
COST ESTIMATE

Foyer & Lift Lobby refurbishment

for

The Regency - Hyde Park



Reviewed by: CR/AB	Job No. 2169CMS001
ISSUE SCHEDULE	
Document Title	Issue Date
Feasibility Estimate 1 – Option A & B	05.03.2010
Cost Estimate 2 rev 1	24.05.2011

Regency Hyde Park Refurbishment Works

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A. ESTIMATE DETAILS

Regency Hyde Park Refurbishment Works

1 Executive Summary

Altus Page Kirkland Cost Management have been requested to prepare a cost estimate for the proposed refurbishment works to the foyer of the Regency Building, Hyde Park.

The estimated cost for the proposed development at 24th May 2011 is approximately **\$395,000**

This cost includes preliminaries, contingency & consultants fees, GST is excluded.

2 Project Scope

Refurbishment works to Ground floor foyer and first floor lift lobby as per, meeting with Architect, site visit and as set out in drawings

3 Basis and Method of Costings

Dwp Drawing 1001 A

Dwp Drawing 1002 A

Dwp Drawing 1003 A

Existing photos from site visit

Telephone/email correspondence and meeting with Architect

Regency Hyde Park Refurbishment Works

4 Assumptions

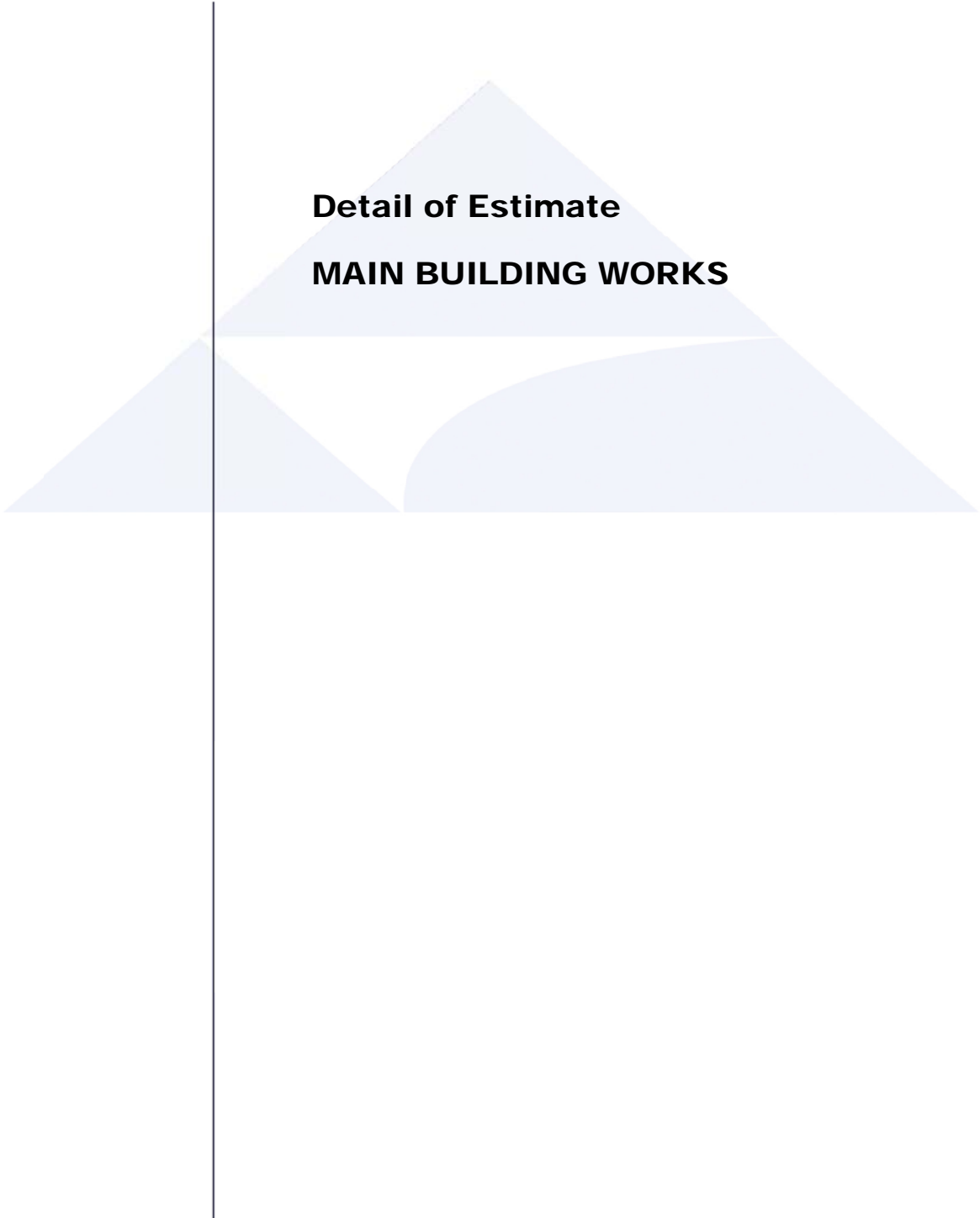
1. Please refer to detail of estimate for inclusions.
2. We have allowed for PC supply of \$130/m2 for carpet.

5 List of Exclusions

1. Legal and agents fees
2. Local authority contributions
3. Main services upgrades or diversions
4. Latent site conditions, e.g. contaminated materials etc.
5. IT & Audio visual equipment
6. Finance Costs.
7. Window curtains & blinds.
8. White goods.
9. Other Fees and Charges
10. Artworks
11. GST.



Appendix A



Detail of Estimate
MAIN BUILDING WORKS

Regency Hyde Park - Main Building Works

Job Name : FOYER REFURB MAY11

Job Description

Client's Name:

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	DEMOLITION	4.21		27,475		27,475
2	BUILDING WORKS	16.91		110,235		110,235
3	FURNITURE, FITTINGS & EQUIPMENT	9.89		64,500		64,500
4	ELECTRICAL	3.07		20,000		20,000
5	MECHANICAL	3.83		25,000		25,000
6	FIRE	1.23		8,000		8,000
7	PRELIMINARIES (18%)	7.05		45,938		45,938
8	BUILDERS MARGIN AND OVERHEADS (8%)	3.70		24,092		24,092
9	Subtotal					<u>325,240</u>
10	DESIGN CONTINGENCY (5%)	2.49		16,262		16,262
11	CONSTRUCTION CONTINGENCY (5%)	2.62		17,075		17,076
12	Subtotal					<u>358,578</u>
13	CONSULTANCY FEES (10%)	5.50		35,858		35,858
14	Total - Main building Works					<u>394,436</u>
		60.50		394,435		394,436
					Final Total : \$	394,436

Regency Hyde Park - Main Building Works

Job Name : FOYER REFURB MAY11

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 1 <u>DEMOLITION</u></i>						
<u>DEMOLITION</u>						
<u>To Ground Floor Lobby</u>						
1	Remove existing pivot door, and provide cavity in column cladding and bulkheads for installation of automated double sliding door. (Door and installation measured in BUILDING WORKS element)		item			4,500.00
2	Cut back slab to first floor and make good to engineers design - make good to structural engineers details - cut back ceiling to new line 8m	8.00	m2	500.00		4,000.00
3	Remove booth seats to either side of lobby including all cladding built up walls, and associated joinery	2.00	No	1,500.00		3,000.00
4	Remove light fittings to ground floor	52.00	no	50.00		2,600.00
5	Remove timber floor finish to entrance lobby	35.00	m2	25.00		875.00
6	Remove carpets in front of lift on ground floor	13.00	m2	15.00		195.00
7	Remove planter walls to right hand side of existing foyer	4.00	m	50.00		200.00
8	Remove carpets in front of lift on first floor	39.00	m2	15.00		585.00
9	Remove glass balustrade to first floor	4.00	m	50.00		200.00
10	Remove stainless steel balustrade to first floor	4.00	m	200.00		800.00
11	Remove glass wall to 1st floor and replace with timber stud wall (measured elsewhere)	11.00	m2	50.00		550.00
12	Remove timber cladding to sides of 1st floor balcony	35.00	m2	30.00		1,050.00
13	Demolish walls around columns at first floor level	39.00	m2	40.00		1,560.00
14	Remove light fittings on first floor	12.00	no	50.00		600.00
15	Remove plasterboard bulkheads in existing lobby at 1st floor level	32.00	m2	55.00		1,760.00
<u>General</u>						
16	Allowance for sundry demolition items not listed above.		item			5,000.00
<u>DEMOLITION</u>						Total : 27,475.00

<i>Trade : 2 <u>BUILDING WORKS</u></i>						
<u>BUILDING WORKS</u>						
<u>Columns</u>						
1	New stud partition columns between ground and first floor ceiling (Cladding measured below - see walls section)	2.00	No	1,380.00		2,760.00
<u>Doors</u>						

Regency Hyde Park - Main Building Works

Job Name : FOYER REFURB MAY11

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 2 BUILDING WORKS</i> <i>(Continued)</i>						
2	Supply and installation of new automated double sliding door. As per quote from Dorma (option with slimline framing)	1.00	item	8,000.00		8,000.00
3	EO allowance for wiring and builders works to make good.	1.00	item	1,500.00		1,500.00
4	New door to office - first floor	1.00	No	1,000.00		1,000.00
5	Assume no other new doors - TBC		Note			
Floor						
6	Relevel floor to align finish at entry door	1.00	item	3,000.00		3,000.00
7	New carpet finish to ground floor (\$130/m2 supply allowance for a high quality heavy trafficable carpet)	51.00	m2	150.00		7,650.00
8	New carpet finish to first floor (\$130/m2 supply allowance for a high quality heavy trafficable carpet)	30.00	m2	150.00		4,500.00
Walls						
9	New stud wall to foyer - right hand side	38.00	m2	50.00		1,900.00
10	New stud wall to first floor lift lobby	17.00	m2	50.00		850.00
11	New block wall to foyer/lift lobby left side at ground floor and first floor seperated by existing slab	37.00	m2	190.00		7,030.00
12	Feature plasterboard wall linings with vertical shadow gap type finish to foyer	68.00	m2	80.00		5,440.00
13	Plaster board and paint to sides of stud walls not covered by feature lining	42.00	m2	45.00		1,890.00
14	Render and paint to sides of block wall not covered by feature lining	40.00	m2	75.00		3,000.00
15	Brass skirtings in foyer and lift lobby - Ground Floor and First Floor - 200mm high	45.00	m	190.00		8,550.00
16	Stone cladding to columns and surrounding wall facing into foyer.	32.00	m2	320.00		10,240.00
Ceilings						
17	Make good all bulkheads and ceilings - skimcoat	81.00	m2	100.00		8,100.00
18	Paint ceilings	81.00	m2	25.00		2,025.00
Balustrades						
19	Build new glass frameless balustrade first floor with brass handrails	4.00	m	1,200.00		4,800.00
Kitchenette						
20	Allowance for new kitchenette - assume no major hydraulics works.		item			4,000.00
Postal boxes						
21	Allowance for new postal boxes to specified location (assume PC supply cost of \$80) [134:No]	1.00	item	14,000.00		14,000.00
Sundry						

Regency Hyde Park - Main Building Works

Job Name : <u>FOYER REFURB MAY11</u>	<u>Job Description</u>
Client's Name:	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 2 <u>BUILDING WORKS</u>						<i>(Continued)</i>
22	Sundry allowance for works not listed above		item			10,000.00
<u>BUILDING WORKS</u>						Total : 110,235.00

<i>Trade :</i> 3 <u>FURNITURE, FITTINGS & EQUIPMENT</u>						
<u>FURNITURE</u>						
Allowances advised						
1	3 x arm chairs (allowance as advised in email 17.05.2011)	1.00	item	9,000.00		9,000.00
2	1 x guest sidetable chairs (Carver chair) (allowance as advised in email 17.05.2011)	1.00	item	1,750.00		1,750.00
3	Allowance for fabric covering to the above chairs (allowance as advised in email 17.05.2011)	1.00	item	3,500.00		3,500.00
4	2 x small round brass waiting tables (allowance as advised in email 17.05.2011)	1.00	item	5,000.00		5,000.00
5	2 x brass lamps (allowance as advised in email 17.05.2011)	1.00	item	10,000.00		10,000.00
6	1 x Rug (allowance as advised in email 17.05.2011)	1.00	item	15,000.00		15,000.00
Sundry Furniture allowances						
7	Reception desk with side table	1.00	No	8,500.00		8,500.00
8	2 x concierge chairs	2.00	No	800.00		1,600.00
9	1 x brass feature to foyer	1.00	No	5,000.00		5,000.00
10	1 x workstation to office (1st floor)	1.00	No	1,200.00		1,200.00
11	1 x office chair (1st floor)	1.00	No	350.00		350.00
12	1 x shelving to office (1st floor)	1.00	No	600.00		600.00
13	1 x mirror as per elevation 1 drawing 1 002 A	1.00	No	3,000.00		3,000.00
General						
14	Allowance for artwork		item			EXCL
<u>FURNITURE, FITTINGS & EQUIPMENT</u>						Total : 64,500.00

<i>Trade :</i> 4 <u>ELECTRICAL</u>						
<u>ELECTRICAL</u>						
1	Allowance for electrical services		item			20,000.00
2	Relocate fire panel		item			INCL
3	Connect front door to release from Concierge desk and release button on column next to entry		item			INCL
4	Supply and install lights		item			INCL

Regency Hyde Park - Main Building Works

Job Name : FOYER REFURB MAY11

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 4 <u>ELECTRICAL</u>						<i>(Continued)</i>
5	Supply and install power, telephone and data to concierge desk		item			INCL
6	CCTV and alarms by security contractor		item			INCL
<u>ELECTRICAL</u>						Total : 20,000.00
Trade : 5 <u>MECHANICAL</u>						
<u>MECHANICAL</u>						
1	Allowance for mechanical services		item			17,500.00
2	Allowance for possible relocation of exhaust duct of restaurant next door		item			INCL
3	Adjust existing registers and ducting to new layout		item			INCL
4	Allowance for other items not included above		item			7,500.00
<u>MECHANICAL</u>						Total : 25,000.00
Trade : 6 <u>FIRE</u>						
<u>FIRE</u>						
1	Allowance for Fire services		item			8,000.00
2	Adjust sprinklers as required to meet code		item			INCL
<u>FIRE</u>						Total : 8,000.00