
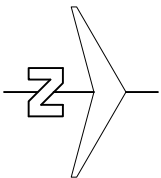
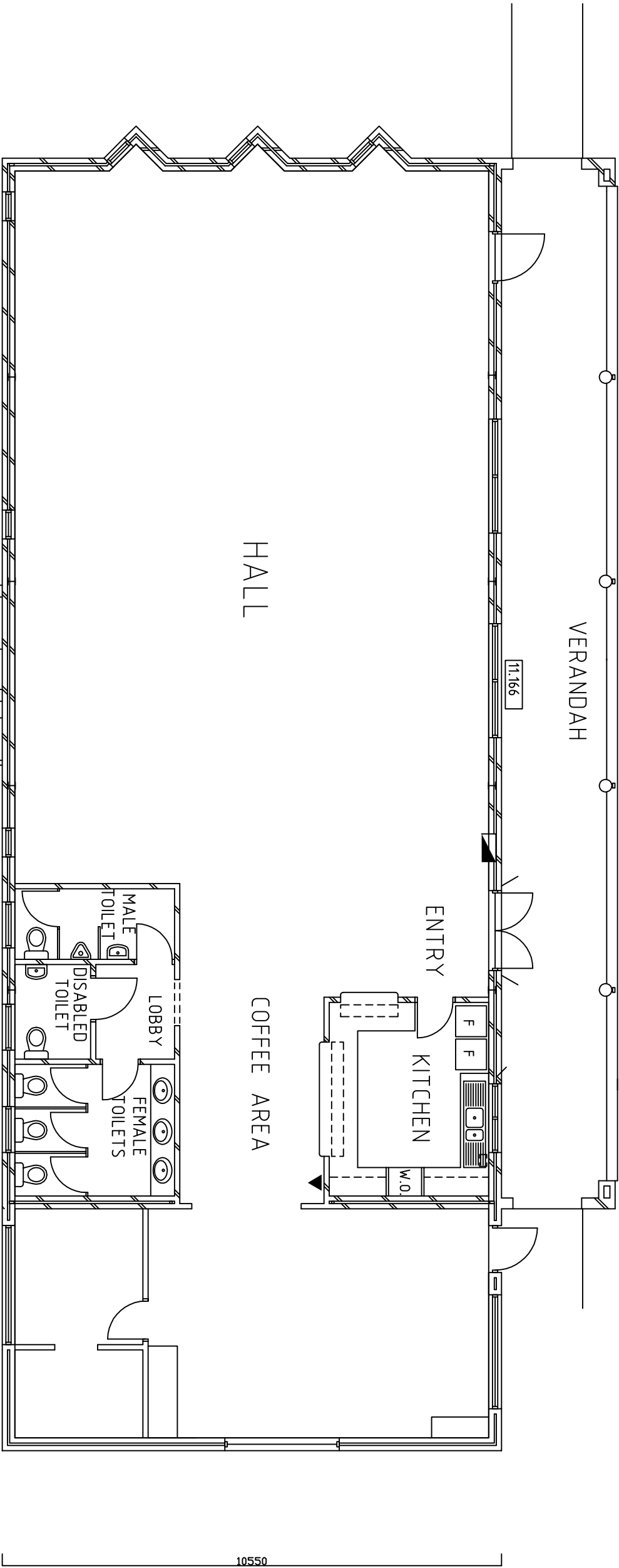
 <p>90 Boas Ave, Joondalup WA 6027 PO Box 21, Joondalup WA 6919 Ph: 08 9400 4000 Fax: 08 9300 1383 info@joondalup.wa.gov.au www.joondalup.wa.gov.au</p>		Scale(A4):1:500	
		Date: 29/10/2014	
		DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.	

27979



PLAN  
SCALE 1:100

TOTAL BUILDING LEASE AREA = 268.8m2

AREA:

TOTAL BUILDING AREA: 289.5m²

THIS DRAWING IS THE PROPERTY OF THE CITY OF JOONDALUP BUILDING ASSET MANAGEMENT AND MAY NOT BE COPIED OR USED WITHOUT CONSENT.  
CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS

DRAWING TITLE:  
GIS

ADDRESS:  
46 WARWICK ROAD, DUNCRAIG

*City of Joondalup*  
Building Asset Mngmt  
PO Box 21, Joondalup  
Western Australia, 6919  
Telephone: (08) 9400 4000  
Facsimile: (08) 9400 4501



DATE: JUNE 11  
SCALE: 1:100 @ A3  
DRAWN: F.P.  
APPROVED:

BUILDING No: B2119  
BUILDING NAME: UNDERCROFT BRIDGE CLUB -PERCY DOYLE  
REV No: A  
LEASE No: 29  
GIS



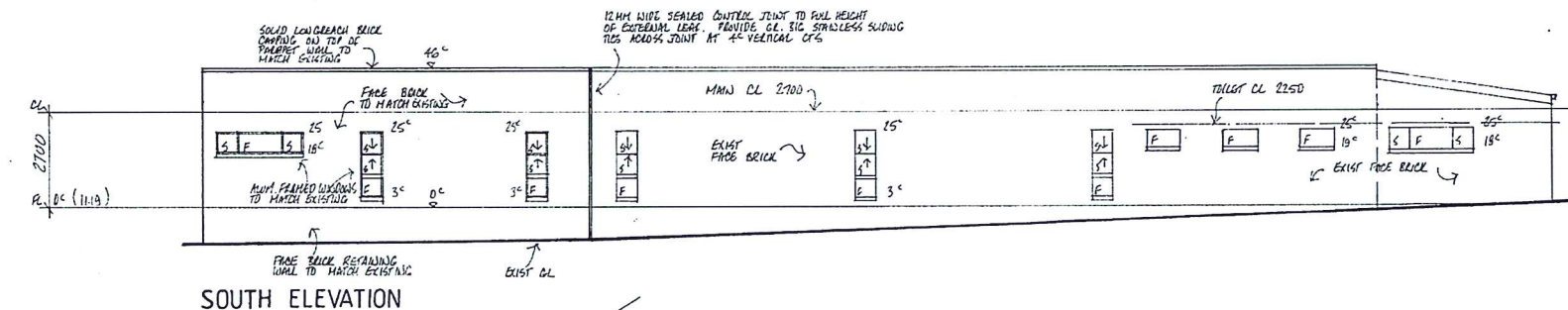
Diagram illustrating the reinforcement details for a column-beam joint. The column is labeled "SPRINKLING STEEL COLUMN & BEAM JOINT TO ENG. DETAILS". The beam is labeled "STD GAVITY FLS". The column diameter is 110 mm. The beam width is 150 mm. The joint is labeled "W.C.".

DETAIL B 1:10  
TYPICAL

[illegible]

ADDITIONS AND ALTERATIONS  
UNDERCROFT BRIDGE CLUB  
PERCY DOYLE RESERVE  
CNR WARWICK RD & MARMION AVE  
DUNCRAIG

COL'S DESIGN & DRAFTING SERVICES	DRAWN <i>CC</i>	DRAWING NO.  <b>A1</b>
	SCALE <i>AS SHOWN</i>	
	DATE <i>AUG 2004</i>	
	REVISION	
5 MILVERTON AVENUE KARUNYIP 6018      9447 3578		





**GENERAL**

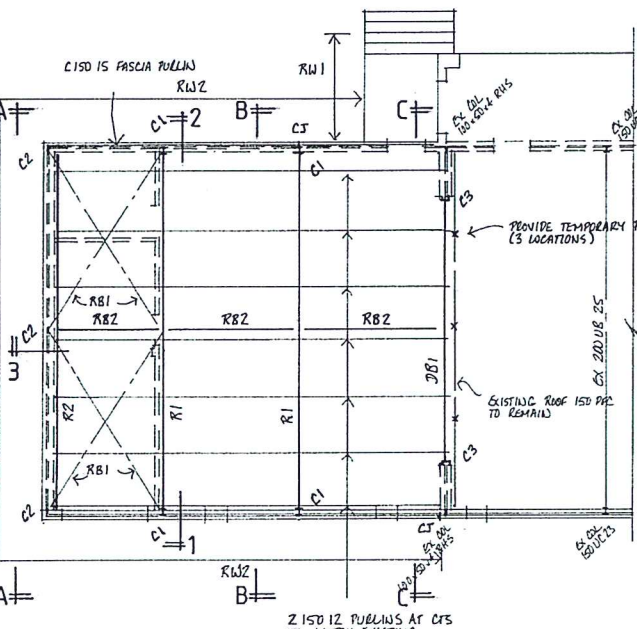
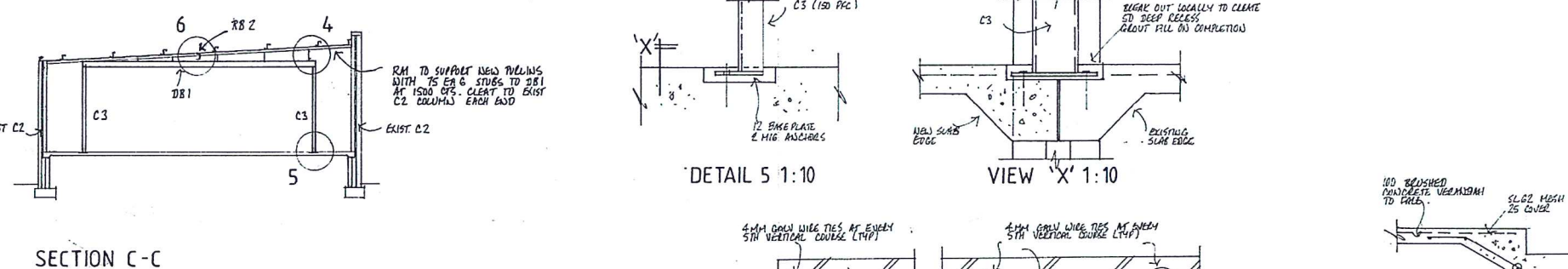
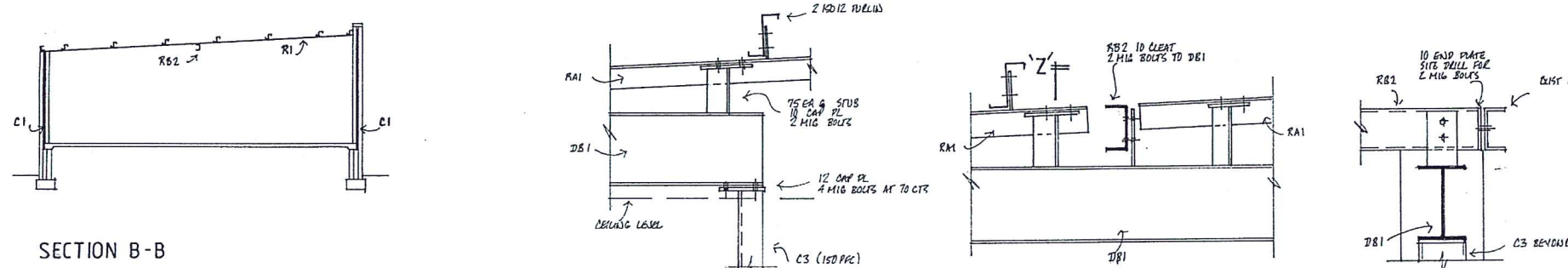
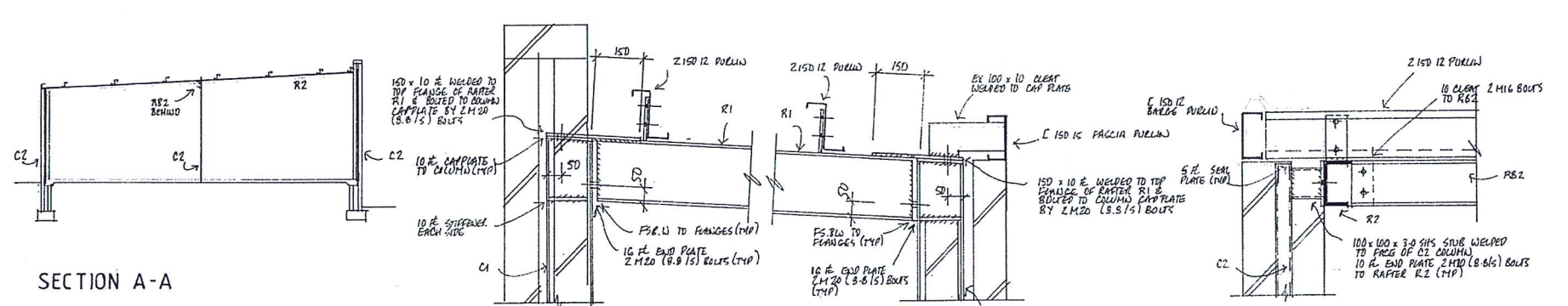
1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL REQUIREMENTS AND OTHER DOCUMENTS PERTAINING TO THE PROJECT AND WITH THE SPECIFICATIONS AND STANDARDS OF THE ENGINEERING COUNCIL OF AUSTRALIA.
2. VERIFY ALL DIMENSIONS ON SITE.
3. DO NOT SCALE THE DRAWINGS.
4. BUILDING REQUIREMENTS THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
5. THE FOUNDATION AND RETAINING WALLS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE RELEVANT STANDARDS AND NOT THE SY-CALC AND DIMENSIONS OF THE RELEVANT BUILDING AUTHORITY.

**FOUNDATIONS**

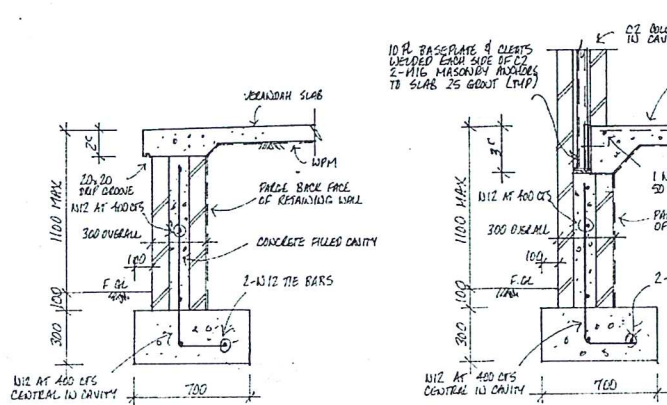
1. REFER TO ENCL 1 FOR COMPARISON OF COHESIVE SOIL (CLAY) AND SAND PROS.
2. ALL FOUNDATION SOIL (SAND) COMPARISON TESTS TO BE CARRIED OUT USING A STANDARD PENETROMETER.
3. FOUNDATION TO BE A MINIMUM OF 500MM DEEP PER 300MM DIA. PILE.
4. FOUNDATION TO BE A MINIMUM OF 500MM DEEP PER 300MM DIA. PILE.
5. FOUNDATION TO BE A MINIMUM OF 500MM DEEP PER 300MM DIA. PILE.

**CONCRETE**

1. WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.
2. CONCRETE SHALL BE SUPPLIED IN ACCORDANCE WITH AS 3600.
3. CONCRETE SHALL BE SUPPLIED IN ACCORDANCE WITH AS 3600.



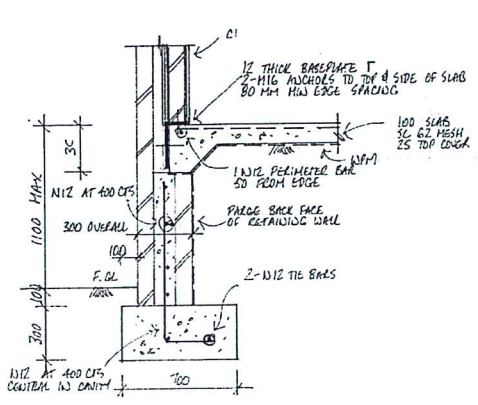
COLUMN / BRICK TIE DETAILS 1:10



RETAINING WALL RW1 1:20

RETAINING WALL RW2 1:20 WITH C2 COLUMN DETAIL

STAIR DETAIL 1:20



RETAINING WALL RW2 1:20 WITH C1 COLUMN DETAIL

**STEELWORK SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
C1	150 UC 23	10.0	M
C2	100 x 50 x 4.0 RHS	10.0	M
R1	200 UB 25 (30 MM FLANGE)	10.0	M
R2	150 PFC	10.0	M
R3	75 EAC HOOK UP TO PUELLIS	10.0	M
R4	150 PFC	10.0	M
R5	250 UB 31	10.0	M
R6	150 PFC	10.0	M
R7	75 EAC RHEING ANGLE	10.0	M

**STEELWORK**

1. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AS 4100.
2. ALL STEEL SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
3. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
4. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
5. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
6. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
7. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
8. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
9. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
10. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
11. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
12. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
13. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
14. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
15. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
16. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
17. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
18. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
19. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).
20. WELDING SHALL BE IN ACCORDANCE WITH AS 1554 GRADE 500 (EXCEPT WHERE NOTED OTHERWISE).

**STEELWORK SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
C1	150 UC 23	10.0	M
C2	100 x 50 x 4.0 RHS	10.0	M
R1	200 UB 25 (30 MM FLANGE)	10.0	M
R2	150 PFC	10.0	M
R3	75 EAC HOOK UP TO PUELLIS	10.0	M
R4	150 PFC	10.0	M
R5	250 UB 31	10.0	M
R6	150 PFC	10.0	M
R7	75 EAC RHEING ANGLE	10.0	M

Mark X. O'Grady  
Chartered Professional Engineer  
Membership No. 1152456

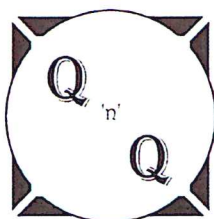
**ADDITIONS AND ALTERATIONS**  
UNDERCROFT BRIDGE CLUB  
PERCY DOYLE RESERVE  
CNR WARWICK RD & MARMION AVE  
DUNCRAIG

COL'S DESIGN & DRAFTING SERVICES  
DRAWN: CC  
SCALE: AS SHOWN  
DATE: SEPT 2014  
REVISION: 1

5 MILVERTON AVENUE  
KARRINYUP 6018 9447 3678

SE1  
OF 1





QUALITY 'N' QUANTITY

7 Lockyer Ct.,

DUNCRAIG,

WA 6023

PH: 9246-9393 MOBILE: 0418940405



### Budget Estimate

For

**Proposed Works, Undercroft Bridge Club,  
Joondalup Shire Premises on Percy Doyle Reserve**

At

**Warwick Road, Duncraig**

By

**Quality'n'Quantity Consulting**

Dated

**September 2014**

=====0=====

### Contents

<b>PREAMBLE.....</b>	<b>2</b>
<b>THE BUDGETS .....</b>	<b>3</b>
<b>UBC HALL EXTENSION AND WET AREA BUDGET SUMMARY.....</b>	<b>5</b>
<b>UBC HALL EXTENSION BUDGET .....</b>	<b>6</b>
Summary .....	6
Breakdown .....	7
<b>UBC WET AREA MODIFICATION BUDGET .....</b>	<b>11</b>
Summary .....	11
Breakdown .....	12



## **PREAMBLE**

Quality'n'Quantity Consulting (QnQ hereafter), Quantity Surveyors, have been requested to prepare this budget estimate for proposed works for the existing Undercroft Bridge Club (UBC hereafter) facility owned by the Shire of Joondalup and situated in the Percy Doyle Reserve, Warwick Road, Duncraig.

QnQ (established 1993) are represented by Alan Croker (B.App. Sc. – Building, B.App. Sc. – Quantity Surveying) a member in good standing with the Australian Institute of Quantity Surveyors.

QnQ are familiar and experienced in carrying out works of the nature subject of this brief. A business profile for QnQ can be provided on request.

The proposed works comprise two components being an extension of the existing hall building including adjacent Shire landscaping installations and upgrading and modification of existing and modified ablution areas to comply with current legislated, health, safety and other social expectations.

The estimate subject of this report is provided as two separate estimates in accordance with these two generic components. For reader convenience a combined summary of the two estimates is provided.

Documents received for the preparation of the budgets include existing building documents provided by the Shire excluding documents relating to an intermediate renovation that modified the building footprint East end from having a storage room annex "nib" to a fully extended external wall incorporating office and ablution areas within. Apparently these documents are not available.

Input on costing has been received from several sources including the Shire, who have advised certain hydraulic works budget of \$15K to \$25K, an average of which has been included in the QnQ budget. The Shire have not advised a scope of work for this budget so it is not clear if this is a reasonable sum for inclusion in addition to the other allowances made in the budget.

An electrical quotation was received. Some additional allowances have been made for electrical items including provision of additional lights.

An air conditioning amendment quotation was received which seems a little higher than might normally be expected and has been used in the budget notwithstanding this reservation.



## **THE BUDGETS**

The budgets for the works are generally quantified in trade sequence and priced using contemporary rates in the industry at this time. Reference has been made for this purpose to trade and industry representatives, Rawlinson Handbook and the AIQS Building Economist, March 2014 edition in addition to QnQ experience and knowledge applied to measuring works and methods of construction.

The budgets at this time are subject to design finalisation and other procurement documents. The budgets are therefore limited by those works described.

The budgets:

1. Are present (2014) valuation. It is understood the works are not likely to proceed until some time in 2015. Some small percentage adjustment for escalation may therefore be necessary in due course.
2. Conventional tender and award process for procurement,
3. The works are to be tendered in their entirety, although the tender documents will be assumed to contain restrictions on access as the UBC shall continue operations during the construction period. There has been no provision for "out of hours" works in the budget,
4. The budget includes ground works in the Percy Doyle reserve outside the UBC building / lease area. It is assumed the scope of the works described will be adequate to carry out the proposed extension and other works including reasonable reinstatement (all as described in the budget line items),
5. Labour rates used are trade awards,
6. No provision has been made in the budgets for design, tender, award, approvals (etc).

In the event that UBC elect to amend item 2 in the above and project manage the works the allowances for works preliminaries, overheads and builder's profits included in each line item and shown as totals in the enclosed budgets may be reduced as:

Item	currently	suggested by alternate item 2 procurement
Preliminaries	10%	10%
Overhead	15%	5%
Profit	10%	5%



New documents for the proposed building extension have been prepared by others for construction of the extension in similar style and methods used for the original building. The new documents are presently incomplete for detailed accurate costing, but more than adequate for indicative budgets now provided.

The budget for the building extension contain assumptions and some "broad brush" allowances thought to be in excess of the amounts necessary and (as described below) some allowance duplication. The budget includes existing hall area upgrade of wall and floor finishes.

UBC advise the walkway adjacent to the UBC hall is not part of their lease with the Shire. The proposed plans include extending the walkway to incorporate a single door access to the new building extension. This extension has been included with the building extension budget. For the most part these works are identified separately in the line items.

The "wet area" budget is considered to be adequate without being excessive – some adjustment may be dictated as the design is finalised. The budget includes no provision for structural works. A significant contingent sum has been included in part because specialist sub-contractors in wet area works have been known to be rather less than conservative in their quotation processes.

GST has not been separately identified though allowed for.

## POST SCRIPT

The extension budget includes an item to be deleted from the estimate. UBC advise line item as follows should not form part of the construction. It is an outlay UBC acknowledge to be expended by UBC.

provisional: new furniture allowance for existing playing area and new extension - tables, chairs, desks etc.(UBC advised estimate for all tables and chairs including new work =\$21000. Amount shown includes on-costs)	item	1	\$28,350.00	\$28,350
---	------	---	-------------	----------

Comprising:

DESCRIPTION	TOTAL PRICE \$	buy cost composite \$ total	0.100 prelims % \$ total	0.150 o'heads % \$ total	0.100 profit % \$ total
Totals shown including furniture	\$288,436	\$28,919	\$43,378	\$28,919	\$288,436
Furniture as a deduction for the extension works	-\$28,350	-\$21,000	-\$2,100	-\$3,150	-\$2,100
Adjusted totals omitting furniture	\$260,086.00	\$7,919.00	\$41,278.00	\$25,769.00	\$286,336.00



**UBC HALL EXTENSION AND WET AREA BUDGET SUMMARY**

	Undercroft Bridge Club			
	EXTENSION works only			TRADE
ITEM	TRADE			TOTAL \$
trade 1	DEMOLITIONS AND REMOVALS FOR PROPOSED BUILDING EXTENSION, excluding works within existing building			\$37,816
trade 2	GENERAL EXCAVATION AND FILL			\$15,818
trade 3	CONCRETE			\$29,975
trade 4	MASONRY			\$93,359
trade 5	STEEL, ROOF FRAMING AND METALWORK (typically allowed all as HDG, no other surface protection)			\$66,789
trade 6	ROOF AND ROOF PLUMBING			\$27,105
trade 7	FINISHES AND PAINTING			\$36,818
trade 8	ELECTRICAL MECHANICAL AND HYDRAULIC SERVICES			\$54,397
trade 9	PROVISIONAL SUMS AND ITEMS			\$28,350
	Interior wet area and meeting room renovations only			
trade 1	PROTECTION AND CLEANING OUT			\$5,745
trade 2	DEMOLITIONS			\$4,148
trade 3	NEW WORKS			\$20,282
trade 4	SAFETY EQUIPMENT, HANDRAILS ETC			\$3,662
trade 5	SERVICES TRADES			\$8,101
trade 6	ELECTRICAL MECHANICAL AND HYDRAULIC SERVICES			\$0.00
trade 7	CONTINGENT SUM			\$13,500
		extn	wet	TOTAL \$
	<b>total of above</b>	<b>\$390,427</b>	<b>\$55,438</b>	<b>\$445,865</b>
	included Preliminaries	\$28,919	\$4,106	\$33,024
	Included Overhead	\$43,378	\$6,159	\$49,537
	Included Profit	\$28,919	\$4,106	\$33,024
	derived "buy" cost	\$289,211	\$41,068	\$330,279



**UBC HALL EXTENSION BUDGET*****Summary***

Undercroft Bridge Club		
EXTENSION works only		TRADE
ITEM	TRADE	TOTAL \$
trade 1	DEMOLITIONS AND REMOVALS FOR PROPOSED BUILDING EXTENSION, excluding works within existing building	\$37,816
trade 2	GENERAL EXCAVATION AND FILL	\$15,818
trade 3	CONCRETE	\$29,975
trade 4	MASONRY	\$93,359
trade 5	STEEL, ROOF FRAMING AND METALWORK (typically allowed all as HDG, no other surface protection)	\$66,789
trade 6	ROOF AND ROOF PLUMBING	\$27,105
trade 7	FINISHES AND PAINTING	\$36,818
trade 8	ELECTRICAL MECHANICAL AND HYDRAULIC SERVICES	\$54,397
trade 9	PROVISIONAL SUMS AND ITEMS	\$28,350
	<b>total of above</b>	<b>\$390,427</b>
	included Preliminaries	\$28,919
	Included Overhead	\$43,378
	Included Profit	\$28,919
	derived "buy" cost	\$289,211



**Breakdown**

PROJECT	<b>Undercroft Bridge Club</b>			TOTAL	TOTAL
TRADE	<b>EXTENSION works only</b>			RATE	PRICE
REF	ITEM	UNIT	QTY	\$	\$
NOTES	This budget	NOTE	2	nil	nil
TRADE 1	<b>DEMOLITIONS AND REMOVALS FOR PROPOSED BUILDING EXTENSION, excluding works within existing building</b>	NOTE	1	nil	nil
	General protection of existing surfaces to remain	item	1	\$6,750.00	\$6,750
	Barricades, safety railings and similar temporary screens	item	1	\$5,400.00	\$5,400
	Scaffold and protective materials handling for demolitin of existing end wall parapet and roof, including for duration of end wall removal	item	1	\$12,150.00	\$12,150
	Demolish and retain in good order and condition existing to remain for joining in existing flashings, roof junctions, gutters and portal members at existing building end.	item	1	\$1,350.00	\$1,350
	Demolish existing end wall to floor level internally and U/S slab externally, both skins measured, nil deduct doors & windows, includes over brick nibs to remain	m2	60	\$34.29	\$2,047
	sawcut existing floor to U/S slab level including saw cut and demolish floor and thickenings for connection to future alignment of building extension, including making good at nibs to remain	m	10	\$63.45	\$664
	remove cutout concrete and miscellaneous material at existing building West end	m3	0	\$423.00	\$101
	external: remove existing concrete pathways as necessary	m2	29	\$27.00	\$778
	Remove existing tree in proposed construction area, approx 4m tall, max girth 600mm	item	1	\$1,035.83	\$1,036
	Relocate Electric, telecom , water take off points in proposed construction area as shown on 1993 site plan provisional allowance only	item	1	\$4,050.00	\$4,050
	SW line to SW sump currently located under proposed works area - disconnect 25m long line and extend around propsoed works site	m	47	\$74.25	\$3,490
TRADE 2	<b>GENERAL EXCAVATION AND FILL</b>	NOTE	1	nil	nil
	remove grassy knolls and batters, nominally OA 1m high at ridges, all to 150mm below adjacent ground level	m3	55	\$44.74	\$2,462
	Remove topsoil and grass areas not measured previously to 150mm below existing level	m2	197	\$5.39	\$1,059
	Excavate for retaining wall footings and intermediate beams commencing at stripped ground level including stair footing	m3	10	\$44.74	\$457



QUALITY'N'QUANTITY CONSULTING

TRADE 2	Excavate for beams and thickenings at perimeter of slab and internal wall locations	m3	4	\$44.74	\$185
TRADE 2	Termite treatment	item	1	\$299.97	\$300
TRADE 2	Imported fill compacted in 300mm layers to fill propsoed hall extension area withing retaining walls (measured separately), nominally measured from U/S proposed slab to cut topsoil base - approximately 1m deep overall - including extended walkway adjacent propsoed RW1	m3	118	\$27.96	\$3,300
TRADE 2	Membrane over area to receive concrete slab & thickenings	m2	113	\$4.66	\$526
TRADE 2	Reinstate available grass areas including imported topsoil on completion	m2	105	\$6.75	\$712
TRADE 2	reinstate concrete paths as necessary	m2	18	\$378.70	\$6,817
TRADE 3	<b>CONCRETE</b>	NOTE	1	nil	nil
TRADE 3	Concrete in strip footings under retaining walls	m3	8	\$1,437.45	\$10,868
TRADE 3	form joint at cut edge of existing	m	8	\$108.00	\$812
TRADE 3	ditto existing wall nibs to remain	m	2	\$121.50	\$292
TRADE 3	Form perimeter of hall extension nom 250 high	m	32	\$18.27	\$585
TRADE 3	Concrete in formed and reinforced GF slabto proposed hall extension	m3	11	\$843.15	\$9,593
TRADE 3	Concrete in beams and thickenings to hall extensions	m3	2	\$837.98	\$2,046
TRADE 3	Steel trowel finish to GF slab hall extensions	m2	111	\$9.96	\$1,102
TRADE 3	Porch concrete in slab & thickening	m3	1	\$843.15	\$745
TRADE 3	Porch concrete in stair comprising 5 risers nominal 2.4m wide	m3	1	\$2,302.92	\$1,368
TRADE 3	concrete fill to cavity in 300 wide retaining walls RW1 and RW2	m3	2	\$519.75	\$910
TRADE 3	Cast-in portal frame HDB sets to thickened concrete	# OFF	7	\$236.25	\$1,654
TRADE 4	<b>MASONRY</b>	NOTE	1	nil	nil
TRADE 4	Masonry concrete filled cavity retaining wall 300 wide not exceeding 1000mm high in RW1 and RW2, both skins measured, outer skin face brickwork	m2	63	\$267.61	\$16,841
TRADE 4	Parge internal face of Masonry concrete filled cavity retaining wall	m2	27	\$20.25	\$551
TRADE 4	270 brick external cavity wall including building in frames etc both skins measured, external skin face, internal skin for paint finish, nil deduct doors or windows	m2	245	\$279.78	\$68,435
TRADE 4	110mm internal partition wall to 2800 high for paint finish both sides including building in doors	m2	36	\$186.52	\$6,722
TRADE 4	EO 110 skin wall for engaged piers - allow 2#	# OFF	2	\$405.00	\$810
TRADE 5	<b>STEEL, ROOF FRAMING AND METALWORK (typically allowed all as HDG, no other surface protection).</b>	NOTE	1	nil	nil



QUALITY'N'QUANTITY CONSULTING

TRADE 5	C1: 150UC23 (4# off) 2# columns 12mm base and 16mm top plate drilled for 2#MK16 and 2#M20 respectively 3.38m long and 2# 3.037 long ditto	t	0.32	\$12,161.88	\$3,938
TRADE 5	C2 100*50*4 RHS (3# off) with 10mm pl base with 2 M16 anchors, 5mm plate head	t	0.10	\$12,161.88	\$1,217
TRADE 5	R1 200UB25 (2# off) precambered each 10.23m long with 2# 150*10PI connections each drilled for 2# M20 bolt and 7# 10PI cleats approx 100*150 each drilled for 2#M16 bolts	t	0.55	\$12,161.88	\$6,742
TRADE 5	R2 150PFC (1# off) 10.23m long with 2# 100*100*3 SHS welded to face of C2, 10PI 100*100 drilled for 2 M20 bolts, 7# 10PI cleats each 100*150 and drilled for 2# M16 bolts	t	0.03	\$12,052.98	\$365
TRADE 5	RB1 75EA 6 braces (4# off)	t	0.16	\$12,052.98	\$1,970
TRADE 5	RB2 150PFC (1# off) with 3# 100*180*10pl cleats each drilled twice for M16 bolts	t	0.20	\$12,052.98	\$2,407
TRADE 5	DB1 250UB31 (1# off) with 4# 75 EA stub avg 150 long support to RA1	t	0.24	\$12,161.88	\$2,884
TRADE 5	C3 150PFC (2# off) approx 2.9m long with 12mm top and bottom pl drilled 6 times total	t	0.11	\$12,052.98	\$1,306
TRADE 5	RA1 75EA 6 (1# off) approx 10.1 long with 8# stubs under to DB1 and 7# cleats to purlins over	t	0.01	\$12,052.98	\$160
TRADE 5	150 15 fascia purlin to north wall	m	11	\$86.99	\$957
TRADE 5	Misc items: 4# 100*10 cleats to fascia purlin:: 4#300*150*10PI over columns North:: ditto 4# south side::other - allow 0.25t	t	0.28	\$14,594.26	\$4,062
TRADE 5	Supply and install doors and frames to dealing and office area	# OFF	2	\$675.00	\$1,350
TRADE 5	Make good terminating ends of pre-existing external wall ("C" cover plate, bolted)	item	1	\$1,350.00	\$1,350
TRADE 5	Supply and install metal framed and secured screened windows to external walls	# OFF	3	\$2,160.00	\$6,480
TRADE 5	Supply and install metal framed and secured screened single entry door to external wall at walkway	# OFF	1	\$3,780.00	\$3,780
TRADE 5	Supply and install multi-fold internal door to old building end, span 7510 opening including "housing" and head track supported on DB1 steel lintel, priced as manually operable wall. amended pricing for mid range, mid acoustic insulation door set	m2	21	\$1,323.00	\$27,821
TRADE 6	<b>ROOF AND ROOF PLUMBING</b>	NOTE	1	nil	nil
TRADE 6	Mesh underlay and colourbond roof sheeting including measured modification of existing junction connect with existing	m2	127	\$76.28	\$9,689
TRADE 6	R3 insulation including measured modification of existing junction connect with existing	m2	127	\$41.85	\$5,316



QUALITY'N'QUANTITY CONSULTING

	Edge gutters add for 2# downpipes each approx 4m long and connection to SW drainage measured elsewhere	m	13	\$95.99	\$1,291
	150 Z purlins	m	77	\$86.99	\$6,699
	Provision for flashings, junctions, weathersealing generally	item	1	\$4,109.94	\$4,110
TRADE 7	<b>FINISHES AND PAINTING</b>	NOTE	1	nil	nil
	Suspended ceiling complete including 600 wide connection with existing	m2	117	\$101.25	\$11,798
	Take up existing carpet (approx qty)	m2	151	\$9.18	\$1,383
	supply and install new carpet to existing carpeted and new extended building area	m2	261	\$60.21	\$15,725
	Extended porch balustrade and stair handrail	item	1	\$2,025.00	\$2,025
	clean down new internal brick walls for new paint surface including both sides 110 internal walls	m2	202	\$6.75	\$1,367
	Supply and install 2 coat internal paint system to new masonry walls	m2	202	\$15.26	\$3,088
	Supply and install 2 coat internal paint system to existing painted masonry walls to main hall area only, nil deduct doors etc	m2	98	\$14.65	\$1,432
TRADE 8	<b>ELECTRICAL MECHANICAL AND HYDRAULIC SERVICES</b>	NOTE	1	nil	nil
	Shamrock electrics quotation (\$5540+GST) including builder o'heads etc. Excludes this estimate component relocation of UBC main connections allowance priced elsewhere	item	1	\$8,226.90	\$8,227
	Hydraulic services modification (excluding roof drainage and SW relocation allowance in demolition) - NOTE this provisional sum advised by Shire as average of their range of cost (plus builder overheads etc). It is HIGHLY LIKELY this is not a valid outlay	item	1	\$27,000.00	\$27,000
	Single new RC/AC unit as quoted (\$13000) including builder overhead and profit etc	item	1	\$17,550.00	\$17,550
	ceiling lighting to new extension	# OFF	8	\$202.50	\$1,620
TRADE 9	<b>PROVISIONAL SUMS AND ITEMS</b>	NOTE	1	nil	nil
	provisional: new furniture allowance for existing playing area and new extension - tables, chairs, desks etc.(UBC advised estimate for all tables and chairs including new work = \$21000. Amount shown includes on-costs)	item	1	\$28,350.00	\$28,350
ADJUST					
ADJUST	DOLLAR ROUNDING ADJUSTMENT	item	\$1	\$24	\$24
	<b>TOTAL TO SUMMARY</b>				<b>\$390,451</b>

**UBC WET AREA MODIFICATION BUDGET*****Summary***

Undercroft Bridge Club		
Interior wet area and meeting room renovations only		TRADE
ITEM	TRADE	TOTAL \$
trade 1	PROTECTION AND CLEANING OUT	\$5,745
trade 2	DEMOLITIONS	\$4,148
trade 3	NEW WORKS	\$20,282
trade 4	SAFETY EQUIPMENT, HANDRAILS ETC	\$3,662
trade 5	SERVICES TRADES	\$8,101
trade 6	ELECTRICAL MECHANICAL AND HYDRAULIC SERVICES (reference notes only)	\$0.00
trade 7	CONTINGENT SUM	\$13,500
	<b>total of above</b>	<b>\$55,438</b>
	included Preliminaries	\$4,106
	Included Overhead	\$6,159
	Included Profit	\$4,106
	Separate GST included	\$0
	derived "buy" cost	<b>\$41,068</b>



**Breakdown**

PROJECT	<b>Undercroft Bridge Club</b>			TOTAL	TOTAL
TRADE	<b>Interior wet area and meeting room renovations only</b>			RATE	PRICE
REF	ITEM	UNIT	QTY	\$	\$
NOTES	This budget	NOTE	2	nil	nil
TRADE 1	<b>PROTECTION AND CLEANING OUT</b>	NOTE	1	nil	nil
TRADE 1	General protection of existing surfaces to remain: meeting room general areas	item	1	\$3,209.36	\$3,210
TRADE 1	Barricades, safety railings and similar temporary screens	item	1	\$675.00	\$675
TRADE 1	Cleaning out existing store & office, relocate existing cupboard, existing safe removal	item	1	\$929.68	\$930
TRADE 1	remove loose and items to store to be reused (mirrors, hand towel dispensers, toilet roll holders etc)	item	1	\$929.68	\$930
TRADE 2	<b>DEMOLITIONS</b>	NOTE	1	nil	nil
TRADE 2	Take down, modify frame and reverse swing of existing male entry	item	1	\$247.91	\$248
TRADE 2	Demolish and remove 110 thick brick walls complete, typically including CT walls	m2	14	\$34.29	\$480
TRADE 2	Demolish and remove 270 thick brick walls complete, typically including CT walls to one face	m2	5	\$52.52	\$275
TRADE 2	Make good at brick walls to remain junction with demolished wal etc	item	1	\$657.83	\$658
TRADE 2	Take up existing floor finishes to new proposed wet areas	m2	17	\$22.55	\$375
TRADE 2	Remove existing ceiling and framing in existing office for conversion to wet areas	m2	17	\$10.80	\$180
TRADE 2	Scabble existing office floor grout to falls, install drainage all for new disabled unisex facility	m2	17	\$116.36	\$1,932
TRADE 3	<b>NEW WORKS</b>	NOTE	1	nil	nil
TRADE 3	110 brickwork to new or modified opening	m2	15	\$202.74	\$2,964
TRADE 3	Supply and install new doors and frames other than WC partitions	# OFF	1	\$558.41	\$559
TRADE 3	Supply and install new door to existing opening including removal of existing and installation of same at new office location	# OFF	1	\$450.41	\$451
TRADE 3	New floor tiling	m2	31	\$162.00	\$5,020
TRADE 3	New wall tiling	m2	53	\$128.25	\$6,845
TRADE 3	New ceiling at adjusted height to conform with existing to remain	m2	17	\$114.75	\$1,905
TRADE 3	New Lintel at proposed new opening in existing wall, including temporary supports etc.	item	1	\$405.00	\$405

QUALITY'N'QUANTITY CONSULTING

TRADE 3	Seal at window junction	item	1	\$108.00	\$108
TRADE 3	provision for painting	item	1	\$2,025.00	\$2,025
TRADE 4	<b>SAFETY EQUIPMENT, HANDRAILS ETC</b>	NOTE	1	nil	nil
TRADE 4	WC grab rails	# OFF	6	\$421.20	\$2,528
TRADE 4	Unisex handrails as wall rails in 2#	# OFF	2	\$567.00	\$1,134
TRADE 5	<b>SERVICES TRADES</b>	NOTE	1	nil	nil
TRADE 5	Sewer drainage modifications	item	1	\$1,687.50	\$1,688
TRADE 5	Cold water supply modifications	item	1	\$675.00	\$675
TRADE 5	Hot water supply modifications (connections to existing only)	item	1	\$675.00	\$675
TRADE 5	new urinals	# OFF	2	\$472.50	\$945
TRADE 5	new wc pans complete	# OFF	3	\$607.50	\$1,823
TRADE 5	new vanity unit bowls, tapware, vanity unit	# OFF	2	\$540.00	\$1,080
TRADE 5	Electrical supply and modifications - allowance included in building extension budget	NOTE	1	nil	nil
TRADE 5	Additional lighting	# OFF	6	\$202.50	\$1,215
TRADE 6	<b>ELECTRICAL MECHANICAL AND HYDRAULIC SERVICES</b>	NOTE	1	nil	nil
TRADE 6	Shamrock electrics quotation - see main building works extension	NOTE	1	nil	nil
TRADE 6	Hydraulic services modification see previous trade	NOTE	1	nil	nil
TRADE 6	mechanical services - see main building works extension	NOTE	1	nil	nil
TRADE 7	<b>CONTINGENT SUM</b>	NOTE	1	nil	nil
TRADE 7	Wet area renovation contingent sum based on estimated \$40K budget (25% of gross)	item	1	\$13,500.00	\$13,500
ADJUST					
ADJUST	DOLLAR ROUNDING ADJUSTMENT	item	\$1	\$10	\$10
	<b>TOTAL TO SUMMARY</b>				<b>\$55,448</b>

END OF REPORT

=====0=====