

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

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

	door with chequer plate cladding 6.6 Single leaf solid timber door with chequer plate cladding 6.7 Single leaf doors 6.8 3m High double doors 6.9 Shower door 6.10 Double leaf doors	6.6 3 6.7 4 6.8 2 6.9 8 6.10 3	
7. Floor finishes	7.1 30mm Screed 7.2 Parallel grooved floor finish 7.3 Screed to walls	7.1 98 m ² 7.2 118 m ² 7.3 125 m ²	
8. Internal wall finishes	8.1 Two coats plaster and two coats paint - Personnel Entrance only	8.1 50 m ²	
9. Ceilings finishes	9.1 600 x 600 Suspended ceiling tiles - only to Personnel Entrance 9.2 Cornices, etc.	9.1 98 m ² 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	10.1 12 10.2 12 10.3 16	
11. Electrical installations	11.1	11.1	

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

	2.2m Wide gates for above 14.4 Ditto, but 1.2m wide 14.5 Ditto, but 3.6m wide (double	16 14.4 5 14.5 4	
B - Specialist Installations			
1. Ventilation system	1.1 Positive pressure (required)	1.1 1	
2. Cooling system	2.1 Cool pathway or cooling system.eg. Protek evaporative cooling system (recommend)	2.1 1	
3. Special electrical system	3.1 20kVA Generator installation or, 3.2 6kVA UPS	3.1 1 3.2 1	
4. Electronic systems	4.1 BMS 4.2 CCTV, Access control and Fire Detection (allowance)	4.1 1 4.2 1	
5. Signage	5.1 Building signage 5.2 Directional, identification, safety, etc.	5.1 1 5.2 15	
6. Cold Room	6.1 Refrigerated system (and backup)	6.1 2	
C - External works and services			
1. Risk plan/audit (assessment)	1.1 Risk assessment report	1.1 1	
2. Fire protection plan/audit (assessment)	2.1 Fire protection assessment report	2.1 1	
3. Demolitions (might be optional)	3.1 Demolitions of building	3.1 160 m ²	
4. Site clearance	4.1 Site clearing and grubbing 4.2	4.1 5460 m ² 4.2	

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

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