Table 1: Building Specifications as determined from the concept design as in Appendix 3-12. To be changed according to final design

A - Primary Elements	Estimated Building	Estimated	Cost
	Specifications for	size/units	
1 C. b t t	Concept design	1 1	
1. Substructure	1.1	1.1	
	Strip footings (400 x	208 m	
	750mm thick)		
	2m deep excavations –		
	Allowance	4.2	
	1.2	1.2	
	1000 x 1000 x 500 Thick	36	
	column		
	bases – Allowance	4.2	
	1.3	1.3	
	Allow for excavation in	14 m ²	
	hard rock -		
	10% of total excavation		
2. Ground floor	2.1	2.1	
	100mm Thick surface	433 m ²	
	bed		
	2.2	2.2	
	170mm Thick sloping	408 m ²	
	surface beds		
	2.3	2.3	
	100mm Thick apron	450 m ²	
	extln. Surface		
	Bed		
	2.4	2.4	
	Steps (allowance	10 m ²	
	2.5	2.5	
	Ramps (allowance	55 m ²	
3. Structural Frame	3.1	3.1	
	Steel portal frame (30	841 m ²	
	kg/m²		
	allowance)		
4. External Facade	4.1	4.1	
	MIBT concrete walls	817 m ²	
	4.2	4.2	
	One coat plaster paint	151 m ²	
	to entrance		
	Only		
	4.3	4.3	
	Timber frame with 3	12	
	layers mesh -		
	Screen		
	4.4	4.4	

	1		
	Non openable windows	3	
	(2.1 x		
	0.8m)		
	4.5	4.5	
	Double leaf glazed door	1	
	4.6	4.6	
	3m High double leaf	4	
	solid timber		
	door with chequer plate		
	cladding		
	4.7	4.7	
	Acoustic doors	Optional	
	4.8	4.8	
	Double leaf 2 hr fire	Optional	
	rated solid	Optional	
	4.9	4.9	
	Council doors	Optional	
	4.10	4.10	
		Optional	
	Fire damper	Optional	
5. Roofs	5.1	5.1	
5. ROOIS		908 m ²	
	Steel purlins - 10kg/m ²		
	5.2	5.2	
	Covering (sheeting-	908 m ²	
	0,4mm+ double	5.3	
	sheeting with	106 m ²	
	insulation))		
	5.3	5.4	
	Waterproofing incl.	908 m ²	
	screed		
	5.4	5.5	
	Foil backed insulation to	106 m ²	
	sheeting only	5.6	
	5.5	119 m	
	Trafficable surfaces	5.7	
	5.6	124	
	Gutters		
	5.7		
	Downpipes		
6. Internal divisions	6.1	6.1	
	220mm Brick walls	90 m ²	
	6.2	6.2	
	110mm Brick walls	140 m ²	
	6.3	6.3	
	MIBT Concrete walls	681 m ²	
	6.4	6.4	
	EO for single leaf gates	12	
	6.5	6.5	
	3m High double leaf	7	
	solid timber		
	Jona Ciribei		

door with chequer plate cladding 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.6 6.7 6.7 6.7 6.7 6.8 6.8 6.8 6.8 6.8 6.9 6		1	T	 _
6.6 6.6 6.6 3 3				
Single leaf solid timber door with chequer plate cladding 6.7		cladding		
door with chequer plate cladding 6.7 6.7 6.8 6.7 4 6.8 3m High double doors 6.8 6.9 6.10 6.10 6.10 0 0 0 0 0 0 0 0 0		6.6	6.6	
door with chequer plate cladding 6.7 6.7 6.8 6.7 4 6.8 3m High double doors 6.8 6.9 6.10 6.10 6.10 0 0 0 0 0 0 0 0 0		Single leaf solid timber	3	
Chequer plate cladding 6.7 6.7 6.7 6.7 6.8 6.8 6.8 6.8 6.8 6.9 6.9 6.9 6.9 6.9 6.9 6.9 6.9 6.9 6.9 6.10 6.1		_		
6.7 Single leaf doors 6.8 3m High double doors 6.9 Shower door 6.10 Double leaf doors 6.10 Double leaf doors 7.1 30mm Screed 7.2 Parallel grooved floor finish 7.3 Screed to walls 7.1 Screed to walls 7.1 Screed to walls 7.2 Screed to walls 7.2 Screed to walls 7.3 Screed to walls 7.1 Screed to walls 7.1 Scr				
Single leaf doors			C 7	
6.8 3m High double doors 6.9 6.9 6.9 6.9 6.9 6.9 6.10 6.10 6.10 6.10 7.2 7.1 98 m² 7.2 7.3 7.3 7.3 7.3 7.3 7.5 m² 7.3 7.5 m² 7.3 7.5 m² 7.				
3m High double doors 6.9 6.9 6.9 Shower door 6.10 Double leaf doors 7.1				
6.9 6.9 8 8 6.10 100 1			6.8	
Shower door 6.10		3m High double doors	2	
6.10 Double leaf doors 3 3 3 3 3 3 3 3 3		6.9	6.9	
Double leaf doors 3		Shower door	8	
Double leaf doors 3		6.10	6.10	
7. Floor finishes 7.1 30mm Screed 7.2 Parallel grooved floor finish 7.3 Screed to walls 7.3 125 m² 8. Internal wall finishes 8.1 Two coats plaster and two costs paint - Personnel Entrance only 9. Ceilings finishes 9.1 600 x 600 Suspended ceiling tiles - only to Personnel Entrance 9.2 Cornices, etc. 10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.3 Lockers 10.1 10.1 10.3 10.3 10.3 10.3 10.3 1				
30mm Screed 7.2 Parallel grooved floor 7.2 118 m² 7.3 5 creed to walls 7.3 125 m² 50 m²		Double lear doors		
30mm Screed 7.2 Parallel grooved floor 7.2 118 m² 7.3 5 creed to walls 7.3 125 m² 50 m²	7. Floor finishes	7.1	7.1	
7.2				
Parallel grooved floor finish 7.2 118 m² 7.3 Screed to walls 7.3 125 m²			30	
Some continues			7 2	
7.3 Screed to walls 7.3 125 m²		_		
Screed to walls			119 M ₊	
125 m²				
8. Internal wall finishes 8.1 Two coats plaster and two costs paint - Personnel Entrance only 9. Ceilings finishes 9.1 600 x 600 Suspended ceiling tiles - only to Personnel Entrance 9.2 Cornices, etc. 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.4 8.1 50 m² 9.1 98 m² 98 m² 10.1 12 12 10.1 12 10.1 12 10.1 12 10.1 12 10.2 10.		Screed to walls		
Two coats plaster and two costs paint - Personnel Entrance only 9. Ceilings finishes 9.1 600 x 600 Suspended ceiling tiles - only to Personnel Entrance 9.2 Cornices, etc. 9.2 10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.0 10.0 10.0 10.3 Lockers 10.0 10.0 10.0 10.3 10.3 10.3 10.3			125 m ²	
Two coats plaster and two costs paint - Personnel Entrance only 9. Ceilings finishes 9.1 600 x 600 Suspended ceiling tiles - only to Personnel Entrance 9.2 Cornices, etc. 9.2 10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.0 10.0 10.0 10.3 Lockers 10.0 10.0 10.0 10.3 10.3 10.3 10.3				
two costs paint - Personnel Entrance only 9. Ceilings finishes 9.1 600 x 600 Suspended ceiling tiles - only to Personnel Entrance 9.2 Cornices, etc. 9.2 126 m 10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.3 Lockers	8. Internal wall finishes	8.1	8.1	
two costs paint - Personnel Entrance only 9. Ceilings finishes 9.1 600 x 600 Suspended ceiling tiles - only to Personnel Entrance 9.2 Cornices, etc. 9.2 126 m 10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.3 Lockers		Two coats plaster and	50 m ²	
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Ceiling tiles				
- only to Personnel Entrance 9.2 Cornices, etc. 9.2 126 m 10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.3 Lockers 10.4 Lockers		· ·		
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Cornices, etc. 9.2 126 m 10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 16				
10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 12 10.1 10.1 10.1 10.1 10.1 10.2 10.2 10.2 10.2 10.3 10.3 10.3				
10. Fittings 10.1 Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.1 12 10.1 12 12 10.2 10.2 10.2 10.3 10.3		Cornices, etc.		
Feeding troughs adjustable height (concrete - 2.5 x 0.8 x 0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 12 12 10.2 10.2 10.2 10.3 10.3			126 m	
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0.75mm) 10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.2 110.2 12 12 12				
10.2 Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 Lockers 10.2 12 12		· · · ·		
Water trough adjustable height (concrete - 2 x 0.64 x 0.46mm) 10.3 10.3 Lockers 16		-	10.2	
height (concrete - 2 x 0.64 x 0.46mm) 10.3 10.3 Lockers 16				
(concrete - 2 x 0.64 x 0.46mm) 10.3 10.3 Lockers 16			12	
0.46mm) 10.3 Lockers 16		_		
10.3 Lockers 16		(concrete - 2 x 0.64 x		
10.3 Lockers 16		0.46mm)		
Lockers 16		10.3	10.3	
11. Electrical installations 11.1 11.1				
	11. Electrical installations	11.1	11.1	

	General electrical	841 m²	
12 . Plumbing (incl. septic	12.1	12.1	
tanks)	Sanitary fittings	18	
,	12.2	12.2	
	Sanitary fitting sundries	18	
	12.3	12.3	
	Labour and piping to	1	
	fixtures		
	12.4	12.4	
	Floor drain	4	
	12.5	12.5	
	Floor drain, but	3	
	connected to effluent		
	12.6	12.6	
	Geysers	2	
	12.7	12.7	
	Domestic hot water plant	1 Optional	
	12.8	12.8	
	Domestic hot water	1 Optional	
	reticulation	42.0	
	12.9	12.9	
	Domestic cold water	1 Optional	
	reticulation, tanks, etc.	42.40	
	12.10	12.10	
	Testing and	1	
	Commissioning	12.11	
	12.11	12.11	
	Septic tanks	3	
13. Fire protection	13.1	13.1	
	Fire hydrants (incl	1	
	piping)	13.2	
	13.2	1	
	Hose reels, supply, etc	13.3	
	13.3	1	
	Extinguishers	13.4	
	13.4	1	
	Signage	13.5	
	13.5	1	
	Optical fire detection		
14. Railings	14.1	14.1	
	Maclock (Wecrolok) - 1.8m high	130 m	
	14.2	14.2	
	Maclock (Wecrolok) -	74	
	1.8m high, but raking	' +	
	14.3	14.3	
	14.3	14.3	

		T.	<u>, </u>	
		2.2m Wide gates for above	16	
		14.4	14.4	
		Ditto, but 1.2m wide	5	
		14.5	14.5	
		Ditto, but 3.6m wide	4	
		(double	'	
		(doddie		
P. Sno	cialist Installations			
	cialist Installations	1.1	1.1	
1.	Ventilation system	1.1	1.1	
		Positive pressure	1	
	0 11 .	(required)		
2.	Cooling system	2.1	2.1	
		Cool pathway or cooling	1	
		system.eg. Protek		
		evaporative cooling		
		system (recommend)		
3.	•	3.1	3.1	
	system	20kVA Generator	1	
		installation or,		
		3.2	3.2	
		6kVA UPS	1	
4.	Electronic systems	4.1	4.1	
		BMS	1	
		4.2	4.2	
		CCTV, Access control	1	
		and Fire		
		Detection (allowance)		
5.	Signage	5.1	5.1	
		Building signage	1	
		5.2	5.2	
		Directional,	15	
		identification, safety,		
		etc.		
6.	Cold Room	6.1	6.1	
		Refrigerated system	2	
		(and backup)		
C - Exte	ernal works and	,		
service				
1.		1.1	1.1	
	(assessment)	Risk assessment report	1	
2.		2.1	2.1	
	plan/audit	Fire protection	1	
	(assessment)	assessment report	_	
3.	Demolitions (might	3.1	3.1	
]	be optional)	Demolitions of building	160 m ²	
4.	Site clearance	4.1	4.1	
 .	Site dicarance	Site clearing and	5460 m ²	
		grubbing	3 4 00 III	
		4.2	4.2	
		4.4	4.4	

	Remove large trees	35	
5. Earth works	5.1	5.1	
3. Eurin Works	Imported fill (G7)	To be determined	
	Imported Im (G7)	if required per m ³	
	5.2	5.2	
	Imported fill (G5)	To be determined	
	5.3	if required per m ³	
	5.3	5.3	
	Layer works below	To be determined	
	excavations	if required per m ³	
	5.4	5.4	
	Bulk excavations for	To be determined	
	services	if required per m ³	
	5.5	5.5	
	Trenches	5 799 m	
Soil drainage	6.1	6.1	
	Soil and waste drainage	1	
	Reticulation		
	6.2	6.2	
	Precast concrete circular	2	
	manholes		
	6.3	6.3	
	Effluent tank	1 if required	
	6.4	6.4	
	Waste water treatment	1 if required	
	plants		
	6.5	6.5	
	Septic tanks, etc	3	
7. Storm water	7.1	7.1	
drainage	Piping	100 m	
(Allowance)	7.2	7.2	
(/ inewaries)	Catch pits	2	
	7.3	7.3	
	Tick drain / gulley	197 m	
	Tick drain / guiley	137 111	
8. Water supply	8.1	8.1	
o. Water Suppry	Potable water site	1	
	reticulation	-	
	8.2	8 2	
		8.2	
	Domestic cold water	1	
O. Fine econica	storage tanks	0.1	
9. Fire service	9.1	9.1	
10 Doods/Darins	Incoming main	100 m	
10. Roads/Paving	10.1	10.1	
	Paving apron	4 619 m ²	
	10.2	10.2	
	25mm Stone, laid	2 280 m ²	
	100mm thick		
	10.3	10.3	
		1 210 m ²	

Repair of dirt road –		
allowance	10.4	
10.4	542 m ²	
Kerbs		