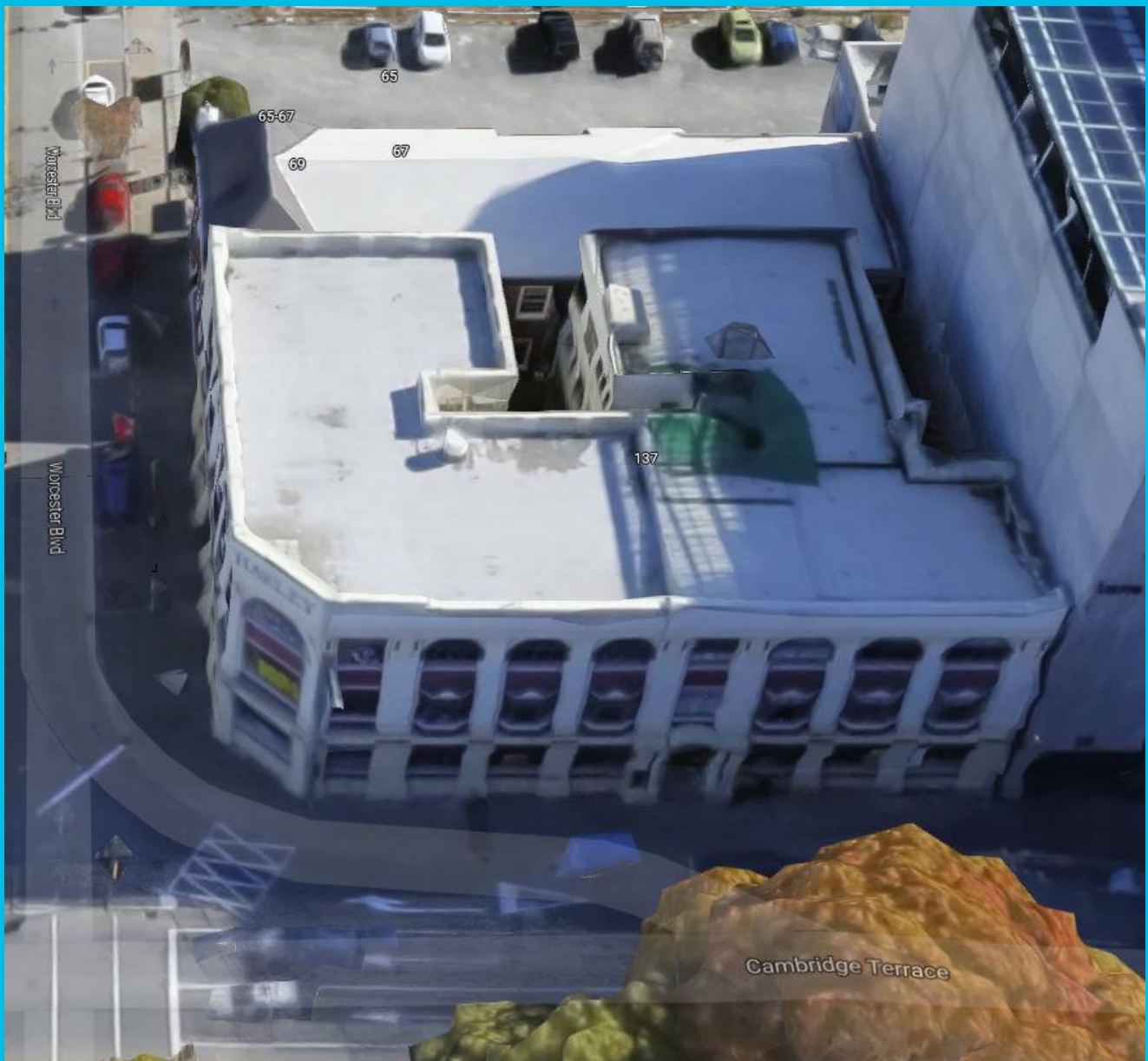


Attachment I: Cost Estimate of Options (Harley Chambers): Keeley Pomeroy, AECOM

Harley Chambers Redevelopment

Cost Estimate Options



Harley Chambers Redevelopment

Cost Estimate Options

Client: Lee Pee Limited

Co No.: 1021359

Prepared by

AECOM New Zealand Limited

Level 2, 2 Hazeldean Road, Addington, Christchurch 8024, P O Box 710, Christchurch MC, Christchurch 8140, New Zealand
T +64 3 966 6000 F +64 3 966 6001 www.aecom.com

22-Sep-2017

Job No.: 60545703

AECOM in Australia and New Zealand is certified to ISO9001, ISO14001 AS/NZS4801 and OHSAS18001.

© AECOM New Zealand Limited (AECOM). All rights reserved.

The Report and the information within it is confidential and may be privileged. If you have received the Report in error please notify AECOM immediately. You should not copy it for any purpose, or disclose its contents to any other person. The Report is qualified in its entirety by and should be considered in the light of AECOM's Terms of Engagement and the following:

1. The Report is provided solely for your use and benefit unless expressly permitted and then only in connection with the purpose in respect of which the Report is provided. Unless required by law, you shall not provide the Report to any third party without AECOM's prior written consent, which AECOM may at its discretion grant, withhold or grant subject to conditions. Possession of the Report does not carry with it the right to commercially reproduce, publish, sale, hire, lend, redistribute, abstract, excerpt or summarise the Report or to use the name of AECOM in any manner without first obtaining the prior written consent of AECOM.
2. AECOM has used its reasonable endeavours to ensure that the data contained in the Report reflects the most accurate and timely information available to it and is based on information that was current as of the date of the Report.
3. The Report is based on estimates, assumptions and other information developed by AECOM from its independent research effort, general knowledge of the industry and consultations with you, your employees and your representatives. No warranty or representation is made by AECOM that any of the projected values or results contained in the Report will actually be achieved. In addition, the Report is based upon information that was obtained on or before the date in which the Report was prepared. Circumstances and events may occur following the date on which such information was obtained that are beyond our control and which may affect the findings or projections contained in the Report. We may not be held responsible for such circumstances or events and specifically disclaim any responsibility therefore.
4. AECOM has relied on information provided by you and by third parties (Information Providers) to produce the Report and arrive at its conclusions. AECOM has not verified information provided by Information Providers (unless specifically noted otherwise) and we assume no responsibility and make no representations with respect to the adequacy, accuracy or completeness of such information. No responsibility is assumed for inaccuracies in reporting by Information Providers including, without limitation, by your employees or your representatives or for inaccuracies in any other data source whether provided in writing or orally used in preparing or presenting the Report.
5. In no event, regardless of whether AECOM's consent has been provided, shall AECOM assume any liability or responsibility to any third party to whom the Report is disclosed or otherwise made available.
6. The conclusions in the Report must be viewed in the context of the entire Report including, without limitation, any assumptions made and disclaimers provided. The conclusions in this Report must not be excised from the body of the Report under any circumstances.
7. Without the prior written consent of AECOM, the Report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it might be relied upon to any degree by any person other than you.
8. All intellectual property rights (including, but not limited to copyright, database rights and trade marks rights) in the Report including any forecasts, drawings, spreadsheets, plans or other materials provided are the property of AECOM. You may use and copy such materials for your own internal use only.

Quality Information

Document Harley Chambers Redevelopment

60545703


Ref p:\605x\60545703\4. tech work area\4.2 estimates\4.2.2 concept\4. final report sep
2017\170922 harley chambers report (final).docx

Date 22-Sep-2017

Prepared by Keeley Pomeroy

Reviewed by Ross Davidson

Revision History

Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
1	22-Sep-2017	Issued for hearing evidence	Keeley Pomeroy Principal Quantity Surveyor	

Project Contacts	
Structural Engineer:	Quoin Structural Consultants (previously Structex Metro Ltd)
Electrical, Mechanical, Hydraulics & Fire Engineer:	Cosgroves Limited
Quantity Surveyor:	AECOM

Table of Contents

1.0	Basis of the Harley Chamber Estimates	5
2.0	Building Reinstatement Options	6
2.1	Option 1A: Building Reinstatement & Strengthening (34% NBS)	6
2.1.1	Estimate Summary	6
2.1.2	Specific Inclusions / Exclusions	6
2.2	Option 1B: Building Reinstatement & Strengthening (67% NBS)	7
2.2.1	Estimate Summary	7
2.2.2	Specific Inclusions / Exclusions	7
2.3	Option 1C: Building Reinstatement & Strengthening (100% NBS)	8
2.3.1	Estimate Summary	8
2.3.2	Specific Inclusions / Exclusions	8
3.0	Building Replacement Options	9
3.1	Replica Modern Replacement (100% NBS)	9
3.1.1	Estimate Summary	9
3.1.2	Specific Inclusions / Exclusions	9
3.2	Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)	10
3.2.1	Estimate Summary	10
3.2.2	Specific Inclusions / Exclusions	10
3.3	Option 2B: New Open Plan Office (100% NBS)	11
3.3.1	Estimate Summary	11
3.3.2	Specific Inclusions / Exclusions	11
Appendix A	Option 1A: 34% NBS	A
Appendix B	Option 1B: 67% NBS	B
Appendix C	Option 1C: 100% NBS	C
Appendix D	Replica Replacement	D
Appendix E	Façade Retention	E

1.0 Basis of the Harley Chamber Estimates

Lee Pee Limited have engaged AECOM to provide cost estimates for a range of development options to the existing Harley Chambers and Worcester Chambers sites.

The cost estimates have been compiled by measuring and pricing approximate elemental quantities.

These reinstatement, retention, replacement and new concept building estimates are based on information provided by the consultant team as follows:-

- Quoin Structural Consultants email update to AECOM and Planz Consultants dated 02 August 2017
- Quoin Structural Consultants email update to Planz Consultants dated 18 May 2017
- Quoin Structural Consultants email and sketches for Façade Retention dated 8 September 2017
- Chapman Tripp updated repair strategy letter dated 05 August 2015 including Quoin Structural Consultants report and earthquake repair drawing plans, repair methodology and strategy. This repair strategy compilation includes Fire Services, Electrical, Mechanical and Hydraulics Services Condition Reports dated 09 & 22 July 2015
- AECOM and Quoin Structural Consultants earthquake repair work coordination meeting dated 19 August 2015
- AECOM, Chapman Tripp, Cunningham Lindsey, DLA Piper, Harrison QS, Lee Pee Ltd, Quoin Structural Consultants and Studio 21 Endel Lust Civil Engineer Ltd without prejudice meeting dated 03 September 2015
- Adler Glass Ltd quotation for replacing broken glass dated 22 September 2015
- Allserve Limited quotation for boiler, fresh air and domestic hot water system dated 16 August 2017
- Atlas Copco NZ Ltd quotation for air compressor including air receiver tank dated 14 August 2017
- Fulton Hogan quotation for helifix anchoring repairs dated 17 September 2015
- Mainland Security System Ltd quotation regarding security system dated 14 August 2017
- Piletech / The Fletcher Construction Company Ltd quotation for screw piles dated 21 September 2015
- South Island Shotcrete Ltd quotation for shotcrete, soil nail/tie back and related works dated 16 September 2015
- Dormer Construction Demolition quotation dated 31 May 2017

Area Schedule

The areas utilised within this Cost Estimates are as follows:

Harley Chambers Building Area	(m ²)
Gross Floor Area (GFA)	2,281
Site Work Area	375

2.0 Building Reinstatement Options

2.1 Option 1A: Building Reinstatement & Strengthening (34% NBS)

2.1.1 Estimate Summary

Our assessment of likely cost for the reinstatement and strengthening building works is \$12,800,000 (Twelve million eight hundred thousand dollars) broken down as follows and as attached:

Building Work	10,288,000
External Work	27,000
Infrastructure Services	<u>23,000</u>
	10,338,000
Building Consent (0.50%)	<u>52,000</u>
	10,390,000
Construction Contingency (10%)	<u>1,039,000</u>
	11,429,000
Professional Fees (12%)	<u>1,371,000</u>
	<u>\$12,800,000</u>

2.1.2 Specific Inclusions / Exclusions

Items specifically **included** in this Estimates are:

1. Asbestos Testing and Removal of Positive
2. Temporary Work (EG transfer structural steel truss, scaffoldings, propping and the like)
3. Fire Safety & Egress Works

Items specifically **excluded** from this estimate are:

1. Work Completed to Date
2. Tenant Fitouts
3. Legal and Financing Costs
4. Insurances
5. Escalation Provision Beyond the Date of this Estimate
6. GST

2.2 Option 1B: Building Reinstatement & Strengthening (67% NBS)

2.2.1 Estimate Summary

Our assessment of likely cost for the reinstatement and strengthening building works is \$17,070,000 (Seventeen million and seventy thousand dollars) broken down as follows and as attached:

Building Work	13,738,000
External Work	27,000
Infrastructure Services	<u>23,000</u>
	13,788,000
Building Consent (0.50%)	<u>69,000</u>
	13,857,000
Construction Contingency (10%)	<u>1,386,000</u>
	15,243,000
Professional Fees (12%)	<u>1,827,000</u>
	<u>\$17,070,000</u>

2.2.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimates are:

1. Asbestos Testing and Removal of Positive
2. Temporary Work (EG transfer structural steel truss, scaffoldings, propping and the like)
3. Sika Carbodur Strengthening Work to Columns and Floors
4. Fire Safety & Egress Works

Items specifically **excluded** from this estimate are:

1. Work Completed to Date
2. Tenant Fitouts
3. Legal and Financing costs
4. Insurances
5. Escalation Provision Beyond the Date of this Estimate
6. GST

2.3 Option 1C: Building Reinstatement & Strengthening (100% NBS)

2.3.1 Estimate Summary

Our assessment of likely cost for the reinstatement and strengthening building works is \$18,790,000 (Eighteen million seven hundred and ninety dollars) broken down as follows and as attached:

Building Work	15,124,000
External Work	27,000
Infrastructure Services	<u>23,000</u>
	15,174,000
Building Consent (0.50%)	<u>76,000</u>
	15,250,000
Construction Contingency (10%)	<u>1,525,000</u>
	16,775,000
Professional Fees (12%)	<u>2,015,000</u>
	<u>\$18,790,000</u>

2.3.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimate are:

1. Asbestos test and removal
2. Temporary Work (EG transfer structural steel truss, scaffoldings, propping and the like)
3. Sika Carbodur Strengthening Work to Columns and Floors
4. Fire Safety & Egress Works

Items specifically **excluded** from this estimate are:

1. Work Completed to Date
2. Tenant Fitouts
3. Legal and Financing costs
4. Insurances
5. Escalation Provision Beyond the Date of this Estimate
6. GST

3.0 Building Replacement Options

3.1 Replica Modern Replacement (100% NBS)

3.1.1 Estimate Summary

Our assessment of likely building replacement cost is \$10,700,000 (Ten million seven hundred thousand dollars) broken down as follows:-

Demolition	456,000
Building Works (three level 2,281m ²)	8,490,000
External Works	78,000
Infrastructure Services	<u>100,000</u>
	8,668,000
Building Consent	<u>43,000</u>
	8,711,000
Construction Contingency (5%)	<u>436,000</u>
	9,603,000
Professional Fees (12%)	<u>1,097,000</u>
	<u>\$10,700,000</u>

3.1.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimate are:

1. Design Development Uplift for Code Compliance

Items specifically **excluded** from this estimate are:

1. Tenant Fitouts
2. Legal and Financing Costs
3. Escalation Provision Beyond the Date of this Estimate
4. GST

3.2 Option 2A: Retained Historic Façade with New Open Plan Office Building Connected (100% NBS)

3.2.1 Estimate Summary

Our assessment of likely building replacement cost is \$14,740,000 (Fourteen million seven hundred and forty thousand dollars) broken down as follows:-

Demolition (Dormer Construction)				456,000
Extra for Retained Façade				4,950,000
Building Works (three level)	2,281	m ²	3,300	7,527,000
Credit for Retained Façade over New Build	820	m ²	800	(656,000)
External Works				100,000
Infrastructure Services				100,000
				12,477,000
Building Consent				58,000
				12,535,000
Construction Contingency (5%)				627,000
				13,162,000
Professional Fees (12%)				1,578,000
				<u>\$14,740,000</u>

3.2.2 Specific Inclusions / Exclusions

Items specifically **included** in this estimate are:

1. Retention and Restoration of the Façade (Worcester Boulevard / Cambridge Terrace). See Appendix E for cost breakdown.

Items specifically **excluded** from this estimate are:

1. Tenant Fitouts
2. Legal and Financing costs
3. Escalation Provision Beyond the Date of this Estimate
4. GST

3.3 Option 2B: New Open Plan Office (100% NBS)

3.3.1 Estimate Summary

Our assessment of likely building replacement cost is \$9,760,000 (Nine million seven hundred and sixty thousand dollars) broken down as follows:-

Demolition (Dormer Construction)		456,000
Building Works (three level)	2,281 m ² 3,300	7,527,000
External Works		100,000
Infrastructure Services		<u>100,000</u>
		8,183,000
Building Consent		<u>41,000</u>
		8,224,000
Construction Contingency (5%)		<u>411,000</u>
		8,635,000
Professional Fees (12%)		<u>1,125,000</u>
		<u>\$9,760,000</u>

3.3.2 Specific Inclusions / Exclusions

Items specifically **excluded** from this estimate are:

1. Tenant Fitouts
2. Legal and Financing costs
3. Escalation Provision Beyond the Date of this Estimate
4. GST

Appendix A

Option 1A: 34% NBS

No.	Description	Quantity	Unit	Rate	Total
1	BUILDING WORKS	2,281	m2	4,510.27	10,288,000
2	EXTERNAL WORKS	375	m2	73.16	27,000
3	INFRASTRUCTURE SERVICES	375	m2	60.96	<u>23,000</u>
					10,338,000
4	BUILDING CONSENT (Item No. 504)		%	0.50	<u>52,000</u>
					10,390,000
5	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10.00	<u>1,039,000</u>
					11,429,000
6	PROFESSIONAL FEES (Item No. 503)		%	12.00	<u>1,371,000</u>
	Total				\$12,800,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	995.05	2,269,714	995.05
2	SUBSTRUCTURE	2,281	m2	707.83	1,614,553	707.83
3	FRAME	2,281	m2	37.89	86,438	37.89
4	STRUCTURAL WALLS	2,281	m2	51.05	116,450	51.05
5	UPPER FLOORS	2,281	m2	75.26	171,673	75.26
6	ROOF	2,281	m2	9.43	21,500	9.43
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136.11	310,471	136.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,560	86.61
9	STAIRS AND BALUSTRADES	2,281	m2	39.54	90,180	39.54
10	INTERIOR WALLS	2,281	m2	290.78	663,266	290.78
11	INTERIOR DOORS AND WINDOWS	2,281	m2	50.64	115,500	50.64
12	FLOOR FINISHES	2,281	m2	77.97	177,855	77.97
13	WALL FINISHES	2,281	m2	160.58	366,290	160.58
14	CEILING FINISHES	2,281	m2	93.06	212,275	93.06
15	FITTINGS AND FIXTURES	2,281	m2	30.69	70,000	30.69
16	SANITARY PLUMBING	2,281	m2	90.40	206,200	90.40
17	HEATING AND VENTILATION SERVICES	2,281	m2	39.68	90,500	39.68
18	FIRE SERVICES	2,281	m2	298.95	681,915	298.95
19	ELECTRICAL SERVICES	2,281	m2	179.81	410,150	179.81
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	32.88	75,000	32.88
21	SPECIAL SERVICES	2,281	m2	7.83	17,850	7.83
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	396,267	173.73
23	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	1,003,633	440.00
24	SCAFFOLDING & ACCESS	2,281	m2	75.98	173,300	75.98
25	MARGIN		%	8.00	749,379	328.53
Total					\$10,288,000	\$4,510.30

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
SITE PREPARATION					
<u>Site Preparation</u>					
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,000
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,000
3	Remove and store internal pair of hardwood timber frame door including glazing and lead lights affected by Ground Floor slab removal (Item 101 b)	1	No	1,000.00	1,000
4	Remove marble flooring and dispose offsite due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	65.00	975
5	Remove and clean pigeon dropping to existing floors, walls, ceiling bulkheads and sanitation of North and South Section (Item No. 402 as Provisional Sum)		Sum		30,000
6	Remove existing carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	10.00	16,760
7	Allow engineers full assessment of floors, walls and cracks after lifting floor finishes and removal of wall linings to North and South Section. This includes detailed dilapidation survey and report (Item No. 211, 301, 302, 303 and 419 as Provisional Sum). This is part of Professional Fee.		NOTE		
8	Remove and store timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	15.00	21,885
9	Remove vinyl and dispose offsite due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	20.00	3,280
10	Remove entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	100.00	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,400
15	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,350
17	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	750.00	750
18	Remove and store of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	600.00	600

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150.00	300
20	Remove and store pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,000.00	2,000
21	Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)	4	No	300.00	1,200
22	Remove and store single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	200.00	20,000
23	Remove and store single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	200.00	200
24	Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	200.00	2,000
25	Remove and store door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	55.00	660
26	Remove and store single proprietary FRR doors -/60/60 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	200.00	800
27	Remove and store single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103 and 405)	10	m2	250.00	2,500
28	Remove and dispose offsite broken glazing to doors and windows (Item No. 206)		Sum		5,000
29	Bobcat mobilization and demobilization North Section (Item No. 101 b)		Sum		1,000
30	Loader mobilization and demobilization North Section (Item No. 101 b)		Sum		2,000
31	Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)		Sum		2,000
32	Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)	1,938	m2	31.40	60,800
	<u>Demolition</u>				
33	Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)		Sum		4,000
34	Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	17	m2	700.00	11,900
35	Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	92	m2	80.00	7,360
36	Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)	101	m2	800.00	80,800

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
37	Demolish existing 200 x 350 reinforced concrete beams to Basement North Section and dispose offsite (Item No. 101 b and c iii)	13	m	750.00	9,758
38	Demolish existing 200 x 200 reinforced concrete column to Basement North Section and dispose offsite (Item No. 101 b and c v)	6	m	650.00	3,900
39	Demolish existing stair walls and coal chute walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	35	m2	80.00	2,800
40	Demolish existing 250 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	57	m2	1,280.00	72,960
41	Demolish existing 300 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	54	m2	1,500.00	81,000
42	Demolish existing 300 x 900 reinforced concrete columns to Basement North Section and dispose offsite (Item No. 101 b and c v)	20	m	950.00	19,000
43	Demolish existing 250 reinforced concrete floor slab to Basement North section and dispose offsite (Item No. 101 b and c v)	101	m2	1,100.00	111,100
44	Demolish existing reinforced concrete stairs and landings to Basement North section and dispose offsite (Item No. 101 b and c v)		Sum		8,000
45	Demolish existing lift pit, walls and roof to North Section and dispose offsite (Item No. 125)	216	m2	1,280.00	276,480
46	Demolish existing reinforced concrete strip footing to Ground Floor North Section and dispose offsite (Item No. 101, 102, 103 and 105)	167	m	1,200.00	199,836
47	Demolish existing bell block walls affected by steel screw piling installation to North / South Section and due to bell block walls demolition Ground to Second Floor North Section then dispose offsite (Item No. 102, 103 and 105)	1,086	m2	80.00	86,880
48	Demolish existing external double brick walls to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	120.00	7,320
49	Demolish existing 300 x 900 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,400.00	5,600
50	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	3,250.00	13,000
51	Demolish brick infill along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	80.00	3,440
	<u>Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)</u>				
52	380 PFC transfer truss columns, primed	1,690	kg	8.00	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8.00	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8.00	13,640
55	Secondary steelwork (not detailed)	648	kg	8.00	5,184
56	Miscellaneous plates and cleats	972	kg	18.00	17,496
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,500
58	Paint to steelwork - part of overall health and safety (OHS)	113	m2	40.00	4,520
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,000
	<u>Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)</u>				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
61	380 PFC lateral beams, primed	3,257	kg	8.00	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8.00	3,448
63	Secondary steelwork (not detailed)	431	kg	8.00	3,448
64	Miscellaneous plates and cleats	647	kg	18.00	11,646
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,000
66	Paint to steelwork - part of overall health and safety (OHS)	75	m2	40.00	3,000
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,000
	<u>Substructure Construction</u>				
68	Bulk excavation and dispose off-site (Item No. 101 b and c vi)	665	m3	120.00	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65.00	43,225
70	Bulk imported hardfill - lay 750mm compacted hardfill in 200mm maximum layers over base of excavation (Item No. 101 b and c ix)	94	m3	95.00	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250.00	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85.00	8,160
73	Underpin existing east side foundation in 1.2m section 'Hit and Miss' adjacent to basement (Item No. 101 b and c vii)		Sum		80,000
	<u>Basement Construction</u>				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,000
75	Bulk basement excavation (Item No. 101 b and c vi)	761	m3	75.00	57,075
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000
	<u>Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii)</u>				
77	Supply, pump and spray 40MPa shotcrete concrete with an "off the nozzle" finish (vertical area = 150m2, 100mm thick)	15	m3	880.00	13,200
78	Extra over waterproof additive	15	m3	132.00	1,980
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	27.50	3,500
80	Subcontractor site establishment and disestablishment for soil nail rig		Sum		2,500
81	Soil nailing and tie backs 3.5m deep approximately 1 row at 1.5m spacing	34	No	1,320.00	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880.00	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	27.50	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320.00	22,440
	Total				2,269,714
	SUBSTRUCTURE				
	<u>Substructure Construction</u>				

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
85	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor North Section (Item No. 102)	241	m2	190.00	45,790
86	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor South Section (Item No. 103)	373	m2	190.00	70,870
87	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102)	114	m	920.00	104,760
88	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102)	76	m	385.00	29,087
89	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103)	176	m	920.00	161,754
90	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103)	221	m	385.00	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700.00	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425.00	70,775
<u>Basement Construction</u>					
93	400 reinforced concrete basement floor slab including tanking and water stops to Basement North Section (Item No. 101 b and c xi xii xv)	101	m2	1,200.00	121,200
94	250 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	57	m2	800.00	45,600
95	300 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	54	m2	1,000.00	54,000
<u>Piling</u>					
96	168 dia steel screw piles to an average of 3m deep (88 No.) to Ground Floor North Section - see Piletech email high level quotation dated 21 September 2015 (Item No. 102)	88	No	2,273.00	200,000
97	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section (Item No. 102)	88	No	1,500.00	132,000
98	Jack, pack and grout screw piles (40 No.) to Ground Floor North Section (Item No. 102 as Provisional Sum)		Sum		100,000
99	168 dia steel screw piles to an average of 3m deep (89 No.) to Ground Floor South Section (Item No. 103)	89	No	2,273.00	202,300
100	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section (Item No. 102)	89	No	1,500.00	133,500
101	Jack, pack and grout screw piles (8 No.) to Ground Floor South Section (Item No. 103 as Provisional Sum)		Sum		50,000
Total					1,614,553
FRAME					
<u>Structural Steel</u>					
102	150x6 SHS columns, primed to Basement North Section (Item No. 101 b and c xiv)	208	kg	8.00	1,664

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
103	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8.00	168
104	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18.00	576
105	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150.00	300
	<u>Insitu Concrete</u>				
106	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480.00	5,280
107	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200.00	3,600
108	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150.00	6,450
109	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250.00	3,250
110	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,800
111	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,120
112	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,250
113	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,250
114	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,250
115	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,250
	<u>Roof</u>				
116	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,860
117	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Drawing No. SKR4 Item No. 118)	226	No	50.00	11,300
118	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,970
119	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Item No. 119)	42	No	50.00	2,100
	Total				86,438
	STRUCTURAL WALLS				
120	270 reinforced concrete insitu wall including formwork and reinforcement to lift well Basement to roof North Section (Item No. 125, 126 and 127)	170	m2	685.00	116,450
	Total				116,450
	UPPER FLOORS				
121	150 reinforced concrete topping on interspan suspended floor system to Ground Floor North Section (Item No. 101 b, c xviii and 104)	101	m2	250.00	25,203

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
122	150 reinforced concrete topping on interspan suspended floor system due to reconstruct lift shaft and walls from Basement to Roof North Section (Item No. 101 b)	1	m2	250.00	250
123	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30.00	3,720
124	150 x 350 deep rib beams in 600 long sections within existing First to Second Floor North Section to accomodate starters for block walls that do not align with existing floor ribs (Drawing No. SKR20 Item No. 105)	50	m	250.00	12,500
125	Concrete crack epoxy injection to concrete floors (First Floor = 180m, Second Floor = 340m) North and South Section (Drawing No. SKR15, 16 Item No. 116)	520	m	250.00	130,000
Total					171,673
ROOF					
126	Remove and reinstate existing sections of light weight roof and membrane (Drawing SKR4 Item No. 212 as Provisional Quantity)	100	m2	180.00	18,000
127	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350.00	3,500
Total					21,500
EXTERIOR WALLS AND EXTERIOR FINISH					
128	240 reinforced blockwork walls with plaster finish to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	360.00	21,960
129	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	314	No	50.00	15,700
130	HR10 reinforcing bar spaced at 200 links over windows to First - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	71	No	25.00	1,775
131	Remove 25mm thick internal plaster for installation of Helifix ties and replaster to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	90.00	19,350
132	Supply and installation of Helifix ties at 400 centres each way and at 200 centres to perimeter of windows to North Section - Fulton Hogan supply and installation of Helifix quotation (without plaster and paint) for Helifix dated 17 September 2015 for 2000 numbers (Drawing No. SKR2, 3, 4 Item No. 109). Add 10% for unit rate increase.	215	m2	240.00	51,600
133	Paint to external walls due to Helifix installation to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	40.00	8,600
134	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360.00	5,760
135	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to South Section (Item No. 110)	254	No	50.00	12,700
136	Remove existing brick parapet and replace 240 reinforced blockwork walls with plaster finish to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	7	m2	425.00	2,975
137	Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	59	No	50.00	2,950
138	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
139	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
140	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250.00	130,000
141	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40.00	24,000
142	Allow new joint flashing to exterior walls North Section and new building adjacent to the boundary (Item No. 208)	26	m	120.00	3,101
Total					310,471
WINDOWS AND EXTERIOR DOORS					
143	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	450.00	124,650
144	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500.00	32,000
145	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	600.00	36,000
146	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200.00	1,800
147	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,500.00	1,500
148	Rehang, install and make good pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,000.00	1,000
149	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Item No. 209 and 405)	2	No	250.00	500
150	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55.00	110
Total					197,560
STAIRS AND BALUSTRADES					
151	Reinforced concrete in-situ stair including landing to Basement (Item No. 101 b and c xvi)	1	No	25,000.00	25,000
152	Allowance for steel plate connectors to underside of flights at landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130)	12	No	1,400.00	16,800
153	Rake out and epoxy connections to existing floors at each level to main stairs North Section (Item No. 130)	12	sets	990.00	11,880
154	Reinstatement of marble finishes with alternative product (PC Sum for Supply \$400m2) to main stairs North Section (Item No. 130)	20	m2	800.00	16,000
155	Provisional allowance for SHS supports posts at connections to upper floors - main stairs North Section (Item No. 130)		Sum		20,500
Total					90,180
INTERIOR WALLS					
156	190 reinforced blockwork walls with plaster finish to stair and coal chute walls Basement North Section (Item No. 101 b and c xvi)	35	m2	310.00	10,850

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
157	125 reinforced concrete insitu wall including formwork to Ground Floor North Section affected by slab removal (Item No. 101 b, c viii and 108)	17	m2	490.00	8,330
158	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent beams affected by Ground Floor slab removal North Section (Item No. 101 b and c viii)	26	No	50.00	1,300
159	140 reinforced blockwork walls including plaster finish both sides to Ground Floor North Section affected by slab removal (Item No. 101 b and c viii)	92	m2	270.00	24,840
160	140 reinforced blockwork walls including plaster finish both sides affected by Ground Floor steel screw piling installation North Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	1,086	m2	270.00	293,220
161	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors affected by Ground Floor steel screw piling installation North / South Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	4,835	No	50.00	241,750
162	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250.00	25,000
163	240 reinforced blockwork walls with plaster finish along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	360.00	15,480
164	300 x 300 x 10 plates bolted with M16 chemsets to concrete as connectors to junction of North and South Section (Item No. 122, 123 and 124)	40	No	360.00	14,336
165	Allow to epoxy inject gap between concrete frames - both sides to junction of North and South Section (Item No. 122,123 and 124)	44	m	460.00	20,240
166	Allow to plaster repairs both sides of junction between North and South Section (Item No. 122,123 and 124)	44	m	180.00	7,920
Total					663,266
INTERIOR DOORS AND WINDOWS					
167	Rehang and make good pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,500.00	3,000
168	Repair and make good lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103)	4	No	500.00	2,000
169	Rehang and make good single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	300.00	30,000
170	Rehang and make good single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	300.00	300
171	Repair and make good to vision panel due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	250.00	2,500

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
172	Reinstall door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	150.00	1,800
173	Rehang and make good single proprietary FRR doors -/60/30 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	500.00	2,000
174	Repair, reinstall and make good single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102 and 103)	10	m2	350.00	3,500
175	Replace broken glazing to doors and windows - see Adler Glass quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207)		Sum		50,000
176	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	102	No	200.00	20,400
	Total				115,500
	FLOOR FINISHES				
177	Marble flooring laid on mortar bed due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	520.00	7,800
178	New carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	70.00	117,320
179	Reinstate and make good timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	25.00	36,475
180	Sheet vinyl with welded joints and coved edge including Hydropoxy to concrete due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	90.00	14,760
181	New entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	500.00	1,500
	Total				177,855
	WALL FINISHES				
182	Remove and replace 13 Gibboard both sides including skirting to North and South Section (Item No. 203 and 204)	966	m2	205.00	198,030
183	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130.00	5,720
184	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35.00	105,840
185	Marble walls to entry foyer	18	m2	550.00	9,900
186	Ceramic tiles to toilets	195	m2	240.00	46,800
	Total				366,290
	CEILING FINISHES				
187	Paint on 13 Gibboard on 50 ceiling battens (Item No. 201 and 202)	1,729	m2	95.00	164,255
188	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105.00	8,085
189	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150.00	6,450

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
190	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65.00	5,785
191	Ceiling cornice (Item No. 201 and 202)	886	m	30.00	26,580
192	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40.00	1,120
Total					212,275
FITTINGS AND FIXTURES					
193	Remove and reinstate kitchen joinery= 20 numbers (Provisional Sum)		Sum		45,000
194	Remove and reinstate fixed appliances (Provisional Sum)		Sum		8,000
195	Remove and reinstate office wall shelving (Provisional Sum)		Sum		7,000
196	Remove and reinstate office wall shelving with doors (Provisional Sum)		Sum		10,000
Total					70,000
SANITARY PLUMBING					
<u>Domestic / Flushing Water Services</u>					
197	Pressure test all internal water supply pipework (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		10,000
198	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional sum)		Sum		5,000
199	Drain down, flush and clean toilet pan and cistern (Item No. 413 and Cosgroves report)	15	No	50.00	750
200	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50.00	450
201	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50.00	850
202	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50.00	150
203	LPG boiler system, pumps, air ventilation system, hot water cylinder and associated pipe work - refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000 (Item No. 417 and Cosgroves report)		Sum		170,000
204	Test to hot water tempering valves and fixtures (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		3,000
205	Additional RPZ and water connection to building (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		5,000
<u>Storm Water Services</u>					
206	Clean gutters and downpipes, inspect and flush connections to kerb discharge (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		2,000
207	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		1,000
208	Seismic Restraints to suspended services, hot water cylinder and cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		8,000
Total					206,200
HEATING AND VENTILATION SERVICES					

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
209	Check, test and repair existing split heat pump air conditioning unit / heating radiators (Item No. 413)	77	No	500.00	38,500
210	Drain and flush radiators pipework including pipework condition report and pressure test (Item No. 413 as Provisional Sum)		Sum		10,000
211	Replace damage pipework as required (Item No. 413 as Provisional Sum)		Sum		5,000
212	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000 (Item No. 413)		Sum		11,000
213	Check, test and clean existing ventilation system riser and ductwork (Item No. 413)		Sum		20,000
214	Replace damage ventilation riser or ductwork as required (Item No. 413 as Provisional Sum)		Sum		6,000
Total					90,500
FIRE SERVICES					
215	Install fire glass panels to sides of main access stair and Basement stair to achieve compliance as part of Building Consent (Item No. 304)	39	m2	1,600.00	62,400
216	Ramp access with stainless steel railing from external ground to floor level main entrance at North Section (Item No. 305 as Provisional Sum)		Sum		15,000
217	Install accessible toilet on the ground floor level to achieve compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum)		Sum		30,000
218	Remove existing Type 2f manual alarm system with manual call points and bells (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		25,000
219	Automatic fire sprinkler system incorporating a manual fire alarm system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum)	2,281	m2	75.00	171,075
220	Remove non illuminated exit signage (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		500
221	Illuminated exit sign (Item No. 415 and Cosgrove report)	19	No	350.00	6,650
222	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000.00	7,000
223	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300.00	3,300
224	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000.00	22,000
225	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320.00	4,480
226	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500.00	25,000
227	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500.00	10,000
228	Install frameless fire glass panels to lift lobby of Ground, First and Second Floor North Section to achieve compliance as part of Building Consent (Item No. 415 and Cosgrove report)	27	m2	2,500.00	67,500
229	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000.00	1,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
230	Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		60,000
231	Fire separation to external stair walls, lift walls and office walls North and South Section (Item No. 415 and Cosgrove report as Provisional Sum)	382	m2	330.00	126,060
232	13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)	233	m2	150.00	34,950
233	Fire separation to existing subfloor spaces to North and South Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
Total					681,915
ELECTRICAL SERVICES					
<u>Mechanical for Electrical Services</u>					
234	New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
235	Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		3,000
<u>Electrical Work</u>					
236	Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)		Sum		50,000
237	Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)	2,281	m2	150.00	342,150
238	Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
Total					410,150
VERTICAL AND HORIZONTAL TRANSPORTATION					
239	Lift for three level building excluding shaft (Item No. 416)	1	No	75,000.00	75,000
Total					75,000
SPECIAL SERVICES					
240	Test and commission voice and data point (Item No. 414 and Cosgrove report)	77	No	50.00	3,850
241	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000
242	Check and commission intruder security (Item No. 414 and Cosgrove report)		Sum		3,000
Total					17,850
SCAFFOLDING & ACCESS					
243	Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412)	3	No	1,100.00	3,300
244	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)		Sum		100,000

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
245	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)		Sum		70,000
	Total				173,300

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE WORKS	375	m2	57.60	21,600	9.47
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	1,080	0.47
3	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,722	1.19
4	MARGIN		%	8.00	2,032	0.89
	Total				\$27,000	\$11.84

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	SITE WORKS				
1	Remove and replace asphalt alley way including hardfill, excavation and backfill (Item No. 411 as Provisional Quantity = 36m2)	36	m2	225.00	8,100
2	Remove, store and reinstate paving blocks including sand fill, hardfill and excavation (Item No. 411 as Provisional Quantity = 70 m2)	70	m2	150.00	10,500
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,000
	Total				21,600

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : OPT 1A: 34% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	DRAINAGE	375	m2	40.00	15,000	6.58
2	EXTERNAL LIGHT & POWER	375	m2	8.00	3,000	1.32
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	900	0.39
4	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,268	0.99
5	MARGIN		%	8.00	1,693	0.74
	Total				\$23,000	\$10.08

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : OPT 1A: 34% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	DRAINAGE				
	<u>Sanitary Services</u>				
1	Water blastings to all existing drains to Cambridge Terrace and Worcester Street going to CCC main service lines (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
2	Camera survey of sewer lateral of existing sanitary services in particular 3 sewer connections to Cambridge Terrace and 2 sewer connection to Worcester Street going to CCC sewer mains (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
	Total				15,000
	EXTERNAL LIGHT & POWER				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,000
	Total				3,000

Appendix B

Option 1B: 67% NBS

[illegible]

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	995.05	2,269,714	995.05
2	SUBSTRUCTURE	2,281	m2	717.89	1,637,500	717.89
3	FRAME	2,281	m2	610.47	1,392,472	610.47
4	STRUCTURAL WALLS	2,281	m2	580.91	1,325,060	580.91
5	UPPER FLOORS	2,281	m2	107.09	244,273	107.09
6	ROOF	2,281	m2	9.43	21,500	9.43
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136.11	310,471	136.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,560	86.61
9	STAIRS AND BALUSTRADES	2,281	m2	39.54	90,180	39.54
10	INTERIOR WALLS	2,281	m2	290.78	663,266	290.78
11	INTERIOR DOORS AND WINDOWS	2,281	m2	50.64	115,500	50.64
12	FLOOR FINISHES	2,281	m2	92.78	211,635	92.78
13	WALL FINISHES	2,281	m2	191.40	436,585	191.40
14	CEILING FINISHES	2,281	m2	93.06	212,275	93.06
15	FITTINGS AND FIXTURES	2,281	m2	30.69	70,000	30.69
16	SANITARY PLUMBING	2,281	m2	90.40	206,200	90.40
17	HEATING AND VENTILATION SERVICES	2,281	m2	39.68	90,500	39.68
18	FIRE SERVICES	2,281	m2	298.95	681,915	298.95
19	ELECTRICAL SERVICES	2,281	m2	179.81	410,150	179.81
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	32.88	75,000	32.88
21	SPECIAL SERVICES	2,281	m2	7.83	17,850	7.83
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	534,480	234.32
23	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	1,345,630	589.93
24	SCAFFOLDING & ACCESS	2,281	m2	75.98	173,300	75.98
25	MARGIN		%	8.00	1,004,737	440.48
Total					\$13,738,000	\$6,022.80

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	SITE PREPARATION				
	<u>Site Preparation</u>				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,000
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,000
3	Remove and store internal pair of hardwood timber frame door including glazing and lead lights affected by Ground Floor slab removal (Item 101 b)	1	No	1,000.00	1,000
4	Remove marble flooring and dispose offsite due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	65.00	975
5	Remove and clean pigeon dropping to existing floors, walls, ceiling bulkheads and sanitation of North and South Section (Item No. 402 as Provisional Sum)		Sum		30,000
6	Remove existing carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	10.00	16,760
7	Allow engineers full assessment of floors, walls and cracks after lifting floor finishes and removal of wall linings to North and South Section. This includes detailed dilapidation survey and report (Item No. 211, 301, 302, 303 and 419 as Provisional Sum). This is part of Professional Fee.		NOTE		
8	Remove and store timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	15.00	21,885
9	Remove vinyl and dispose offsite due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	20.00	3,280
10	Remove entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	100.00	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,400
15	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,350
17	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	750.00	750
18	Remove and store of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	600.00	600

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150.00	300
20	Remove and store pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,000.00	2,000
21	Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)	4	No	300.00	1,200
22	Remove and store single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	200.00	20,000
23	Remove and store single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	200.00	200
24	Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	200.00	2,000
25	Remove and store door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	55.00	660
26	Remove and store single proprietary FRR doors -/60/60 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	200.00	800
27	Remove and store single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103 and 405)	10	m2	250.00	2,500
28	Remove and dispose offsite broken glazing to doors and windows (Item No. 206)		Sum		5,000
29	Bobcat mobilization and demobilization North Section (Item No. 101 b)		Sum		1,000
30	Loader mobilization and demobilization North Section (Item No. 101 b)		Sum		2,000
31	Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)		Sum		2,000
32	Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)	1,938	m2	31.40	60,800
	<u>Demolition</u>				
33	Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)		Sum		4,000
34	Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	17	m2	700.00	11,900
35	Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	92	m2	80.00	7,360
36	Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)	101	m2	800.00	80,800

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
37	Demolish existing 200 x 350 reinforced concrete beams to Basement North Section and dispose offsite (Item No. 101 b and c iii)	13	m	750.00	9,758
38	Demolish existing 200 x 200 reinforced concrete column to Basement North Section and dispose offsite (Item No. 101 b and c v)	6	m	650.00	3,900
39	Demolish existing stair walls and coal chute walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	35	m2	80.00	2,800
40	Demolish existing 250 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	57	m2	1,280.00	72,960
41	Demolish existing 300 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	54	m2	1,500.00	81,000
42	Demolish existing 300 x 900 reinforced concrete columns to Basement North Section and dispose offsite (Item No. 101 b and c v)	20	m	950.00	19,000
43	Demolish existing 250 reinforced concrete floor slab to Basement North section and dispose offsite (Item No. 101 b and c v)	101	m2	1,100.00	111,100
44	Demolish existing reinforced concrete stairs and landings to Basement North section and dispose offsite (Item No. 101 b and c v)		Sum		8,000
45	Demolish existing lift pit, walls and roof to North Section and dispose offsite (Item No. 125)	216	m2	1,280.00	276,480
46	Demolish existing reinforced concrete strip footing to Ground Floor North Section and dispose offsite (Item No. 101, 102, 103 and 105)	167	m	1,200.00	199,836
47	Demolish existing bell block walls affected by steel screw piling installation to North / South Section and due to bell block walls demolition Ground to Second Floor North Section then dispose offsite (Item No. 102, 103 and 105)	1,086	m2	80.00	86,880
48	Demolish existing external double brick walls to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	120.00	7,320
49	Demolish existing 300 x 900 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,400.00	5,600
50	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	3,250.00	13,000
51	Demolish brick infill along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	80.00	3,440
	<u>Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)</u>				
52	380 PFC transfer truss columns, primed	1,690	kg	8.00	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8.00	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8.00	13,640
55	Secondary steelwork (not detailed)	648	kg	8.00	5,184
56	Miscellaneous plates and cleats	972	kg	18.00	17,496
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,500
58	Paint to steelwork - part of overall health and safety (OHS)	113	m2	40.00	4,520
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,000
	<u>Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)</u>				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
61	380 PFC lateral beams, primed	3,257	kg	8.00	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8.00	3,448
63	Secondary steelwork (not detailed)	431	kg	8.00	3,448
64	Miscellaneous plates and cleats	647	kg	18.00	11,646
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,000
66	Paint to steelwork - part of overall health and safety (OHS)	75	m2	40.00	3,000
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,000
	<u>Substructure Construction</u>				
68	Bulk excavation and dispose off-site (Item No. 101 b and c vi)	665	m3	120.00	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65.00	43,225
70	Bulk imported hardfill - lay 750mm compacted hardfill in 200mm maximum layers over base of excavation (Item No. 101 b and c ix)	94	m3	95.00	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250.00	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85.00	8,160
73	Underpin existing east side foundation in 1.2m section 'Hit and Miss' adjacent to basement (Item No. 101 b and c vii)		Sum		80,000
	<u>Basement Construction</u>				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,000
75	Bulk basement excavation (Item No. 101 b and c vi)	761	m3	75.00	57,075
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000
	<u>Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii).</u> <u>Allow 10% increase in unit rate (assumed).</u>				
77	Supply, pump and spray 40MPa shotcrete concrete with an "off the nozzle" finish (vertical area = 150m2, 100mm thick)	15	m3	880.00	13,200
78	Extra over waterproof additive	15	m3	132.00	1,980
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	27.50	3,500
80	Subcontractor site establishment and disestablishment for soil nail rig		Sum		2,500
81	Soil nailing and tie backs 3.5m deep approximately 1 row at 1.5m spacing	34	No	1,320.00	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880.00	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	27.50	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320.00	22,440
	Total				2,269,714
	SUBSTRUCTURE				
	<u>Substructure Construction</u>				

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
85	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor North Section (Item No. 102)	241	m2	190.00	45,790
86	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor South Section (Item No. 103)	373	m2	190.00	70,870
87	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102)	114	m	920.00	104,760
88	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102)	76	m	385.00	29,087
89	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103)	176	m	920.00	161,754
90	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103)	221	m	385.00	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700.00	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425.00	70,775
<u>Basement Construction</u>					
93	400 reinforced concrete basement floor slab including tanking and water stops to Basement North Section (Item No. 101 b and c xi xii xv)	101	m2	1,200.00	121,200
94	250 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	57	m2	800.00	45,600
95	300 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	54	m2	1,000.00	54,000
<u>Piling</u>					
96	168 dia steel screw piles to an average of 3m deep (88 No.) to Ground Floor North Section - see Piletech email high level quotation dated 21 September 2015 (Item No. 102)	88	No	2,273.00	200,000
97	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section (Item No. 102)	88	No	1,500.00	132,000
98	Jack, pack and grout screw piles (40 No.) to Ground Floor North Section (Item No. 102 as Provisional Sum)		Sum		100,000
99	168 dia steel screw piles to an average of 3m deep (89 No.) to Ground Floor South Section (Item No. 103)	89	No	2,273.00	202,300
100	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section (Item No. 102)	89	No	1,500.00	133,500
101	Jack, pack and grout screw piles (8 No.) to Ground Floor South Section (Item No. 103 as Provisional Sum)		Sum		50,000
<u>Option 1B - 67% NBS Strengthening Work, Item No. g</u>					
102	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section	15	m	920.00	13,855

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
103	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section	4	No	2,273.00	9,092
Total					1,637,500
FRAME					
<u>Structural Steel</u>					
104	150x6 SHS columns, primed to Basement North Section (Item No. 101 b and c xiv)	208	kg	8.00	1,664
105	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8.00	168
106	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18.00	576
107	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150.00	300
<u>Insitu Concrete</u>					
108	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480.00	5,280
109	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200.00	3,600
110	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150.00	6,450
111	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250.00	3,250
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,800
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,120
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,250
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,250
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,250
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,250
<u>Roof</u>					
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,860
119	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Drawing No. SKR4 Item No. 118)	226	No	50.00	11,300
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,970
121	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Item No. 119)	42	No	50.00	2,100
<u>Supply and installation of Sika Cabodur plates (Option 1B Item No. f)</u>					
122	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	2,700	m	132.00	356,400

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
123	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	3,276	m	150.00	491,400
124	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,890	m	132.00	249,480
125	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity)	2,294	m	91.00	208,754
Total					1,392,472
STRUCTURAL WALLS					
126	270 reinforced concrete insitu wall including formwork and reinforcement to lift well Basement to roof North Section (Item No. 125, 126 and 127)	170	m2	685.00	116,450
127	Add new 150 reinforced shotcrete skin walls to South Section (Option 1B Item No. c.)	417	m2	1,350.00	562,950
128	Drill and epoxy D10 hooked ties into the existing wall (100mm embedment) at 600 centres each way to South Section (Option 1B Item No. c. b.)	320	No	35.00	11,200
129	Drill and epoxy H12 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1B Item No. c. c.)	636	No	50.00	31,800
130	H12 reinforcement to shotcrete skin walls at 200 each way to South Section (Option 1B Item No. c. a.)	6,839	kg	3.50	23,937
131	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1B Item No. c. d.)	212	No	50.00	10,600
132	Add new 250 reinforced insitu concrete shear walls to South Section (Option 1B Item No. d.)	264	m2	430.40	113,626
133	Drill and epoxy D10 hooked ties into the existing columns where the new wall is parallel to the adjacent to existing wall (100mm embedment) at 600 centres each way to South Section (Option 1B Item No. d. b.)	280	No	35.00	9,800
134	Drill and epoxy H16 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1B Item No. d. c.)	3,720	No	60.00	223,200
135	H16 reinforcement to concrete shear walls at 200 each way, each face to South Section (Option 1B Item No. d. a.)	19,546	kg	3.50	68,411
136	HR10 concrete shear wall stirrups (600 long) spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1B Item No. d. a.)	2,260	kg	3.50	7,910
137	2HR10 concrete shear wall links spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1B Item No. d. a.)	31,482	kg	3.50	110,187
138	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1B Item No. d. d.)	135	No	50.00	6,750
139	Drill and epoxy H16 horizontal starter bars into the existing columns at the ends of new shear walls at 200 centres, 1000 long with 250mm embedment to South Section (Option 1B Item No. d. e.)	280	No	60.00	16,800
140	Cut back existing wall 400 each side and reform with new 20 gap to South Section (Option 1B Item No. e)	44	m	260.00	11,440
Total					1,325,060
UPPER FLOORS					

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
141	150 reinforced concrete topping on interspan suspended floor system to Ground Floor North Section (Item No. 101 b, c xviii and 104)	101	m2	250.00	25,203
142	150 reinforced concrete topping on interspan suspended floor system due to reconstruct lift shaft and walls from Basement to Roof North Section (Item No. 101 b)	1	m2	250.00	250
143	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30.00	3,720
144	150 x 350 deep rib beams in 600 long sections within existing First to Second Floor North Section to accommodate starters for block walls that do not align with existing floor ribs (Drawing No. SKR20 Item No. 105)	50	m	250.00	12,500
145	Concrete crack epoxy injection to concrete floors (First Floor = 180m, Second Floor = 340m) North and South Section (Drawing No. SKR15, 16 Item No. 116) <u>Supply and installation of Sika Cabodur plates (Option 1B Item No. f)</u>	520	m	250.00	130,000
146	100mm x 1.2mm to First, Second Floor and Roof Levels - South Sections floor diaphragm (Provisional Quantity)	600	m	121.00	72,600
Total					244,273
ROOF					
147	Remove and reinstate existing sections of light weight roof and membrane (Drawing SKR4 Item No. 212 as Provisional Quantity)	100	m2	180.00	18,000
148	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350.00	3,500
Total					21,500
EXTERIOR WALLS AND EXTERIOR FINISH					
149	240 reinforced blockwork walls with plaster finish to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	360.00	21,960
150	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	314	No	50.00	15,700
151	HR10 reinforcing bar spaced at 200 links over windows to First - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	71	No	25.00	1,775
152	Remove 25mm thick internal plaster for installation of Helifix ties and replaster to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	90.00	19,350
153	Supply and installation of Helifix ties at 400 centres each way and at 200 centres to perimeter of windows to North Section - Fulton Hogan supply and installation of Helifix quotation (without plaster and paint) for Helifix dated 17 September 2015 for 2000 numbers (Drawing No. SKR2, 3, 4 Item No. 109). Add 10% for unit rate increase.	215	m2	240.00	51,600
154	Paint to external walls due to Helifix installation to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	40.00	8,600
155	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360.00	5,760
156	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to South Section (Item No. 110)	254	No	50.00	12,700
157	Remove existing brick parapet and replace 240 reinforced blockwork walls with plaster finish to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	7	m2	425.00	2,975

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
158	Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	59	No	50.00	2,950
159	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000
160	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
161	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250.00	130,000
162	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40.00	24,000
163	Allow new joint flashing to exterior walls North Section and new building adjacent to the boundary (Item No. 208)	26	m	120.00	3,101
Total					310,471
WINDOWS AND EXTERIOR DOORS					
164	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	450.00	124,650
165	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500.00	32,000
166	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	600.00	36,000
167	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200.00	1,800
168	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,500.00	1,500
169	Rehang, install and make good pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,000.00	1,000
170	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Item No. 209 and 405)	2	No	250.00	500
171	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55.00	110
Total					197,560
STAIRS AND BALUSTRADES					
172	Reinforced concrete in-situ stair including landing to Basement (Item No. 101 b and c xvi)	1	No	25,000.00	25,000
173	Allowance for steel plate connectors to underside of flights at landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130)	12	No	1,400.00	16,800
174	Rake out and epoxy connections to existing floors at each level to main stairs North Section (Item No. 130)	12	sets	990.00	11,880
175	Reinstatement of marble finishes with alternative product (PC Sum for Supply \$400m2) to main stairs North Section (Item No. 130)	20	m2	800.00	16,000
176	Provisional allowance for SHS supports posts at connections to upper floors - main stairs North Section (Item No. 130)		Sum		20,500

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
Total					90,180
INTERIOR WALLS					
177	190 reinforced blockwork walls with plaster finish to stair and coal chute walls Basement North Section (Item No. 101 b and c xvi)	35	m2	310.00	10,850
178	125 reinforced concrete insitu wall including formwork to Ground Floor North Section affected by slab removal (Item No. 101 b, c viii and 108)	17	m2	490.00	8,330
179	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent beams affected by Ground Floor slab removal North Section (Item No. 101 b and c viii)	26	No	50.00	1,300
180	140 reinforced blockwork walls including plaster finish both sides to Ground Floor North Section affected by slab removal (Item No. 101 b and c viii)	92	m2	270.00	24,840
181	140 reinforced blockwork walls including plaster finish both sides affected by Ground Floor steel screw piling installation North Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	1,086	m2	270.00	293,220
182	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors affected by Ground Floor steel screw piling installation North / South Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	4,835	No	50.00	241,750
183	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250.00	25,000
184	240 reinforced blockwork walls with plaster finish along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	360.00	15,480
185	300 x 300 x 10 plates bolted with M16 chemsets to concrete as connectors to junction of North and South Section (Item No. 122, 123 and 124)	40	No	360.00	14,336
186	Allow to epoxy inject gap between concrete frames - both sides to junction of North and South Section (Item No. 122,123 and 124)	44	m	460.00	20,240
187	Allow to plaster repairs both sides of junction between North and South Section (Item No. 122,123 and 124)	44	m	180.00	7,920
Total					663,266
INTERIOR DOORS AND WINDOWS					
188	Rehang and make good pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,500.00	3,000
189	Repair and make good lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103)	4	No	500.00	2,000
190	Rehang and make good single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	300.00	30,000
191	Rehang and make good single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	300.00	300

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
192	Repair and make good to vision panel due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	250.00	2,500
193	Reinstall door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	150.00	1,800
194	Rehang and make good single proprietary FRR doors -/60/30 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	500.00	2,000
195	Repair, reinstall and make good single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102 and 103)	10	m2	350.00	3,500
196	Replace broken glazing to doors and windows - see Adler Glass quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207)		Sum		50,000
197	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	102	No	200.00	20,400
Total					115,500
FLOOR FINISHES					
198	Marble flooring laid on mortar bed due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	520.00	7,800
199	New carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	70.00	117,320
200	Reinstate and make good timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	25.00	36,475
201	Sheet vinyl with welded joints and coved edge including Hydopoxy to concrete due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	90.00	14,760
202	New entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	500.00	1,500
203	Cement screed on existing floors to South Sections due to Sika Cabodur floor diaphragm strengthening work (Option 1B Item No. h)	1,126	m2	30.00	33,780
Total					211,635
WALL FINISHES					
204	Remove and replace 13 Gibboard both sides including skirting to North and South Section (Item No. 203 and 204)	966	m2	205.00	198,030
205	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130.00	5,720
206	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35.00	105,840
207	Marble walls to entry foyer	18	m2	550.00	9,900
208	Ceramic tiles to toilets	195	m2	240.00	46,800
209	Plaster and paint on existing columns to North and South Sections due to Sika Carbodur strengthening work (Option 1B Item No. f)	827	m2	85.00	70,295

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
Total					436,585
CEILING FINISHES					
210	Paint on 13 Gibboard on 50 ceiling battens (Item No. 201 and 202)	1,729	m2	95.00	164,255
211	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105.00	8,085
212	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150.00	6,450
213	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65.00	5,785
214	Ceiling cornice (Item No. 201 and 202)	886	m	30.00	26,580
215	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40.00	1,120
Total					212,275
FITTINGS AND FIXTURES					
216	Remove and reinstate kitchen joinery= 20 numbers (Provisional Sum)		Sum		45,000
217	Remove and reinstate fixed appliances (Provisional Sum)		Sum		8,000
218	Remove and reinstate office wall shelving (Provisional Sum)		Sum		7,000
219	Remove and reinstate office wall shelving with doors (Provisional Sum)		Sum		10,000
Total					70,000
SANITARY PLUMBING					
<u>Domestic / Flushing Water Services</u>					
220	Pressure test all internal water supply pipework (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		10,000
221	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional sum)		Sum		5,000
222	Drain down, flush and clean toilet pan and cistern (Item No. 413 and Cosgroves report)	15	No	50.00	750
223	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50.00	450
224	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50.00	850
225	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50.00	150
226	LPG boiler system, pumps, air ventilation system, hot water cylinder and associated pipe work - refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000 (Item No. 417 and Cosgroves report)		Sum		170,000
227	Test to hot water tempering valves and fixtures (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		3,000
228	Additional RPZ and water connection to building (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		5,000
<u>Storm Water Services</u>					
229	Clean gutters and downpipes, inspect and flush connections to kerb discharge (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		2,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
230	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		1,000
231	Seismic Restraints to suspended services, hot water cylinder and cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		8,000
Total					206,200
HEATING AND VENTILATION SERVICES					
232	Check, test and repair existing split heat pump air conditioning unit / heating radiators (Item No. 413)	77	No	500.00	38,500
233	Drain and flush radiators pipework including pipework condition report and pressure test (Item No. 413 as Provisional Sum)		Sum		10,000
234	Replace damage pipework as required (Item No. 413 as Provisional Sum)		Sum		5,000
235	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000 (Item No. 413)		Sum		11,000
236	Check, test and clean existing ventilation system riser and ductwork (Item No. 413)		Sum		20,000
237	Replace damage ventilation riser or ductwork as required (Item No. 413 as Provisional Sum)		Sum		6,000
Total					90,500
FIRE SERVICES					
238	Install fire glass panels to sides of main access stair and Basement stair to achieve compliance as part of Building Consent (Item No. 304)	39	m2	1,600.00	62,400
239	Ramp access with stainless steel railing from external ground to floor level main entrance at North Section (Item No. 305 as Provisional Sum)		Sum		15,000
240	Install accessible toilet on the ground floor level to achieve compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum)		Sum		30,000
241	Remove existing Type 2f manual alarm system with manual call points and bells (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		25,000
242	Automatic fire sprinkler system incorporating a manual fire alarm system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum)	2,281	m2	75.00	171,075
243	Remove non illuminated exit signage (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		500
244	Illuminated exit sign (Item No. 415 and Cosgrove report)	19	No	350.00	6,650
245	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000.00	7,000
246	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300.00	3,300
247	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000.00	22,000
248	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320.00	4,480

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
249	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500.00	25,000
250	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500.00	10,000
251	Install frameless fire glass panels to lift lobby of Ground, First and Second Floor North Section to achieve compliance as part of Building Consent (Item No. 415 and Cosgrove report)	27	m2	2,500.00	67,500
252	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000.00	1,000
253	Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		60,000
254	Fire separation to external stair walls, lift walls and office walls North and South Section (Item No. 415 and Cosgrove report as Provisional Sum)	382	m2	330.00	126,060
255	13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)	233	m2	150.00	34,950
256	Fire separation to existing subfloor spaces to North and South Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
Total					681,915
ELECTRICAL SERVICES					
<u>Mechanical for Electrical Services</u>					
257	New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
258	Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		3,000
<u>Electrical Work</u>					
259	Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)		Sum		50,000
260	Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)	2,281	m2	150.00	342,150
261	Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
Total					410,150
VERTICAL AND HORIZONTAL TRANSPORTATION					
262	Lift for three level building excluding shaft (Item No. 416)	1	No	75,000.00	75,000
Total					75,000
SPECIAL SERVICES					
263	Test and commision voice and data point (Item No. 414 and Cosgrove report)	77	No	50.00	3,850
264	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000
265	Check and commision intruder security (Item No. 414 and Cosgrove report)		Sum		3,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
Total					17,850
SCAFFOLDING & ACCESS					
266	Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412)	3	No	1,100.00	3,300
267	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)		Sum		100,000
268	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)		Sum		70,000
Total					173,300

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE WORKS	375	m2	57.60	21,600	9.47
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	1,080	0.47
3	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,722	1.19
4	MARGIN		%	8.00	2,032	0.89
	Total				\$27,000	\$11.84

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : OPT 1B: 67% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	SITE WORKS				
1	Remove and replace asphalt alley way including hardfill, excavation and backfill (Item No. 411 as Provisional Quantity = 36m2)	36	m2	225.00	8,100
2	Remove, store and reinstate paving blocks including sand fill, hardfill and excavation (Item No. 411 as Provisional Quantity = 70 m2)	70	m2	150.00	10,500
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,000
	Total				21,600

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : OPT 1B: 67% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	DRAINAGE	375	m2	40.00	15,000	6.58
2	EXTERNAL LIGHT & POWER	375	m2	8.00	3,000	1.32
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	900	0.39
4	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,268	0.99
5	MARGIN		%	8.00	1,693	0.74
	Total				\$23,000	\$10.08

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1B: 67% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Total
	DRAINAGE				
	<u>Sanitary Services</u>				
1	Water blastings to all existing drains to Cambridge Terrace and Worcester Street going to CCC main service lines (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
2	Camera survey of sewer lateral of existing sanitary services in particular 3 sewer connections to Cambridge Terrace and 2 sewer connection to Worcester Street going to CCC sewer mains (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
	Total				15,000
	EXTERNAL LIGHT & POWER				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,000
	Total				3,000

Appendix C

Option 1C: 100% NBS

PROJECT SUMMARY

No.	Description	Quantity	Unit	Rate	Total
1	BUILDING WORKS	2,281	m2	6,630.38	15,124,000
2	EXTERNAL WORKS	375	m2	73.16	27,000
3	INFRASTRUCTURE SERVICES	375	m2	60.96	<u>23,000</u>
					15,174,000
4	BUILDING CONSENT (Item No. 504)		%	0.50	<u>76,000</u>
					15,250,000
5	CONSTRUCTION CONTINGENCY (Item No. 502)		%	10.00	<u>1,525,000</u>
					16,775,000
6	PROFESSIONAL FEES (Item No. 503)		%	12.00	<u>2,015,000</u>
	Total				\$18,790,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	995.05	2,269,714	995.05
2	SUBSTRUCTURE	2,281	m2	723.44	1,650,160	723.44
3	FRAME	2,281	m2	555.90	1,268,008	555.90
4	STRUCTURAL WALLS	2,281	m2	981.98	2,239,891	981.98
5	UPPER FLOORS	2,281	m2	218.49	498,373	218.49
6	ROOF	2,281	m2	9.43	21,500	9.43
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	136.11	310,471	136.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,560	86.61
9	STAIRS AND BALUSTRADES	2,281	m2	39.54	90,180	39.54
10	INTERIOR WALLS	2,281	m2	290.78	663,266	290.78
11	INTERIOR DOORS AND WINDOWS	2,281	m2	50.64	115,500	50.64
12	FLOOR FINISHES	2,281	m2	107.97	246,285	107.97
13	WALL FINISHES	2,281	m2	191.40	436,585	191.40
14	CEILING FINISHES	2,281	m2	93.06	212,275	93.06
15	FITTINGS AND FIXTURES	2,281	m2	30.69	70,000	30.69
16	SANITARY PLUMBING	2,281	m2	90.40	206,200	90.40
17	HEATING AND VENTILATION SERVICES	2,281	m2	39.68	90,500	39.68
18	FIRE SERVICES	2,281	m2	298.95	681,915	298.95
19	ELECTRICAL SERVICES	2,281	m2	179.81	410,150	179.81
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	32.88	75,000	32.88
21	SPECIAL SERVICES	2,281	m2	7.83	17,850	7.83
22	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	588,569	258.03
23	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	1,483,194	650.24
24	SCAFFOLDING & ACCESS	2,281	m2	75.98	173,300	75.98
25	MARGIN		%	8.00	1,107,452	485.51
	Total				\$15,124,000	\$6,630.43

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
SITE PREPARATION					
<u>Site Preparation</u>					
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,000
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,000
3	Remove and store internal pair of hardwood timber frame door including glazing and lead lights affected by Ground Floor slab removal (Item 101 b)	1	No	1,000.00	1,000
4	Remove marble flooring and dispose offsite due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	65.00	975
5	Remove and clean pigeon dropping to existing floors, walls, ceiling bulkheads and sanitation of North and South Section (Item No. 402 as Provisional Sum)		Sum		30,000
6	Remove existing carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	10.00	16,760
7	Allow engineers full assessment of floors, walls and cracks after lifting floor finishes and removal of wall linings to North and South Section. This includes detailed dilapidation survey and report (Item No. 211, 301, 302, 303 and 419 as Provisional Sum). This is part of Professional Fee.		NOTE		
8	Remove and store timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	15.00	21,885
9	Remove vinyl and dispose offsite due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	20.00	3,280
10	Remove entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	100.00	300
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,075
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,975
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,100
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,400
15	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,000
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,350
17	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	750.00	750
18	Remove and store of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 405)	1	No	600.00	600

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
19	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Item No. 405)	2	No	150.00	300
20	Remove and store pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,000.00	2,000
21	Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)	4	No	300.00	1,200
22	Remove and store single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	200.00	20,000
23	Remove and store single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	200.00	200
24	Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	200.00	2,000
25	Remove and store door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	55.00	660
26	Remove and store single proprietary FRR doors -/60/60 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	200.00	800
27	Remove and store single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103 and 405)	10	m2	250.00	2,500
28	Remove and dispose offsite broken glazing to doors and windows (Item No. 206)		Sum		5,000
29	Bobcat mobilization and demobilization North Section (Item No. 101 b)		Sum		1,000
30	Loader mobilization and demobilization North Section (Item No. 101 b)		Sum		2,000
31	Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)		Sum		2,000
32	Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)	1,938	m2	31.40	60,800
	<u>Demolition</u>				
33	Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)		Sum		4,000
34	Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	17	m2	700.00	11,900
35	Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)	92	m2	80.00	7,360
36	Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)	101	m2	800.00	80,800

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
37	Demolish existing 200 x 350 reinforced concrete beams to Basement North Section and dispose offsite (Item No. 101 b and c iii)	13	m	750.00	9,758
38	Demolish existing 200 x 200 reinforced concrete column to Basement North Section and dispose offsite (Item No. 101 b and c v)	6	m	650.00	3,900
39	Demolish existing stair walls and coal chute walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	35	m2	80.00	2,800
40	Demolish existing 250 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	57	m2	1,280.00	72,960
41	Demolish existing 300 reinforced concrete walls to Basement North Section and dispose offsite (Item No. 101 b and c v)	54	m2	1,500.00	81,000
42	Demolish existing 300 x 900 reinforced concrete columns to Basement North Section and dispose offsite (Item No. 101 b and c v)	20	m	950.00	19,000
43	Demolish existing 250 reinforced concrete floor slab to Basement North section and dispose offsite (Item No. 101 b and c v)	101	m2	1,100.00	111,100
44	Demolish existing reinforced concrete stairs and landings to Basement North section and dispose offsite (Item No. 101 b and c v)		Sum		8,000
45	Demolish existing lift pit, walls and roof to North Section and dispose offsite (Item No. 125)	216	m2	1,280.00	276,480
46	Demolish existing reinforced concrete strip footing to Ground Floor North Section and dispose offsite (Item No. 101, 102, 103 and 105)	167	m	1,200.00	199,836
47	Demolish existing bell block walls affected by steel screw piling installation to North / South Section and due to bell block walls demolition Ground to Second Floor North Section then dispose offsite (Item No. 102, 103 and 105)	1,086	m2	80.00	86,880
48	Demolish existing external double brick walls to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	120.00	7,320
49	Demolish existing 300 x 900 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,400.00	5,600
50	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	3,250.00	13,000
51	Demolish brick infill along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	80.00	3,440
	<u>Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)</u>				
52	380 PFC transfer truss columns, primed	1,690	kg	8.00	13,520
53	380 PFC transfer truss beams, primed	3,083	kg	8.00	24,664
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8.00	13,640
55	Secondary steelwork (not detailed)	648	kg	8.00	5,184
56	Miscellaneous plates and cleats	972	kg	18.00	17,496
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,500
58	Paint to steelwork - part of overall health and safety (OHS)	113	m2	40.00	4,520
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,000
	<u>Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)</u>				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
61	380 PFC lateral beams, primed	3,257	kg	8.00	26,056
62	380 PFC lateral hangers to truss, primed	431	kg	8.00	3,448
63	Secondary steelwork (not detailed)	431	kg	8.00	3,448
64	Miscellaneous plates and cleats	647	kg	18.00	11,646
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,000
66	Paint to steelwork - part of overall health and safety (OHS)	75	m2	40.00	3,000
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,000
	<u>Substructure Construction</u>				
68	Bulk excavation and dispose off-site (Item No. 101 b and c vi)	665	m3	120.00	79,800
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65.00	43,225
70	Bulk imported hardfill - lay 750mm compacted hardfill in 200mm maximum layers over base of excavation (Item No. 101 b and c ix)	94	m3	95.00	8,930
71	50 site concrete (Item No. 101 b and c x)	7	m3	250.00	1,750
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85.00	8,160
73	Underpin existing east side foundation in 1.2m section 'Hit and Miss' adjacent to basement (Item No. 101 b and c vii)		Sum		80,000
	<u>Basement Construction</u>				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,000
75	Bulk basement excavation (Item No. 101 b and c vi)	761	m3	75.00	57,075
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000
	<u>Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii).</u> <u>Allow 10% increase in unit rate (assumed).</u>				
77	Supply, pump and spray 40MPa shotcrete concrete with an "off the nozzle" finish (vertical area = 150m2, 100mm thick)	15	m3	880.00	13,200
78	Extra over waterproof additive	15	m3	132.00	1,980
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	27.50	3,500
80	Subcontractor site establishment and disestablishment for soil nail rig		Sum		2,500
81	Soil nailing and tie backs 3.5m deep approximately 1 row at 1.5m spacing	34	No	1,320.00	44,880
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880.00	1,760
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	27.50	373
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320.00	22,440
	Total				2,269,714
	SUBSTRUCTURE				
	<u>Substructure Construction</u>				

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
85	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor North Section (Item No. 102)	241	m2	190.00	45,790
86	Reinstate T&G timber floor on 50 x 125 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal to Ground Floor South Section (Item No. 103)	373	m2	190.00	70,870
87	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102)	114	m	920.00	104,760
88	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102)	76	m	385.00	29,087
89	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103)	176	m	920.00	161,754
90	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103)	221	m	385.00	85,216
91	300 reinforced concrete lift pit including sump, formwork, excavation and disposal (Item No. 125)	1	No	7,700.00	7,700
92	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal (Item No. 101, 102, 103 & 105)	167	m	425.00	70,775
<u>Basement Construction</u>					
93	400 reinforced concrete basement floor slab including tanking and water stops to Basement North Section (Item No. 101 b and c xi xii xv)	101	m2	1,200.00	121,200
94	250 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	57	m2	800.00	45,600
95	300 reinforced concrete basement wall including tanking and water stops (Item No. 101 b and c xi xiii xv)	54	m2	1,000.00	54,000
<u>Piling</u>					
96	168 dia steel screw piles to an average of 3m deep (88 No.) to Ground Floor North Section - see Piletech email high level quotation dated 21 September 2015 (Item No. 102)	88	No	2,273.00	200,000
97	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section (Item No. 102)	88	No	1,500.00	132,000
98	Jack, pack and grout screw piles (40 No.) to Ground Floor North Section (Item No. 102 as Provisional Sum)		Sum		100,000
99	168 dia steel screw piles to an average of 3m deep (89 No.) to Ground Floor South Section (Item No. 103)	89	No	2,273.00	202,300
100	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section (Item No. 102)	89	No	1,500.00	133,500
101	Jack, pack and grout screw piles (8 No.) to Ground Floor South Section (Item No. 103 as Provisional Sum)		Sum		50,000
<u>Option 1C - 100% NBS Strengthening Work, Item No. g</u>					
102	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section	24	m	920.00	21,970

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
103	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section	6	No	2,273.00	13,638
Total					1,650,160
FRAME					
<u>Structural Steel</u>					
104	150x6 SHS columns, primed to Basement North Section (Item No. 101 b and c xiv)	208	kg	8.00	1,664
105	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8.00	168
106	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18.00	576
107	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150.00	300
<u>Insitu Concrete</u>					
108	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480.00	5,280
109	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200.00	3,600
110	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150.00	6,450
111	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250.00	3,250
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,800
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,120
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,250
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,250
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,250
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,250
<u>Roof</u>					
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,860
119	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Drawing No. SKR4 Item No. 118)	226	No	50.00	11,300
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,970
121	Drill and epoxy H12 starter reinforcing bar into all adjacent piers and beams to parapet North Section (Item No. 119)	42	No	50.00	2,100
<u>Supply and installation of Sika Cabodur plates (Option 1C Item No. f)</u>					
122	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	2,700	m	132.00	356,400

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
123	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	3,276	m	91.00	298,116
124	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,890	m	132.00	249,480
125	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity)	2,294	m	121.00	277,574
Total					1,268,008
STRUCTURAL WALLS					
126	270 reinforced concrete insitu wall including formwork and reinforcement to lift well Basement to roof North Section (Item No. 125, 126 and 127)	170	m2	685.00	116,450
127	Add new 200 reinforced shotcrete skin walls to South Section (Option 1C Item No. c.)	605	m2	1,350.00	816,750
128	Drill and epoxy D10 hooked ties into the existing wall (100mm embedment) at 600 centres each way to South Section (Option 1C Item No. c. b.)	480	No	35.00	16,800
129	Drill and epoxy H12 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1C Item No. c. c.)	942	No	50.00	47,100
130	H16 reinforcement to shotcrete skin walls at 200 each way to South Section (Option 1C Item No. c. a.)	18,995	kg	3.50	66,483
131	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1C Item No. c. d.)	314	No	50.00	15,700
132	Add new 250 reinforced insitu concrete shear walls to South Section (Option 1C Item No. d.)	423	m2	430.40	182,059
133	Drill and epoxy D10 hooked ties into the existing columns where the new wall is parallel to the adjacent to existing wall (100mm embedment) at 600 centres each way to South Section (Option 1C Item No. d. b.)	280	No	35.00	9,800
134	Drill and epoxy H16 vertical / starter bars to pass through existing floors at 200 each way to South Section (Option 1C Item No. d. c.)	10,800	No	60.00	648,000
135	H16 reinforcement to concrete shear walls at 200 each way, each face to South Section (Option 1C Item No. d. a.)	27,897	kg	3.50	97,640
136	HR10 concrete shear wall stirrups (600 long) spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1C Item No. d. a.)	3,460	kg	3.50	12,110
137	2HR10 concrete shear wall links spaced at 100 centres, at each end wall, over the bottom sotrey height to South Section (Option 1C Item No. d. a.)	49,117	kg	3.50	171,910
138	Drill and epoxy H12 vertical bars into underside of the roof slab / floor at 200 each way to South Section (Option 1C Item No. d. d.)	217	No	50.00	10,850
139	Drill and epoxy H16 horizontal starter bars into the existing columns at the ends of new shear walls at 200 centres, 1000 long with 250mm embedment to South Section (Option 1C Item No. d. e.)	280	No	60.00	16,800
140	Cut back existing wall 400 each side and reform with new 20 gap to South Section (Option 1C Item No. e)	44	m	260.00	11,440
Total					2,239,891
UPPER FLOORS					

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
141	150 reinforced concrete topping on interspan suspended floor system to Ground Floor North Section (Item No. 101 b, c xviii and 104)	101	m2	250.00	25,203
142	150 reinforced concrete topping on interspan suspended floor system due to reconstruct lift shaft and walls from Basement to Roof North Section (Item No. 101 b)	1	m2	250.00	250
143	Drill and epoxy H12 reinforcing starter bars (L=200) spaced at 400 into existing floors (Item No. 101 b)	124	No	30.00	3,720
144	150 x 350 deep rib beams in 600 long sections within existing First to Second Floor North Section to accommodate starters for block walls that do not align with existing floor ribs (Drawing No. SKR20 Item No. 105)	50	m	250.00	12,500
145	Concrete crack epoxy injection to concrete floors (First Floor = 180m, Second Floor = 340m) North and South Section (Drawing No. SKR15, 16 Item No. 116) <u>Supply and installation of Sika Cabodur plates (Option 1C Item No. f)</u>	520	m	250.00	130,000
146	100mm x 1.2mm to First, Second Floor and Roof Levels - North Sections floor diaphragm (Provisional Quantity)	1,500	m	121.00	181,500
147	100mm x 1.2mm to First, Second Floor and Roof Levels - South Sections floor diaphragm (Provisional Quantity)	1,200	m	121.00	145,200
Total					498,373
ROOF					
148	Remove and reinstate existing sections of light weight roof and membrane (Drawing SKR4 Item No. 212 as Provisional Quantity)	100	m2	180.00	18,000
149	150 reinforced suspended floor system with waterproofing membrane to roof slab lift shat North Section (Item No. 128)	10	m2	350.00	3,500
Total					21,500
EXTERIOR WALLS AND EXTERIOR FINISH					
150	240 reinforced blockwork walls with plaster finish to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	61	m2	360.00	21,960
151	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to Ground - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	314	No	50.00	15,700
152	HR10 reinforcing bar spaced at 200 links over windows to First - Second Floor North Section (Drawing No. SKR2, 3, 4 Item No. 109)	71	No	25.00	1,775
153	Remove 25mm thick internal plaster for installation of Helifix ties and replaster to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	90.00	19,350
154	Supply and installation of Helifix ties at 400 centres each way and at 200 centres to perimeter of windows to North Section - Fulton Hogan supply and installation of Helifix quotation (without plaster and paint) for Helifix dated 17 September 2015 for 2000 numbers (Drawing No. SKR2, 3, 4 Item No. 109). Add 10% for unit rate increase.	215	m2	240.00	51,600
155	Paint to external walls due to Helifix installation to North Section (Drawing No. SKR2, 3, 4 Item No. 109)	215	m2	40.00	8,600
156	240 reinforced blockwork walls (L=5m) with plaster to South Section (Item No. 110)	16	m2	360.00	5,760
157	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors to South Section (Item No. 110)	254	No	50.00	12,700

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
158	Remove existing brick parapet and replace 240 reinforced blockwork walls with plaster finish to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	7	m2	425.00	2,975
159	Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213)	59	No	50.00	2,950
160	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000
161	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
162	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	520	m	250.00	130,000
163	Paint to external walls due to wall repair to South Section (Item No. 117, 120, 205 and 213)	600	m2	40.00	24,000
164	Allow new joint flashing to exterior walls North Section and new building adjacent to the boundary (Item No. 208)	26	m	120.00	3,101
Total					310,471
WINDOWS AND EXTERIOR DOORS					
165	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	450.00	124,650
166	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	500.00	32,000
167	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	600.00	36,000
168	Reinstall and make good external glass louvre windows to toilet (Item No. 405)	9	No	200.00	1,800
169	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,500.00	1,500
170	Rehang, install and make good pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405)	1	No	1,000.00	1,000
171	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Item No. 209 and 405)	2	No	250.00	500
172	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	2	No	55.00	110
Total					197,560
STAIRS AND BALUSTRADES					
173	Reinforced concrete in-situ stair including landing to Basement (Item No. 101 b and c xvi)	1	No	25,000.00	25,000
174	Allowance for steel plate connectors to underside of flights at landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130)	12	No	1,400.00	16,800
175	Rake out and epoxy connections to existing floors at each level to main stairs North Section (Item No. 130)	12	sets	990.00	11,880

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
176	Reinstatement of marble finishes with alternative product (PC Sum for Supply \$400m2) to main stairs North Section (Item No. 130)	20	m2	800.00	16,000
177	Provisional allowance for SHS supports posts at connections to upper floors - main stairs North Section (Item No. 130)		Sum		20,500
	Total				90,180
	INTERIOR WALLS				
178	190 reinforced blockwork walls with plaster finish to stair and coal chute walls Basement North Section (Item No. 101 b and c xvi)	35	m2	310.00	10,850
179	125 reinforced concrete insitu wall including formwork to Ground Floor North Section affected by slab removal (Item No. 101 b, c viii and 108)	17	m2	490.00	8,330
180	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent beams affected by Ground Floor slab removal North Section (Item No. 101 b and c viii)	26	No	50.00	1,300
181	140 reinforced blockwork walls including plaster finish both sides to Ground Floor North Section affected by slab removal (Item No. 101 b and c viii)	92	m2	270.00	24,840
182	140 reinforced blockwork walls including plaster finish both sides affected by Ground Floor steel screw piling installation North Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	1,086	m2	270.00	293,220
183	Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 into adjacent columns, beams and floors affected by Ground Floor steel screw piling installation North / South Section and due to bell block walls demolition Ground to Second Floor North Section (Item No. 102, 103 and 105)	4,835	No	50.00	241,750
184	Concrete crack epoxy injection to partition walls South Section (Drawing No. SKR2, 3, 4 Item No. 106)	100	m	250.00	25,000
185	240 reinforced blockwork walls with plaster finish along interior wall line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107)	43	m2	360.00	15,480
186	300 x 300 x 10 plates bolted with M16 chemsets to concrete as connectors to junction of North and South Section (Item No. 122, 123 and 124)	40	No	360.00	14,336
187	Allow to epoxy inject gap between concrete frames - both sides to junction of North and South Section (Item No. 122,123 and 124)	44	m	460.00	20,240
188	Allow to plaster repairs both sides of junction between North and South Section (Item No. 122,123 and 124)	44	m	180.00	7,920
	Total				663,266
	INTERIOR DOORS AND WINDOWS				
189	Rehang and make good pair of hardwood timber door frame doors including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103, 209 and 405)	2	No	1,500.00	3,000
190	Repair and make good lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103)	4	No	500.00	2,000
191	Rehang and make good single hardwood timber solid core paint grade door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	100	No	300.00	30,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
192	Rehang and make good single hardwood timber solid core paint grade slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)	1	No	300.00	300
193	Repair and make good to vision panel due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)	10	No	250.00	2,500
194	Reinstall door closer due to Ground Floor concrete slab removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	12	No	150.00	1,800
195	Rehang and make good single proprietary FRR doors -/60/30 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)	4	No	500.00	2,000
196	Repair, reinstall and make good single glazed timber window including frame, hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102 and 103)	10	m2	350.00	3,500
197	Replace broken glazing to doors and windows - see Adler Glass quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207)		Sum		50,000
198	Remove all door barrel bolts for egress and make good (Item No. 405 and Cosgrove report)	102	No	200.00	20,400
Total					115,500
FLOOR FINISHES					
199	Marble flooring laid on mortar bed due to Ground Floor North and South section steel screw pile installation (Item No. 102 and 103)	15	m2	520.00	7,800
200	New carpet due to GF concrete slab removal, steel screw piles installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	1,676	m2	70.00	117,320
201	Reinstate and make good timber base boards due to GF concrete slab removal, steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108, 116 and 210)	1,459	m	25.00	36,475
202	Sheet vinyl with welded joints and coved edge including Hydropoxy to concrete due to steel screw piles installation, blockwork and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116)	164	m2	90.00	14,760
203	New entry matwell due to Ground Floor North and South Section steel screw pile installation (Item No. 102 and 103)	3	m2	500.00	1,500
204	Cement screed on existing floors to North and South Sections due to Sika Cabodur floor diaphragm strengthening work (Option 1C Item No. h)	2,281	m2	30.00	68,430
Total					246,285
WALL FINISHES					
205	Remove and replace 13 Gibboard both sides including skirting to North and South Section (Item No. 203 and 204)	966	m2	205.00	198,030
206	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130.00	5,720
207	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35.00	105,840

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
208	Marble walls to entry foyer	18	m2	550.00	9,900
209	Ceramic tiles to toilets	195	m2	240.00	46,800
210	Plaster and paint on existing columns to North and South Sections due to Sika Carbodur strengthening work (Option 1C Item No. f)	827	m2	85.00	70,295
Total					436,585
CEILING FINISHES					
211	Paint on 13 Gibboard on 50 ceiling battens (Item No. 201 and 202)	1,729	m2	95.00	164,255
212	Paint on 13 Aqualine on 50 ceiling battens (Item No. 201 and 202)	77	m2	105.00	8,085
213	Acoustic ceiling on 50 timber battens (Item No. 201 and 202)	43	m2	150.00	6,450
214	Mineral fibre ceiling tiles in metal suspension grid (Item No. 201 and 202)	89	m2	65.00	5,785
215	Ceiling cornice (Item No. 201 and 202)	886	m	30.00	26,580
216	Paint to existing ceilings including making good to stair and landing soffits (Item No. 201 and 202)	28	m2	40.00	1,120
Total					212,275
FITTINGS AND FIXTURES					
217	Remove and reinstate kitchen joinery= 20 numbers (Provisional Sum)		Sum		45,000
218	Remove and reinstate fixed appliances (Provisional Sum)		Sum		8,000
219	Remove and reinstate office wall shelving (Provisional Sum)		Sum		7,000
220	Remove and reinstate office wall shelving with doors (Provisional Sum)		Sum		10,000
Total					70,000
SANITARY PLUMBING					
<u>Domestic / Flushing Water Services</u>					
221	Pressure test all internal water supply pipework (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		10,000
222	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional sum)		Sum		5,000
223	Drain down, flush and clean toilet pan and cistern (Item No. 413 and Cosgroves report)	15	No	50.00	750
224	Drain down, flush and clean wash hand basin (Item No. 413 and Cosgroves report)	9	No	50.00	450
225	Drain down, flush and clean sink insert (Item No. 413 and Cosgroves report)	17	No	50.00	850
226	Drain down, flush and clean cleaners sink (Item No. 413 and Cosgroves report)	3	No	50.00	150
227	LPG boiler system, pumps, air ventilation system, hot water cylinder and associated pipe work - refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000 (Item No. 417 and Cosgroves report)		Sum		170,000
228	Test to hot water tempering valves and fixtures (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		3,000
229	Additional RPZ and water connection to building (Item No. 417 and Cosgroves report as Provisional Sum)		Sum		5,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	<u>Storm Water Services</u>				
230	Clean gutters and downpipes, inspect and flush connections to kerb discharge (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		2,000
231	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		1,000
232	Seismic Restraints to suspended services, hot water cylinder and cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		8,000
	Total				206,200
	HEATING AND VENTILATION SERVICES				
233	Check, test and repair existing split heat pump air conditioning unit / heating radiators (Item No. 413)	77	No	500.00	38,500
234	Drain and flush radiators pipework including pipework condition report and pressure test (Item No. 413 as Provisional Sum)		Sum		10,000
235	Replace damage pipework as required (Item No. 413 as Provisional Sum)		Sum		5,000
236	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000 (Item No. 413)		Sum		11,000
237	Check, test and clean existing ventilation system riser and ductwork (Item No. 413)		Sum		20,000
238	Replace damage ventilation riser or ductwork as required (Item No. 413 as Provisional Sum)		Sum		6,000
	Total				90,500
	FIRE SERVICES				
239	Install fire glass panels to sides of main access stair and Basement stair to achieve compliance as part of Building Consent (Item No. 304)	39	m2	1,600.00	62,400
240	Ramp access with stainless steel railing from external ground to floor level main entrance at North Section (Item No. 305 as Provisional Sum)		Sum		15,000
241	Install accessible toilet on the ground floor level to achieve compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum)		Sum		30,000
242	Remove existing Type 2f manual alarm system with manual call points and bells (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		25,000
243	Automatic fire sprinkler system incorporating a manual fire alarm system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum)	2,281	m2	75.00	171,075
244	Remove non illuminated exit signage (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		500
245	Illuminated exit sign (Item No. 415 and Cosgrove report)	19	No	350.00	6,650
246	New magnetic door open device (Item No. 415 and Cosgrove report)	7	No	1,000.00	7,000
247	Remove existing door affected by new vision panel (Item No. 415 and Cosgrove report)	11	No	300.00	3,300
248	New vision panel to existing door (Item No. 415 and Cosgrove report)	11	No	2,000.00	22,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
249	Remove existing doors affected by FRR doors replacement then dispose off-site	14	No	320.00	4,480
250	Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report)	10	No	2,500.00	25,000
251	New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report)	4	No	2,500.00	10,000
252	Install frameless fire glass panels to lift lobby of Ground, First and Second Floor North Section to achieve compliance as part of Building Consent (Item No. 415 and Cosgrove report)	27	m2	2,500.00	67,500
253	Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report)	1	No	1,000.00	1,000
254	Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		60,000
255	Fire separation to external stair walls, lift walls and office walls North and South Section (Item No. 415 and Cosgrove report as Provisional Sum)	382	m2	330.00	126,060
256	13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)	233	m2	150.00	34,950
257	Fire separation to existing subfloor spaces to North and South Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
Total					681,915
ELECTRICAL SERVICES					
<u>Mechanical for Electrical Services</u>					
258	New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
259	Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		3,000
<u>Electrical Work</u>					
260	Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)		Sum		50,000
261	Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)	2,281	m2	150.00	342,150
262	Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)		Sum		10,000
Total					410,150
VERTICAL AND HORIZONTAL TRANSPORTATION					
263	Lift for three level building excluding shaft (Item No. 416)	1	No	75,000.00	75,000
Total					75,000
SPECIAL SERVICES					
264	Test and commision voice and data point (Item No. 414 and Cosgrove report)	77	No	50.00	3,850
265	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
266	Check and commission intruder security (Item No. 414 and Cosgrove report)		Sum		3,000
	Total				17,850
	SCAFFOLDING & ACCESS				
267	Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412)	3	No	1,100.00	3,300
268	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)		Sum		100,000
269	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)		Sum		70,000
	Total				173,300

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE WORKS	375	m2	57.60	21,600	9.47
2	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	1,080	0.47
3	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,722	1.19
4	MARGIN		%	8.00	2,032	0.89
	Total				\$27,000	\$11.84

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	SITE WORKS				
1	Remove and replace asphalt alley way including hardfill, excavation and backfill (Item No. 411 as Provisional Quantity = 36m2)	36	m2	225.00	8,100
2	Remove, store and reinstate paving blocks including sand fill, hardfill and excavation (Item No. 411 as Provisional Quantity = 70 m2)	70	m2	150.00	10,500
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,000
	Total				21,600

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	DRAINAGE	375	m2	40.00	15,000	6.58
2	EXTERNAL LIGHT & POWER	375	m2	8.00	3,000	1.32
3	DESIGN DEVELOPMENT CONTINGENCY (Item No. 502)		%	5.00	900	0.39
4	PRELIMINARY & GENERAL (Item No. 501)		%	12.00	2,268	0.99
5	MARGIN		%	8.00	1,693	0.74
	Total				\$23,000	\$10.08

Project : Lee Pee Limited
Harley Chambers
Cost Plan : OPT 1C: 100% NBS Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Total
	DRAINAGE				
	<u>Sanitary Services</u>				
1	Water blastings to all existing drains to Cambridge Terrace and Worcester Street going to CCC main service lines (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
2	Camera survey of sewer lateral of existing sanitary services in particular 3 sewer connections to Cambridge Terrace and 2 sewer connection to Worcester Street going to CCC sewer mains (Item 417 and Cosgroves report as Provisional Sum)		Sum		5,000
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,000
	Total				15,000
	EXTERNAL LIGHT & POWER				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,000
	Total				3,000

Appendix D

Replica Replacement

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : REPILCA REPLACEMENT Rev: 1

No.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION		Sum		456,000
2	BUILDING WORKS	2,281	m2	3,721.99	8,490,000
3	EXTERNAL WORKS	375	m2	207.78	78,000
4	INFRASTRUCTURE SERVICES	375	m2	265.93	<u>100,000</u>
					8,668,000
5	BUILDING CONSENT		%	0.50	<u>43,000</u>
					8,711,000
6	CONSTRUCTION CONTINGENCY		%	5.00	<u>436,000</u>
					9,603,000
7	PROFESSIONAL FEES		%	12.00	<u>1,097,000</u>
	Total				\$10,700,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REPILCA REPLACEMENT Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	56.33	128,500	56.33
2	SUBSTRUCTURE	2,281	m2	357.36	815,144	357.36
3	FRAME	2,281	m2	270.68	617,426	270.68
4	STRUCTURAL WALLS	2,281	m2	52.04	118,700	52.04
5	UPPER FLOORS	2,281	m2	199.04	454,005	199.04
6	ROOF	2,281	m2	138.40	315,680	138.40
7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	342.11	780,350	342.11
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	231.37	527,750	231.37
9	STAIRS AND BALUSTRADES	2,281	m2	63.57	145,000	63.57
10	INTERIOR WALLS	2,281	m2	222.42	507,340	222.42
11	INTERIOR DOORS AND WINDOWS	2,281	m2	95.13	217,000	95.13
12	FLOOR FINISHES	2,281	m2	61.98	141,380	61.98
13	WALL FINISHES	2,281	m2	150.15	342,485	150.15
14	CEILING FINISHES	2,281	m2	92.23	210,385	92.23
15	FITTINGS AND FIXTURES	2,281	m2	32.88	75,000	32.88
16	SANITARY PLUMBING	2,281	m2	127.75	291,400	127.75
17	HEATING AND VENTILATION SERVICES	2,281	m2	207.37	473,000	207.37
18	FIRE SERVICES	2,281	m2	25.00	57,025	25.00
19	ELECTRICAL SERVICES	2,281	m2	154.38	352,150	154.38
20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	37.26	85,000	37.26
21	SPECIAL SERVICES	2,281	m2	26.69	60,870	26.69
22	DESIGN DEVELOPMENT CONTINGENCY		%	7.50	503,669	220.81
23	PRELIMINARY & GENERAL		%	12.00	866,311	379.79
24	MARGIN		%	5.00	404,279	177.24
	Total				\$8,490,000	\$3,722.05

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REPILCA REPLACEMENT Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
SITE PREPARATION					
<u>Basement Construction</u>					
1	Bulk basement excavation and remove off site	380	m3	75.00	28,500
2	Dewatering for basement excavation (Provisional Sum)		Sum		100,000
	Total				128,500
SUBSTRUCTURE					
<u>Substructure Construction</u>					
3	Strandfloor on 50 x 150 joists and 75 x 200 sleepers on bearers including R1.8 insulation, excavation and disposal	613	m2	300.00	183,900
4	600 x 600 reinforced concrete strip footing including formwork, excavation and disposal	167	m	450.00	74,939
5	1220 x 800 reinforced concrete strip footing including formwork, excavation and disposal	152	m	770.00	117,055
6	1700 x 1700 x 880 reinforced concrete pad foundations including formwork, excavation and disposal	14	No	4,500.00	63,000
7	2700 x 2700 x 1220 reinforced concrete pad foundations including formwork, excavation and disposal	7	No	12,000.00	84,000
<u>Basement Construction</u>					
8	250 reinforced concrete basement floor slab including tanking and water stops	101	m2	550.00	55,550
9	250 reinforced concrete basement wall including tanking and water stops	57	m2	800.00	45,600
10	300 reinforced concrete basement wall including tanking and water stops	54	m2	1,100.00	59,400
11	950 x 1400 x 450 reinforced concrete pad foundations including formwork, excavation and disposal	2	No	2,500.00	5,000
12	Reinforced concrete lift pit including sump, formwork, excavation and disposal (2.6m x 2.3m)	1	No	7,500.00	7,500
<u>Piling</u>					
13	225 x 225 concrete piles to an average of 750mm deep (397 No.)	298	m	400.00	119,200
	Total				815,144
FRAME					
<u>Structural Steel</u>					
14	300 x 300 x 36.81 columns, primed	1,453	kg	7.00	10,171
15	300 x 150 x 20 RSJ beams, primed	373	kg	7.00	2,611
16	350 x 300 x 45.91 RSJ beams, primed	3,435	kg	7.00	24,045
17	Secondary steelwork	526	kg	7.00	3,682
18	Miscellaneous plates and cleats	789	kg	18.00	14,202
19	Intumescent paint to steelwork	162	m2	75.00	12,150
<u>Insitu Concrete</u>					
20	200 x 200 reinforced concrete columns	6	m	200.00	1,200
21	300 x 600 reinforced concrete L columns	133	m	650.00	86,450
22	500 x 650 reinforced concrete columns	7	m	770.00	5,390

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REPILCA REPLACEMENT Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
23	300 x 900 reinforced concrete columns	199	m	725.00	144,275
24	200 x 350 reinforced concrete beams	13	m	250.00	3,250
25	450 x 650 reinforced concrete beams	174	m	660.00	114,840
26	300 x 900 reinforced concrete beams	287	m	680.00	195,160
Total					617,426
STRUCTURAL WALLS					
27	225 reinforced concrete insitu wall including formwork to lift well (lift pit to roof deck - North Section)	80	m2	640.00	51,200
28	300 reinforced concrete insitu wall including formwork to lift well (lift pit to roof deck - North Section)	90	m2	750.00	67,500
Total					118,700
UPPER FLOORS					
29	150 reinforced concrete topping on double T suspended floor system in lieu of 150mm reinforced concrete waffle suspended floor slab system	1,539	m2	295.00	454,005
Total					454,005
ROOF					
30	150 reinforced concrete floor slab to roof	657	m2	250.00	164,250
31	Waterproofing membrane to roof floor slab	657	m2	120.00	78,840
32	Waterproofing membrane to roof deck parapet (upstand)	127	m2	120.00	15,240
33	Extra value to form internal gutter	253	m	200.00	50,600
34	100 dia stainless steel downpipes	75	m	90.00	6,750
Total					315,680
EXTERIOR WALLS AND EXTERIOR FINISH					
35	200 reinforced precast concrete panels	600	m2	400.00	240,000
36	Extra over exterior plaster finish and reveals for Heritage facade (Provisional Sum)	600	m2	250.00	150,000
37	200 reinforced blockwork walls	1,055	m2	200.00	211,000
38	Extra over plaster both sides	1,055	m2	110.00	116,050
39	Extra over paint both sides	1,055	m2	60.00	63,300
Total					780,350
WINDOWS AND EXTERIOR DOORS					
40	Clear glazed steel casement windows including transom, frame, hardware and finish	277	m2	1,000.00	277,000
41	Clear glazed steel bay windows including transom, frame, hardware and finish	64	m2	1,500.00	96,000
42	Clear glazed steel casement windows including semi-circle top, transom, frame, hardware and finish	60	m2	1,750.00	105,000
43	Extra value for glass louvres to toilet	9	No	250.00	2,250
44	Extra value for flemish glazing	104	No	350.00	36,400
45	Pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish	1	No	4,000.00	4,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REPILCA REPLACEMENT Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
46	Pair of exterior quality solid core door (1.8m x 2.1m) including transom, frame, hardware and finish	1	No	3,500.00	3,500
47	Single exterior quality solid core door including transom, frame, hardware and finish	2	No	1,800.00	3,600
Total					527,750
STAIRS AND BALUSTRADES					
48	Reinforced cast in place concrete stair including landing to one level with marble finish	4	No	30,000.00	120,000
49	Hardwood timber handrail, posts and steel balustrading with paint finish	20	m	650.00	13,000
50	Reinforced concrete in-situ stair including landing to one level Basement	1	No	12,000.00	12,000
Total					145,000
INTERIOR WALLS					
51	125 reinforced concrete insitu wall including formwork to internal walls (Ground Floor - North Section)	17	m2	490.00	8,330
52	150 reinforced concrete insitu wall including formwork to internal walls (Second Floor - North Section)	20	m2	525.00	10,500
53	175 reinforced concrete insitu wall including formwork to internal walls (First Floor - North Section)	20	m2	565.00	11,300
54	200 reinforced concrete insitu wall including formwork to internal walls (Ground Floor - North Section)	15	m2	600.00	9,000
55	140 reinforced blockwork walls including plaster finish both sides	1,488	m2	270.00	401,760
56	150 timber wall framing	505	m2	90.00	45,450
57	Proprietary toilet cubicle including partition, door and all hardware	14	No	1,500.00	21,000
Total					507,340
INTERIOR DOORS AND WINDOWS					
58	Pair of hardwood timber door frame doors including glazing, hardware and finish	2	No	3,500.00	7,000
59	Extra value for lead lights	4	No	800.00	3,200
60	Single hardwood timber solid core paint grade door including frame, hardware and finish	100	No	1,600.00	160,000
61	Single hardwood timber solid core paint grade slider door including frame, hardware and finish	1	No	1,600.00	1,600
62	Extra value for vision panel	38	No	250.00	9,500
63	Extra value for door closer	12	No	300.00	3,600
64	Single proprietary FRR doors -/60/30 complete	4	No	2,500.00	10,000
65	Single glazed timber window including frame, hardware and finish	34	m2	650.00	22,100
Total					217,000
FLOOR FINISHES					
66	Marble flooring laid on mortar bed	15	m2	520.00	7,800
67	Broadloom carpet	1,676	m2	70.00	117,320
68	Sheet vinyl with welded joints and coved edge including Hydopoxy to concrete	164	m2	90.00	14,760

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REPILCA REPLACEMENT Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
69	Entry matwell	3	m2	500.00	1,500
	Total				141,380
	WALL FINISHES				
70	Paint on 13 Gibboard both sides including skirting	966	m2	130.00	125,580
71	Paint on 13 Aqualine including skirting	44	m2	75.00	3,300
72	Paint to reinforced concrete and block work walls including making good	3,024	m2	35.00	105,840
73	Timber base boards and skirtings (Reinforced concrete and block work with plaster finish walls)	1,459	m	35.00	51,065
74	Marble walls to entry foyer	18	m2	550.00	9,900
75	Ceramic tiles to toilets	195	m2	240.00	46,800
	Total				342,485
	CEILING FINISHES				
76	Paint on 13 Gibboard on 50 ceiling battens	1,729	m2	95.00	164,255
77	Paint on 13 Aqualine on 50 ceiling battens	77	m2	110.00	8,470
78	Acoustic ceiling on 50 timber battens	43	m2	150.00	6,450
79	Mineral fibre ceiling tiles in metal suspension grid	54	m2	65.00	3,510
80	Extra value for ceiling cornice	886	m	30.00	26,580
81	Paint to stair ceilings and landing soffits	28	m2	40.00	1,120
	Total				210,385
	FITTINGS AND FIXTURES				
82	Kitchen joinery		Sum		30,000
83	Extra value for fixed appliances		Sum		15,000
84	Wall shelving		Sum		10,000
85	Wall shelving with doors		Sum		20,000
	Total				75,000
	SANITARY PLUMBING				
86	Internal water supply		Sum		10,000
87	Toilet pan and cistern complete with water and waste services	15	No	3,000.00	45,000
88	Wash hand basin complete with water and waste services	9	No	1,500.00	13,500
89	Sink insert complete with water and waste services	17	No	1,500.00	25,500
90	Cleaners sink complete with water and waste services	3	No	1,800.00	5,400
91	Hot water cylinder including cold water connection, LPG boiler system, pumps, air ventilation system and associated pipe work (refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000)		Sum		170,000
92	Extra value for multi-storey vertical plumbing (per fitting)	44	No	500.00	22,000
	Total				291,400
	HEATING AND VENTILATION SERVICES				
93	Split heat pump air conditioning unit	77	No	6,000.00	462,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REPILCA REPLACEMENT Rev: 1

AECOM
BUILDING WORKS

No.	Description	Quantity	Unit	Rate	Total
94	Air compressor including 200 litres air receiver tank complete with integrated refrigerated air dryer refer to Atlas Copco quotation dated 14 August 2017 = \$10,828 say \$11,000		Sum		11,000
	Total				473,000
	FIRE SERVICES				
95	Automatic fire alarm system including smoke/heat detectors and manual call points	2,281	m2	25.00	57,025
	Total				57,025
	ELECTRICAL SERVICES				
96	Electric power and lighting including submains and switchboards	2,281	m2	150.00	342,150
97	Extra value for feature lighting		Sum		10,000
	Total				352,150
	VERTICAL AND HORIZONTAL TRANSPORTATION				
98	Lift for three level building excluding shaft	1	No	85,000.00	85,000
	Total				85,000
	SPECIAL SERVICES				
99	Data trunking	201	m	70.00	14,070
100	Voice and data point	77	No	400.00	30,800
101	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum		11,000
102	Intruder security		Sum		5,000
	Total				60,870

AECOM
EXTERNAL WORKS

[illegible]

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : REPILCA REPLACEMENT Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	SITE WORKS				
1	Asphalt alley way including hardfill, excavation, channels and site drainage	235	m2	160.00	37,600
2	Paving blocks including sand fill, hardfill and excavation	140	m2	150.00	21,000
3	Metal security fence		Sum		4,500
	Total				63,100

Project : Lee Pee Limited
Harley Chambers

Cost Plan : REPILCA REPLACEMENT Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	DRAINAGE	375	m2	53.33	20,000	8.77
2	EXTERNAL WATER SUPPLY	375	m2	26.67	10,000	4.38
3	EXTERNAL GAS SUPPLY	375	m2	26.67	10,000	4.38
4	EXTERNAL LIGHT & POWER	375	m2	80.00	30,000	13.15
5	EXTERNAL SPECIAL SERVICES	375	m2	26.67	10,000	4.38
6	DESIGN DEVELOPMENT CONTINGENCY		%	5.00	4,000	1.75
7	PRELIMINARY & GENERAL		%	12.00	10,080	4.42
8	MARGIN		%	6.00	5,645	2.47
	Total				\$100,000	\$43.84

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : REPILCA REPLACEMENT Rev: 1



INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Total
DRAINAGE					
1	Sewer and stormwater drainage including manhole (Provisional Sum)		Sum		20,000
	Total				20,000
EXTERNAL WATER SUPPLY					
2	Incoming water mains supply (Provisional Sum)		Sum		10,000
	Total				10,000
EXTERNAL GAS SUPPLY					
3	Incoming LPG or natural gas mains supply (Provisional Sum)		Sum		10,000
	Total				10,000
EXTERNAL LIGHT & POWER					
4	Incoming mains power supply		Sum		15,000
5	Site lighting		Sum		15,000
	Total				30,000
EXTERNAL SPECIAL SERVICES					
6	Incoming telecoms		Sum		5,000
7	Incoming fibre communications		Sum		5,000
	Total				10,000

Appendix E

Façade Retention

Project : Lee Pee Limited
 Harley Chambers
 Cost Plan : REVISED RETAINED FACADE Rev: 2

No.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION WORK	2,281	m2	116.97	267,000
2	RETAINMENT WORK	2,281	m2	1,722.31	3,929,000
3	CONNECTION WORK	2,281	m2	95.09	217,000
4	RESTORATION WORKS	2,281	m2	235.25	<u>537,000</u>
	Total				\$4,950,000

AECOM
DEMOLITION WORK

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	DEMOLITION	2,281	m2	116.97	266,800	116.97
	Total				\$267,000	\$117.05

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM
DEMOLITION WORK

No.	Description	Quantity	Unit	Rate	Total
	DEMOLITION				
	<u>Building demolition estimate received from Dormer Construction dated 30 May 2017</u>				
1	Main building demolition (Excluded) Extra for façade retention:		Sum		
2	- Additional P&G		Sum		36,000
3	- Detailed concrete cutting		Sum		74,000
4	- Additional demolition works		Sum		122,000
5	- Builder's Work Profit and Attendance (15%)		Sum		34,800
	NOTE: Refer to email dd 08 Sep 2017 Item No. j.				
	Total				266,800

Project : Lee Pee Limited
Harley Chambers

Cost Plan : REVISED RETAINED FACADE Rev: 2



RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	602.70	1,374,756	602.70
2	SUBSTRUCTURE	2,281	m2	409.83	934,827	409.83
3	FRAME	2,281	m2	275.04	627,000	274.88
4	ROOF	2,281	m2	7.15	16,000	7.01
5	DESIGN DEVELOPMENT CONTINGENCY		%	10.00	295,000	129.33
6	PRELIMINARY & GENERAL		%	12.00	390,000	170.98
7	MARGIN		%	8.00	291,000	127.58
	Total				\$3,929,000	\$1,722.49

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM
RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Total
	SITE PREPARATION				
1	Traffic controls and management (Email dd 08 Sep 2017 Item No. d.) <u>Temporary steel frame, brace and supports to external façade (Email dd 08 Sep 2017 Item No. e., f. and j.)</u>		Sum		60,000
2	250 UC steel columns primed	44,316	kg	8.00	354,528
3	250 UC steel beams, primed	15,662	kg	8.00	125,296
4	250 UC steel diagonal members, primed	24,624	kg	8.00	196,992
5	380 PFC steel walers members, primed	12,736	kg	8.00	101,888
6	Miscellaneous plates and cleats	9,734	kg	18.00	175,212
7	M20 bolts epoxied at each main connection to existing concrete columns	304	No	25.00	7,600
8	M20 bolts epoxied at 300 centres to existing concrete façade columns and beams, waler beneath each floor level	780	No	25.00	19,500
9	Paint to steelwork - part of overall health and safety (OHS)	1,681	m2	40.00	67,240
10	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		100,000
11	Temporary full propping to Cambridge Tce entry section and north end corner of the building (Provisional Sum - email dd 08 Sep 2017 Item No. g. and h.)		Sum		16,000
12	Demolish existing 600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111 and email dd 08 Sep 2017 Item No. i.)	4	m	3,250.00	13,000
13	Cost allowance for demolition of affected beams and brick walls (Provisional Sum - Email dd 08 Sep Item No. i.) <u>Exterior windows and doors</u>		Sum		5,000
14	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405 and email dd 08 Sep 2017 Item No. a.)	277	m2	300.00	83,100
15	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	64	m2	350.00	22,400
16	Remove and store external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	60	m2	400.00	24,000
17	Remove and store external glass louvre windows to toilet (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	9	No	150.00	1,350
18	Remove and store pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Structex Item No. 405)	1	No	750.00	750
19	Remove and store of exterior quality solid core door (1.8mx2.1m) including transom, frame, hardware and finish (Structex Item No. 405)	1	No	600.00	600
20	Remove and store single exterior quality solid core door including transom, frame, hardware and finish (Structex Item No. 405)	2	No	150.00	300
	Total				1,374,756
	SUBSTRUCTURE <u>Substructure Construction</u>				

**Project : Lee Pee Limited
Harley Chambers**

Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM

RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Total
21	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d)	28	m	920.00	25,800
22	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor North Section (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d.)	22	m	385.00	8,400
23	800 x 1000 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor South Section (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	41	m	920.00	37,400
24	500 x 500 reinforced concrete underpin beams including formwork, excavation and disposal over steel screw piles Ground Floor South Section (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	23	m	385.00	8,900
25	Retain the basement wall directly beneath the basement at the original entry location and make good (Option 2A Item No. c)	7	m2	55.00	400
26	600 x 800 reinforced concrete foundation beams including formwork, excavation and disposal tied into existing foundation Ground Floor North Section (Email dd 08 Sep 2017 Item No. c. and d.) <u>Piling</u>	115	m	675.00	77,900
27	168 dia steel screw piles to an average of 3m deep to Ground Floor North Section existing façade - see Piletech email high level quotation dated 21 September 2015 (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d.)	16	No	2,273.00	36,344
28	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor North Section existing façade (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d.)	16	No	1,500.00	24,000
29	Jack, pack and grout screw piles to Ground Floor North Section existing façade (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. and d. as Provisional Sum)		Sum		100,000
30	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section existing façade (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	18	No	2,273.00	40,917
31	Supply and install structural steel angle fixed to new foundation beam and pile caps - Ground Floor South Section existing façade (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b.)	18	No	1,500.00	27,000
32	Jack, pack and grout screw piles to Ground Floor South Section existing façade (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. b. as Provisional Sum)		Sum		50,000
33	168 dia steel screw piles to an average of 3m deep to Ground Floor North & South Section (Email dd 08 Sep 2017 Item No. c. and d.)	76	No	2,273.00	172,748
34	168 dia steel screw piles to an average of 3m deep to Ground Floor North Section existing façade - see Piletech email high level quotation dated 21 September 2015 (Item No. 102, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. t.) Total number of screw piles = 88 No.	72	No	2,273.00	163,632

Project : Lee Pee Limited
Harley Chambers

Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM

RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Total
35	168 dia steel screw piles to an average of 3m deep to Ground Floor South Section existing façade (Item No. 103, Option 2A Item No. d, e, h d & h e and email dd 08 Sep 2017 Item No. t.) Total number of screw piles = 89 No.	71	No	2,273.00	161,386
	Total				934,827
	FRAME				
36	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111, Option 2A Item No. f., email dd 08 Sep 2017 Item No. i.) <u>Supply and installation of Sika Cabodur plates (Option 1C Item No. f and email dd 08 Sep 2017 Item No. k.)</u>	4	m	1,780.00	7,120
37	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	675	m	132.00	89,100
38	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North Section columns (Provisional Quantity)	819	m	91.00	74,529
39	100mm x 1.2mm (2 sides) spaced at 300mm centres to South Section columns (Provisional Quantity)	1,620	m	132.00	213,840
40	50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South Section columns (Provisional Quantity) <u>Post tensioning to existing circular concrete columns at main entry (Email dd 08 Sep 2017 Item No. p.)</u>	1,966	m	121.00	237,886
41	Core drilling (Provisional Sum)		Sum		1,000
42	Supply and install RB25 rod	44	kg	4.00	176
43	Cementitious grout to concrete core holes	12	m	60.00	720
44	Apply post tensioning to RB25 rod		Sum		3,000
	Total				627,000
	ROOF				
	<u>Supplementary strengthening work to concrete canopy at main entry (Email dd 08 Sep 2017 Item No. q.)</u>				
45	Concrete cutting 50x50 chases into the soffit of the concrete at 300mm centres including chisel and grinding (North-South)	84	m	110.00	9,240
46	Supply and install H12 reinforcing bars	88	kg	4.00	352
47	Cementitious grout to concrete chase	84	m	80.00	6,720
	Total				16,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM
CONNECTION WORK

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SUBSTRUCTURE	2,281	m2	6.58	15,000	6.58
2	FRAME	2,281	m2	64.88	148,000	64.88
3	DESIGN DEVELOPMENT CONTINGENCY		%	10.00	16,300	7.15
4	PRELIMINARY & GENERAL		%	12.00	21,500	9.43
5	MARGIN		%	8.00	16,100	7.06
	Total				\$217,000	\$95.13

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM
CONNECTION WORK

No.	Description	Quantity	Unit	Rate	Total
	SUBSTRUCTURE				
1	Allow connection to new substructure foundation beams, basement walls and floors (Email dd 08 Sep 2017 Item No. c., i. & l.)		Sum		15,000
	Total				15,000
	FRAME				
2	Tie-in together all existing columns, beams and external façade walls with structural steel and concrete skin walls to new building (Email dd 08 Sep 2017 Item No. c., i. & l.)	820	m2	150.00	123,000
3	Concrete crack epoxy injection to exterior concrete beams, columns and concrete walls - North and South Section (Item No. 112, 113, 114, 115 and email dd 08 Sep 2017 Item No. o.)	100	m	250.00	25,000
	Total				148,000

Project : Lee Pee Limited
Harley Chambers
Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM
RESTORATION WORKS

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	83.17	189,700	83.17
2	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,600	86.63
3	EXTERNAL WORKS	375	m2	44.80	16,800	7.37
4	DESIGN DEVELOPMENT CONTINGENCY		%	10.00	40,400	17.71
5	PRELIMINARY & GENERAL		%	12.00	53,300	23.37
6	MARGIN		%	8.00	38,800	17.01
	Total				\$537,000	\$235.42

Project : Lee Pee Limited
Harley Chambers

Cost Plan : REVISED RETAINED FACADE Rev: 2

AECOM
RESTORATION WORKS

No.	Description	Quantity	Unit	Rate	Total
EXTERIOR WALLS AND EXTERIOR FINISH					
1	Concrete crack epoxy injection to parapet walls North Section Cambridge Tce frontage (Item No. 120)	20	m	250.00	5,000
2	Concrete crack epoxy injection to parapet walls South Section Cambridge Tce and Worcester frontages (Item No. 121)	20	m	250.00	5,000
3	Concrete crack epoxy injection to exterior walls North and South Section (Item No. 205)	290	m	250.00	72,500
4	Restore exterior plaster finish including features like reveals, negative details and the like (Email dd 08 Sep 2017 Item No. m.)	600	m2	100.00	60,000
5	Prepare and re-paint external façade (Email dd 08 Sep 2017 Item No. s.)	600	m2	55.00	33,000
<u>Existing joint between the North and South Sections of the Building (Item No. 208 and email dd 08 Sep 2017 Item No. n. i. to vii.)</u>					
6	Break back exterior face of the façade to 300mm each side of the joint and to 150mm depth over the full height of the building (Provisional Sum)		Sum		2,000
7	Drill and epoxy H12 ties into each end face of the existing face, at 300 centres over the full height.	47	No	145.00	6,815
8	Provide 4-H12 vertical reinforcement bars (full height)	52	kg	4.00	208
9	Fill cut-out section with self compacting concrete	2	m3	450.00	900
10	Install 400x400x12 steel plates to the inside face of the façade, with 4 epoxied M16 bolts (2 each side of existing joint), and spaced at 1000crs over the full height	14	No	235.00	3,290
11	Reinstate plaster finishes (Provisional Sum)		Sum		1,000
Total					189,700
WINDOWS AND EXTERIOR DOORS					
12	Reinstall and make good external glazed steel casement windows including transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	277	m2	450.00	124,650
13	Reinstall and make good external glazed steel bay windows including transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	64	m2	500.00	32,000
14	Reinstall and make good external glazed steel casement windows including semi-circle top, transom, frame, hardware and finish (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	60	m2	600.00	36,000
15	Reinstall and make good external glass louvre windows to toilet (Structex Item No. 405 and email dd 08 Sep 2017 Item No. a.)	9	No	200.00	1,800
16	Rehang, install and make good pair of exterior quality solid core door (2.1m x 2.1m) including transom, frame, hardware and finish (Structex Item No. 209 and 405)	1	No	1,500.00	1,500
17	Rehang, install and make good pair of exterior quality solid core door (1.8mx2.1m) including transom, frame, hardware and finish (Structex Item No. 209 and 405)	1	No	1,000.00	1,000
18	Rehang, install and make good single exterior quality solid core door including transom, frame, hardware and finish (Structex Item No. 209 and 405)	2	No	250.00	500
19	Remove all door barrel bolts for easy egress and make good (Structex Item No. 405 and Cosgrove report)	2	No	55.00	110

AECOM
RESTORATION WORKS

No.	Description	Quantity	Unit	Rate	Total
20	EXTERNAL WORKS				197,600
	SITE WORKS	375	m2	44.80	16,800
					16,800