

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



Lee Pee Limited

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Harley Chambers Redevelopment

Cost Estimate Options



Harley Chambers Redevelopment

Cost Estimate Options

Client: Lee Pee Limited

Co No.: 1021359

Prepared by

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22-Sep-2017

Job No.: 60545703

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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	
1.07			Name/Position Signature	Signature
1	22-Sep-2017	Issued for hearing evidence	Keeley Pomeroy Principal Quantity Surveyor	Atom

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Quantity Surveyor:	AECOM

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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	(m²)
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 External Work Infrastructure Services	10,288,000 27,000 23,000
Building Consent (0.50%)	10,3 <u>38,000</u> 52,000
Construction Contingency (10%)	10,390,000 1,039,000
Professional Fees (12%)	11,429,000 <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

- 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 External Work	13,738,000 27,000
Infrastructure Services	23,000
	13,788,000
Building Consent (0.50%)	69,000
5 ()	13,857,000
Construction Contingency (10%)	1,386,000
	15,243,000
Professional Fees (12%)	1,827,000
	\$17,070,000

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

- 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 External Work Infrastructure Services	15,124,000 27,000 <u>23,000</u>
Building Consent (0.50%)	15,174,000 76,000
Construction Contingency (10%)	15,250,000 <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

- 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 Building Works (three level 2,281m²) External Works Infrastructure Services	456,000 8,490,000 78,000 <u>100,000</u>
Building Consent	8,668,000 43,000
Construction Contingency (5%)	8,7 <u>11,000</u> 436,000
	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

- 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) Extra for Retained Facade				456,000 4,950,000
Building Works (three level)	2,281	m²	3,300	7,527,000
Credit for Retained Façade over New Build	820	m²	800	(656,000)
External Works				100,000
Infrastructure Services				<u>100,000</u>
				12,477,000
Building Consent				<u>58,000</u>
				12,535,000
Construction Contingency (5%)				<u>627,000</u>
				13,162,000
Professional Fees (12%)				<u>1,578,000</u>
				<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.

- 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	m²	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

- 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

Project : Lee Pee Limited Harley Chambers Cost Plan : OPT 1A: 34% NBS Rev: 1 PROJECT				
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>
		0/	0.50	10,338,000
4 BUILDING CONSENT (Item No. 504)		%	0.50	<u>52,000</u>
		%	10.00	10,390,000
5 CONSTRUCTION CONTINGENCY (Item No. 502)		70	10.00	<u>1,039,000</u>
		%	12.00	11,429,000
6 PROFESSIONAL FEES (Item No. 503)		70	12.00	<u>1,371,000</u>
Το	al			\$12,800,000
			I	
roject No. 60272666 24-Aug-20	17			Page '

Project :

Lee Pee Limited Harley Chambers

Cost Plan : OPT 1A: 34% NBS Rev: 1



					- 1	
No.		Quantity		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
-	FRAME	2,281	m2	37.89	86,438	37.89
4		2,281	m2	51.05	116,450	51.05
5		2,281	m2	75.26	171,673	75.26
	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
	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
	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
Proj	ect No. 60272666 24-Aug-	2017	<u> </u>			Page 2



No.	Description	Quantity	Unit	Rate	Tota
	SITE PREPARATION				
	Site Preparation				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,00
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,00
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	1,00
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	97
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		30,00
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	16,76
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	21,88
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	3,28
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	30
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,07
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,97
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,10
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,40
15	Remove and store external glazed steel casement windows incuding semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,00
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,38
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	75
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	60

Project No. 60272666



BUILDING WORKS

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)No21Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)100No22Remove 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)100No23Remove 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 b and 103)No24Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102, and 103)10No25Remove 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)10No26Remove 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)10m227Remove and dispose offsite broken glazing to doors and windows (Item No. 206)SumSum28Remove and dispose offsite broken glazing to doors and windows (Item No. 206)SumSum30Loader mobilization and demobilization North Section (Item No. 101 b b)SumSum31Pile rigge	No.	Description	Quantity	Unit	Rate	Total
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)No21Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)100No22Remove 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)100No23Remove 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 b and 103)100No24Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102, and 103)10No25Remove 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)10No26Remove 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)10m227Remove and dispose offsite broken glazing to doors and windows (Item No. 206)10m2m228Remove and dispose offsite broken glazing to doors and windows (Item No. 206)SumSum30Loader mobilization and demobilization North Section (Item No. 101 b b)10Sum3	19		2	No	150.00	300
removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)22Remove 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)100No23Remove 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)1No24Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102, 203 and 103)10No25Remove 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)12No26Remove 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)10m227Remove and dispose offsite broken glazing to doors and windows (Item No. 206)10m228Remove and dispose offsite broken glazing to doors and windows (Item No. 206)Sum30Loader mobilization and demobilization North Section (Item No. 101 b)Sum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 201 and 202)1,938m232Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)1,938m233Remove concrete encasement to existing steel columns	20	including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102,	2	No	1,000.00	2,000
door including frame, fiardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)No23Remove and store single hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b and 103)No24Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)No25Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)No26Remove 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)No26Remove 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)No27Remove and dispose offsite broken glazing to doors and windows (Item No. 206)Sum28Remove and dispose offsite broken glazing to doors and windows (Item No. 206)Sum30Loader mobilization and demobilization North Section (Item No. 101 b)Sum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 201 and 202) Demolition1,938m232Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)1,938m233Remove 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 </td <td>21</td> <td>removal and steel screw piles installation (Item No. 101 b, 102, 103</td> <td>4</td> <td>No</td> <td>300.00</td> <td>1,200</td>	21	removal and steel screw piles installation (Item No. 101 b, 102, 103	4	No	300.00	1,200
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)No24Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)No25Remove 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)12No26Remove 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)10m227Remove 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)10m228Remove and dispose offsite broken glazing to doors and windows (Item No. 206)SumSum30Loader mobilization and demobilization North Section (Item No. 101 b)Sum b)Sum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 201 and 202) Demolition1,938m233Remove existing ceiling linings and dispose offsite (Item No. 201 and const of the No. 101 b and c i as Provisional Sum)17m234Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i)20m235Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal N	22	door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item	100	No	200.00	20,000
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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)Sum28Remove and dispose offsite broken glazing to doors and windows (Item No. 206)Sum29Bobcat mobilization and demobilization North Section (Item No. 101 b)Sum30Loader mobilization and demobilization North Section (Item No. 101 b)Sum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)Sum32Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)1,93833Remove 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)Sum34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m235Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92m2	26	due to Ground Floor concrete slab removal, steel screw piles and	4	No	200.00	800
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202)Demolition33Remove 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)Sum34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)1735Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92	31			Sum		2,000
 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) 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) 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) 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) 	32		1,938	m2	31.40	60,800
offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)North Section (Item No. 101 b and c i as Provisional Sum)34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m235Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92m2		Demolition				
due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)35Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92m2	33	offsite due to Ground Floor temporary transfer truss installation North		Sum		4,000
Floor concrete slab removal North Section (Item No. 101 b and c j)	34	due to Ground Floor concrete slab removal North Section (Item No.	17	m2	700.00	11,900
	35		92	m2	80.00	7,360
36 Demolish existing 150 reinforced concrete floor slab to Ground Floor 101 m2 North Section and dispose offsite (Item No. 101 b, c iii and 104) 101 m2	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
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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	5,60
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	13,00
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	3,44
	Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)				
52	380 PFC tranfer truss columns, primed	1,690	kg	8.00	13,52
53	380 PFC transfer truss beams, primed	3,083	kg	8.00	24,66
54	380 PFC transfer truss diagonal beams, primed	1,705	kg	8.00	13,64
55	Secondary steelwork (not detailed)	648	kg	8.00	5,18
56	Miscellaneous plates and cleats	972	kg	18.00	17,49
57	Allow for complex installations and substantial fixings through existing columns (Provisional Sum)		Sum		7,50
58	Paint to steelwork - part of overall health and safety (OHS)	113	m2	40.00	4,52
59	Remove temporary transfer truss after completing all related work (Provisional Sum)		Sum		10,00
	Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)				
60	380 PFC lateral columns, primed	622	kg	8.00	4,97
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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
	Substructure Construction				
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
	Basement Construction				
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
	Temporary retaining shotcrete walls - see South Island Shotcrete guotation dated 16 September 2015 (Item No. 101 b and c viii)				
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				
	Substructure Construction				
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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
	Basement Construction				
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
	Piling				
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				
	Structural Steel				
102	150x6 SHS columns, primed to Basement North Section (Item No. 101 b and c xiv)	208	kg	8.00	1,664
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104	Secondary steelwork to Basement North Section (not detailed - Item No. 101 b and c xiv)	21	kg	8.00	168
			3	0.00	100
	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
	Insitu Concrete				
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
	Roof				
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
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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
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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 incuding 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
	t No. 60272666 24-Aug-2017	II			Page 10



No. Description Quantity Unit Rate Total 157 125 reinforced concrete insitu wall including formwork to Ground 17 m2 490.00 8.330 Floor North Section affected by slab removal (Item No. 101 b, c viii and 108) 158 Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 26 No 50.00 1,300 into adjacent beams affected by Ground Floor slab removal North Section (Item No. 101 b and c viii) 159 140 reinforced blockwork walls including plaster finish both sides to 92 m2 270.00 24.840 Ground Floor North Section affected by slab removal (Item No. 101 b and c viii) 160 140 reinforced blockwork walls including plaster finish both sides 1,086 270.00 293,220 m2 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) 161 Drill and epoxy H12 starter reinforcing bars (L=1000) spaced at 200 4,835 No 50.00 241,750 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) 162 Concrete crack epoxy injection to partition walls South Section 100 250.00 25,000 m (Drawing No. SKR2, 3, 4 Item No. 106) 163 240 reinforced blockwork walls with plaster finish along interior wall 43 360.00 m2 15,480 line between North and South Section (Drawing No. SKR2, 3, 4 Item No. 107) 164 300 x 300 x 10 plates bolted with M16 chemsets to concrete as 40 360.00 14,336 No connectors to junction of North and South Section (Item No. 122, 123 and 124) 165 Allow to epoxy inject gap between concrete frames - both sides to 460.00 44 m 20,240 junction of North and South Section (Item No. 122,123 and 124) 166 Allow to plaster repairs both sides of junction between North and 180.00 44 m 7,920 South Section (Item No. 122,123 and 124) 663,266 Total INTERIOR DOORS AND WINDOWS 167 Rehang and make good pair of hardwood timber door frame doors 2 1,500.00 3,000 No 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) 168 Repair and make good lead lights due to Ground Floor concrete slab 4 No 500.00 2,000 removal and steel screw piles installation (Item No. 101 b, 102, 103) 169 Rehang and make good single hardwood timber solid core paint 100 300.00 30,000 No 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) 170 Rehang and make good single hardwood timber solid core paint 1 300.00 300 No 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) 171 Repair and make good to vision panel due to Ground Floor concrete 10 250.00 2,500 No slab removal and steel screw pile installation (Item No. 101 b, 102 and 103) Project No. 60272666 Page 11



No. Description Quantity Unit Rate Total 172 Reinstall door closer due to Ground Floor concrete slab removal, 12 No 150.00 1.800 steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405) 173 Rehang and make good single proprietary FRR doors -/60/30 4 No 500.00 2,000 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405) 174 Repair, reinstall and make good single glazed timber window 10 m2 350.00 3.500 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) 175 Replace broken glazing to doors and windows - see Adler Glass Sum 50.000 quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207) 102 200.00 176 Remove all door barrel bolts for egress and make good (Item No. No 20,400 405 and Cosgrove report) Total 115,500 FLOOR FINISHES 177 Marble flooring laid on mortar bed due to Ground Floor North and 15 520.00 m2 7.800 South section steel screw pile installation (Item No. 102 and 103) 1,676 178 New carpet due to GF concrete slab removal, steel screw piles m2 70.00 117,320 installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116) 179 Reinstate and make good timber base boards due to GF concrete 1,459 m 25.00 36,475 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) 180 Sheet vinyl with welded joints and coved edge including Hydropoxy to 164 m2 90.00 14,760 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) 181 New entry matwell due to Ground Floor North and South Section 3 m2 500.00 1,500 steel screw pile installation (Item No. 102 and 103) Total 177,855 WALL FINISHES 182 Remove and replace 13 Gibboard both sides including skirting to 966 205.00 198,030 m2 North and South Section (Item No. 203 and 204) 183 Remove and replace 13 Aqualine including skirting to North and 44 m2 130.00 5,720 South Section (Item No. 203 and 204) 184 Paint to existing walls including making good to North and South 3,024 m2 35.00 105,840 Section (Item No. 203 and 204) 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 No. 60272666 24-Aug-2017 Page 12

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



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				
	Domestic / Flushing Water Services				
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 ventillation 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
	Storm Water Services				
206	Clean gutters and downpipes, inspect and flush connections to kerb dischage (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 OPT 1A: 34% NBS Rev: 1 Cost Plan :

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BUILDING WORKS

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 ventillation 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
1	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
Projec	ct No. 60272666 24-Aug-2017				Page 14

230 Remove and replace existing external fire stairs from the South end

No. Description

Sum)

Sum)

Sum)

Sum)

237



Total 60.000

126,060

34,950

10,000

681,915

5.000

3,000

50,000

342,150

10,000

410,150

75,000 75,000

3,850

11,000

3,000

17,850

3,300

100,000

Rate

Quantity

1

77

3

Total

Total

No

No

Sum

Sum

No

Sum

75,000.00

50.00

1,100.00

Unit

Sum

of the building (Item No. 415 and Cosgrove report as Provisional 231 Fire separation to external stair walls, lift walls and office walls North 382 m2 330.00 and South Section (Item No. 415 and Cosgrove report as Provisional 233 232 13 Fyreline board between North and South Sections of the building m2 150.00 (Item No. 415 and Cosgrove report as Provisional Sum) 233 Fire separation to existing subfloor spaces to North and South Sum Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum) Total ELECTRICAL SERVICES Mechanical for Electrical Services 234 New mechanical switchboard in Basement North Section (Item No. Sum 413 and Cosgroves report as Provisional Sum) 235 Review and replace associated wiring to new or existing plant items Sum to North Section (Item No. 413 and Cosgroves report as Provisional Electrical Work 236 Remove existing switchboards, cabling, wiring, luminaires, supply Sum connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum) Electric power and lighting including submains and switchboards 2,281 150.00 m2 (Item No. 414 and Cosgrove report as Provisional Sum) 238 Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum Total VERTICAL AND HORIZONTAL TRANSPORTATION

SPECIAL SERVICES

240 Test and commision voice and data point (Item No. 414 and Cosgrove report) 241 Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)

239 Lift for three level building excluding shaft (Item No. 416)

242 Check and commision intruder security (Item No. 414 and Cosgrove report)

SCAFFOLDING & ACCESS

- 243 Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412) 244 Temporary scaffoldings due external requirement for crack injection,
- window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)

Project No. 60272666

Project : Lee Pee Limited						AEC	` M
Cost F	Plan :	Harley Chambers OPT 1A: 34% NBS Rev: 1				BUILDING	
	Descrip ⁻			Quantity	Unit	Rate	Tota
	due to be	rry scaffoldings and propping to floc ell block walls removal (Drawing No nal Sum)	ors - internal requirement . SKR2 Item No. 131 as		Sum		70,00
			Total				173,30
							Page 1

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



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
					\$27,000	\$11.84
	ect No. 60272666 24-Aug-					Page 17



EXTERNAL WORKS

lo.	Description	Quantity	Unit	Rate	Tota
	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	8,10
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	10,50
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,00
	Total				21,6

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INFRASTRUCTURE SERVICES

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1		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
	MARGIN		%	8.00	1,693	0.74
	Total				\$23,000	
Proj	ect No. 60272666 24-Aug-	2017				Page 19

INFRASTRUCTURE SERVICES

lo.	Description	Quantity	Unit	Rate	Tota
	DRAINAGE				
	Sanitary Services				
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		5,00
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		5,00
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,00
	Total				15,00
	EXTERNAL LIGHT & POWER			-	
	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,00
	Total			-	3,0
	et No. 60272666 24-Aug-2017	I	1		Page 2

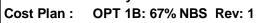
Appendix B

Option 1B: 67% NBS

Proje Cost	ct : Plan :	Lee Pee Limited Harley Chambers OPT 1B: 67% NBS Rev: 1				AECO/ PROJECT SUMMA			
No.	Descrip	tion		Quantity	Unit	Rate	Total		
		IG WORKS		2,281	m2	6,022.69	13,738,000		
		JAL WORKS		375	m2	73.16	27,000		
		TRUCTURE SERVICES		375	m2	60.96	23,000		
							13,788,000		
4	BUILDING CONSENT (Item No. 504)				%	0.50	<u>69,000</u>		
							13,857,000		
5	CONST	RUCTION CONTINGENCY (Item No. 502)			%	10.00	<u>1,386,000</u>		
							15,243,000		
6	PROFES	SSIONAL FEES (Item No. 503)			%	12.00	<u>1,827,000</u>		
			Total			F	\$17,070,000		
						F	<i>•••••••••••••••••••••••••••••••••••••</i>		
Projec	ct No. 60	272666 24-4	ug-2017				Pag		

Project :

Lee Pee Limited Harley Chambers





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		
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No.	Description	Quantity	Unit	Rate	Tota
	SITE PREPARATION				
	Site Preparation				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,00
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,00
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	1,00
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	97
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		30,00
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	16,76
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	21,88
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	3,28
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	30
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,07
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,97
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,10
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,40
15	Remove and store external glazed steel casement windows incuding semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,00
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,35
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	75
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	60



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
	Demolition				
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
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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
	Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)				
52	380 PFC tranfer 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
	Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976
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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	3,44
63	Secondary steelwork (not detailed)	431	kg	8.00	3,44
64	Miscellaneous plates and cleats	647	kg	18.00	11,64
65	Provide substantial fixings through existing columns, beams and post down to floor (Provisional Sum)		Sum		4,00
66	Paint to steelwork - part of overall health and safety (OHS)	75	m2	40.00	3,00
67	Remove temporary lateral braces after completing all related work (Provisional Sum)		Sum		9,00
	Substructure Construction				
68	Bulk excavation and dispose off-site (Item No. 101 b and c vi)	665	m3	120.00	79,80
69	Imported backfill material (Item No. 101 b and c xvii)	665	m3	65.00	43,22
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	1,75
72	Removal and dumping of stockpiled soils (Item No. 101 b)	96	m3	85.00	8,16
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
	Basement Construction				
74	Dewatering for basement excavation (Item No. 101 b and c ii as Provisional Sum)		Sum		200,00
75	Bulk basement excavation (Item No. 101 b and c vi)	761	m3	75.00	57,07
76	Allow difficulty of equipment and excavation access (Item 101 b and c vi as Provisional Sum)		Sum		60,000
	Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii). Allow 10% increase in unit rate (assumed).				
77	Supply, pump and spray 40MPa shotcrete concrete with an "off the nozzle" finish (vertical area = 150m2, 100mm thick)	15	m3	880.00	13,20
78	Extra over waterproof additive	15	m3	132.00	1,98
79	Supply and install 1 layer of SE62 ductile mesh	150	m2	27.50	3,50
80	Subcontractor site establishment and disestablishment for soil nail rig		Sum		2,50
81	Soil nailing and tie backs 3.5m deep approximately 1 row at 1.5m spacing	34	No	1,320.00	44,88
82	Extra over shotcrete along sloped area (166m2, 100mm thick) and not vertical as per quote (Provisional Quantity)	2	m3	880.00	1,76
83	Extra over supply and install 1 layer of SE62 ductile mesh (166m2 - 150m2 = 16m2)	16	m2	27.50	37
84	Extra over soil nailing and tie backs to other side (Provisional Quantity)	17	No	1,320.00	22,44
	Total			ľ	2,269,71
	SUBSTRUCTURE			ŀ	
	Substructure Construction				
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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
	Basement Construction				
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) Piling	54	m2	1,000.00	54,000
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
	Option 1B - 67% NBS Strenthening Work, Item No. g				
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



No.	Description	Quantity	Unit	Rate	Tota
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				1,637,50
	FRAME				
	Structural Steel				
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	16
106	Miscellaneous plates and cleats to Basement North Section (Item No. 101 b and c xiv)	32	kg	18.00	57
107	Intumescent paint to steelwork Basement North Section (Item No. 101 b and c xiv)	2	m2	150.00	30
	Insitu Concrete				
108	300 x 600 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	11	m	480.00	5,28
109	800 x 800 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	1,200.00	3,60
110	900 x 1400 reinforced concrete columns to Basement North Section (Item No. 101 b and c xiv)	3	m	2,150.00	6,45
111	200 x 350 reinforced concrete beams to Basement North Section (Item No. 101 b and c xviii)	13	m	250.00	3,25
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,80
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,12
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,25
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,25
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,25
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,25
	Roof				
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,86
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	11,30
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,97
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	2,10
	Supply and installation of Sika Cabodur plates (Option 1B Item No. f)				
122	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	2,700	m	132.00	356,40
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No. Description Quantity Unit Rate Total 123 50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North 3,276 150.00 491.400 m Section columns (Provisional Quantity) 124 100mm x 1.2mm (2 sides) spaced at 300mm centres to South 132.00 1,890 249,480 m Section columns (Provisional Quantity) 125 50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South 2,294 m 91.00 208.754 Section columns (Provisional Quantity) Total 1,392,472 STRUCTURAL WALLS 126 270 reinforced concrete insitu wall including formwork and 170 m2 685.00 116,450 reinforcement to lift well Basement to roof North Section (Item No. 125, 126 and 127) 127 Add new 150 reinforced shotcrete skin walls to South Section (Option 417 1,350.00 562,950 m2 1B Item No. c.) 320 35.00 128 Drill and epoxy D10 hooked ties into the existing wall (100mm 11,200 No embedment) at 600 centres each way to South Section (Option 1B Item No. c. b.) 129 Drill and epoxy H12 vertical / starter bars to pass through existing 636 No 50.00 31.800 floors at 200 each way to South Section (Option 1B Item No. c. c.) 130 H12 reinforcement to shotcrete skin walls at 200 each way to South 6.839 3.50 23,937 kg Section (Option 1B Item No. c. a.) 131 Drill and epoxy H12 vertical bars into underside of the roof slab / floor 212 50.00 10,600 No at 200 each way to South Section (Option 1B Item No. c. d.) 132 Add new 250 reinforced insitu concrete shear walls to South Section 264 m2 430.40 113,626 (Option 1B Item No. d.) 133 Drill and epoxy D10 hooked ties into the existing columns where the 280 No 35.00 9,800 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.) 134 Drill and epoxy H16 vertical / starter bars to pass through existing 60.00 223,200 3,720 No floors at 200 each way to South Section (Option 1B Item No. d. c.) 135 H16 reinforcement to concrete shear walls at 200 each way, each 19,546 3.50 68,411 kg face to South Section (Option 1B Item No. d. a.) 136 HR10 concrete shear wall stirrups (600 long) spaced at 100 centres, 2,260 kg 3.50 7,910 at each end wall, over the bottom sotrey height to South Section (Option 1B Item No. d. a.) 137 2HR10 concrete shear wall links spaced at 100 centres, at each end 31,482 3.50 110,187 kg wall, over the bottom sotrey height to South Section (Option 1B Item No. d. a.) 138 Drill and epoxy H12 vertical bars into underside of the roof slab / floor 135 50.00 No 6,750 at 200 each way to South Section (Option 1B Item No. d. d.) 139 Drill and epoxy H16 horizontal starter bars into the existing columns 280 No 60.00 16,800 at the ends of new shear walls at 200 centres, 1000 long with 250mm embedment to South Section (Option 1B Item No. d. e.) 260.00 140 Cut back existing wall 400 each side and reform with new 20 gap to 11,440 44 m South Section (Option 1B Item No. e) 1,325,060 Total UPPER FLOORS Project No. 60272666 24-Aug-2017 Page 9



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 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
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)	520	m	250.00	130,000
	Supply and installation of Sika Cabodur plates (Option 1B Item No. f)				
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
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No. Description Quantity Unit Rate Total 2.950 158 Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 59 No 50.00 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213) 159 Concrete crack epoxy injection to parapet walls North Section 20 m 250.00 5,000 Cambridge Tce frontage (Item No. 120) 160 Concrete crack epoxy injection to parapet walls South Section 20 m 250.00 5.000 Cambridge Tce and Worcester frontages (Item No. 121) 161 Concrete crack epoxy injection to exterior walls North and South 520 250.00 130.000 m Section (Item No. 205) 162 Paint to external walls due to wall repair to South Section (Item No. 600 m2 40.00 24,000 117, 120, 205 and 213) 163 Allow new joint flashing to exterior walls North Section and new 26 120.00 3,101 m building adjacent to the boundary (Item No. 208) Total 310,471 WINDOWS AND EXTERIOR DOORS 164 Reinstall and make good external glazed steel casement windows 277 m2 450.00 124,650 including transom, frame, hardware and finish (Item No. 405) 165 Reinstall and make good external glazed steel bay windows including 64 500.00 32,000 m2 transom, frame, hardware and finish (Item No. 405) 166 Reinstall and make good external glazed steel casement windows 60 600.00 m2 36,000 incuding semi-circle top, transom, frame, hardware and finish (Item No. 405) Reinstall and make good external glass louvre windows to toilet (Item 9 200.00 1,800 167 No No. 405) 168 Rehang, install and make good pair of exterior quality solid core door 1 No 1,500.00 1,500 (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405) 169 Rehang, install and make good pair of exterior guality solid core door 1 No 1.000.00 1.000 (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405) 170 Rehang, install and make good single exterior quality solid core door 2 250.00 500 No including transom, frame, hardware and finish (Item No. 209 and 405) 2 171 Remove all door barrel bolts for egress and make good (Item No. No 55.00 110 405 and Cosgrove report) 197,560 Total STAIRS AND BALUSTRADES 172 Reinforced concrete in-situ stair including landing to Basement (Item 25,000.00 25,000 1 No No. 101 b and c xvi) 173 Allowance for steel plate connectors to underside of flights at 12 16,800 No 1,400.00 landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130) 174 Rake out and epoxy connections to existing floors at each level to 12 sets 990.00 11,880 main stairs North Section (Item No. 130) 175 Reinstatement of marble finishes with alternative product (PC Sum 20 m2 800.00 16,000 for Supply \$400m2) to main stairs North Section (Item No. 130) 176 Provisional allowance for SHS supports posts at connections to Sum 20,500 upper floors - main stairs North Section (Item No. 130) Project No. 60272666 24-Aug-2017 Page 11

AECOM BUILDING WORKS

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
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No. Description



Total

Rate

Quantity

Unit

2.500 192 Repair and make good to vision panel due to Ground Floor concrete 10 No 250.00 slab removal and steel screw pile installation (Item No. 101 b, 102 and 103) 193 Reinstall door closer due to Ground Floor concrete slab removal, 12 No 150.00 1,800 steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405) 194 Rehang and make good single proprietary FRR doors -/60/30 4 No 500.00 2.000 complete due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405) 195 Repair, reinstall and make good single glazed timber window 10 m2 350.00 3,500 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) 196 Replace broken glazing to doors and windows - see Adler Glass 50,000 Sum quotation dated 22 September 2015 = \$49,503.53 say \$50,000 excluding GST (Item No. 206 and 207) 197 Remove all door barrel bolts for egress and make good (Item No. 102 200.00 20,400 No 405 and Cosgrove report) 115,500 Total FLOOR FINISHES 198 Marble flooring laid on mortar bed due to Ground Floor North and 15 m2 520.00 7.800 South section steel screw pile installation (Item No. 102 and 103) 199 New carpet due to GF concrete slab removal, steel screw piles 1,676 m2 70.00 117,320 installation, block work and concrete floor cracks North and South Section (Item No. 101 b, 102, 103, 104, 105, 106, 107, 108 and 116) 200 Reinstate and make good timber base boards due to GF concrete 1,459 25.00 36,475 m 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) 201 Sheet vinyl with welded joints and coved edge including Hydropoxy to 164 90.00 14,760 m2 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) 202 New entry matwell due to Ground Floor North and South Section 500.00 3 m2 1,500 steel screw pile installation (Item No. 102 and 103) 203 Cement screed on existing floors to South Sections due to Sika 1,126 m2 30.00 33,780 Cabodur floor diaphragm strengthening work (Option 1B Item No. h) Total 211,635 WALL FINISHES 204 Remove and replace 13 Gibboard both sides including skirting to 966 m2 205.00 198,030 North and South Section (Item No. 203 and 204) 205 Remove and replace 13 Aqualine including skirting to North and 44 m2 130.00 5,720 South Section (Item No. 203 and 204) 3,024 206 Paint to existing walls including making good to North and South 35.00 105,840 m2 Section (Item No. 203 and 204) 207 Marble walls to entry foyer 18 550.00 9,900 m2 208 Ceramic tiles to toilets 240.00 46,800 195 m2 209 Plaster and paint on existing columns to North and South Sections 827 85.00 70,295 m2 due to Sika Carbodur strengthening work (Option 1B Item No. f) Project No. 60272666 24-Aug-2017 Page 13

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				
	Domestic / Flushing Water Services				
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 ventillation 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
	Storm Water Services				
229	Clean gutters and downpipes, inspect and flush connections to kerb dischage (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		2,000
Projec	ct No. 60272666 24-Aug-2017				Page 14



No. Description Quantity Unit Rate Total 230 Replace pipework, fittings and fixings as required (Item No. 413 and Sum 1.000 Cosgroves report as Provisional Sum) 231 Seismic Restraints to suspended services, hot water cylinder and 8,000 Sum cold water storage tanks (Item No. 413 and Cosgroves report as Provisional Sum) Total 206,200 HEATING AND VENTILATION SERVICES 232 Check, test and repair existing split heat pump air conditioning unit / 77 No 500.00 38,500 heating radiators (Item No. 413) 10,000 233 Drain and flush radiators pipework including pipework condition Sum report and pressure test (Item No. 413 as Provisional Sum) 234 Replace damage pipework as required (Item No. 413 as Provisional 5,000 Sum Sum) 235 Air compressor including 200 litres air receiver tank complete with 11,000 Sum integrated refrigerated air dryer refer to Atlas Copco guotation dated 14 August 2017 = \$10,828 say \$11,000 (Item No. 413) 236 Check, test and clean existing ventillation system riser and ductwork Sum 20.000 (Item No. 413) 237 Replace damage ventilation riser or ductwork as required (Item No. Sum 6,000 413 as Provisional Sum) 90,500 Total FIRE SERVICES 39 1.600.00 62,400 238 Install fire glass panels to sides of main access stair and Basement m2 stair to achieve compliance as part of Building Consent (Item No. 304) 239 Ramp access with stainless steel railing from external ground to floor Sum 15.000 level main entrance at North Section (Item No. 305 as Provisional Sum) 240 Install accessible toilet on the ground floor level to achieve 30,000 Sum compliance for Building Consent. Likely to involve alterations to existing partition walls, plumbing, etc. (Item No. 305 as Provisional Sum) 241 Remove existing Type 2f manual alarm system with manual call 25,000 Sum points and bells (Item No. 415 and Cosgrove report as Provisional Sum) 242 Automatic fire sprinkler system incorporating a manual fire alarm 2,281 75.00 171,075 m2 system (Type 4) and an automatic smoke/heat detection system (Item No. 415 and Cosgrove report as Provisional Sum) 243 Remove non illuminated exit signage (Item No. 415 and Cosgrove Sum 500 report as Provisional Sum) 244 Illuminated exit sign (Item No. 415 and Cosgrove report) 19 No 350.00 6.650 7 245 New magnetic door open device (Item No. 415 and Cosgrove report) No 1,000.00 7,000 246 Remove existing door affected by new vision panel (Item No. 415 11 300.00 3,300 No and Cosgrove report) 247 New vision panel to existing door (Item No. 415 and Cosgrove report) 11 No 2.000.00 22.000 Remove existing doors affected by FRR doors replacement then 14 320.00 4,480 248 No dispose off-site Project No. 60272666 24-Aug-2017



No. Description Quantity Unit Rate Total 249 Single proprietary FRR doors -/60/30 complete (Item No. 415 and 10 No 2,500.00 25,000 Cosgrove report) 250 New single propriety FRR doors -/60/60 complete (Item No. 415 and 4 2,500.00 10,000 No Cosgrove report) 251 Install frameless fire glass panels to lift lobby of Ground, First and 27 m2 2,500.00 67,500 Second Floor North Section to achieve compliance as part of Building Consent (Item No. 415 and Cosgrove report) 252 Relocate Basement exit from the Ground Floor North Section (Item 1 No 1.000.00 1.000 No. 415 and Cosgrove report) 253 Remove and replace existing external fire stairs from the South end Sum 60,000 of the building (Item No. 415 and Cosgrove report as Provisional Sum) 254 Fire separation to external stair walls, lift walls and office walls North 382 m2 330.00 126,060 and South Section (Item No. 415 and Cosgrove report as Provisional Sum) 255 13 Fyreline board between North and South Sections of the building 233 m2 150.00 34,950 (Item No. 415 and Cosgrove report as Provisional Sum) 256 Fire separation to existing subfloor spaces to North and South Sum 10,000 Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum) 681,915 Total **ELECTRICAL SERVICES** Mechanical for Electrical Services 5,000 257 New mechanical switchboard in Basement North Section (Item No. Sum 413 and Cosgroves report as Provisional Sum) 258 Review and replace associated wiring to new or existing plant items 3,000 Sum to North Section (Item No. 413 and Cosgroves report as Provisional Sum) **Electrical Work** 259 Remove existing switchboards, cabling, wiring, luminaires, supply 50,000 Sum connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum) 260 Electric power and lighting including submains and switchboards 2,281 150.00 m2 342,150 (Item No. 414 and Cosgrove report as Provisional Sum) 261 Emergency lighting (Item No. 415 and Cosgrove report as Provisional 10,000 Sum Sum) 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 75.000 Total SPECIAL SERVICES 77 50.00 263 Test and commision voice and data point (Item No. 414 and 3,850 No Cosgrove report) 264 Card access security (refer to Mainland Security System quotation Sum 11,000 dated 14 August 2017 = \$10,340 say \$11,000) 265 Check and commision intruder security (Item No. 414 and Cosgrove 3,000 Sum report) Project No. 60272666 24-Aug-2017 Page 16

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



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

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



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
Proi	ect No. 60272666 24-Aug-	2017				Page 18



EXTERNAL WORKS

No.	Description	Quantity	Unit	Rate	Tota
5	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	8,10
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	10,50
3	Remove, store and reinstate metal security fence (Item No. 411 as Provisional Sum)		Sum		3,00
	Total				21,60

AECOM

INFRASTRUCTURE SERVICES

1 DRAINAGE 375 m2 40.00 15,000 2 EXTERNAL LIGHT & POWER 375 m2 8.00 3,000 3 DESIGN DEVELOPMENT CONTINGENCY (Item No. 502) % 5.00 900 4 PRELIMINARY & GENERAL (Item No. 501) % 12.00 2,266 5 MARGIN % 8.00 1,693 7 Total % 8.00 1,693 9 For any state of the state of t
3 DESIGN DEVELOPMENT CONTINGENCY (Item No. 502) % 5.00 900 4 PRELIMINARY & GENERAL (Item No. 501) % 12.00 2,268 5 MARGIN % 8.00 1,693
502) 4 PRELIMINARY & GENERAL (Item No. 501) % 12.00 2,268 5 MARGIN % 8.00 1,693
4 PRELIMINARY & GENERAL (Item No. 501) % 12.00 2,268 5 MARGIN % 8.00 1,693
5 MARGIN % 8.00 1,693

AECOM

INFRASTRUCTURE SERVICES

lo.	Description	Quantity	Unit	Rate	Tota
	DRAINAGE				
	Sanitary Services				
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		5,00
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		5,00
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,00
	Total				15,00
	EXTERNAL LIGHT & POWER				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,00
	Total			-	3,0
	et No. 60272666 24-Aug-2017	I	I		Page 2

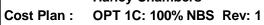
Appendix C

Option 1C: 100% NBS

roject ost Pl	Harley Chambers					ECT SUMMARY
No	Description		Quantity	Unit	Rate	Tota
	UILDING WORKS		2,281	m2	6,630.38	15,124,000
	XTERNAL WORKS		375	m2	73.16	27,000
	NFRASTRUCTURE SERVICES		375	m2	60.96	<u>23,000</u>
						15,174,00
4 B	UILDING CONSENT (Item No. 504)			%	0.50	76,00
						15,250,00
5 C	CONSTRUCTION CONTINGENCY (Item No. 502)			%	10.00	1,525,000
						16,775,00
6 P	ROFESSIONAL FEES (Item No. 503)			%	12.00	2,015,000
		Total				\$18,790,00

Project :

Lee Pee Limited Harley Chambers





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	136.1 ⁻
8	WINDOWS AND EXTERIOR DOORS	2,281	m2	86.61	197,560	86.67
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	298.9
19	ELECTRICAL SERVICES	2,281	m2	179.81	410,150	179.8 ⁻
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	485.52
	Total			-	\$15,124,000	\$6,630.43
Proj	ect No. 60272666 24-Aug-	2017				Page 2



ю.	Description	Quantity	Unit	Rate	Tota
	SITE PREPARATION				
	Site Preparation				
1	Asbestos further testing and removal (Item No. 403 - Provisional Sum)		Sum		100,00
2	Remove furniture, fixings and equipments (FF&E) and store offsite (Item No. 405 as Provisional Sum)		Sum		20,00
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	1,00
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	97
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		30,00
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	16,76
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	21,88
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	3,28
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	30
11	Remove and store T&G floor and joists to Ground Floor North Section (Item No. 102)	241	m2	75.00	18,07
12	Remove and store T&G floor and joist to Ground Floor South Section (Item No. 103)	373	m2	75.00	27,97
13	Remove and store external glazed steel casement windows including transom, frame, hardware and finish (Item No. 405)	277	m2	300.00	83,10
14	Remove and store external glazed steel bay windows including transom, frame, hardware and finish (Item No. 405)	64	m2	350.00	22,40
15	Remove and store external glazed steel casement windows incuding semi-circle top, transom, frame, hardware and finish (Item No. 405)	60	m2	400.00	24,00
16	Remove and store external glass louvre windows to toilet (Item No. 405)	9	No	150.00	1,35
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	75
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	60



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)No300.0021Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)No300.0022Remove 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)No200.00223Remove 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)No200.0024Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)No200.0025Remove and store door vision panels due to Ground Floor concrete slab removal, steel screw pile installation (Item No. 101 b, 102 and 103)10No200.0026Remove 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)10m2250.0027Remove and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)10m2250.0028Remove and finish due to Ground Floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 20	No.	Description	Quantity	Unit	Rate	Total
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)No300.0021Remove and store lead lights due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)No300.0022Remove and store single hardwood timber solid core paint grade ocncrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)100No200.00223Remove 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)No200.00224Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)No200.0025Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)No200.0026Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)10No200.0027Remove and finish due to Ground Floor concrete slab removal, itel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)10No200.0028Remove and finish due to Ground Floor concrete slab removal, itel screw pile and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)10m2250.0029 <td>19</td> <td></td> <td>2</td> <td>No</td> <td>150.00</td> <td>300</td>	19		2	No	150.00	300
removal and steel screw piles installation (Item No. 101 b, 102, 103 and 405)No200.00222Remove 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)100No200.00223Remove 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, to and 103)1No200.0024Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)10No200.0025Remove and store door closer due to Ground Floor concrete slab removal, steel screw pile installation (Item No. 101 b, 102 and 103)10No200.0026Remove and store single proprietary FRR doors (flem No. 101 b, 102, 103, 209 and 405)10ma2250.0027Remove and store single paretimetry FRR doors and windows (flem No. 206)mm2250.00mm227Remove and store single glazed timer window including frame, hardware and finish due to Ground floor concrete slab removal and steet screw piles and misaligned doors (Item No. 101 b, 102, 103 and 405)10m2250.0028Remove and dispose offsite broken glazing to doors and windows (Item No. 206)SumSum31.40630Loader mobilization and demobilization North Section (Item No. 101 b)Sum31.406<	20	including glazing, hardware and finish due to Ground Floor concrete slab removal and steel screw piles installation (Item No. 101 b, 102,	2	No	1,000.00	2,000
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)No200.0023Remove 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)No200.0024Remove and store door vision panels due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)No200.0025Remove 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)No55.0026Remove 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)No200.0027Remove and dispose offsite broken glazing to doors and windows (Item No. 206)Nu250.0028Remove and dispose offsite broken glazing to doors and windows (Item No. 206)SumSum30Loader mobilization and demobilization North Section (Item No. 101 b)SumSum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 201 and 202)1,938m231.4033Remove concrete encasement to existing steel columns and dispose offsite due to Ground Floor concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c i)31m231.4034Demolish existing 150	21	removal and steel screw piles installation (Item No. 101 b, 102, 103	4	No	300.00	1,200
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) 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 24 Remove and store door vision panels due to Ground Floor concrete slab removal, steel screw pile installation (Item No. 101 b, 102 and 103) 10 No 200.00 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 26 Remove and store single proprietary FRR doors -/60/60 complete due to Ground Floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405) 10 m2 250.00 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 28 Remove and dispose offsite broken glazing to doors and windows (Item No. 206) Sum 5um 5um 30 Loader mobilization and demobilization North Section (Item No. 101 b) Sum 5um 5um 5um 31 Pile rigger 12 Tonner mobilization and demobi	22	door including frame, hardware and finish due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item	100	No	200.00	20,000
slab removal and steel screw pile installation (Item No. 101 b, 102 and 103)Image: constraint of the state	23	slider door including frame, hardware and finish due to Ground Floor concrete slab removal and steel screw pile installation (Item No. 101	1	No	200.00	200
removal, steel screw pile installation and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)A26Remove 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)4No200.0027Remove and store single glazed timber window including frame, 	24	slab removal and steel screw pile installation (Item No. 101 b, 102	10	No	200.00	2,000
due to Ground Floor concrete slab removal, steel screw piles and misaligned doors (Item No. 101 b, 102, 103, 209 and 405)mmmmm27Remove 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)10m2250.0028Remove and dispose offsite broken glazing to doors and windows (Item No. 206)SumSum29Bobcat mobilization and demobilization North Section (Item No. 101 b)SumSum30Loader mobilization and demobilization North Section (Item No. 101 b)SumSum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 201 and 202)1,938m231.4033Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)1,938m231.4034DemolitionSumSum35Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)10m280.0036Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)20m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b and c j)20m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b and c j)101m2800.008	25	removal, steel screw pile installation and misaligned doors (Item No.	12	No	55.00	660
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)Sum28Remove and dispose offsite broken glazing to doors and windows (Item No. 206)Sum29Bobcat mobilization and demobilization North Section (Item No. 101 b)Sum30Loader mobilization and demobilization North Section (Item No. 101 b)Sum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 201 and 202)Sum32Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)1,938 Demolition33Remove 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)Sum34Demolish existing 125 reinforced concrete walls and dispose offsite floor concrete slab removal North Section (Item No. 101 b and c j)Tm2700.0035Demolish existing block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor Floor and dispose offsite (Item No. 101 b, c iii and 104)101m2800.008	26	due to Ground Floor concrete slab removal, steel screw piles and	4	No	200.00	800
(Item No. 206)Sum29Bobcat mobilization and demobilization North Section (Item No. 101 b)Sum30Loader mobilization and demobilization North Section (Item No. 101 b)Sum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)Sum32Remove existing ceiling linings and dispose offsite (Item No. 201 and 202) Demolition1,938m233Remove 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)Sum34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m2700.0035Demolish existing 150 reinforced concrete floor slab to Ground Floor Floor concrete slab removal North Section (Item No. 101 b and c j)92m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.00	27	hardware and finish due to Ground floor concrete slab removal and steel screw piles and misaligned doors (Item No. 101 b, 102, 103 and	10	m2	250.00	2,500
b)Sum30Loader mobilization and demobilization North Section (Item No. 101 b)Sum31Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)Sum32Remove existing ceiling linings and dispose offsite (Item No. 201 and 202) Demolition1,938m233Remove 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)Sum34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m2700.0035Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.008	28			Sum		5,000
b)31Pile rigger 12 Tonner mobilization and demobilization (Item No. 101 b)Sum32Remove existing ceiling linings and dispose offsite (Item No. 201 and 202) Demolition1,938m231.40633Remove 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)Sum33700.00134Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m2700.00135Demolish existing 150 reinforced concrete floor slab to Ground Floor Floor concrete slab removal North Section (Item No. 101 b and c j)92m280.00836Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.008	29			Sum		1,000
b)32Remove existing ceiling linings and dispose offsite (Item No. 201 and 202)1,938m231.40633Remove 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)Sum34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m2700.00135Demolish existing bell block walls and dispose offsite floor concrete slab removal North Section (Item No. 101 b and c j)92m280.00836Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.008	30			Sum		2,000
202) Demolition33Remove 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)34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)35Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)36Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)37383939303435363637363637383939303031323334343535363637373839393939303031323334353536363737383939393939393939393939393939	31			Sum		2,000
33Remove 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)Sum34Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m2700.00135Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.00	32		1,938	m2	31.40	60,800
offsite due to Ground Floor temporary transfer truss installation North Section (Item No. 101 b and c i as Provisional Sum)nm2nm234Demolish existing 125 reinforced concrete walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)17m2700.00135Demolish existing bell block walls and dispose offsite Floor concrete slab removal North Section (Item No. 101 b and c j)92m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.00		<u>Demolition</u>				
due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)mean 35mean 80.0035Demolish existing bell block walls and dispose offsite due to Ground Floor concrete slab removal North Section (Item No. 101 b and c j)92m280.0036Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.008	33	offsite due to Ground Floor temporary transfer truss installation North		Sum		4,000
Floor concrete slab removal North Section (Item No. 101 b and c j)36Demolish existing 150 reinforced concrete floor slab to Ground Floor North Section and dispose offsite (Item No. 101 b, c iii and 104)101m2800.008	34	due to Ground Floor concrete slab removal North Section (Item No.	17	m2	700.00	11,900
North Section and dispose offsite (Item No. 101 b, c iii and 104)	35		92	m2	80.00	7,360
	36		101	m2	800.00	80,800
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No.	Description	Quantity	Unit	Rate	Total
37	Demolish existing 200 x 350 reinforced concrete beams to Basement	13	m	750.00	9,758
	North Section and dispose offsite (Item No. 101 b and c iii)				-,
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
	Temporary transfer truss, beams, foundation and piles to Ground Floor North Section (Item No. 101 b and c i)				
52	380 PFC tranfer 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
	Temporary lateral braces to main columns of Basement, Ground and First Floor North Section (Item No. 101 b and c iv)				
60	380 PFC lateral columns, primed	622	kg	8.00	4,976
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Project : Lee Pee Limited Harley Chambers



Cost Plan : OPT 1C: 100% NBS Rev: 1

No.	Description	Quantity	Unit	Rate	Total
	380 PFC lateral beams, primed	3,257	kg	8.00	26,056
	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
	Substructure Construction				
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
	Basement Construction				
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
	Temporary retaining shotcrete walls - see South Island Shotcrete quotation dated 16 September 2015 (Item No. 101 b and c viii). Allow 10% increase in unit rate (assumed).				
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			-	2,269,71
	Substructure Construction				
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Project : Lee Pee Limited Harley Chambers



Cost Plan : OPT 1C: 100% 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
	Basement Construction				
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
	Piling			0.070.00	
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
	Option 1C - 100% NBS Strenthening Work, Item No. g				
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
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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				
	Structural Steel				
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
	Insitu Concrete				
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	3,25
112	450 x 600 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	700.00	2,80
113	600 x 1400 reinforced concrete columns to Ground floor North Section (Drawing No. SKR2 Item No. 111)	4	m	1,780.00	7,12
114	Concrete crack epoxy injection to exterior plastered columns North Section (Item No. 112)	25	m	250.00	6,25
115	Concrete crack epoxy injection to exterior plastered beams North Section (Item No. 113)	25	m	250.00	6,25
116	Concrete crack epoxy injection to exterior plastered columns South Section (Item No. 114)	25	m	250.00	6,25
117	Concrete crack epoxy injection to exterior plastered beams South Section (Item No. 115)	25	m	250.00	6,25
	Roof				
118	225 x 225 reinforced concrete bond beam to parapet North Section (Drawing No. SKR4 Item No. 118)	42	m	330.00	13,86
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	11,30
120	225 x 225 reinforced concrete bond beam to parapet South Section (Item No. 119)	9	m	330.00	2,97
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	2,10
	Supply and installation of Sika Cabodur plates (Option 1C Item No. f)				
122	100mm x 1.2mm (2 sides) spaced at 300mm centres to North Section columns (Provisional Quantity)	2,700	m	132.00	356,40
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STRUCTURAL WALLS

125, 126 and 127)

No. Description



Total

298.116

249,480

277,574

1,268,008

116,450

816,750

16,800

47,100

66,483

15,700

182,059

9,800

648,000

97,640

12,110

171,910

10,850

16,800

11,440

2,239,891

Rate

91.00

132.00

121.00

685.00

1,350.00

35.00

50.00

3.50

50.00

430.40

35.00

60.00

3.50

3.50

3.50

50.00

60.00

260.00

123 50mm x 1.2mm (all 4 sides) spaced at 150mm centres to North 3,276 m Section columns (Provisional Quantity) 124 100mm x 1.2mm (2 sides) spaced at 300mm centres to South 1,890 m Section columns (Provisional Quantity) 125 50mm x 1.2mm (all 4 sides) spaced at 150mm centres to South 2,294 m Section columns (Provisional Quantity) Total 126 270 reinforced concrete insitu wall including formwork and 170 m2 reinforcement to lift well Basement to roof North Section (Item No.

Quantity

605

480

942

314

423

280

10,800

27,897

3,460

49,117

217

280

44

Total

18,995

m2

No

No

kg

No

m2

No

No

kg

kg

kg

No

No

m

Unit

- 127 Add new 200 reinforced shotcrete skin walls to South Section (Option 1C Item No. c.)
- 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.)
- 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.)
- 130 H16 reinforcement to shotcrete skin walls at 200 each way to South Section (Option 1C Item No. c. a.)
- 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.)
- 132 Add new 250 reinforced insitu concrete shear walls to South Section (Option 1C Item No. d.)
- 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.)
- 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.)
- 135 H16 reinforcement to concrete shear walls at 200 each way, each face to South Section (Option 1C Item No. d. a.)
- 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.)
- 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.)
- 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.)
- 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.)
- 140 Cut back existing wall 400 each side and reform with new 20 gap to South Section (Option 1C Item No. e)

UPPER FLOORS

24-Aug-2017

Project No. 60272666



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 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
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)	520	m	250.00	130,000
	Supply and installation of Sika Cabodur plates (Option 1C Item No. f)				
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			ľ	
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
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Cost Plan :	OPT 1C: 100% NBS Rev: 1	



No. Description Quantity Unit Rate Total 158 Remove existing brick parapet and replace 240 reinforced blockwork 7 m2 425.00 2,975 walls with plaster finish to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213) 159 Drill and epoxy H12 starter reinforcing bar (L=1000) spaced at 200 59 No 50.00 2,950 into piers and 300 into beams to Roof parapet wall North Section (Drawing No. SKR4 Item No. 117 and 213) 160 Concrete crack epoxy injection to parapet walls North Section 20 250.00 5.000 m Cambridge Tce frontage (Item No. 120) Concrete crack epoxy injection to parapet walls South Section 20 250.00 5,000 161 m Cambridge Tce and Worcester frontages (Item No. 121) 162 Concrete crack epoxy injection to exterior walls North and South 520 m 250.00 130,000 Section (Item No. 205) 163 Paint to external walls due to wall repair to South Section (Item No. 600 m2 40.00 24,000 117, 120, 205 and 213) 164 Allow new joint flashing to exterior walls North Section and new 26 m 120.00 3,101 building adjacent to the boundary (Item No. 208) 310,471 Total WINDOWS AND EXTERIOR DOORS 165 Reinstall and make good external glazed steel casement windows 277 m2 450.00 124,650 including transom, frame, hardware and finish (Item No. 405) 166 Reinstall and make good external glazed steel bay windows including 64 m2 500.00 32,000 transom, frame, hardware and finish (Item No. 405) 60 600.00 36,000 167 Reinstall and make good external glazed steel casement windows m2 incuding semi-circle top, transom, frame, hardware and finish (Item No. 405) 168 Reinstall and make good external glass louvre windows to toilet (Item 9 No 200.00 1,800 No. 405) 169 Rehang, install and make good pair of exterior guality solid core door 1 No 1.500.00 1,500 (2.1m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405) 170 Rehang, install and make good pair of exterior quality solid core door 1 1,000.00 1,000 No (1.8m x 2.1m) including transom, frame, hardware and finish (Item No. 209 and 405) 171 Rehang, install and make good single exterior quality solid core door 2 No 250.00 500 including transom, frame, hardware and finish (Item No. 209 and 405) 172 Remove all door barrel bolts for egress and make good (Item No. 2 No 55.00 110 405 and Cosgrove report) 197,560 Total STAIRS AND BALUSTRADES 173 Reinforced concrete in-situ stair including landing to Basement (Item 1 No 25,000.00 25,000 No. 101 b and c xvi) 174 Allowance for steel plate connectors to underside of flights at 12 No 1,400.00 16,800 landings and slabs - 800x200x16 MS bent flats - 2 per section to main stairs North Section (Item No. 130) 175 Rake out and epoxy connections to existing floors at each level to 12 sets 990.00 11,880 main stairs North Section (Item No. 130)

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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
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BUILDING

	Description	Quantity	Unit	Rate	Total
e I	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
5	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
5	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
0	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
i	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
0	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
	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
F	FLOOR FINISHES				
5	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
i	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
s f	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
c f	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
	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
5	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
v	WALL FINISHES				
	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
	Remove and replace 13 Aqualine including skirting to North and South Section (Item No. 203 and 204)	44	m2	130.00	5,720
	Paint to existing walls including making good to North and South Section (Item No. 203 and 204)	3,024	m2	35.00	105,840
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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				
	Domestic / Flushing Water Services				
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 ventillation 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
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No.	Description	Quantity	Unit	Rate	Total
110.	Storm Water Services	Quantity	Onit	Nate	Total
230	Clean gutters and downpipes, inspect and flush connections to kerb dischage (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 ventillation 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				
	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
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dispose off-site 10 No 250 Single proprietary FRR doors -/60/30 complete (Item No. 415 and Cosgrove report) 10 No 2 251 New single propriety FRR doors -/60/60 complete (Item No. 415 and Cosgrove report) 27 m2 2 252 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 2 253 Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report) 1 No 1 254 Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum) 382 m2 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 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 Sum 258 Nee mechanical switchboards in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum) Sum Sum 258 Nee mechanical switchboards, cabling, wiring, luminaires, supply connection to Orino low voltage network, earthing and bo	C	Description	Quantity	Unit	Rate	Total
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Cosgrove report) 222 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 2 253 Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report) 1 No 1 254 Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum) 382 m2 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 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) 233 m2 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 258 New mechanical writchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum) Sum 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 268 Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion woitage network, earthing and bondi			10	No	2,500.00	25,000
Second Floor North Section to achieve compilance as part of Image: Second Floor North Section to A15 and Cosgrove report) 253 Relocate Basement exit from the Ground Floor North Section (Item No. 415 and Cosgrove report) 1 254 Remove and replace existing external fire stairs from the South end of the building (Item No. 415 and Cosgrove report as Provisional Sum) 382 m2 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 256 13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum) 233 m2 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) 233 m2 258 Maechanical for Electrical Services 53 Sum 54 258 New mechanical switchboard in Basement North Section (Item No. 415 and Cosgrove report as Provisional Sum) 54 Sum 258 New mechanical switchboards, cabling, wiring, luminaires, supply connection (Item No. 413 and Cosgrove report as Provisional Sum) Sum 54 260 Remove existing switchboards, cabling, wiring, luminaires, supply connection to Orion low voltage network, eanting and bonding system (Item No. 414 and Cosgrove repor			4	No	2,500.00	10,000
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of the building (Item No. 415 and Cosgrove report as Provisional Sum) m2 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 256 13 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum) 233 m2 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 258 Rechanical for Electrical Services Sum Sum 258 New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum) Sum 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 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 261 Electrical AND HORIZONTAL TRANSPORTATION Xum 262 Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum) Sum 263 Lift for three level building excluding shaft (Item No. 416) 1 No 264			1	No	1,000.00	1,000
and South Section (Item No. 415 and Cosgrove report as Provisional Sum)m225613 Fyreline board between North and South Sections of the building (Item No. 415 and Cosgrove report as Provisional Sum)233m2257Fire 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)Sum257Fire 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)Sum258Mechanical for Electrical ServicesNew mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum259Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum260Remove 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)Sum261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)Sum262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)Sum263Lift for three level building excluding shaft (Item No. 416)1No264Test and commision voice and data point (Item No. 414 and Cosgrove report)77No265Card access security (refer to Mainland Security System quotationSum	0	of the building (Item No. 415 and Cosgrove report as Provisional		Sum		60,000
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Sections and all services penetration to be sealed (Item No. 415 and Cosgrove report as Provisional Sum)TotalTotalELECTRICAL SERVICES Mechanical for Electrical ServicesNew mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum258New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum259Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum260Remove 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)Sum261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)2,281m2262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)SumSum263Lift for three level building excluding shaft (Item No. 416)1No75264Test and commision voice and data point (Item No. 414 and Cosgrove report)77No265Card access security (refer to Mainland Security System quotationSum			233	m2	150.00	34,950
ELECTRICAL SERVICES Mechanical for Electrical ServicesSum258New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum259Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum260Remove 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)Sum261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)2,281m2262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)SumSum263Lift for three level building excluding shaft (Item No. 416)1No75264Test and commision voice and data point (Item No. 414 and Cosgrove report)77No265Card access security (refer to Mainland Security System quotationSum	S	Sections and all services penetration to be sealed (Item No. 415 and		Sum		10,000
Mechanical for Electrical ServicesSum258New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum259Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum260Remove 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)Sum261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)2,281m2262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)SumSum263If for three level building excluding shaft (Item No. 416)1No264Test and commision voice and data point (Item No. 414 and Cosgrove report)77No265Card access security (refer to Mainland Security System quotationSum		Total				681,915
258New mechanical switchboard in Basement North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum259Review and replace associated wiring to new or existing plant items to North Section (Item No. 413 and Cosgroves report as Provisional Sum)Sum260Remove 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)Sum261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)2,281m2262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)SumSum263Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)SumSum264Test and commision voice and data point (Item No. 416)1No75265Card access security (refer to Mainland Security System quotation)SumSum	Е	ELECTRICAL SERVICES				
413 and Cosgroves report as Provisional Sum)Image: Sum and the section (Item No. 413 and Cosgroves report as Provisional Sum)Sum and the section (Item No. 413 and Cosgroves report as Provisional Sum)260Remove 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 and a section (Item No. 414 and Cosgrove report as Provisional Sum)261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)2,281m2262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)SumSum263Lift for three level building excluding shaft (Item No. 416)1No75264Test and commision voice and data point (Item No. 414 and Cosgrove report)Total77No265Card access security (refer to Mainland Security System quotationSum30	N	Mechanical for Electrical Services				
to North Section (Item No. 413 and Cosgroves report as Provisional Sum)Image: Sum of the section				Sum		5,000
260Remove 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)Sum261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)2,281m2262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)SumSum263VERTICAL AND HORIZONTAL TRANSPORTATION Lift for three level building excluding shaft (Item No. 416)1No264SPECIAL SERVICES Cosgrove report)Total75265Card access security (refer to Mainland Security System quotationSum	to	o North Section (Item No. 413 and Cosgroves report as Provisional		Sum		3,000
connection to Orion low voltage network, earthing and bonding system (Item No. 414 and Cosgrove report as Provisional Sum)261Electric power and lighting including submains and switchboards (Item No. 414 and Cosgrove report as Provisional Sum)2,281m2262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)2,281m2263VERTICAL AND HORIZONTAL TRANSPORTATION Lift for three level building excluding shaft (Item No. 416)1No75264SPECIAL SERVICES Cosgrove report)Total77No265Card access security (refer to Mainland Security System quotationSum	E	Electrical Work				
(Item No. 414 and Cosgrove report as Provisional Sum)262Emergency lighting (Item No. 415 and Cosgrove report as Provisional Sum)TotalVERTICAL AND HORIZONTAL TRANSPORTATION263Lift for three level building excluding shaft (Item No. 416)1No75.SPECIAL SERVICES264Test and commision voice and data point (Item No. 414 and Cosgrove report)265Card access security (refer to Mainland Security System quotationSum	С	connection to Orion low voltage network, earthing and bonding		Sum		50,000
Sum) Total VERTICAL AND HORIZONTAL TRANSPORTATION 263 Lift for three level building excluding shaft (Item No. 416) 1 No 75. Total SPECIAL SERVICES 264 Test and commision voice and data point (Item No. 414 and Cosgrove report) 265 Card access security (refer to Mainland Security System quotation			2,281	m2	150.00	342,150
VERTICAL AND HORIZONTAL TRANSPORTATION1No75.263Lift for three level building excluding shaft (Item No. 416)1No75.TotalSPECIAL SERVICES264Test and commision voice and data point (Item No. 414 and Cosgrove report)77No265Card access security (refer to Mainland Security System quotationSum				Sum		10,000
263Lift for three level building excluding shaft (Item No. 416)1No75.TotalSPECIAL SERVICES264Test and commision voice and data point (Item No. 414 and Cosgrove report)77No265Card access security (refer to Mainland Security System quotationSum		Total				410,150
Total Total SPECIAL SERVICES	V	ERTICAL AND HORIZONTAL TRANSPORTATION				
SPECIAL SERVICES264Test and commision voice and data point (Item No. 414 and Cosgrove report)77265Card access security (refer to Mainland Security System quotationSum	L		1	No	75,000.00	75,000 75,000
264Test and commision voice and data point (Item No. 414 and Cosgrove report)77No265Card access security (refer to Mainland Security System quotationSum	e					73,000
265 Card access security (refer to Mainland Security System quotation Sum	Т	Fest and commision voice and data point (Item No. 414 and	77	No	50.00	3,850
(aleu 14 August 2017 = \$10,340 say \$11,000)	С			Sum		11,000
Project No. 60272666 24-Aug-2017	_	NL 00070000	1			Page 16

Project : Lee Pee Limited Harley Chambers



OPT 1C: 100% NBS Rev: 1 Cost Plan :

NO.	Description	Quantity	Unit	Rate	Tota
266	Check and commision intruder security (Item No. 414 and Cosgrove report)		Sum		3,00
	Total			ľ	17,85
	SCAFFOLDING & ACCESS			-	
67	Temporary external brace 150x6 SHS due external brick work repair (Drawing No. SKR2, 3, 4 Item No. 412)	3	No	1,100.00	3,30
68	Temporary scaffoldings due external requirement for crack injection, window glazing replacement, plaster and paint (Item No. 130 and 412 as Provisional Sum)		Sum		100,00
69	Temporary scaffoldings and propping to floors - internal requirement due to bell block walls removal (Drawing No. SKR2 Item No. 131 as Provisional Sum)		Sum		70,00
	Total				173,30
				ľ	
	et No. 60272666 24-Aug-2017				Page 1

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
					\$27,000	\$11.84
	ect No. 60272666 24-Aug-					Page 18

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



EXTERNAL WORKS

o. Description		Quantity	Unit	Rate	Tota
SITE WORKS					
1 Remove and replace asphalt alley way and backfill (Item No. 411 as Provision	/ including hardfill, excavation nal Quantity = 36m2)	36	m2	225.00	8,10
2 Remove, store and reinstate paving bl and excavation (Item No. 411 as Prov	ocks including sand fill, hardfill sional Quantity = 70 m2)	70	m2	150.00	10,50
3 Remove, store and reinstate metal see Provisional Sum)	curity fence (Item No. 411 as		Sum		3,00
	Total				21,60

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

ΑΞϹΟΜ

INFRASTRUCTURE SERVICES

tity Unit 75 m2 75 m2 % % %	40.00 8.00 5.00 12.00	3,000 900 2,268	\$/m ² GFA 6.58 1.32 0.39 0.74 \$10.08
%	5.00 12.00	900 2,268 1,693	0.39 0.99 0.74
%	12.00	2,268 1,693	0.9 0.7
		1,693	0.7
%		1,693	
			\$10.0

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

AECOM INFRASTRUCTURE SERVICES

lo.	Description	Quantity	Unit	Rate	Tota
	DRAINAGE				
	Sanitary Services				
	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		5,00
	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		5,00
3	Replace pipework, fittings and fixings as required (Item No. 413 and Cosgroves report as Provisional Sum)		Sum		5,00
	Total				15,00
	EXTERNAL LIGHT & POWER				
4	Remove and reinstate site lighting affected by Basement demolition work (Item No. 101 b and 414)		Sum		3,00
	Total				3,00
	et No. 60272666 24-Aug-2017				Page 2

Appendix D

Replica Replacement

Proje Cost	ct : Plan :	Lee Pee Limited Harley Chambers REPILCA REPLACEMENT Rev	: 1				ECT SUMMARY
No.	Descrip	tion		Quantity	Unit	Rate	Total
1	DEMOL				Sum		456,000
2	BUILDIN	IG WORKS		2,281	m2	3,721.99	8,490,000
3	EXTERN	IAL WORKS		375	m2	207.78	78,000
4	INFRAS	TRUCTURE SERVICES		375	m2	265.93	<u>100,000</u>
							8,668,000
5	BUILDIN	IG CONSENT			%	0.50	43,000
							8,711,000
6	CONST	RUCTION CONTINGENCY			%	5.00	436,000
							9,603,00
7	PROFES	SSIONAL FEES			%	12.00	<u>1,097,00</u>
			Total				\$10,700,00
Projec	ct No. 60	272666	24-Aug-2017				Page



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 199.04 454,005 148.04 7 EXTERIOR WALLS AND EXTERIOR FINISH 2,281 m2 342.11 780,350 342.1 8 WINDOWS AND EXTERIOR DOORS 2,281 m2 231.37 527,750 231.33 9 STAIRS AND BALUSTRADES 2,281 m2 231.37 527,750 231.33 10 INTERIOR WALLS 2,281 m2 222.42 507,340 222.44 11 INTERIOR WALLS 2,281 m2 511.3 211,000 95.13 12 FLOOR FINISHES 2,281 m2 207.37 210,385 92.	No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
3 FRAME 2.281 m2 270.68 617.426 270.64 4 STRUCTURAL WALLS 2.281 m2 52.04 118.700 52.04 5 UPPER FLOORS 2.281 m2 199.04 445.005 199.04 6 ROOF 2.281 m2 134.840 315.680 342.1 8 WINDOWS AND EXTERIOR ODORS 2.281 m2 231.37 527.750 231.3 9 STAIRS AND BALUSTRADES 2.281 m2 263.57 145.000 63.57 10 INTERIOR WALLS 2.281 m2 261.38 141.380 61.9 11 INTERIOR WALLS 2.281 m2 261.38 141.380 61.9 12 FLOOR FINISHES 2.281 m2 150.15 342.485 150.11 13 WALL FINISHES 2.281 m2 120.38 75.000 32.8 14 CEILING FINISHES 2.281 m2 120.3 24.485 150.1 14 CEILOR FINISHES 2.281 m2 20.50 57.025 <td< td=""><td>1</td><td>SITE PREPARATION</td><td>2,281</td><td>m2</td><td>56.33</td><td>128,500</td><td>56.33</td></td<>	1	SITE PREPARATION	2,281	m2	56.33	128,500	56.33
4 STRUCTURAL WALLS 2,281 m2 50,000 50,000 50,000 118,700 52,00 6 ROOF 2,281 m2 199,04 446,40,05 199,04 7 ENTERIOR WALLS AND EXTERIOR FINISH 2,281 m2 138,40 135,680 138,4 8 WINDOWS AND EXTERIOR DOORS 2,281 m2 231,37 527,750 231,33 9 STAIRS AND BALUSTRADES 2,281 m2 232,42 507,340 222,42 10 INTERIOR WALLS 2,281 m2 95,13 217,000 96,11 12 FLOOR FINISHES 2,281 m2 96,138 141,380 61,9 13 WALL FINISHES 2,281 m2 150,15 342,445 150,11 14 CELING FINISHES 2,281 m2 192,75 291,400 122,7 14 CELING FINISHES 2,281 m2 120,737 473,000 207,3 15 FITTINGS AND FIXTURES 2,281 m2 12,75 291,400 127,7 16 FIRE SERVICES	2	SUBSTRUCTURE	2,281	m2	357.36	815,144	357.36
5 UPPER FLOORS 2.281 m2 199.04 454.005 199.0 6 ROOF 2.281 m2 138.40 315.680 138.4 7 EXTERIOR WALLS AND EXTERIOR FINISH 2.281 m2 231.37 527.750 231.33 8 WINDOWS AND EXTERIOR DOORS 2.281 m2 63.57 145.000 63.57 10 INTERIOR WALLS 2.281 m2 257.33 217.000 95.11 11 INTERIOR DOORS AND WINDOWS 2.281 m2 95.13 217.000 95.11 12 FLOOR FINISHES 2.281 m2 150.15 342.485 150.11 13 WALL FINISHES 2.281 m2 120.35 32.88 75.000 32.88 14 CELUOR FINISHES 2.281 m2 207.37 473.000 207.37 15 FIRTSROAD FIXTURES 2.281 m2 20.00 57.025 25.00 16 SANITARY PLUMBING 2.281 m2 20.00 57.025 25.00 16 FIRTINGAND HORIZONTAL TRANSPORTATION 2	3	FRAME	2,281	m2	270.68	617,426	270.68
6 ROOF 2.281 m2 138.40 315.680 138.4 7 EXTERIOR WALLS AND EXTERIOR FINISH 2.281 m2 231.37 527.750 231.31 8 WINDOWS AND EXTERIOR DOORS 2.281 m2 231.37 527.750 231.31 10 INTERIOR WALLS 2.281 m2 263.57 145.000 63.57 11 INTERIOR WALLS 2.281 m2 22.42 507.340 222.44 11 INTERIOR WALLS 2.281 m2 22.42 507.340 222.44 12 ILOOR FINISHES 2.281 m2 61.98 141.380 61.9 13 WALL FINISHES 2.281 m2 150.15 324.485 150.15 14 CEILURG FINSHES 2.281 m2 120.37 473.000 202.7 15 FITTINGS AND FIXTURES 2.281 m2 127.75 291.400 127.7 16 SANITARY PLUMBING 2.281 m2 145.35 352.150 156.3 16 FIETRICAL SERVICES 2.281 m2 15	4	STRUCTURAL WALLS	2,281	m2	52.04	118,700	52.04
7 EXTERIOR WALLS AND EXTERIOR FINISH 2.281 m2 342.11 780.350 342.1 8 WINDOWS AND EXTERIOR DOORS 2.281 m2 231.37 527.750 231.33 9 STAIRS AND BALUSTRADES 2.281 m2 63.57 145.000 65.5 10 INTERIOR WALLS 2.281 m2 22.42 507.340 222.41 11 INTERIOR DOORS AND WINDOWS 2.281 m2 261.98 141.380 61.9 12 FLOOR FINISHES 2.281 m2 150.15 342.485 150.11 14 CELINING FINISHES 2.281 m2 122.32 210.385 92.22 15 FITTINGS AND FITURES 2.281 m2 22.32 210.385 92.22 15 FITINGS AND VENTILATION SERVICES 2.281 m2 207.37 473.000 207.37 16 SANTARY PLUMBING 2.281 m2 25.00 57.025 25.00 17 HEATING AND VENTILATION SERVICES 2.281 m2 154.38 352.150 154.33 19 ELECTRICAL	5	UPPER FLOORS	2,281	m2	199.04	454,005	199.04
8 WINDOWS AND EXTERIOR DOORS 2,281 m2 231.37 527.750 231.3 9 STAIRS AND BALUSTRADES 2,281 m2 63.57 145,000 63.51 10 INTERIOR WALLS 2,281 m2 222.42 507.340 222.42 11 INTERIOR DOORS AND WINDOWS 2,281 m2 61.98 141,380 61.91 12 PLOOR FINISHES 2,281 m2 150.15 342,485 150.1 14 CEILING FINISHES 2,281 m2 92.23 210.385 92.2 15 FITTINGS AND FIXTURES 2,281 m2 127.75 291.400 127.7 14 CEILING AND VENTILATION SERVICES 2,281 m2 127.75 291.400 127.7 17 HEATING AND VENTILATION SERVICES 2,281 m2 150.0 57.025 25.00 18 FIRE SERVICES 2,281 m2 154.33 352,150 154.3 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 150.00 63.72.2 21 SPECIAL SERVICES 2	6	ROOF	2,281	m2	138.40	315,680	138.40
9 STAIRS AND BALUSTRADES 2,281 m2 63.57 146,000 63.51 10 INTERIOR WALLS 2,281 m2 222.42 507,340 222.41 11 INTERIOR DOORS AND WINDOWS 2,281 m2 95.13 217,000 95.13 12 FLOOR FINISHES 2,281 m2 61.98 141.380 61.91 3 WALL FINISHES 2,281 m2 150.15 342.485 150.15 14 CELUNG FINISHES 2,281 m2 32.38 75,000 32.88 16 SANITARY PLUMBING 2,281 m2 127.75 291,400 127.7 17 HEATING AND VENTILATION SERVICES 2,281 m2 207.37 473,000 207.37 18 FIRE SERVICES 2,281 m2 154.38 352,150 154.38 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 26.69 60,870 26.68 21 SPECIAL SERVICES 2,281 m2 12.00 866,311 379.7 24 MARGIN VERTICAL AND HORIZONTAL	7	EXTERIOR WALLS AND EXTERIOR FINISH	2,281	m2	342.11	780,350	342.11
10 INTERIOR WALLS 2,281 m2 222.42 507,340 222.41 11 INTERIOR DOORS AND WINDOWS 2,281 m2 95.13 217,000 95.11 12 FLOOR FINISHES 2,281 m2 61.98 141,380 61.91 13 WALL FINISHES 2,281 m2 150.15 342,485 150.1 14 CEILING FINISHES 2,281 m2 32.28 75,000 32.8 15 FITTINGS AND FIXTURES 2,281 m2 127.75 291,400 127.7 16 SANITARY PLUMBING 2,281 m2 207.37 473,000 207.3 18 FIRE SERVICES 2,281 m2 207.37 473,000 207.3 10 UERTICAL AND VENTILATION SERVICES 2,281 m2 25.00 57,025 25.00 12 SPECIAL SERVICES 2,281 m2 37.26 85,000 37.2 12 SPECIAL SERVICES 2,281 m2 26.69 60,870 26.68 12 SPECIAL SERVICES 2,281 m2	8	WINDOWS AND EXTERIOR DOORS	2,281	m2	231.37	527,750	231.37
11 INTERIOR DOORS AND WINDOWS 2,281 m2 95.13 217,000 95.1 12 FLOOR FINISHES 2,281 m2 61.98 141,380 61.9 13 WALL FINISHES 2,281 m2 150.15 342,485 150.1 14 CELING FINISHES 2,281 m2 92.23 210,385 92.2 15 FITTINGS AND FIXTURES 2,281 m2 227.75 291,400 322.8 16 SANITARY PLUMBING 2,281 m2 207.37 473,000 207.3 18 FIRE SERVICES 2,281 m2 207.37 473,000 207.3 19 ELECTRICAL SERVICES 2,281 m2 25.00 57,025 25.00 12 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 37.26 86,500 37.22 12 DESIGN DEVELOPMENT CONTINGENCY 2,281 m2 26.60 60.870 226.8 12 DEVELOPMENT CONTINGENCY 36,490,000 \$3,722.0 \$64,490,000 \$3,722.0 14 MARGIN A Interve	9	STAIRS AND BALUSTRADES	2,281	m2	63.57	145,000	63.57
12 FLOOR FINISHES 2,281 m2 61.98 141,380 61.91 13 WALL FINISHES 2,281 m2 150.15 342,485 150.11 14 CEILING FINISHES 2,281 m2 92.23 210,385 92.22 15 FITTINGS AND FIXTURES 2,281 m2 32.88 75,000 32.88 16 SANITARY PLUMBING 2,281 m2 127.75 291,400 127.77 17 HEATING AND VENTILATION SERVICES 2,281 m2 25.00 57,025 25.00 18 FIRE SERVICES 2,281 m2 154.38 352.160 154.3 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 26.69 60,870 26.68 21 SPECIAL SERVICES 2,281 m2 26.69 60,870 26.68 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN HARGIN HARGIN HARGIN	10	INTERIOR WALLS	2,281	m2	222.42	507,340	222.42
13 WALL FINISHES 2.281 m2 150.15 342,465 150.1 14 CEILING FINISHES 2.281 m2 92.23 210,385 92.2 15 FITTINGS AND FIXTURES 2.281 m2 32.88 75,000 32.8 16 SANITARY PLUMBING 2.281 m2 127.75 291,400 127.7 17 HEATING AND VENTILATION SERVICES 2.281 m2 207.37 473,000 207.3 18 FIRE SERVICES 2.281 m2 25.00 57,025 25.00 19 ELECTRICAL SERVICES 2.281 m2 37.26 88,000 37.2 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2.281 m2 37.26 86,000 37.2 21 SPECIAL SERVICES 2.281 m2 26.69 60,870 26.66 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN Image: Contermanemanemanemanemanemanemanemanemanemane	11	INTERIOR DOORS AND WINDOWS	2,281	m2	95.13	217,000	95.13
14 CEILING FINISHES 2,281 m2 92.23 210,385 92.2 15 FITTINGS AND FIXTURES 2,281 m2 32.88 75,000 32.88 16 SANITARY PLUMBING 2,281 m2 127.75 291,400 127.7 17 HEATING AND VENTILATION SERVICES 2,281 m2 207.37 473,000 207.33 18 FIRE SERVICES 2,281 m2 25.00 57,025 25.00 19 ELECTRICAL SERVICES 2,281 m2 37.26 85,000 37.2 21 SPECIAL SERVICES 2,281 m2 37.26 85,000 37.2 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 5.00 404.279 177.2 24 MARGIN K % 5.00 404.279 177.2 17 Total I I I I IIIII (IIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	12	FLOOR FINISHES	2,281	m2	61.98	141,380	61.98
15 FITTINGS AND FIXTURES 2,281 m2 32.88 75,000 32.8 16 SANITARY PLUMBING 2,281 m2 127.75 291,400 127.77 17 HEATING AND VENTILATION SERVICES 2,281 m2 207.37 473,000 207.33 18 FIRE SERVICES 2,281 m2 25.00 57,025 25.00 19 ELECTRICAL SERVICES 2,281 m2 37.26 85,000 37.22 21 SPECIAL SERVICES 2,281 m2 37.26 85,000 37.22 22 DESIGN DEVELOPMENT CONTINGENCY 2,281 m2 26.69 60,870 26.69 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN Total % 5.00 404,279 177.2 Total % 12.00 866,311 379.7 24 MARGIN K K K K K K K K K K K K K K K K K	13	WALL FINISHES	2,281	m2	150.15	342,485	150.15
16 SANITARY PLUMBING 2,281 m2 127.75 291,400 127.71 17 HEATING AND VENTILATION SERVICES 2,281 m2 207.37 473,000 207.33 18 FIRE SERVICES 2,281 m2 25.00 57.025 25.00 19 ELECTRICAL SERVICES 2,281 m2 154.38 352,150 154.33 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 37.26 85,000 37.22 21 SPECIAL SERVICES 2,281 m2 26.69 60,870 26.66 22 DESIGN DEVELOPMENT CONTINGENCY - % 12.00 866,311 379.7 24 MARGIN - % 12.00 866,311 379.7 24 MARGIN - % 15.00 404,279 177.2 58,490,000 \$3,722.0 - - % 140.10 - - - - - - - - - - - - - - - - - - -	14	CEILING FINISHES	2,281	m2	92.23	210,385	92.23
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 154.38 352,150 154.33 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 37.26 85,000 37.22 21 SPECIAL SERVICES 2,281 m2 26.69 60,870 26.66 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN % 5.00 404,279 177.2 Total % 15.00 \$3,722.0 \$8,490,000 \$3,722.0 \$3,722.0 \$4,490,000 \$3,722.0 #MARGIN #MA	15	FITTINGS AND FIXTURES	2,281	m2	32.88	75,000	32.88
18 FIRE SERVICES 2,281 m2 25.00 57,025 25.00 19 ELECTRICAL SERVICES 2,281 m2 154.38 352,150 1154.38 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 37.26 85,000 37.22 21 SPECIAL SERVICES 2,281 m2 26.69 60,870 26.66 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN % 5.00 404,279 177.2 Total Total % 5.00 \$3,722.0 \$8,490,000 \$3,722.0 \$3,722.0 \$3,722.0 \$3,722.0	16	SANITARY PLUMBING	2,281	m2	127.75	291,400	127.75
19 ELECTRICAL SERVICES 2.281 m2 154.38 352,150 154.3 20 VERTICAL AND HORIZONTAL TRANSPORTATION 2.281 m2 37.26 85,000 37.22 21 SPECIAL SERVICES 2.281 m2 26.69 60,870 26.69 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN Total % 5.00 404,279 177.2 ************************************	17	HEATING AND VENTILATION SERVICES	2,281	m2	207.37	473,000	207.37
20 VERTICAL AND HORIZONTAL TRANSPORTATION 2,281 m2 37.26 85,000 37.2 21 SPECIAL SERVICES 2,281 m2 26.69 60,870 26.69 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN Total % 5.00 404,279 177.2 58,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0	18	FIRE SERVICES	2,281	m2	25.00	57,025	25.00
21 SPECIAL SERVICES 2,281 m2 26.69 60,870 26.69 22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN % 5.00 404,279 177.2 Total % 5.00 \$8,490,000 \$3,722.0 9 Image: Second Se	19	ELECTRICAL SERVICES	2,281	m2	154.38	352,150	154.38
22 DESIGN DEVELOPMENT CONTINGENCY % 7.50 503,669 220.8 23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN % 5.00 404,279 177.2 Total % 5.00 \$8,490,000 \$3,722.0 Image: Second colspan="4">Image: Second colspan="4">Image: Second colspan="4">Second colspan="4">Image: Second colspan="4" Im	20	VERTICAL AND HORIZONTAL TRANSPORTATION	2,281	m2	37.26	85,000	37.26
23 PRELIMINARY & GENERAL % 12.00 866,311 379.7 24 MARGIN % 5.00 404,279 177.2 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$1 \$1 \$1 \$1 \$1 \$1 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$3 \$2 \$2 \$2 \$2 \$2 \$3 \$2 \$2 \$3 \$2 \$2 \$3 \$2 \$2 \$3 \$2 \$2 \$3 \$3 \$2 \$3 \$3 \$3 \$3 \$3 \$3 \$3 \$3 \$3 \$3 \$3 \$3 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4 \$4	21	SPECIAL SERVICES	2,281	m2	26.69	60,870	26.69
24 MARGIN % 5.00 404,279 177.2 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$1 \$1 \$1 \$2 \$2 \$3 \$3,722.0 \$4,00,00 \$3,722.0 \$4,00,00 \$3,722.0 \$4,00,00 \$4,00,00 \$4,00,00 \$4,00,00 \$4,00,00 \$4,00,00	22	DESIGN DEVELOPMENT CONTINGENCY		%	7.50	503,669	220.81
24 MARGIN % 5.00 404,279 177.2 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0	23	PRELIMINARY & GENERAL		%	12.00	866,311	379.79
Total \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0 \$8,490,000 \$3,722.0	24	MARGIN		%	5.00		177.24
Project No. 60272666 24-Aug-2017 Page 2						\$0,430,000	ψ3,122.00
Project No. 60272666 24-Aug-2017 Page 2							
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	Proj	ect No. 60272666 24-Aug-	2017				Page 2



No.	Description	Quantity	Unit	Rate	Total
	SITE PREPARATION				
	Basement Construction				
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				
	Substructure Construction				
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
	Basement Construction				
8	250 reinforced concrete basement floor slab including tanking and water stops	101	m2	550.00	55,55
9	250 reinforced concrete basement wall including tanking and water stops	57	m2	800.00	45,60
10	300 reinforced concrete basement wall including tanking and water stops	54	m2	1,100.00	59,40
11	950 x 1400 x 450 reinforced concrete pad foundations including formwork, excavation and disposal	2	No	2,500.00	5,00
12	Reinforced concrete lift pit including sump, formwork, excavation and disposal (2.6m x 2.3m) $$	1	No	7,500.00	7,50
	Piling				
13	225 x 225 concrete piles to an average of 750mm deep (397 No.)	298	m	400.00	119,20
	Total				815,14
	FRAME				
	Structural Steel				
14	300 x 300 x 36.81 columns, primed	1,453	kg	7.00	10,17
15	300 x 150 x 20 RSJ beams, primed	373	kg	7.00	2,61
16	350 x 300 x 45.91 RSJ beams, primed	3,435	kg	7.00	24,04
17	Secondary steelwork	526	kg	7.00	3,68
18	Miscellaneous plates and cleats	789	kg	18.00	14,20
19	Intumescent paint to steelwork	162	m2	75.00	12,15
	Insitu Concrete				
20	200 x 200 reinforced concrete columns	6	m	200.00	1,20
21	300 x 600 reinforced concrete L columns	133	m	650.00	86,45
22	500 x 650 reinforced concrete columns	7	m	770.00	5,39



No.	Description	Quantity	Unit	Rate	Total
	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 liue 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 incuding 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
Projec	et No. 60272666 24-Aug-2017	I			Page 4



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			ľ	
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				507,34
	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 Total	34	m2	650.00	22,100 217,00
	FLOOR FINISHES			-	217,00
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 Hydropoxy to concrete	1,676	m2	90.00	14,760



No.	Description	Quantity	Unit	Rate	Tota
69	Entry matwell	3	m2	500.00	1,500
	Total				141,38
	WALL FINISHES				
70	Paint on 13 Gibboard both sides including skirting	966	m2	130.00	125,580
71		44	m2	75.00	3,30
72		3,024	m2	35.00	105,84
	good	- , -			, -
73	Timber base boards and skirtings (Reinforced concrete and block work with plaster finish walls)	1,459	m	35.00	51,06
74	Marble walls to entry foyer	18	m2	550.00	9,90
75	Ceramic tiles to toilets	195	m2	240.00	46,80
	Total				342,48
	CEILING FINISHES			F	
76	Paint on 13 Gibboard on 50 ceiling battens	1,729	m2	95.00	164,25
77	Paint on 13 Aqualine on 50 ceiling battens	77	m2	110.00	8,47
78	Acoustic ceiling on 50 timber battens	43	m2	150.00	6,45
79		54	m2	65.00	3,51
80		886	m	30.00	26,58
81	Paint to stair ceilings and landing soffits	28	m2	40.00	1,12
	Total			-	210,38
	FITTINGS AND FIXTURES			-	,
	Kitchen joinery		Sum		30,000
83			Sum		15,00
84			Sum		10,00
85			Sum		20,00
	Total				75,00
	SANITARY PLUMBING			F	70,00
96			Sum		10,00
	Internal water supply	45	Sum	2 000 00	
87	Toilet pan and cistern complete with water and waste services	15	No	3,000.00	45,00
88	Wash hand basin complete with water and waste services	9	No	1,500.00	13,50
89	•	17	No	1,500.00	25,50
90		3	No	1,800.00	5,40
91	Hot water cylinder including cold water connection, LPG boiler system, pumps, air ventillation system and associated pipe work (refer to Allserve quotation dated 16 August 2017 = \$165,300 say \$170,000)		Sum		170,00
92	Extra value for multi-storey vertical plumbing (per fitting)	44	No	500.00	22,00
	Total			F	291,40
	HEATING AND VENTILATION SERVICES			F	
93	Split heat pump air conditioning unit	77	No	6,000.00	462,00
		1		-,	,

Project : Lee Pee Limited Harley Chamb С

-	Harley Chambers
Cost	Plan : REPILCA REPLACEMENT Rev: 1
No.	Description
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
	Tota
	FIRE SERVICES
95	Automatic fire alarm system including smoke/heat detectors and manual call points
	Tota
	ELECTRICAL SERVICES
96	Electric power and lighting including submains and switchboards
97	Extra value for feature lighting
	Tota
	VERTICAL AND HORIZONTAL TRANSPORTATION
98	Lift for three level building excluding shaft
00	Tota
	SPECIAL SERVICES
	Data trunking
	Voice and data point
101	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)
102	Intruder security
	Tota



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
	Card access security (refer to Mainland Security System quotation dated 14 August 2017 = \$10,340 say \$11,000)		Sum	400.00	11,000
102	Intruder security		Sum		5,000
	Total				60,870
				·	,
Proied	ct No. 60272666 24-Aug-2017	I			Page 7

	ect :	Lee Pee Limited Harley Chambers						COM
Cost	t Plan :	REPILCA REPLACEMENT Rev	v: 1				EXTERNA	
No.	Descript	ion		Quantity	Unit	Rate	Amount	\$/m² GF
1	SITE WC	PRKS		375	m2	168.27	63,100	27.6
2	DESIGN	DEVELOPMENT CONTINGENCY			%	5.00	3,155	1.3
3	PRELIMI	NARY & GENERAL			%	12.00	7,951	3.4
4	MARGIN				%	5.00	3,710	1.6
			Total				\$78,000	\$34.2
Proie	ect No. 60	272666	24-Aug-	2017				Page

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



EXTERNAL WORKS

No.	Description	Quantity	Unit	Rate	Tot
	SITE WORKS	-			
	Asphalt alley way including hardfill, excavation, channels and site drainage	235	m2	160.00	37,60
2	Paving blocks including sand fill, hardfill and excavation	140	m2	150.00	21,0
3	Metal security fence		Sum		4,5
	Total				63,1
ojec	et No. 60272666 24-Aug-2017				Page

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INFRASTRUCTURE SERVICES

No.	Description		Quantity	Unit	Rate	Amount	\$/m² GFA
	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	4.3
4	EXTERNAL LIGHT & POWER		375	m2	80.00	30,000	13.1
5	EXTERNAL SPECIAL SERVICES		375	m2	26.67	10,000	4.3
6	DESIGN DEVELOPMENT CONTINGENCY			%	5.00	4,000	1.7
7	PRELIMINARY & GENERAL			%	12.00	10,080	4.4
8	MARGIN			%	6.00	5,645	2.4
		Total				\$100,000	\$43.8
	ect No. 60272666	24-Aug-					Page 1

Proje	ct:	Lee Pee Limited				AEC	COM
Cost	Plan :	Harley Chambers REPILCA REPLACEMENT Rev: 1		IN	FRASTE	RUCTURE	
No.	Descrip	ntion		Quantity	Unit	Rate	Tota
	DRAINA			Quantity		Nate	1012
		and stormwater drainage including manhole (Provisional Su	ım)		Sum		20,00
			otal			F	20,00
	EXTER	NAL WATER SUPPLY				F	
2	Incomin	g water mains supply (Provisional Sum)			Sum		10,00
		т	otal				10,00
	EXTER	NAL GAS SUPPLY					
3	Incomin	g LPG or natural gas mains supply (Provisional Sum)			Sum		10,00
		т	otal				10,00
	EXTER	NAL LIGHT & POWER					
4	Incomin	ig mains power supply			Sum		15,00
5	Site ligh	iting			Sum		15,00
		т	otal				30,00
	EXTER	NAL SPECIAL SERVICES				Γ	
6	Incomin	ig telecoms			Sum		5,00
7	Incomin	g fibre communications			Sum		5,00
		т	otal				10,00
rojec	ct No. 60	0272666 24-Aug-2017					Page 1

Appendix E

Façade Retention

Project : Cost Plan	Lee Pee Limited Harley Chambers REVISED RETAINED FAC	CADE Rev: 2				ECOM ECT SUMMARY
No. Desc	ription		Quantity	Unit	Rate	Total
1 DEM	OLITION WORK		2,281	m2	116.97	267,000
2 RETA	INMENT WORK		2,281	m2	1,722.31	3,929,000
3 CONI	NECTION WORK		2,281	m2	95.09	217,000
4 REST	ORATION WORKS		2,281	m2	235.25	<u>537,000</u>
		Total				\$4,950,000
Project No.	60272666	21-Sep-2017				Page 1

	ject : t Plan :	Lee Pee Limited Harley Chambers REVISED RETAINED FACADE	Rev: 2					COM on work
No	Descripti	on		Quantity	Unit	Rate	Amount	\$/m² GFA
	DEMOLIT			2,281	m2	116.97	266,800	116.97
			Total	2,201				
			Total				\$267,000	\$117.05
Proj	ect No. 60	272666	21-Sep-	2017				Page 2

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



DEMOLITION WORK

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

Project : Lee Pee Limited Harley Chambers





RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Amount	\$/m² GFA
1	SITE PREPARATION	2,281	m2	602.70		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
Proj	ect No. 60272666 21-Sep	-2017				Page 4

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



RETAINMENT WORK

No.	Description	Quantity	Unit	Rate	Total
	SITE PREPARATION				
1	Traffic controls and management (Email dd 08 Sep 2017 Item No. d.)		Sum		60,000
	Temporary steel frame, brace and supports to external façade (Email dd 08 Sep 2017 Item No. e., f. and j.)				
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.)		Sum		5,000
	Exterior windows and doors				
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			ŀ	1,374,756
	SUBSTRUCTURE			ŀ	
	Substructure Construction				

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Project : Lee Pee Limited

Harley Chambers

Cost Plan : REVISED RETAINED FACADE Rev: 2



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.) Piling	115	m	675.00	77,900
27		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
Droio	thumber of screw piles = 66 No.				Page

Project No. 60272666

Project : Lee Pee Limited Harley Chambers





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.)	4	m	1,780.00	7,120
	Supply and installation of Sika Cabodur plates (Option 1C Item No. f and email dd 08 Sep 2017 Item No. k.)				
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)	1,966	m	121.00	237,886
	Post tensioning to existing circular concrete columns at main entry (Email dd 08 Sep 2017 Item No. p.)				
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				
	Supplementary strengthening work to concrete canopy at main entry (Email dd 08 Sep 2017 Item No. q.)				
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
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Proj	ect :	Lee Pee Limited					ΔΞ	COM
C		Harley Chambers						
Cos	t Plan :	REVISED RETAINED FACADE Re	ev: 2				CONNECT	ON WORK
No.	Descripti	on		Quantity	Unit	Rate	Amount	\$/m² GFA
	SUBSTRI			2,281	m2	6.58	15,000	6.58
2	FRAME			2,281	m2	64.88	148,000	64.88
3	DESIGN I	DEVELOPMENT CONTINGENCY			%	10.00	16,300	7.15
4	PRELIMI	IARY & GENERAL			%	12.00	21,500	9.43
5	MARGIN				%	8.00	16,100	7.06
		I	Total				\$217,000	\$95.13
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Project : Lee Pee Limited AECON **Harley Chambers CONNECTION WORK REVISED RETAINED FACADE** Rev: 2 **Cost Plan :** No. Description Quantity Unit Rate Total SUBSTRUCTURE 15,000 1 Allow connection to new substructure foundation beams, basement Sum walls and floors (Email dd 08 Sep 2017 Item No. c., i. & I.) Total 15,000 FRAME 2 Tie-in together all existing columns, beams and external façade walls 820 150.00 123,000 m2 with structural steel and concrete skin walls to new building (Email dd 08 Sep 2017 Item No. c., i. & l.) 3 Concrete crack epoxy injection to exterior concrete beams, columns 100 m 250.00 25,000 and concrete walls - North and South Section (Item No. 112, 113, 114, 115 and email dd 08 Sep 2017 Item No. o.) 148,000 Total

Project : Lee Pee Limited Harley Chambers Cost Plan : REVISED RETAINED FACADE R	ev: 2				AE	COM N WORKS
No. Description 1 EXTERIOR WALLS AND EXTERIOR FINISH		Quantity 2,281	Unit m2	Rate 83.17	Amount 189,700	\$/m ² GFA 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		575	%	10.00	40,400	17.71
5 PRELIMINARY & GENERAL			%	12.00	53,300	23.37
6 MARGIN			%	8.00	38,800	17.01
	Total		70	0.00	\$537,000	\$235.42

Project : Lee Pee Limited

Harley Chambers

Cost Plan : REVISED RETAINED FACADE Rev: 2



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
	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.)				
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
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Project : Lee Pee Limited						AEC	CON
Cost	Plan :	Harley Chambers REVISED RETAINED FACADE	Rev: 2		RES	TORATION	
No.	Descrip	otion		Quantity	Unit	Rate	Tota
-			Total				197,60
	EXTER	NAL WORKS					
20	SITE W	ORKS		375	m2	44.80	16,80
			Total			_	16,80
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