



QUOTE PRESENTATION

At Summer Constructions we believe that it is important to provide our clients with a detailed quote presentation. This quote proposal will provide you complete costing and specification information for your project. With this information we will be able to work with you to finalise all components of the project, helping to avoid contract variations. We look forward to working with you.



COMPANY PROFILE

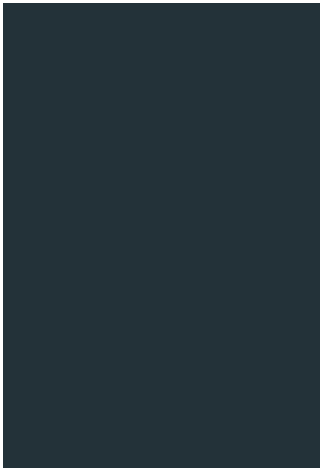
Summer Constructions is an award winning architectural home specialist with a passion for perfection and a wealth of experience and knowledge. We specialise in one off custom built designed homes, extensions and renovations. We understand that building a home is one of the biggest investments a person, couple or family can make so we ensure we are as available, transparent, professional and flexible as possible during the process. There is a stigma in the building industry that this process can be very stressful and daunting so our goal at Summer Constructions is to make sure this process is as enjoyable and hassle free as possible. Our entire team has a strong commitment to making sure we offer first class service and workmanship and ensure that every facet of your home construction process is considered with passion and attention to detail.

QUALITY WORKMANSHIP GUARANTEED

From concept to completion, Pete and the team have the expertise, experience and enthusiasm to undertake any project, regardless of style and complexity. Pete is committed from the first meeting to delivering a thorough quote, talking you through every step of the contract and building process, through to completion and handover.

WHAT HAPPENS NEXT

Once you have reviewed our quote in detail, we would like to arrange a time to sit down and discuss your project in full, including any questions you may have. When you are ready to move forward with our quote we will provide a draft copy of the contract for you to review. In the draft contract we will show an estimated construction timeline and payment schedule. When this draft has been approved we will complete a final contract for all parties to sign. Once the final contract has been signed, deposit paid and all necessary Building Approval documents are received, we will provide a start date for the commencement of your project.



CLIENT DETAILS

Client Name	
Site Address	
Local Council	Moreton Bay Regional Council
Job Reference Number	

COMPANY DETAILS

Company	SUMMER CONSTRUCTIONS PTY LTD
ABN	
ACN	
Licence Number	123456789
Address	PO BOX 246, BRISBANE NORTH QLD
Phone	
Email	admin@summerconstructions.com.au

DESCRIPTION

This proposal is for the extension and renovation of the above property. It is based on 2 site meetings with "client", 5 site investigations by Builder, Plans, and documents provided by client and the scopes of work found with-in this proposal.

CHECKLIST

PRELIMINARIES

Lot Boundary Identification

- Licenced Surveyor to identify and peg site boundary as required. Includes all off-site calculations and preparation before attending the site. This is to clarify that the existing Garage built to boundary wall is in the correct position and confirm how much we need to cut the existing roof back.

****NOTE**** We believe the existing fascia and gable roll will need to be changed to barge flashing to rectify this. This work has been included in our roofing costs.

Height Check of Building

- Licenced Surveyor to return to site once all roof works are completed and check building height is as per drawings. Surveyor to supply height certificate for final certification.

Final Building Location Report

- Licenced surveyor to provide set-out certificate for new extension areas, required final certification.

Engineering Inspections

On all D Pearce Constructions projects, we engage the Engineer responsible for the project design to carry out the onsite inspections. This ensures that the same Engineering company that designed the project will visit the site and ensure that the work that is completed on-site suits their requirements. This proposal includes any inspections required for:

- Footings, Slab, Frame, Bracing, Structural Steel, Blockwork Cavities, Brickwork if needed.

Portable Long Service Levy

\$3,335.00

Quantity	1	Unit price: \$3,335.00
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- Required QLeave levy, calculated on total construction costs.

****NOTE**** As this fee is calculated on total construction costs it may be necessary to be adjusted while calculating the final invoice on the project if the cost of the project increases.

This item is an allowance

Home Warranty Insurance

\$6,870.00

Quantity	1	Unit price: \$6,870.00
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- Required QBCC Home warranty insurance. Calculated on total construction costs and with reference to the QBCC premium table effective 01/07/2020.

****NOTE**** As this fee is calculated on total construction costs it may be necessary to be adjusted while calculating the final invoice on the project if the cost of the project increases.

This item is an allowance

Site Supervision

- A job is only as good as the supervision it gets during construction. At Summer Constructions, we pride ourselves on keeping up to date with all current industry rules and regulations, which we then make sure all our carpenters and contractors adhere too. All our projects, no matter

how big or small all get constant supervision by our team, every single element is checked and passed by our stringent quality control measures.

SITE ESTABLISHMENT

Surveyor

- Licenced surveyor to pin and mark all set out points on profiles to allow for set out of footings, slab, plumbing underslab and new wall framing.

Temporary Fencing

- We have included setting up and hire of site fencing (only 2 panels to be used as a gates across the driveway) as required for workplace health and safety. Site fencing to remain on-site at all times during construction.

Power cost during construction

The client is to continue paying the power account to ensure that there is sufficient power supply at all times during construction.

****NOTE**** Failure to provide power to the site at all times during construction may result in a variation for any additional costs occurred by D Pearce constructions for the supply of generators or other power sources.

Install Site Signage

- We are required by law to show all necessary signage for Workplace Health and Safety and QBCC legislation. This includes signage that shows our site rules and business information.

Perimeter Scaffold

- Full height scaffolding to be erected onsite for a period of 6-8 weeks as required for all trades to perform the required work safely from.

Crane Hire

- Labour to lift new trusses and rafters into position for the new front and rear extension.

Rubbish Removal

- Skip bins to be on-site at all times during construction. If suitable access is unavailable, then the rubbish will be contained in a suitable area and collected in one of D Pearce Constructions trucks or trailers to be taken to the dump. This would be carried out as required throughout the construction of your project to ensure the site is kept tidy.

EARTHWORKS

Machine Hire - Demolition

- All necessary machine hire to clear the site so that new works can be carried out, includes the removal of existing concrete driveway and gravel down the left side of the house.

Machine Hire - Site Cut

- All machine hire as required to clean, cut and fill site and get pad levels to heights shown on drawings to allow for new work to begin.

Machine Hire - Footings

- Machine hire as required to excavate all internal and external footings as shown on Engineering drawings sheet 03 dated 05/03/2020

****NOTE**** Price is for standard-sized machine only (2-5 Tonne) if rock is encountered on-site and a larger machine is required or specialist equipment, you will be made aware at the time of finding the latent condition.

****NOTE**** To be confirmed once the engineering is received.

Machine Hire - Underslab

- Machine hire as required for trenching of all underslab sewer pipework, including connecting new underslab sewer pipework to existing line/connection.

****NOTE**** Price is for standard-sized machine (2-5 Tonne) only, if rock is encountered on-site and a larger machine is required or specialist equipment, you will be made aware at the time of finding the latent condition.

Machine Hire - Slab Prep

- Machine hire as required to move slab fill material from delivery location to new slab area and then spread the slab fill to the required heights for slab preparation.

Machine Hire - Driveway Prep

- Machine hire as required to cut, fill and shape new driveway as per drawings.

Machine Hire - Drainage / Stormwater

- Machine hire for all trenching as required to run new stormwater pipework for roof water to connect to the existing stormwater system.

Truck Hire

- We have included all associated costs for truck hire to remove excess soil from piers, footings, existing driveway material.

Dump Fees

- We have included all the necessary dump fees. These fees have been calculated based on the amount of waste and soil that we have identified to be taken away from your site.

CONCRETING**Concrete Piers**

- Supply and installation of steel Screw piers to front and rear extensions.

Concrete Strip Footings

- All labour and materials to construct footings as detailed on engineers drawings provided by GDS Consulting Engineers dated 31/01/2020

Concrete Slab On Ground

All labour and materials to construct slab on ground as per design drawings provided by GDS Consulting Engineers dated 31/01/2020. Includes Topping slab over existing Patio and Alfresco areas to bring slab height up to match existing internal areas.

****NOTE**** Prior to final certification and work commencing, updated engineering is required to reflect the changes to the study area topping slab and engage thickening (D Pearce Constructions requested the change to allow the deletion of three screw piers. Updated drawing indication detail for topping slab over the existing alfresco area to create new living area.

External Patio / Terraces

- All labour and materials to construct slab on ground for new rear terrace area as per design drawings provided by GDS Consulting Engineers dated 31/01/2020

DRIVEWAY

Plain Concrete

\$25,594.00

Quantity	1	Unit price: \$25,594.00
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-All labour and materials to prep and pour broom finished plain concrete driveway. Includes all necessary expansion joints = 191sqm @ \$88 per sqm = \$16,808.00

- Labour and materials to spray create all external concreting = 191sqm @ \$46 per sqm = \$8786.00

****NOTE**** Plans say stamped concrete however we have quoted as above and as per our advice onsite. We have had problems with stamped concrete in the past and no longer provide this service. If stamped concrete is required it will be excluded from our building contract and client will need to arrange after D Pearce Constructions have finished onsite.

This item is an allowance

Turntable

\$27,885.00

Quantity	1	Unit price: \$27,885.00
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- Supply and install CTX48PR100 turntable

Includes:

- Submersible pump
- 2 extra remote handsets
- Initial Service
- Stainless steel bearing kit

****NOTE****

Standard lead time for this item is 6-8 weeks. As of 06/08/20, stock is still available and in production however, this could change daily due to COVID-19 and delays may occur. The Australian Turntable Company has a contractor in Queensland to install. Depending on timing, this may change the cost slightly.

This item is an allowance

BRICKWORK

Brick Supply Standard

- Supply of standard common bricks to extend the existing garage boundary wall and patch where new windows to be installed as per drawings BA01 & BA04.

Brick Labour Standard

- To lay bricks to extend the existing garage boundary wall and patch where new windows are to be installed as per drawings BA01 & BA04.

Flashings / Dampcourse

- Included

Brick Ties

- Stainless steel Brick ties included.

CONCRETE PUMP

Footings

- As required for all new footings and internal beams. Includes off-site washout.

Slab

As required for all slabs on the ground. Includes off-site washout.

Driveway

As required for new driveway area. Includes off-site washout.

TERMITE PROOFING

Perimeter protection - Slab

- Kordon Termite protection to be used. All paperwork and warranty documents will be provided to the client at the handover of the project.

Penetrations

- Kordon Termite protection to be used. All paperwork and warranty documents will be provided to the client at the handover of the project.

Cold Joints (Driveway / Paths)

- Kordon Termite protection to be used. All paperwork and warranty documents will be provided to the client at the handover of the project.

WORKS TO EXISTING HOUSE

Demolition

- All necessary labour to carry out all demolition work shown on drawings by BAA Studio dated 18/06/2020 and noted in clients scope of works. Includes all Skip bins, Rubbish trailers and dump fees.
- Includes removal of existing vinyl flooring on the ground floor
- Includes removal of all existing skirting on ground floor only
- Includes removal of existing feature gable framing

Entire existing ground floor Floor finishes to be covered with RAM-board or some form of temporary protective covering prior to demolition work commencing on site.

Disconnection of Existing Electrical

Prior to any demolition work commencing, all power supply for existing house or areas to be worked on to be disconnected and safe.

FRAMING & CARPENTRY

Carpentry Labour - Lump Sum

- Labour to erect new wall framing onsite for new works as per drawings.
- Cut in and frame up for new small door opening/ access from existing bedroom 3 to new roof space above the new sitting room.
- Build new framing/ ducting around new aircon ducting in bedroom 3 robe.
- Labour to install all new structural steel as per engineers drawings.
- Labour to install new roof trusses.
- Labour to construct hand pitched roof areas over the garage, new study, Pavillion and bed 1 balcony.
- Labour to install all new bracing and tie down as per engineering and to pass engineers frame inspection.
- Labour to install new external wall cladding, stops, flashing, damp course, soffits and bedding to new areas.
- Labour to install new timber detail to gable ends as shown on drawings.
- Labour to install new external windows and doors.
- Labour to build TV recess, ducts around air conditioning and level out the ceiling over the void area.
- Labour to complete new internal fit-out to new areas, includes installing new skirting to the entire ground floor.
- Labour for final fit-off of door handles and hardware, towel rails etc.
- Labour to move materials around the site given the tight access and limited space onsite.
- Labour to build feature timber screen in the entry area.

Frame - Stick

- Supply new termite treated timber framing for all new wall framing.

****NOTE****

As per engineering queries sent to GDS Consulting engineers, Duayen had discussion with client in regards to front porch area and the requirement for cantilevered beams.

Roof Trusses

- Supply new termite treated prefabricated roof trusses to areas noted on the engineering.

Roof Rafters

Supply all roof beams and rafters as noted on engineers drawings for garage, entry, study, Pavillion, and balcony roofs. All framing to be termite treated.

****NOTE**** Rafters over the Pavillion area to be appearance grade as they will be exposed and painted.

Hardware / Tie Downs

- All Tie Down and Bracing fixings to be galvanised and in accordance with engineers' drawings and new timber framing code regulations. All roof and wall Tie Down to be with 12mm threaded rod from floor to ceiling.

Deck Structure Framing

- Supply new deck joist and beam as per engineering for bedroom 1 balcony extension.

Decking Compressed Sheeting (if Tiled)

- SCYON SECURA FLOORING - EXTERIOR 19mm x 600mm x 2700mm for new rear bedroom 1 balcony extension.

STRUCTURAL STEEL

Structural Steel Supply

- Supply 200 PFC for L16 & new SHS posts (galvanized)
- Supply 250 PFC for RB4 & new SHS posts (galvanized)
- Supply 19 new SHS posts for SC1's & SC2's (galvanized), includes new full height 2 story post for new void area.

Labour to Install Structural Steel

- All labour and fixings to install the above list of Structural steel as per the engineering drawings.

Crane Hire for Steel Work

- Hire of lifting equipment for steel & large timber roof beams.

EXTERNAL LININGS

Soffit & Gable Framing

- PINE BATTENS 50 x 38 - H2 TREATED to be used for new soffit framing for new extension areas.

Soffits - FC Sheeting

- HARDIEFLEX EAVES LINING - 4.5mm x 600mm x 2400mm to be used for all new soffit innings for new extension areas. Sheets to be joined with PVC joining strips.

Cladding 1

- SCYON LINEA WEATHERBOARD - 180mm x 4200mm to match existing. We have allowed to reuse and mix in the existing weatherboards that are to be removed during demolition works. This has reduced the number of new weatherboards needed.
- SCYON AXENT TRIM SANDED - 89mm x 3640mm 38mm to be used around all-new external windows and doors. 3 existing windows on South Elevation to have trims installed to match all other windows on South Elevation.

Cover Strips & Beading

- DAR MOULDING FJ PINE PRIMED & H3 TREATED 11mm - 30 x 11 x 5.4m for all new soffit areas.

Window Flashings

- WINDOW FLASHING GAL - 75mm x 38mm x 1800mm to be used over all new external windows and doors.

Damp Course

- 300mm damp course to be installed behind all internal and external corner stops.

Hardie groove VJ Ceiling Sheeting

- HARDIEGROOVE LINING 7.50mm x 1200mm x 2700mm to be used to line the ceiling in Pavillion between exposed roof rafters.

INTERNAL FIT OUT

Internal Doors - Paint Grade

- Supply new Hume Solicre doors to match existing for D07, D09, D16 & D11
- Reuse existing guest bedroom doors for D13 to new bedroom 4

Door Framing Timber

- DPR MOULDING FJ PINE PRIMED & UNTREATED 18mm - 116 x 18 x 5.4m for new internal door frames.

Architraves

- All new internal and external doors and window Architraves to match existing.

Skirting

- Plinth blocks to be installed on all new and existing internal & external door architraves.
- New skirting to entire ground floor to be Conlonial Type G 140x19 (excluding Garage)

Door Stops

- DAR MOULDING FJ PINE UNTREATED 11mm - 30 x 11 x 5.4m for all new internal doors

Door Hardware

All door handles, hinges, stops and catches to match existing if possible.

****NOTE**** If existing products are no longer available we will let the client know what options they have to chose from to make a new selection. In this situation, if the client makes a selection that is so different that all handles need to be updated. Then a variation will accrue.

Internal Feature Wall Cladding

Supply 90 x 45 dressed Spotted Gum for feature screening in foyer area

TIMBER FLOORING**Tongue & Groove Flooring - Supply****\$37,659.60**

Quantity	1	Unit price: \$37,659.60
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Supply and install 180 x 15 Select Grade Spotted Gum to the following areas -
 - Lower Floor: Kitchen including WIP, Dining, Pavillion, Sitting/Music Room, Bed 4 including WIR, Study and Foyer/Hall

Includes

- Supply of 180x14 Spotted Gum T&G flooring.
- Supply of 12mm ply and plastic membrane.
- Installation over ply on concrete with T&G being secret nailed and glued.
- Sand and polish with a 2 coat Classic Hard Wax Oil system.
- Home Warranty Insurance.
- Total height of flooring over concrete is 26mm.

This item is an allowance

TILES**Supply Internal****\$192.00**

Quantity	3.2	Unit price: \$60.00
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- Splashbacks BBQ area and kitchenette approximately 3.2sqm including waste.

This item is an allowance

Labour Internal**\$862.00**

Quantity	1	Unit price: \$862.00
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- Splashbacks BBQ area and kitchenette approximately 2.8sqm
- Use existing tiles (under stairs) to patch around Laundry cabinets once moved

This item is an allowance

Supply External

\$2,760.00

Quantity	40	Unit price: \$69.00
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- Supply Silver Travertine for entry Porch, new rear Terrace, includes skirting/ slab edge around terrace and bedroom 1 balcony.

This item is an allowance

Labour External

\$3,850.00

Quantity	35	Unit price: \$110.00
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- Lay Silver Travertine in French Pattern for entry Porch, new rear Terrace, includes skirting/ slab edge around terrace and bedroom 1 balcony.

This item is an allowance

Sealing Of Natural Stone Tiles

\$560.00

Quantity	35	Unit price: \$16.00
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- Clean and seal Silver Travertine once laid.

This item is an allowance

Waterproofing of Balcony / Decks

- New bedroom 1 balcony includes metal edge trim.

FEATURE STONE

Stone Supply Walling

\$519.20

Quantity	2.2	Unit price: \$236.00
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- Supply Sandstone Bricks from Sandstone Hub as a feature to the base of the rear column under the new bedroom 1 balcony.

This item is an allowance

Stone Labour Walling up to 3m

\$572.00

Quantity	2	Unit price: \$286.00
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- Labour to lay Sandstone Bricks as a feature to the base of the rear column under the new bedroom 1 balcony.

This item is an allowance

OTHER FLOORING

Garage Floor - Epoxy

\$1,548.00

Quantity

18

Unit price: \$86.00

- Standard range epoxy flake finish to be applied to the garage floor to match existing as close as possible. Includes grinding back 400-600mm of existing floor finish so area can be leveled.

This item is an allowance

PLUMBING

Plumbing

\$13,525.60

Quantity

1

Unit price: \$13,525.60

Plumbing works as follows -

- Drainage (sewer and stormwater) - 100mm piping (max 15 lengths 100mm pipe). Only allowed to do all

drainage works in one single day. No allowance for machine hire

Only allows for sewer works to kitchenette and pavilion and upgrade of pipe down that side

Stormwater connected back to existing not allowed for full-upgrade

- Swivel expansion joints for sewer (4)

- Roughin (hot and cold water piping) - All new piping in pex plastic piping, piping to new kitchenette and bbq sink only ~ Futoff - no supply of any PC items , futoff of kitchenette and bbq sink only

- Downpipes - allowed for 6 highset (90mm PVC)

- Downpipe connections - allowed for 6

- 6 downpipe expansion joints

- Relocation of existing gas bottles required for new window 16

CCTV INSPECTION OF EXISTING SEWER LINE

-CCTV Inspection of sewer before and after works

The fees for CCTV inspection of sewer are \$660 inc GST

(includes travel and first hour on site) and \$220/hr inc GST

thereafter. Our contractor has advised due to the location and age of services, a minimum of

3 hours should be allowed. This timeframe is indicative only and will

be determined on site. Based on the provided information, the

contractor will gain access from 72 Prince Edward Parade. If you have

the owners details, we can co-ordinate the inspection and access time with them.

Due to the proposed build over sewer, Unity Water will require the

CCTV inspections before and after construction, so please allow a minimum of \$1100 each time.

This item is an allowance

PLUMBING FIXTURES

Plumbing Fixtures

\$1,092.96

Quantity

1

Unit price: \$1,092.96

- Supply Franke Bell single undermount sink and Axis Pin lever mixer to kitchenette and Pavilion
- Supply Rainware Bribie outdoor wall shower

This item is an allowance

Supplier or Subcontractor Quote will appear here for allowances.

PLASTERING

Plastering

Supply, fix and finish plasterboard linings to renovated areas and extensions

Inclusions

- 10mm plasterboard linings to walls and ceilings
- 90mm cove cornice
- vaulted ceiling to Foyer
- high raked ceiling to Study

PAINTING

Painting

Prepare and paint internal and external areas specified below.

Internal painting

- Downstairs walls and ceilings (except existing garage walls, WIP, Bed 4 WIR and ensuite)
- Upstairs will be to Bed 1 and new void areas to be worked on only.

Exterior paint

- new extensions and areas to be worked on only.

ELECTRICAL

Electrical

\$15,208.60

Quantity

1

Unit price: \$15,208.60

Scope of works as per drawings -

- Electrical make safe and disconnect at the beginning of the project.
- All new apparatus to be added to existing circuits, assuming safety switches on all circuits.
- Demolition of 8x downlights, 1x single powerpoint, 1x double power point, 1x weatherproof double GPO and 1x TV point.
- Rewiring of cabling to suit new locations of light and power.
- 10x new double power points (Clipsal C2000 series)
- 3x Weatherproof GPOs.
- 25x LED downlights
- 4x LED Batten
- 1x Pendant light

- 6x new DC ceiling fans
- 6 x wall lights
- 4x LED light
- 4x exhaust fan
- 1x NBN connection & wifi point
- 5x data point
- 3x MATV point
- 6x Photoelectric interconnected smoke alarms.
- 1x Hardwired oven circuit
- Two-way switching
- Upgrade of mains to three-phase from green pillar (water side) to switchboard.
- Upgrade of mains from meter panel to sub-board in the house- location unknown
- Note - Access holes might need to be cut to upgrade switchboard.
- Power to new car turntable.
- Chasing of circuits into concrete slab work
- wiring and set up for electric louvres
- reconnect power to existing driveway gate

Exclusions:

- Items not outlined on colour coded drawings deciphering new and old electrical points. - - - - -
- Excavation/trenching for 3phase upgrade.
- Energex fees if required.

This item is an allowance

MECHANICAL SERVICES

Ducted Air-conditioning System

\$13,300.00

Quantity	1	Unit price: \$13,300.00
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Supply and install upgraded air conditioning unit and a split system as follows -

- Daikin FDYQN200 Inverter three-phase system with new ceiling registers to Music room
- Living/Void with Myair 5 & 8 Zones
- 1x Mitsubishi Split system MSZ-AP series split system

****NOTE****

The existing system is a 14kW Daikin ducted with six zones, by adding the extra ceiling or wall registers the system will need more zones and extra capacity, I would recommend upgrading to myair 5, so we can get more zones & have a far more efficient system by upgrading the system to a 20kW system

****NOTE****

To save money and work with the existing indoor and outdoor unit and reconfigure the zones and ducting to suit the additional rooms , the costs will be \$6490. However, D Pearce Constructions and Wahoo Air conditioning take no responsibility for poor performance or electrical usage.

This item is an allowance

RENDERING

Rendering Blockwork/Brickwork

- Rendering of new Brickwork for extension of garage.
- Rendering on north elevation where window 16 is being installed. Rendering will be from external rear corner across to expansion joint near downpipe and from the ground up to expansion joint at floor height.

ROOFING

Roofing

Roofing works, supply and install -

- Colorbond Custom Orb roof sheeting
- metal fascia and quad gutter
- parapet cap
- rainwater head
- roof battens
- Anticon insulation

All materials to match existing. No responsibility is taken by D Pearce Constructions for colour differences between new and old materials.

INSULATION

Supply and Install Wall Batts

- R2.5 wall batts to be installed to all new external walls areas.

Supply and Install Ceiling Batts

- R2.5 ceiling batts to be installed in the ceilings to all new roof areas only.

EXTERNAL BALUSTRADING & HANDRAILS

Decking Balustrading

\$1,498.20

Quantity	6.6	Unit price: \$227.00
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- Supply and install standard powder coated Aluminium Balustrading to new bedroom 1 balcony, approximately 65 x 20 top and bottom rail with 60 x 16 balusters.

This item is an allowance

EXTERNAL WINDOWS & DOORS

Windows - Aluminium

\$47,349.33

Quantity	1	Unit price: \$47,349.33
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- Supply windows and doors as per drawings BA08 and BA09
- Supply motorisation to windows as per drawings BA08 and BA09
- Reglaze all blades

This item is an allowance**Front Entry Door**

- Labour to remove the existing front door and store on site.
- Labour to reinstall existing front door in new door position.

Security Screens / Crimsafe**\$13,028.62**

Quantity	1	Unit price: \$13,028.62
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- Screens to windows and doors as per BA08 and BA09 drawings

This item is an allowance**Shutters****\$8,637.64**

Quantity	1	Unit price: \$8,637.64
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Supply and install Plantation shutters as follows -
Bed 1

- Sliding plantation shutter doors behind existing glass sliding doors facing east
- Fixed plantation shutters between bedroom and loungeroom void. See plans for size.
- Plantation shutters on north facing high window. Window size = 2400mm wide x 600mm high

Living

- lower windows plantation shutter

Bed 2 & upstairs main bathroom

- Plantation shutters to windows

****NOTE**** Subject to final site measure

This item is an allowance

Supplier or Subcontractor Quote will appear here for allowances.

GARAGE DOOR**Front Garage Door****\$1,238.00**

Quantity	1	Unit price: \$1,238.00
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- Labour to remove existing garage door and store onsite.
- Labour to reinstall existing garage door in new door opening includes a service of existing rollers and guides.

This item is an allowance**APPLIANCES**

Appliances - All		\$5,555.30
Quantity	1	Unit price: \$5,555.30
Supply appliances as follows: - Husky 118L single door outdoor bar fridge - Haier 126L bar fridge (kitchenette) - Westinghouse 30cm 2 zone induction cooktop (WHI323BC) - Baumatic 2cm ducted undermount rangehood (GUH52SD) - LG 25l Neochef Smart inverter microwave (MS2596OS) - Bar fridge		
This item is an allowance		

INTERNAL JOINERY

Joinery		\$32,868.00
Quantity	1	Unit price: \$32,868.00
Supply and install joinery to the following areas as per the attached drawings - - Kitchenette (\$4620) - Barbeque (\$2640) - Study with 20mm Stone (\$14080) - Music Room (\$4785) - Bed 4 Wall Bed & Linen (no mattress) (\$6325) - Laundry shift of cabinets (\$418) Note - no responsibility is taken if the existing joinery is poor quality and the integrity fails while trying to relocate Material notes on plans Stone Ambassador 20mm Essentials range used in this quote **NOTE** If you wish to delete cabinetry works from our proposal and proceed with Ikea products, D Pearce Constructions will not install Ikea products. Installation will need to be arranged by the owner after handover		
This item is an allowance		
Supplier or Subcontractor Quote will appear here for allowances.		

CLEANING

Cleaning of Windows
- Professional internal and external window clean prior to handover.
Final Builders Clean
- Professional builders clean at completion of all works. This is a builders clean only and includes the following; vacuuming, mopping, sweeping and wiping down of all surfaces.

SILICONE

Internal Silicone

- All skirtings to Timber floors, All Aluminium window frames to Timber jambs, Perimeter of all internal Joinery, both sides of Timber stair stringers to walls. All internal expansion joints and internal corners of all tiled areas.

External Silicone

- All expansion joints in brickwork, blockwork, tiles and external claddings, perimeter of all Aluminium window frames, any external Joinery if applicable.

PAYMENT TERMS AND CONDITIONS

Once your project has commenced, we invoice in stages as work is completed. These stages will be set out while signing the Contract.

SUMMARY

Allowances:\$265,509.05

Total: \$656,241.76

Price includes GST

This quote is valid until 28 Aug 2020

Payment Terms (days) 7

EXCLUSIONS

Items not included in quote:

- Plumbing Approval
- Certification Fees
- Temporary Toilet

No allowance has been made for a temporary site toilet to keep costs down. Existing downstairs toilet to be used during construction and clean at the end of the project.

- Carpet

Replacement of any existing carpet is not included.

All care will be taken to protect existing floor coverings, but due to the size of the project we cannot guarantee some damage will not occur.

- Blinds/ Curtains
- Driveway Gates
- Front Fence

- Side Fences
- Back Fences
- Privacy Screens
- Clothesline
- Letter Box
- Landscaping

CREATED ON: 7 AUGUST 2020