



## SoS Staff breakout & Amenities

## Pre-Tender Estimate

## Revision 0

5 APRIL 2023

RBB Project Number 21187



Shire of  
Serpentine  
Jarrahdale

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Ordinary Council Meeting - 15 May 2023



**SUMMARY**

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION				TOTAL \$
1	<b>MAIN SUMMARY</b>				
2	DEMOLITION	187	m2	361	67,500
3	BUILDING WORKS & SERVICES	187	m2	5,799	1,084,500
4	EXTERNAL WORKS	178	m2	607	108,000
5	<b>NET PROJECT COST</b>				<b>1,260,000</b>
6	Loose Furniture				80,000
7	Construction Contingency	10	%		130,000
8	Client Contingency				Excluded
9	Relocation Costs and Disbursements				Excluded
10	Environmental Sustainable Design (ESD) Considerations				Excluded
11	Headworks & Statutory Charges:				Excluded
12	Western power				Excluded
13	Water Corp				Excluded
14	Telstra				Excluded
15	Building Act Compliance (DA Etc)				Excluded
16	Land costs				Excluded
17	Public Art				Excluded
18	White Goods and Equipment				Excluded
19	IT Equipment & AV Equipment				Excluded
20	Client Project Officer				Excluded
21	Professional Fees and Disbursements				Excluded
22	<b>GROSS PROJECT COST (At current Prices)</b>				<b>1,470,000</b>
23	Escalation to Tender (July 2023)	2.0	%		30,000
24	<b>GROSS PROJECT COST</b>				<b>1,500,000</b>

REF	DESCRIPTION				TOTAL \$
<b><u>DEMOLITION</u></b>					
25	PR - PRELIMINARIES				6,615
26	DE - DEMOLITION				60,885
<b>Subtotal - DEMOLITION</b>					<b>67,500</b>
<b><u>BUILDING WORKS &amp; SERVICES</u></b>					
27	PR - PRELIMINARIES	187	m2	658.50	123,139
28	SB - SUBSTRUCTURE	187	m2	132.46	24,770
29	CL - COLUMNS	0.26	t	16,517.65	4,212
30	RF - ROOF	103	m2	740.97	76,320
31	EW - EXTERNAL WALLS	217	m2	313.71	68,075
32	WW - WINDOWS	8	m2	770.86	5,781
33	ED - EXTERNAL DOORS	3	no	14,959.13	44,877
34	NW - INTERNAL WALLS	207	m	123.14	25,490
35	NS - INTERNAL SCREENS & BORROWED LIGHTS	30	m2	616.67	18,500
36	ND - INTERNAL DOORS	9	no	2,166.67	19,500
37	WF - WALL FINISHES	253	m2	88.74	22,450
38	FF - FLOOR FINISHES	179	m2	156.34	27,985
39	CF - CEILING FINISHES	181	m2	151.10	27,350
40	FT - FITMENTS	187	m2	283.69	53,050
41	MECHANICAL SERVICES	187	m2	374.33	70,000
42	ELECTRICAL SERVICES	187	m2	721.93	135,000
43	HYDRAULIC SERVICES	15	no	22,533.33	338,000
<b>Subtotal - BUILDING WORKS &amp; SERVICES</b>					<b>1,084,500</b>
<b><u>EXTERNAL WORKS</u></b>					
44	XR - ROADS PATHS AND PAVED AREAS	160	m2	385.38	61,660
45	XN - BOUNDARY WALLS, FENCING AND GATES	24	m	750.00	18,000
46	XL - LANDSCAPING AND IMPROVEMENTS	18	m2	841.67	15,150
47	PR - PRELIMINARIES	178	m2	74.10	13,190
<b>Subtotal - EXTERNAL WORKS</b>					<b>108,000</b>

REF	DESCRIPTION	TOTAL \$
<u>Loose Furniture</u>		
48	Loose Furniture	80,000
Subtotal - Loose Furniture		80,000

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
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### DEMOLITION

#### PR - PRELIMINARIES

49	Portion of Preliminaries for Demolition	1	Item		6,615
<b>Subtotal - PR - PRELIMINARIES</b>					<b>6,615</b>

#### DE - DEMOLITION

50	Remove paving to extent of courtyard, preparation of ground to receive new flooring	56	m2	50.00	2,800
51	Remove stair balustrade	13	m	50.00	650
52	Cut steel beam and columns above footing and remove metal fence, glazed pergola roof	7	no	1,000.00	7,000
53	Remove timber post and rail fence and associated footing	1	Item	1,500.00	1,500
54	Remove colorbond fence and gate	15	m	75.00	1,125
55	Remove external walls	41	m2	100.00	4,100
56	Remove timber struts	5	no	250.00	1,250
57	Remove timber bar and half wall and prepare floor	6	m2	220.00	1,320
58	Remove internal doors and walls	84	m2	70.00	5,880
59	Remove door	8	no	550.00	4,400
60	Remove secure door fob and return to client	1	no	250.00	250
61	Remove brick paved ramp and associated kerb wall and balustrade	8	m2	550.00	4,400
62	Strip out existing amenities of all finishes and cap services	22	m2	450.00	9,900
63	Remove timber struts	3	Item	450.00	1,350
64	General Demolition	187	m2	80.00	14,960
<b>Subtotal - DE - DEMOLITION</b>					<b>60,885</b>

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
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### BUILDING WORKS & SERVICES

#### PR - PRELIMINARIES

65	Preliminaries	1	ltme	123,139	123,139
<b>Subtotal - PR - PRELIMINARIES</b>					<b>123,139</b>

#### SB - SUBSTRUCTURE

66	Strip footing 450w x 300d for single leaf landscape wall	6	m3	850.00	5,100
67	Strip footing 450w x 300d graded C32 concrete. To be set at same level as existing. Doweled into existing	4	m3	850.00	3,400
68	Pad footing for steel column 750w x 750l x 400d grade C32	1	m3	1,200.00	1,200
69	Pad footing for steel column 1200w x 800l x 400d Grade C32	2	m3	1,200.00	2,400
70	100 slab to toilet area with edge thickenings	7	m3	1,400.00	9,800
71	100 thick slab on grade C32	1	m2	500.00	500
72	Construction joint between new and existing slab	6	m	20.00	120
73	New concrete plinth fo AC	9	m2	250.00	2,250
<b>Subtotal - SB - SUBSTRUCTURE</b>					<b>24,770</b>

#### CL - COLUMNS

74	100x9 SHS column	6	m	470.00	2,820
75	100x100x4 SHS column	6	m	232.00	1,392
<b>Subtotal - CL - COLUMNS</b>					<b>4,212</b>

#### RF - ROOF

76	Roofing system above toilets including timber truss system, struts, battens and bracing members and face plates	49	m2	280.00	13,720
77	New roof sheeting with all associated trims and flashings	49	m2	150.00	7,350
78	(Assumed - no code) Retractable roofing over courtyard	54	m2	975.00	52,650
79	1500 long bracing to existing roof either side of new column	2	No	800.00	1,600
80	Gutter fall to be repositioned to new DP locations	4	No	250.00	1,000
<b>Subtotal - RF - ROOF</b>					<b>76,320</b>

#### EW - EXTERNAL WALLS

81	380 PFC with 90x16 additional bottom flange, supporting new operable door and masonry above	9	m	850.00	7,650
82	300 PFC to support existing and new rafters	6	m	800.00	4,800
83	Cavity wall on existing strip footing	1	m	1,000.00	1,000
84	Concrete filled cavity wall, grade C32 vertical reinforcing N10 at 200	2	m	1,000.00	2,000
85	110/90 cavity wall, with medium density wall ties at max 600 spacing. Wall tiles to be within 300 of lateral restraint points	22	m	660.00	14,520

**MAIN ESTIMATE**

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<b><u>EW - EXTERNAL WALLS (Cont'd)</u></b>					
86	FB-01 Face brick - smooth brick	55	m2	200.00	11,000
87	FB-01 Face brick - textured face	61	m2	205.00	12,505
88	FB-EX 1 Reused face brick cream	20	m2	400.00	8,000
89	FB-EX 2 Reused face brick red	6	m2	400.00	2,400
90	Balustrades to stair	6	m	700.00	4,200
<b>Subtotal - EW - EXTERNAL WALLS</b>					<b>68,075</b>
<b><u>WW - WINDOWS</u></b>					
91	DW-03 - Window Suite 2.41 x 2.057	1	No	3,718.03	3,718
92	DW-04 - Window Suite 1.81 x 1.20	1	No	2,063.40	2,063
<b>Subtotal - WW - WINDOWS</b>					<b>5,781</b>
<b><u>ED - EXTERNAL DOORS</u></b>					
93	DW-01 - Glass stacking door 8.53 x 2.83	1	No	30,174.88	30,175
94	DW-02 - External double door with sidelight 2.41 x 2.93	1	No	7,202.53	7,203
95	External door	2	No	3,750.00	7,500
<b>Subtotal - ED - EXTERNAL DOORS</b>					<b>44,877</b>
<b><u>NW - INTERNAL WALLS</u></b>					
96	90 masonry wall 2400h	20	m	360.00	7,200
97	110 solid brick wall	5	m	420.00	2,100
98	110/90 cavity wall, with medium density wall ties at max 600 spacing. Wall tiles to be within 300 of lateral restraint points	6	m	780.00	4,680
99	Utilise brickwork from site to fill in hole in wall	1	m	350.00	350
100	Maxi brick	24	m	360.00	8,640
101	Internal brickwork	7	m	360.00	2,520
<b>Subtotal - NW - INTERNAL WALLS</b>					<b>25,490</b>
<b><u>NS - INTERNAL SCREENS &amp; BORROWED LIGHTS</u></b>					
102	Toilet partition door and panel system	10	No	1,850.00	18,500
<b>Subtotal - NS - INTERNAL SCREENS &amp; BORROWED LIGHTS</b>					<b>18,500</b>
<b><u>ND - INTERNAL DOORS</u></b>					
103	Single solid core hinge door with acoustic seal 2400h x 1000w incl paint and hardware	5	No	2,000.00	10,000
104	Single solid core hinge door 2400h x 1000w incl paint and hardware	3	No	2,000.00	6,000
105	Cat and kitten door including glazing 2400h x 1285w	1	No	3,500.00	3,500

**MAIN ESTIMATE**

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
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**ND - INTERNAL DOORS (Cont'd)**

**Subtotal - ND - INTERNAL DOORS** **19,500**

**WF - WALL FINISHES**

106	Wall tiles 125l x 125w x 9 thick including powder coated trim	3	m2	350.00	1,050
107	Wall tiles 600l x 300w x 10 thick	95	m2	160.00	15,200
108	HWP and/ or paint	155	m2	40.00	6,200

**Subtotal - WF - WALL FINISHES** **22,450**

**FF - FLOOR FINISHES**

109	Bathroom tiles 600l x 600w x 10 thick	58	m2	180.00	10,440
110	Vinyl plank	121	m2	145.00	17,545

**Subtotal - FF - FLOOR FINISHES** **27,985**

**CF - CEILING FINISHES**

111	New flush plasterboard ceiling nominal 13 with flush joints and fixings	118	m2	125.00	14,750
112	New perforated plasterboard 2400 x 1200 sheet	63	m2	200.00	12,600

**Subtotal - CF - CEILING FINISHES** **27,350**

**FT - FITMENTS**

113	Island bench	1	Item	17,500.00	17,500
114	Joinery	13	m2	1,500.00	19,500
115	Mirror	3	No	150.00	450
116	Toilet hardware	1	Item	6,500.00	6,500
117	Vanity bench units	2	no	2,550.00	5,100
118	Storage shelving	1	Item	2,000.00	2,000
119	External decking chair	1	Item	2,000.00	2,000

**Subtotal - FT - FITMENTS** **53,050**

**MECHANICAL SERVICES**

As advised by FLOTH on 27/03/2023

120	General requirements	1	Item	2,000	2,000
121	Demolition	1	Item	2,000	2,000
122	Relocation of 2No. existing condensing unit	1	Item	5,000	5,000
123	Breakout air cooled ducted split system	1	Item	20,000	20,000
124	Breakout outside air system	1	Item	5,000	5,000
125	Kitchen range hood exhaust system	1	Item	3,000	3,000



**MAIN ESTIMATE**

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
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**MECHANICAL SERVICES (Cont'd)**

126	Male toilet exhaust system	1	Item	7,500	7,500
127	Female toilet exhaust system	1	Item	7,500	7,500
128	Testing and commissioning	1	Item	3,000	3,000
129	12 months maintenance and servicing	1	Item	3,000	3,000
130	O&M manual and as built drawings	1	Item	1,500	1,500
131	Training	1	Item	500	500
132	Builders works and Margins	1	Item	10,000.00	10,000

**Subtotal - MECHANICAL SERVICES**

**70,000**

**ELECTRICAL SERVICES**

As advised by FLOTH on 27/03/2023

133	General requirements	1	Item	2,000.00	2,000
134	Demolition	1	Item	10,000.00	10,000
135	Relocation of existing panels	1	Item	10,000.00	10,000
136	Rewiring and reconnecting existing non-demolished services	1	Item	5,000.00	5,000
137	Septic pump reconnection	1	Item	2,500.00	2,500
138	Distribution board modifications (DB-1)	1	Item	2,000.00	2,000
139	New distribution board (DB-2)	1	Item	22,500.00	22,500
140	Power cabling	1	Item	3,400.00	3,400
141	Power outlets and isolators	1	Item	19,650.00	19,650
142	Lighting and emergency lighting	1	Item	17,750.00	17,750
143	Lighting control and switching	1	Item	4,700.00	4,700
144	Telecommunications and door access	1	Item	8,000.00	8,000
145	Fire detection system	1	Item	2,450.00	2,450
146	Testing and commissioning	1	Item	3,000.00	3,000
147	12 months maintenance and servicing	1	Item	3,000.00	3,000
148	O&M manual and as built drawings	1	Item	1,500.00	1,500
149	Training	1	Item	500.00	500
150	Builders works and Margins	1	Item	17,050.00	17,050

**Subtotal - ELECTRICAL SERVICES**

**135,000**

**HYDRAULIC SERVICES**

As advised by FLOTH on 27/03/2023

151	Installation of site back flow device (cold water)	1	Item	5,000.00	5,000
152	Demolition – Septic Systems	1	Item	10,000.00	10,000
153	Condensate waste	1	Item	2,000.00	2,000
154	Hot water system	1	Item	15,000.00	15,000

**MAIN ESTIMATE**

**Quantity Surveyors & Cost Consultants**

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<b><u>HYDRAULIC SERVICES (Cont'd)</u></b>					
155	Cold water system	1	Item	5,000.00	5,000
156	Sewer system	1	Item	8,000.00	8,000
157	Storm water system	1	Item	5,500.00	5,500
158	Septic / treatment system	1	Item	250,000.00	250,000
159	Testing and commissioning	1	Item	5,000.00	5,000
160	12 months maintenance and servicing	1	Item	5,000.00	5,000
161	O&M manual and as built drawings	1	Item	2,000.00	2,000
162	Training	1	Item	500.00	500
163	Builders works and Margins	1	Item	25,000.00	25,000
<b>Subtotal - HYDRAULIC SERVICES</b>					<b>338,000</b>

**MAIN ESTIMATE**

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
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**EXTERNAL WORKS**

**XR - ROADS PATHS AND PAVED AREAS**

164	Raised timber composite decking	60	m2	600.00	36,000
165	Stone paver	94	m2	250.00	23,500
166	Brick paver on 1:20 grade	2	m2	180.00	360
167	Tactile ground surface indicators	4	m2	450.00	1,800
<b>Subtotal - XR - ROADS PATHS AND PAVED AREAS</b>					<b>61,660</b>

**XN - BOUNDARY WALLS, FENCING AND GATES**

168	Balustrade on brick retaining wall	24	m	750.00	18,000
<b>Subtotal - XN - BOUNDARY WALLS, FENCING AND GATES</b>					<b>18,000</b>

**XL - LANDSCAPING AND IMPROVEMENTS**

169	Landscaped areas	17	m2	450.00	7,650
170	Raised masonry planter bed 1600h including mulch and planting	1	no	7,500.00	7,500
<b>Subtotal - XL - LANDSCAPING AND IMPROVEMENTS</b>					<b>15,150</b>

**PR - PRELIMINARIES**

171	Portion of Preliminaries	1	Item	13,190	13,190
<b>Subtotal - PR - PRELIMINARIES</b>					<b>13,190</b>

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
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**Loose Furniture**

**Loose Furniture**

172	Dining chair	3	No	550.00	1,650
173	Folk wood bench	3	No	2,770.00	8,310
174	Dining chair	13	No	280.00	3,640
175	Ottoman	3	No	350.00	1,050
176	2 x seat lounge	5	No	4,500.00	22,500
177	Outdoor ottoman	3	No	500.00	1,500
178	Bar stool	5	No	250.00	1,250
179	Dining chair	12	No	300.00	3,600
180	Dining table internal	12	No	1,250.00	15,000
181	Dining table external	10	No	1,250.00	12,500
182	Coffee table	2	No	4,500.00	9,000
<b>Subtotal - Loose Furniture</b>					<b>80,000</b>

## CONTACT US

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