

Model Cost Plan

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| **Project Type** |
| Drive Thru Fit Out |

Document Prepared By :



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| **Model Cost Plan Drive Thru Fit Out**  **OVERALL FINANCIAL OUTLAY (excl. GST)**  **PROJECT COST** | **Model** |
| Shopfitter | $101,980.00 |
| Preliminaries | $29,000.00 |
| Builder's Clean | $4,720.00 |
| Electrical | $6,000.00 |
| Plumbing | $13,730.00 |
| Wall Tiling | $11,000.00 |
| Equipment, Fixtures & Furniture | $6,010.00 |
| Joinery | $31,520.00 |
| SBX Direct Procurement | $504,402.40 |
| Operation Equipment | $190,753.33 |
| Owner Furnished Equipment | $215,244.00 |
| Documentation | $90,025.07 |
| Building Permits | $8,380.00 |
|  | **DRIVE THRU TOTAL $606,382.40** |
| Construction Contingency (7%) | $7,138.60 |
|  | **DRIVE THRU TOTAL inc CONTINGENCY $613,521.00** |
| **NOTES & ASSUMPTIONS** |  |
| **Assumptions** |  |
| General Assumptions: |  |
| - Project based on QLD Metro Store Location |  |
| - Project based on works completed on day shifts |  |
| - Scope of Works based on recent fit-outs at Werribee, VIC |  |
| Lessor Works deemed to include: |  |
| - Provide Warm Shell and roadwork infrastructure |  |
| Construction Works deemed to include: |  |
| - Project based on works completed on day shifts |  |
| - Fit off of any additional electrical services to tables |  |
| - Fit off of plumbing services |  |
| - Installation of Wall Tiling to rear Bar area |  |
| - Final Builders Clean prior to handover and opening |  |
| - Supply and Install of Specified Joinery |  |
| - Installation of Starbucks Supplied Equipment, Furniture & Joinery |  |
| Starbucks Direct Costs based off Typical Drive Thru Fit Outs |  |
| 7% allowance for Contingency on Construction Costs |  |



Cost Summary 2/5 22/05/2020

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| **Model Cost Plan** |
| **Drive Thru Fit Out** |



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| **SCHEDULE OF RATE BREAK DOWN** | | | | |
| **DESCRIPTION** | **QTY** | **UNIT** | **RATE** | **TOTAL** |
| **STARBUCKS PC / SHOPFITTERS COST** | | | | |
| **Site Facilities** | | | | |
| **Preliminaries** | | | | |
| **Preliminaries based on a Construction Program of** | 2.0 | wk |  |  |
| Deemed to include for:  Safety Management Pack to cover OH&S Management System Necessary Insurances  Plant (Scissor Lifts required) Transport of Materials Bins/Waste Removal  Site Foreman & Labourer  Attendance at Start Up & Handover Site Visits  Specific access requirement due to site restrictions enforced by lessor Any OH&P/Margin  Co-ordination of all trades and manufacturing lead times to proposed fitout schedule  Co-ordination of all Starbucks direct supplied fixtures and joinery including delivery of items | 1.0 | item | $ 29,000.00 | $ 29,000.00 |
| **Total Preliminaries** | | | | **$ 29,000.00** |
| **Builder's Clean** | | | | |
| Progressive cleaning of all work faces and regular removal of all sundry rubbish & waste materials to  contractor provided bins | 1 | item | $ 800.00 | $ 800.00 |
| Final Clean prior to Handover | 80 | hr | $ 35.00 | $ 2,800.00 |
| Final Clean prior to Opening | 32 | hr | $ 35.00 | $ 1,120.00 |
| **Total Builder's Clean** | | | | **$ 4,720.00** |
| **Services** | | | | |
| **Electrical** | | | | |
| Ad-hoc Electrical services required during fit-out period | 1 | item | $ 6,000.00 | $ 6,000.00 |
| **Total Electrical** | | | | **$ 6,000.00** |
| **Plumbing** | | | | |
| **Front of House** | | | | |
| Install hand wash sink; In accordance with designers specification and manufacturers instructions | 1 | no | $ 450.00 | $ 450.00 |
| Install work sink; In accordance with designers specification and manufacturers instructions | 1 | no | $ 450.00 | $ 450.00 |
| Supply and Install Vegetable Tower Sprayer; In accordance with designers specification and  manufacturers instructions | 2 | no | $ 900.00 | $ 1,800.00 |
| Install Barista sink; In accordance with designers specification and manufacturers instructions | 2 | no | $ 450.00 | $ 900.00 |
| Install 14" Water tap as detailed on drawing A008; In accordance with designers specification and  manufacturers instructions | 2 | no | $ 450.00 | $ 900.00 |
| Supply and Install Faucet; In accordance with designers specification and manufacturers instructions | 2 | no | $ 390.00 | $ 780.00 |
| Supply and Install Insta-Hot Tap; In accordance with designers specification and manufacturers  instructions | 1 | no | $ 1,200.00 | $ 1,200.00 |
| Install Nitro; In accordance with designers specification and manufacturers instructions | 1 | item | $ 800.00 | $ 800.00 |
| Install Pitcher Rinser; In accordance with designers specification and manufacturers instructions | 3 | no | $ 450.00 | $ 1,350.00 |
| Supply and Install 1/4 Turn Cistern; In accordance with designers specification and manufacturers  instructions | 2 | no | $ 1,400.00 | $ 2,800.00 |
| Install Brew Sink; In accordance with designers specification and manufacturers instructions | 1 | no | $ 450.00 | $ 450.00 |
| Supply and Install Infra-red Flick Mixer; In accordance with designers specification and manufacturers  instructions | 1 | no | $ 1,400.00 | $ 1,400.00 |
| **Back of House** |  | | | |
| Installation of water filter; In accordance with designers specification and manufacturers instructions | 1 | no | $ 450.00 | $ 450.00 |
| **Total Plumbing** | | | | **$ 13,730.00** |
| **Construction Fit Out** | | | | |
| **Wall Tiling** | | | | |
| Installation of wall tiling required behind bar area | 100 | m2 | $ 110.00 | $ 11,000.00 |
| **Total Wall Tiling** | | | | **$ 11,000.00** |

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| **Equipment, Fixtures & Furniture** | | | | |
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| Installation of all equipment, fixtures & furniture supplied by Starbucks | 1 | item | $ 4,000.00 | $ 4,000.00 |
| Supply & Install Pinnacle 20KG Satin Chrome Plated Wall mounted Hook (5 Hook) | 1 | item | $ 50.00 | $ 50.00 |
| Supply & Install Ambient Pastry Case; 350H x 450W x 600D | 1 | item | $ 1,600.00 | $ 1,600.00 |
| Supply & Install Hafele Vent Grilles (571.70.706) to Kicker | 3 | no | $ 120.00 | $ 360.00 |
| **Total Equipment, Fixtures & Furniture** | | | | **$ 6,010.00** |
| **Joinery** | | | | |
| **Supply & Install Joinery** | | | | |
| Back Bar Shelves | 1 | item | $ 6,000.00 | $ 6,000.00 |
| Community Table | 2 | no | $ 6,000.00 | $ 12,000.00 |
| Merch Wall Unit | 1 | item | $ 10,000.00 | $ 10,000.00 |
| **Install Starbucks Supplied Joinery** | | | | |
| Install Bar | 1 | item | $ 2,500.00 | $ 2,500.00 |
| Install Merch Cube - Tall | 1 | item | $ 170.00 | $ 170.00 |
| Install Merch Basket | 1 | item | $ 170.00 | $ 170.00 |
| Install Back bar Menu Frames | 8 | no | $ 85.00 | $ 680.00 |
| **Total Joinery** | | | | **$ 31,520.00** |
| **Total Principal Contractors Work** | | | | **$ 101,980.00** |
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| **SBX DIRECT PROCUREMENT** | | | | |
| **Operation Equipment** | | | | |
| BOH Shelving + Money Boxes | 1 | item | $ 3,000.00 | $ 3,000.00 |
| iPad | 1 | item | $ 818.00 | $ 818.00 |
| Grinder | 1 | item | $ 5,645.00 | $ 5,645.00 |
| Safe | 1 | item | $ 13,000.00 | $ 13,000.00 |
| Brewer | 1 | item | $ 4,020.00 | $ 4,020.00 |
| Kinco Pastry Case - Claim 1 | 1 | item | $ 15,500.00 | $ 15,500.00 |
| Freight | 1 | item | $ 1,500.00 | $ 1,500.00 |
| Fire Extinguishers & Blankets | 1 | item | $ 1,000.00 | $ 1,000.00 |
| Ice Machine | 1 | item | $ 10,000.00 | $ 10,000.00 |
| Water Filter and RO supply and install (QLD only) | 1 | item | $ 6,278.41 | $ 6,278.41 |
| Dishwasher Supply & Installation ($467.00 Installation incl) | 1 | item | $ 6,837.00 | $ 6,837.00 |
| Scanner & Printer | 1 | item | $ 1,500.00 | $ 1,500.00 |
| Vaccum | 1 | item | $ 419.00 | $ 419.00 |
| 1st Aid Kit | 1 | item | $ 238.00 | $ 238.00 |
| Oven | 1 | item | $ 14,256.92 | $ 14,256.92 |
| NST Supply & Install | 1 | item | $ 3,114.00 | $ 3,114.00 |
| Nitro - Font, Compressor, Kegs | 1 | item | $ 9,375.00 | $ 9,375.00 |
| Task POS Supply & Install | 1 | item | $ 19,656.00 | $ 19,656.00 |
| Security System | 1 | item | $ 11,000.00 | $ 11,000.00 |
| Water Filter (NSW, VIC) | 1 | item | $ 1,000.00 | $ 1,000.00 |
| Bi-Locks | 1 | item | $ 2,000.00 | $ 2,000.00 |
| Blenders | 1 | item | $ 5,246.00 | $ 5,246.00 |
| Mastrena coffee machine | 1 | item | $ 31,000.00 | $ 31,000.00 |
| Coffee Machine: Setup, Pre Installation, Plug Connection & Installation | 1 | item | $ 2,000.00 | $ 2,000.00 |
| Vacuum | 1 | item | $ 350.00 | $ 350.00 |
| Fridges | 1 | item | $ 18,000.00 | $ 18,000.00 |
| Nitro - CO2 Monitors - Supply and Installation | 1 | item | $ 4,000.00 | $ 4,000.00 |
| **Total Operation Equipment** | | | | **$ 190,753.33** |
| **Owner Furnished Equipment** | | | | |
| Casework Bar (Federal Furniture) | 1 | item | $ 32,000.00 | $ 32,000.00 |
| Handling Fees | 1 | item | $ 2,500.00 | $ 2,500.00 |
| Furniture (SSI) | 1 | item | $ 35,000.00 | $ 35,000.00 |
| Handling Fees | 1 | item | $ 2,500.00 | $ 2,500.00 |
| Bunzl | 1 | item | $ 12,000.00 | $ 12,000.00 |
| Signage | 1 | item | $ 90,000.00 | $ 90,000.00 |
| Artwork | 1 | item | $ 7,000.00 | $ 7,000.00 |
| Tile Supply | 1 | item | $ 3,000.00 | $ 3,000.00 |
| Lighting Supply | 1 | item | $ 3,000.00 | $ 3,000.00 |
| Loop System | 1 | item | $ 28,244.00 | $ 28,244.00 |
| **Total Owner Furnished Equipment** | | | | **$ 215,244.00** |
| **Documentation** | | | | |
| Starbucks Design Fees | 1 | item | $ 46,000.00 | $ 46,000.00 |
| Starbucks Project Manger Fee | 1 | item | $ 20,000.00 | $ 20,000.00 |
| Architectural Drafting Cost | 1 | item | $ 10,000.00 | $ 10,000.00 |
| QS Fee | 1 | item | $ 14,025.07 | $ 14,025.07 |
| **Total Documentation** | | | | **$ 90,025.07** |

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| **Permits** | | | | |
| Building License | 1 | item | $ 2,700.00 | $ 2,700.00 |
| Food license | 1 | item | $ 1,000.00 | $ 1,000.00 |
| Trade Waste | 1 | item | $ 1,200.00 | $ 1,200.00 |
| Q Leave: 0.525% of works | 1 | item | $ 1,000.00 | $ 1,000.00 |
| Aqualogical Plumbing & Hydraulics | 1 | item | $ 1,200.00 | $ 1,200.00 |
| Plumbing Inspection Fee | 1 | item | $ 800.00 | $ 800.00 |
| Nitro - Hazard report for Nitro gas cilinder storage - Agreed fixed price | 1 | item | $ 480.00 | $ 480.00 |
| **Total Permits** | | | | **$ 8,380.00** |
| **Total SBX Direct Procurement Cost** | | | | **$ 504,402.40** |
|  | | | | |
| **CONTINGENCY** | | | | |
| Construction Contingency 7 | | % | $ 101,980.00 | $ 7,138.60 |
| **Total Contingency** | | | | **$ 7,138.60** |

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| **Total Project Cost** | **$ 613,521.00** |