

# Nadant Consulting

Professional Urban Development and Engineering Consultants, Project Managers  
PO Box 477, KENT TOWN, South Australia 5071  
mobile phone: 0407 712 714  
e-mail address: [nadant@seneb.com.au](mailto:nadant@seneb.com.au)

**BLD License No: BLD200882 ABN: 56 385 296 896**

Date: 25<sup>th</sup> August 2016

Islamic Society of SA  
658 Marion Road  
Park Holmes  
South Australia 5033

Dear Sir, y Hall/Admin Building & New Dwelling

## **At: 658 Marion Road, Park Holme, SA 5043**

Thank you for the opportunity to submit this quotation. All work will comply with the SA 1684.2 building code.

All prices are based on the supplied Tender Documents and Addendum 1 & 2.

We estimate that it would take approximately 46 weeks to complete the work. This includes the 3-4 weeks holiday period during the Christmas New-Year celebrations.

## **DEMOLITION - \$29,040.00**

The following work is included:

- Apply to authority for the disconnection of Power and Gas to the existing House and Existing Community Hall
- Removal of all above ground structure
- Removal of footings and any other clearly visible underground structures

The following work is NOT included:

- Any fees that the authorities may apply for the disconnection
- Removal of underground structure that is not easily visible eg. Septic tanks, tree roots etc.

## **PRELIMINARIES AND SITE PREPARATION - \$3,000.00**

The following work is included:

- Site Survey showing true boundaries, locations of columns and carpark perimeter.

## **CONCRETE footings - \$95,650.00**

The following work is included:

- Place rubble and compact, ready for cutting the footings
- Excavation of concrete pads to structural columns, footings to Lift shaft and stairs
- Termite barrier treatment to pads
- Placement of Fortecon and Steel.
- Placement of Concrete, use of pumps as per Engineer's Documentation
- Engineer's Inspections and certificates
- Driveway and Street crossover to council details

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The following work is NOT included:

- Breaking any rock and taking away from site

### **Undercroft Carpark - \$55,300.00**

The following work is included:

- Set up base level and remove any surplus soil from site
- Prepare base finish level (BFL)
- Supply and install sub-base, shape and form levels
- Compaction tes
- Supply and lay AC10 C320 hot mix to the prepared surface
- Clean site

### **Structural Steel - \$228,690.00**

The following work is included:

- Structural Steel
- Shop Drawings
- Fixings
- Fixing clits and brackets for new timber floor joists
- Access Equipment
- Supervision
- Transport
- Fire proof coating to all exposed steel

### **TIMBER – wall, floor and roof, Carpentry – \$136,550.00**

First Fix Carpentry - The following work is included:

- Supply & install of wall timber frame
- Supply and install timber floor joists
- Supply and install of all Roof timber
- Supply and install fascia boards, timber posts etc.
- Installation of all external windows and doors
- Supply all internal trims

Second Fix Carpentry - The following work is included:

- Install doors, door frames and hardware
- Install skirtings and architraves

### **Supply and Install Hebel Power Panel to upper floor – \$68,500.00**

Hebel power panel - The following work is included:

- Supply Hebel Power panel and all associated fixings
- Install Hebel Power Panel on timber floor joists

### **Decorative Concrete Columns – \$5,900.00**

First Fix Carpentry - The following work is included:

- Supply Decorative columns to match existing
- Installation

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## **ROOFING – \$42,937.00**

First Fix Carpentry - The following work is included:

- Supply & install of colorbond custom orb roofing as per drawings
- Supply and install of Lysaght Klip-loc to verandah roof
- Supply and install colorbond steel fascia, gutters downpipes and rain heads.
- Supply and install permanent anchor points

## **PLUMBING - \$38,695.00**

The following work is included:

- All underfloor plumbing
- Hot and cold water in walls and ceiling
- Installation of sanitary appliances
- Gas instantaneous 24L Rinnai Infinity Gas Hot Water Unit
- Rain Water loop plumbed
- Mains water connected to existing supply
- Stormwater to Street including driveway Sumps detention tank and outlet pump
- Water Supply to street water meter

The following work is NOT included:

- Gas Connection Fees.
- Water and Sewer fees.

## **ELECTRICAL - \$48,043.00**

The following work is included, but not limited to:

- All wiring as per Australian Standard
- All power point and light fittings as per supplied plan
- Supply and install Fluro Light Fittings
- Supply and install 71 x 800 LED down lights
- Fans to wet areas
- 2x20a AC Isolators
- 2x electric hand dryers
- 2x48 way recessed distribution board fitted with EM test facilities
- 1 x Phone IDF
- Power to external pumps
- Testing and Commissioning

PC Sums for items not noted or not enough information – not included in the total price:

- Phone tie cable - \$245.00
- Sub-Mains to 2 DB's \$1,245.00
- CCTV System \$3,000.00
- Security System: \$4,000.00

The following work is NOT included:

- EISA Connection fees

## **HEBEL PANEL to External Walls and FIRE WALLS – SUPPLY AND INSTALL - \$68,970.00**

The following work is included:

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- Supply Hebel panels and installation kit to party fire wall
- Installation. Cutting Hebel to follow arches profiles to East Elevation
- Apply texture coating and paint
- Supply and install fire walls to party wall
- Fire proof paint finish to party wall to both sides

### **CONCRETE BLOCK WALLS – SUPPLY AND INSTALL - \$49,100.00**

The following work is included:

- Supply 190x390x190 besser block, sand cement and associated steel lintels
- Supply rio bars, concrete and concrete pumps for core filling specified walls

The following work is NOT included:

- Cement Render to besser block walls to stair well and lift shaft

### **ALUMINIUM WINDOWS AND DOORS - \$18,880.00**

The following work is included, priced on standard glazing:

- Supply Powdercoated Aluminium Framed windows and doors as schedule. Standard colour allowance
- Installation of Aluminium windows and doors.

The following work is NOT included:

- Led Light to front door side light

### **TIMBER WINDOWS - \$29,680.00**

The following work is included, priced on standard glazing:

- Timber Framed windows to match existing Mosque.
- Installation

### **GYPROCK & INSULATION - \$34,480.00**

The following work is included:

- 13mm plasterboard to all ceilings and walls
- 6mm WR lining to bathrooms and ensuite
- Thermal Insulation - External to have R1.5, ceiling space to have R4.5
- Plasterboard reveals to all external windows and door openings.
- 90mm cornices
- 13mm CSR "Fyrcheck" lining to underside of timber staircase in store room to dwelling

### **DOORS and Hardware - \$9,500.00**

Internal work as listed below:

- Internal Door jambs and door stops – steel frame
- External Door Jambs and doors stops – Steel Frame
- Door architraves – selected profile 90mm MDF

Doors:

- Front Door – As per your selection from Builders range
- Fire door between Hall and Administration – 2 hour

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- Internal doors – 2040 mm x 820mm doors to living and bedrooms “Redicoat” core doors primed and ready for painting.
- Internal doors – 2040 mm x 820mm doors to WC and bathrooms “Redicoat” core doors primed and ready for painting.
- All other external doors to be 2040mm x 820mm “Redicoat” solid core doors

**Doors hardware:**

- Quality Gainsborough Door Furniture
- Weather seal at all external doors

**LIFT LIBERTY BCA - \$85,820.00**

**Internal work as listed below:**

- Supply Liberty BCA lift for disabled
- Installation in situ – the lift will be dismantled and installed in place
- Installation of structural Bracing Support wall to support the driving shaft
- Supply of 240 volts single phase power. Power supply required: 240 volt, 25Amp circuit AS3000
- Connection of power supply to the lift's isolator
- Construction of 150mm deep setdown pit in the floor – engineer to provide structural detail. Engineers consultancy cost included
- Construction of Shaft Roof – Cover shaft with 25mm ply with sufficient strength to carry the weight of a person
- Install lighting on each landing with minimum illumination of 75 lux
- Install and activate a phone line to the lift shaft
- Any structural building work, alterations and related carpentry required to install the lift; any obstructions to be removed and possible subsequent restoration work; making good around the pit, landings and flooring; any grouting; skirtings; flashings; staining; painting or any touch up.

**The following work is NOT included:**

- Any work that may be required in addition and not listed in the Lift Schedule “Works by other trades”

**AIR-CONDITIONING - \$41,294.00**

**Dwelling Air-Conditioning:**

- Dwelling - Mitsubishi Electric Model, PEA-RP125, Capacity 12.5 kw cool/ 14.0 kw Heat
- Main Hall - Mitsubishi Electric Model, PEA-RP200WJA, Capacity 18.9 kw cool/ 22.4 kw Heat

**PAINTING – External and Internal - \$34,250.00**

**Internal work as listed below:**

- 3 coat system on all surfaces
- Paint to all timber windows
- Paint to PVC downpipes, fascia beams
- Paint to all timber windows
- Painting to Cement Render Besser blocks

**The following work is NOT included:**

- Feature walls NOI included. They can be done at an additional charge

## **TILING – FLOOR AND WALL - \$55,400.00**

The following supply and install work is included:

- Waterproofing to all wet areas
- Paddle flange to floor traps
- Floor tiles to all living floor area – 450x450
- All at 300x300 for floor tiling in wet areas and up to 400x200 wall tiling
- Non-slip grade floor tiles to Terrace and Balcony
- 600 high splash-back to Kitchen
- Grouting and silicon
- Sill tiles to all external door openings

## **JOINERY - \$18,600.00**

The following work is included:

- Kitchen Joinery to Community Hall
- Laundry
- Bathroom
- Ensuite

## **KITCHEN APPLIANCES - \$7,000.00**

## **BATHROOMS FITTINGS - \$9,000.00**

Community Hall - the following work is included:

- Male toilet – WC and handbasins
- Female Toilet
- Disabled Toilet
- Cleaner Room
- Kitchen

## **TOILET PARTITIONS - \$6,061.00**

The following work is included:

- Male Toilet – 13mm Compact Laminate
- Female Toilet – 13mm Compact Laminate

## **TIMBER STAIRS TO ADMINISTRATION - \$8,800.00**

The following work is included:

- Victorian Ash Solid timber stairs with slip prevention nosing
- Staining of timber stairs
- Staining of Victorian Ash Timber handrail on SS brackets to one side only

## **CONCRETE STAIRS TO COMMUNITY HALL - \$2,800.00**

The following work is included:

- Painted Timber handrail on SS brackets to one side only

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**SS Handrail to BALCONY in Dwelling - \$7,800.00**

The following work is included:

- 2 x SS 60mm dia handrail on SS brackets

**STREET FENCE – \$107,145.00**

The following work is included:

- Marion Road – All panels with spears, Columns, Sliding Gate
- Condata Avenue - All panels with spears, Columns, Sliding Gate
- Sliding track and concrete plinth to both streets

The following work is NOT included:

- Automation to gates and remote controls
- Power supply to gates for future automation
- All cast leaves, flowers, discs and spheres are not included. All gold paint is not included

**SUNDRY – \$42,321.00**

The following work is included:

- Pest Control
- On site Chemical Toilet
- On site Industrial rubbish bins
- Safety Fence and signs
- Crane
- Scaffolding
- Traffic Control

**Price as per the above**

Construction Cost	\$1,262,914.55
GST	\$ 126,291.45
<b><u>TOTAL Cost</u></b>	<b><u>\$1,389,206.00</u></b>

**Note: price may vary due to any variations if requested**

You can be assured that any work carried out will be done in high professional manner and to your complete satisfaction.

We look forward working with you, and help you build the Community Centre.

Yours Sincerely,



Nadia Tugwell

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