

70 Franklin Street – Adelaide - fitout:

Total costs including variations \$10,255,416.31 excluding GST

Breakdown as follows:

- (i) design and construction,
\$8,499,771.90 excluding GST
- (ii) furniture and equipment,
\$1,182,382.99 excluding GST
- (iii) project management, and
\$199,562.00 excluding GST
- (iv) all other (this includes IT cost & relocations)
\$373,699.42 excluding GST

Variations are detailed in the enclosed Variations Register

70 Franklin St - Post Practical Completion variations

Cost (Excl. GST) - incl. consultant fees	Description
\$1,140.00	Additional window film to interview and holding rooms for improved staff privacy from public accessed rooms
\$1,300.00	Touch up make good painting works to base building areas due to fitout works
\$3,867.20	70 x Anti-ligature hinges, re-hang compliance toilet door to correct orientation, cut electric strike to toilet door
\$154.00	Fit air grille to refuge toilet door due to HEPA filter location
\$3,015.26	Install door hold open devices to mail room doors, install bilock cylinders to patch & server room cabinets, SS guard to mail room corner
\$3,726.00	Brochure holder to ground floor
\$2,441.90	Supply and install two lights to basement store room
\$2,863.43	Supply and install solid core door and furniture to new basement storage area, including Bilock cylinder on DIBP profile
\$7,755.00	Qmatic relocation
\$209.00	Disconnect L4 Screamer to Blue Fire stair
\$11,807.00	Acoustic linings L5 Comms room
\$2,904.00	Asset store joinery
\$29,170.00	Glazed panels to informal breakout rooms
\$17,693.35	Compliance additional CCTV viewing monitors - Int/Holding rooms
\$21,203.27	New glazed wall to Level 5 training suite area
\$2,382.00	Supply and install new brush seals to Gnd auto entry doors
\$27,585.00	IA additional fees request due to extended construction program
\$2,208.25	Front door additional window film with logo and opening hours
-\$10,260.00	Credit for incorrect fabric colour to acoustic lounges
\$692.00	Plate on top of Basement storage gate
\$11,700.00	Additional mechanical relief system to ground floor
\$3,279.50	Additional signage to ground floor client service area for client direction
\$9,927.70	Mechanical ducting thru. fire pump room
\$156,763.86	Total variation costs including consultants fees

Spring Street fit-out cost summary:

Spring Street Fit-out Costs	Amount (Ex GST)
Total Cost of Refurbishment including variations	\$565,030.02
i) Design and Construction Total	\$214,198.60
ii) Furniture and Equipment (Included in Construction contract costs)	
iii) Project Management (includes design costs)	\$22,101.18
iv) All Other	\$328,730.24

Construction Contract Variations:

- V01 – Supply & install task chairs \$34,980
- V02 – New mechanical scope \$ 9,163
- V03 – After Hour Labour \$3,465
- V04 – additional electrical works \$8,461.20
- V05 – Glazing Film \$1,507

Project Management Variations

\$8,577.17