | <u>Partitions &amp; Linings</u>                                                        |          |      |          | <u>597,012</u> |
| <u>Joinery</u>                    |                                                                                        |          |      |          |                |
|                                   | <b>Joinery</b>                                                                         |          |      |          |                |
| A                                 | Allow Kitchen Joinery (700D) to Food Prep Areas                                        | 17       | m    | 3,500.00 | 57,995         |
| B                                 | Allow Wash Bay Joinery (700D) to Cat Areas                                             | 22       | m    | 2,500.00 | 55,000         |
| C                                 | Allow Toilet Partitions to Bathroom                                                    | 2        | no   | 2,200.00 | 4,400          |
|                                   | <u>Joinery</u>                                                                         |          |      |          | <u>117,395</u> |
| <u>FF&amp;E</u>                   |                                                                                        |          |      |          |                |
|                                   | <b>FF&amp;E</b>                                                                        |          |      |          |                |
|                                   | <i>Allow Supply and Install of the Following:</i>                                      |          | Note |          |                |
|                                   | <b>Waste Bins</b>                                                                      |          |      |          |                |
| A                                 | Allow wheelie Bin (Assume 1100L)                                                       | 2        | no   | 150      | 300            |
| B                                 | Allow large waste bin (Assume 1100L)                                                   | 1        | no   | 1,200    | 1,200          |
|                                   | <b>Tables</b>                                                                          |          |      |          |                |
| C                                 | Allow Round Tables (800Dia)                                                            | 5        | no   | 250      | 1,250          |
| D                                 | Allow Office Desks (2.1Wx0.8D)                                                         | 3        | no   | 3,000    | 9,000          |
| E                                 | Allow Privacy Screens to Office Desks                                                  | 3        | no   | 400      | 1,200          |
|                                   | <b>Workstations</b>                                                                    |          |      |          |                |
| F                                 | Allow Workstations (1.8Wx0.8D)                                                         | 6        | no   | 2,700    | 16,200         |
| G                                 | Allow Monitor Arms to Workstations and Office Desks                                    | 9        | no   | 385      | 3,469          |
| H                                 | Allow Pin-boards to Wall-facing Workstations                                           | 6        | no   | 400      | 2,400          |
|                                   | <b>Chairs</b>                                                                          |          |      |          |                |
| I                                 | Allow Task Chairs to Workstations/Desks                                                | 9        | no   | 400      | 3,600          |
| J                                 | Allow Single Meeting Chairs                                                            | 6        | no   | 850      | 5,102          |
|                                   | <u>FF&amp;E</u>                                                                        |          |      |          | <u>43,721</u>  |
| <u>Metalworks</u>                 |                                                                                        |          |      |          |                |
|                                   | <b>Metalworks</b>                                                                      |          |      |          |                |
|                                   | <b>Caging Enclosure</b>                                                                |          |      |          |                |
| A                                 | Allow caging enclosure for Pet Spaces (1.2Lx1.2W - assume 2.1H including cage lid)     | 8        | no   | 2,304    | 18,432         |
| B                                 | Allow caging enclosure for Rabbit Spaces - assume 2.1H including cage lid)             | 16       | no   | 2,970    | 47,520         |
| C                                 | Allow caging enclosure for Aviary Spaces (3.0Lx3.0W including cage lid - assume 2.1H)  | 3        | no   | 6,840    | 20,520         |
| D                                 | Allow caging enclosure for Reptile Spaces (3.0Lx1.4W including cage lid - assume 2.1H) | 4        | no   | 5,496    | 21,984         |
| E                                 | Allow fencing enclosure for Cat Spaces (Assume 2.1H including 2.0D cage Lid)           | 447      | m    | 820      | 366,540        |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                               | Description                                                                                        | Quantity | Unit | Rate   | Total          |
|------------------------------------|----------------------------------------------------------------------------------------------------|----------|------|--------|----------------|
| <b>Cat Area(Cat+Small animal)</b>  |                                                                                                    |          |      |        | (Continued)    |
| <u>Metalworks</u>                  |                                                                                                    |          |      |        | (Continued)    |
| F                                  | E/O Allow for Internal Cage Doors                                                                  | 146      | no   | 100    | 14,600         |
|                                    | <u>Metalworks</u>                                                                                  |          |      |        | <u>489,596</u> |
| <u>Waterproofing</u>               |                                                                                                    |          |      |        |                |
|                                    | <b>Ground Slab</b>                                                                                 |          |      |        |                |
| A                                  | Allowance for 0.2mm polythene damp proof membrane for ground slab                                  | 1,685    | m2   | 10.00  | 16,850         |
|                                    | <b>Internal Area</b>                                                                               |          |      |        |                |
| B                                  | Allowance for waterproofing in wet area                                                            | 127      | m2   | 65.00  | 8,255          |
| C                                  | Allowance for waterproofing in cage area                                                           | 743      | m2   | 65.00  | 48,295         |
|                                    | <u>Waterproofing</u>                                                                               |          |      |        | <u>73,400</u>  |
| <u>Tiling</u>                      |                                                                                                    |          |      |        |                |
|                                    | <b>Floor Tile</b>                                                                                  |          |      |        |                |
| A                                  | Allowance for floor tiling to wet area                                                             | 39       | m2   | 250.00 | 9,750          |
|                                    | <b>Wall tile</b>                                                                                   |          |      |        |                |
| B                                  | Allowance for full height wall tiling to wet area                                                  | 93       | m2   | 250.00 | 23,250         |
|                                    | <u>Tiling</u>                                                                                      |          |      |        | <u>33,000</u>  |
| <u>Carpet &amp; Vinyl Finishes</u> |                                                                                                    |          |      |        |                |
|                                    | <b>Carpet</b>                                                                                      |          |      |        |                |
| A                                  | Allowance for carpet floor finish to office area                                                   | 161      | m2   | 100.00 | 16,100         |
|                                    | <b>Vinyl</b>                                                                                       |          |      |        |                |
| B                                  | Allowance for vinyl floor finish to circulation area                                               | 538      | m2   | 90.00  | 48,420         |
| C                                  | Allowance for vinyl floor finish to cage area                                                      | 462      | m2   | 90.00  | 41,580         |
|                                    | <u>Carpet &amp; Vinyl Finishes</u>                                                                 |          |      |        | <u>106,100</u> |
| <u>Painting</u>                    |                                                                                                    |          |      |        |                |
|                                    | <b>Painting to Walls</b>                                                                           |          |      |        |                |
| A                                  | Allowance for painting to internal partition drywall - allow two sides-3000mm height               | 1,143    | m2   | 20.00  | 22,860         |
| B                                  | Allowance for painting to plaster lining inside of the external wall- allow one side-3000mm height | 939      | m2   | 20.00  | 18,780         |
|                                    | <b>Painting to Ceilings</b>                                                                        |          |      |        |                |
| C                                  | Allowance for painting to plaster board ceiling                                                    | 1,529    | m2   | 22.00  | 33,638         |
|                                    | <u>Painting</u>                                                                                    |          |      |        | <u>75,278</u>  |
| <u>Signage</u>                     |                                                                                                    |          |      |        |                |
|                                    | <b>Signage</b>                                                                                     |          |      |        |                |
| A                                  | Allow for Signage and Wayfinding                                                                   | 1,529    | m2   | 70.00  | 107,030        |
| B                                  | E/O Compartment Signage for Aviary Enclosure Caging                                                | 3        | no   | 80.00  | 240            |
| C                                  | E/O Compartment Signage for Pet Enclosure Caging                                                   | 8        | no   | 80.00  | 640            |
| D                                  | E/O Compartment Signage for Rabbit Enclosure Caging                                                | 16       | no   | 80.00  | 1,280          |
| E                                  | E/O Compartment Signage for Reptile Enclosure Caging                                               | 4        | no   | 80.00  | 320            |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                              | Description                                          | Quantity | Unit | Rate  | Total          |
|-----------------------------------|------------------------------------------------------|----------|------|-------|----------------|
| <b>Cat Area(Cat+Small animal)</b> |                                                      |          |      |       | (Continued)    |
| <u>Signage</u>                    |                                                      |          |      |       | (Continued)    |
| F                                 | E/O Compartment Signage for Cat Enclosure Caging     | 115      | no   | 80.00 | 9,200          |
|                                   | <u>Signage</u>                                       |          |      |       | <u>118,710</u> |
| <u>Cleaning</u>                   |                                                      |          |      |       |                |
| A                                 | Allowance for cleaning                               | 1,529    |      | 12.00 | 18,348         |
|                                   | <u>Cleaning</u>                                      |          |      |       | <u>18,348</u>  |
| <u>PC Items</u>                   |                                                      |          |      |       |                |
|                                   | <b>PC Items</b>                                      |          |      |       |                |
|                                   | <i>Allow Supply and Install of the Following:</i>    |          | Note |       |                |
|                                   | <b>Hydraulic Fixtures</b>                            |          |      |       |                |
|                                   | <u>Sinks</u>                                         |          |      |       |                |
| A                                 | Allow Bathroom Basins - Assume Wall Mount            | 1        | no   | 550   | 550            |
| B                                 | Allow Bottle Trap (For Wall Mount Basin)             | 1        | no   | 500   | 500            |
| C                                 | Allow Single Sink with Drainer to Food Prep Areas    | 4        | no   | 670   | 2,680          |
| D                                 | Allow Single Sink to Cat Wash Bays                   | 4        | no   | 530   | 2,120          |
|                                   | <u>Taps</u>                                          |          |      |       |                |
| E                                 | Allow Taps to Bathroom Basins                        | 1        | no   | 630   | 630            |
| F                                 | Allow Kitchen Mixer to Food Prep Areas               | 4        | no   | 480   | 1,920          |
| G                                 | Allow Sink Mixer and Hose Combo to Cat Wash Bays     | 4        | no   | 600   | 2,400          |
|                                   | <u>Toilets</u>                                       |          |      |       |                |
| H                                 | Allow Toilets to Bathroom                            | 2        | no   | 900   | 1,800          |
|                                   | <b>Sanitary Hardware</b>                             |          |      |       |                |
| I                                 | Allow Robe Hook to Bathroom                          | 2        | no   | 100   | 200            |
| J                                 | Allow Toilet Roll Holders to Bathroom                | 2        | no   | 130   | 260            |
|                                   | <b>Dispensers</b>                                    |          |      |       |                |
| K                                 | Allow Soap Dispensers to Food Prep Areas             | 2        | no   | 200   | 400            |
| L                                 | Allow Soap Dispensers to Cat Wash Areas              | 4        | no   | 200   | 800            |
| M                                 | Allow Soap Dispensers to Bathroom                    | 1        | no   | 200   | 200            |
| N                                 | Allow Paper Towel Dispensers to Food Prep Areas      | 2        | no   | 150   | 300            |
| O                                 | Allow Paper Towel Dispensers to Cat Wash Areas       | 4        | no   | 150   | 600            |
| P                                 | Allow Paper Towel Dispensers to Bathroom             | 1        | no   | 150   | 150            |
|                                   | <b>Appliances</b>                                    |          |      |       |                |
| Q                                 | Allow Cooktop to Food Prep Areas                     | 2        | no   | 800   | 1,600          |
| R                                 | Allow Fridges to Food Prep Areas                     | 2        | no   | 1,100 | 2,200          |
| S                                 | Allow Electric Hand Dryer to Bathroom                | 1        | no   | 1,230 | 1,230          |
| T                                 | Allow Hot Water Unit to Kitchens - assumed inclusion | 2        | no   | 4,600 | 9,200          |
| U                                 | Allow Microwave to Kitchens - assumed inclusion      | 2        | no   | 450   | 900            |
| V                                 | Allow Dishwasher to Kitchens - assumed inclusion     | 2        | no   | 800   | 1,600          |

# Trade Breakup

|                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA - Pialligo - Building Work |
| <b>Building:</b> RSPCA - Canberra |                                                  |

| Code                              | Description                                                          | Quantity | Unit | Rate   | Total            |
|-----------------------------------|----------------------------------------------------------------------|----------|------|--------|------------------|
| <b>Cat Area(Cat+Small animal)</b> |                                                                      |          |      |        | (Continued)      |
| <u>PC Items</u>                   |                                                                      |          |      |        | (Continued)      |
|                                   | <u>PC Items</u>                                                      |          |      |        | <u>32,242</u>    |
| <u>Mirror &amp; Splashbacks</u>   |                                                                      |          |      |        |                  |
|                                   | <b><u>Mirror &amp; Splashbacks</u></b>                               |          |      |        |                  |
|                                   | <b>Mirrors</b>                                                       |          |      |        |                  |
| A                                 | Allow Single Mirror to Bathrooms (Assume 600W x 900H Frameless)      | 1        | no   | 250    | 250              |
|                                   | <b>Splashbacks</b>                                                   |          |      |        |                  |
| B                                 | Allow Glass Splashbacks to Kitchen Joinery (700H) in Food Prep Areas | 17       | m    | 630.00 | 10,439           |
| C                                 | Allow Glass Splashbacks to Bay Joinery (700H) in Cat Areas           | 22       | m    | 630.00 | 13,860           |
|                                   | <u>Mirror &amp; Splashbacks</u>                                      |          |      |        | <u>24,549</u>    |
|                                   | <b>Cat Area(Cat+Small animal)</b>                                    |          |      |        | <b>4,565,034</b> |

Project: RSPCA - Canberra

Details: RSPCA-Pialligo-Building Work

Building: RSPCA - Canberra

| Code                                                             | Description                                                                                                         | Quantity | Unit | Rate      | Total          |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------|------|-----------|----------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                                                                     |          |      |           |                |
| <u>Excavation</u>                                                |                                                                                                                     |          |      |           |                |
|                                                                  | <i>Site preparation is included in enabling works</i>                                                               |          | Note |           |                |
| A                                                                | Excavated material will be located on site for future use                                                           |          | Note |           |                |
|                                                                  | <b>Bulk Excavation</b>                                                                                              |          |      |           |                |
| B                                                                | Allowance for bulk excavation to reduce levels                                                                      | 376      | m3   | 30.00     | 11,280         |
| C                                                                | Carting away of excavated material to stockpile (1.6t/m3) located on site for future use                            | 572      | t    | 5.00      | 2,860          |
|                                                                  | <b>Detailed Excavation</b>                                                                                          |          |      |           |                |
| D                                                                | Allowance for detailed excavation of edge beams                                                                     | 99       | m3   | 180.00    | 17,820         |
| E                                                                | Allowance for detailed excavation of internal beams                                                                 | 134      | m3   | 180.00    | 24,120         |
| F                                                                | Carting away of excavated material to stockpile (1.6t/m3) located on site for future use                            | 371.32   | t    | 5.00      | 1,857          |
|                                                                  | <b>Base</b>                                                                                                         |          |      |           |                |
| G                                                                | Allowance for subgrade preparation-level and compact                                                                | 2,102    | m2   | 5.00      | 10,510         |
| H                                                                | Allowance for 50mm nominal sand blinding                                                                            | 106      | m3   | 160.00    | 16,960         |
|                                                                  | <b>Environmental controls</b>                                                                                       |          |      |           |                |
| I                                                                | Provisional sum allowance for environmental controls (e.g. stabilized construction access, silt fence and the like) | 1        | Item | 10,000.00 | 10,000         |
|                                                                  | <u>Excavation</u>                                                                                                   |          |      |           | <u>95,407</u>  |
| <u>Formwork</u>                                                  |                                                                                                                     |          |      |           |                |
|                                                                  | <b>Ground Slab</b>                                                                                                  |          |      |           |                |
| A                                                                | Allowance for formwork to the edge of ground floor slab                                                             | 202      | m2   | 150.00    | 30,300         |
|                                                                  | <b>Miscellaneous</b>                                                                                                |          |      |           |                |
| B                                                                | Provisional sum allowance for formwork to penetrations                                                              | 1        | Item | 10,000.00 | 10,000         |
|                                                                  | <u>Formwork</u>                                                                                                     |          |      |           | <u>40,300</u>  |
| <u>Reinforcement Supply</u>                                      |                                                                                                                     |          |      |           |                |
| A                                                                | Allowance for supply of Reinforcing to ground floor slab @ 90kg/m3                                                  | 22.77    | t    | 2,500.00  | 56,925         |
| B                                                                | Allowance for supply of Reinforceing to conc. beams @ 150kg/m3                                                      | 31.80    | t    | 2,500.00  | 79,500         |
|                                                                  | <u>Reinforcement Supply</u>                                                                                         |          |      |           | <u>136,425</u> |
| <u>Reinforcement Fix</u>                                         |                                                                                                                     |          |      |           |                |
| A                                                                | Allowance for fixing of Reinforcing to ground floor slab @ 90kg/m3                                                  | 22.77    | t    | 1,200.00  | 27,324         |
| B                                                                | Allowance for fixing of Reinforceing to conc. beams @ 150kg/m3                                                      | 31.80    | t    | 1,200.00  | 38,160         |
|                                                                  | <u>Reinforcement Fix</u>                                                                                            |          |      |           | <u>65,484</u>  |
| <u>Concrete Supply</u>                                           |                                                                                                                     |          |      |           |                |
| A                                                                | Allowance for the supply of concrete slab-120mm                                                                     | 253      | m3   | 220.00    | 55,660         |
| B                                                                | Allowance for the supply of concrete edge beam-450mmx500mm                                                          | 90       | m3   | 220.00    | 19,800         |
| C                                                                | Allowance for the supply of concrete internal beam-300mmx500mm                                                      | 122      | m3   | 220.00    | 26,840         |
|                                                                  | <u>Concrete Supply</u>                                                                                              |          |      |           | <u>102,300</u> |

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                                                             | Description                                                                                                   | Quantity | Unit | Rate      | Total          |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|------|-----------|----------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                                                               |          |      |           | (Continued)    |
| <u>Concrete Pump &amp; Place</u>                                 |                                                                                                               |          |      |           |                |
|                                                                  | <b>Pump and Place</b>                                                                                         |          |      |           |                |
| A                                                                | Allowance for pumping and placing concrete to slab-120mm                                                      | 253      | m3   | 125.00    | 31,625         |
| B                                                                | Allowance for pumping and placing concrete to edge beam-450mmx500mm                                           | 90       | m3   | 125.00    | 11,250         |
| C                                                                | Allowance for pumping and placing concrete to internal beam-300mmx500mm                                       | 122      | m3   | 125.00    | 15,250         |
|                                                                  | <b>Surface finishes</b>                                                                                       |          |      |           |                |
| D                                                                | Allowance for concrete finishing                                                                              | 2,102    | m2   | 15.00     | 31,530         |
|                                                                  | <b>Testing</b>                                                                                                |          |      |           |                |
| E                                                                | Allowance for concrete testing                                                                                | 1        | Item | 10,000.00 | 10,000         |
|                                                                  | <u>Concrete Pump &amp; Place</u>                                                                              |          |      |           | <u>99,655</u>  |
| <u>Masonry</u>                                                   |                                                                                                               |          |      |           |                |
|                                                                  | <b>External Wall</b>                                                                                          |          |      |           |                |
| A                                                                | Allowance for blockwork for external conc. blockwork wall-150mm with core filled                              | 1,836    | m2   | 285.00    | 523,260        |
|                                                                  | <u>Masonry</u>                                                                                                |          |      |           | <u>523,260</u> |
| <u>Fixout Carpentry</u>                                          |                                                                                                               |          |      |           |                |
| A                                                                | Access panels - assume 2 per common corridor                                                                  | 8        | No   | 350.00    | 2,800          |
| B                                                                | Skirting                                                                                                      | 1,684    | m    | 25.00     | 42,100         |
| C                                                                | Cornice to Lounge                                                                                             | 975      | m    | 9.00      | 8,775          |
|                                                                  | <u>Fixout Carpentry</u>                                                                                       |          |      |           | <u>53,675</u>  |
| <u>Structural Steelwork</u>                                      |                                                                                                               |          |      |           |                |
|                                                                  | <b>Steel Column</b>                                                                                           |          |      |           |                |
| A                                                                | Allowance for SHS column                                                                                      | 7        | t    | 12,000.00 | 84,000         |
|                                                                  | <b>Steel Beam</b>                                                                                             |          |      |           |                |
| B                                                                | Allowance for rafter/beem                                                                                     | 35.80    | t    | 12,000.00 | 429,600        |
|                                                                  | <b>Purline</b>                                                                                                |          |      |           |                |
| C                                                                | Allowance for purline                                                                                         | 13.76    | t    | 12,000.00 | 165,120        |
|                                                                  | <b>Bracing</b>                                                                                                |          |      |           |                |
| D                                                                | Allowance for bracing                                                                                         | 9.02     | t    | 12,000.00 | 108,240        |
|                                                                  | <b>Miscellaneous</b>                                                                                          |          |      |           |                |
| E                                                                | Allowance for unmeasured items including fly bracing, Girt, temporary bracing, stiffeners, cleats, bolts,ect. | 1        | Item | 15,000.00 | 15,000         |
|                                                                  | <u>Structural Steelwork</u>                                                                                   |          |      |           | <u>801,960</u> |
| <u>Roofing</u>                                                   |                                                                                                               |          |      |           |                |
| A                                                                | Allowance for metal roofing to noncombustible roof panel with insulation                                      | 3,353    | m2   | 165.00    | 553,245        |
| B                                                                | EO allowance for access point for each roof                                                                   | 6        | no   | 1,200.00  | 7,200          |
| C                                                                | Allowance for gutter box                                                                                      | 142      | m    | 45.00     | 6,390          |
| D                                                                | Allowance for down pipes                                                                                      | 23       | no   | 200.00    | 4,600          |

**Project:** RSPCA - Canberra**Details:** RSPCA - Pialligo - Building Work**Building:** RSPCA - Canberra

| Code                                                             | Description                                                                                   | Quantity | Unit | Rate     | Total          |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------|------|----------|----------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                                               |          |      |          | (Continued)    |
| <u>Roofing</u>                                                   |                                                                                               |          |      |          | (Continued)    |
|                                                                  | <u>Roofing</u>                                                                                |          |      |          | <u>571,435</u> |
| <u>Wall Cladding</u>                                             |                                                                                               |          |      |          |                |
|                                                                  | <b>External Wall</b>                                                                          |          |      |          |                |
| A                                                                | Allowance for metal cladding including furring channel                                        | 2,095    | m2   | 160.00   | 335,200        |
|                                                                  | <u>Wall Cladding</u>                                                                          |          |      |          | <u>335,200</u> |
| <u>Windows</u>                                                   |                                                                                               |          |      |          |                |
|                                                                  | <b>Window</b>                                                                                 |          |      |          |                |
| A                                                                | Allowance for double glazed window to Adminstration Area(Reception+Adminstration+Clinc+Plant) | 238      | m2   | 1,000.00 | 238,000        |
|                                                                  | <u>Windows</u>                                                                                |          |      |          | <u>238,000</u> |
| <u>Doors &amp; Hardware</u>                                      |                                                                                               |          |      |          |                |
|                                                                  | <i>The rate for door is inclusive of door frame, door and hardware</i>                        |          | Note |          |                |
|                                                                  | <b>External Doors</b>                                                                         |          |      |          |                |
|                                                                  | <b>Solid Core Door</b>                                                                        |          |      |          |                |
| A                                                                | Single door                                                                                   | 12       | No   | 2,000.00 | 24,000         |
| B                                                                | Pair of door                                                                                  | 6        | No   | 2,800.00 | 16,800         |
|                                                                  | <b>Glazed Door</b>                                                                            |          |      |          |                |
| C                                                                | Single door                                                                                   | 1        | No   | 1,800.00 | 1,800          |
|                                                                  | <b>Roller Shutter</b>                                                                         |          |      |          |                |
| D                                                                | Allowance for roller shutter - 300mm high                                                     | 69       | m2   | 1,250.00 | 86,250         |
|                                                                  | <b>Painting</b>                                                                               |          |      |          |                |
| E                                                                | Painting to single door                                                                       | 12       | No   | 180.00   | 2,160          |
| F                                                                | Painting to pair of door                                                                      | 6        | No   | 360.00   | 2,160          |
|                                                                  | <b>Internal Doors</b>                                                                         |          |      |          |                |
|                                                                  | <b>40 thick Solid Core Door</b>                                                               |          |      |          |                |
| G                                                                | Single door                                                                                   | 68       | No   | 1,500.00 | 102,000        |
| H                                                                | Pair of door                                                                                  | 7        | No   | 2,500.00 | 17,500         |
|                                                                  | <b>Painting</b>                                                                               |          |      |          |                |
| I                                                                | Painting to single door                                                                       | 68       | No   | 180.00   | 12,240         |
| J                                                                | Painting to pair of door                                                                      | 7        | No   | 360.00   | 2,520          |
|                                                                  | <u>Doors &amp; Hardware</u>                                                                   |          |      |          | <u>267,430</u> |
| <u>Partitions &amp; Linings</u>                                  |                                                                                               |          |      |          |                |
|                                                                  | <i>The partition rates are inclusive of skirting</i>                                          |          | Note |          |                |
| A                                                                | Assume all internal wall are 92mm studwork with insulation                                    |          |      |          |                |
|                                                                  | <b>Internal Partiition</b>                                                                    |          |      |          |                |
| B                                                                | Allowance for 92mm studwork partition for all dry area                                        | 1,229    | m2   | 231.67   | 284,718        |
| C                                                                | Allowance for 92mm studwork partition for all wet area                                        | 497      | m2   | 241.67   | 120,108        |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                                                             | Description                                                                                                 | Quantity | Unit | Rate     | Total            |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------|------|----------|------------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                                                             |          |      |          | (Continued)      |
| <u>Partitions &amp; Linings</u>                                  |                                                                                                             |          |      |          | (Continued)      |
| D                                                                | EO allowance for radiation protection to Imaging<br><b>External wall</b>                                    | 38       | m2   | 500.00   | 19,000           |
| E                                                                | Allowance 92mm studwork partition inside of external block wall with insulation<br><b>Glazing partition</b> | 2,132    | m2   | 133.33   | 284,267          |
| F                                                                | Allowance for glazing partition<br><b>Ceiling</b>                                                           | 126      | m2   | 1,200.00 | 151,200          |
| G                                                                | Allowance for plasterboard ceiling                                                                          | 2,001    | m2   | 115.00   | 230,115          |
| H                                                                | EO allowance for radiation protection to Imagin ceiling                                                     | 11       | m2   | 500.00   | 5,500            |
|                                                                  | <u>Partitions &amp; Linings</u>                                                                             |          |      |          | <b>1,094,908</b> |
| <u>Joinery</u>                                                   |                                                                                                             |          |      |          |                  |
|                                                                  | <b>Joinery</b>                                                                                              |          |      |          |                  |
| A                                                                | Allow Toilet Partitions to Bathrooms                                                                        | 14       | no   | 2,200.00 | 30,800           |
| B                                                                | Allow Shower Partitions to Changerooms                                                                      | 4        | no   | 2,200.00 | 8,800            |
| C                                                                | Allow Urinal Divider to Bathrooms                                                                           | 3        | no   | 1,000.00 | 3,000            |
| D                                                                | Allow Island Display Bench to Adoption Reception Area (600D)                                                | 3        | m    | 3,000.00 | 9,000            |
| E                                                                | Allow Shelving Cabinet to Adoption Reception Area (400D)                                                    | 17       | m    | 2,500.00 | 42,500           |
| F                                                                | Allow Reception Island Counter (800D)                                                                       | 9        | m    | 3,500.00 | 31,500           |
| G                                                                | Allow Pigeon Box Joinery to Reception (350D)                                                                | 10       | m    | 5,000.00 | 50,000           |
| H                                                                | Allow Laundry Joinery to S.AN Laundry (600D)                                                                | 5        | m    | 3,000.00 | 15,000           |
| I                                                                | Allow Cadenza Joinery to Volunteer Briefing (600D)                                                          | 5        | m    | 3,000.00 | 15,000           |
| J                                                                | Allow Kitchen Joinery to Volunteer Briefing Room (600D)                                                     | 9        | m    | 3,500.00 | 31,500           |
| K                                                                | Allow Joinery to Archive & Printer Room (700D)                                                              | 9        | m    | 3,500.00 | 31,500           |
| L                                                                | Allow Cupboard Joinery to Secure Archive (700D)                                                             | 5        | m    | 4,000.00 | 20,000           |
| M                                                                | Allow vanity joinery to Bathroom (500D)                                                                     | 12       | m    | 3,000.00 | 36,000           |
| N                                                                | Allow Compartments to Bulk Store (1.1Wx1.1D)                                                                | 19       | no   | 1,500.00 | 28,500           |
| O                                                                | Allow Compartments to Laundry (1.0Wx0.6D)                                                                   | 14       | no   | 1,000.00 | 14,000           |
| P                                                                | Allow D & W Compartments to Laundry (0.9Wx1.2D)                                                             | 10       | no   | 2,000.00 | 20,000           |
|                                                                  | <b>Lockers</b>                                                                                              |          |      |          |                  |
| Q                                                                | Allow Locker Seating to Changerooms (500D)                                                                  | 4        | m    | 1,500.00 | 6,000            |
| R                                                                | Allow Lockers to Changerooms                                                                                | 24       | no   | 700.00   | 16,800           |
|                                                                  | <b>Joinery to Vet Clinic</b>                                                                                |          |      |          |                  |
| S                                                                | Consult Joinery to Vet Clinic Area (600D)                                                                   | 91       | m    | 3,500.00 | 318,500          |
| T                                                                | Workstation Joinery to Workstation and Office Areas (600D)                                                  | 22       | m    | 2,000.00 | 44,000           |
| U                                                                | Shleving for Walk-in Refigeration Room (800D)                                                               | 11       | m    | 2,500.00 | 27,500           |
| V                                                                | Storage Cupboards (600D)                                                                                    | 3        | m    | 3,000.00 | 9,000            |
| W                                                                | Waiting Bench (500D) with Curved Side                                                                       | 2        | m    | 2,000.00 | 4,000            |

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                                                             | Description                                           | Quantity | Unit | Rate     | Total          |
|------------------------------------------------------------------|-------------------------------------------------------|----------|------|----------|----------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                       |          |      |          | (Continued)    |
| <u>Joinery</u>                                                   |                                                       |          |      |          | (Continued)    |
| X                                                                | Central Cupboard Between MET's in Surgery Prep (700D) | 1        | m    | 3,000.00 | 3,000          |
|                                                                  | <u>Joinery</u>                                        |          |      |          | <b>815,900</b> |
| <b>FF&amp;E</b>                                                  |                                                       |          |      |          |                |
|                                                                  | <b>FF&amp;E</b>                                       |          |      |          |                |
|                                                                  | <i>Allow Supply and Install of the Following:</i>     |          | Note |          |                |
|                                                                  | <b>Waste Bins</b>                                     |          |      |          |                |
| A                                                                | Allow 660L waste bin                                  | 27       | no   | 880      | 23,760         |
| B                                                                | Allow 240L waste bin                                  | 2        | no   | 200.00   | 400            |
| C                                                                | Allow 120L waste bin                                  | 8        | no   | 150.00   | 1,200          |
|                                                                  | <b>Pallet Racking</b>                                 |          |      |          |                |
| D                                                                | Allowance for pallet racking                          | 23       | m    | 450.00   | 10,350         |
|                                                                  | <b>Tables</b>                                         |          |      |          |                |
| E                                                                | Allow Round Tables (800Dia)                           | 13       | no   | 250      | 3,250          |
| F                                                                | Allow Office Desks (1.6Wx0.8D)                        | 5        | no   | 2,700    | 13,500         |
| G                                                                | Allow Office Desks (2.1Wx0.8D)                        | 6        | no   | 3,000    | 18,000         |
| H                                                                | Allow Table to Meeting Room (8P - 2.5Lx1.0W)          | 1        | no   | 3,000    | 3,000          |
| I                                                                | Allow Power Box for Meeting Room Table                | 1        | no   | 900      | 900            |
| J                                                                | Allow Privacy Screens to Office Desks                 | 11       | no   | 400      | 4,400          |
|                                                                  | <b>Workstations</b>                                   |          |      |          |                |
| K                                                                | Allow Workstations (2.1Wx0.8D)                        | 22       | no   | 3,000    | 66,000         |
| L                                                                | Allow Monitor Arms to Workstations and Office Desks   | 33       | no   | 385      | 12,720         |
| M                                                                | Allow Privacy Screens to Face-to-Face Workstations    | 4        | no   | 400      | 1,600          |
| N                                                                | Allow Pin-boards to Wall-facing Workstations          | 18       | no   | 400      | 7,200          |
|                                                                  | <b>Chairs</b>                                         |          |      |          |                |
| O                                                                | Allow Task Chairs to Workstations/Desks               | 34       | no   | 400      | 13,600         |
| P                                                                | Allow Chairs to Meeting Rooms                         | 8        | no   | 870      | 6,959          |
| Q                                                                | Allow Chair to Reception Counter                      | 4        | no   | 460      | 1,840          |
| R                                                                | Allow Single Breakout Chairs                          | 30       | no   | 850      | 25,508         |
| S                                                                | Allow Modular 4-Piece Curved Lounge                   | 4        | no   | 12,500   | 50,000         |
|                                                                  | <b>FF&amp;E to Vet Clinic</b>                         |          |      |          |                |
|                                                                  | <b>Tables</b>                                         |          |      |          |                |
| T                                                                | Outdoor Courtyard Table (4P - 750W x 1500L)           | 1        | no   | 4,100    | 4,100          |
|                                                                  | <b>Chairs</b>                                         |          |      |          |                |
| U                                                                | Single Waiting Chairs to Consult Room                 | 15       | no   | 850      | 12,754         |
| V                                                                | Task Chairs to Office and Workstations                | 12       | no   | 400      | 4,800          |
| W                                                                | Double Lounge Chairs                                  | 1        | no   | 2,000    | 2,000          |
| X                                                                | Seating to Outdoor Courtyard                          | 4        | no   | 550      | 2,200          |

Project: RSPCA - Canberra

Details: RSPCA-Pialligo-Building Work

Building: RSPCA - Canberra

| Code                                                             | Description                                                          | Quantity | Unit | Rate     | Total          |
|------------------------------------------------------------------|----------------------------------------------------------------------|----------|------|----------|----------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                      |          |      |          | (Continued)    |
| <u>FF&amp;E</u>                                                  |                                                                      |          |      |          | (Continued)    |
|                                                                  | <u>FF&amp;E</u>                                                      |          |      |          | <u>290.041</u> |
| <u>Metalworks</u>                                                |                                                                      |          |      |          |                |
|                                                                  | <b><u>Metalworks</u></b>                                             |          |      |          |                |
|                                                                  | <b><u>Vet Clinic</u></b>                                             |          |      |          |                |
|                                                                  | <b>Indoor Caging Enclosure - Runs</b>                                |          |      |          |                |
| A                                                                | Caging enclosure (Recovery Run) (2.5Wx1.0D - assume 2.7H)            | 7        | m2   | 200      | 1,400          |
| B                                                                | Caging enclosure (Run) (1.2Wx1.5D - assume 2.7H)                     | 13       | m2   | 210      | 2,730          |
| C                                                                | Caging enclosure (Run) (1.2Wx1.8D - assume 2.7H)                     | 62       | m2   | 225      | 13,950         |
| D                                                                | Internal Cage Doors                                                  | 24       | no   | 100      | 2,400          |
|                                                                  | <b>Indoor Caging Enclosures</b>                                      |          |      |          |                |
| E                                                                | Caging compartments to Vet Clinic (Assume 0.8D x 2.7H)               | 33       | m    | 2,000.00 | 66,000         |
|                                                                  | <u>Metalworks</u>                                                    |          |      |          | <u>86.480</u>  |
| <u>Balustrades/ Handrail</u>                                     |                                                                      |          |      |          |                |
|                                                                  | <b>Balustrades</b>                                                   |          |      |          |                |
| A                                                                | Allowance for 50mm steel flat-bar - 250mm high balustrades to stairs | 10       | m    | 300.00   | 3,000          |
|                                                                  | <u>Balustrades/ Handrail</u>                                         |          |      |          | <u>3.000</u>   |
| <u>Waterproofing</u>                                             |                                                                      |          |      |          |                |
|                                                                  | <b>Ground Slab</b>                                                   |          |      |          |                |
| A                                                                | Allowance for 0.2mm polythene damp proof membrane for ground slab    | 2,102    | m2   | 10.00    | 21,020         |
|                                                                  | <b>Internal Area</b>                                                 |          |      |          |                |
| B                                                                | Allowance for waterproofing in wet area                              | 404      | m2   | 65.00    | 26,260         |
|                                                                  | <u>Waterproofing</u>                                                 |          |      |          | <u>47.280</u>  |
| <u>Tiling</u>                                                    |                                                                      |          |      |          |                |
|                                                                  | <b>Floor Tile</b>                                                    |          |      |          |                |
| A                                                                | Allowance for floor tiling to wet area                               | 184      | m2   | 250.00   | 46,000         |
|                                                                  | <b>Wall tile</b>                                                     |          |      |          |                |
| B                                                                | Allowance for full height wall tiling to wet area                    | 297      | m2   | 250.00   | 74,250         |
|                                                                  | <u>Tiling</u>                                                        |          |      |          | <u>120.250</u> |
| <u>Carpet &amp; Vinyl Finishes</u>                               |                                                                      |          |      |          |                |
|                                                                  | <b>Carpet</b>                                                        |          |      |          |                |
| A                                                                | Allowance for carpet floor finish to office area                     | 340      | m2   | 100.00   | 34,000         |
|                                                                  | <b>Vinyl</b>                                                         |          |      |          |                |
| B                                                                | Allowance for vinyl floor finish to circulation area                 | 459      | m2   | 90.00    | 41,310         |
| C                                                                | Allowance for vinyl floor finish to vet clinic area                  | 604      | m2   | 90.00    | 54,360         |
| D                                                                | Allowance for vinyl floor finish to utility area                     | 289      | m2   | 90.00    | 26,010         |
|                                                                  | <u>Carpet &amp; Vinyl Finishes</u>                                   |          |      |          | <u>155.680</u> |

# Trade Breakup

|                                   |                                                |
|-----------------------------------|------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA -Pialligo -Building Work |
| <b>Building:</b> RSPCA - Canberra |                                                |

| Code                                                             | Description                                                                                        | Quantity | Unit | Rate  | Total          |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------|------|-------|----------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                                                    |          |      |       | (Continued)    |
| <u>Painting</u>                                                  |                                                                                                    |          |      |       |                |
|                                                                  | <b>Painting to Walls</b>                                                                           |          |      |       |                |
| A                                                                | Allowance for painting to internal partition drywall - allow two sides-2700mm height               | 3,451    | m2   | 20.00 | 69,020         |
| B                                                                | Allowance for painting to plaster lining inside of the external wall- allow one side-2700mm height | 1,097    | m2   | 20.00 | 21,940         |
|                                                                  | <b>Painting to Ceilings</b>                                                                        |          |      |       |                |
| C                                                                | Allowance for painting to plaster board ceiling                                                    | 2,001    | m2   | 22.00 | 44,022         |
|                                                                  | <u>Painting</u>                                                                                    |          |      |       | <u>134,982</u> |
| <u>Signage</u>                                                   |                                                                                                    |          |      |       |                |
|                                                                  | <b>Signage</b>                                                                                     |          |      |       |                |
| A                                                                | Allow for Signage and Wayfinding                                                                   | 2,001    | m2   | 70.00 | 140,070        |
|                                                                  | <b>Vet Clinic</b>                                                                                  |          |      |       |                |
| B                                                                | Compartment Signage for Cages in Vet Clinic                                                        | 80       | no   | 80.00 | 6,400          |
| C                                                                | Compartment Signage for Run Enclosures in Vet Clinic                                               | 24       | no   | 80.00 | 1,920          |
|                                                                  | <u>Signage</u>                                                                                     |          |      |       | <u>148,390</u> |
| <u>Cleaning</u>                                                  |                                                                                                    |          |      |       |                |
| A                                                                | Allowance for cleaning                                                                             | 2,001    |      | 12.00 | 24,012         |
|                                                                  | <u>Cleaning</u>                                                                                    |          |      |       | <u>24,012</u>  |
| <u>PC Items</u>                                                  |                                                                                                    |          |      |       |                |
|                                                                  | <b>PC Items</b>                                                                                    |          |      |       |                |
|                                                                  | <i>Allow Supply and Install of the Following:</i>                                                  |          | Note |       |                |
|                                                                  | <b>Hydraulic Fixtures</b>                                                                          |          |      |       |                |
|                                                                  | <u>Sinks</u>                                                                                       |          |      |       |                |
| A                                                                | Allow Bathroom Basins - Assume Undermount Mount                                                    | 12       | no   | 600   | 7,200          |
| B                                                                | Allow Bathroom Basins (Acc) - Assume Wall Mount                                                    | 1        | no   | 1,410 | 1,410          |
| C                                                                | Allow Bottle Trap (For Wall Mount Basin)                                                           | 1        | no   | 500   | 500            |
| D                                                                | Allow Double Sink with Drainer to Briefing Room Kitchen and Laundry                                | 2        | no   | 950   | 1,900          |
|                                                                  | <u>Taps</u>                                                                                        |          |      |       |                |
| E                                                                | Allow Taps to Bathroom Basins                                                                      | 12       | no   | 550   | 6,600          |
| F                                                                | Allow Taps to Bathroom Basins (Acc)                                                                | 1        | no   | 610   | 610            |
| G                                                                | Allow Kitchen Mixer to Briefing Room Kitchen and Laundry                                           | 2        | no   | 480   | 960            |
|                                                                  | <u>Toilets</u>                                                                                     |          |      |       |                |
| H                                                                | Allow Toilets to Bathroom                                                                          | 14       | no   | 900   | 12,600         |
| I                                                                | Allow Toilets to Bathroom (Acc)                                                                    | 1        | no   | 2,200 | 2,200          |
| J                                                                | Allow Urinals to Bathrooms                                                                         | 4        | no   | 2,310 | 9,240          |
|                                                                  | <u>Showers</u>                                                                                     |          |      |       |                |
| K                                                                | Allow Floor waste to showers                                                                       | 4        | no   | 300   | 1,200          |
| L                                                                | Allow Shower rose to showers                                                                       | 4        | no   | 405   | 1,620          |

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA – Canberra  | <b>Details:</b> RSPCA–Pialligo–Building Work |
| <b>Building:</b> RSPCA – Canberra |                                              |

| Code                                                            | Description                                                                                                                  | Quantity | Unit | Rate  | Total              |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------|------|-------|--------------------|
| <b>Adminstration Area(Reception+Adminstration+Clinic+Plant)</b> |                                                                                                                              |          |      |       | <i>(Continued)</i> |
| <u>PC Items</u>                                                 |                                                                                                                              |          |      |       | <i>(Continued)</i> |
| M                                                               | Allow Wall Mixer Tap to showers<br><b>Sanitary Hardware</b>                                                                  | 4        | no   | 275   | 1,100              |
| N                                                               | Allow Robe Hook to Toilet and Shower Cubicles                                                                                | 18       | no   | 100   | 1,800              |
| O                                                               | Allow Robe Hook to Bathroom (Acc) and Parent Room                                                                            | 2        | no   | 130   | 260                |
| P                                                               | Allow Toilet Roll Holders to Bathroom                                                                                        | 14       | no   | 130   | 1,820              |
| Q                                                               | Allow Toilet Roll Holders to Bathroom (Acc)                                                                                  | 1        | no   | 180   | 180                |
| R                                                               | Allow Changing Shelf to Bathroom (Acc)                                                                                       | 1        | no   | 800   | 800                |
| S                                                               | Allow Grab Rail to bathroom (Acc)<br><b>Dispensers</b>                                                                       | 2        | no   | 120   | 240                |
| T                                                               | Allow Soap Dispensers to Kitchens Areas                                                                                      | 2        | no   | 200   | 400                |
| U                                                               | Allow Soap Dispensers to Bathrooms and Parent Room                                                                           | 6        | no   | 200   | 1,200              |
| V                                                               | Allow Soap Dispensers to Laundry                                                                                             | 1        | no   | 200   | 200                |
| W                                                               | Allow Paper Towel Dispensers to Kitchen Areas                                                                                | 2        | no   | 150   | 300                |
| X                                                               | Allow Paper Towel Dispensers to Bathrooms and Parent Room                                                                    | 2        | no   | 150   | 300                |
| Y                                                               | Allow Paper Towel Dispensers to Laundry<br><b>Appliances</b>                                                                 | 1        | no   | 150   | 150                |
| Z                                                               | Allow Cooktop to Kitchen Areas                                                                                               | 1        | no   | 800   | 800                |
| AA                                                              | Allow Fridges - assume to Kitchen and Briefing Room Kitchen                                                                  | 2        | no   | 1,100 | 2,200              |
| AB                                                              | Allow Electric Hand Dryer to Bathroom Areas and Parent Room                                                                  | 6        | no   | 1,230 | 7,380              |
| AC                                                              | Allow Hot Water Unit to Kitchens - assumed inclusion                                                                         | 2        | no   | 4,600 | 9,200              |
| AD                                                              | Allow Microwave to Kitchens - assumed inclusion                                                                              | 2        | no   | 450   | 900                |
| AE                                                              | Allow Dishwasher to Kitchens - assumed inclusion                                                                             | 2        | no   | 800   | 1,600              |
| AF                                                              | Allow Wall-mounted TV (75") to Volunteer Briefing Room and Meeting Room - assumed inclusion<br><b>PC Items to Vet Clinic</b> | 2        | no   | 1,920 | 3,840              |
| <b>Hydraulic Fixtures</b>                                       |                                                                                                                              |          |      |       |                    |
| <u>Sinks</u>                                                    |                                                                                                                              |          |      |       |                    |
| AG                                                              | Bathroom Basins - Assume Wall Mount                                                                                          | 1        | no   | 1,410 | 1,410              |
| AH                                                              | Bottle Trap (For Wall Mount Basin)                                                                                           | 1        | no   | 500   | 500                |
| AI                                                              | Cleaners Sink                                                                                                                | 1        | no   | 700   | 700                |
| AJ                                                              | Single Lab Sink (Small - 400Wx450D)                                                                                          | 6        | no   | 500   | 3,000              |
| AK                                                              | Single Lab Sink (Large - 650Wx450D)                                                                                          | 7        | no   | 570   | 3,990              |
| AL                                                              | Single Sink with Drainer                                                                                                     | 3        | no   | 470   | 1,410              |
| AM                                                              | Scrub Sinks (500D) - assume Stainless Steel with integrated stainless backing                                                | 5        | m    | 2,050 | 10,250             |
| <u>Taps</u>                                                     |                                                                                                                              |          |      |       |                    |
| AN                                                              | Taps to Bathroom Basins                                                                                                      | 1        | no   | 550   | 550                |

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                                                             | Description                                                                 | Quantity | Unit | Rate  | Total       |
|------------------------------------------------------------------|-----------------------------------------------------------------------------|----------|------|-------|-------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                             |          |      |       | (Continued) |
| <u>PC Items</u>                                                  |                                                                             |          |      |       | (Continued) |
| AO                                                               | Three-Peice Wall Tap Set to Cleaners Sink                                   | 1        | no   | 405   | 405         |
| AP                                                               | Sink Mixer and Hose Combo to Scrub Sinks                                    | 5        | no   | 600   | 3,000       |
| AQ                                                               | Taps to Lab and Kitchen Sinks Sink (Small)                                  | 16       | no   | 480   | 7,680       |
|                                                                  | <u>Toilets</u>                                                              |          |      |       | 0           |
| AR                                                               | Toilets to Bathroom                                                         | 1        | no   | 900   | 900         |
|                                                                  | <b>Sanitary Hardware</b>                                                    |          |      |       | 0           |
| AS                                                               | Robe Hook to Toilet                                                         | 1        | no   | 100   | 100         |
| AT                                                               | Toilet Roll Holders to Bathroom                                             | 1        | no   | 130   | 130         |
|                                                                  | <b>Dispensers</b>                                                           |          |      |       |             |
| AU                                                               | Soap Dispensers to Bathroom Basins                                          | 1        | no   | 200   | 200         |
| AV                                                               | Soap Dispenser to Cleaners Sink                                             | 1        | no   | 200   | 200         |
| AW                                                               | Soap Dispensers to Scrub Sinks                                              | 2        | no   | 200   | 400         |
| AX                                                               | Soap Dispenser to Lab and Kitchen Sinks                                     | 16       | no   | 200   | 3,200       |
| AY                                                               | Paper Towel Dispenser to Bathroom Basins                                    | 1        | no   | 150   | 150         |
| AZ                                                               | Paper Towel Dispenser to Cleaners Sink                                      | 1        | no   | 150   | 150         |
| BA                                                               | Paper Towel Dispenser to Scrub Sinks                                        | 2        | no   | 150   | 300         |
| BB                                                               | Paper Towel Dispenser to Lab and Kitchen Sinks                              | 16       | no   | 150   | 2,402       |
|                                                                  | <b>Appliances</b>                                                           |          |      |       |             |
| BC                                                               | WM/D - Washing Machine / Dryer Combo                                        | 2        | no   | 2,000 | 4,000       |
| BD                                                               | Fridges - assume to Kitchen and Briefing Room Kitchen                       | 5        | no   | 1,100 | 5,500       |
| BE                                                               | Electric Hand Dryer to Bathroom Area                                        | 1        | no   | 1,230 | 1,230       |
| BF                                                               | Hot Water Unit to Food Prep Kitchen - assumed inclusion                     | 1        | no   | 4,600 | 4,600       |
| BG                                                               | Microwave to Food Prep Kitchen - assumed inclusion                          | 1        | no   | 450   | 450         |
| BH                                                               | Dishwasher to Food Prep Kitchen - assumed inclusion                         | 1        | no   | 800   | 800         |
|                                                                  | <b>Special Vet Equipment</b>                                                |          |      |       |             |
|                                                                  | <i>Vet Fitout/Equipment Excluded as per Cost Plan Commentary 2023-11-06</i> |          | Note |       |             |
| BI                                                               | DPT with EL - Dry Prep Table with Examination Light                         | 1        | no   |       | Excl        |
| BJ                                                               | MET - Mobile Examination Table                                              | 1        | no   |       | Excl        |
| BK                                                               | MET with EL - Mobile Examination Table with Examination Light               | 4        | no   |       | Excl        |
| BL                                                               | WPT with EL - Wet Prep Table with Examination Light                         | 3        | no   |       | Excl        |
| BM                                                               | ST with Single SL - Surgery Light with Single Examination Lights            | 4        | no   |       | Excl        |
| BN                                                               | ST with Dual SL - Surgery Light with Dual Examination Lights                | 1        | no   |       | Excl        |
| BO                                                               | FET - Folding Exam Table                                                    | 7        | no   |       | Excl        |
| BP                                                               | PTC - Pass Through Cabinet                                                  | 3        | no   |       | Excl        |
| BQ                                                               | Imaging Machine                                                             | 1        | no   |       | Excl        |
| BR                                                               | TT - Treatment Table for Ultrasound Room                                    | 1        | no   |       | Excl        |
| BS                                                               | Scales to Vet Clinic                                                        | 2        | no   |       | Excl        |

# Trade Breakup

|                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA - Pialligo - Building Work |
| <b>Building:</b> RSPCA - Canberra |                                                  |

| Code                                                             | Description                                                                             | Quantity | Unit | Rate | Total            |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------|------|------|------------------|
| <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b> |                                                                                         |          |      |      | (Continued)      |
| <u>PC Items</u>                                                  |                                                                                         |          |      |      | (Continued)      |
| BT                                                               | Desktop PC's                                                                            | 28       | no   |      | Excl             |
|                                                                  | <u>PC Items</u>                                                                         |          |      |      | <u>138,318</u>   |
| <u>Mirror &amp; Splashbacks</u>                                  |                                                                                         |          |      |      |                  |
|                                                                  | <b><u>Mirror &amp; Splashbacks</u></b>                                                  |          |      |      |                  |
|                                                                  | <b>Mirrors</b>                                                                          |          |      |      |                  |
| A                                                                | Allow Single Mirror to Bathrooms and Parent Room (Assume 600W x 900H Frameless)         | 14       | no   | 250  | 3,500            |
|                                                                  | <b>Splashbacks</b>                                                                      |          |      |      |                  |
| B                                                                | Allow Glass Splashbacks to Kitchen Joinery (700H) in Kitchen, Briefing Room and Laundry | 24       | m    | 630  | 15,120           |
|                                                                  | <u>Vet Clinic</u>                                                                       |          |      |      |                  |
| C                                                                | Glass Splashbacks to Vet Clinic Consult Joinery - where sink is adjacent                | 62       | m    | 630  | 39,060           |
|                                                                  | <u>Mirror &amp; Splashbacks</u>                                                         |          |      |      | <u>57,680</u>    |
|                                                                  | <b>Adminstration Area(Reception+ Adminstration+Clinic+Plant)</b>                        |          |      |      | <b>6,447,453</b> |

Project: RSPCA - Canberra

Details: RSPCA - Pialligo - Building Work

Building: RSPCA - Canberra

| Code                           | Description                                                                                                         | Quantity | Unit | Rate      | Total          |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------|----------|------|-----------|----------------|
| <b>Dog Area(Education+Dog)</b> |                                                                                                                     |          |      |           |                |
| <u>Excavation</u>              |                                                                                                                     |          |      |           |                |
|                                | <i>Site preparation is included in enabling works</i>                                                               |          | Note |           |                |
| A                              | Excavated material will be located on site for future use                                                           |          | Note |           |                |
|                                | <b>Bulk Excavation</b>                                                                                              |          |      |           |                |
| B                              | Allowance for bulk excavation to reduce levels                                                                      | 370      | m3   | 30.00     | 11,100         |
| C                              | Carting away of excavated material to stockpile (1.6t/m3) located on site for future use                            | 592      | t    | 5.00      | 2,960          |
|                                | <b>Detailed Excavation</b>                                                                                          |          |      |           |                |
| D                              | Allowance for detailed excavation of edge beams                                                                     | 192      | m3   | 180.00    | 34,560         |
| E                              | Allowance for detailed excavation of internal beams                                                                 | 129      | m3   | 180.00    | 23,220         |
| F                              | Carting away of excavated material to stockpile (1.6t/m3) located on site for future use                            | 496.46   | t    | 5.00      | 2,482          |
|                                | <b>Base</b>                                                                                                         |          |      |           |                |
| G                              | Allowance for subgrade preparation-level and compact                                                                | 2,174    | m2   | 5.00      | 10,870         |
| H                              | Allowance for 50mm nominal sand blinding                                                                            | 109      | m3   | 160.00    | 17,440         |
|                                | <b>Environmental controls</b>                                                                                       |          |      |           |                |
| I                              | Provisional sum allowance for environmental controls (e.g. stabilized construction access, silt fence and the like) | 1        | Item | 10,000.00 | 10,000         |
|                                | <u>Excavation</u>                                                                                                   |          |      |           | <u>112,632</u> |
| <u>Formwork</u>                |                                                                                                                     |          |      |           |                |
|                                | <b>Ground Slab</b>                                                                                                  |          |      |           |                |
| A                              | Allowance for formwork to the edge of ground floor slab                                                             | 184      | m2   | 150.00    | 27,600         |
|                                | <b>Miscellaneous</b>                                                                                                |          |      |           |                |
| B                              | Provisional sum allowance for formwork to penetrations                                                              | 1        | Item | 10,000.00 | 10,000         |
|                                | <u>Formwork</u>                                                                                                     |          |      |           | <u>37,600</u>  |
| <u>Reinforcement Supply</u>    |                                                                                                                     |          |      |           |                |
| A                              | Allowance for supply of Reinforcing to ground floor slab @ 90kg/m3                                                  | 23.49    | t    | 2,500.00  | 58,725         |
| B                              | Allowance for supply of Reinforcing to conc. beams @ 150kg/m3                                                       | 42.45    | t    | 2,500.00  | 106,125        |
|                                | <u>Reinforcement Supply</u>                                                                                         |          |      |           | <u>164,850</u> |
| <u>Reinforcement Fix</u>       |                                                                                                                     |          |      |           |                |
| A                              | Allowance for fixing of Reinforcing to ground floor slab @ 90kg/m3                                                  | 23.49    | t    | 1,200.00  | 28,188         |
| B                              | Allowance for fixing of Reinforcing to conc. beams @ 150kg/m3                                                       | 42.45    | t    | 1,200.00  | 50,940         |
|                                | <u>Reinforcement Fix</u>                                                                                            |          |      |           | <u>79,128</u>  |
| <u>Concrete Supply</u>         |                                                                                                                     |          |      |           |                |
| A                              | Allowance for the supply of concrete slab-120mm                                                                     | 261      | m3   | 220.00    | 57,420         |
| B                              | Allowance for the supply of concrete edge beam-450mmx500mm                                                          | 166      | m3   | 220.00    | 36,520         |
| C                              | Allowance for the supply of concrete internal beam-300mmx500mm                                                      | 117      | m3   | 220.00    | 25,740         |
|                                | <u>Concrete Supply</u>                                                                                              |          |      |           | <u>119,680</u> |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                             | Description                                                                                                   | Quantity | Unit | Rate      | Total            |
|----------------------------------|---------------------------------------------------------------------------------------------------------------|----------|------|-----------|------------------|
| <b>Dog Area(Education+Dog)</b>   |                                                                                                               |          |      |           | (Continued)      |
| <u>Concrete Pump &amp; Place</u> |                                                                                                               |          |      |           |                  |
|                                  | <b>Pump and Place</b>                                                                                         |          |      |           |                  |
| A                                | Allowance for pumping and placing concrete to slab-120mm                                                      | 261      | m3   | 125.00    | 32,625           |
| B                                | Allowance for pumping and placing concrete to edge beam-450mmx500mm                                           | 166      | m3   | 125.00    | 20,750           |
| C                                | Allowance for pumping and placing concrete to internal beam-300mmx500mm                                       | 117      | m3   | 125.00    | 14,625           |
|                                  | <b>Surface finishes</b>                                                                                       |          |      |           |                  |
| D                                | Allowance for concrete finishing                                                                              | 2,174    | m2   | 15.00     | 32,610           |
|                                  | <b>Testing</b>                                                                                                |          |      |           |                  |
| E                                | Allowance for concrete testing                                                                                | 1        | Item | 10,000.00 | 10,000           |
|                                  | <u>Concrete Pump &amp; Place</u>                                                                              |          |      |           | <u>110,610</u>   |
| <u>Masonry</u>                   |                                                                                                               |          |      |           |                  |
|                                  | <b>External Wall</b>                                                                                          |          |      |           |                  |
| A                                | Allowance for blockwork for external conc. blockwork wall-150mm with core filled                              | 3,184    | m2   | 285.00    | 907,440          |
|                                  | <u>Masonry</u>                                                                                                |          |      |           | <u>907,440</u>   |
| <u>Fixout Carpentry</u>          |                                                                                                               |          |      |           |                  |
| A                                | Access panels - assume 2 per common corridor                                                                  | 23       | No   | 350.00    | 8,050            |
| B                                | Skirting                                                                                                      | 851      | m    | 25.00     | 21,275           |
| C                                | Cornice to Lounge                                                                                             | 696      | m    | 9.00      | 6,264            |
|                                  | <u>Fixout Carpentry</u>                                                                                       |          |      |           | <u>35,589</u>    |
| <u>Structural Steelwork</u>      |                                                                                                               |          |      |           |                  |
|                                  | <b>Steel Column</b>                                                                                           |          |      |           |                  |
| A                                | Allowance for SHS column                                                                                      | 16       | t    | 12,000.00 | 192,000          |
|                                  | <b>Steel Beam</b>                                                                                             |          |      |           |                  |
| B                                | Allowance for rafter/beem                                                                                     | 77.94    | t    | 12,000.00 | 935,280          |
|                                  | <b>Purline</b>                                                                                                |          |      |           |                  |
| C                                | Allowance for purline                                                                                         | 15.58    | t    | 12,000.00 | 186,960          |
|                                  | <b>Bracing</b>                                                                                                |          |      |           |                  |
| D                                | Allowance for bracing                                                                                         | 5.47     | t    | 12,000.00 | 65,640           |
|                                  | <b>Miscellaneous</b>                                                                                          |          |      |           |                  |
| E                                | Allowance for unmeasured items including fly bracing, Girt, temporary bracing, stiffeners, cleats, bolts,ect. | 1        | Item | 15,000.00 | 15,000           |
|                                  | <u>Structural Steelwork</u>                                                                                   |          |      |           | <u>1,394,880</u> |
| <u>Roofing</u>                   |                                                                                                               |          |      |           |                  |
| A                                | Allowance for metal roofing to noncombustible roof panel with insulation                                      | 3,526    | m2   | 165.00    | 581,790          |
| B                                | EO allowance for access point for each roof                                                                   | 12       | no   | 1,200.00  | 14,400           |
| C                                | Allowance for gutter box                                                                                      | 403      | m    | 45.00     | 18,135           |
| D                                | Allowance for down pipes                                                                                      | 46       | no   | 200.00    | 9,200            |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                            | Description                                                              | Quantity | Unit | Rate     | Total          |
|---------------------------------|--------------------------------------------------------------------------|----------|------|----------|----------------|
| <b>Dog Area(Education+Dog)</b>  |                                                                          |          |      |          | (Continued)    |
| <u>Roofing</u>                  |                                                                          |          |      |          | (Continued)    |
|                                 | <u>Roofing</u>                                                           |          |      |          | <u>623,525</u> |
| <u>Wall Cladding</u>            |                                                                          |          |      |          |                |
|                                 | <b>External Wall</b>                                                     |          |      |          |                |
| A                               | Allowance for metal cladding including furring channel                   | 3,184    | m2   | 160.00   | 509,440        |
|                                 | <u>Wall Cladding</u>                                                     |          |      |          | <u>509,440</u> |
| <u>Windows</u>                  |                                                                          |          |      |          |                |
|                                 | <b>Window</b>                                                            |          |      |          |                |
| A                               | Allowance for double glazed window to Dog Area(Education+Dog)            | 358      | m2   | 1,000.00 | 358,000        |
|                                 | <u>Windows</u>                                                           |          |      |          | <u>358,000</u> |
| <u>Doors &amp; Hardware</u>     |                                                                          |          |      |          |                |
|                                 | <i>The rate for door is inclusive of door frame, door and hardware</i>   |          | Note |          |                |
|                                 | <i>All internal door for Dog Kennel 1-10 are included in Metalworks.</i> |          | Note |          |                |
|                                 | <b>External Doors</b>                                                    |          |      |          |                |
|                                 | <b>Solid Core Door</b>                                                   |          |      |          |                |
| A                               | Single door                                                              | 32       | No   | 2,000.00 | 64,000         |
| B                               | Pair of door                                                             | 2        | No   | 2,800.00 | 5,600          |
|                                 | <b>Roller Shutter</b>                                                    |          |      |          |                |
| C                               | Allowance for roller shutter - 300mm high                                | 18       | m2   | 1,250.00 | 22,500         |
|                                 | <b>Painting</b>                                                          |          |      |          |                |
| D                               | Painting to single door                                                  | 32       | No   | 180.00   | 5,760          |
| E                               | Painting to pair of door                                                 | 2        | No   | 360.00   | 720            |
|                                 | <b>Internal Doors</b>                                                    |          |      |          |                |
|                                 | <b>40 thick Solid Core Door</b>                                          |          |      |          |                |
| F                               | Single door                                                              | 26       | No   | 1,500.00 | 39,000         |
| G                               | Pair of door                                                             | 1        | No   | 2,500.00 | 2,500          |
|                                 | <b>Painting</b>                                                          |          |      |          |                |
| H                               | Painting to single door                                                  | 26       | No   | 180.00   | 4,680          |
| I                               | Painting to pair of door                                                 | 1        | No   | 360.00   | 360            |
|                                 | <u>Doors &amp; Hardware</u>                                              |          |      |          | <u>145,120</u> |
| <u>Partitions &amp; Linings</u> |                                                                          |          |      |          |                |
|                                 | <i>The partition rates are inclusive of skirting</i>                     |          | Note |          |                |
| A                               | Assume all internal wall are 92mm studwork with insulation               |          |      |          |                |
|                                 | <b>Internal Partiition</b>                                               |          |      |          |                |
| B                               | Allowance for 92mm studwork partition for all dry area                   | 104      | m2   | 231.67   | 24,093         |
| C                               | Allowance for 92mm studwork partition for all wet area                   | 89       | m2   | 241.67   | 21,508         |
| D                               | Allowance for metal sheeting to dog sepration wall-full height           | 718      | m2   | 180.00   | 129,240        |
|                                 | <b>Operable Wall</b>                                                     |          |      |          |                |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                            | Description                                                                                                                                        | Quantity | Unit | Rate     | Total            |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|----------|------------------|
| <b>Dog Area(Education+Dog)</b>  |                                                                                                                                                    |          |      |          | (Continued)      |
| <u>Partitions &amp; Linings</u> |                                                                                                                                                    |          |      |          | (Continued)      |
| E                               | Allowance for acoustic operable wall-3300mm with acoustic panel and white board inset including steel beam and steel track<br><b>External wall</b> | 24       | m2   | 2,725.00 | 65,400           |
| F                               | Allowance 92mm studwork partition inside of external block wall with insulation<br><b>Ceiling</b>                                                  | 3,179    | m2   | 133.33   | 423,867          |
| G                               | Allowance for plasterboard ceiling to dog office and education area                                                                                | 345      | m2   | 115.00   | 39,675           |
| H                               | Allowance for high quality plywood soffit lining for kennels area                                                                                  | 1,590    | m2   | 200.00   | 318,000          |
| <u>Partitions &amp; Linings</u> |                                                                                                                                                    |          |      |          | <u>1,021,783</u> |
| <u>Joinery</u>                  |                                                                                                                                                    |          |      |          |                  |
|                                 | <b>Joinery</b>                                                                                                                                     |          |      |          |                  |
| A                               | Allow Kitchen Joinery (700D) to Food Prep Areas                                                                                                    | 9        | m    | 3,500.00 | 31,500           |
| B                               | Allow Kitchen Joinery (700D) to Workroom                                                                                                           | 8        | m    | 3,500.00 | 28,000           |
| C                               | Allow Toilet Partitions to Bathroom                                                                                                                | 2        | no   | 2,200.00 | 4,400            |
| <u>Joinery</u>                  |                                                                                                                                                    |          |      |          | <u>63,900</u>    |
| <u>FF&amp;E</u>                 |                                                                                                                                                    |          |      |          |                  |
|                                 | <b>FF&amp;E</b>                                                                                                                                    |          |      |          |                  |
|                                 | <i>Allow Supply and Install of the Following:</i>                                                                                                  |          | Note |          |                  |
|                                 | <b>Waste Bins</b>                                                                                                                                  |          |      |          |                  |
| A                               | Allow wheelie Bin (Assume 1100L)                                                                                                                   | 2        | no   | 150      | 300              |
| B                               | Allow large waste bin (Assume 1100L)                                                                                                               | 1        | no   | 1,200    | 1,200            |
|                                 | <b>Tables</b>                                                                                                                                      |          |      |          |                  |
| C                               | Allow Round Tables (800Dia)                                                                                                                        | 2        | no   | 250      | 500              |
| D                               | Allow Office Desks (1.6Wx0.8D)                                                                                                                     | 3        | no   | 2,700    | 8,100            |
| E                               | Allow Privacy Screens to Office Desks                                                                                                              | 3        | no   | 400      | 1,200            |
| F                               | Allow Desks to Workroom (1.0Wx0.8D)                                                                                                                | 30       | no   | 1,500    | 45,000           |
|                                 | <b>Workstations</b>                                                                                                                                |          |      |          |                  |
| G                               | Allow Workstations (2.1Wx0.8D)                                                                                                                     | 4        | no   | 3,000    | 12,000           |
| H                               | Allow Monitor Arms to Workstations and Office Desks                                                                                                | 7        | no   | 385      | 2,698            |
| I                               | Allow Pin-boards to Wall-facing Workstations                                                                                                       | 4        | no   | 400      | 1,600            |
|                                 | <b>Chairs</b>                                                                                                                                      |          |      |          |                  |
| J                               | Allow Task Chairs to Workstations/Desks                                                                                                            | 37       | no   | 400      | 14,800           |
| K                               | Allow Single Breakout Chairs                                                                                                                       | 4        | no   | 850      | 3,401            |
| L                               | Allow Double Lounge Chairs                                                                                                                         | 3        | no   | 2,000    | 6,000            |
| <u>FF&amp;E</u>                 |                                                                                                                                                    |          |      |          | <u>96,799</u>    |
| <u>Metalworks</u>               |                                                                                                                                                    |          |      |          |                  |
|                                 | <b>Metal Works</b>                                                                                                                                 |          |      |          |                  |
|                                 | <b>Outdoor Caging Enclosure</b>                                                                                                                    |          |      |          |                  |

Project: RSPCA - Canberra

Details: RSPCA-Pialligo-Building Work

Building: RSPCA - Canberra

| Code                               | Description                                                                                        | Quantity | Unit | Rate   | Total          |
|------------------------------------|----------------------------------------------------------------------------------------------------|----------|------|--------|----------------|
| <b>Dog Area(Education+Dog)</b>     |                                                                                                    |          |      |        | (Continued)    |
| <u>Metalworks</u>                  |                                                                                                    |          |      |        | (Continued)    |
| A                                  | Allow caging enclosure (Outdoor Double Bay) for Dog Spaces (2.0Lx3.8W - assume 2.4H)               | 1,418    | m2   | 200    | 283,600        |
| B                                  | E/O Allow for External Cage Doors                                                                  | 83       | no   | 100    | 8,300          |
| <b>Indoor Caging Enclosure</b>     |                                                                                                    |          |      |        |                |
| C                                  | Allow caging enclosure (Internal Single Bay) for Dog Spaces (2.0x1.8W - assume 2.4H)               | 528      | m2   | 200    | 105,600        |
| D                                  | Allow caging enclosure (Internal Double Bay) for Dog Spaces (2.0Lx3.8W - assume 2.4H)              | 29       | m2   | 200    | 5,800          |
| E                                  | Allow caging enclosure (Internal Double Bay) for Dog Spaces (1.8Lx3.6W - assume 2.4H)              | 68       | m2   | 200    | 13,600         |
| F                                  | E/O Allow for Internal Cage Doors                                                                  | 128      | no   | 100    | 12,800         |
| <u>Metalworks</u>                  |                                                                                                    |          |      |        | <u>429,700</u> |
| <u>Waterproofing</u>               |                                                                                                    |          |      |        |                |
| <b>Ground Slab</b>                 |                                                                                                    |          |      |        |                |
| A                                  | Allowance for 0.2mm polythene damp proof membrane for ground slab                                  | 1,202    | m2   | 10.00  | 12,020         |
| <b>Internal Area</b>               |                                                                                                    |          |      |        |                |
| B                                  | Allowance for waterproofing in wet area                                                            | 103      | m2   | 65.00  | 6,695          |
| C                                  | Allowance for waterproofing in cage area                                                           | 462      | m2   | 65.00  | 30,030         |
| <u>Waterproofing</u>               |                                                                                                    |          |      |        | <u>48,745</u>  |
| <u>Tiling</u>                      |                                                                                                    |          |      |        |                |
| <b>Floor Tile</b>                  |                                                                                                    |          |      |        |                |
| A                                  | Allowance for floor tiling to wet area                                                             | 29       | m2   | 250.00 | 7,250          |
| <b>Wall tile</b>                   |                                                                                                    |          |      |        |                |
| B                                  | Allowance for full height wall tiling to wet area                                                  | 100      | m2   | 250.00 | 25,000         |
| <u>Tiling</u>                      |                                                                                                    |          |      |        | <u>32,250</u>  |
| <u>Carpet &amp; Vinyl Finishes</u> |                                                                                                    |          |      |        |                |
| <b>Carpet</b>                      |                                                                                                    |          |      |        |                |
| A                                  | Allowance for carpet floor finish to office area                                                   | 289      | m2   | 100.00 | 28,900         |
| <b>Vinyl</b>                       |                                                                                                    |          |      |        |                |
| B                                  | Allowance for vinyl floor finish to circulation area                                               | 370      | m2   | 90.00  | 33,300         |
| C                                  | Allowance for vinyl floor finish to cage area                                                      | 462      | m2   | 90.00  | 41,580         |
| <u>Carpet &amp; Vinyl Finishes</u> |                                                                                                    |          |      |        | <u>103,780</u> |
| <u>Painting</u>                    |                                                                                                    |          |      |        |                |
| <b>Painting to Walls</b>           |                                                                                                    |          |      |        |                |
| A                                  | Allowance for painting to internal partition drywall - allow two sides-3000mm height               | 384      | m2   | 20.00  | 7,680          |
| B                                  | Allowance for painting to plaster lining inside of the external wall- allow one side-2400mm height | 1,659    | m2   | 20.00  | 33,180         |
| <b>Painting to Ceilings</b>        |                                                                                                    |          |      |        |                |
| C                                  | Allowance for painting to plaster board ceiling                                                    | 345      | m2   | 22.00  | 7,590          |

Project: RSPCA - Canberra

Details: RSPCA - Pialligo - Building Work

Building: RSPCA - Canberra

| Code                           | Description                                                   | Quantity | Unit | Rate  | Total          |
|--------------------------------|---------------------------------------------------------------|----------|------|-------|----------------|
| <b>Dog Area(Education+Dog)</b> |                                                               |          |      |       | (Continued)    |
| <u>Painting</u>                |                                                               |          |      |       | (Continued)    |
|                                | <b>Concrete sealing</b>                                       |          |      |       |                |
| D                              | Allowance for concrete sealing for covered outdoor area       | 733      | m2   | 10.00 | 7,330          |
|                                | <u>Painting</u>                                               |          |      |       | <u>55,780</u>  |
| <u>Signage</u>                 |                                                               |          |      |       |                |
|                                | <b>Signage</b>                                                |          |      |       |                |
| A                              | Allow for Signage and Wayfinding                              | 1,935    | m2   | 70.00 | 135,450        |
| B                              | E/O Compartment Signage for Dog Enclosures                    | 211      | no   | 80.00 | 16,880         |
|                                | <u>Signage</u>                                                |          |      |       | <u>152,330</u> |
| <u>Cleaning</u>                |                                                               |          |      |       |                |
| A                              | Allowance for cleaning                                        | 1,935    |      | 12.00 | 23,220         |
|                                | <u>Cleaning</u>                                               |          |      |       | <u>23,220</u>  |
| <u>PC Items</u>                |                                                               |          |      |       |                |
|                                | <b>PC Items</b>                                               |          |      |       |                |
|                                | <i>Allow Supply and Install of the Following:</i>             |          | Note |       |                |
|                                | <b>Hydraulic Fixtures</b>                                     |          |      |       |                |
|                                | <u>Sinks</u>                                                  |          |      |       |                |
| A                              | Allow Bathroom Basins - Assume Wall Mount                     | 1        | no   | 650   | 650            |
| B                              | Allow Bathroom Basins (Acc) - Assume Wall Mount               | 1        | no   | 1,410 | 1,410          |
| C                              | Allow Bottle Trap (For Wall Mount Basin)                      | 2        | no   | 500   | 1,000          |
| D                              | Allow Single Sink with Drainer to Food Prep Areas             | 2        | no   | 670   | 1,340          |
| E                              | Allow Double Sink with Drainer to Food Prep Areas             | 1        | no   | 950   | 950            |
|                                | <u>Taps</u>                                                   |          |      |       |                |
| F                              | Allow Taps to Bathroom Basins                                 | 1        | no   | 550   | 550            |
| G                              | Allow Taps to Bathroom Basins (Acc)                           | 1        | no   | 610   | 610            |
| H                              | Allow Kitchen Mixer to Food Prep and Workshop Kitchen Areas   | 3        | no   | 480   | 1,440          |
|                                | <u>Toilets</u>                                                |          |      |       |                |
| I                              | Allow Toilets to Bathroom                                     | 2        | no   | 900   | 1,800          |
| J                              | Allow Toilets to Bathroom (Acc)                               | 1        | no   | 2,200 | 2,200          |
|                                | <b>Sanitary Hardware</b>                                      |          |      |       |                |
| K                              | Allow Robe Hook to Bathroom                                   | 3        | no   | 100   | 300            |
| L                              | Allow Robe Hook to Bathroom (Acc)                             | 3        | no   | 130   | 390            |
| M                              | Allow Toilet Roll Holders to Bathroom                         | 2        | no   | 130   | 260            |
| N                              | Allow Toilet Roll Holders to Bathroom (Acc)                   | 1        | no   | 180   | 180            |
| O                              | Allow Changing Shelf to Bathroom (Acc)                        | 1        | no   | 800   | 800            |
| P                              | Allow Grab Rail to bathroom (Acc)                             | 2        | no   | 120   | 240            |
|                                | <b>Dispensers</b>                                             |          |      |       |                |
| Q                              | Allow Soap Dispensers to Food Prep and Workroom Kitchen Areas | 3        | no   | 200   | 600            |

# Trade Breakup

|                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA - Pialligo - Building Work |
| <b>Building:</b> RSPCA - Canberra |                                                  |

| Code                            | Description                                                                               | Quantity | Unit | Rate   | Total            |
|---------------------------------|-------------------------------------------------------------------------------------------|----------|------|--------|------------------|
| <b>Dog Area(Education+Dog)</b>  |                                                                                           |          |      |        | (Continued)      |
| <u>PC Items</u>                 |                                                                                           |          |      |        | (Continued)      |
| R                               | Allow Soap Dispensers to Bathrooms                                                        | 2        | no   | 200    | 400              |
| S                               | Allow Paper Towel Dispensers to Food Prep and Workroom Kitchen Areas                      | 2        | no   | 150    | 300              |
| T                               | Allow Paper Towel Dispensers to Bathrooms                                                 | 2        | no   | 150    | 300              |
|                                 | <b>Appliances</b>                                                                         |          |      |        |                  |
| U                               | Allow Cooktop to Food Prep Areas                                                          | 1        | no   | 800    | 800              |
| V                               | Allow Fridges to Food Prep Areas                                                          | 1        | no   | 1,100  | 1,100            |
| W                               | Allow Electric Hand Dryer to Bathroom Areas                                               | 2        | no   | 1,230  | 2,460            |
| X                               | Allow Hot Water Unit to Kitchens - assumed inclusion                                      | 1        | no   | 4,600  | 4,600            |
| Y                               | Allow Microwave to Kitchens - assumed inclusion                                           | 1        | no   | 450    | 450              |
| Z                               | Allow Dishwasher to Kitchens - assumed inclusion                                          | 1        | no   | 800    | 800              |
|                                 | <u>PC Items</u>                                                                           |          |      |        | <u>25,930</u>    |
| <u>Mirror &amp; Splashbacks</u> |                                                                                           |          |      |        |                  |
|                                 | <b><u>Mirror &amp; Splashbacks</u></b>                                                    |          |      |        |                  |
|                                 | <b>Mirrors</b>                                                                            |          |      |        |                  |
| A                               | Allow Single Mirror to Bathrooms (Assume 600W x 900H Frameless)                           | 2        | no   | 250    | 500              |
|                                 | <b>Splashbacks</b>                                                                        |          |      |        |                  |
| B                               | Allow Glass Splashbacks to Kitchen Joinery (700H) in Food Prep Areas and Workroom Kitchen | 17       | m    | 630.00 | 10,710           |
|                                 | <u>Mirror &amp; Splashbacks</u>                                                           |          |      |        | <u>11,210</u>    |
| <b>Dog Area(Education+Dog)</b>  |                                                                                           |          |      |        | <b>6,663,922</b> |

# Trade Breakup

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                                       | Description                                                                                                            | Quantity | Unit | Rate      | Total            |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|------------------|
| <b>External Works &amp; Landscaping</b>    |                                                                                                                        |          |      |           |                  |
| <u>Roads, Footpaths &amp; Paved Areas</u>  |                                                                                                                        |          |      |           |                  |
|                                            | <b><u>ROAD / FOOTPATH CONSTRUCTION</u></b>                                                                             |          |      |           |                  |
|                                            | <b>Pavement</b>                                                                                                        |          |      |           |                  |
| 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                                                                       | 6,808    | m2   | 180.00    | 1,225,440        |
| C                                          | Allowance for Gravel - Stabilised & compacted                                                                          | 242      | m2   | 85.00     | 20,570           |
| D                                          | Allowance for Insitu concrete paving with plain concrete, lightly washed finished                                      | 2,291    | m2   | 220.00    | 504,020          |
| E                                          | Allowance Paved paths - 100mm thick concrete, sawcut, pigmented                                                        | 492      | m2   | 132.00    | 64,944           |
| F                                          | Allowance for Stone unit paving, on concrete base                                                                      | 974      | m2   | 250.00    | 243,500          |
| G                                          | Allowance for Synthetic turf                                                                                           | 1,762    | m2   | 55.00     | 96,910           |
| H                                          | Allowance for kerb and gutter                                                                                          | 1,396    | m    | 135.00    | 188,460          |
|                                            | <u>Roads, Footpaths &amp; Paved Areas</u>                                                                              |          |      |           | <u>2,343,844</u> |
| <u>Concrete/Precast Works</u>              |                                                                                                                        |          |      |           |                  |
|                                            | <b>Retaining wall</b>                                                                                                  |          |      |           |                  |
| A                                          | Allowance for new concrete retaining wall                                                                              | 240      | m2   | 1,300.00  | 312,000          |
|                                            | <u>Concrete/Precast Works</u>                                                                                          |          |      |           | <u>312,000</u>   |
| <u>Boundary Walls, Fencing &amp; Gates</u> |                                                                                                                        |          |      |           |                  |
|                                            | <b>Fence</b>                                                                                                           |          |      |           |                  |
| A                                          | Allowance for Screen wall 2m high                                                                                      | 8        | m    | 1,065.90  | 8,527            |
| B                                          | Steel Palisade Fencing                                                                                                 | 228      | m    | 364.78    | 83,169           |
| C                                          | Chainlink Fencing                                                                                                      | 898      | m    | 264.77    | 237,768          |
| D                                          | Rural Style Fencing                                                                                                    | 1,438    | m    | 239.69    | 344,670          |
|                                            | E/O Allowance for four strand electric fencing                                                                         | 851      | m    | 30.00     | 25,527           |
| E                                          | Single gate with latch and lock                                                                                        | 61       | no   | 540.00    | 32,940           |
| F                                          | Double gate with latch and lock                                                                                        | 3        | no   | 1,080     | 3,240            |
| G                                          | Allowance for Painting to Fence                                                                                        | 228      | lm   | 23.00     | 5,244            |
|                                            | <b>Electric Sliding Gate</b>                                                                                           |          |      |           |                  |
| H                                          | Allowance for electric sliding gate                                                                                    | 1        | no   | 14,100.00 | 14,100           |
| I                                          | Allowance for chainlink fence                                                                                          | 529      | m    | 314.04    | 166,129          |
| J                                          | Allowance for vehicular chainlink gate                                                                                 | 3        | No   | 5,093.00  | 15,279           |
| K                                          | Allowance for pedestrian chainlink gate                                                                                | 3        | No   | 1,273.33  | 3,820            |
|                                            | <u>Boundary Walls, Fencing &amp; Gates</u>                                                                             |          |      |           | <u>940,413</u>   |
| <u>Out-structures &amp; Covered Area</u>   |                                                                                                                        |          |      |           |                  |
|                                            | <b><u>Special Use Areas</u></b>                                                                                        |          |      |           |                  |
| A                                          | Allowance for Pergola/Shelter                                                                                          | 54       | m2   | 850.00    | 45,900           |
|                                            | <u>Out-structures &amp; Covered Area</u>                                                                               |          |      |           | <u>45,900</u>    |

Project: RSPCA - Canberra

Details: RSPCA-Pialligo-Building Work

Building: RSPCA - Canberra

| Code                                    | Description                                                                                                              | Quantity | Unit | Rate      | Total       |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|-------------|
| <b>External Works &amp; Landscaping</b> |                                                                                                                          |          |      |           | (Continued) |
| <u>Landscaping &amp; Improvements</u>   |                                                                                                                          |          |      |           |             |
|                                         | <b><u>LANDSCAPING &amp; IMPROVEMENTS</u></b>                                                                             |          |      |           |             |
| A                                       | Protection to the existing trees are incl in the "Demolition" section                                                    |          | Note |           |             |
|                                         | <b>Softscaping</b>                                                                                                       |          |      |           |             |
|                                         | <u>Trees</u>                                                                                                             |          |      |           |             |
| B                                       | T4 - Allowance for proposed tree - 4m                                                                                    | 201      | no   | 1,480.00  | 297,480     |
|                                         | <u>Softscaping</u>                                                                                                       |          |      |           |             |
| C                                       | Lawn - Allowance for Soft rolls, allow for soil preparation (cultivate existing soil) and imported turf underlay (100mm) | 642      | m2   | 45.00     | 28,890      |
| D                                       | Feature Planting - Allowance for 8/m2, 140 - 230mm pots                                                                  | 2,396    | m2   | 81.00     | 194,076     |
| E                                       | Screen Planting - Allowance for 6/m2, 300mm pots                                                                         | 554      | m2   | 81.00     | 44,874      |
| F                                       | Temperate grassland - Allowance for 8/m2 tubesock & overseed                                                             | 4,518    | m2   | 18.00     | 81,324      |
| G                                       | Meadow planting - Allowance for 8/m2 tubesock                                                                            | 13,230   | m2   | 23.00     | 304,290     |
| H                                       | Allowance for landscaping maintenance period                                                                             | 1        | Item |           | Excluded    |
|                                         | <b>Hardscaping</b>                                                                                                       |          |      |           |             |
|                                         | <u>Landscape Edging</u>                                                                                                  |          |      |           |             |
| I                                       | Allowance for edging with tapered stakes to turf and planting area, assume corten steel                                  | 2,930    | m    | 100.00    | 293,000     |
|                                         | <u>Landscape Walls</u>                                                                                                   |          |      |           |             |
| J                                       | Non-structural stone wall - incl footings 1.8m high                                                                      | 8        | m    | 564       | 4,512       |
| K                                       | Non-structural stone wall - incl footings 1.0m high                                                                      | 18       | m    | 324       | 5,832       |
|                                         | <u>Street Furnitures</u>                                                                                                 |          |      |           |             |
| L                                       | Linea Bench - Allowance for 1500mm bench                                                                                 | 21       | no   | 1,680.00  | 35,280      |
| M                                       | Linea Table - Allowance for 1900mm table & benches                                                                       | 7        | m    | 4,250.00  | 29,750      |
| N                                       | Linea Platform 1400 x 1400mm                                                                                             | 2        | no   | 882.00    | 1,764       |
| O                                       | Bin - Allowance for rubbish bin enclosure, allow for 120L bin capacity                                                   | 5        | no   | 5,420.00  | 27,100      |
| P                                       | DF - Allowance for Drink fountain                                                                                        | 3        | no   | 6,550.00  | 19,650      |
|                                         | <u>Stairs</u>                                                                                                            |          |      |           |             |
| Q                                       | Allowance for Sallyport stairs                                                                                           | 1        | Item | 6,000.00  | 6,000       |
| R                                       | Allowance for balustrade and handrail to Sallyport stairs                                                                | 10       | m    | 300.00    | 3,000       |
|                                         | <b>Activity Element</b>                                                                                                  |          |      |           |             |
| S                                       | Board Walk - Allow for 1500mm wide timber board walk including post set in concrete footing                              | 23       | m2   | 465.00    | 10,695      |
| T                                       | Earth mounds - Allow for 2000mm at highest point                                                                         | 3,207    | m2   | 60.00     | 192,420     |
| U                                       | Dig Hill - Allow for 500mm at highest point                                                                              | 14       | m2   | 125.00    | 1,750       |
| V                                       | Allowance for Weave sticks                                                                                               | 1        | Item | 300.00    | 300         |
| W                                       | Allowance for Natural Logs                                                                                               | 1        | Item | 1,000.00  | 1,000       |
| X                                       | Allowance for Boulder mound                                                                                              | 1        | Item | 1,350.00  | 1,350       |
| Y                                       | Allowance for Lizzard lounge                                                                                             | 1        | Item | 12,400.00 | 12,400      |

|                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA - Pialligo - Building Work |
| <b>Building:</b> RSPCA - Canberra |                                                  |

| Code                                    | Description                                                                              | Quantity | Unit | Rate       | Total                     |
|-----------------------------------------|------------------------------------------------------------------------------------------|----------|------|------------|---------------------------|
| <b>External Works &amp; Landscaping</b> |                                                                                          |          |      |            | (Continued)               |
| <u>Landscaping &amp; Improvements</u>   |                                                                                          |          |      |            | (Continued)               |
|                                         | <b>Lighting</b>                                                                          |          |      |            |                           |
| 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 | 113,280.00 | 113,280                   |
| AB                                      | Allowance for testing and commission                                                     | 10       | %    | 113,280.00 | 11,328                    |
|                                         | <b>Miscellaneous</b>                                                                     |          |      |            |                           |
| AC                                      | Allowance for public artworks                                                            | 1        | Item | 26,000.00  | 26,000                    |
| AD                                      | Allowance for signage and wayfinding                                                     | 1        | Item | 30,000.00  | 30,000                    |
| AE                                      | Allowance for street furnitures and misc metalworks, bollards, flags etc.                | 1        | Item | 86,500.00  | 86,500                    |
| AF                                      | Provision allowance for irrigation setup and infrastructure                              | 1        | Item | 43,150.00  | 43,150                    |
| AG                                      | Provision allowance for intergration into existing streetscape                           | 1        | Item | 39,500.00  | 39,500                    |
| AH                                      | Provision allowance for environmental control                                            | 1        | Item |            | Included Site Preparation |
|                                         | <u>Landscaping &amp; Improvements</u>                                                    |          |      |            | <u>1,946,495</u>          |
|                                         | <b>External Works &amp; Landscaping</b>                                                  |          |      |            | <b>5,588,652</b>          |

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA-Pialligo-Building Work |
| <b>Building:</b> RSPCA - Canberra |                                              |

| Code                                  | Description                                                                                                 | Quantity | Unit | Rate       | Total            |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------|----------|------|------------|------------------|
| <b>Services (GMB)</b>                 |                                                                                                             |          |      |            |                  |
| <u>Hydraulic Services</u>             |                                                                                                             |          |      |            |                  |
| A                                     | Fire Hydrant Service                                                                                        | 1        | Item | 332,493.00 | 332,493          |
| B                                     | Fire Hose Reels                                                                                             |          |      |            | N/A              |
| C                                     | Cold Water Service                                                                                          | 1        | Item | 228,508.00 | 228,508          |
| D                                     | Hot Water Service                                                                                           | 1        | Item | 293,650.00 | 293,650          |
| E                                     | Rainwater Re-use                                                                                            | 1        | Item | 292,229.00 | 292,229          |
| F                                     | High Pressure Wash System                                                                                   | 1        | Item | 59,766.00  | 59,766           |
| G                                     | Sewer Drainage                                                                                              | 1        | Item | 326,340.00 | 326,340          |
| H                                     | Stomwater                                                                                                   | 1        | Item | 473,060.00 | 473,060          |
| I                                     | Trade Waste                                                                                                 | 1        | Item | 570,556.00 | 570,556          |
|                                       | <u>Hydraulic Services</u>                                                                                   |          |      |            | <u>2,576,602</u> |
| <u>Electrical &amp; Comm Services</u> |                                                                                                             |          |      |            |                  |
| A                                     | General Power                                                                                               | 1        | item | 290,000.00 | 290,000          |
| B                                     | Electrical infrastructure (Excluding Evoenergy)                                                             | 1        | item | 250,000.00 | 250,000          |
| C                                     | ≈25kVA UPS System for Vet Surgery Area                                                                      | 1        | item | 30,000.00  | 30,000           |
| D                                     | ≈90kW Solar System                                                                                          | 1        | item | 100,000.00 | 100,000          |
| E                                     | Internal Lighting                                                                                           | 1        | item | 510,000.00 | 510,000          |
| F                                     | External lighting                                                                                           | 1        | item | 100,000.00 | 100,000          |
| G                                     | Carpark & Road lighting                                                                                     | 1        | item | 130,000.00 | 130,000          |
| H                                     | Communications                                                                                              | 1        | item | 150,000.00 | 150,000          |
|                                       | <u>Electrical &amp; Comm Services</u>                                                                       |          |      |            | <u>1,560,000</u> |
| <u>Security Services</u>              |                                                                                                             |          |      |            |                  |
| A                                     | Security                                                                                                    | 1        | item | 12,500.00  | 12,500           |
|                                       | <u>Security Services</u>                                                                                    |          |      |            | <u>12,500</u>    |
| <u>Mechanical Services</u>            |                                                                                                             |          |      |            |                  |
|                                       | <i>Rate includes Air conditioning, ventilation, ductwork, pipework, filtration, control, and electrical</i> |          | Note |            |                  |
|                                       | <i>Medical gases excluded</i>                                                                               |          | Note |            |                  |
|                                       | <i>Automated windows excluded</i>                                                                           |          | Note |            |                  |
| A                                     | Cattery Building                                                                                            | 5        | item | 160,000.00 | 800,000          |
| B                                     | Cattery Building Office                                                                                     | 1        | item | 129,000.00 | 129,000          |
| C                                     | Small Pet (Reptile and Aviary)                                                                              | 1        | item | 200,000.00 | 200,000          |
| D                                     | Small Animal (Farm Barn and Rabbit)                                                                         | 1        | item | 200,000.00 | 200,000          |
| E                                     | Reception                                                                                                   | 1        | item | 220,000.00 | 220,000          |
| F                                     | Vet clinic                                                                                                  | 1        | item | 700,000.00 | 700,000          |
|                                       | Vet clinic - Refrigeration room                                                                             | 1        | item | 80,000.00  | 80,000           |
| G                                     | Administration                                                                                              | 1        | item | 270,000.00 | 270,000          |
| H                                     | Plant & Services Building                                                                                   | 1        | item | 135,000.00 | 135,000          |

Trade Breakup

|                                   |                                                |
|-----------------------------------|------------------------------------------------|
| <b>Project:</b> RSPCA - Canberra  | <b>Details:</b> RSPCA -Pialligo -Building Work |
| <b>Building:</b> RSPCA - Canberra |                                                |

| Code                       | Description                           | Quantity | Unit | Rate       | Total            |
|----------------------------|---------------------------------------|----------|------|------------|------------------|
| <b>Services (GMB)</b>      |                                       |          |      |            | (Continued)      |
| <u>Mechanical Services</u> |                                       |          |      |            | (Continued)      |
| I                          | Education                             | 1        | item | 200,000.00 | 200,000          |
| J                          | Dog kennel 1-10                       | 1        | item | 990,000.00 | 990,000          |
| K                          | Dog Office                            | 1        | item | 129,000.00 | 129,000          |
|                            | <u>Mechanical Services</u>            |          |      |            | <u>4,053,000</u> |
| <u>Fire Services</u>       |                                       |          |      |            |                  |
| A                          | Fire extinguishers and fire blankets, | 1        | item | 15,000.00  | 15,000           |
|                            | <u>Fire Services</u>                  |          |      |            | <u>15,000</u>    |
|                            | <b>Services (GMB)</b>                 |          |      |            | <b>8,463,615</b> |

RSPCA - Pialligo  
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## **5 Appendix C – Monte Carlo Simulation**

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14 November 2023



Turner & Townsend

# Report

QRA Cost Risk Analysis

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RSPCA Pialligo  
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making the difference

Rev 3

Personal Privacy

Director

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ACT-RSPCA-QRA-23-11-Rev3b

**QRA Cost Risk Analysis****RSPCA Pialligo**

Guida Moseley Brown Architects

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The content of this document does not purport to constitute legal advice, and you must not rely on it as such. Where clients require legal advice, it should be from a recognised Legal firm. We shall not be liable for any losses or damages whatsoever, whether in contract, tort (including negligence) or otherwise arising from reliance on information contained in this document.

This report contains forward-looking statements that are subject to risk factors associated with the sector. It is believed that the expectations reflected in these statements are reasonable, but they may be affected by a range of variables which could cause actual results or trends to differ materially, including but not limited to: underlying price fluctuations, demand, changing market conditions, industry competition, environmental risks, legislative, fiscal and regulatory developments, economic and financial markets conditions in various countries.

This report does not include provision for the effects of World Health Organisation pandemic events specifically Covid-19, particularly so with respect to direct and indirect impacts on the program of works, fluctuations of rates and prices, supply shortages of manufactured goods and the like, and performance of the parties in the contract from shortage of skilled labour and the inability to travel due to global and national travel restrictions. Turner & Townsend has prepared this report as outlined here. The findings in this report are based on a quantitative risk study. The approach and methodology adopted and sources of information used by Turner & Townsend are outlined in this report. Turner & Townsend assumes no responsibility for any inaccuracies or omissions in respect of the information supplied. No indications were found during the commission that information contained in this report as provided to Turner & Townsend was fatally flawed.

This report includes the results of inputs provided by the project team. The assessment made use of uncertainty and risks are that of the project team and not of Turner & Townsend. In undertaking this assignment, we have relied on the expertise of the project team to identify and assess relevant uncertainties and risks.

| <b>Rev</b> | <b>Status</b>                              | <b>Originator</b> | <b>Approved</b> | <b>Date</b>      |
|------------|--------------------------------------------|-------------------|-----------------|------------------|
| <b>0</b>   | <b>Issued for use</b>                      | Personal Privacy  |                 | <b>8-Feb-23</b>  |
| <b>1</b>   | <b>Cost Plan and Risk Register updated</b> | Personal Privacy  |                 | <b>9-Nov-23</b>  |
| <b>2</b>   | <b>Cost Plan updated</b>                   | Personal Privacy  |                 | <b>10-Nov-23</b> |
| <b>3</b>   | <b>Cost Plan updated</b>                   | Personal Privacy  |                 | <b>14-Nov-23</b> |

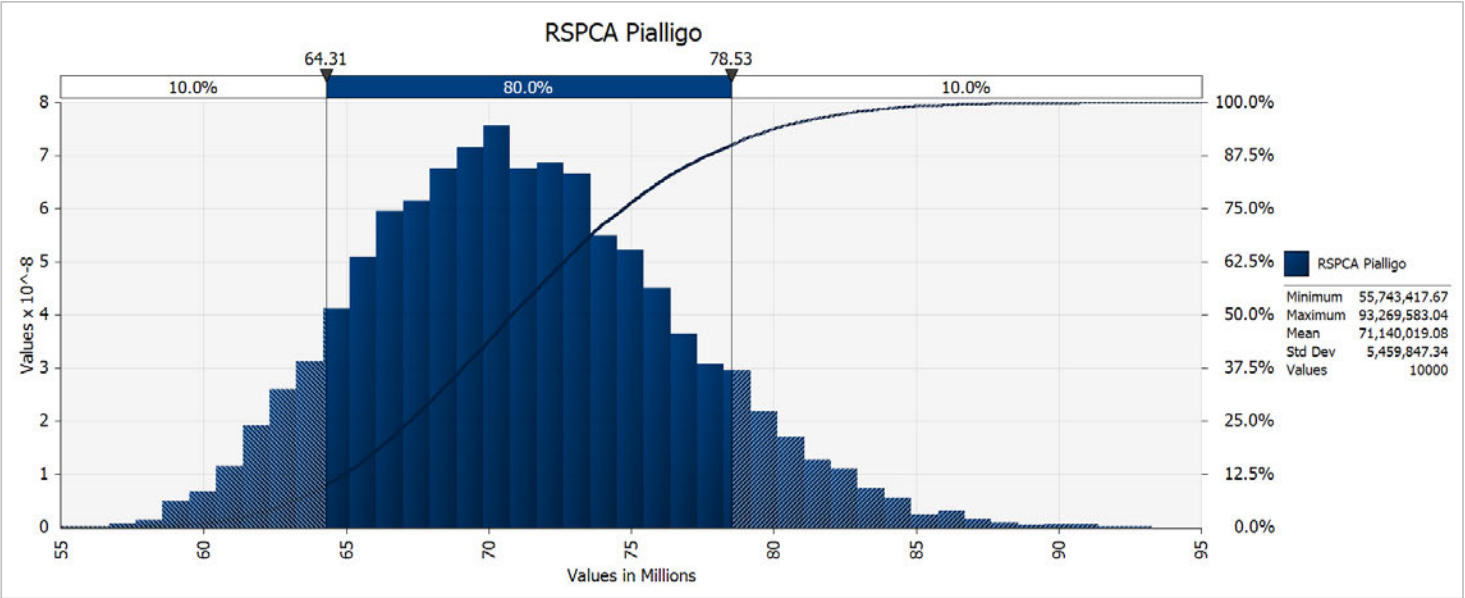
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QRA Cost Risk Analysis

Guida Moseley Brown Architects

RSPCA Pialligo

-Dashboard-



| RSPCA Pialligo                       |             | Value          | % of BE     |
|--------------------------------------|-------------|----------------|-------------|
| Base Estimate (BE) Excl. Contingency | P.13        | \$65.0M        | -           |
| <b>Stretch Target</b>                | <b>P.10</b> | <b>\$64.3M</b> | <b>-1%</b>  |
| Recommended Contingency              | P.50 - BE   | \$5.8M         | +9%         |
| <b>Target Estimate</b>               | <b>P.50</b> | <b>\$70.8M</b> | <b>+9%</b>  |
| Management Reserve                   | P.90-P.50   | \$7.7M         | +12%        |
| <b>Threshold Estimate</b>            | <b>P.90</b> | <b>\$78.5M</b> | <b>+21%</b> |
| Accuracy: +11% / -10% (AACE Method)  |             |                |             |

| % of BE    | Contingency Breakdown | %           |
|------------|-----------------------|-------------|
| +7%        | Inherent Risk         | +75%        |
| +2%        | Risk Events           | +25%        |
| 0.0%       | Opportunities         | 0.0%        |
| <b>+9%</b> | <b>Total</b>          | <b>100%</b> |

| Percentile  | Value          | Delta to BE   | % of BE    |
|-------------|----------------|---------------|------------|
| P.05        | \$62.7M        | -\$2.4M       | -3.7%      |
| P.10        | \$64.3M        | -\$0.7M       | -1.2%      |
| P.15        | \$65.5M        | \$0.4M        | +0.7%      |
| P.20        | \$66.4M        | \$1.3M        | +2.1%      |
| P.25        | \$67.2M        | \$2.2M        | +3.4%      |
| P.30        | \$68.0M        | \$3.0M        | +4.6%      |
| P.35        | \$68.7M        | \$3.7M        | +5.7%      |
| P.40        | \$69.4M        | \$4.4M        | +7%        |
| P.45        | \$70.2M        | \$5.1M        | +8%        |
| P.50        | \$70.8M        | \$5.8M        | +9%        |
| P.55        | \$71.5M        | \$6.5M        | +10%       |
| P.60        | \$72.3M        | \$7.2M        | +11%       |
| P.65        | \$73.0M        | \$8.0M        | +12%       |
| P.70        | \$73.8M        | \$8.7M        | +14%       |
| P.75        | \$74.7M        | \$9.7M        | +15%       |
| P.80        | \$75.7M        | \$10.7M       | +17%       |
| P.85        | \$76.9M        | \$11.9M       | +18%       |
| P.90        | \$78.5M        | \$13.5M       | +21%       |
| P.95        | \$80.6M        | \$15.6M       | +24%       |
| <b>Mean</b> | <b>\$71.1M</b> | <b>\$6.1M</b> | <b>+9%</b> |



## QRA Cost Risk Analysis

## RSPCA Pialligo

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## Cost Plan

| ID | Description                                          | Value               | Price / Rate | Price          | Low | High | Scope / Qty | Quantity              | Low | High |
|----|------------------------------------------------------|---------------------|--------------|----------------|-----|------|-------------|-----------------------|-----|------|
| 20 | Demolition                                           | \$4,116,851         | 4            | Informal Quote | -8% | +15% | C           | Schematic Design      | -8% | +20% |
| 21 | Locality & Infrastructure                            | \$3,407,049         | 4            | Informal Quote | -8% | +15% | C           | Schematic Design      | -8% | +20% |
|    | <b>TOTAL TRADE COST - EXCL. GST</b>                  | <b>\$7,523,900</b>  |              |                |     |      |             |                       |     |      |
| 22 | Preliminaries & Builders Margin                      | \$1,880,975         | 3            | Budget Price   | -5% | +10% | C           | Schematic Design      | -8% | +20% |
|    | <b>TOTAL BUILDERS COST - EXCL. GST</b>               | <b>\$9,404,875</b>  |              |                |     |      |             |                       |     |      |
| 23 | Training Levy                                        | \$18,810            | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
| 24 | Approval Fees                                        | \$112,859           | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
| 25 | Building approvals                                   | \$200,000           | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
| 26 | Design & Professional Fees                           | \$376,195           | 3            | Budget Price   | -5% | +10% | B           | Detailed Engineered   | -5% | +15% |
| 27 | Escalation as per Project Development Program (4%pa) | \$508,140           | 3            | Budget Price   | -5% | +10% | B           | Detailed Engineered   | -5% | +15% |
|    | <b>SUBTOTAL - EXCL GST</b>                           | <b>\$10,620,879</b> |              |                |     |      |             |                       |     |      |
| 28 | Sustainability Initiatives                           | \$212,418           | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
| 29 | PAP Fees                                             | \$216,666           | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
| 30 | Insurances                                           | \$88,400            | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
| 31 | Contingency                                          | Excluded            |              |                |     |      |             |                       |     |      |
| 32 | TCCS Fees                                            | \$672,956           | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
| 33 | MPC Fees                                             | \$565,283           | 1            | Firm Contract  | -1% | +3%  | A           | Fully specified / IFC | -2% | +5%  |
|    | <b>TOTAL DEVELOPMENT COST - EXCL. GST</b>            | <b>\$12,376,602</b> |              |                |     |      |             |                       |     |      |
|    |                                                      |                     |              |                |     |      |             |                       |     |      |
|    | <b>TOTAL COST - EXCL. GST</b>                        | <b>\$65,043,026</b> |              |                |     |      |             |                       |     |      |

**QRA Cost Risk Analysis**

Guida Moseley Brown Architects

RSPCA Pialligo

**Quantity & Rate**

| Scope / Qty | Description               | Low  | High | Notes                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------|---------------------------|------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A           | Fully specified / IFC     | -2%  | +5%  | 90%-100% at Execution<br>Based on Take-off of drawing Issued for Construction (IFC)                                                                                                                                                                                                                                                                                                                                              |
| B           | Detailed Engineered       | -5%  | +15% | 70%-80% - Design quantities taken off from design completed specifically for the project. MTO's can be from design drawings, 3D models, equipment and instrument lists based on PFDs & P&IDs, calculations from mass /energy balance, and other engineered quantities. Most estimates are carried out before engineering is complete so the detailed calculations will be often based on assumed or approximate load conditions. |
| C           | Schematic Design          | -8%  | +20% | 40%-70%. Advanced engineering. Includes some MTOs for key items                                                                                                                                                                                                                                                                                                                                                                  |
| D           | Conceptual Design         | -10% | +30% | 10%-40%. Conceptual quantities from conceptual design and preliminary drawings, 3D models, preliminary equipment lists etc. Conceptual or estimated quantities are not generally supported by detailed engineering calculations carried out for specific project.                                                                                                                                                                |
| E           | Master Plan / Feasibility | -15% | +35% | Less than 10% Engineered. These quantities are usually provided at the facility / commodity level of detail and have been factored to adjust for plant size, capacity and site specific requirements. They may also include factored commodities based on historical ratios of other commodities: e.g. detailed excavation & backfill factored from concrete footing quantities.                                                 |
| F           | Allowance                 | -20% | +40% | Guesstimate. Provisional or lump sum allowances made based on professional judgements. Excludes growth allowances.                                                                                                                                                                                                                                                                                                               |

| Price | Description          | Low  | High | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------|----------------------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Firm Contract        | -1%  | +3%  | Awarded. Pricing from current awarded / committed purchase orders, subcontracts.                                                                                                                                                                                                                                                                                                                                                                                                |
| 2     | Tendered price       | -3%  | +5%  | Pricing based on bids received and not yet awarded and have been technically and commercially evaluated.                                                                                                                                                                                                                                                                                                                                                                        |
| 3     | Budget Price         | -5%  | +10% | Pricing based on budget quotes solicited by procurement department specifically for the project using data sheets, specifications, etc provided by engineering. Undergo technical and commercial evaluations by engineering and procurement before recommendations forwarded to estimating (and often to client). Items for which pricing has been interpolated between data points from a formal quote should also be tagged as "Budget quote", not "Factored".                |
| 4     | Informal Quote       | -8%  | +15% | Telephone or fax quotes solicited by procurement or estimators for the project. Usually, formal engineering data sheets, specs and commercial terms and conditions are not available to accompany the requests for quote and thus confidence level for these quotes is not as high as Budget Quotes. The basis may also include pricing available from vendor / industry websites that provide market pricing.                                                                  |
| 5     | Historical escalated | -12% | +25% | Pricing for similar items from completed projects and or peer reviewed. Historical pricing should be escalated to the estimate base date. If the escalation is more than 25%, the item should be tagged as "Estimated / Factored". Some Equipment pricing may require to be factored from the historical data to allow for different size / capacity. In this case, if the factoring is more than 25%, the item should be tagged as "Estimated / Factored" and not "Historical" |
| 6     | Estimated / Factored | -15% | +30% | Pricing estimated or factored from other historical data. E.g. Spare parts estimated as a percent of the equipment value.                                                                                                                                                                                                                                                                                                                                                       |
| 7     | Allowance            | -20% | +40% | Provisional / lump sum allowances made based on professional judgment for minor items or other non engineered items / facilities. Excludes pricing growth allowance.                                                                                                                                                                                                                                                                                                            |

**QRA Cost Risk Analysis**

Guida Moseley Brown Architects

RSPCA Pialligo

**Maturity**

| Scope / Qty |                       | Price     |                      |                      |                |              |                |               | TOTAL |
|-------------|-----------------------|-----------|----------------------|----------------------|----------------|--------------|----------------|---------------|-------|
|             |                       | 7         | 6                    | 5                    | 4              | 3            | 2              | 1             |       |
|             |                       | Allowance | Estimated / Factored | Historical escalated | Informal Quote | Budget Price | Tendered price | Firm Contract |       |
| A           | Fully specified / IFC |           |                      |                      |                |              |                | 15%           | 15%   |
| B           | Detailed Engineered   |           |                      |                      |                | 11%          |                |               | 11%   |
| C           | Preliminary Design    |           |                      |                      | 47%            | 26%          |                |               | 73%   |
| D           | Conceptual Design     |           |                      |                      |                |              |                |               |       |
| E           | Sketch / Factored     |           |                      |                      |                |              |                |               |       |
| F           | Allowance             |           |                      |                      |                |              |                |               |       |
| TOTAL       |                       |           |                      |                      | 47%            | 38%          |                | 15%           | 100%  |

**QRA Cost Risk Analysis**  
**Guida Moseley Brown Architects**  
RSPCA Pialligo  
**Accuracy**

|                                                     |             |       |        |       |             |       |
|-----------------------------------------------------|-------------|-------|--------|-------|-------------|-------|
| AACE (Building and General Construction Industries) | Lower Range | \$64m | Target | \$71m | Upper Range | \$79m |
|-----------------------------------------------------|-------------|-------|--------|-------|-------------|-------|



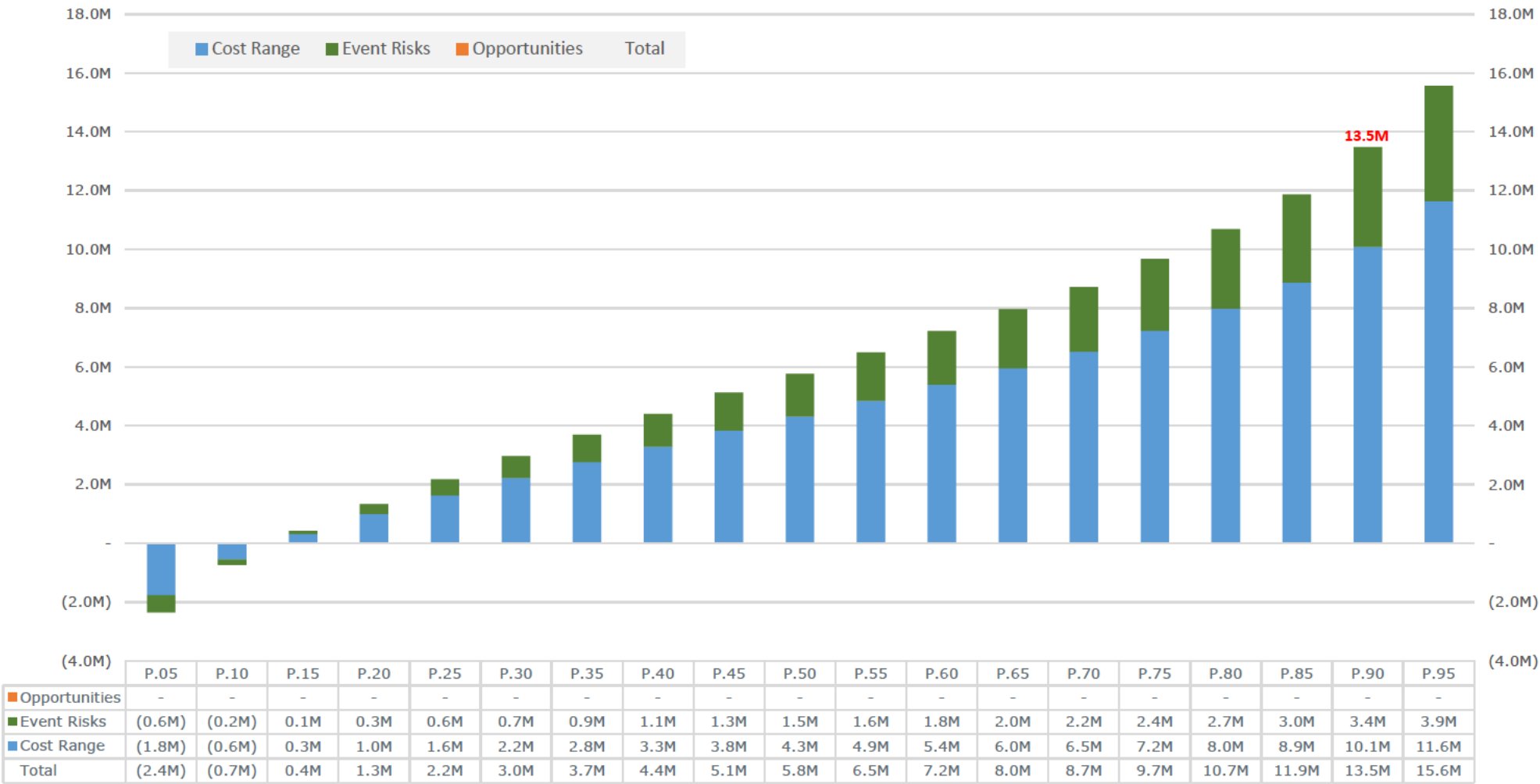
**QRA Cost Risk Analysis****Guida Moseley Brown Architects**

RSPCA Pialligo

**AACE Accuracy & Classs**

| AACE (Building and General Construction Industries) | Class 5 | Class 4 | Class 3 | Class 2 | Class 1 |
|-----------------------------------------------------|---------|---------|---------|---------|---------|
| <b>Upper Range</b>                                  | +50%    | +30%    | +20%    | +15%    | +10%    |
|                                                     | +30%    | +20%    | +10%    | +5%     | +3%     |
| <b>Lower Range</b>                                  | -30%    | -20%    | -15%    | -10%    | -5%     |
|                                                     | -20%    | -10%    | -5%     | -5%     | -3%     |

QRA Cost Risk Analysis  
Guida Moseley Brown Architects  
RSPCA Pialligo  
Risk Breakdown



QRA Cost Risk Analysis  
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Guida Moseley Brown Architects  
Risk Register

| Moseley Brown Architects<br>Risk Register |                          |                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                |              |                 | Likelihood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rare               | Unlikely   | Possible      | Likely          | Almost Certain |              |
|-------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------|---------------|-----------------|----------------|--------------|
|                                           |                          |                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                |              |                 | Probability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10%                | 30%        | 50%           | 70%             | 90%            |              |
| Ref #                                     | Category                 | Risk                                                                                                 | Cause                                                                                                                                                                                                                            | Consequences                                                                                                                                                                                                                                                                                                                                                                                              | Risk / Opportunity | Likelihood     | Consequence  | Probability (%) | Mitigation Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Risk / Opportunity | Likelihood | Consequence   | Probability (%) | Low (\$)       | High (\$)    |
| 1                                         | 1. Client                | Revised user requirements                                                                            | Changes to design brief after PSP design                                                                                                                                                                                         | Facility requirements, approvals (planning and environmental), redocumentation, and construction costs. Programme extended resulting in business case timeframes unmet                                                                                                                                                                                                                                    | R                  | Likely         | Catastrophic | 70%             | Maintain stakeholder engagement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | R                  | Likely     | Major         | 70%             | \$ 50,000      | \$ 300,000   |
| 16                                        | 5. Technical design      | On Site Wastewater Treatment and Disposal                                                            | Wastewater treatment and disposal strategy for the site needs to be thoroughly investigated as there are significant constraints and unknowns eg clearances from buildings, public areas. permanent waterways. soil quality etc. | Insufficient space on site to treat and dispose of all waste water generated, utility sewer mains extension required.                                                                                                                                                                                                                                                                                     | R                  | Possible       | Major        | 50%             | Assume sewer pump station on site. Engage with EPA prior to DA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | R                  | Unlikely   | Moderate      | 30%             | \$ 50,000      | \$ 400,000   |
| 24                                        | 7. Construction          | Site delays                                                                                          | Wet weather within a water inundation prone area                                                                                                                                                                                 | Programme delays<br>Escalation                                                                                                                                                                                                                                                                                                                                                                            | R                  | Likely         | Catastrophic | 70%             | Lightweight construction systems<br>Earthworks programme to be within 'dry months'<br>Engage with stakeholders to redesign fence lines, edge treatments and water troughs.<br>/ Alternative locations for horse aidment strategy through ACT Gov                                                                                                                                                                                                                                                                                                                                 | R                  | Possible   | Minor         | 50%             | \$ 20,000      | \$ 200,000   |
| 2                                         | 2.Stakeholders           | Negative publicity                                                                                   | Loss of horse paddock                                                                                                                                                                                                            | Media scrutiny                                                                                                                                                                                                                                                                                                                                                                                            | R                  | Almost certain | Moderate     | 90%             | Conservative design to allow some flexibility as part of the D&C process                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | R                  | Possible   | Moderate      | 50%             | \$ 50,000      | \$ 150,000   |
| 7                                         | 3. Programme/ approvals  | Delays in obtaining authority feedback from Evoenergy                                                | General delays in receiving feedback from Evoenergy. Note that not providing Geotech information may result in a rejection of the submission to Evoenergy.                                                                       | Late advice requiring a change in electricity supply design after the D&C tender is awarded                                                                                                                                                                                                                                                                                                               | R                  | Likely         | Moderate     | 70%             | Early engagement with approval authorities underway as separate process<br>Previous studies to inform design                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Likely     | Minor         | 70%             | \$ 20,000      | \$ 100,000   |
| 8                                         | 3. Programme/ approvals  | EPBC referral                                                                                        | High value species may be present on site                                                                                                                                                                                        | Changes to the design to accommodate Commonwealth approval requirements                                                                                                                                                                                                                                                                                                                                   | R                  | Possible       | Major        | 50%             | Build to bushfire standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | R                  | Possible   | Moderate      | 50%             | \$ 10,000      | \$ 75,000    |
| 11                                        | 4. Safety/ environmental | Bushfire                                                                                             | Facility is proposed within a Bushfire Prone Area                                                                                                                                                                                | Destruction of property.<br>Injury/ death of people.<br>Injury/ death of animals.<br>Facility requirements, approvals (planning and environmental), redocumentation, and construction costs. Programme extended resulting in business case timeframes unmet                                                                                                                                               | R                  | Possible       | Catastrophic | 50%             | Utilise desktop studies to inform design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | R                  | Unlikely   | Major         | 30%             | \$ 200,000     | \$ 1,000,000 |
| 12                                        | 4. Safety/ environmental | Delayed site investigations                                                                          | Unexploded ordinance works discovery after 30% design submitted.                                                                                                                                                                 | Destruction of property.<br>Injury/ death of people.<br>Injury/ death of animals.<br>Damage and/or pollution to the environment                                                                                                                                                                                                                                                                           | R                  | Unlikely       | Major        | 30%             | UXO clearance by an EOD technician with calibrated equipment.<br>Ensure UXO clearance works have been conducted at the site prior to field work.<br>WSP CLM understands other WSP works will require this UXO clearance<br>Conservative structural design, which may result in higher costs                                                                                                                                                                                                                                                                                      | R                  | Rare       | Minor         | 10%             | \$ 10,000      | \$ 150,000   |
| 13                                        | 4. Safety/ environmental | UXO encounter on-site                                                                                | Potential UXO present on-site from historical uses.<br>False negatives during the UXO clearance                                                                                                                                  | Unsuitable structural footings specified, unsuitable ground conditions<br>New utility sewer tie to be provided to site. This will require a mains extension of approximately 500m. Sewer pump stations may be required. Authority applications and approvals required.<br>Further investigation or remediation will be required afterwards, EPA auditor may be required to review and endorse CLM reports | R                  | Likely         | Moderate     | 70%             | Spiire to continue to provide advice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | R                  | Unlikely   | Minor         | 30%             | \$ 50,000      | \$ 500,000   |
| 17                                        | 5. Technical design      | Unsuitable ground conditions for building structural design                                          | No geotechnical recommendations available                                                                                                                                                                                        | Perceived lack of value for money due to higher construction costs<br>Variations during construction phase due to innovative measures                                                                                                                                                                                                                                                                     | R                  | Likely         | Major        | 70%             | Ensure investigation techniques and sampling plans are in accordance with the ACT EPA approved guidelines<br>Internal ESD review specialist engagement<br>ESD pathway to be approved by client early in project                                                                                                                                                                                                                                                                                                                                                                  | R                  | Likely     | Major         | 70%             | \$ 20,000      | \$ 100,000   |
| 18                                        | 5. Technical design      | Sewer Mains Extension                                                                                | Insufficient space on site to treat and dispose of all waste water generated.                                                                                                                                                    | Project delays and escalation.<br>Product substitutions at an increased price                                                                                                                                                                                                                                                                                                                             | R                  | Possible       | Major        | 50%             | Ensure suitable tendering requirements for early engagement of ACT Gov certifier<br>GMB to liaise with stakeholders to determine purpose of existing water bodies<br>/ water management design. New culvert and stormwater waters built first<br>/GC21 contractor to stage works                                                                                                                                                                                                                                                                                                 | R                  | Rare       | Minor         | 10%             | \$ 20,000      | \$ 150,000   |
| 19                                        | 5. Technical design      | Not identifying the potential extent of contamination (soil) after the identification works          | Historical use of the site<br>Unexpected finds                                                                                                                                                                                   | Delays/ rectification works                                                                                                                                                                                                                                                                                                                                                                               | R                  | Likely         | Moderate     | 70%             | Early liaison with emergency services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | R                  | Possible   | Moderate      | 50%             | \$ 100,000     | \$ 750,000   |
| 20                                        | 5. Technical design      | Sustainability aspirations                                                                           | Unknown extent of sustainability elements to achieve net zero and greenstar aspirations                                                                                                                                          | Delays for project, redesign, extended response times                                                                                                                                                                                                                                                                                                                                                     | R                  | Likely         | Moderate     | 70%             | Early and continual discussion with brigade to ensure general approval of strategy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | R                  | Possible   | Moderate      | 50%             | \$ 50,000      | \$ 150,000   |
| 21                                        | 6. Contract/ procurement | Labour & material shortages and delays                                                               | Labour & material shortages and delays                                                                                                                                                                                           | Unknown impacts for area                                                                                                                                                                                                                                                                                                                                                                                  | R                  | Likely         | Moderate     | 70%             | Review of long lead items as part of the design and inclusion of early works package if required<br>Works will not commence without NCA approvals. Requirements to gain permit approval will be cross-checked. Comply with the requirements requested by NCA<br>Stop works and engage a heritage consultant if possible heritage items are found on-site during fieldworks (to be noted in the site HESP)<br>Recommend project develop a Climate Adaptation Plan to address mitigation and resilience measures for project in line with ACT Strategy and Green Star requirements | R                  | Unlikely   | Minor         | 30%             | \$ 20,000      | \$ 100,000   |
| 25                                        | 7. Construction          | Non-certification of works                                                                           | Building certifier engaged directly by ACT Government                                                                                                                                                                            | Delays for project, redesign, extended response times                                                                                                                                                                                                                                                                                                                                                     | R                  | Likely         | Moderate     | 70%             | Early engagement with RSPCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | R                  | Possible   | Moderate      | 50%             | \$ 50,000      | \$ 150,000   |
| 3                                         | 2.Stakeholders           | Unknown reason for water bodies                                                                      | Existing site conditions                                                                                                                                                                                                         | Unknown impacts for area                                                                                                                                                                                                                                                                                                                                                                                  | R                  | Likely         | Moderate     | 70%             | Review of long lead items as part of the design and inclusion of early works package if required<br>Works will not commence without NCA approvals. Requirements to gain permit approval will be cross-checked. Comply with the requirements requested by NCA<br>Stop works and engage a heritage consultant if possible heritage items are found on-site during fieldworks (to be noted in the site HESP)<br>Recommend project develop a Climate Adaptation Plan to address mitigation and resilience measures for project in line with ACT Strategy and Green Star requirements | R                  | Unlikely   | Minor         | 30%             | \$ 20,000      | \$ 100,000   |
| 4                                         | 2.Stakeholders           | Emergency service access not approved                                                                |                                                                                                                                                                                                                                  | Unknown impacts for area                                                                                                                                                                                                                                                                                                                                                                                  | R                  | Likely         | Moderate     | 70%             | Early engagement with RSPCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | R                  | Unlikely   | Minor         | 30%             | \$ 20,000      | \$ 100,000   |
| 5                                         | 2.Stakeholders           | Fire Brigade approval.                                                                               | Failure to engage with ACT Fire Brigade early in the design process                                                                                                                                                              | Unknown impacts for area                                                                                                                                                                                                                                                                                                                                                                                  | R                  | Unlikely       | Moderate     | 30%             | Review of long lead items as part of the design and inclusion of early works package if required<br>Works will not commence without NCA approvals. Requirements to gain permit approval will be cross-checked. Comply with the requirements requested by NCA<br>Stop works and engage a heritage consultant if possible heritage items are found on-site during fieldworks (to be noted in the site HESP)<br>Recommend project develop a Climate Adaptation Plan to address mitigation and resilience measures for project in line with ACT Strategy and Green Star requirements | R                  | Rare       | Minor         | 10%             | \$ 50,000      | \$ 150,000   |
| 6                                         | 2.Stakeholders           | Tenant requirements/ expectations exceed the budget allowance                                        | Rejection of design outcome                                                                                                                                                                                                      | Mismatch in briefing and funding                                                                                                                                                                                                                                                                                                                                                                          | R                  | Possible       | Moderate     | 50%             | Early engagement with RSPCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | R                  | Unlikely   | Minor         | 30%             | \$ 25,000      | \$ 75,000    |
| 9                                         | 3. Programme/ approvals  | Product delivery delays or long lead times                                                           | Product supply chain delays have been experienced frequently throughout the last few years, particularly for larger plant                                                                                                        | Potential construction program delays                                                                                                                                                                                                                                                                                                                                                                     | R                  | Likely         | Minor        | 70%             | Review of long lead items as part of the design and inclusion of early works package if required<br>Works will not commence without NCA approvals. Requirements to gain permit approval will be cross-checked. Comply with the requirements requested by NCA<br>Stop works and engage a heritage consultant if possible heritage items are found on-site during fieldworks (to be noted in the site HESP)<br>Recommend project develop a Climate Adaptation Plan to address mitigation and resilience measures for project in line with ACT Strategy and Green Star requirements | R                  | Unlikely   | Minor         | 30%             | \$ 20,000      | \$ 100,000   |
| 10                                        | 3. Programme/ approvals  | NCA approvals not granted.                                                                           | NCA approval not being granted due to lack of sufficient documentation and information provided.                                                                                                                                 | Work unable to commence.<br>Financial costs                                                                                                                                                                                                                                                                                                                                                               | R                  | Unlikely       | Moderate     | 30%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Rare       | Insignificant | 10%             | \$ 20,000      | \$ 100,000   |
| 14                                        | 4. Safety/ environmental | Unexpected heritage find                                                                             | Failure to identify a heritage item while conducting fieldworks resulting in heritage loss.                                                                                                                                      | Destruction or loss of heritage values<br>Financial and/or reputation costs                                                                                                                                                                                                                                                                                                                               | R                  | Unlikely       | Moderate     | 30%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Rare       | Minor         | 10%             | \$ 150,000     | \$ 450,000   |
| 15                                        | 4. Safety/ environmental | Resilience to climate change impacts                                                                 | Irreversible changes to weather and climate conditions from increase in greenhouse gas emissions                                                                                                                                 | Impacts to building / site operational performance, occupant amenity and wellbeing                                                                                                                                                                                                                                                                                                                        | R                  | Possible       | Moderate     | 50%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Possible   | Minor         | 50%             | \$ 10,000      | \$ 50,000    |
| 22                                        | 6. Contract/ procurement | Delayed PSP 80%-100%                                                                                 | Delay in the completion of the PSP 80% - 100% detailed design                                                                                                                                                                    | Procurement procedure would not be completed, delaying construction of the project                                                                                                                                                                                                                                                                                                                        | R                  | Rare           | Minor        | 10%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Rare       | Minor         | 10%             | \$ 10,000      | \$ 100,000   |
| 23                                        | 6. Contract/ procurement | Optimisation bias                                                                                    | Insufficient cost estimate                                                                                                                                                                                                       | Additional funding required                                                                                                                                                                                                                                                                                                                                                                               | R                  | Unlikely       | Moderate     | 30%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Rare       | Moderate      | 10%             |                |              |
|                                           | 4. Safety/ environmental | Animal attack                                                                                        | Animal escape from enclosure                                                                                                                                                                                                     | Death/ injury to staff or public                                                                                                                                                                                                                                                                                                                                                                          | R                  | Possible       | Catastrophic | 50%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Unlikely   | Catastrophic  | 30%             | \$ 20,000      | \$ 100,000   |
|                                           | 5. Technical design      | Unknown Services/Ties                                                                                | No survey available                                                                                                                                                                                                              | Redesign and modifications during construction                                                                                                                                                                                                                                                                                                                                                            | R                  | Almost certain | Catastrophic | 90%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Possible   | Moderate      | 50%             | \$ 50,000      | \$ 100,000   |
|                                           | 4. Safety/ environmental | Bird strike                                                                                          | Attracting wildlife (birds) and pests                                                                                                                                                                                            | Plane crash, injury, death                                                                                                                                                                                                                                                                                                                                                                                | R                  | Rare           | Catastrophic | 10%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Rare       | Major         | 10%             | \$ 50,000      | \$ 100,000   |
|                                           | 4. Safety/ environmental | Public safety at the end of runway                                                                   | Building within the 'zone of influence'                                                                                                                                                                                          | Injury, death, damage to property                                                                                                                                                                                                                                                                                                                                                                         | R                  | Rare           | Catastrophic | 10%             | Cost estimates of large projects can underestimate extent of costs<br>Undertake safety in design process.<br>Suitable containment and fit for purpose design<br>Undertake service investigation and hydroexcavation of services<br>Minimise bird habitat landscape treatments or food plant species such as fruit trees, or wetlands that attract birds or pests.<br>Avoid structures in the 'zone of influence'                                                                                                                                                                 | R                  | Rare       | Moderate      | 10%             | \$ 50,000      | \$ 100,000   |
|                                           | 4. Safety/ environmental | Working near or around hazardous substances or contaminated materials and hazardous fauna and flora. | Historical use of the site<br>Unexpected finds<br>Disturbance of contaminated soils (asbestos)<br>Local fauna and/or flora                                                                                                       | Injury/ death of people.<br>Injury/ death of animals.<br>Damage and/or pollution to the environment<br>Financial costs                                                                                                                                                                                                                                                                                    | R                  | Unlikely       | Major        | 30%             | Implementation of an approved health, environmental and safety plan (HESP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | R                  | Unlikely   | Minor         | 30%             | \$ 5,000       | \$ 25,000    |

QRA Cost Risk Analysis  
RSPCA Pialligo  
Guida Moseley Brown Architects  
Risk Register

| Risk Register |                          |                                                                                                                                                          |                                                                                                                                               |                                                                                                                                                                |                    |                |              |                 | Likelihood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rare               | Unlikely   | Possible        | Likely                 | Almost Certain |            |  |                |  |
|---------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|--------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------|-----------------|------------------------|----------------|------------|--|----------------|--|
|               |                          |                                                                                                                                                          |                                                                                                                                               |                                                                                                                                                                |                    |                |              |                 | Probability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10%                | 30%        | 50%             | 70%                    | 90%            |            |  |                |  |
|               |                          |                                                                                                                                                          |                                                                                                                                               |                                                                                                                                                                |                    |                |              |                 | Pre Mitigation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |            | Mitigation Plan | Post Mitigation Status |                |            |  | T&T Cost Range |  |
| Ref #         | Category                 | Risk                                                                                                                                                     | Cause                                                                                                                                         | Consequences                                                                                                                                                   | Risk / Opportunity | Likelihood     | Consequence  | Probability (%) | Mitigation Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Risk / Opportunity | Likelihood | Consequence     | Probability (%)        | Low (\$)       | High (\$)  |  |                |  |
|               | 4. Safety/ environmental | Impact of underground services during investigation works                                                                                                | Non-identification of underground services before conducting intrusive investigation works                                                    | Destruction of property. Injury/ death of people. Damage and/or pollution to the environment                                                                   | R                  | Possible       | Catastrophic | 50%             | Engage a accredited and qualified service locator to clear WSP CLM investigation locations, and identify services at the site. Submit a BYDA request and ensure any ambiguous service pathways are clarified with service provider. Ground penetration permit approved. Mitigation measures included in HESP. This include and not limited to NDD, hand auger or scrapes w/ toothless bucket in the top 1.5, stopping if any warning tape or bedding sand is identified, immediately stopping work and vacating the area if conduit or piping is encountered, to assess the Ensure only trained and suitably qualified personnel attend the site. Prepare and ensure HESP is approved by a qualified supervisor. Ensure field personnel are inducted into the HFSP. | R                  | Rare       | Minor           | 10%                    | \$ 10,000      | \$ 50,000  |  |                |  |
|               | 4. Safety/ environmental | General health, safety and environmental risks associated with excavation works for soil sampling using machine excavator (i.e. hit by mobile machinery) | Poor implementation of health, safety and environmental standard practices during fieldworks.                                                 | Injury/ death of people. Financial and/or reputation costs                                                                                                     | R                  | Possible       | Catastrophic | 50%             | Design in accordance with relevant standards, codes and guidelines Animal enclosures incorporate acoustic treatments where possible, subject to effects on ventilation requirements and cost constraints Early engagement with TCCS to determine extent of boundary Design to incorporate non-slip finishes of civil pavements specified ACT Gov engage ICA to provide independent review of defects ICA to review commissioning and handover plans prior to construction Transfer risk to Contractor where possible                                                                                                                                                                                                                                                | R                  | Rare       | Minor           | 10%                    | \$ 10,000      | \$ 100,000 |  |                |  |
|               | 5. Technical design      | Vehicle collision                                                                                                                                        | Vehicles moving to/from/through development, poor sight lines                                                                                 | Damage to property, injury and death                                                                                                                           | R                  | Unlikely       | Catastrophic | 30%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Unlikely   | Catastrophic    | 30%                    | \$ 5,000       | \$ 50,000  |  |                |  |
|               | 5. Technical design      | Noise intrusion into animal buildings                                                                                                                    | Location near the airport flight path and near Duntroon                                                                                       | Spooking and stress to animals                                                                                                                                 | R                  | Likely         | Major        | 70%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Possible   | Moderate        | 50%                    | \$ 20,000      | \$ 50,000  |  |                |  |
|               | 5. Technical design      | Planning impacts                                                                                                                                         | Fairbairn Avenue duplication                                                                                                                  | Site boundary of the site is modified                                                                                                                          | R                  | Likely         | Major        | 70%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Unlikely   | Minor           | 30%                    | \$ 5,000       | \$ 20,000  |  |                |  |
|               | 5. Technical design      | Slips                                                                                                                                                    | Unsuitable surface finishes                                                                                                                   | Injuries of people                                                                                                                                             | R                  | Likely         | Moderate     | 70%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Unlikely   | Moderate        | 30%                    | \$ 5,000       | \$ 20,000  |  |                |  |
|               | 7. Construction          | Defective/ abortive works                                                                                                                                | Poor management/ design controls                                                                                                              | Delays/ rectification works                                                                                                                                    | R                  | Likely         | Moderate     | 70%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Possible   | Minor           | 50%                    |                |            |  |                |  |
|               | 7. Construction          | Contractual dispute                                                                                                                                      | Issues emerging during the project                                                                                                            | Delays/ additional funding                                                                                                                                     | R                  | Likely         | Moderate     | 70%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Possible   | Minor           | 50%                    | \$ 10,000      | \$ 100,000 |  |                |  |
|               | 2.Stakeholders           | Stakeholder Relationship and Support                                                                                                                     | Breakdown in communication and support between RSPCA and TCCS                                                                                 | Reputational risk the would result in the project not being appropriate or fit for purpose Increase risk of disease spreading to surrounding paddocks/ animals | R                  | Rare           | Major        | 10%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Rare       | Moderate        | 10%                    | \$ 10,000      | \$ 100,000 |  |                |  |
|               | 2.Stakeholders           | Biosecurity management                                                                                                                                   | Proximity of facility to agistees                                                                                                             |                                                                                                                                                                | R                  | Unlikely       | Moderate     | 30%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Unlikely   | Moderate        | 30%                    | \$ 5,000       | \$ 10,000  |  |                |  |
|               | 3. Programme/ approvals  | Site access                                                                                                                                              | Poor communication with site owner. Lack of approval from site owner.                                                                         | Delayed programme and potential cost overrun.                                                                                                                  | R                  | Unlikely       | Minor        | 30%             | Ensure complete access to the site is given prior to attend the site. Maintain good communication with client and site-owner and other stakeholders                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | R                  | Rare       | Insignificant   | 10%                    | \$ 5,000       | \$ 40,000  |  |                |  |
|               | 4. Safety/ environmental | Destruction of natural temperate grassland                                                                                                               | Changes to overland flow, development pressure                                                                                                | Damage to protected species and Striped legless lizard habitat                                                                                                 | R                  | Possible       | Moderate     | 50%             | Design to incorporate findings of EPBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | R                  | Unlikely   | Minor           | 30%                    | \$ 5,000       | \$ 20,000  |  |                |  |
|               | 5. Technical design      | Water main supply pressure                                                                                                                               | Existing mains pressure may not be sufficient.                                                                                                | Install booster tanks and pumps to domestic and/or fire services systems.                                                                                      | R                  | Unlikely       | Minor        | 30%             | Nil - supply to be addressed and addressed as part of the design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | R                  | Unlikely   | Minor           | 30%                    | \$ 20,000      | \$ 50,000  |  |                |  |
|               | 5. Technical design      | Water tie supply                                                                                                                                         | Existing water tie may not be sufficient to service the design load, or may be located in a position unsuitable for the proposed development. | Obtain authority approval to upgrade or relocate the water tie connection.                                                                                     | R                  | Possible       | Minor        | 50%             | Nil - supply to be addressed and addressed as part of the design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | R                  | Possible   | Minor           | 50%                    | \$ 20,000      | \$ 50,000  |  |                |  |
|               | 5. Technical design      | Water main supply flow                                                                                                                                   | Existing water main has insufficient flow to service the proposed development.                                                                | Install booster tanks and pumps to domestic and/or fire services svstems.                                                                                      | R                  | Unlikely       | Minor        | 30%             | Nil - supply to be addressed and addressed as part of the desion Consultation with Evo Energy Pty Ltd to ensure project can be connected to electrical network. Request financial statement from tenderers in assessment process Fit for purpose design as part of specialist animal architects enaaement and briefing. Project to be designed to collect and discharge stormwater and wastewater to meet appropriate standards Establishment of scope before construction and additional contingency for additional ICT upgrades Engage CTP to review scope changes. Create hold point to prevent design progressing past 27 November without reviewino plannino svstem                                                                                            | R                  | Unlikely   | Minor           | 30%                    | \$ 20,000      | \$ 50,000  |  |                |  |
|               | 5. Technical design      | Electrical Connection                                                                                                                                    | Unable to connect the site to electricity or require significant upgrades to the adjoining network                                            | Add additional construction and/or maintenance costs to the project                                                                                            | R                  | Possible       | Moderate     | 50%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Unlikely   | Moderate        | 30%                    | \$ 10,000      | \$ 50,000  |  |                |  |
|               | 7. Construction          | Contractor Insolvency                                                                                                                                    | Contractor becomes insolvent                                                                                                                  | Design and construction of the project is delayed or requires additional funding                                                                               | R                  | Unlikely       | Moderate     | 30%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Unlikely   | Moderate        | 30%                    | \$ 200,000     | \$ 500,000 |  |                |  |
|               | Safety/ environmental    | Biological hazard to staff cleaning and disposing of Animal Waste                                                                                        | Animal waste cleaning and disposal                                                                                                            | Biological hazards to staff and building users                                                                                                                 | R                  | Unlikely       | Moderate     | 30%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Rare       | Minor           | 10%                    | \$ 10,000      | \$ 50,000  |  |                |  |
|               | 4. Safety/ environmental | Stormwater                                                                                                                                               | Stormwater collection for the project is insufficient                                                                                         | Stormwater and wastewater cannot be discharged from the site                                                                                                   | R                  | Rare           | Minor        | 10%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Rare       | Minor           | 10%                    | \$ 10,000      | \$ 30,000  |  |                |  |
|               | 5. Technical design      | Changing ICT Fibre Optic requirements                                                                                                                    | Technology requirements for project changes and/or equipment                                                                                  | Site cannot handle future networking requirements requiring upgrades or retrofitting to meet future standards                                                  | R                  | Rare           | Minor        | 10%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Rare       | Minor           | 10%                    | \$ 20,000      | \$ 50,000  |  |                |  |
|               | 3. Programme/ approvals  | ACT Planning system changes                                                                                                                              | Territory Plan is revised                                                                                                                     | Additional requirements and limitations for project                                                                                                            | R                  | Almost certain | Major        | 90%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | R                  | Possible   | Major           | 50%                    | \$ 100,000     | \$ 300,000 |  |                |  |
|               |                          |                                                                                                                                                          |                                                                                                                                               |                                                                                                                                                                |                    |                |              |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |            |                 |                        |                |            |  |                |  |

RSPCA - Pialligo  
Guida Moseley Brown Architects

## 6 Appendix D – Escalation Table

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| Action Serial                     | Asset | Scope          | Timing                  | Construction Commencement | Construction Duration |
|-----------------------------------|-------|----------------|-------------------------|---------------------------|-----------------------|
| NARRABUNDAH COLLEGE MODERNISATION |       |                |                         |                           |                       |
| 1.1                               | RSPCA | Enabling Works | Starts 2025<br>End 2025 | Feb-25                    | 6 Months              |
| 1.2                               | RSPCA | Building Works | Starts 2025<br>End 2027 | Jul-25                    | 24 Months             |

| 2023 |    |    |    | 2024 |    |    |    | 2025 |    |    |    | 2026 |    |    |    | 2027 |    |    |    | Apply Years |
|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|-------------|
| Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |             |
|      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |             |
|      |    |    |    | 1    | 1  | 1  | 1  | 1    | 0  |    |    |      |    |    |    |      |    |    |    | 1.25        |
|      |    |    |    | 1    | 1  | 1  | 1  | 1    | 1  | 1  | 1  | 1    | 1  | 0  | 0  | 0    | 0  |    |    | 2.50        |

- 1

Escalation period from current till Construction Commencement
- 1

Escalation period from Construction Commencement till mid-point of Construction
- 0

To show mid-point of Construction to completion - escalation N/A