

## ITEM NUMBER: 15.2

### ATTACHMENT 3

### CONFIDENTIAL

## BRIGHTON AND SEACLIFF YACHT CLUB – PROPOSED FACILITY DEVELOPMENT (Report No: 245/21)

*Pursuant to Section 90(2) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:*

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.
- d. commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and would, on balance, be contrary to the public interest.

**2806 – BRIGHTON & SEACLIFF YACHT CLUB**

**PRELIMINARY ESTIMATE**

**9 March 2021**

**Estimate Summary**

Building Works	\$2,169,000
Siteworks & Site Services	\$84,000
New Northern Bin Area 7	\$23,000
Extended Western Lawn Spill Zone	\$15,000
<u>Construction Contingency (5%)</u>	<u>\$115,000</u>
<b>ESTIMATED CURRENT CONSTRUCTION COST</b>	<b>\$2,406,000</b>

Professional, Council/Certification & CITB Fees (12%)	\$289,000
<u>Allowance for Loose Furniture, Equipment &amp; Blinds</u>	<u>Excluded</u>
<b>ESTIMATED CURRENT PROJECT COST</b>	<b>\$2,695,000</b>

<u>GST</u>	<u>\$270,000</u>
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**ESTIMATED CURRENT PROJECT COST (INC. GST)** **\$2,965,000**

**EXCLUDED ITEMS:**

- a) Escalation
- b) Loose furniture, equipment & blinds
- c) Latent conditions, site access difficulties & out of hours work
- d) Property acquisition, legal, financing & associated costs
- e) Site remediation & removal of contaminated spoil (if required)

**BASIS OF ESTIMATE:**

- f) Rates current as at March 2021
- g) Procurement via lump sum competitive tender
- h) Instructions from Mr. P. Woolman
- i) Peter Woolman Architects Dwg No's. 2019014 SK01, 02, MD01, 02
- j) Squared Engineering 02/02/21 Memorandum

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SA 5062

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Heinrich Consulting Pty. Ltd.  
ABN 97 092 695 424

# Estimate Summary

<b>Job Name :</b>	<u>2806 BRGHTON SEACL</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>via Peter Woolman</u>	Brighton & Seacliff Yacht Club

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
<b>1</b>	<b>BUILDING WORKS</b>			
<b>2</b>	Demolition	2.59	75.77	69,780
<b>3</b>	Substructure	1.57	46.04	42,400
<b>4</b>	Columns	0.79	23.21	21,375
<b>5</b>	Suspended Floors	1.90	55.65	51,250
<b>6</b>	Stairs	2.04	59.72	55,000
<b>7</b>	Roof	1.67	48.86	45,000
<b>8</b>	External Walls, Windows & Doors	5.03	147.29	135,650
<b>9</b>	Internal Walls, Screens & Doors	8.17	239.09	220,200
<b>10</b>	Wall Finishes	2.79	81.51	75,070
<b>11</b>	Floor Finishes	2.93	85.69	78,925
<b>12</b>	Ceilings	2.84	82.96	76,405
<b>13</b>	Joinery	7.51	219.61	202,260
<b>14</b>	Hydraulic Services	10.02	293.16	270,000
<b>15</b>	Electrical Services	5.20	152.12	140,100
<b>16</b>	Mechanical Services	5.82	170.21	156,760
<b>17</b>	Fire Services	1.37	40.00	36,840
<b>18</b>	Lift Services	3.15	92.29	85,000
<b>19</b>	Builders Margin & Work in Connection With Services	1.28	37.39	34,435
<b>20</b>	Preliminaries, Overhead & Margin	10.00	292.58	269,468
<b>21</b>	Design Development Contingency	3.83	112.16	103,296
<b>22</b>	<b>BUILDING WORKS SUB-TOTAL</b>			<u><b>2,169,214</b></u>
<b>23</b>				
<b>24</b>	<b>SITEWORKS &amp; SITE SERVICES</b>			
<b>25</b>	New Northern Entry Portico	0.26	7.60	7,000
<b>26</b>	Ramped Paving at Door Entries	0.22	6.51	6,000
<b>27</b>	Paved Link to Rigging Lawn	0.30	8.89	8,190
<b>28</b>	Waste Bin Enclosure 6	0.44	12.92	11,900
<b>29</b>	External Fire Services	1.26	36.92	34,000
<b>30</b>	Builders Margin & Work in Connection With Services	0.09	2.49	2,295
<b>31</b>	Preliminaries, Overhead & Margin	0.39	11.30	10,408
<b>32</b>	Design Development Contingency	0.15	4.33	3,990
<b>33</b>	<b>SITEWORKS SUB-TOTAL</b>			<u><b>83,783</b></u>
<b>34</b>				

# Estimate Summary

<b>Job Name :</b>	<u>2806 BRGHTON SEACL</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>via Peter Woolman</u>	Brighton & Seacliff Yacht Club

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
35	NEW NORTHERN BIN AREA 7	0.86	25.15	23,160
36				
37	EXTENDED WESTERN LAWN SPILL ZONE	0.57	16.74	15,420
38				
39	Construction Contingency (5%)	4.25	124.41	114,579
40	ESTIMATED CURRENT CONSTRUCTION COST			<u>2,406,156</u>
41				
42	Professional, Council/Certification & CITB Fees (12%)	10.71	313.51	288,739
43	Loose Furniture - EXCLUDED			

**GFA: 921 m2.**

**100.00**

**2,926.05**

**2,694,895**

<b>Final Total : \$</b>	<b>2,694,895</b>
<b>G.S.T. 10.00% :</b>	<b>269,489</b>
<b>Final Total Incl. G.S.T. : \$</b>	<b>2,964,384</b>

# Estimate Breakup

Job Name : 2806 BRGHTON SEACL

Job Description

Client's Name: via Peter Woolman

Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 <u>BUILDING WORKS</u>						
<u>BUILDING WORKS</u>					Total :	
Trade : 2 <u>Demolition</u>						
1	Allowance for asbestos removal in areas affected by new works		Item			12,000.00
2	Take down existing ground floor ceilings	242.00	m2	15.00		3,630.00
3	Demolish external stair 1		Item			3,000.00
4	Demolish internal stair 2		Item			2,500.00
5	Strip out canteen, entry & office fitment		Item			1,800.00
6	Demolish cleaners room		Item			1,200.00
7	Demolish external wall to northern addition	10.00	m	150.00		1,500.00
8	Strip out existing change rooms as necessary		Item			6,000.00
9	Demolish external wall to Change Room addition	10.00	m	150.00		1,500.00
10	Demolish internal walls to Change Rooms	27.00	m	100.00		2,700.00
11	Site demolition for Change Room addition		Item			4,000.00
12	Strip out First Floor kitchen & toilets		Item			7,500.00
13	Demolish bridge stair		Item			1,500.00
14	Form floor opening to suit new bridge stair		Item			3,000.00
15	Demolish First Floor walls	32.00	m	100.00		3,200.00
16	Remove fireplace		Item			750.00
17	Form door openings	10.00	No	900.00		9,000.00
18	Sundry demolition & repairs		Item			5,000.00
<u>Demolition</u>					Total :	69,780.00
Trade : 3 <u>Substructure</u>						
1	Lift pit		Item			9,000.00
2	Raft slab & footings to northern addition	11.00	m2	500.00		5,500.00
3	Raft slab & footings to Change Room addition	48.00	m2	400.00		19,200.00
4	Isolated footing to balcony column	1.00	No	1,200.00		1,200.00
5	Cut, chase & replace floors to suit new plumbing in existing Change Rooms		Item			7,500.00

# Estimate Breakup

Job Name : 2806 BRGHTON SEACL

Job Description

Client's Name: via Peter Woolman

Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Substructure</u>						Total : 42,400.00
Trade : 4 <u>Columns</u>						
1	Framing & bracing to lift shaft		Item			2,500.00
2	Columns & framing to northern extension	11.00	m2	250.00		2,750.00
3	Columns to Change Room extension	113.00	m2	125.00		14,125.00
4	Isolated column to balcony	1.00	No	2,000.00		2,000.00
<u>Columns</u>						Total : 21,375.00
Trade : 5 <u>Suspended Floors</u>						
1	Suspended floor, framing & fire rating to Change Room addition	65.00	m2	450.00		29,250.00
2	Suspended floor, framing & fire rating to balcony	40.00	m2	450.00		18,000.00
3	Structure around new floor opening for stair		Item			4,000.00
<u>Suspended Floors</u>						Total : 51,250.00
Trade : 6 <u>Stairs</u>						
1	New internal Great Stair of Fame		Item			30,000.00
2	New stair to Race Control		Item			20,000.00
3	Provisional allowance for alterations at top of new Race Control stair		Item			5,000.00
<u>Stairs</u>						Total : 55,000.00
Trade : 7 <u>Roof</u>						
1	Roof to Change Room addition	65.00	m2	600.00		39,000.00
2	Lifting beam & top to lift shaft		Item			6,000.00
<u>Roof</u>						Total : 45,000.00
Trade : 8 <u>External Walls, Windows &amp; Doors</u>						
1	External wall to Northern addition	74.00	m2	350.00		25,900.00
2	Window to Meeting Room	1.00	No	1,800.00		1,800.00
3	Form opening & provide window to General Office	1.00	No	3,500.00		3,500.00
4	Form opening & provide 2800mm set of sliding glazed doors to GF eastern entry	1.00	No	10,000.00		10,000.00
5	Take out pair of doors & infill opening to former eastern entry	1.00	No	2,200.00		2,200.00

# Estimate Breakup

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Job Description

Client's Name: via Peter Woolman

Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 8 <u>External Walls, Windows &amp; Doors</u> (Continued)						
6	External walls to Change Room addition	118.00	m2	350.00		41,300.00
7	Prepare top of existing GF wall for raising	17.00	m	250.00		4,250.00
8	External door to GF Changeroom access	1.00	No	1,800.00		1,800.00
9	High level windows to Change Rooms	15.00	m	600.00		9,000.00
10	Form opening & provide bifold door & sidelights to eastern balcony 5m wide	1.00	No	17,500.00		17,500.00
11	Glazed balustrade to eastern balcony	13.00	m	800.00		10,400.00
12	Revise door opening to Canteen	1.00	No	2,200.00		2,200.00
13	Form opening & provide roller shutter to Canteen	1.00	No	3,000.00		3,000.00
14	Form opening & provide pair of doors to Umbrella Store	1.00	No	2,800.00		2,800.00
<u>External Walls, Windows &amp; Doors</u>					Total :	135,650.00
Trade : 9 <u>Internal Walls, Screens &amp; Doors</u>						
	<u>Northern Offices:</u>					
1	Internal partitions to northern offices :[24 m]	83.00	m2	220.00		18,260.00
2	Infill door opening	2.00	No	750.00		1,500.00
3	Door	3.00	No	2,200.00		6,600.00
4	Pair of doors	1.00	No	2,800.00		2,800.00
	<u>GF Change</u>					
5	Internal partitions :[50 m]	198.00	m2	220.00		43,560.00
6	Infill door opening	3.00	No	750.00		2,250.00
7	Door	8.00	No	1,250.00		10,000.00
8	Cubicle partition & door	17.00	No	1,400.00		23,800.00
	<u>FF WC</u>					
9	Internal partitions :[58 m]	217.00	m2	220.00		47,740.00
10	Infill door opening	2.00	No	750.00		1,500.00
11	Door	6.00	No	1,800.00		10,800.00
12	Pair of doors	2.00	No	2,200.00		4,400.00
13	Cubicle partition & door	6.00	No	1,400.00		8,400.00
14	5.2m Operable wall & framing		Item			17,500.00
	<u>FF Kitchen</u>					
15	Internal partitions :[21 m]	72.00	m2	220.00		15,840.00

# Estimate Breakup

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Job Description

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Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 9 <u>Internal Walls, Screens &amp; Doors</u> (Continued)						
16	Infill door opening	2.00	No	750.00		1,500.00
17	Door	3.00	No	1,250.00		3,750.00
<u>Internal Walls, Screens &amp; Doors</u>						Total : 220,200.00
Trade : 10 <u>Wall Finishes</u>						
1	1800mm Wall tiling to Change Rooms & toilets	238.00	m2	125.00		29,750.00
2	Paint existing Ground Floor walls	804.00	m2	30.00		24,120.00
3	Touch up existing First Floor finishes where affected by new works		Item			10,000.00
4	Kitchen splashbacks	28.00	m	400.00		11,200.00
<u>Wall Finishes</u>						Total : 75,070.00
Trade : 11 <u>Floor Finishes</u>						
1	Tiling/matting to northern entry & corridor	39.00	m2	160.00		6,240.00
2	Carpet to northern offices & meeting room	55.00	m2	65.00		3,575.00
	Retain existing floor finish to GF bar					
3	Tiling to GF change rooms & toilets	186.00	m2	220.00		40,920.00
4	Vinyl to Canteen	20.00	m2	85.00		1,700.00
5	Tiling to FF toilets	60.00	m2	220.00		13,200.00
6	Vinyl to kitchen	47.00	m2	85.00		3,995.00
7	Relocate dance floor		Item			2,000.00
8	Sundry repairs to First Floor		Item			5,000.00
9	Skirtings	153.00	m	15.00		2,295.00
<u>Floor Finishes</u>						Total : 78,925.00
Trade : 12 <u>Ceilings</u>						
1	New ceiling to northern entry & offices	94.00	m2	145.00		13,630.00
2	New ceiling to bar	161.00	m2	145.00		23,345.00
3	New ceiling to GF change & toilets	186.00	m2	110.00		20,460.00
4	New ceiling to Canteen	20.00	m2	110.00		2,200.00
5	New ceiling to FF toilet extension	60.00	m2	110.00		6,600.00
6	New ceiling to FF kitchen	47.00	m2	110.00		5,170.00



# Estimate Breakup

Job Name : 2806 BRGHTON SEACL

Job Description

Client's Name: via Peter Woolman

Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 12 <u>Ceilings</u> (Continued)						
7	Sundry repairs & adjustments to First Floor		Item			5,000.00
<u>Ceilings</u> Total :						76,405.00
Trade : 13 <u>Joinery</u>						
	<u>Ground Floor</u>					
1	Trophy walls to northern entry	8.00	m	3,000.00		24,000.00
2	Joinery to General Office	26.00	m	750.00		19,500.00
3	Meeting Room joinery	3.00	m	1,500.00		4,500.00
4	Relocate & adjust bar	8.00	m	750.00		6,000.00
5	Bar store joinery	2.00	m	750.00		1,500.00
6	Race day storage/first aid	3.00	m	1,500.00		4,500.00
7	GF Vanity & mirror	10.00	m	900.00		9,000.00
8	GF toilet paper holder	8.00	No	65.00		520.00
9	Shower seat & coat hook	17.00	No	450.00		7,650.00
10	Set of disabled grab rails	2.00	No	2,200.00		4,400.00
11	Folding seat	1.00	No	900.00		900.00
12	Adjust/alter existing benches & lockers		Item			2,500.00
13	Canteen joinery	13.00	m	1,500.00		19,500.00
14	Shelving to Umbrella/Chair store	12.00	m	600.00		7,200.00
	<u>First Floor</u>					
15	Vanity & mirror	5.00	m	900.00		4,500.00
16	Toilet paper holder	6.00	No	65.00		390.00
17	Set of grab rails	1.00	No	2,200.00		2,200.00
18	Nappy change bench	1.00	No	3,500.00		3,500.00
19	Adjust existing trophy storage		Item			5,000.00
20	Allowance for kitchen fit-out		Item			75,000.00
<u>Joinery</u> Total :						202,260.00
Trade : 14 <u>Hydraulic Services</u>						
1	Ground floor plumbing fitting	32.00	No	4,500.00		144,000.00
2	First floor plumbing fitting	18.00	No	4,500.00		81,000.00
3	Plumbing to kitchen & canteen appliances		Item			10,000.00

# Estimate Breakup

Job Name : 2806 BRGHTON SEACL

Job Description

Client's Name: via Peter Woolman

Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 14 <u>Hydraulic Services</u>						(Continued)
4	Grease arrestor		Item			15,000.00
5	Hot water		Item			10,000.00
6	Relocate existing bar plumbing, post-mix, beer pumps & cool room		Item			10,000.00
<u>Hydraulic Services</u>						Total : 270,000.00
Trade : 15 <u>Electrical Services</u>						
1	Allow to upgrade switchboard		Item			25,000.00
2	Light power comms & data to northern offices & entry	94.00	m2	300.00		28,200.00
3	New lighting where bar ceiling replaced	161.00	m2	100.00		16,100.00
4	Light & power to Change Rooms	186.00	m2	175.00		32,550.00
5	Light & power to Canteen	20.00	m2	300.00		6,000.00
6	Light & power to FF toilets	60.00	m2	175.00		10,500.00
7	Light & power to FF kitchen	47.00	m2	250.00		11,750.00
8	Adjustments to First Floor generally		Item			10,000.00
<u>Electrical Services</u>						Total : 140,100.00
Trade : 16 <u>Mechanical Services</u>						
1	Air conditioning to northern offices & entry	94.00	m2	400.00		37,600.00
2	Air conditioning to bar	161.00	m2	400.00		64,400.00
3	Air conditioning to Canteen		Item			7,500.00
4	Exhausts to Change Rooms & toilets	246.00	m2	60.00		14,760.00
5	Ventilation to kitchen		Item			15,000.00
6	Cool Room to kitchen		Item			17,500.00
<u>Mechanical Services</u>						Total : 156,760.00
Trade : 17 <u>Fire Services</u>						
1	Smoke detection, extinguishers & exit/emergency lighting	921.00	m2	40.00		36,840.00
<u>Fire Services</u>						Total : 36,840.00
Trade : 18 <u>Lift Services</u>						
1	Two level hydraulic lift		Item			85,000.00

# Estimate Breakup

Job Name : 2806 BRGHTON SEACL

Job Description

Client's Name: via Peter Woolman

Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Lift Services</u>						Total : 85,000.00
Trade : 24 <u>SITEWORKS &amp; SITE SERVICES</u>						
<u>SITEWORKS &amp; SITE SERVICES</u>						Total :
Trade : 25 <u>New Northern Entry Portico</u>						
1	Footing	2.00	No	750.00		1,500.00
2	Column	2.00	No	750.00		1,500.00
3	3.0x1.5m Roof		Item			4,000.00
<u>New Northern Entry Portico</u>						Total : 7,000.00
Trade : 26 <u>Ramped Paving at Door Entries</u>						
1	Lift & revise paving levels to provide localised ramping at entries	5.00	No	1,200.00		6,000.00
<u>Ramped Paving at Door Entries</u>						Total : 6,000.00
Trade : 27 <u>Paved Link to Rigging Lawn</u>						
1	Sawcut bitumen	24.00	m	15.00		360.00
2	Remove bitumen	54.00	m2	20.00		1,080.00
3	Pedestrian paving	54.00	m2	125.00		6,750.00
<u>Paved Link to Rigging Lawn</u>						Total : 8,190.00
Trade : 28 <u>Waste Bin Enclosure 6</u>						
1	Paving adjusment		Item			1,500.00
2	Screen	2.00	m	600.00		1,200.00
3	Pair of gates	3.00	No	2,000.00		6,000.00
4	Gate post & footing	4.00	No	800.00		3,200.00
<u>Waste Bin Enclosure 6</u>						Total : 11,900.00
Trade : 29 <u>External Fire Services</u>						
1	Fire service connection to 100mm street connection in Pine Ave.		Item			7,500.00
2	100mm Fire main	90.00	m	250.00		22,500.00
3	Double headed hydrant	1.00	No	4,000.00		4,000.00

# Estimate Breakup

Job Name : 2806 BRGHTON SEACL

Job Description

Client's Name: via Peter Woolman

Brighton & Seacliff Yacht Club

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>External Fire Services</u>						Total : 34,000.00
Trade : 35 <u>NEW NORTHERN BIN AREA 7</u>						
1	Demolish existing garage		Item			750.00
2	Take down fencing		Item			350.00
3	Strip, clear, grade & prepare site		Item			2,000.00
4	Paving	81.00	m2	100.00		8,100.00
5	Fencing	14.00	m	120.00		1,680.00
6	Pair of gates	3.00	No	1,500.00		4,500.00
7	Gate post	4.00	No	450.00		1,800.00
8	Preliminaries					2,877.00
9	Design development contingency					1,102.85
<u>NEW NORTHERN BIN AREA 7</u>						Total : 23,159.85
Trade : 37 <u>EXTENDED WESTERN LAWN SPILL ZONE</u>						
1	Demolish/remove rocks	118.00	m2	20.00		2,360.00
2	Preparation, topsoil & lawn	118.00	m2	45.00		5,310.00
3	Walling/retaining/edging	34.00	m	150.00		5,100.00
4	Preliminaries					1,915.50
5	Design development contingency					734.28
<u>EXTENDED WESTERN LAWN SPILL ZONE</u>						Total : 15,419.78

## **ITEM NUMBER: 15.2**

### **ATTACHMENT 4**

### **CONFIDENTIAL**

## **BRIGHTON AND SEACLIFF YACHT CLUB – PROPOSED FACILITY DEVELOPMENT (Report No: 245/21)**

*Pursuant to Section 90(2) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:*

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.
- d. commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and would, on balance, be contrary to the public interest.

# Extract of costing for Stage 1 - Lift, Canteen.

Based on - Heinrich Consulting B&SYC - Preliminary Estimate 9 March 2021

Item No.	Amount	Included in Ext Cost:	
		Stage 1	Stage 1
Trade : 1	BUILDING WORKS		
	BUILDING WORKS		0.00
Trade : 2	Demolition		0.00
1 Allowance for asbestos removal in areas affected by new works	12,000.00		0.00
2 Take down existing ground floor ceilings	3,630.00		0.00
3 Demolish external stair 1	3,000.00		0.00
4 Demolish internal stair 2	2,500.00		0.00
5 Strip out canteen, entry & office fitment	1,800.00		0.00
6 Demolish cleaners room	1,200.00		0.00
7 Demolish external wall to northern addition	1,500.00		0.00
8 Strip out existing change rooms as necessary	6,000.00		0.00
9 Demolish external wall to Change Room addition	1,500.00		0.00
10 Demolish internal walls to Change Rooms	2,700.00		0.00
11 Site demolition for Change Room addition	4,000.00		0.00
12 Strip out First Floor kitchen & toilets	7,500.00		0.00
13 Demolish bridge stair	1,500.00		0.00
14 Form floor opening to suit new bridge stair	3,000.00		0.00
15 Demolish First Floor walls	3,200.00		0.00
16 Remove fireplace	750.00		0.00
17 Form door openings	9,000.00		0.00
18 Sundry demolition & repairs	5,000.00		0.00
Demolition	69,780.00		0.00
Trade : 3	Substructure		0.00
1 Lift pit	9,000.00	1.00	9,000.00
2 Raft slab & footings to northern addition	5,500.00		0.00
3 Raft slab & footings to Change Room addition	19,200.00		0.00
4 Isolated footing to balcony column	1,200.00		0.00
5 Cut, chase & replace floors to suit new plumbing in existing Change Rooms	7,500.00		0.00
Substructure 0	42,400.00		0.00
Trade : 4	Columns		0.00
1 Framing & bracing to lift shaft	2,500.00	1.00	2,500.00
2 Columns & framing to northern extension	2,750.00		0.00
3 Columns to Change Room extension	14,125.00		0.00
4 Isolated column to balcony	2,000.00		0.00
Columns 0	21,375.00		0.00
Trade : 5	Suspended Floors		0.00
1 Suspended floor, framing & fire rating to Change Room addition	29,250.00		0.00
0			0.00

	2	Suspended floor, framing & fire rating to balcony	18,000.00		0.00
	3	Structure around new floor opening for stair	4,000.00		0.00
		Suspended Floors	51,250.00		0.00
Trade :	6			Stairs	0.00
	1	New internal Great Stair of Fame	30,000.00		0.00
	2	New stair to Race Control	20,000.00		0.00
	3	Provisional allowance for alterations at top of new Race	5,000.00		0.00
Control stair	0				0.00
Stairs	0		55,000.00		0.00
Trade :	7			Roof	0.00
	1	Roof to Change Room addition	39,000.00		0.00
	2	Lifting beam & top to lift shaft	6,000.00	1.00	6,000.00
Roof	0		45,000.00		0.00
Trade :	8			External Walls, Windows & Doors	0.00
	1	External wall to Northern addition	25,900.00		0.00
	2	Window to Meeting Room	1,800.00		0.00
	3	Form opening & provide window to General Office	3,500.00		0.00
	4	Form opening & provide 2800mm set of sliding glazed doors to GF eastern entry	10,000.00		0.00
	5	Take out pair of doors & infill opening to former eastern entry	2,200.00		0.00
Trade :	8			External Walls (Continued)	0.00
	6	External walls to Change Room addition	41,300.00		0.00
	7	Prepare top of existing GF wall for raising	4,250.00		0.00
	8	External door to GF Changeroom access	1,800.00		0.00
	9	High level windows to Change Rooms	9,000.00		0.00
	10	Form opening & provide bifold door & sidelights to eastern balcony 5m wide	17,500.00		0.00
	11	Glazed balustrade to eastern balcony	10,400.00		0.00
	12	Revise door opening to Canteen	2,200.00	1.00	2,200.00
	13	Form opening & provide roller shutter to Canteen	3,000.00	1.00	3,000.00
	14	Form opening & provide pair of doors to Umbrella Store	2,800.00	1.00	2,800.00
		External Walls, Windows & Doors	135,650.00		0.00
Trade :	9			Internal Walls, Screens & Doors	0.00
		Northern Offices:			0.00
	1	Internal partitions to northern offices :[24 m]	18,260.00		0.00
	2	Infill door opening	1,500.00		0.00
	3	Door	6,600.00		0.00
	4	Pair of doors	2,800.00		0.00
		GF Change			0.00
	5	Internal partitions :[50 m]	43,560.00		0.00
	6	Infill door opening	2,250.00		0.00
	7	Door	10,000.00		0.00
	8	Cubicle partition & door	23,800.00		0.00
		FF WC			0.00
	9	Internal partitions :[58 m]	47,740.00		0.00

	10	Infill door opening	1,500.00			0.00
	11	Door	10,800.00			0.00
	12	Pair of doors	4,400.00			0.00
	13	Cubicle partition & door	8,400.00			0.00
	14	5.2m Operable wall & framing	17,500.00			0.00
		FF Kitchen				0.00
	15	Internal partitions :[21 m]	15,840.00			0.00
Trade :	9			Internal Wa (Continued)		0.00
	16	Infill door opening	1,500.00			0.00
	17	Door	3,750.00			0.00
		Internal Walls, Screens & Doors	220,200.00			0.00
Trade :	10			Wall Finishes		0.00
	1	1800mm Wall tiling to Change Rooms & toilets	29,750.00			0.00
	2	Paint existing Ground Floor walls	24,120.00			0.00
	3	Touch up existing First Floor finishes where affected by new works	10,000.00			0.00
	4	Kitchen splashbacks	11,200.00			0.00
		Wall Finishes	75,070.00			0.00
Trade :	11			Floor Finishes		0.00
	1	Tiling/matting to northern entry & corridor	6,240.00			0.00
	2	Carpet to northern offices & meeting room	3,575.00			0.00
		Retain existing floor finish to GF bar				0.00
	3	Tiling to GF change rooms & toilets	40,920.00			0.00
	4	Vinyl to Canteen	1,700.00	1.00	1,700.00	
	5	Tiling to FF toilets	13,200.00			0.00
	6	Vinyl to kitchen	3,995.00			0.00
	7	Relocate dance floor	2,000.00			0.00
	8	Sundry repairs to First Floor	5,000.00			0.00
	9	Skirtings	2,295.00			0.00
		Floor Finishes	78,925.00			0.00
Trade :	12			Ceilings		0.00
	1	New ceiling to northern entry & offices	13,630.00			0.00
	2	New ceiling to bar	23,345.00			0.00
	3	New ceiling to GF change & toilets	20,460.00			0.00
	4	New ceiling to Canteen	2,200.00	1.00	2,200.00	
	5	New ceiling to FF toilet extension	6,600.00			0.00
	6	New ceiling to FF kitchen	5,170.00			0.00
Trade :	12			Ceilings (Continued)		0.00
	7	Sundry repairs & adjustments to First Floor	5,000.00			0.00
Ceilings	0		76,405.00			0.00
Trade :	13			Joinery		0.00
		Ground Floor				0.00
	1	Trophy walls to northern entry	24,000.00			0.00
	2	Joinery to General Office	19,500.00			0.00
	3	Meeting Room joinery	4,500.00			0.00
	4	Relocate & adjust bar	6,000.00			0.00
	5	Bar store joinery	1,500.00			0.00



	6 Race day storage/first aid	4,500.00		0.00
	7 GF Vanity & mirror	9,000.00		0.00
	8 GF toilet paper holder	520.00		0.00
	9 Shower seat & coat hook	7,650.00		0.00
	10 Set of disabled grab rails	4,400.00		0.00
	11 Folding seat	900.00		0.00
	12 Adjust/alter existing benches & lockers	2,500.00		0.00
	13 Canteen joinery	19,500.00	1.00	19,500.00
	14 Shelving to Umbrella/Chair store	7,200.00	1.00	7,200.00
	First Floor			0.00
	15 Vanity & mirror	4,500.00		0.00
	16 Toilet paper holder	390.00		0.00
	17 Set of grab rails	2,200.00		0.00
	18 Nappy change bench	3,500.00		0.00
	19 Adjust existing trophy storage	5,000.00		0.00
	20 Allowance for kitchen fit-out	75,000.00	1.00	75,000.00
Joinery	0	202,260.00		0.00
Trade :	14	Hydraulic Services		0.00
	1 Ground floor plumbing fitting	144,000.00		0.00
	2 First floor plumbing fitting	81,000.00		0.00
	3 Plumbing to kitchen & canteen appliances	10,000.00	1.00	10,000.00
Trade :	14	Hydraulic St (Continued)		0.00
	4 Grease arrestor	15,000.00	1.00	15,000.00
	5 Hot water	10,000.00		0.00
	6 Relocate existing bar plumbing, post-mix, beer pumps & cool room	10,000.00		0.00
	Hydraulic Services	270,000.00		0.00
Trade :	15	Electrical Services		0.00
	1 Allow to upgrade switchboard	25,000.00		0.00
	2 Light power comms & data to northern offices & entry	28,200.00		0.00
	3 New lighting where bar ceiling replaced	16,100.00		0.00
	4 Light & power to Change Rooms	32,550.00		0.00
	5 Light & power to Canteen	6,000.00	1.00	6,000.00
	6 Light & power to FF toilets	10,500.00		0.00
	7 Light & power to FF kitchen	11,750.00		0.00
	8 Adjustments to First Floor generally	10,000.00		0.00
	Electrical Services	140,100.00		0.00
Trade :	16	Mechanical Services		0.00
	1 Air conditioning to northern offices & entry	37,600.00		0.00
	2 Air conditioning to bar	64,400.00		0.00
	3 Air conditioning to Canteen	7,500.00	1.00	7,500.00
	4 Exhausts to Change Rooms & toilets	14,760.00		0.00
	5 Ventilation to kitchen	15,000.00		0.00
	6 Cool Room to kitchen	17,500.00		0.00
	Mechanical Services	156,760.00		0.00
Trade :	17	Fire Services		0.00
	1 Smoke detection, extinguishers & exit/emergency	36,840.00		0.00

	lighting			0.00
	Fire Services	36,840.00		0.00
Trade :	18	Lift Services		0.00
	1 Two level hydraulic lift	85,000.00	1.00	85,000.00
	Lift Services	85,000.00		0.00
Trade :	24	SITEWORKS & SITE SERVICES		0.00
	SITEWORKS & SITE SERVICES			0.00
Trade :	25	New Northern Entry Portico		0.00
	1 Footing	1,500.00		0.00
	2 Column	1,500.00		0.00
	3 3.0x1.5m Roof	4,000.00		0.00
	New Northern Entry Portico	7,000.00		0.00
Trade :	26	Ramped Paving at Door Entries		0.00
	1 Lift & revise paving levels to provide localised ramping at entries	6,000.00	1.00	6,000.00
	Ramped Paving at Door Entries	6,000.00		0.00
Trade :	27	Paved Link to Rigging Lawn		0.00
	1 Sawcut bitumen	360.00		0.00
	2 Remove bitumen	1,080.00		0.00
	3 Pedestrian paving	6,750.00		0.00
	Paved Link to Rigging Lawn	8,190.00		0.00
Trade :	28	Waste Bin Enclosure 6		0.00
	1 Paving adjusment	1,500.00		0.00
	2 Screen	1,200.00		0.00
	3 Pair of gates	6,000.00		0.00
	4 Gate post & footing	3,200.00		0.00
	Waste Bin Enclosure 6	11,900.00		0.00
Trade :	29	External Fire Services		0.00
	1 Fire service connection to 100mm street connection in Pine Ave.	7,500.00		0.00
	2 100mm Fire main	22,500.00		0.00
	3 Double headed hydrant	4,000.00		0.00
	External Fire Services	34,000.00		0.00
Trade :	35	NEW NORTHERN BIN AREA 7		0.00
	1 Demolish existing garage	750.00		0.00
	2 Take down fencing	350.00		0.00
	3 Strip, clear, grade & prepare site	2,000.00		0.00
	4 Paving	8,100.00		0.00
	5 Fencing	1,680.00		0.00
	6 Pair of gates	4,500.00		0.00
	7 Gate post	1,800.00		0.00
	8 Preliminaries	2,877.00		0.00
	9 Design development contingency	1,102.85		0.00
	NEW NORTHERN BIN AREA 7	23,159.85		0.00
Trade :	37	EXTENDED WESTERN LAWN SPILL		0.00
	1 Demolish/remove rocks			0.00
	2 Preparation, topsoil & lawn			0.00

3 Walling/retaining/edging	0.00
4 Preliminaries	0.00
5 Design development contingency	0.00
EXTENDED WESTERN LAWN SPILL ZONE	

Estimate sub total for Canteen/Lift	260,600.00
Construction Contingency (5%)	13,030.00
Professional Council/Certification & CITB Fees (12%)	31,272.00
Estimate EX GST	304,902.00
	30,490.20
Estimate Stage 1 Costs inc GST	335,392.20