

APC 2016 OFFICE AND RETAIL SAMPLE
COST PLAN NO. 1

D. OUTLINE SPECIFICATION AND ASSUMPTIONS

This Cost Plan has been prepared based on the following specifications and assumptions:-

Site Investigation Works

1. Budget allowance based on Awarded Contract Sum.

Demolition and Hoarding Works

2. Budget allowance for demolition and hoarding works based on lowest Tender Sum.

Bored piles, pile caps and substructure

3. Bored piles average 35m deep shall be adopted.
4. Pile caps, ground beams and slabs shall be provided.

Basement Enclosure

5. Pipe pile walls; 219mm diameter; average 17m deep shall be provided.
6. Grout curtain average 17m deep shall be provided.
7. Steel strutting and planking shall be provided.
8. 400mm Thick RC screen wall shall be provided.
9. Waterproofing to basement slab and screen wall shall be provided.
10. Wearing slab and drainage layer shall be provided to basement carpark.

Frame and slab

11. Structure shall be reinforced in-situ concrete framed structure of beams, slabs and walls/columns with the following design parameter:-

- Reinforced Concrete	0.6 m ³ /m ² CFA for podium and tower
	0.5 m ³ /m ² CFA for basement

(assume concrete grade of basement is 80% grade 45, 10% grade 60, 10% grade 90, whereas concrete grade of podium and tower is 70% grade 45, 15% grade 60, 15% grade 90)

- Reinforcement	300 kg/m ³ concrete (250 kg/m ³ concrete for basement)
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12. 3m thick Transfer plate shall be provided. Assume rebar ratio of transfer plate is 300kg/m³.

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D. OUTLINE SPECIFICATION AND ASSUMPTIONS (Cont'd)

Internal Walls

13. Internal walls shall be 100 or 225mm thick concrete block wall and 100 or 180mm thick reinforced concrete walls as appropriated.
14. Proprietary toilet cubicles shall be provided.

Curtain Walls and glazed screen

15. Curtain walls system shall be provided to façade of the office floors, (P.C. \$5,500/m² supply and install).
16. Extra cost of fins / features shall be allowed.
17. Glazed screen shall be provided to commercial façade other than those facing service lane.

External Wall Finishes

18. Ceramic tiles (P.C. \$ 150/m²) shall be provided to part of the façade at podium facing the service lane and parapet walls of carpark.

Roof Floor Finishes

19. Tower roof finishes shall be with precast concrete tile with waterproofing and insulation layer.
20. Podium roof finishes shall be quarry tiles with insulation.

Internal Finishings

21. Finishings shall be as scheduled in Appendix ' A ' hereinafter attached.

Built-in Furniture

22. Built-in furniture includes vanity counters and mirrors at washrooms and reception counter at entrance lobby.
23. Blinds to office tenants shall be provided.

Forming corridors

24. 4 nos of tenant shall be provided for office at 10-20/F and 22-30/F.

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MVAC

25. VAV air conditioning system with all secondary air ducts and final distribution ductworks at tenant areas shall be provided to the office areas.

Electrical

26. Budget allowance for electrical. However, all sub-circuits for tenant's area lighting panel are excluded from this Cost Plan.
27. Budget allowance for ELV.

Lifts and Escalators

28. Budget allowance of the following lifts and escalators shall be provided.

Commercial

- 2 No. of slim type escalators from GF to 1/F; 6.42m rise
2 No. of slim type escalators from 1F to 2/F; 4.24m rise

Office

- 1 No. of carpark lift (L11) from B/F to G/F
4 No. of passenger lifts from 1/F to 16/F (L1-L3)
4 No. of passenger lifts from 1/F, 2/F, 17/F to 30/F (L4-L8)
1 no. of service lift. (L9) from B/F to 30/F

Gondola

29. 2 No. of gondola system shall be provided for tower and
1 No. of gondola system for podium

Other E&M services

30. Other E&M services such as plumbing and disposal and fire services shall be provided.

Facade lighting

31. Budget allowance for facade lighting to office tower.

External and Landscaping Works

32. External works included underground drainage, utilities connections and external paving.
33. Budget allowance for landscape area at 3/F podium roof with planters of minimum 600mm thick for shrubs.

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BEAM Plus Requirements

34. Budget allowance for complying with the following BEAM Plus requirements based on XXX's Initial Gaps Analysis Report dated 6th August 2013:

Preliminaries

35. This Cost Plan has included an allowance at 17% of the basic construction cost for Preliminaries.

Contingencies

36. This Cost Plan has included an allowance at 10% of the construction cost of the Works for contingencies.

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Appendix 'A'

D. OUTLINE SPECIFICATION AND ASSUMPTIONS (CONT'D)

Schedule of Internal Finishes			
	Floor	Wall	Ceiling
CARPARK			
Carparking / Driveway	Proprietary epoxy flooring with line markings	Spray/roll on acrylic paint on c/s render	Emulsion paint on primer on concrete / Metal suspended ceiling along driveway portion
Ramp	Ditto and with anti-skid texture	Spray/roll on acrylic paint on c/s render	Metal suspended ceiling
RETAIL			
Lift lobby	Granite slab (P.C. \$2,000/m2)	Granite slab (P.C. \$2,000/m2)	Metal suspended ceiling
Toilets	Granite slab (P.C. \$1,200/m2)	Granite slab (P.C. \$1,200/m2)	Metal suspended ceiling
Kitchen	Homogeneous tiles (P.C. \$350/m2)	Homogeneous tiles (P.C. \$350/m2)	Plaster and paint
Service lift lobby	Homogeneous tiles (P.C. \$250/m2)	Homogeneous tiles (P.C. \$250/m2)	Promat suspended ceiling
Shops/ post office/ restaurant	Cement and sand screeds	Nil	Nil
Store room	Cement and sand screeds with anti-mould epoxy coating	Plaster and paint	Plaster and paint
Plant room	Cement and sand screeds with anti-mould epoxy coating	Emulsion paint on cement lime plaster	Emulsion paint on cement lime plaster
Escape Stair/Smoke Lobby	Cement sand screed with nosing tiles	Emulsion paint on cement lime plaster with 100mm high cement sand skirting	Plaster and paint with promat ceiling for exposed services
Post office	Allow for fitting out	Allow for fitting out	Allow for fitting out

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Appendix 'A'

D. OUTLINE SPECIFICATION AND ASSUMPTIONS (CONT'D)

Schedule of Internal Finishes (Cont'd)			
	Floor	Wall	Ceiling
OFFICE			
Office main lobby	Granite slab (P.C. \$2,000/m2)	Granite slab (P.C. \$2,000/m2)	Metal suspended ceiling
Typical lift lobby	Granite slab (P.C. \$1,500/m2)	Reconstituted granite tiles (P.C. \$500/m2)	Metal suspended ceiling
Toilets	Granite slab (P.C. \$1,200/m2)	Granite slab (P.C. \$1,200/m2)	Metal suspended ceiling
Corridor at 21F	Carpet	Wall paper	Metal suspended ceiling
Tenant area	Raised floor without carpet (with anti-dust paint on concrete slab)	Plaster and paint	Metal suspended ceiling
Service lift lobby	Homogeneous tiles (P.C. \$250/m2)	Homogeneous tiles (P.C. \$250/m2)	Promat suspended ceiling
Lift machine room	Waterproof c/s screed float finish with non-metallic hardener and dust sealer	Emulsion paint on cement lime plaster	Emulsion paint on cement lime plaster
Water tank	White glazed tiles	White glazed tiles	Acrylic masonry paint on premier
Escape Stair/Smoke Lobby	Cement sand screed with nosing tiles	Emulsion paint on cement lime plaster with 100mm high cement sand skirting	Plaster and paint with promat ceiling for exposed services
Plant room	Epoxy-resin waterproof paint with hardener on waterproof c/s screed	Emulsion paint on cement lime plaster	Emulsion paint on cement lime plaster
Corridor at E&M floor	Cement and sand screeds	Plaster and paint	Plaster and paint