PROJECT
NEW ARTS PRECINCT
BLACKHEATH & THORNBURGH COLLEGE KING STREET, CHARTERS TOWERS

Description	Amount
PRELIMINARIES	$ 107,180
DEMOLITION	$ 49,720
GROUNDWORKS	$ 29,427
PILING/BORED PIERS	$ 71,388
IN-SITU CONCRETE	$ 109,549
FORMWORK	$ 7,252
REINFORCEMENT	$ 25,960
WATERPROOFING	$ 5,474
STRUCTURAL STEEL	$ 64,385
BRICKWORK	$ 41,368
METAL WORK	$ 5,701
JOINERY	$ 24,294
SHEET METAL ROOFING	$ 136,719
PLASTERBOARD WALLS LININGS	$ 11,488
CEILINGS	$ 22,450
CLADDING	$ 26,564
EXTERNAL SOFFITS	$ 20,960
WINDOW & GLAZING	$ 85,420
OVERHEAD DOORS	$ 3,000
FLOOR FINISHES	$ 9,679
CONCRETE SEALER	$ 1,198
PAINTING	$ 15,579
LANDSCAPING	$ 70,000
EROSION CONTROL	$ 5,000
MISC. SITE WORKS	$ 4,207
UTILITIES/HYDRAULICS	$ 16,000

MECHANICAL/HVAC		$	12,000
ELECTRICAL INSTALLATIONS		$	12,000
BWIC		$	15,948
TOTAL		**$**	**1,009,912**
OVERHEAD & PROFIT MARGIN	20.0%	$	201,982
GST	10.0%	$	121,189
TOTAL BASE BID		**$**	**1,333,084**

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Please go through next tab for detail estimate and exclusions

PROJECT	NEW ARTS PRECINCT					REV0
ADDRESS	BLACKHEATH & THORNBURGH COLLEGE KING STREET, CHARTERS TOWERS			*Please confirm scope for highlighted items*		
PLANS	25.06.25			*Please confirm/add prices for highlighted items*		
SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	$1,333,084					

SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
	PRELIMINARIES					
	GENERAL					
	The Tenderer shall refer to the Specification and Drawings for full particulars and descriptions of workmanship and materials and shall include for the full intent and meaning thereof in the prices of items herein		Note			
	The 'Bill of Quantities' (BOQ) has generally been measured in accordance with Australian Standard Method of Measurement (ASMM) with departures made in some cases for ease of contractor pricing. The purpose of the BOQ is to assist the Tenderer in arriving at a Lump Sum Tender Price. The Tenderer shall make its own investigations and allow within Lump Sum Tender Price for all works material required to complete the works. Any major anomalies shall be clarified during tender period, prior to submission of tender. The price of additional works contained in any further Addenda shall be included in the Tender Price as a revision to the BOQ.		Note			
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	PRELIMINARIES					
1	Allow for mobilization	1	item	$ 12,000.0	$ 12,000	
2	Allow for demobilization	1	item	$ 8,000.0	$ 8,000	
3	Allow for temporary services	1	item	$ 6,000.0	$ 6,000	
4	Allow for storage	1	item	$ 800.0	$ 800	
5	Allow for permits	1	item	$ 5,000.0	$ 5,000	
6	Allow for traffic control	1	item	$ 4,000.0	$ 4,000	
7	Allow for temporary construction fence	1	item	$ 5,000.0	$ 5,000	
8	Allow for project manager	1	item	$ 12,000.0	$ 12,000	
9	Allow for project supervisor	1	item	$ 22,000.0	$ 22,000	
10	Allow for surveyor	1	item	$ 2,500.0	$ 2,500	
11	Allow for crane hire for structural framing	1	item	$ 3,500.0	$ 3,500	
12	Pipe Scaffolding for external works	397.0	m2	$ 40.0	$ 15,880	

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SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
13	Allow for out of hour works	1	item	$ 3,500.0	$ 3,500	
14	Allow for Progressive waste removal	1	item	$ 4,000.0	$ 4,000	
15	Allow for final cleanup	1	item	$ 3,000.0	$ 3,000	
	PRELIMINARIES SUB TOTAL					**$ 107,180**
	DEMOLITION					
	GENERAL ITEMS					
16	Allow for inspection of existing premises	1	Item	$ -	$ -	
	SITE DEMOLITION WORKS					
	Ref. dwg #					
17	Remove existing concrete columns - 1200mmH	3	no	$ 250.0	$ 750	
18	Remove existing double panel door	1	no	$ 300.0	$ 300	
19	Remove existing mechanical equipment	3	no	$ 500.0	$ 1,500	
20	Remove existing steel columns - 1200mmH	4	no	$ 220.0	$ 880	
21	Remove existing windows	14	no	$ 180.0	$ 2,520	
22	Remove existing wheatherboard cladding & Stockpile ready for reuse	226	m2	$ 35.0	$ 7,914	
23	Remove existing ground floor slab on grade	269	m2	$ 45.0	$ 12,101	
24	Remove existing mezzanine floor in its entity	16	m2	$ 80.0	$ 1,280	
25	Remove existing roof sheeting & associated flashing, make good	307	m2	$ 28.0	$ 8,588	
26	Remove existing stairs - 1200mmH	16	m2	$ 70.0	$ 1,106	
27	Remove existing suspended ceiling, retain ceiling battens	258	m2	$ 25.0	$ 6,453	
28	Remove existing toilet partitions incl. doors	16	m	$ 60.0	$ 930	
29	Remove existing walls incl. windows	108	m	$ 50.0	$ 5,400	
	DEMOLITION SUB TOTAL					**$ 49,720**

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SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
	GROUNDWORKS					
	GENERAL					
30	Allow for all deemed to be included items	1	Item	$ -	$ -	
31	Allow for tests	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	GRADING/BULK EARTHWORK					
	Ref. dwg #					
32	Rough Grading	647.9	m2	$ 10.0	$ 6,479	
	DETAILED EARTHWORK					
	Ref. dwg # S100-S502					
	300mmW, 300mmH Edge beam- (40.57m)					
33	Rock Excavation	5.5	m3	$ 45.0	$ 246	
34	Backfill	1.8	m3	$ 42.0	$ 76	
	450mmW, 500mmH Edge beam- (21.09m)					
35	Rock Excavation	6.3	m3	$ 45.0	$ 285	
36	Backfill	1.6	m3	$ 42.0	$ 67	
	450mmW, 1000mmH Edge beam- (7.09m)					
37	Rock Excavation	4.3	m3	$ 45.0	$ 191	
38	Backfill	1.1	m3	$ 42.0	$ 46	
	Concrete Seat					
39	Rock Excavation	19.8	m3	$ 45.0	$ 893	
40	Backfill	4.0	m3	$ 42.0	$ 167	
	Retaining Wall (RW1)					
41	Rock Excavation	199.8	m3	$ 45.0	$ 8,991	

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SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
42	Gravel fill	29.2	m3	$ 60.0	$ 1,755	
43	Backfill	137.2	m	$ 42.0	$ 5,764	
44	90Dia Subsoil Drain with filter sock	81.2	m	$ 55.0	$ 4,468	
	GROUNDWORKS SUB TOTAL					$ 29,427
	PILING/BORED PIERS					
	GENERAL					
45	Allow for all deemed to be included items	1	Item	$ -	$ -	
46	Allow for tests	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	BORED PIERS					
	Ref. dwg # S100-S502					
	Setting up pile rig					
47	BP1 – 450 mm Ø Bored Pier – N40 – 1.2 mH - 42Each	42	no	$ 90.00	$ 3,780	
48	BP2 – 450 mm Ø Bored Pier – N40 – 2.0 mH - 32Each	32	no	$ 90.00	$ 2,880	
	Boring for pile holes					
49	BP1 – 450 mm Ø Bored Pier – N40 – 1.2 mH - 42Each	50.4	m	$ 65.00	$ 3,276	
50	BP2 – 450 mm Ø Bored Pier – N40 – 2.0 mH - 32Each	64.0	m	$ 65.00	$ 4,160	
	Carting away of pile boring/excavated materials as required					
51	BP1 – 450 mm Ø Bored Pier – N40 – 1.2 mH - 42Each	8.0	m3	$ 210.00	$ 1,682	
52	BP2 – 450 mm Ø Bored Pier – N40 – 2.0 mH - 32Each	10.2	m3	$ 210.00	$ 2,136	
	Cutting off excess length of piles					
53	BP1 – 450 mm Ø Bored Pier – N40 – 1.2 mH - 42Each	42	no	$ 90.00	$ 3,780	
54	BP2 – 450 mm Ø Bored Pier – N40 – 2.0 mH - 32Each	32	no	$ 90.00	$ 2,880	
	25 MPa Concrete as scheduled [ref Concrete notes on drg S2]					

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SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
55	BP1 – 450 mm Ø Bored Pier – N40 – 1.2 mH - 42Each	50.4	m3	$ 360.00	$ 18,144	
56	BP2 – 450 mm Ø Bored Pier – N40 – 2.0 mH - 32Each	64.0	m3	$ 360.00	$ 23,040	
	Reinforcement					
57	4N16 V, [BP1 – 450 mm Ø Bored Pier – N40 – 1.2 mH - 42Each]	349.9	Kg	$ 3.6	$ 1,260	
58	4N20 V, [BP2 – 450 mm Ø Bored Pier – N40 – 2.0 mH - 32Each]	694.4	Kg	$ 3.6	$ 2,500	
59	N12 - 250mm Helix, [BP1 – 450 mm Ø Bored Pier – N40 – 1.2 mH - 42Each]	237.9	Kg	$ 3.6	$ 857	
60	N12 - 250mm Helix, [BP2 – 450 mm Ø Bored Pier – N40 – 2.0 mH - 32Each]	281.3	Kg	$ 3.6	$ 1,013	
	PILING/BORED PIERS SUB TOTAL					**$ 71,388**
	CONCRETE					
	IN-SITU CONCRETE					
	GENERAL					
61	Allow for all deemed to be included items	1	Item	$ -	$ -	
62	Allow for tests	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	CONCRETE					
	Ref. dwg # S100-S502					
	300mmW, 300mmH Edge beam- (40.57m)					
63	Concrete (N25)	3.7	m3	$ 360.0	$ 1,314	
	450mmW, 500mmH Edge beam- (21.09m)					
64	Concrete (N25)	4.7	m3	$ 360.0	$ 1,708	
	450mmW, 1000mmH Edge beam- (7.09m)					
65	Concrete (N25)	3.2	m3	$ 360.0	$ 1,149	
	125mm Thick Slab on grade (171.53m2)					

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SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
66	Concrete (N32)	214.4	m3	$ 380.0	$ 81,477	
67	50mm Sand Bedding (Assumed)	8.6	m3	$ 80.0	$ 686	
68	Sawn Joints	68.6	m	$ 8.0	$ 549	
	External Stairs					
69	Stairs - 2000mmW	0.6	m3	$ 360.0	$ 230	
70	Stairs - 2400mmW	1.3	m3	$ 360.0	$ 484	
	Concrete Seat					
71	Concrete Seat - 1000mmD	5.6	m3	$ 360.0	$ 2,023	
72	Concrete Seat - 1300mmD	3.5	m3	$ 360.0	$ 1,250	
73	Concrete Seat - 750mmD	13.6	m3	$ 360.0	$ 4,911	
	Retaining Wall Footings					
74	Concrete (N32)	33.3	m3	$ 380.0	$ 12,656	
	MISCELLANEOUS					
75	Dowel Joints	44.5	m	$ 25.0	$ 1,112	
	IN-SITU CONCRETE SUB TOTAL					**$ 109,549**
	FORMWORK					
	GENERAL					
76	Allow for all deemed to be included items	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	FORMWORK					
	Ref. dwg # S100-S502					
	300mmW, 300mmH Edge beam- (40.57m)					
77	Formwok- 450mmH	18.3	m2	$ 45.0	$ 822	

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SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
	450mmW, 500mmH Edge beam- (21.09m)					
78	Formwork - 600mmH	12.7	m2	$ 45.0	$ 569	
	450mmW, 1000mmH Edge beam- (7.09m)					
79	Formwork - 1150mmH	8.2	m2	$ 45.0	$ 367	
	Concrete Seat					
80	Edgeboard - 250mmH	23.9	m	$ 22.0	$ 526	
81	Formwork - 500mmH	12.0	m2	$ 45.0	$ 538	
82	Formwork - 550mmH	5.2	m2	$ 45.0	$ 232	
83	Formwork - 450mmH	6.5	m2	$ 45.0	$ 292	
84	Formwork - 850mmH	3.8	m2	$ 45.0	$ 170	
	Retaining Wall Footings					
85	Formwork	73.1	m2	$ 45.0	$ 3,290	
	External Stairs					
86	Edge Board - Riser 110mm	24.8	m	$ 18.0	$ 446	
	FORMWORK SUB TOTAL					**$ 7,252**
	REINFORCEMENT					
	GENERAL					
87	Allow for all deemed to be included items	1	Item	$ -	$ -	
88	Allow for providing samples	1	Item	$ -	$ -	
89	Allow for tests	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	REINFORCEMENT					
	Ref. dwg # S100-S502					

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	300mmW, 300mmH Edge beam- (40.57m)					
90	2N16 top & bottom	0.30	ton	$ 3,600.0	$ 1,085	
91	R10 Ligs@300CRS	0.13	ton	$ 3,600.0	$ 454	
	450mmW, 500mmH Edge beam- (21.09m)					
92	3N16 top & bottom (Assumed)	0.24	ton	$ 3,600.0	$ 858	
93	R10 Ligs@300CRS (Assumed)	0.08	ton	$ 3,600.0	$ 301	
	450mmW, 1000mmH Edge beam- (7.09m)					
94	4N11 Trench mesh	7.09	m	$ 22.0	$ 156	
95	15% Extra for mesh overlap	1.06	m	$ 22.0	$ 23	
	125mm Thick Slab on grade (171.53m2)					
96	1SL82 Mesh	171.53	m2	$ 20.0	$ 3,431	
97	15% Extra for mesh overlap	25.73	m2	$ 20.0	$ 515	
98	Perimeter Bar - 1N12	0.15	ton	$ 3,600.0	$ 527	
	External Stairs					
99	1SL82 Mesh	8.68	m2	$ 20.0	$ 174	
100	15% Extra for mesh overlap	1.31	m2	$ 20.0	$ 26	
	Concrete Seat					
	Concrete Seat 600W x 1000D					
101	N16 U bars @200CRS	0.27	ton	$ 3,600.0	$ 977	
102	3N16 top & bottom	0.11	ton	$ 3,600.0	$ 383	
103	N16 Horizontal @200CRS Each Side	0.07	ton	$ 3,600.0	$ 255	
	Concrete Seat 600W x 1300D					
104	N16 U bars @200CRS	0.18	ton	$ 3,600.0	$ 638	
105	3N16 top & bottom	0.05	ton	$ 3,600.0	$ 183	
106	N16 Horizontal @200CRS Each Side	0.04	ton	$ 3,600.0	$ 160	
	Concrete Seat 600W x 750D					
107	N16 U bars @200CRS	0.38	ton	$ 3,600.0	$ 1,367	
108	3N16 top & bottom	0.14	ton	$ 3,600.0	$ 505	

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SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
109	1N16 Horizontal Each Side	0.05	ton	$ 3,600.0	$ 168	
110	Extra Reinforcemnet N16 Bars	0.16	ton	$ 3,600.0	$ 581	
	Concrete Seat 700W x 750D					
111	N16 U bars @200CRS	0.30	ton	$ 3,600.0	$ 1,063	
112	4N16 top & bottom	0.14	ton	$ 3,600.0	$ 521	
113	1N16 Horizontal Each Side	0.04	ton	$ 3,600.0	$ 130	
114	Extra Reinforcemnet N16 Bars	0.17	ton	$ 3,600.0	$ 599	
	Retaining Wall Footings					
115	1N12 Cross bars	0.09	ton	$ 3,600.0	$ 312	
116	N12 Cross bar @100CRS	0.26	ton	$ 3,600.0	$ 935	
117	N12 Cross bar @300CRS	0.79	ton	$ 3,600.0	$ 2,861	
118	N12 Starter Bar @400CRS	0.24	ton	$ 3,600.0	$ 877	
	Block Retaining Wall					
119	N12 Veertical bar @200CRS	0.51	ton	$ 3,600.0	$ 1,853	
120	N12 Horizontal bar @400CRS	0.35	ton	$ 3,600.0	$ 1,246	
121	1N16 to top Course	0.10	ton	$ 3,600.0	$ 351	
	Dowel Bars				$ -	
122	R16 Galvanised Dowels @400CRS Drill and Epoxy 150 into exixting chemset 801 anchor system -400mmL	111.3	no	$ 22.0	$ 2,448	
	REINFORCEMENT SUB TOTAL					**$ 25,960**
	WATERPROOFING					
	GENERAL					
123	Allow for all deemed to be included items	1	Item	$ -	$ -	
124	Allow for providing samples	1	Item	$ -	$ -	
125	Allow for tests	1	Item	$ -	$ -	
126	Allow for warranties	1	Item	$ -	$ -	

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	MEMBRANE WATERPROOFING					
127	Damp Proof Membrane Slab	171.5	m2	$ 16.0	$ 2,744	
128	Damp Proof Membrane Retaing Wall Footing	170.6	m2	$ 16.0	$ 2,729	
	WATERPROOFING SUB TOTAL					**$ 5,474**
	STRUCTURAL STEEL					
	GENERAL					
129	Allow for all deemed to be included items	1	Item	$ -	$ -	
130	Allow for providing samples	1	Item	$ -	$ -	
131	Allow for tests	1	Item	$ -	$ -	
132	Allow for warranties	1	Item	$ -	$ -	
133	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	ROOF FRAMING					
	Ref. dwg #					
134	C1 - 125x125x5.0 SHS - 3.25mH	0.36	Ton	$ 10,500.0	$ 3,747	
135	C1 - 125x125x5.0 SHS - 3.42mH	0.38	Ton	$ 10,500.0	$ 3,943	
136	C1 - 125x125x5.0 SHS 2.8mH (Assumed same as C1)	0.05	Ton	$ 10,500.0	$ 538	
137	C1 - 125x125x5.0 SHS 3.35mH (Assumed same as C1)	0.06	Ton	$ 10,500.0	$ 644	
138	T1 - 100x100x4.0 SHS	0.62	Ton	$ 10,500.0	$ 6,562	

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139	S1 - 100x100x4.0 SHS	0.08	Ton	$ 10,500.0	$ 808	
140	R1 - 200UB29.8	0.73	Ton	$ 10,500.0	$ 7,716	
141	PP1 - 75x75x6 Each	0.08	Ton	$ 10,500.0	$ 832	
142	PP2 - 75x75x6 Each	0.08	Ton	$ 10,500.0	$ 832	
143	FB3 - 150x100x4.0 RHS	1.26	Ton	$ 10,500.0	$ 13,207	
144	PF1 - 150PFC portal Frame	0.31	Ton	$ 10,500.0	$ 3,290	
	CONNECTIONS					
145	Misc. structural steel for connections; assumed 5% of total steel	0.20	Ton	$ 10,500.0	$ 2,106	
	MISCELLANEOUS					
146	Roof Framing	91.64	m2	$ 220.0	$ 20,161	
	STRUCTURAL STEEL SUB TOTAL					**$ 64,385**
	MASONRY					
	BRICKWORK					
	GENERAL					
147	Allow for all deemed to be included items	1	Item	$ -	$ -	
148	Allow for providing samples	1	Item	$ -	$ -	
149	Allow for tests	1	Item	$ -	$ -	
150	Allow for warranties	1	Item	$ -	$ -	
151	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
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	BRICKWORK					
	Ref. dwg #					

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ADDRESS	BLACKHEATH & THORNBURGH COLLEGE KING STREET, CHARTERS TOWERS			*Please confirm scope for highlighted items*		
PLANS	25.06.25			*Please confirm/add prices for highlighted items*		
SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
152	100mmW Concrete Masonry Wall w/ seal coat	58.5	m2	$ 180.0	$ 10,527	
153	600mm Wide Masonry Bench Seat	18.5	m	$ 350.0	$ 6,472	
	RW1 - RETAINING WALL					
	Ref. dwg #					
154	RW1 - 200Series H blocks - 1.2mH	97	m2	$ 250.0	$ 24,369	
	BRICKWORK SUB TOTAL					**$ 41,368**
	METAL WORK					
	METAL WORK					
	GENERAL					
155	Allow for all deemed to be included items	1	Item	$ -	$ -	
156	Allow for providing samples	1	Item	$ -	$ -	
157	Allow for tests	1	Item	$ -	$ -	
158	Allow for warranties	1	Item	$ -	$ -	
159	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	Ref. dwg #					
160	Steel Handrail 40mm Dia CHS shape hot dip galvanised finish	11.6	m	$ 230.0	$ 2,677	
161	TI: Tactile Surface Indicator	5.4	m2	$ 200.0	$ 1,086	
162	5mm max radius to leading edge latham ACS-50SK safety insert tread, 50mm luminance contrasting strip	20.4	m	$ 95.0	$ 1,938	
	METAL WORK SUB TOTAL					**$ 5,701**

PROJECT	NEW ARTS PRECINCT					REV0
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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
	JOINERY					
	GENERAL					
163	Allow for all deemed to be included items	1	Item	$ -	$ -	
164	Allow for preparation and providing shop drawings	1	Item	$ -	$ -	
165	Allow for providing samples	1	Item	$ -	$ -	
166	Allow for warranties	1	Item	$ -	$ -	
167	Allow for necessary design input	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	JOINERY					
	Ref. dwg #					
168	1300mmL, 800mmD, 1500mmH Upper Cabinet incl. front door for data rack	1	no	$ 900.0	$ 900	
169	2700mmL, 800mmD, 2400mmH Tall Cabinet incl. front door	2	no	$ 1,900.0	$ 3,800	
170	2500mmL, 800mmD, 2400mmH Tall Cabinet incl. front door	1	no	$ 1,750.0	$ 1,750	
171	9400mmL, 800mmD, 900mmH Base Cabinet incl. front door	1	no	$ 6,580.0	$ 6,580	
172	Benchtop (No Proper details)	8	m2	$ 1,280.0	$ 9,600	
173	Splashback (No Proper details)	1	m2	$ 1,280.0	$ 1,664	
	JOINERY SUB TOTAL					**$ 24,294**
	ROOFING					
	SHEET METAL ROOFING					
	GENERAL					
174	Allow for all deemed to be included items	1	Item	$ -	$ -	
175	Allow for tests	1	Item	$ -	$ -	

PROJECT	NEW ARTS PRECINCT					REV0
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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
176	Allow for warranties	1	Item	$ -	$ -	
177	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	Ref. dwg #					
178	Allowance for make good adjacent roofing after relocation	1	Item	$ 3,500.0	$ 3,500	
179	Lysaght Custom Orb 0.48 BMT In "Colorbond".	529.8	m2	$ 165.0	$ 87,417	
180	Roof Sarking	529.8	m2	$ 8.0	$ 4,238	
181	Roof Battens	529.8	m2	$ 24.0	$ 12,715	
182	Roof Insulation	529.8	m2	$ 16.0	$ 8,477	
	Roof Accessories					
183	Metal Eave Gutter	90.5	m	$ 45.0	$ 4,073	
184	Fascia: Folded Sheet Metal Flashing on grade 20mm plywood substrate	188.0	m	$ 45.0	$ 8,460	
185	Barge Flashing	97.2	m	$ 30.0	$ 2,916	
186	Flashing	45.2	m	$ 28.0	$ 1,266	
187	Downpipe - 3.5mH, 19EA	66.5	m	$ 55.0	$ 3,658	
	SHEET METAL ROOFING SUB TOTAL					**$ 136,719**
	PARTITIONS AND LININGS					
	PLASTERBOARD WALLS LININGS					
	GENERAL					
188	Allow for all deemed to be included items	1	Item	$ -	$ -	
189	Allow for tests	1	Item	$ -	$ -	
190	Allow for warranties	1	Item	$ -	$ -	

PROJECT	NEW ARTS PRECINCT					REV0
ADDRESS	BLACKHEATH & THORNBURGH COLLEGE KING STREET, CHARTERS TOWERS			*Please confirm scope for highlighted items*		
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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
	SPECIAL NOTE					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	We have assumed plasterboard wall lining with 90mm wide timber stud wall internally as no proper details was given. Please confirm.		Note			
	INTERNAL PLASTERBOARD WALLS					
	Ref. dwg #					
	90mmW Stud Wall					
191	90mmW Stud Wall	95.7	m2	$ 48.0	$ 4,595	
192	Plasterboard Wall Lining	191.5	m2	$ 32.0	$ 6,127	
193	Sealant	127.6	m	$ 6.0	$ 766	
	PLASTERBOARD WALLS LININGS SUB TOTAL					**$ 11,488**
	CEILINGS AND SOFFITS					
	PLASTERBAORD CEILING					
	GENERAL					
194	Allow for all deemed to be included items	1	Item	$ -	$ -	
195	Allow for tests	1	Item	$ -	$ -	
196	Allow for warranties	1	Item	$ -	$ -	
	SPECIAL NOTE					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	SUSPENDED CEILINGS					
197	Plasterboard Ceiling	265.3	m2	$ 78.0	$ 20,693	

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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
198	Shadowline Cornice	146.4	m	$ 12.0	$ 1,757	
	CEILINGS SUB TOTAL					**$ 22,450**
	CLADDING AND FAÇADE WORKS					
	CLADDING					
	GENERAL					
199	Allow for all deemed to be included items	1	Item	$ -	$ -	
200	Allow for providing samples	1	Item	$ -	$ -	
201	Allow for tests	1	Item	$ -	$ -	
202	Allow for warranties	1	Item	$ -	$ -	
203	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	We have assumed battens for external cladding. Please confirm as no proper details was given.		Note			
	Ref. dwg #					
204	External Wall Insulation	169.2	m2	$ 16.0	$ 2,707	
205	Sarking Membrane	169.2	m2	$ 6.0	$ 1,015	
206	External Cladding w/ Seal Coat over battens	169.2	m2	$ 135.0	$ 22,842	
	CLADDING SUB TOTAL					**$ 26,564**
	EXTERNAL SOFFITS					
	GENERAL					
207	Allow for all deemed to be included items	1	Item	$ -	$ -	

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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
208	Allow for tests	1	Item	$ -	$ -	
209	Allow for warranties	1	Item	$ -	$ -	
210	Allow for providing maintenance manual	1	Item	$ -	$ -	
	FC IBRE CEMENT SOFFITS					
211	Fibre Cement Sheet Soffit	262.0	m2	$ 80.0	$ 20,960	
	EXTERNAL SOFFITS SUB TOTAL					**$ 20,960**
	WINDOWS & GLAZING					
	GENERAL					
212	Allow for all deemed to be included items	1	Item	$ -	$ -	
213	Allow for preparation and providing shop drawings	1	Item	$ -	$ -	
214	Allow for providing samples	1	Item	$ -	$ -	
215	Allow for warranties	1	Item	$ -	$ -	
216	Allow for necessary design input	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	METAL WINDOWS					
	Ref. dwg #					
217	1100mmL, 2400mmH Powdercoated Frame Fixed Glazed Window	1	no	$ 1,700.0	$ 1,700	
218	1600mmL, 2400mmH Powdercoated Frame Fixed Glazed Window	2	no	$ 2,500.0	$ 5,000	
219	1900mmL, 1400mmH Powdercoated Frame Fixed Glazed Window	1	no	$ 1,730.0	$ 1,730	
220	1900mmL, 2400mmH Powdercoated Frame Fixed Glazed Window	6	no	$ 2,960.0	$ 17,760	
221	2700mmL, 2500mmH Powdercoated Frame Fixed Glazed Window	2	no	$ 4,400.0	$ 8,800	
222	900mmL, 1400mmH Powdercoated Frame Fixed Glazed Window	3	no	$ 820.0	$ 2,460	

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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
223	900mmL, 2400mmH Powdercoated Frame Fixed Glazed Window	2	no	$ 1,400.0	$ 2,800	
	GLAZED DOORS					
	Ref. dwg #					
224	9360mmL, 2400mmH Powdercoated Frame Sliding Glazed Door	1	no	$ 14,000.0	$ 14,000	
225	1900mmL, 2400mmH Powdercoated Frame Vision Double Panel Glazed Door	6	no	$ 2,960.0	$ 17,760	
226	1900mmL, 2400mmH Powdercoated Frame Vision Panel Glazed Door w/ Side Fixed Glazed Window	1	no	$ 2,960.0	$ 2,960	
227	6700mmL, 2400mmH Powdercoated Frame Fixed Glazed Window w/ glazed door	1	no	$ 10,450.0	$ 10,450	
	WINDOW & GLAZING SUB TOTAL					**$ 85,420**
	DOORS, FRAMES AND HARDWARE					
	OVERHEAD DOORS					
	GENERAL					
228	Allow for all deemed to be included items	1	Item	$ -	$ -	
229	Allow for preparation and providing shop drawings	1	Item	$ -	$ -	
230	Allow for providing samples	1	Item	$ -	$ -	
231	Allow for warranties	1	Item	$ -	$ -	
232	Allow for necessary design input	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	Ref. dwg #					
233	1800mmL, 2400mmH Powdercoated Frame Roller Shutter Door	1	no	$ 3,000.0	$ 3,000	
	OVERHEAD DOORS SUB TOTAL					**$ 3,000**

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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
	FLOOR FINISHES					
	FLOOR FINISHES					
	GENERAL					
234	Allow for all deemed to be included items	1	Item	$ -	$ -	
235	Allow for providing samples	1	Item	$ -	$ -	
236	Allow for warranties	1	Item	$ -	$ -	
237	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	Ref. dwg #					
238	Patch & Repair, make good existing floor covering	258.1	m2	$ 26.0	$ 6,710	
239	Dressed Softwood Skirting 100 X 18mm	72.4	m	$ 30.0	$ 2,172	
240	Shadowline Finish Mould	72.4	m	$ 11.0	$ 797	
	FLOOR FINISHES SUB TOTAL					**$ 9,679**
	CONCRETE SEALER					
	GENERAL					
241	Allow for tests	1	Item	$ -	$ -	
242	Allow for warranties	1	Item	$ -	$ -	
243	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	We have assumed concrete sealer for outdoor and store flooring. Please confirm.		Note			

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PLANS	25.06.25			*Please confirm/add prices for highlighted items*		
SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
	Ref. dwg #					
244	Concrete Sealer - Outdoor & Store (Assumed)	59.9	m2	$ 20.0	$ 1,198	
	CONCRETE SEALER SUB TOTAL					**$ 1,198**
	PAINTING					
	GENERAL					
245	Allow for all deemed to be included items	1	Item	$ -	$ -	
246	Allow for providing samples	1	Item	$ -	$ -	
247	Allow for tests	1	Item	$ -	$ -	
248	Allow for warranties	1	Item	$ -	$ -	
249	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	INTERNAL PAINT					
250	Paint at wall lining	191.5	m2	$ 14.0	$ 2,680	
251	Paint at ceiling lining	265.3	m2	$ 14.0	$ 3,714	
252	Paint at cornices	146.4	m	$ 6.0	$ 878	
253	Paint at skirting	72.4	m	$ 5.0	$ 362	
	EXTERNAL PAINT					
254	Paint at Cladding	169.2	m2	$ 18.0	$ 3,046	
255	Paint at FC Soffit	262.0	m2	$ 18.0	$ 4,716	
256	Paint at timber fence	15	m	$ 12.0	$ 183	

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SUBMISSION	15.07.25			*Provisional Sum*		
BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
	PAINTING SUB TOTAL					$ 15,579
	SITE/EXTERNAL WORK					
	LANDSCAPING					
	GENERAL					
257	Allow for all deemed to be included items	1	Item	$ -	$ -	
258	Allow for tests	1	Item	$ -	$ -	
259	Allow for warranties	1	Item	$ -	$ -	
260	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	TREES					
	Ref. dwg #					
261	Allowance for The Supply & Installation Of Landscaping To "Yarning Space".	1	Item	$ 70,000.0	$ 70,000	
	LANDSCAPING SUB TOTAL					$ 70,000
	EROSION AND SEDIMENT CONTROL					
	GENERAL					
262	Allow for all deemed to be included items	1	Item	$ -	$ -	
263	Allow for tests	1	Item	$ -	$ -	
264	Allow for warranties	1	Item	$ -	$ -	
265	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					

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BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	Ref. dwg #					
266	Allowance for sediment and errosion control (Required for site disturbance during relocation and rough grading.)	1	Item	$ 5,000.0	$ 5,000	
	EROSION CONTROL SUB TOTAL					**$ 5,000**
	MISC. SITE WORKS					
	GENERAL					
267	Allow for all deemed to be included items	1	Item	$ -	$ -	
268	Allow for tests	1	Item	$ -	$ -	
269	Allow for warranties	1	Item	$ -	$ -	
270	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	MISC. SITE WORKS					
	Ref. dwg #					
271	Selected Gravel on weed mat	39	m2	$ 38.0	$ 1,466	
272	Timber Fencing - incl footings	15	m	$ 180.0	$ 2,741	
	MISC. SITE WORKS SUB TOTAL					**$ 4,207**
	UTILITIES/HYDRAULICS					

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BASE BID	**$1,333,084**					
SR #	**DESCRIPTION**	**QTY.**	**UNIT**	**UNIT COST (Supply+Install)**	**TOTAL COST**	**SUB TOTALS**
	GENERAL					
273	Allow for all deemed to be included items	1	Item	$ -	$ -	
274	Allow for tests	1	Item	$ -	$ -	
275	Allow for warranties	1	Item	$ -	$ -	
276	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	UTILITIES/HYDRAULICS					
	Ref. dwg #					
277	Allowance for Stormwater connection and drainage infrastructure specified.	1	Item	$ 15,000.0	$ 15,000	
278	Outdoor Sink w/ tap	1	no	$ 1,000.0	$ 1,000	
	UTILITIES/HYDRAULICS SUB TOTAL					**$ 16,000**
	MECHANICAL/HVAC					
	GENERAL					
279	Allow for all deemed to be included items	1	Item	$ -	$ -	
280	Allow for tests	1	Item	$ -	$ -	
281	Allow for warranties	1	Item	$ -	$ -	
282	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	MECHANICAL/HVAC					

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SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
	Ref. dwg #					
283	Allowance for Existing mechanical systems to be removed and reinstalled.	1	Item	$ 12,000.0	$ 12,000	
	MECHANICAL/HVAC SUB TOTAL					**$ 12,000**
	ELECTRICAL INSTALLATIONS					
	GENERAL					
284	Allow for all deemed to be included items	1	Item	$ -	$ -	
285	Allow for tests	1	Item	$ -	$ -	
286	Allow for warranties	1	Item	$ -	$ -	
287	Allow for providing maintenance manual	1	Item	$ -	$ -	
	SPECIAL NOTES					
	The unit cost includes both the Labour and Material costs for all items U.N.O		Note			
	ELECTRICAL INSTALLATIONS					
	Ref. dwg #					
288	Allowance for all existing electrical services to be removed and new services expected.	1	Item	$ 12,000.0	$ 12,000	
	ELECTRICAL INSTALLATIONS SUB TOTAL					**$ 12,000**
	BWIC					
289	Allowance for relocation of existing structure	307	m2	$ 52.0	$ 15,948	
290	Allow for builders works to hydraulic services	1	Item	$ -	$ -	
291	Allow for builders works to electrical services	1	Item	$ -	$ -	
292	Allow for builders works to mechanical services	1	Item	$ -	$ -	
293	Allow for general builder's allowance	1	Item	$ -	$ -	
	Check for any other items not listed above		Note			

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BASE BID	**$1,333,084**					

SR #	DESCRIPTION	QTY.	UNIT	UNIT COST (Supply+Install)	TOTAL COST	SUB TOTALS
	BWIC SUB TOTAL					$ 15,948
	TOTAL				$ 1,009,912	$ 1,009,912
	MARGIN			20%	$ 201,982	$ 201,982
	GST			10%	$ 121,189	$ 121,189
	TOTAL BID				$ 1,333,084	$ 1,333,084

Exclusions

Anything not mentioned above

Terms and Conditions/Disclaimer: This Bill of Quantities (BOQ) has been carefully prepared to provide an accurate estimate of quantities, costs, and scope. However, market fluctuations, material costs, and other variables may affect final pricing.
We encourage contractors to thoroughly review the BOQ before tender submission, verify all details, and inform us promptly if any discrepancies or errors are found so that we can make necessary corrections.
While we make every effort to ensure accuracy, Capital Takeoff Solutions is not liable for any errors, omissions, or discrepancies not brought to our attention before tender submission. Additionally, we accept no responsibility for any legal matters, claims, or financial losses resulting from the use of this document. By proceeding with this BOQ, the contractor acknowledges and accepts these terms.