

TENDER COMPARISON FORM				SP3840	
				51-53 THE CRESCENT	
				MANLY	
Aug-20					
ITEM	DESCRIPTION	FBS	DUK	CBC	RBC
	Fixed Costs				
1	Site establishment & access	\$ 781,537.00	\$ 330,000.00	\$ 416,918.08	\$ 340,100.00
2	Nominated balcony works	\$ 407,328.00	\$ 616,000.00	\$ 507,663.02	\$ 485,000.00
3	Nominated cavity flashings	\$ 93,808.00	\$ 110,000.00	\$ 80,225.15	\$ 148,720.00
4	Wall ties (entire building)	\$ 18,000.00	\$ 33,000.00	\$ 21,240.00	\$ 25,000.00
5	Expansion joints	\$ 26,300.00	\$ 35,200.00	\$ 22,308.00	\$ 14,300.00
6.1	Stripping of coatings	\$ 59,400.00	\$ 66,000.00	\$ 66,000.00	\$ 90,000.00
6.2	Concrete Spalling	\$ 66,000.00	\$ 120,000.00	\$ 82,500.00	\$ 99,000.00
7	Coatings	\$ 140,672.00	\$ 187,000.00	\$ 158,245.00	\$ 159,000.00
8	General external coatings	\$ 73,837.00	\$ 22,000.00	\$ 112,214.46	\$ 84,500.00
9	Clean up	\$ 1,980.00	\$ 10,000.00	\$ 7,150.00	\$ 6,500.00
	Total fixed costs	\$ 1,668,862.00	\$ 1,529,200.00	\$ 1,474,463.71	\$ 1,452,120.00
	Home Building Compensation Fund Insurance (HBCFI)	\$ 43,010.00	\$ 60,000.00	\$ 46,500.53	
	(based on 39 units)				
	Rates				
6.1	Stripping coatings (per sq m)	\$ 198.00	\$ 220.00	\$ 220.00	\$ 300.00
6.2	Concrete spalling - normal	\$ 44.00	\$ 80.00	\$ 55.00	\$ 66.00
	Concrete spalling - overhead	\$ 65.00			
	Wall ties (per tie)	\$ 18.00	\$ 33.00	21.24	\$ 25.00
	Alternative Options				
10	A1. Concrete hob replacement (per door)	\$ 2,932.00	\$ 2,750.00	\$ 2,535.75	\$ 2,100.00
	A2. Sheet membrane (Small balcony)	\$ 1,350.00	\$ 3,750.00	\$ 1,981.98	\$ 1,500.00
	A2. Sheet membrane (Large Balcony)	\$ 2,930.00	\$ 5,500.00	\$ 4,624.62	\$ 2,500.00
	Small balcony	\$ 18,972.50	\$ 30,000.00	\$ 29,190.00	\$ 18,500.00
	Large Balcony	\$ 31,943.50	\$ 40,000.00	\$ 34,267.00	\$ 27,000.00
	Rates for Cost Plus Works if required	\$ 90.00	\$ 95.00	\$ 90.00	\$ 99.00
	Labour \$ per man hour including GST	18%	20%	20%	20%
	Contractor margin %				
	Lead time to commencement weeks	12	8	6	6
	Contract duration weeks	48	52	20	22