Item #	Ref. Sheet	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost

Building Data Summary	
Project ID:	5/25/2023
Location:	28 Macdevvit Street, Coopers Plains, QLD 4108
Scope of Work:	GC
Date:	7/2/2023

BUILD FIX ESTIMATING

Bid Detail		
Projected Cost		$ 435,828
Insurance	3%	$ 13,075
Contingency	5%	$ 21,791
Overhead and Profit	15%	$ 65,374
Suggested Bid		$ 536,068

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
		DIVISION.01 GENERAL REQUIREMENTS												
1		Supervision and Coordination	LS	1	0%	1	$ -	$ -	0.000	$ -	$ -	$ -	$ 22,000.00	
2		Submittals and Shop drawings	LS	1	0%	1	$ -	$ -	0.000	$ -	$ -	$ -	$ 5,200.00	
3		Final Cleaning	LS	1	0%	1	$ -	$ -	0.000	$ -	$ -	$ -	$ 4,847.00	
4		Mobilization Costs	LS	1	0%	1	$ -	$ -	0.000	$ -	$ -	$ -	$ 18,900.00	
5		Temporary Control & Facilities	LS	1	0%	1	$ -	$ -	0.000	$ -	$ -	$ -	$ 5,900.00	
		Subtotal (General Requirements)												**$ 56,847**
		DIVISION 02- SITE WORK/ EXISTING CONDITIONS												
		SITE WORK												
6		Render Letterbox to Match House	EA	1	0%	1	$ 5.50	$ 5.50	0.250	$ 49.00	$ 12.25	$ 12.25	$ 17.75	
7		100 mm Thick Concrete Driveway -Coloured	m^3	5	10%	6	$ 259.38	$ 1,449.42	3.118	$ 49.00	$ 152.77	$ 853.69	$ 2,303.11	
8		150mm Thick Base @ Driveway	m^3	8	10%	8	$ 259.38	$ 2,174.12	3.118	$ 49.00	$ 152.77	$ 1,280.54	$ 3,454.66	
9	2- Site Plan	2000mm L x 400mm Wide Porch Steps	EA	4	0%	4	$ 80.94	$ 323.76	0.350	$ 49.00	$ 17.15	$ 68.60	$ 392.36	
10		1800 mm Lapped Capped Treated Timber Fence W/ Hardwood Post	m	36	10%	39	$ 77.00	$ 3,023.79	0.450	$ 49.00	$ 22.05	$ 865.90	$ 3,889.69	
11		1500 mm Capped Treated Timber Paling Fence W/ 150mm x 150mm Posts -Painted Dulux Lexicon	m	24	10%	26	$ 80.00	$ 2,103.20	0.450	$ 49.00	$ 22.05	$ 579.69	$ 2,682.89	
		Subtotal (Site Work/ Existing Conditions)						**$ 9,080**				**$ 3,661**		**$ 12,740**
		DIVISION 03- CONCRETE												
		CAST IN SITU CONCRETE												
		Concrete Slab												
12		100mm Thick Concrete Building Slab W/ Slab Mesh	m^3	16	10%	18	$ 275.10	$ 4,971.88	3.118	$ 60.00	$ 187.07	$ 3,380.88	$ 8,352.76	
13		Vapor Barrier	m^2	165	10%	182	$ 2.80	$ 508.20	0.086	$ 42.00	$ 3.60	$ 652.53	$ 1,160.73	
14		150mm Thick Bedding Sand	m^3	25	10%	27	$ 39.00	$ 1,057.27	1.500	$ 60.00	$ 90.00	$ 2,439.86	$ 3,497.13	
15		150mm Thick Exterior Concrete Slab W/ Slab Mesh	m^3	9	10%	10	$ 275.10	$ 2,787.04	3.118	$ 60.00	$ 187.07	$ 1,895.19	$ 4,682.22	
16		Vapor Barrier	m^2	61	10%	68	$ 2.80	$ 189.11	0.086	$ 42.00	$ 3.60	$ 242.82	$ 431.93	
17	6- Slab Plan	150mm Thick Bedding Sand	m^3	9	10%	10	$ 39.00	$ 395.11	1.500	$ 60.00	$ 90.00	$ 911.79	$ 1,306.90	
		Note: Slab Sizes and Details are Assumed. Kindly VIF												
		Concrete Footing												
18		500mm Deep x 650mm Wide Reinforced Concrete Footing	m^3	18	10%	20	$ 275.10	$ 5,527.17	3.118	$ 60.00	$ 187.07	$ 3,758.48	$ 9,285.65	
19		Formwork	m^2	56	10%	62	$ -	$ -	0.856	$ 32.00	$ 27.39	$ 1,693.37	$ 1,693.37	
20		Excavation	m^3	27	10%	29	$ -	$ -	1.430	$ 39.00	$ 55.77	$ 1,637.66	$ 1,637.66	
21		Backfill	m^3	8	10%	9	$ -	$ -	1.105	$ 36.00	$ 39.78	$ 368.88	$ 368.88	
		Note: Footing Details are Assumed. Kindly VIF												
		Subtotal (Concrete)						**$ 15,436**				**$ 16,981**		**$ 32,417**
		DIVISION 04- MASONRY												
		BRICK WALL												
22	3a- Ground Floor	1500mm High Rendered Brick Wall W/ Water Feature	m^2	11	10%	12	$ 11.60	$ 133.98	0.350	$ 55.00	$ 19.25	$ 222.34	$ 356.32	
23		500mm x 500mm x 3000mm High Rendered Brick Wall	EA	3	0%	3	$ 2.15	$ 6.45	0.050	$ 55.00	$ 2.75	$ 8.25	$ 14.70	
		Subtotal (Masonry)						**$ 140**				**$ 231**		**$ 371**
		DIVISION 06- WOOD, PLASTIC & COMPOSITES												
		TIMBER FRAMING												
		Floor Framing												
24		140mm x 35mm Floor Joist @ 450mm O.C.	m	269	10%	296	$ 11.80	$ 3,490.18	0.087	$ 45.00	$ 3.92	$ 1,157.97	$ 4,648.15	
24		200mm x 2200mm Deep Beam	m	2	10%	2	$ 58.13	$ 140.67	0.095	$ 45.00	$ 4.28	$ 10.35	$ 151.02	
25		Mid Span Blocking	m	41	10%	45	$ 58.13	$ 2,621.66	0.095	$ 45.00	$ 4.28	$ 192.80	$ 2,814.47	
26		Insulation	m^2	121	10%	133	$ 7.50	$ 998.25	0.193	$ 45.00	$ 8.67	$ 1,153.58	$ 2,151.83	
27		T+G Chipboard	m^2	121	10%	133	$ 22.00	$ 2,928.20	0.214	$ 45.00	$ 9.63	$ 1,281.75	$ 4,209.95	
		Note: Framing Details are Assumed as No Detail is Provided. Kindly VIF												
		Roof Framing												
28		140mm x 35mm Roof Rafters @ 900mm O.C.	m	259	10%	285	$ 8.79	$ 2,505.02	0.075	$ 45.00	$ 3.38	$ 961.83	$ 3,466.85	
29		Hip Rafter	m	5	10%	6	$ 10.25	$ 59.76	0.085	$ 45.00	$ 3.83	$ 22.30	$ 82.06	
30		Mid Span Blocking	m	47	10%	52	$ 8.79	$ 454.44	0.075	$ 45.00	$ 3.38	$ 174.49	$ 628.93	
31		Roof Sheathing/ Underlay	m^2	233	10%	256	$ 17.00	$ 4,357.10	0.268	$ 45.00	$ 12.04	$ 3,085.21	$ 7,442.31	
		Note: Framing Details are Assumed as No Detail is Provided.. Kindly VIF												
		RAILING												
32		900mm High Glass Balustrading	m	4	10%	4	$ 96.00	$ 422.40	0.950	$ 45.00	$ 42.75	$ 188.10	$ 610.50	
33		900mm High Frameless Glass Balustrading	m	20	10%	22	$ 98.00	$ 2,156.00	0.950	$ 45.00	$ 42.75	$ 940.50	$ 3,096.50	
34		Glass Pool Fence W/ Gate	m	10	10%	11	$ 87.96	$ 967.56	1.240	$ 45.00	$ 55.80	$ 613.80	$ 1,581.36	
		STAIRS												
35		1000mm Long x 250mm Wide Timber Stair Tread	EA	13	0%	13	$ 76.65	$ 996.45	0.200	$ 45.00	$ 9.00	$ 117.00	$ 1,113.45	
36		Stair Landing	m^2	2	10%	2	$ 22.00	$ 50.82	0.214	$ 45.00	$ 9.63	$ 22.25	$ 73.07	
37		Stair Timber Stringer	m	4	10%	4	$ 286.06	$ 1,258.67	0.333	$ 45.00	$ 14.99	$ 65.93	$ 1,324.60	
38		Stair Support Base	m^2	1	10%	1	$ 13.89	$ 17.11	0.095	$ 45.00	$ 4.28	$ 5.27	$ 22.38	
		CABINETRY AND WORKTOP												
39		500mm Deep x 900mm High Cabinetry W/ Doors @ GF Bath	m	1	10%	1	$ 317.24	$ 348.97	1.500	$ 45.00	$ 67.50	$ 74.25	$ 423.22	
40		300mm Deep x 800mm High Cabinetry W/ Doors @ Laundry	m	3	10%	3	$ 250.00	$ 852.50	1.020	$ 45.00	$ 45.90	$ 156.52	$ 1,009.02	
41		600mm Deep x 900mm High Cabinetry W/ Doors @ Laundry	m	3	10%	3	$ 350.00	$ 1,193.50	1.560	$ 45.00	$ 70.20	$ 239.38	$ 1,432.88	
42	3a- Ground Floor, 3b- First Floor	300mm Deep x 800mm High Cabinetry W/ Doors @ Kitchen	m	4	10%	4	$ 250.00	$ 1,072.50	1.020	$ 45.00	$ 45.90	$ 196.91	$ 1,269.41	
43		600mm Deep x 900mm High Cabinetry @ Kitchen	m	4	10%	4	$ 350.00	$ 1,501.50	1.560	$ 45.00	$ 70.20	$ 301.16	$ 1,802.66	
44		600mm Deep x 600mm High Wine Rack	m	1	10%	1	$ 325.00	$ 357.50	1.520	$ 45.00	$ 68.40	$ 75.24	$ 432.74	
45		1200mm x 2500m Kitchen Islan W/ 900mm High Cabinetry	EA	1	0%	1	$ 1,881.00	$ 1,881.00	5.500	$ 45.00	$ 247.50	$ 247.50	$ 2,128.50	
46		400mm Deep Shelves @ Pantry	m	3	10%	3	$ 180.00	$ 613.80	1.200	$ 45.00	$ 54.00	$ 184.14	$ 797.94	
47		500mm Deep x 900mm High Cabinetry W/ Doors @ FF Bath	m	2	10%	2	$ 317.24	$ 663.03	1.500	$ 45.00	$ 67.50	$ 141.08	$ 804.11	
48		500mm Deep x 900mm High Cabinetry W/ Doors @ FF Bath	m	1	10%	1	$ 317.24	$ 348.97	1.500	$ 45.00	$ 67.50	$ 74.25	$ 423.22	
49		500mm Deep x 900mm High Cabinetry W/ Doors @ENS	m	2	10%	3	$ 317.24	$ 837.52	1.500	$ 45.00	$ 67.50	$ 178.20	$ 1,015.72	
50		500mm Deep Shelving @ WIR	m	7	10%	8	$ 196.00	$ 1,509.20	1.200	$ 45.00	$ 54.00	$ 415.80	$ 1,925.00	
51		Shelving and Hanging Rod @ Robe and Linen	m	9	10%	10	$ 156.00	$ 1,532.39	0.970	$ 45.00	$ 43.65	$ 428.77	$ 1,961.16	
52		Worktop @ GF Bath	m^2	1	10%	1	$ 74.16	$ 40.79	0.850	$ 45.00	$ 38.25	$ 21.04	$ 61.83	
53		Worktop @ Laundry	m^2	2	10%	2	$ 65.00	$ 128.70	0.850	$ 45.00	$ 38.25	$ 75.74	$ 204.44	
54		Worktop @ Kitchen	m^2	2	10%	3	$ 85.00	$ 215.05	0.850	$ 45.00	$ 38.25	$ 96.77	$ 311.82	
55		Worktop @ FF Bath	m^2	1	10%	1	$ 74.16	$ 81.58	0.850	$ 45.00	$ 38.25	$ 42.08	$ 123.65	
56		Worktop @ Powder Room	m^2	1	10%	1	$ 74.16	$ 40.79	0.850	$ 45.00	$ 38.25	$ 21.04	$ 61.83	
57		Worktop @ ENS	m^2	1	10%	1	$ 74.16	$ 97.89	0.850	$ 45.00	$ 38.25	$ 50.49	$ 148.38	
		Subtotal (Wood & Plastic Composites)						**$ 36,741**				**$ 13,013**		**$ 49,755**
		DIVISION 07- THERMAL & MOISTURE PROTECTION												
		SEALANT												
58		Sealant @ Walls	m	203	10%	223	$ 1.20	$ 267.96	0.024	$ 42.00	$ 1.01	$ 225.09	$ 493.05	
59		Sealant @ Opening	m	260	10%	286	$ 1.20	$ 343.20	0.024	$ 42.00	$ 1.01	$ 288.29	$ 631.49	

Building Data Summary	
Project ID:	5/25/2023
Location:	28 Macdevvit Street, Coopers Plains, QLD 4108
Scope of Work:	GC
Date:	7/2/2023

BUILD FIX ESTIMATING

Bid Detail		
Projected Cost		$ 435,828
Insurance	3%	$ 13,075
Contingency	5%	$ 21,791
Overhead and Profit	15%	$ 65,374
Suggested Bid		$ 536,068

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
		ROOFING									$ -			
60	5- Roof Plan	Color bond Custom Orb Roof Sheeting	m^2	233	10%	257	$ 15.58	$ 4,000.07	0.250	$ 42.00	$ 10.50	$ 2,696.20	$ 6,696.27	
61		Roof Insulation	m^2	233	10%	257	$ 8.00	$ 2,054.25	0.120	$ 42.00	$ 5.04	$ 1,294.17	$ 3,348.42	
62		Standard Gutter	m	35	10%	39	$ 14.20	$ 546.70	0.180	$ 42.00	$ 7.56	$ 291.06	$ 837.76	
63		Downpipe	m	29	10%	32	$ 36.33	$ 1,158.93	0.200	$ 42.00	$ 8.40	$ 267.96	$ 1,426.89	
63		Flashing	m	19	10%	21	$ 16.11	$ 341.13	0.180	$ 42.00	$ 7.56	$ 160.08	$ 501.21	
64		25mm Wide Soffit (Assumed)	m^2	2	10%	2	$ 3.20	$ 6.34	0.160	$ 5.50	$ 0.88	$ 1.74	$ 8.08	
		Subtotal (Thermal & Moisture Protection)						**$ 8,719**				**$ 5,225**		**$ 13,943**
		DIVISION 08- OPENINGS												
	3a- Ground Floor, 3b- First Floor	**DOORS**												
		Ground Floor												
65		2400mm x 4800mm Panel Lift @ Garage	EA	1	0%	1	$ 2,500.00	$ 2,500.00	1.000	$ 48.00	$ 48.00	$ 48.00	$ 2,548.00	
66		720mm x 2400mm Cavity Sliding Door W/ Frame and Ironmongery	EA	3	0%	3	$ 450.00	$ 1,350.00	2.900	$ 48.00	$ 139.20	$ 417.60	$ 1,767.60	
67		1020mm x 2400mm Timber Door W/ Frame and Ironmongery	EA	3	0%	3	$ 490.50	$ 1,471.50	3.200	$ 48.00	$ 153.60	$ 460.80	$ 1,932.30	
68		1300mm x 2400mm WSD Sliding Door W/ Frame and	EA	1	0%	1	$ 500.00	$ 500.00	3.200	$ 48.00	$ 153.60	$ 153.60	$ 653.60	
69		820mm x 2400mm Timber Door W/ Frame and Ironmongery	EA	3	0%	3	$ 465.00	$ 1,395.00	2.900	$ 48.00	$ 139.20	$ 417.60	$ 1,812.60	
70		720mm x 2400mm Timber Door W/ Frame and Ironmongery	EA	2	0%	2	$ 450.00	$ 900.00	2.900	$ 48.00	$ 139.20	$ 278.40	$ 1,178.40	
71		2446mm x 2400mm Fixed-Slide--Slide-Fixed Glass Door W/ Frame and Ironmongery	EA	1	0%	1	$ 2,676.00	$ 2,676.00	5.500	$ 48.00	$ 264.00	$ 264.00	$ 2,940.00	
		First Floor												
72		720mm x 2400mm Cavity Sliding Door W/ Frame and Ironmongery	EA	3	0%	3	$ 450.00	$ 1,350.00	2.900	$ 48.00	$ 139.20	$ 417.60	$ 1,767.60	
73		820mm x 2400mm Cavity Sliding Door W/ Frame and Ironmongery	EA	2	0%	2	$ 465.00	$ 930.00	2.900	$ 48.00	$ 139.20	$ 278.40	$ 1,208.40	
74		820mm x 2400mm Timber Door W/ Frame and Ironmongery	EA	2	0%	2	$ 465.00	$ 930.00	2.900	$ 48.00	$ 139.20	$ 278.40	$ 1,208.40	
75		720mm x 2400mm Timber Door W/ Frame and Ironmongery	EA	1	0%	1	$ 450.00	$ 450.00	2.900	$ 48.00	$ 139.20	$ 139.20	$ 589.20	
76		1400mm x 2400mm WSD Sliding Door W/ Frame and	EA	1	0%	1	$ 525.00	$ 525.00	3.500	$ 48.00	$ 168.00	$ 168.00	$ 693.00	
77		2100mm x 2400mm WSD Sliding Door W/ Frame and	EA	1	0%	1	$ 2,340.00	$ 2,340.00	5.500	$ 48.00	$ 264.00	$ 264.00	$ 2,604.00	
78		2436mm x 2400mm STK Glass Door W/ Frame and Ironmongery	EA	1	0%	1	$ 2,676.00	$ 2,676.00	5.500	$ 48.00	$ 264.00	$ 264.00	$ 2,940.00	
		WINDOWS												
		Ground Floor												
79		2400mm x 2124mm Double Hung Window W/ Frame and Ironmongery	EA	1	0%	1	$ 1,010.00	$ 1,010.00	2.560	$ 48.00	$ 122.88	$ 122.88	$ 1,132.88	
80		1800mm x 2118mm Sliding Window W/ Frame and Ironmongery	EA	1	0%	1	$ 1,961.00	$ 1,961.00	2.400	$ 48.00	$ 115.20	$ 115.20	$ 2,076.20	
81		1200mm x 2112mm Fixed Glass Window W/ Frame	EA	1	0%	1	$ 350.00	$ 350.00	1.650	$ 48.00	$ 79.20	$ 79.20	$ 429.20	
82		1500mm x 915mm Fixed Glass Window W/ Frame	EA	1	0%	1	$ 400.00	$ 400.00	1.650	$ 48.00	$ 79.20	$ 79.20	$ 479.20	
83		2100mm x 621mm Fixed Glass Window W/ Frame	EA	1	0%	1	$ 350.00	$ 350.00	1.650	$ 48.00	$ 79.20	$ 79.20	$ 429.20	
84		1800mm x 2118mm Awning Window W/ Frame and Ironmongery	EA	1	0%	1	$ 1,961.00	$ 1,961.00	2.400	$ 48.00	$ 115.20	$ 115.20	$ 2,076.20	
		First Floor												
85		1500mm x 600mm Casement Window W/ Frame and Ironmongery	EA	2	0%	2	$ 210.00	$ 420.00	1.600	$ 48.00	$ 76.80	$ 153.60	$ 573.60	
86		1500mm x 450mm Casement Window W/ Frame and Ironmongery	EA	2	0%	2	$ 189.00	$ 378.00	1.600	$ 48.00	$ 76.80	$ 153.60	$ 531.60	
87		2400mm x 1224mm Fixed-Slide-Slide-Fixed Window W/ Frame and Ironmongery	EA	2	0%	2	$ 2,200.00	$ 4,400.00	2.860	$ 48.00	$ 137.28	$ 274.56	$ 4,674.56	
88		2400mm x 1515mm Sliding Window W/ Frame and Ironmongery	EA	1	0%	1	$ 2,350.00	$ 2,350.00	2.860	$ 48.00	$ 137.28	$ 137.28	$ 2,487.28	
89		1800mm x 600mm Casement Window W/ Frame and Ironmongery	EA	1	0%	1	$ 450.00	$ 450.00	1.650	$ 48.00	$ 79.20	$ 79.20	$ 529.20	
90		1480mm x 4015mm Fixed Glass Window W/ Frame	EA	1	0%	1	$ 3,200.00	$ 3,200.00	3.200	$ 48.00	$ 153.60	$ 153.60	$ 3,353.60	
91		2980mm x 1500mm Fixed Glass Window W/ Frame	EA	1	0%	1	$ 4,000.00	$ 4,000.00	3.500	$ 48.00	$ 168.00	$ 168.00	$ 4,168.00	
92		900 x 900 Skylight W/ Frame and Ironmongery	EA	1	0%	1	$ 1,633.50	$ 1,633.50	1.960	$ 48.00	$ 94.08	$ 94.08	$ 1,727.58	
		Subtotal (Openings)						**$ 42,857**				**$ 5,654**		**$ 48,511**
		DIVISION 09- FINISHES												
	3a- Ground Floor, 3b- First Floor	**DRYWALL ASSEMBLY**												
		Ground Floor												
93		**250mm External Wall**	**m**	**30**										
94		100mm Thick Brick Wall	m^2	89	10%	98	$ 80.70	$ 7,909.41	0.246	$ 56.00	$ 13.78	$ 1,350.73	$ 9,260.14	
95		Mineral Wool W/ Imperious Membrane	m^2	89	10%	98	$ 65.00	$ 6,370.65	0.171	$ 56.00	$ 9.59	$ 939.64	$ 7,310.29	
96		90mm x 45mm Timber Studs @ 450mm O.C.	m	198	10%	218	$ 5.65	$ 1,230.17	0.056	$ 56.00	$ 3.14	$ 683.02	$ 1,913.19	
97		90mm x 45mm Head and Sole Plate + Horizontal Nogging	m	90	10%	99	$ 5.65	$ 559.17	0.056	$ 56.00	$ 3.14	$ 310.46	$ 869.63	
98		12.5mm Plasterboard on Internal Side	m^2	89	10%	98	$ 13.64	$ 1,336.86	0.193	$ 56.00	$ 10.79	$ 1,057.10	$ 2,393.95	
99		90mm Thick Insulation	m^2	89	10%	98	$ 7.00	$ 686.07	0.171	$ 56.00	$ 9.59	$ 939.64	$ 1,625.71	
100		**90mm External Wall**	**m**	**25**										
101		90mm x 45mm Timber Studs @ 450mm O.C.	m	168	10%	185	$ 5.65	$ 1,043.78	0.056	$ 56.00	$ 3.14	$ 579.53	$ 1,623.31	
102		90mm x 45mm Head and Sole Plate + Horizontal Nogging	m	76	10%	83	$ 5.65	$ 469.70	0.056	$ 56.00	$ 3.14	$ 260.79	$ 730.49	
103		OSB Sheeting	m^2	76	10%	83	$ 18.15	$ 1,509.35	0.214	$ 56.00	$ 11.98	$ 996.59	$ 2,505.94	
104		12.5mm Plasterboard on Internal Side	m^2	76	10%	83	$ 13.64	$ 1,134.30	0.193	$ 56.00	$ 10.79	$ 896.93	$ 2,031.23	
105		90mm Thick Insulation	m^2	76	10%	83	$ 7.00	$ 582.12	0.171	$ 56.00	$ 9.59	$ 797.27	$ 1,379.39	
106		**90mm Internal Wall**	**m**	**45**										
107		90mm x 45mm Timber Studs @ 450mm O.C.	m	303	10%	333	$ 5.65	$ 1,880.46	0.056	$ 56.00	$ 3.14	$ 1,044.08	$ 2,924.54	
108		90mm x 45mm Head and Sole Plate + Horizontal Nogging	m	136	10%	150	$ 5.65	$ 846.21	0.056	$ 56.00	$ 3.14	$ 469.84	$ 1,316.04	
108		12.5mm Plasterboard on Both Side	m^2	124	10%	137	$ 13.64	$ 1,863.50	0.193	$ 56.00	$ 10.79	$ 1,473.53	$ 3,337.03	
109		Moisture Resistant Board on Wet Side	m^2	12	10%	13	$ 15.00	$ 198.00	0.193	$ 56.00	$ 10.79	$ 142.37	$ 340.37	
110		90mm Thick Insulation	m^2	136	10%	150	$ 7.00	$ 1,048.74	0.171	$ 56.00	$ 9.59	$ 1,436.35	$ 2,485.09	
		First Floor												
111		**90mm External Wall**	**m**	**54**										
112		90mm x 45mm Timber Studs @ 450mm O.C.	m	357	10%	392	$ 5.65	$ 2,215.96	0.056	$ 56.00	$ 3.14	$ 1,230.36	$ 3,446.31	
113		90mm x 45mm Head and Sole Plate + Horizontal Nogging	m	161	10%	177	$ 5.65	$ 997.18	0.056	$ 56.00	$ 3.14	$ 553.66	$ 1,550.84	
114		12.5mm Plasterboard on Internal Side	m^2	161	10%	177	$ 13.64	$ 2,408.14	0.193	$ 56.00	$ 10.79	$ 1,904.20	$ 4,312.34	
115		OSB Sheeting	m^2	161	10%	177	$ 18.15	$ 3,204.38	0.214	$ 56.00	$ 11.98	$ 2,115.78	$ 5,320.16	
116		90mm Thick Insulation	m^2	161	10%	177	$ 7.00	$ 1,235.85	0.171	$ 56.00	$ 9.59	$ 1,692.62	$ 2,928.47	
117		**90mm Internal Wall**	**m**	**49**										
118		90mm x 45mm Timber Studs @ 450mm O.C.	m	329	10%	362	$ 5.65	$ 2,041.99	0.056	$ 56.00	$ 3.14	$ 1,133.77	$ 3,175.76	
119		90mm x 45mm Head and Sole Plate + Horizontal Nogging	m	148	10%	163	$ 5.65	$ 918.90	0.056	$ 56.00	$ 3.14	$ 510.20	$ 1,429.09	
120		12.5mm Plasterboard on Both Side	m^2	94	10%	103	$ 13.64	$ 1,408.88	0.193	$ 56.00	$ 10.79	$ 1,114.04	$ 2,522.92	
120		Moisture Resistant Board on Wet Side	m^2	54	10%	59	$ 15.00	$ 891.00	0.193	$ 56.00	$ 10.79	$ 640.66	$ 1,531.66	
121		90mm Thick Insulation	m^2	148	10%	163	$ 7.00	$ 1,138.83	0.171	$ 56.00	$ 9.59	$ 1,559.74	$ 2,698.57	
		Note: Drywall Assemblies are Assumed as No Detail is Provided. Kindly VIF												
	12- Floor Schedule	**FLOOR FINISHES**												
		Ground Floor												
122		External Pavers	m^2	43	10%	47	$ 66.25	$ 3,099.37	0.803	$ 56.00	$ 44.94	$ 2,102.43	$ 5,201.80	
123		External Tiles	m^2	13	10%	14	$ 39.34	$ 561.26	0.803	$ 56.00	$ 44.94	$ 641.16	$ 1,202.42	
124		Polished Concrete	m^2	37	10%	41	$ 20.97	$ 857.48	0.600	$ 56.00	$ 33.60	$ 1,373.80	$ 2,231.29	
125		Carpet Flooring W/ Underlay	m^2	14	10%	15	$ 45.00	$ 686.07	0.803	$ 56.00	$ 44.94	$ 685.16	$ 1,371.23	
126		Internal Tile Flooring	m^2	99	10%	108	$ 32.00	$ 3,470.72	0.803	$ 56.00	$ 44.94	$ 4,874.19	$ 8,344.91	
127		Rubber Wall Base	m	18	10%	20	$ 13.13	$ 264.31	0.321	$ 56.00	$ 17.98	$ 361.86	$ 626.16	
128		Tile Base	m	125	10%	138	$ 16.00	$ 2,200.00	0.321	$ 56.00	$ 17.98	$ 2,471.70	$ 4,671.70	

Building Data Summary	
Project ID:	5/25/2023
Location:	28 Macdevvit Street, Coopers Plains, QLD 4108
Scope of Work:	GC
Date:	7/2/2023

BUILD FIX ESTIMATING

Bid Detail		
Projected Cost		$ 435,828
Insurance	3%	$ 13,075
Contingency	5%	$ 21,791
Overhead and Profit	15%	$ 65,374
Suggested Bid		$ 536,068

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
		First Floor												
129		Carpet Flooring	m^2	114	10%	126	$ 45.00	$ 5,660.33	0.803	$ 56.00	$ 44.94	$ 5,652.78	$ 11,313.10	
130		Internal Tile Flooring	m^2	22	10%	24	$ 32.00	$ 771.58	0.803	$ 56.00	$ 44.94	$ 1,083.59	$ 1,855.18	
131		Rubber Wall Base	m	103	10%	113	$ 13.13	$ 1,487.63	0.321	$ 56.00	$ 17.98	$ 2,036.68	$ 3,524.31	
132		Tile Base	m	37	10%	41	$ 16.00	$ 651.20	0.321	$ 56.00	$ 17.98	$ 731.62	$ 1,382.82	
		CEILING FINISHES												
		Ground Floor												
133		12.5 mm Plaster Board Ceiling	m^2	121	10%	133	$ 13.64	$ 1,815.48	0.278	$ 56.00	$ 15.58	$ 2,073.59	$ 3,889.08	
134		Ceiling Paint	m^2	121	10%	133	$ 24.61	$ 3,275.59	0.342	$ 56.00	$ 19.17	$ 2,552.11	$ 5,827.70	
		First Floor												
135		12.5 mm Plaster Board Ceiling	m^2	139	10%	153	$ 13.64	$ 2,085.56	0.278	$ 56.00	$ 15.58	$ 2,382.06	$ 4,467.62	
136		Ceiling Paint	m^2	139	10%	153	$ 24.61	$ 3,762.87	0.342	$ 56.00	$ 19.17	$ 2,931.77	$ 6,694.63	
		Note: Ceiling Finishes are Assumed. Kindly VIF												
	3a- Ground Floor, 3b- First Floor	WALL FINISHES												
		Ground Floor												
137		Wall Paint	m^2	300	10%	330	$ 24.61	$ 8,121.30	0.300	$ 56.00	$ 16.78	$ 5,536.61	$ 13,657.91	
		First Floor												
138		Wall Paint	m^2	310	10%	341	$ 24.61	$ 8,392.01	0.300	$ 56.00	$ 16.78	$ 5,721.16	$ 14,113.17	
		Note: Wall Finishes are Assumed. Kindly VIF												
		PAINTING												
		Ground Floor												
139		Paint @ Door Frames	m^2	13	10%	14	$ 24.61	$ 346.51	0.220	$ 56.00	$ 12.32	$ 173.47	$ 519.97	
140		Paint @ Window Frames	m^2	6	10%	7	$ 24.61	$ 167.84	0.220	$ 56.00	$ 12.32	$ 84.02	$ 251.86	
		First Floor												
141		Paint @ Door Frames	m^2	10	10%	11	$ 24.61	$ 265.30	0.220	$ 56.00	$ 12.32	$ 132.81	$ 398.11	
142		Paint @ Window Frames	m^2	10	10%	11	$ 24.61	$ 262.59	0.220	$ 56.00	$ 12.32	$ 131.45	$ 394.04	
		EXTERIOR FINISHES												
143		Vertical Cladding	m^2	41	10%	46	$ 75.23	$ 3,425.97	0.268	$ 56.00	$ 14.98	$ 682.19	$ 4,108.16	
144		450mm FC Sheeting W/ Coverstips	m^2	117	10%	129	$ 42.00	$ 5,418.34	0.250	$ 56.00	$ 14.00	$ 1,806.11	$ 7,224.45	
145	4a, 4b- Elevation	Brick Wall Finish	m^2	24	10%	27	$ 36.00	$ 964.26	0.250	$ 56.00	$ 14.00	$ 374.99	$ 1,339.25	
146		Render Finish	m^2	56	10%	62	$ 24.61	$ 1,528.16	0.280	$ 56.00	$ 15.68	$ 973.65	$ 2,501.81	
147		Rendered Foam	m^2	75	10%	83	$ 15.58	$ 1,288.78	0.250	$ 56.00	$ 14.00	$ 1,158.08	$ 2,446.86	
148		Fascia Board (Assumed)	m	37	10%	41	$ 7.94	$ 323.16	0.180	$ 56.00	$ 10.08	$ 410.26	$ 733.41	
149		75mm Thick Window Hood	m^2	3	10%	3	$ 110.00	$ 338.80	0.350	$ 56.00	$ 19.60	$ 60.37	$ 399.17	
		Subtotal (Finishes)						$ 106,622				$ 75,033		$ 181,655
		DIVISION 10- SPECIALTIES												
		BATH ACCESSORIES												
150		Soap Dispenser	EA	4	0%	4	$ 83.00	$ 332.00	0.350	$ 49.00	$ 17.15	$ 68.60	$ 400.60	
151	3a- Ground Floor, 3b- First Floor	Toilet Roll Holder	EA	3	0%	3	$ 68.00	$ 204.00	0.380	$ 49.00	$ 18.62	$ 55.86	$ 259.86	
152		Paper Towel Dispenser	EA	4	0%	4	$ 139.00	$ 556.00	0.380	$ 49.00	$ 18.62	$ 74.48	$ 630.48	
153		Coat Hook	EA	4	0%	4	$ 15.56	$ 62.24	0.190	$ 49.00	$ 9.31	$ 37.24	$ 99.48	
154		Grab Rail	EA	3	0%	3	$ 165.53	$ 496.59	0.420	$ 49.00	$ 20.58	$ 61.74	$ 558.33	
155		Mirror	EA	5	0%	5	$ 595.00	$ 2,975.00	0.640	$ 49.00	$ 31.36	$ 156.80	$ 3,131.80	
		Note: Accessories are Assumed. Kindly VIF												
		Subtotal (Specialties)						$ 4,626				$ 455		$ 5,081
		DIVISION 11- EQUIPMENT												
		KITCHEN EQUIPMENTS												
156	3a- Ground Floor	Refrigerator	EA	1	0%	1	$ 1,301.89	$ 1,301.89	2.500	$ 45.00	$ 112.50	$ 112.50	$ 1,414.39	
157		Warming Oven	EA	1	0%	1	$ 876.00	$ 876.00	1.950	$ 45.00	$ 87.75	$ 87.75	$ 963.75	
		Subtotal (Equipment)						$ 2,178				$ 200		$ 2,378
		DIVISION 22- PLUMBING												
		PLUMBING FIXTURES												
158	3a-Ground Floor, 3b-First Floor	1000mm x 2700mm Slimline Water Tank	EA	1	0%	1	$ 5,755.00	$ 5,755.00	3.500	$ 55.00	$ 192.50	$ 192.50	$ 5,947.50	
158		Double Sink W/ Faucet	EA	1	0%	1	$ 831.00	$ 831.00	2.950	$ 55.00	$ 162.25	$ 162.25	$ 993.25	
159		Bath Sink W/ Faucet	EA	5	0%	5	$ 456.00	$ 2,280.00	2.650	$ 55.00	$ 145.75	$ 728.75	$ 3,008.75	
160		Toilet W/ Faucet	EA	3	0%	3	$ 686.00	$ 2,058.00	3.200	$ 55.00	$ 176.00	$ 528.00	$ 2,586.00	
161		Shower Pan W/ Enclosure and Door	m^2	4	0%	4	$ 135.00	$ 580.50	0.450	$ 55.00	$ 24.75	$ 106.43	$ 686.93	
		Subtotal (Plumbing)						$ 11,505				$ 1,718		$ 13,222
		DIVISION 26- ELECTRICAL												
		ELECTRICAL FIXTURE												
162	9a- Electrical Drawing	AC Duct	EA	11	0%	11	$ 28.00	$ 308.00	0.350	$ 53.00	$ 18.55	$ 204.05	$ 512.05	
163		Exhaust Fan	EA	4	0%	4	$ 56.00	$ 224.00	0.400	$ 53.00	$ 21.20	$ 84.80	$ 308.80	
164		External Fan	EA	3	0%	3	$ 93.56	$ 280.68	0.400	$ 53.00	$ 21.20	$ 63.60	$ 344.28	
165		Isolation Switch	EA	1	0%	1	$ 451.25	$ 451.25	0.650	$ 53.00	$ 34.45	$ 34.45	$ 485.70	
166		Light Sensor	EA	1	0%	1	$ 136.72	$ 136.72	0.450	$ 53.00	$ 23.85	$ 23.85	$ 160.57	
167		Downlights	EA	60	0%	60	$ 88.00	$ 5,280.00	0.350	$ 53.00	$ 18.55	$ 1,113.00	$ 6,393.00	
168		Feature Lights	EA	5	0%	5	$ 387.00	$ 1,935.00	0.420	$ 53.00	$ 22.26	$ 111.30	$ 2,046.30	
169		Flood Light	EA	1	0%	1	$ 56.00	$ 56.00	0.350	$ 53.00	$ 18.55	$ 18.55	$ 74.55	
170		Fluro Light	EA	2	0%	2	$ 186.00	$ 372.00	0.560	$ 53.00	$ 29.68	$ 59.36	$ 431.36	
171		Pendants Light	EA	12	0%	12	$ 249.00	$ 2,988.00	0.450	$ 53.00	$ 23.85	$ 286.20	$ 3,274.20	
172		Double Power GPO	EA	32	0%	32	$ 44.95	$ 1,438.40	0.350	$ 53.00	$ 18.55	$ 593.60	$ 2,032.00	
173		Roof Power GPO	EA	1	0%	1	$ 44.95	$ 44.95	0.350	$ 53.00	$ 18.55	$ 18.55	$ 63.50	
174		Waterproof Double Power GPO	EA	3	0%	3	$ 56.00	$ 168.00	0.350	$ 53.00	$ 18.55	$ 55.65	$ 223.65	
175		Data Point Service	EA	2	0%	2	$ 120.00	$ 240.00	0.300	$ 53.00	$ 15.90	$ 31.80	$ 271.80	
176		Phone Point Service	EA	1	0%	1	$ 125.00	$ 125.00	0.300	$ 53.00	$ 15.90	$ 15.90	$ 140.90	
177		TV Point Service	EA	3	0%	3	$ 165.00	$ 495.00	0.320	$ 53.00	$ 16.96	$ 50.88	$ 545.88	
178		Smoke Detector	EA	9	0%	9	$ 12.00	$ 108.00	0.280	$ 53.00	$ 14.84	$ 133.56	$ 241.56	
179		Switch	EA	2	0%	2	$ 22.50	$ 45.00	0.300	$ 53.00	$ 15.90	$ 31.80	$ 76.80	
180		Dimmer Switch	EA	1	0%	1	$ 27.75	$ 27.75	0.300	$ 53.00	$ 15.90	$ 15.90	$ 43.65	
181		Ducted AC	EA	1	0%	1	$ 15.00	$ 15.00	0.200	$ 53.00	$ 10.60	$ 10.60	$ 25.60	
182		Electric HWS	EA	1	0%	1	$ 1,192.00	$ 1,192.00	0.356	$ 53.00	$ 18.87	$ 18.87	$ 1,210.87	
		Subtotal (Electrical)						$ 15,931				$ 2,976		$ 18,907

Building Data Summary	
Project ID:	5/25/2023
Location:	28 Macdevvit Street, Coopers Plains, QLD 4108
Scope of Work:	GC
Date:	7/2/2023

BUILD FIX ESTIMATING

Bid Detail			
Projected Cost		$	435,828
Insurance	3%	$	13,075
Contingency	5%	$	21,791
Overhead and Profit	15%	$	65,374
Suggested Bid		$	536,068

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
													PROJECTED COST	$ 435,828
													INSURANCE 3%	$ 13,075
													CONTINGENCY 5%	$ 21,791
													OVERHEAD AND PROFIT 15%	$ 65,374
													SUGGESTED BID	$ 536,068

Note:

1.Please verify the equipment's and their prices with owner.
2.Online sources are used for pricing.
3.Prices can vary depending upon field conditions.
4.All Structural and Framing Details are Assumed as No detail is Provided
5. All prices are inclusive of tax.

PROBABLE COST SUMMARY			
Project ID:	**28 Macdevvit Street, Coopers Plains, QLD 4108**		
Location:			
Scope of work:	**GC**		
Date:	**7/2/2023**		
DIVISION NO.	**BUILDING COMPONENTS**	**TOTAL DIV. COST**	
Div. 01	General Requirements	$	56,847
Div. 02	Site Work	$	12,740
Div. 03	Concrete	$	32,417
Div. 04	Masonry	$	371
Div. 06	Wood	$	49,755
Div. 07	Thermal and Moisture Protection	$	13,943
Div. 08	Openings	$	48,511
Div. 09	Finishes	$	181,655
Div. 10	Specialties	$	5,081
Div. 11	Equipment	$	2,378
Div. 22	Plumbing	$	13,222
Div. 26	Electrical	$	18,907
	Projected Cost	**$**	**435,828**
Insurance	**3%**	$	13,075
Contingency	**5%**	$	21,791
Overhead and Profit	**15%**	$	65,374
	Suggested Bid	**$**	**100,240**