BALMORAL HALL UPGRADE AND REFURBISHMENT ESTIMATE
23 March 2023
Rev 001

ID	ITEM	VALUE
1	Aethetic remediation to building in accordance with XXXX quotation dated June 2020	$ 343,281.71
	Works to include:	
	- Roof removal and replacement	
	- External window replacement	
	- In-ceiling insulation	
	- LED Lighting upgrade	
	- Kitchen Upgrade	
	- Toilet Upgrade	
	- Minor refurbishment to external weatherboards	
	- Heat pump installation to main hall and Gymnastic Stuido	
	- Access Control system	
	- Minor accessibility upgrades	
2	Inflation adjustment to March 2023 @ 7% per annum	$ 72,089.16
3	**Additional Scope Items**	
	- Detailed ACM Survey	$ 7,500.00
	- ACM Removals	$ 25,000.00
4	**Accessibility Upgrades**	
	- Door Hardware	$ 15,000.00
	- WC Upgrades	$ 75,000.00
	- Signage	$ 5,000.00
	- Access ramps to fire escapes (5No. @ $3,500)	$ 17,500.00
	- Electric disabled hoist to stage	$ 15,000.00
5	**Fire Alarm System**	
	- Type 4 Fire Alarm system @ $75/m2	$ 52,500.00
6	**Electrial Upgrades**	
	- Electrical circuit upgrade	$ 25,000.00
	- Switchboards / LED lighting in original quote	NA
7	**Plumbing**	
	- Modifications to existing plumbing systems	$ 40,000.00
	- Installation of new soakpit & associated drainage	$ 12,000.00
8	**Decoration & Finishes**	
	- Localised acoustic treatment to main hall	$ 15,000.00
	- Internal repaint	$ 75,000.00
	- External repaint (incl Scaffolding)	$ 100,000.00
	- Localised repairs to walls and ceilings throughout	$ 40,000.00
	- New Curtains / blinds	$ 10,000.00
	- FF&E	$Excl
	Subtotal	**$ 944,870.87**
	- Contingency @ 15%	$ 141,730.63
	Subtotal	**$ 1,086,601.50**
	Design Fees @ 15%	$ 162,990.22
	TOTAL	**$ 1,249,591.72**
	Total Budget say	**$1.25 - $1.3M**