



29 February 2024

Personal Privacy

GHD Design

Dear 

RSPCA PIALLIGO 90% PSP COST PLAN PEER REVIEW

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

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

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

Yours faithfully

Personal Privacy

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WTP Australia Pty Ltd

Associate Director

PR-022973 – RSPCA Pialligo Peer Review.



RSPCA PIALIGO

COST PLAN PEER REVIEW

29 February 2024

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PEER REVIEW OF ENABLING WORK

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PEER REVIEW OF BUILDING WORK

1 QUALITY ASSURANCE

DETAIL	DESCRIPTION
Name of Company/Trading Name	WTP Australia Pty Ltd
ABN	69 605 212 182
Name of Representative	James Osenton
Position	National Director
Personnel Involved Peer Review	Stanley Hoo
Position	Associate Director
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Project	PR-022973 RSPCA Pialligo Peer Review
Service	Project Cost Peer Review

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



2 EXECUTIVE SUMMARY

2.1 WTP CONSULTANCY

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

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

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

2.2 ESTIMATE REVIEW SUMMARY

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

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

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

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

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

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

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

2.3 ENABLING WORKS REVIEW SUMMARY

Trades, Preliminaries & Margin (Builders Cost)

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

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

Building Levies, Building Approval, Consultant Fees & Escalation

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

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

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

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

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

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



Other

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

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

2.4 BUILDING WORKS REVIEW SUMMARY

Trades, Preliminaries & Margin (Builders Cost)

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

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

Building Levies, Building Approval, Consultant Fees & Escalation

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

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

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

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

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

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

Other

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

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

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

3 DOCUMENTATION

3.1 DRAWINGS AND DOCUMENTS PROVIDED

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

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

4 ASSUMPTIONS & EXCLUSIONS

4.1 LIST OF ASSUMPTIONS

We have made the following assumptions during the estimation:

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

4.2 LIST OF EXCLUSIONS

WT have allowed the following exclusions in our estimates:

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

5 VALUE MANAGEMENT

5.1 VALUE MANAGEMENT

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

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



APPENDIX A

PEER REVIEW OF ENABLING WORK

RSPCA - Canberra

PR-022973 RSPCA-Pialligo Facility-Enabling

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

RSPCA - Canberra

PR-022973 RSPCA-Pialligo Facility-Enabling

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total
2.1	Allowance for Site Clearance						
	SITE PREPARATION						
	Services						
1	Nominal allowance for terminating redundant services and capping of services				Excluded	Excluded	
	Demolition						
	Tree						
2	Allowance for demolishing trees				Excluded	Excluded	
	Site Preparation/ Earthwork						
	Site Clearing						
3	Allow for site clearance including removal of vegetation	40,291	m2	\$ 3,00	\$ 120,873.00	\$ 120,873.00	
	TOTAL Allowance for Site Clearance	40,291	m2		\$ 120,873.00		\$ 120,873.00
2.2	Allowance for New Electrical Connection	1	Item	\$ 40,000.00	\$ 40,000.00		\$ 40,000.00
2.3	Allowance for New Comms Connection/Relocation	1	Item	\$ 24,000.00	\$ 24,000.00		\$ 24,000.00
2.4	Allowance for New Sewer Connection	1	Item	\$ 120,475.00	\$ 120,475.00		\$ 120,475.00
2.5	Allowance for New Water Connection	1	Item	\$ 28,000.00	\$ 28,000.00		\$ 28,000.00
2.6	Allowance for New stormwater system	1	Item	\$ 138,480.00	\$ 138,480.00		\$ 138,480.00
2.7	Allowance for Second new stormwater system	1	Item	\$ 138,480.00	\$ 138,480.00		\$ 138,480.00
2.8	Allowance for New Intersection	1	Item	\$ 1,498,625.00	\$ 1,498,625.00		\$ 1,498,625.00
2.9	Allowance for Addison Road upgrade	1	Item	\$ 171,875.00	\$ 171,875.00		\$ 171,875.00
2.10	Allowance for New Bus Stops	591	m2	\$ 450.00	\$ 265,950.00		\$ 265,950.00
2.11	Allowance for New Sewer Pump Station	1	Item	\$ 150,000.00	\$ 150,000.00		\$ 150,000.00
2.12	Allowance for In Ground Water Tanks & Equipment	1	Item	\$ 150,000.00	\$ 150,000.00		\$ 150,000.00
2.13	Allowance for New Minisub including Pad Mount & Enclosure	1	Item	\$ 450,000.00	\$ 450,000.00		\$ 450,000.00
2.14	Allowance for approved street lighting	1	Item	\$ 50,000.00	\$ 50,000.00		\$ 50,000.00
2.15	Provisional Sum Allowance for removal of the aeroplane wreckage in soil	1	Item	\$ 650,000.00	\$ 650,000.00		\$ 650,000.00
	TOTAL Locality & Infrastructure	1	Item		\$ 3,996,758.00		
	TOTAL TRADE COST - EXCL. GST			\$ 8,032,094.00	\$ 8,032,094.00		
3	Preliminaries & Builders Margin	22.00	%	\$ 8,032,094.00	\$ 1,767,060.68		
	TOTAL BUILDERS COST - EXCL. GST						
4	Training Levy	0.20	%	\$ 9,799,154.68	\$ 19,598.31		
5	Approval Fees	1.20	%	\$ 9,799,154.68	\$ 117,589.86		
6	Building approvals	1	Item		\$ 100,000.00		
7	Design & Professional Fees	3.00	%	\$ 10,036,342.85	\$ 301,090.29		
8	Escalation as per Project Development Program (4%pa)	1	Year		\$ 413,497.33		
	PROJECT SUBTOTAL - EXCL GST						
9	Sustainability Initiatives	1.50	%	\$ 10,750,930.46	\$ 161,263.96		
10	PAP Fees	2.00	%	\$ 10,750,930.46	\$ 215,018.61		
11	Insurances	0.80	%	\$ 10,750,930.46	\$ 86,007.44		
12	Contingency	20.00	%	\$ 10,750,930.46	\$ 2,150,186.09		
13	TCCS Fees	5.00	%	\$ 10,750,930.46	\$ 537,546.52		
14	MPC Fees	4.00	%	\$ 10,750,930.46	\$ 430,037.22		
	TOTAL DEVELOPMENT COST - EXCL. GST				\$ 3,580,059.84		
	Turner & Townsend Enabling Work Estimate	\$ 14,968,249.00					
	WT Enabling Work Estimate	\$ 14,330,990.30					
	Estimate Difference	\$ 637,258.70					

The logo consists of the letters 'WT' in a blue, sans-serif font, centered within a yellow square. The background of the entire page is a low-angle, upward-looking photograph of a building's facade, showing a series of dark, diagonal structural elements and windows that create a strong sense of height and perspective. The colors are primarily dark blues, greys, and blacks, with the yellow logo square providing a high-contrast focal point.

WT

APPENDIX B

PEER REVIEW OF BUILDING WORK

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total
	External wall						
D	Allowance 92mm studwork partition inside of external block wall with insulation	2554	m2	\$ 180.00	\$ 459,720.00	\$ 459,720.00	
	Ceiling						
E	Allowance for plasterboard ceiling	1529	m2	\$ 115.00	\$ 175,835.00	\$ 175,835.00	
	TOTAL Partitions & Linings	1,529	m2		\$ 768,998.33		\$ 768,998.33
2,27	Insulation	1,529	m2		Incl.		Incl.
2.28	Joinery						
	Joinery						
A	Allow Kitchen Joinery (700D) to Food Prep Areas	17	m	\$ 3,500.00	\$ 57,995.00	\$ 57,995.00	
B	Allow Wash Bay Joinery (700D) to Cat Areas	22	m	\$ 2,500.00	\$ 55,000.00	\$ 55,000.00	
C	Allow Toilet Partitions to Bathroom	2	no	\$ 2,200.00	\$ 4,400.00	\$ 4,400.00	
	TOTAL Joinery	1,529	m2		\$ 117,395.00		\$ 117,395.00
2.29	FF&E						
	FF&E						
	Allow Supply and Install of the Following:		Note				
	Waste Bins						
A	Allow wheelie Bin (Assume 1100L)	2	no	\$ 150.00	\$ 300.00	\$ 300.00	
B	Allow large waste bin (Assume 1100L)	1	no	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
	Tables						
C	Allow Round Tables (800Dia)	5	no	\$ 250.00	\$ 1,250.00	\$ 1,250.00	
D	Allow Office Desks (2.1Wx0.8D)	3	no	\$ 3,000.00	\$ 9,000.00	\$ 9,000.00	
E	Allow Privacy Screens to Office Desks	3	no	\$ 400.00	\$ 1,200.00	\$ 1,200.00	
	Workstations						
F	Allow Workstations (1.8Wx0.8D)	6	no	\$ 2,700.00	\$ 16,200.00	\$ 16,200.00	
G	Allow Monitor Arms to Workstations and Office Desks	9	no	\$ 385.45	\$ 3,469.09	\$ 3,469.09	
H	Allow Pin-boards to Wall-facing Workstations	6	no	\$ 400.00	\$ 2,400.00	\$ 2,400.00	
	Chairs						
I	Allow Task Chairs to Workstations/Desks	9	no	\$ 400.00	\$ 3,600.00	\$ 3,600.00	
J	Allow Single Meeting Chairs	6	no	\$ 850.27	\$ 5,101.63	\$ 5,101.63	
	TOTAL FF&E	1,529	m2		\$ 43,720.72		\$ 43,720.72
2,30	Stairs	1,529	m2		N/A		N/A
2.31	Metalworks						
	Metalworks						
	Caging Enclosure						
A	Allow caging enclosure for Pet Spaces (1.2Lx1.2W - assume 2.1H including cage lid)	8	no	\$ 2,304.00	\$ 18,432.00	\$ 18,432.00	
B	Allow caging enclosure for Rabbit Spaces - assume 2.1H including cage lid)	16	no	\$ 2,970.00	\$ 47,520.00	\$ 47,520.00	
C	Allow caging enclosure for Aviary Spaces (3.0Lx3.0W including cage lid - assume 2.1H)	3	no	\$ 6,840.00	\$ 20,520.00	\$ 20,520.00	
D	Allow caging enclosure for Reptile Spaces (3.0Lx1.4W including cage lid - assume 2.1H)	4	no	\$ 5,496.00	\$ 21,984.00	\$ 21,984.00	
E	Allow fencing enclosure for Cat Spaces (Assume 2.1H including 2.0D cage Lid)	498	m	\$ 820.00	\$ 408,360.00	\$ 408,360.00	
F	E/O Allow for Internal Cage Doors	146	no	\$ 100.00	\$ 14,600.00	\$ 14,600.00	
	TOTAL Metalworks	1,529	m2		\$ 531,416.00		\$ 489,596.00
2,32	Balustrades/ Handrail	1,529	m2		N/A		N/A
2.33	Waterproofing						

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total
C	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	572.00	t	\$ 5.00	\$ 2,860.00	\$ 2,860.00	
	Detailed Excavation						
D	Allowance for detailed excavation of edge beams	99	m3	\$ 150.00	\$ 14,850.00	\$ 14,850.00	
E	Allowance for detailed excavation of internal beams	134	m3	\$ 150.00	\$ 20,100.00	\$ 20,100.00	
F	Carting away of excavated material to stockpile (1.6t/m3) located on site for future use	371.32	t	\$ 5.00	\$ 1,856.60	\$ 1,856.60	
	Base						
G	Allowance for subgrade preparation-level and compact	2,102	m2	\$ 5.00	\$ 10,510.00	\$ 10,510.00	
H	Allowance for 50mm nominal sand blinding	106	m3	\$ 160.00	\$ 16,960.00	\$ 16,960.00	
	Environmental controls						
I	Provisional sum allowance for environmental controls (e.g. stabilized construction access, silt fence and the like)	1	Item	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
	TOTAL Excavation	2,001	m2		\$ 86,536.60		\$ 86,536.60
3,2	Shoring, Piers, etc.	2,001	m2		N/A		N/A
3.3	Formwork						
	Ground Slab						
A	Allowance for formwork to the edge of ground floor slab	202	m2	\$ 150.00	\$ 30,300.00	\$ 30,300.00	
	Miscellaneous						
B	Provisional sum allowance for formwork to penetrations	1	Item	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
	TOTAL Formwork	2,001	m2		\$ 40,300.00		\$ 40,300.00
3,4	Permanent Formwork	2,001	m2		N/A		N/A
3.5	Reinforcement Supply						
A	Allowance for supply of Reinforcing to ground floor slab @ 90kg/m3	22.77	t	\$ 2,500.00	\$ 56,925.00	\$ 56,925.00	
B	Allowance for supply of Reinforcing to conc. beams @ 150kg/m3	31.80	t	\$ 2,500.00	\$ 79,500.00	\$ 79,500.00	
	TOTAL Reinforcement Supply	2,001	m2		\$ 136,425.00		\$ 136,425.00
3.6	Reinforcement Fix						
A	Allowance for fixing of Reinforcing to ground floor slab @ 90kg/m3	22.77	t	\$ 1,100.00	\$ 25,047.00	\$ 25,047.00	
B	Allowance for fixing of Reinforcing to conc. beams @ 150kg/m3	31.80	t	\$ 1,100.00	\$ 34,980.00	\$ 34,980.00	
	TOTAL Reinforcement Fix	2,001	m2		\$ 60,027.00		\$ 60,027.00
3,7	Prestressing	2,001	m2		N/A		N/A
3.8	Concrete Supply						
A	Allowance for the supply of concrete slab-120mm	253	m3	\$ 220.00	\$ 55,660.00	\$ 55,660.00	
B	Allowance for the supply of concrete edge beam-450mmx500mm	90	m3	\$ 220.00	\$ 19,800.00	\$ 19,800.00	
C	Allowance for the supply of concrete internal beam-300mmx500mm	122	m3	\$ 220.00	\$ 26,840.00	\$ 26,840.00	
	TOTAL Concrete Supply	2,001	m2		\$ 102,300.00		\$ 102,300.00
3.9	Concrete Pump & Place						
	Pump and Place						

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

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

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

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

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

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

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

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

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total
E	Allow caging enclosure (Internal Double Bay) for Dog Spaces (1,8Lx3,6W - assume 2,4H)	68	m2	\$ 200,00	\$ 13,600,00	\$ 13,600,00	
F	E/O Allow for Internal Cage Doors	128	no	\$ 100,00	\$ 12,800,00	\$ 12,800,00	
	TOTAL Metalworks	1,935	m2		\$ 429,700,00		\$ 429,700,00
4.32	Balustrades/ Handrail	1,935	m2		N/A		N/A
4.33	Waterproofing						
	Ground Slab						
A	Allowance for 0,2mm polythene damp proof membrane for ground slab	1,202	m2	\$ 10,00	\$ 12,020,00	\$ 12,020,00	
	Internal Area						
B	Allowance for waterproofing in wet area	103	m2	\$ 90,00	\$ 9,270,00	\$ 9,270,00	
C	Allowance for waterproofing in cage area	462	m2	\$ 90,00	\$ 41,580,00	\$ 41,580,00	
	TOTAL Waterproofing	1,935	m2		\$ 62,870,00		\$ 62,870,00
4.34	Tiling						
	Floor Tile						
A	Allowance for floor tiling to wet area	29	m2	\$ 250,00	\$ 7,250,00	\$ 7,250,00	
	Wall tile						
B	Allowance for full height wall tiling to wet area	100	m2	\$ 150,00	\$ 15,000,00	\$ 15,000,00	
	TOTAL Tiling	1,935	m2		\$ 22,250,00		\$ 22,250,00
4.35	Carpet & Vinyl Finishes						
	Carpet						
A	Allowance for carpet floor finish to office area	289	m2	\$ 60,00	\$ 17,340,00	\$ 17,340,00	
	Vinyl						
B	Allowance for vinyl floor finish to circulation area	370	m2	\$ 150,00	\$ 55,500,00	\$ 55,500,00	
C	Allowance for vinyl floor finish to cage area	462	m2	\$ 150,00	\$ 69,300,00	\$ 69,300,00	
	TOTAL Carpet & Vinyl Finishes	1,935	m2		\$ 142,140,00		\$ 142,140,00
4.36	Painting						
	Painting to Walls						
A	Allowance for painting to internal partition drywall - allow two sides-3000mm height	384	m2	\$ 20,00	\$ 7,680,00	\$ 7,680,00	
B	Allowance for painting to plaster lining inside of the external wall- allow one side-2400mm height	1,659	m2	\$ 20,00	\$ 33,180,00	\$ 33,180,00	
	Painting to Ceilings						
C	Allowance for painting to plaster board ceiling	345	m2	\$ 22,00	\$ 7,590,00	\$ 7,590,00	
	Concrete sealing						
D	Allowance for concrete sealing for covered outdoor area	733	m2	\$ 10,00	\$ 7,330,00	\$ 7,330,00	
	TOTAL Painting	1,935	m2		\$ 55,780,00		\$ 55,780,00
4.37	Signage						
	Signage						
A	Allow for Signage and Wayfinding	1,935	m2	\$ 50,00	\$ 96,750,00	\$ 96,750,00	
B	E/O Compartment Signage for Dog Enclosures	211	no	\$ 80,00	\$ 16,880,00	\$ 16,880,00	
	TOTAL Signage	1,935	m2		\$ 113,630,00		\$ 113,630,00
4.38	Cleaning						
A	Allowance for cleaning	1,935		\$ 10,00	\$ 19,350,00	\$ 19,350,00	
	TOTAL Cleaning	1,935	m2		\$ 19,350,00		\$ 19,350,00
4.39	PC Items						
	PC Items						
	Allow Supply and Install of the Following:		Note				

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

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Code	Description	Quantity	UOM	Rate	SubTotal	Total	Trade Total
5.1	Roads, Footpaths & Paved Areas						
	ROAD / FOOTPATH CONSTRUCTION						
	Pavement						
A	The following rates are inclusive the subgrade, compacted rock, membrane, pavement or concrete, edge boards and joints		Note				
B	Allowance for Asphalt paving to new access roads	5,376	m2	\$ 180.00	\$ 967,680.00	\$ 967,680.00	
C	Allowance for Gravel - Stabilised & compacted	242	m2	\$ 85.00	\$ 20,570.00	\$ 20,570.00	
D	Allowance for Insitu concrete paving with plain concrete, lightly washed finished	2,541	m2	\$ 220.00	\$ 559,020.00	\$ 559,020.00	
E	Allowance Paved paths - 100mm thick concrete, sawcut, pigmented	492	m2	\$ 132.00	\$ 64,944.00	\$ 64,944.00	
F	Allowance for Stone unit paving, on concrete base	974	m2	\$ 250.00	\$ 243,500.00	\$ 243,500.00	
G	Allowance for Synthetic turf	1,762	m2	\$ 55.00	\$ 96,910.00	\$ 96,910.00	
H	Allowance for kerb and gutter	1,396	m	\$ 135.00	\$ 188,460.00	\$ 188,460.00	
	TOTAL Roads, Footpaths & Paved Areas	11,469	m2		\$ 2,141,084.00		\$ 2,141,084.00
5.2	Concrete/Precast Works						
	Retaining wall						
A	Allowance for new concrete retaining wall	1	Item	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	
	TOTAL Concrete/Precast Retaining Works	1	Item		\$ 200,000.00		\$ 200,000.00
5.3	Boundary Walls, Fencing & Gates						
	Fence						
A	Allowance for Screen wall 2m high	13	m	\$ 1,065.90	\$ 14,261.70	\$ 14,261.70	
B	Steel Palisade Fencing	216	m	\$ 364.78	\$ 78,791.40	\$ 78,791.40	
C	Chainlink Fencing	933	m	\$ 264.78	\$ 247,035.08	\$ 247,035.08	
D	Rural Style Fencing	1451	m	\$ 239.69	\$ 347,785.84	\$ 347,785.84	
E	E/O Allowance for four strand electric fencing	851	m	\$ 30.00	\$ 25,527.45	\$ 25,527.45	
F	Single gate with latch and lock	61	no	\$ 540.00	\$ 32,940.00	\$ 32,940.00	
G	Double gate with latch and lock	3	no	\$ 1,080.00	\$ 3,240.00	\$ 3,240.00	
H	Allowance for Painting to Fence	228	lm	\$ 23.00	\$ 5,244.00	\$ 5,244.00	
	Electric Sliding Gate						
H	Allowance for electric sliding gate	1	no	\$ 14,100.00	\$ 14,100.00	\$ 14,100.00	
I	Allowance for chainlink fence	529	m	\$ 314.04	\$ 166,129.00	\$ 166,129.00	
J	Allowance for vehicular chainlink gate	3	No	\$ 5,093.00	\$ 15,279.00	\$ 15,279.00	
K	Allowance for pedestrian chainlink gate	3	No	\$ 1,273.33	\$ 3,820.00	\$ 3,820.00	
	TOTAL Boundary Walls, Fencing & Gates	1	Item		\$ 954,153.46		\$ 954,153.46
5.4	Out-structures & Covered Area						
	Special Use Areas						
A	Allowance for Pergola/Shelter	54	m2	\$ 850.00	\$ 45,900.00	\$ 45,900.00	
	TOTAL Out-structures & Covered Area	54	m2		\$ 45,900.00		\$ 45,900.00
5.5	Landscaping & Improvements						
	LANDSCAPING & IMPROVEMENTS						
A	Protection to the existing trees are incl in the "Demolition" section		Note				
	Softscaping						
	Trees						
B	T4 - Allowance for proposed tree - 4m	201	no	\$ 1,200.00	\$ 241,200.00	\$ 241,200.00	
	Softscaping						

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

RSPCA - Canberra

PR022973 - RSPCA-Pialligo Buildings

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

RSPCA - Canberra**PR022973 - RSPCA-Pialligo Buildings**

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

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