

**Project:** Hume House facade refurbishment**Details:** preliminary estimate split 5-9-23**Building:** Preliminary design

Item	Description	Quantity	Unit	Rate	Total
	<b>Building facade works</b>				
1	Site preparation				83,715
2	Substructure				0
3	Frame				0
4	External walls & External finish				546,695
5	Windows & External doors				1,004,550
6	Wall finishes				68,500
7	Sanitary plumbing				2,500
8	External works				5,660
9	Sundries				750,000
10	P&G	12	%		295,394
11	Margin	7	%		192,991
12	Contingency	15	%		442,501
	<i>Subtotal</i>				3,392,506
	<b>Fire compliance works</b>				
13	Site preparation				42,345
14	Partitions				3,094
15	Internal doors				8,000
16	Ceiling finishes				67,095
17	Fire services				220,045
18	Electrical services				59,640
19	P&G	12	%		48,026
20	Margin	7	%		31,377
21	Contingency	15	%		71,943
	<i>Subtotal</i>				551,566
	<b>Asbestos works</b>				
22	Site preparation				14,460
23	Roof				62,900
24	P&G	12	%		9,283
25	Margin	7	%		6,065
26	Contingency	15	%		13,906
	<i>Subtotal</i>				106,614
					<b>4,050,686</b>

**Project:** Hume House facade refurbishment  
**Building:** Preliminary design

**Details:** preliminary estimate split 5-9-23

Item	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

### Site preparation

1	Allowance to disconnect and terminate services where needed for new works	1	Item	5,000.00	5,000
2	Remove existing windows for replacement including frames and reveals	681	m2	65.00	44,265
3	Allowance to remove interior linings and trim where needed for window replacement	137	No	250.00	34,250
4	Remove wash hand basin	1	No	200.00	200

**83,715**

### Substructure

1	NOTE: No allowance has been made for work to the substructure including structural strengthening				
---	--	--	--	--	--

### Frame

1	NOTE: No allowance has been made for structural upgrades or strengthening				
---	---	--	--	--	--

### External walls & External finish

1	Allowance to clean and inspect exterior concrete walls	694	m2	40.00	27,760
2	Allowance to repair and make good damaged concrete exterior including spalling, cracks, penetrations and old fixing holes	1	Item	200,000.00	200,000
3	Allowance for Sto render cladding including prep, substrate layers, coloured finish top coat and waterproofing treatment to window openings	694	m2	400.00	277,600
4	Allowance to repaint existing remaining facade including prep	297	m2	55.00	16,335
5	Allowance to repair or replace damaged flashings	1	Item	25,000.00	25,000

**546,695**

### Windows & External doors

1	Allowance to make good window openings for new windows	137	No	250.00	34,250
2	New thermally broken double glazed windows in 40mm aluminium frames including hardware and flashings	605	m2	1,400.00	847,000
3	New thermally broken double glazed windows in 125mm aluminium frames including hardware and flashings	77	m2	1,500.00	115,500
4	Allowance to make good existing remaining glazed windows and doors	39	m2	200.00	7,800

**Project:** Hume House facade refurbishment  
**Building:** Preliminary design

**Details:** preliminary estimate split 5-9-23

Item	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

### Windows & External doors

(Continued)

**1,004,550**

### Wall finishes

1	Allowance to make good wall finishes and trim around new windows	137	No	500.00	68,500
---	--	-----	----	--------	--------

**68,500**

### Sanitary plumbing

1	New compliant wash hand basin to accessible WC including compliant tapware	1	No	2,500.00	2,500
---	--	---	----	----------	-------

**2,500**

### External works

1	NOTE: No allowance has been made for exterior works or landscaping				
2	New handrail to existing entrance ramp	12	m	280.00	3,360
3	New central rail to existing balustrade on entrance ramp	12	m	150.00	1,800
4	New accessible signage to entrance	1	Item	500.00	500

**5,660**

### Sundries

1	Allowance for scaffold	1	Item	600,000.00	600,000
2	Allowance for scaffold lift and secure loading platforms at each storey	1	Item	100,000.00	100,000
3	Allowance for temporary protection	1	Item	50,000.00	50,000

**750,000**

### Site preparation

1	Allowance to remove lighting for new sprinklers and fire rating	497	m2	50.00	24,850
2	Allowance to remove ceilings for new sprinklers and fire rating	497	m2	35.00	17,395
3	Remove interior single door	1	No	100.00	100

**42,345**

### Partitions

1	New fire rated partition including framing, lining, fire stoping and finish	14	m2	221.00	3,094
---	---	----	----	--------	-------

**3,094**

**Project:** Hume House facade refurbishment  
**Building:** Preliminary design

**Details:** preliminary estimate split 5-9-23

Item	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

#### Internal doors

1	New fire rated interior single door including frame and hardware	2	No	3,500.00	7,000
2	Allowance for existing glazed double doors to be adjusted to open outwards	1	item	1,000.00	1,000

**8,000**

#### Ceiling finishes

1	Allowance for new ceilings to sprinkler extension areas	497	m2	135.00	67,095
---	---	-----	----	--------	--------

**67,095**

#### Fire services

1	NOTE: No allowance has been made for upgrades to existing sprinkler supply including pumps				
2	Extension of existing sprinkler system to carpark	134	m2	90.00	12,060
3	Extensions of existing sprinkler system to office space	487	m2	120.00	58,440
4	Allowance for maintenance to existing fire alarm system and emergency lighting / signage	1		20,000.00	20,000
5	Allowance for new fire alarm panel including connection to existing systems	1	Item	15,000.00	15,000
6	Allowance to fire rate existing penetrations	1	Item	25,000.00	25,000
7	New illuminated exit signs	1	No	800.00	800
8	New supplementary smoke detectors	29	No	90.00	2,610
9	New automatic smoke detection system integrated into existing fire safety systems	369	m2	55.00	20,295
10	New emergency lighting	823	m2	80.00	65,840

**220,045**

#### Electrical services

1	Allowance for new LED lighting to new ceilings	497	m2	120.00	59,640
---	--	-----	----	--------	--------

**59,640**

#### Site preparation

1	Remove asbestos roof tiles	134	m2	90.00	12,060
2	Remove membrane window box cladding	8	No	300.00	2,400

**14,460**

**Project:** Hume House facade refurbishment

**Details:** preliminary estimate split 5-9-23

**Building:** Preliminary design

Item	Description	Quantity	Unit	Rate	Total
<b>Roof</b>					
1	NOTE: No allowance has been made for works to main building and meeting building roof cladding unless listed below				
2	Allowance to make good existing roof substrates under old tiles	134	m2	50.00	6,700
3	Allowance to make good window box substrates	8	No	500.00	4,000
4	Allowance for new direct fix cladding to the sides of the mansard roof to match existing	134	m2	300.00	40,200
5	Allowance for new membrane to the window boxes including upstand apron	8	No	1,500.00	12,000
					<b>62,900</b>
<b>Estimate Total</b>					<b>2,939,199</b>