

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Summary

GFA: Gross floor area
Rates current at July 2016

Level	Zone	GFA m ²	Cost/m ²	Total Cost
A NELSON 12 CLASSROOM BLOCK FLS OP				
A1	Option 1	1,119	1,610	1,802,000
A2	Option 2	1,119	1,784	1,996,000
B ADDITIONAL ENHANCEMENT OPTIONS				
B1	4 x Glass Doors 1800mm wide			19,000
B2	4 x Glass Doors 1400 & 3600mm wide			28,000
B3	2 x Glass Doors 1800 & 2800mm wide			14,000
B4	4 x Glass Doors 1200 & 2600mm wide			19,000
B5	120m2 Ground Level Deck			85,000
B6	5500mm wide Sliders to Outside			25,000
B7	Improve Rain Noise Mitigation			16,000
B8	Improve Acoustic Between Learnig			2,000
B9	Improve Thermal Performance			Incl.
B10	Replace Roof & Rainwater Goods			196,000
B11	Repaint Exterior			33,000
B12	Reclad Exterior (excluding ends)			101,000
B13	Reglaze Existing Doors & Windows			163,000
B14	Replace Exterior Doors & Windows			376,000
B15	Accessible Ramp Access			22,000
B16	Inter-floor Acoustics & Fire Separation			75,000
B17	Existing Stair Case Upgrades			23,000
C Fire Protection Options				
C1	Fire Sprinkler system with Fire			128,000
C2	Fire Sprinkler system without			170,000
D EXCLUSIONS				
D1	Goods & Services Tax			Excl.
D2	Consultant Costs			Excl.
D3	Friable Asbestos Removal			Excl.
D4	Treatment of Contaminations			Excl.
D5	ICT Equipment			Excl.
D6	Window Treatments			Excl.
D7	Cost Fluctuations from Jul 2016			Excl.

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Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
A	NELSON 12 CLASSROOM BLOCK FLS OP				
A1	Option 1 GFA 1,119 m2 Cost/m2 \$1,610				
SP	SITE PREPARATION				
	1 Remove existing single door	No	12.00	100.0	1,200
	2 Remove existing double door	No	2.00	150.0	300
	3 Remove existing floor coverings	m2	1119.00	9.0	10,071
	4 Remove existing internal wall linings	m2	2175.00	10.0	21,750
	5 Remove existing ceiling linings	m2	659.00	12.0	7,908
	6 Remove existing external wall linings to add steel portals	m2	48.00	20.0	960
	7 Remove existing 2550 x 2200mm high window to add steel portals and reinstate	No	8.00	520.0	4,160
	8 Form opening in existing floor for new portal pad and make good	No	20.00	450.0	9,000
	9 Demolish and remove existing internal partition	m2	256.00	16.0	4,096
	10 Form 3.4 x 2.7m opening in existing partition (frame measured separately)	No	6.00	350.0	2,100
	11 Asbestos removal procedures	Item			50,000
	Element SP total			100/m2	111,545
SB	SUBSTRUCTURE				
	1 Lift pit for hydraulic lift	Item			8,000
	2 Foundation pad to new portal	No	16.00	1,200.0	19,200
	3 R1.4 Novatherm insulation fitted between floor framing	m2	659.00	15.0	9,885
	Element SB total			33/m2	37,085
FR	FRAME				
	1 380PFC55 portal columns	kg	836.00	11.0	9,196
	2 300PFC40 portal columns and beams	kg	2214.00	11.0	24,354
	3 300 x 100mm (2 x 290 x 45mm) lintel	m	21.00	100.0	2,100
	4 100 x 100mm (2 x 90 x 45mm) opening studs	m	68.00	60.0	4,080
	5 Steel frame for Lift	kg	1263.00	11.0	13,893
	Element FR total			48/m2	53,623
RF	ROOF				
	1 Lift shaft roof	m2	8.00	350.0	2,800
	Element RF total			3/m2	2,800
EW	EXTERIOR WALLS AND EXTERIOR FINISH				
	1 Lift shaft external wall	m2	61.00	380.0	23,180
	2 R2.2 Novatherm insulation to external wall framing	m2	629.00	25.0	15,725
	3 Replacement cladding over steel portal frames	m2	54.00	250.0	13,500
	Element EW total			47/m2	52,405
	Carried forward				257,458

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Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
Brought forward					257,458
A	NELSON 12 CLASSROOM BLOCK FLS OP Cont'd				
A1	Option 1 GFA 1,119 m2 Cost/m2 \$1,610 Cont'd				
WW WINDOWS AND EXTERIOR DOORS					
	1 Refurbish and paint interior of existing external door	No	6.00	200.0	1,200
	2 Refurbish and paint interior of windows (measured flat overall)	m2	349.00	30.0	10,470
Element WW total				10/m2	11,670
PN INTERIOR WALLS					
	1 Make good to existing framing and fixings (Sum allowed)	Item			5,000
	2 New partition framing	m2	46.00	70.0	3,220
	3 90mm sound batt insulation to internal walls	m2	266.00	20.0	5,320
	4 12mm thick plywood bracing	m2	38.00	70.0	2,660
	5 13mm thick Braceline and stopping	m2	201.00	60.0	12,060
	6 13mm thick Aqualine and stopping	m2	180.00	40.0	7,200
	7 13mm thick Giboatd and stopping	m2	1102.00	35.0	38,570
	8 Timber trim to new opening	m	82.00	55.0	4,510
	9 Glass partitions	m2	23.00	500.0	11,500
	10 Proprietary toilet partition	No	11.00	1,350.0	14,850
Element PN total				94/m2	104,890
DR INTERIOR DOORS					
	1 Fire Doors	No	2.00	3,000.0	6,000
	2 Refurbish and paint existing single door	No	5.00	300.0	1,500
	3 Refurbish and paint existing pair of internal glazed doors	No	4.00	500.0	2,000
Element DR total				8/m2	9,500
FF FLOOR FINISHES					
	1 Vinyl flooring including coving	m2	70.00	120.0	8,400
	2 Carpet tiles	m2	1049.00	88.0	92,312
Element FF total				90/m2	100,712
WF WALL FINISHES					
	1 Autex Composition	m2	717.00	175.0	125,475
	2 Paint finish to plasterboard walls	m2	766.00	22.0	16,852
	3 Paint finish to existing walls including preparation	m2	107.00	30.0	3,210
Element WF total				130/m2	145,537
Carried forward					629,767

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Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
Brought forward					629,767
A	NELSON 12 CLASSROOM BLOCK FLS OP Cont'd				
A1	Option 1 GFA 1,119 m2 Cost/m2 \$1,610 Cont'd				
CF	CEILING FINISHES				
	1 70mm Autex sound absorber batt	m2	589.00	25.0	14,725
	2 12mm compressed sheet ceiling sublining	m2	589.00	105.0	61,845
	3 2 x 13mm Gib Board and stopping	m2	589.00	55.0	32,395
	4 13mm Gib Board and stopping over existing soft board	m2	483.00	37.0	17,871
	5 13mm Gib Aqualine and stopping	m2	70.00	43.0	3,010
	6 Asona Triton 100 sound absorbing ceiling panel	m2	1126.00	125.0	140,750
	7 Paint finish to plasterboard ceiling	m2	70.00	25.0	1,750
	8 Paint finish to existing stair soffits including preparation	m2	39.00	33.0	1,287
	Element CF total			245/m2	273,633
FT	FITTINGS AND FIXTURES				
	1 Work bench and teacher work bench	m	70.00	850.0	59,500
	2 1800 x 1200 x 400mm deep resource cupboard	No	12.00	2,000.0	24,000
	3 Provisional Sum for sundry fittings, signage and the like	Item			15,000
	Element FT total			88/m2	98,500
PB	SANITARY PLUMBING				
	1 Provisional Sum for making good existing plumbing fittings and reticulation	Item			20,000
	Element PB total			18/m2	20,000
HV	HEATING AND VENTILATION SERVICES				
	1 Provisional Sum for making good existing radiators and reticulation	Item			20,000
	2 Toilet extract	No	4.00	900.0	3,600
	Element HV total			21/m2	23,600
FS	FIRE SERVICES				
	1 Type 4 fire alarm system (smoke detectors and manual call points)	m2	1119.00	25.0	27,975
	Element FS total			25/m2	27,975
EL	ELECTRICAL SERVICES				
	1 New main switchboard	Item			8,000
	2 General power and lighting	m2	1119.00	200.0	223,800
	Element EL total			207/m2	231,800
Carried forward					1,305,275

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Item	Description	Unit	Qty	Rate	\$
					1,305,275
	Brought forward				
A	NELSON 12 CLASSROOM BLOCK FLS OP Cont'd				
A1	Option 1 GFA 1,119 m2 Cost/m2 \$1,610 Cont'd				
LS	VERTICAL AND HORIZONTAL TRANSPORTATION				
	1 Lift	No	1.00	90,000.0	90,000
	Element LS total			80/m2	90,000
DG	DRAINAGE				
	1 Provisional Sum for making good existing drainage	Item			5,000
	Element DG total			4/m2	5,000
SS	SPECIAL SERVICES				
	1 ICT cabling	m2	1049.00	20.0	20,980
	Element SS total			19/m2	20,980
PG	PRELIMINARIES				
	1 Preliminary & General	Item			142,000
	Element PG total			127/m2	142,000
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			78,000
	Element MG total			70/m2	78,000
CN	CONTINGENCIES				
	1 Contract Contingency	Item			160,745
	Element CN total			144/m2	160,745
	A1 Option 1 Total				1,802,000

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Item	Description	Unit	Qty	Rate	\$
A	NELSON 12 CLASSROOM BLOCK FLS OP				
A2	Option 2 GFA 1,119 m2 Cost/m2 \$1,784				
SP	SITE PREPARATION				
	1 Remove and plug existing WC	No	11.00	380.0	4,180
	2 Remove and plug existing wash trough	No	2.00	200.0	400
	3 Remove and plug existing urinal	No	2.00	200.0	400
	4 Remove existing single door	No	12.00	100.0	1,200
	5 Remove existing double door	No	2.00	150.0	300
	6 Remove existing floor coverings	m2	1119.00	9.0	10,071
	7 Remove existing internal wall linings	m2	2175.00	10.0	21,750
	8 Remove existing ceiling linings	m2	659.00	12.0	7,908
	9 Remove existing external wall linings to add steel portals	m2	48.00	20.0	960
	10 Remove existing 2550 x 2200mm high window to add steel portals and reinstate	No	8.00	520.0	4,160
	11 Form opening in existing floor for new portal pad and make good	No	28.00	450.0	12,600
	12 Demolish and remove existing internal partition	m2	305.00	16.0	4,880
	13 Form 3.4 x 2.7m opening in existing partition (frame measured separately)	No	6.00	350.0	2,100
	14 Asbestos removal procedures	Item			50,000
	Element SP total			108/m2	120,909
SB	SUBSTRUCTURE				
	1 Lift pit for hydraulic lift	Item			8,000
	2 Foundation pad to new portal	No	20.00	1,200.0	24,000
	3 R1.4 Novatherm insulation fitted between floor framing	m2	659.00	15.0	9,885
	Element SB total			37/m2	41,885
FR	FRAME				
	1 460UB82 portal columns and beams	kg	9316.00	11.0	102,476
	2 380PFC55 portal columns	kg	836.00	11.0	9,196
	3 300PFC40 portal columns and beams	kg	2214.00	11.0	24,354
	4 300 x 100mm (2 x 290 x 45mm) lintel	m	21.00	100.0	2,100
	5 100 x 100mm (2 x 90 x 45mm) opening studs	m	68.00	60.0	4,080
	6 Steel frame for the Lift	kg	1263.00	11.0	13,893
	Element FR total			139/m2	156,099
RF	ROOF				
	1 Lift shaft roof	m2	8.00	350.0	2,800
	Element RF total			3/m2	2,800
	Carried forward				321,693

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Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
Brought forward					321,693
A	NELSON 12 CLASSROOM BLOCK FLS OP Cont'd				
A2	Option 2 GFA 1,119 m2 Cost/m2 \$1,784 Cont'd				
	EW EXTERIOR WALLS AND EXTERIOR FINISH				
	1 Lift shaft external wall	m2	61.00	380.0	23,180
	2 R2.2 Novatherm insulation to external wall framing	m2	629.00	25.0	15,725
	3 Replacement cladding over steel portal frames	m2	54.00	250.0	13,500
	Element EW total			47/m2	52,405
	WW WINDOWS AND EXTERIOR DOORS				
	1 Refurbish and paint interior of existing external door	No	6.00	200.0	1,200
	2 Refurbish and paint interior of windows (measured flat overall)	m2	349.00	30.0	10,470
	Element WW total			10/m2	11,670
	PN INTERIOR WALLS				
	1 Make good to existing framing and fixings (Sum allowed)	Item			5,000
	2 New partition framing	m2	61.00	70.0	4,270
	3 90mm sound batt insulation to internal walls	m2	282.00	20.0	5,640
	4 12mm thick plywood bracing	m2	38.00	70.0	2,660
	5 13mm thick Braceline and stopping	m2	201.00	60.0	12,060
	6 13mm thick Aqualine and stopping	m2	157.00	40.0	6,280
	7 13mm thick Giboard and stopping	m2	1138.00	35.0	39,830
	8 Timber trim to new opening	m	82.00	55.0	4,510
	9 Glass partitions	m2	23.00	500.0	11,500
	10 Proprietary toilet partition	No	10.00	1,350.0	13,500
	Element PN total			94/m2	105,250
	DR INTERIOR DOORS				
	1 Fire Doors	No	2.00	3,000.0	6,000
	2 Refurbish and paint existing single door	No	2.00	300.0	600
	3 Refurbish and paint existing pair of internal glazed doors	No	4.00	500.0	2,000
	Element DR total			8/m2	8,600
	FF FLOOR FINISHES				
	1 Vinyl flooring including coving	m2	44.00	120.0	5,280
	2 Carpet tiles	m2	1077.00	88.0	94,776
	Element FF total			89/m2	100,056
	WF WALL FINISHES				
	1 Autex Composition	m2	731.00	175.0	127,925
Carried forward					727,599

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Item	Description	Unit	Qty	Rate	\$
Brought forward					727,599
A	NELSON 12 CLASSROOM BLOCK FLS OP Cont'd				
A2	Option 2 GFA 1,119 m2 Cost/m2 \$1,784 Cont'd				
	WF WALL FINISHES Cont'd				
	2 Paint finish to plasterboard walls	m2	765.00	22.0	16,830
	3 Paint finish to existing walls including preparation	m2	107.00	30.0	3,210
	Element WF total			132/m2	147,965
CF	CEILING FINISHES				
	1 70mm Autex sound absorber batt	m2	624.00	25.0	15,600
	2 12mm compressed sheet ceiling sublining	m2	624.00	105.0	65,520
	3 2 x 13mm Gib Board and stopping	m2	624.00	55.0	34,320
	4 13mm Gib Board and stopping over existing soft board	m2	483.00	37.0	17,871
	5 13mm Gib Aqualine and stopping	m2	43.00	43.0	1,849
	6 Asona Triton 100 sound absorbing ceiling panel	m2	1152.00	125.0	144,000
	7 Paint finish to plasterboard ceiling	m2	43.00	25.0	1,075
	8 Paint finish to existing stair soffits including preparation	m2	39.00	33.0	1,287
	Element CF total			252/m2	281,522
FT	FITTINGS AND FIXTURES				
	1 Work bench and teacher work bench	m	70.00	850.0	59,500
	2 1800 x 1200 x 400mm deep resource cupboard	No	12.00	2,000.0	24,000
	3 Provisional Sum for sundry fittings, signage and the like	Item			15,000
	Element FT total			88/m2	98,500
PB	SANITARY PLUMBING				
	1 WC pan, cistern and pipework	No	10.00	1,400.0	14,000
	2 WHB, taps and pipework	No	6.00	1,400.0	8,400
	3 HWC and reticulation	No	2.00	3,500.0	7,000
	4 Provisional Sum for making good existing reticulation	Item			5,000
	Element PB total			31/m2	34,400
HV	HEATING AND VENTILATION SERVICES				
	1 Provisional Sum for making good existing radiators and reticulation	Item			20,000
	2 Toilet extract	No	4.00	900.0	3,600
	Element HV total			21/m2	23,600
Carried forward					1,185,661

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Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
					1,185,661
	Brought forward				
A	NELSON 12 CLASSROOM BLOCK FLS OP Cont'd				
A2	Option 2 GFA 1,119 m2 Cost/m2 \$1,784 Cont'd				
FS	FIRE SERVICES				
	1 Type 4 fire alarm system (smoke detectors and manual call points)	m2	1119.00	25.0	27,975
	Element FS total			25/m2	27,975
EL	ELECTRICAL SERVICES				
	1 New main switchboard	Item			8,000
	2 General power and lighting	m2	1119.00	200.0	223,800
	Element EL total			207/m2	231,800
LS	VERTICAL AND HORIZONTAL TRANSPORTATION				
	1 Lift	No	1.00	90,000.0	90,000
	Element LS total			80/m2	90,000
DG	DRAINAGE				
	1 Provisional Sum for new and making good existing drainage	Item			10,000
	Element DG total			9/m2	10,000
SS	SPECIAL SERVICES				
	1 ICT cabling	m2	1076.00	20.0	21,520
	Element SS total			19/m2	21,520
PG	PRELIMINARIES				
	1 Preliminary & General	Item			160,000
	Element PG total			143/m2	160,000
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			88,000
	Element MG total			79/m2	88,000
CN	CONTINGENCIES				
		Item			181,044
	Element CN total			162/m2	181,044
	A2 Option 2 Total				1,996,000

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Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B1	4 x Glass Doors 1800mm wide				
	DR INTERIOR DOORS				
	1 1800x2500mm high sliding glass doo	No	4.00	4,000.0	16,000
	Element DR total				16,000
PG	PRELIMINARIES				
	1 Preliminary & General	Item			1,600
	Element PG total				1,600
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			1,000
	Element MG total				1,000
CN	CONTINGENCIES				
		Item			400
	Element CN total				400
	B1 4 x Glass Doors 1800mm wide Total				19,000

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Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B2	4 x Glass Doors 1400 & 3600mm wi				
	DR INTERIOR DOORS				
	1 1400x2500mm high sliding glass door	No	2.00	3,500.0	7,000
	2 3600x2500mm high sliding glass door	No	2.00	8,000.0	16,000
	Element DR total				23,000
	PG PRELIMINARIES				
	1 Preliminary & General				
				Item	2,400
	Element PG total				2,400
	MG MARGINS				
	1 Offsite Overheads & Margin				
				Item	1,200
	Element MG total				1,200
	CN CONTINGENCIES				
				Item	1,400
	Element CN total				1,400
	B2 4 x Glass Doors 1400 & 3600mm wi Total				28,000

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Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B3	2 x Glass Doors 1800 & 2800mm wi				
	DR INTERIOR DOORS				
	1 1800x2500mm high sliding glass door	No	1.00	4,000.0	4,000
	2 2800x2500mm high sliding glass door	No	1.00	7,000.0	7,000
	Element DR total				11,000
	PG PRELIMINARIES				
	1 Preliminary & General				
	Element PG total				1,500
	MG MARGINS				
	1 Offsite Overheads & Margin				
	Element MG total				900
	CN CONTINGENCIES				
	Element CN total				600
	B3 2 x Glass Doors 1800 & 2800mm wi Total				14,000

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Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B4	4 x Glass Doors 1200 & 2600mm wi				
	DR INTERIOR DOORS				
	1 1200x2500mm high sliding glass door	No	3.00	3,000.0	9,000
	2 2600x2500mm high sliding glass door	No	1.00	6,500.0	6,500
	Element DR total				15,500
	PG PRELIMINARIES				
	1 Preliminary & General	Item			1,500
	Element PG total				1,500
	MG MARGINS				
	1 Offsite Overheads & Margin	Item			900
	Element MG total				900
	CN CONTINGENCIES	Item			1,100
	Element CN total				1,100
	B4 4 x Glass Doors 1200 & 2600mm wi Total				19,000

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Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B5	120m2 Ground Level Deck				
SP	SITE PREPARATION				
	1 Site clearance	m2	120.00	12.0	1,440
	Element SP total				1,440
SB	SUBSTRUCTURE				
	1 Compacted hardfill beneath slab	m3	96.00	65.0	6,240
	2 Concrete slab, complete with reinforcing and non-slip finish	m2	120.00	220.0	26,400
	3 Extra value for concrete ramp	m2	12.00	50.0	600
	4 Extra value for concrete steps	No	2.00	3,000.0	6,000
	Element SB total				39,240
SC	STAIRS AND BALUSTRADES				
	1 Steel tubular balustrade	m	13.00	300.0	3,900
	Element SC total				3,900
RF	ROOF				
	1 Steel clad, timber framed roof	m2	120.00	160.0	19,200
	Element RF total				19,200
PG	PRELIMINARIES				
	1 Preliminary & General	Item			6,400
	Element PG total				6,400
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			3,500
	Element MG total				3,500
CN	CONTINGENCIES				
	1 Contract Contingency	Item			11,320
	Element CN total				11,320
	B5 120m2 Ground Level Deck Total				85,000

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Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B6	5500mm wide Sliders to Outside				
	SP SITE PREPARATION				
	1 Demolish and remove existing windows	m2	12.00	16.0	192
	2 Demolish and remove existing external wall	m2	6.00	25.0	150
	Element SP total				342
	FR FRAME				
	1 200PFC lintel	kg	136.00	10.0	1,360
	Element FR total				1,360
	WW WINDOWS AND EXTERIOR DOORS				
	1 5500 x 3000mm high bi-folding glass doors	No	1.00	15,000.0	15,000
	Element WW total				15,000
	EW EXTERIOR WALLS AND EXTERIOR FINISH				
	1 Sundry making good to external wall around new opening	Item			2,000
	Element EW total				2,000
	PG PRELIMINARIES				
	1 Preliminary & General	Item			2,000
	Element PG total				2,000
	MG MARGINS				
	1 Offsite Overheads & Margin	Item			1,000
	Element MG total				1,000
	CN CONTINGENCIES				
	1 Contract Contingency	Item			3,298
	Element CN total				3,298
	B6 5500mm wide Sliders to Outside Total				25,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B7	Improve Rain Noise Mitigation				
	PN INTERIOR WALLS				
	1 Autex 90mm Sound Solution insulation to ceiling	m2	659.00	20.0	13,180
	Element PN total				13,180
PG	PRELIMINARIES				
	1 Preliminary & General	Item			1,300
	Element PG total				1,300
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			900
	Element MG total				900
CN	CONTINGENCIES				
		Item			620
	Element CN total				620
	B7 Improve Rain Noise Mitigation Total				16,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B8	Improve Acoustic Between Learniq				
	PN INTERIOR WALLS				
	1 Autex 90mm Sound Solution insulation to lintel walls	m2	72.00	20.0	1,440
	Element PN total				1,440
PG	PRELIMINARIES				
	1 Preliminary & General				
	Element PG total				200
MG	MARGINS				
	1 Offsite Overheads & Margin				
	Element MG total				100
CN	CONTINGENCIES				
	Element CN total				260
	B8 Improve Acoustic Between Learniq Total				2,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B10	Replace Roof & Rainwater Goods				
SP	SITE PREPARATION				
	1 Remove existing membrane roofing	m2	253.00	15.0	3,795
	2 Remove existing asbestos roofing	m2	646.00	20.0	12,920
	3 Asbestos removal procedures	Item			50,000
	Element SP total				66,715
RF	ROOF				
	1 Building wrap and safety mesh	m2	899.00	10.0	8,990
	2 Trapezoidal 0.55BMT prefinished steel roofing	m2	899.00	65.0	58,435
	3 Ridge and verge flashing	m	126.00	40.0	5,040
	4 Marley Magnum spouting	m	138.00	35.0	4,830
	5 UPVC downpipe	m	90.00	35.0	3,150
	Element RF total				80,445
PG	PRELIMINARIES				
	1 Preliminary & General	Item			15,000
	Element PG total				15,000
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			8,000
	Element MG total				8,000
CN	CONTINGENCIES				
	1 Contract Contingency	Item			25,840
	Element CN total				25,840
	B10 Replace Roof & Rainwater Goods Total				196,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B11	Repaint Exterior				
	EW EXTERIOR WALLS AND EXTERIOR FINISH				
	1 Prepare and paint existing monolithic cladding	m2	442.00	26.0	11,492
	2 Prepare and paint existing weatherboards	m2	187.00	28.0	5,236
	3 Prepare and paint existing doors and windows (measured flat overall)	m2	362.00	22.0	7,964
	Element EW total				<u>24,692</u>
	PG PRELIMINARIES				
	1 Preliminary & General				Item <u>2,500</u>
	Element PG total				<u>2,500</u>
	MG MARGINS				
	1 Offsite Overheads & Margin				Item <u>1,400</u>
	Element MG total				<u>1,400</u>
	CN CONTINGENCIES				
	1 Contract Contingency				Item <u>4,408</u>
	Element CN total				<u>4,408</u>
	B11 Repaint Exterior Total				<u>33,000</u>

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B ADDITIONAL ENHANCEMENT OPTIONS					
B12 Reclad Exterior (excluding ends)					
SP SITE PREPARATION					
	1 Remove existing external wall linings	m2	442.00	20.0	8,840
	Element SP total				8,840
EW EXTERIOR WALLS AND EXTERIOR FINISH					
	1 New monolithic cladding, cavity and RAB	m2	442.00	130.0	57,460
	2 Painting to cladding	m2	442.00	21.0	9,282
	Element EW total				66,742
PG PRELIMINARIES					
	1 Preliminary & General	Item			7,600
	Element PG total				7,600
MG MARGINS					
	1 Offsite Overheads & Margin	Item			4,200
	Element MG total				4,200
CN CONTINGENCIES					
	1 Contract Contingency	Item			13,618
	Element CN total				13,618
	B12 Reclad Exterior (excluding ends) Total				101,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B13	Reglaze Existing Doors & Windows				
SP	SITE PREPARATION				
	1 Remove existing door glazing	m2	13.00	30.0	390
	2 Remove existing window glazing	m2	349.00	30.0	10,470
	Element SP total				10,860
WW	WINDOWS AND EXTERIOR DOORS				
	1 6.38mm laminated glass into existing timber door frame	m2	13.00	280.0	3,640
	2 6.38mm laminated glass into existing timber window frame	m2	349.00	280.0	97,720
	3 Provisional Sum to replace window winders	Item			10,000
	Element WW total				111,360
PG	PRELIMINARIES				
	1 Preliminary & General	Item			12,300
	Element PG total				12,300
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			7,000
	Element MG total				7,000
CN	CONTINGENCIES				
	1 Contract Contingency	Item			21,480
	Element CN total				21,480
	B13 Reglaze Existing Doors & Windows Total				163,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B14	Replace Exterior Doors & Windows				
SP	SITE PREPARATION				
	1 Demolish and remove existing windows	m2	349.00	16.0	5,584
	2 Demolish and remove existing external pair of doors	No	6.00	200.0	1,200
	Element SP total				6,784
WW	WINDOWS AND EXTERIOR DOORS				
	1 Aluminium windows	m2	349.00	750.0	261,750
	2 Pair of aluminium entrance doors	No	6.00	2,400.0	14,400
	Element WW total				276,150
PG	PRELIMINARIES				
	1 Preliminary & General	Item			28,000
	Element PG total				28,000
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			16,000
	Element MG total				16,000
CN	CONTINGENCIES				
	1 Contract Contingency	Item			49,066
	Element CN total				49,066
	B14 Replace Exterior Doors & Windows Total				376,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B15	Accessible Ramp Access				
SB	SUBSTRUCTURE				
	1 Timber ramp, complete with piles, bearers, joists	m2	23.00	280.0	6,440
	Element SB total				6,440
SC	STAIRS AND BALUSTRADES				
	1 Steel tubular balustrade	m	30.00	300.0	9,000
	Element SC total				9,000
PG	PRELIMINARIES				
	1 Preliminary & General	Item			2,000
	Element PG total				2,000
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			1,000
	Element MG total				1,000
CN	CONTINGENCIES				
	1 Contract Contingency	Item			3,560
	Element CN total				3,560
	B15 Accessible Ramp Access Total				22,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B16	Inter-floor Acoustics & Fire Sep				
SP	SITE PREPARATION				
	1 Remove existing ceiling linings	m2	461.00	12.0	5,532
	Element SP total				5,532
CF	CEILING FINISHES				
	1 100mm acoustic batts	m2	461.00	25.0	11,525
	2 Resilient rails and clips	m2	461.00	35.0	16,135
	3 2 x 13mm Gib Board and stopping	m2	461.00	55.0	25,355
	Element CF total				53,015
PG	PRELIMINARIES				
	1 Preliminary & General	Item			6,000
	Element PG total				6,000
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			3,500
	Element MG total				3,500
CN	CONTINGENCIES				
	1 Contract Contingency	Item			6,953
	Element CN total				6,953
	B16 Inter-floor Acoustics & Fire Sep Total				75,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
B	ADDITIONAL ENHANCEMENT OPTIONS				
B17	Existing Stair Case Upgrades				
SP	SITE PREPARATION				
	1 Remove existing balustrade and handrail	m	22.00	25.0	550
	Element SP total				550
SC	STAIRS AND BALUSTRADES				
	1 Riser infill to existing stair	m	52.00	60.0	3,120
	2 Balustrade and handrail to existing stair	m	22.00	650.0	14,300
	Element SC total				17,420
PG	PRELIMINARIES				
	1 Preliminary & General	Item			2,000
	Element PG total				2,000
MG	MARGINS				
	1 Offsite Overheads & Margin	Item			1,000
	Element MG total				1,000
CN	CONTINGENCIES				
		Item			2,030
	Element CN total				2,030
	B17 Existing Stair Case Upgrades Total				23,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
C	Fire Protection Options				
C1	Fire Sprinkler system with Fire				
	FS FIRE SERVICES				
	1 Fire Sprinklers	m2	1119.00	114.0	127,566
	Element FS total				127,566
CN	CONTINGENCIES	Item			434
	Element CN total				434
	C1 Fire Sprinkler system with Fire Total				128,000

FLEXIBLE LEARNING SPACE - NELSON BLOCK - BUDGET ESTIMATE OPTIONS

RLB | Rider Levett Bucknall

Estimate Details

Rates current at July 2016

Item	Description	Unit	Qty	Rate	\$
C	Fire Protection Options				
C2	Fire Sprinkler system without				
	FS FIRE SERVICES				
	1 Fire Sprinklers	m2	1119.00	114.0	127,566
	2 Fire Sprinklers site infrastructure	Item			42,000
	Element FS total				169,566
	CN CONTINGENCIES	Item			434
	Element CN total				434
	C2 Fire Sprinkler system without Total				170,000