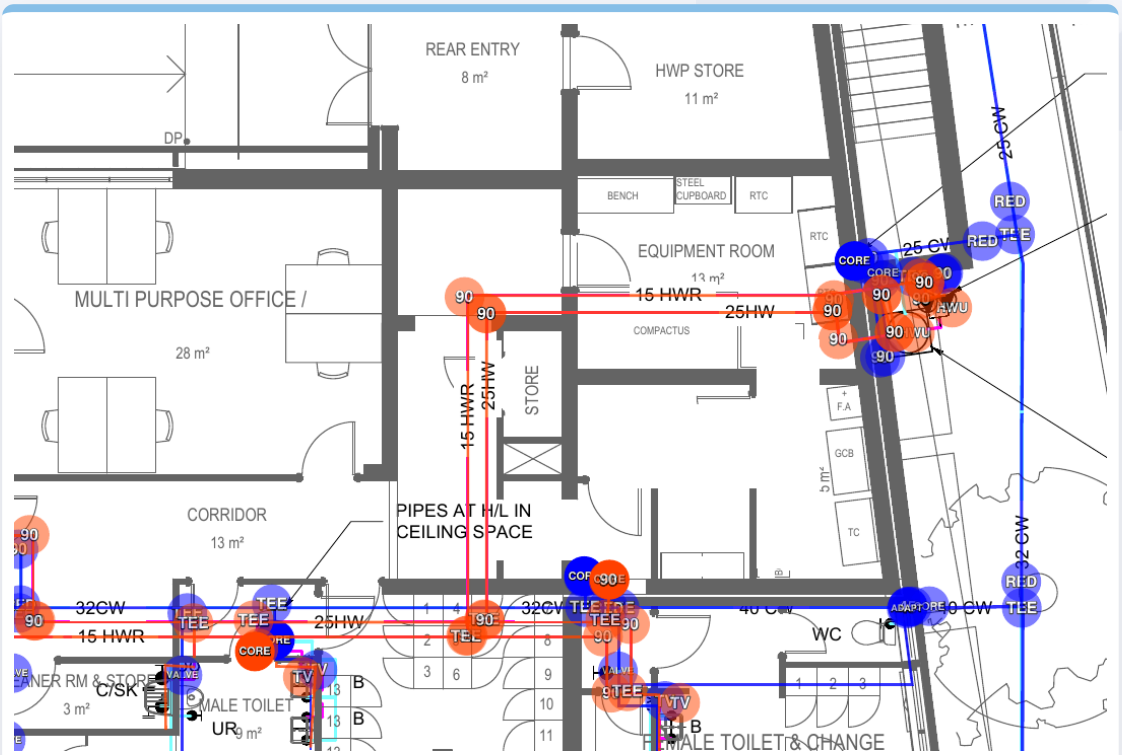
WRIGHT HYDRAULICS

ESTIMATING & PROJECT ADVISORY FOR
COMMERCIAL PLUMBING CONTRACTORS

SAMPLE TENDER PACKAGE

Hydraulic services estimate

Every Wright Hydraulics estimate lands as a complete, tender-ready package: the price and reports, a scope that protects it, a priced bill of quantities with collection sheets, a materials schedule and the marked-up drawings - in PDF, with the BOQ, cost breakdown and summary in Excel.



Water services take-off (detail) - every pipe run, tee, bend, valve, core hole and rough-in measured and counted on the consultant's drawing.

964
LABOUR HOURS BUILT UP

340+
TAKE-OFF MARK-UPS

273
PRICED BOQ LINES

192
MATERIALS SCHEDULED

Sample pages from a past Wright Hydraulics estimate. Project details and figures have been changed for client confidentiality.

SAMPLE TENDER PACKAGE

What you'll receive

Five documents and one Excel workbook - all reconciling back to the same price

DOCUMENT 01

Tender Summary & Reports

Your price on one page - collection by service, the commercial build-up and optional items - followed by the reports: cost by service, work phase and category, labour, resources, excavation and passive fire.

PDF · Summary also in Excel

DOCUMENT 02

Scope of Works & Tender Queries

Inclusions, exclusions, allowances and qualifications that protect the price, plus the tender queries (RFIs) ready to send to the builders - each with the assumption priced if it isn't answered - plus brief scope notes on the main items.

PDF

DOCUMENT 03

Bill of Quantities

Every priced line by service, drawing and room or zone, with a collection sheet carrying each drawing and service total to the summary. The cost breakdown splits every line into labour hours, labour, plant and materials.

PDF + Excel

DOCUMENT 04

Materials Schedule

Every component in the scope with its quantity - including the fittings inside assemblies - ready to send for supplier quotes and to order from if you win.

PDF + Excel

DOCUMENT 05

Take-off Drawings & Register

The consultant's drawings with the mark-ups and legend on every sheet, and the register of which drawings and revisions the price is based on.

PDF

EXCEL WORKBOOK

Summary, BOQ, Materials & Resources

One workbook, five sheets: summary and collection, BOQ, cost breakdown, materials schedule and resources schedule. Values only, with filters to search any material or resource.

XLSX

Where to find it

Asked for	Where it is in the package
Collection sheets	Doc 01 summary (collection by service) and Doc 03 collection sheet (each drawing / section total carried to the summary)
BOQ	Doc 03 Bill of Quantities - item numbered, with qty, unit, rate and amount on every line; PDF and Excel
Materials	Doc 04 Materials Schedule - every component and quantity, including fittings inside assemblies; PDF and Excel
Labour	Doc 03 Cost Breakdown (hours on every line) and the Doc 01 Labour and Resources reports (hours by trade, crew days, plant hire); Resources sheet in Excel
Inclusions & exclusions	Doc 02 Scope of Works
RFIs	Doc 02 Tender Queries - numbered, with the drawing reference and the assumption priced if unanswered
Scope notes	Doc 02 - a general note on what the main BOQ items cover
If you win it	The tender turned into a working budget and claim schedule from the same quantities - page 14

Priced on your numbers

Your labour rates and supplier price files are loaded before pricing, so the rates are yours, not a benchmark. Escalation, margin and contingency are shown openly on the summary and can be changed before issue.

1 business day
FEE PROPOSAL TURNAROUND

1 - 3 days
TYPICAL ESTIMATING TIME PER PROJECT

PDF + Excel
VALUES ONLY, READY TO USE

1 call
RUN-THROUGH OF THE PACKAGE BEFORE CLOSE

Tender Summary

The price on one page - then the reports behind it

Tender Summary

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Site: 12 Sample Street, Sampletown NSW | Priced on: hydraulic H001-H021 Rev B, architectural C202 / C203 Rev 17 (see Drawing Register)

1. SUMMARY BY SERVICE (COLLECTION)

Service	Cost $	Sell $ ex GST
Preliminaries	$19,785.06	$23,207.88
Isolation & Disconnection	$1,896.60	$2,224.71
Sewer Drainage	$56,453.13	$66,219.61
Sanitary Plumbing	$15,175.23	$17,800.45
Stormwater Plumbing	$3,552.42	$4,166.96
Cold Water Service	$28,602.94	$33,551.31
Hot Water Service	$21,162.92	$24,824.36
Installation of Fixtures & Tapware	$10,683.29	$12,531.51
of which: management & supervision		*$14,450.40*
Total before contingency	**$157,311.59**	**$184,526.79**

2. COMMERCIAL BUILD-UP

Direct cost		$127,965.46
Overhead on labour		$29,346.13
Cost base		**$157,311.59**
Escalation	2.0%	$3,146.23
Margin	15.0%	$24,068.97
Price before contingency		**$184,526.79**
Contingency	4.0%	$7,381.07
TENDER TOTAL ex GST		**$191,907.86**
GST	10.0%	$19,190.79
TENDER TOTAL inc GST		**$211,098.65**

3. OPTIONAL ITEMS - NOT IN THE TENDER TOTAL

Item	Package	Sell $ ex GST
O1 Bin Enclosure - Cold Water Service	Optional	$2,494.34
O2 Bin Enclosure - Sewer Drainage	Optional	$2,232.23
Total optional items		**$4,726.57**

$191,907.86

Tender total ex GST - carried straight into your submission, with optional items priced separately so you can offer them as alternatives.

The reports follow the summary in the same document (pages 4 - 6). Every figure reconciles to this page.

Estimate Reports - Cost

The same price cut by service and by work phase

Estimate Reports - Cost by Service

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Service	Materials $	Labour $	Plant $	Cost $	Sell $	Labour hrs	Crew days	Cost split
Preliminaries	$5,073	$14,146	$566	$19,785	$23,208	113.5	7.1	
Isolation & Disconnection	$435	$1,462	-	$1,897	$2,225	14.0	0.9	
Sewer Drainage	$18,069	$35,289	$3,095	$56,453	$66,220	338.0	21.1	
Sanitary Plumbing	$5,814	$9,362	-	$15,175	$17,800	89.7	5.6	
Stormwater Plumbing	$871	$2,681	-	$3,552	$4,167	25.7	1.6	
Cold Water Service	$8,912	$19,120	$570	$28,603	$33,551	183.2	11.4	
Hot Water Service	$10,620	$10,543	-	$21,163	$24,824	101.0	6.3	
Installation of Fixtures & Tapware	$374	$10,310	-	$10,683	$12,532	98.8	6.2	
Total	**$50,169**	**$102,912**	**$4,230**	**$157,312**	**$184,527**	**963.8**	**60.2**	

Materials Labour Plant

SELL BY SERVICE

Sewer Drainage	$66,220
Cold Water Service	$33,551
Hot Water Service	$24,824
Preliminaries	$23,208
Sanitary Plumbing	$17,800
Installation of Fixtures & Tapware	$12,532
Stormwater Plumbing	$4,167
Isolation & Disconnection	$2,225

Estimate Reports - Cost by Work Phase

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Work phase	Cost $	Sell $	Labour hrs	Crew days	% of cost	Cost split
Preliminaries	$19,785	$23,208	113.5	7.1	12.6%	
In-Ground Drainage	$48,940	$57,407	322.8	20.2	31.1%	
Above-Ground Drainage	$18,728	$21,968	115.4	7.2	11.9%	
In-Ground Pressure	$6,940	$8,141	48.6	3.0	4.4%	
Above-Ground Pressure	$17,509	$20,538	103.5	6.5	11.1%	
Rough-In	$17,288	$20,279	119.4	7.5	11.0%	
Fit-Out	$8,178	$9,592	74.8	4.7	5.2%	
Penetrations	$8,410	$9,865	18.9	1.2	5.3%	
Major Plant	$6,409	$7,518	5.0	0.3	4.1%	
Disconnections	$1,897	$2,225	14.0	0.9	1.2%	
Commissioning & Miscellaneous	$3,228	$3,786	28.0	1.8	2.1%	
Total	**$157,312**	**$184,527**	**963.8**	**60.2**	**100.0%**	

Materials Labour Plant Lump sum

Labour includes labour overhead. Crew days at a 2-person crew, 8 hours a day. Lump sum = as-builts and other single-price items.

Estimate Reports - Labour & Resources

Hours, crew, plant and subcontract - ready to programme the job and book hire

Estimate Reports - Labour and Resources Schedule

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

LABOUR BY TRADE

Trade	Hours	Days (8 h)	% of hours
Project Manager	24.0	3.0	2.5%
Site Supervisor	72.0	9.0	7.5%
Plumber	612.0	76.5	63.5%
Labourer	198.0	24.8	20.5%
Plant Operator	57.8	7.2	6.0%
Total	**963.8**	**120.5**	**100.0%**

CREW AND DURATION BY WORK PHASE

Work phase	Hours	Crew	Working days
Preliminaries	113.5	1	14.2
In-Ground Drainage	322.8	3	13.5
Above-Ground Drainage	115.4	2	7.2
In-Ground Pressure	48.6	2	3.0
Above-Ground Pressure	103.5	2	6.5
Rough-In	119.4	2	7.5
Fit-Out	74.8	2	4.7
Penetrations	18.9	2	1.2
Major Plant	5.0	2	0.3
Disconnections	14.0	2	0.9
Commissioning & Miscellaneous	28.0	1	3.5

PLANT HIRE

Plant	Used for	Machine hrs	Days (8 h)
1.7 t excavator	Tight access and external trenching	66.0	8.2
5 t excavator	External main runs and connection	54.0	6.8
Electric ring saw + vacuum	Internal saw cutting (no exhaust or extraction needed)	6.4	0.8
CCTV drainage camera	Sewer drainage CCTV survey	8.0	1.0
Machine float	Excavator delivery and pick-up	2 trips	-

SUBCONTRACT PACKAGES

Package	Qty	Unit	Scope
Core drilling	48	ea	5 sizes, vertical and horizontal
Concrete saw cutting	59	lm	Trench saw cut through existing slab
Concrete scanning	1	item	Slab scan before coring and saw cutting
CCTV of sewer drainage	1	item	Survey and report on new drainage
As-built / WAE drawings	1	item	Work-as-executed drawings for handover

WORKING DAYS BY PHASE (INDICATIVE, PHASES IN SEQUENCE AT THE CREW SIZES SHOWN)



About 62 working days if every phase ran one after the other - overlap phases to shorten the programme.

Estimate Reports - Category & Site Works

Where the cost sits by type of work, what's in the ground and what goes through the slab

Estimate Reports - Cost by Category

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Category	Cost $	Labour hrs	% of cost
Pipe & Fittings	$63,934	423.6	40.6%
Excavation & Backfill	$33,203	223.5	21.1%
Miscellaneous	$24,190	191.3	15.4%
Saw-Cutting	$5,345	6.4	3.4%
Core Holes	$5,072	21.3	3.2%
Pumps	$4,341	2.0	2.8%
Valves	$4,185	22.1	2.7%
As-Builts	$3,829	0.0	2.4%
Testing & Commissioning	$3,645	32.0	2.3%
Thermal Insulation	$2,325	14.2	1.5%
Hot Water Plant	$2,068	3.0	1.3%
Retro-Fit Fire Collars	$2,005	9.9	1.3%
Acoustic Insulation	$1,890	8.5	1.2%
Authority Approvals & Fees	$652	0.0	0.4%
Investigation	$626	6.0	0.4%
Total	**$157,312**	**963.8**	**100.0%**

Excavation Summary

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Item	Quantity / status
Trench excavation - general, to 1.5 m	3.0 m³
Trench excavation - internals	4.7 m³
Hand excavation - tree protection zone	approx. 1 week, crew of 3
Spoil (bank)	28.0 m³
Spoil handling on site (stockpile / move)	$4,946
Imported bedding and fill	32.2 m³ - $1,257 delivery
Cartage and tipping	Not selected - excluded
Shoring hire	Not selected - not required

Cartage and shoring show as not selected rather than disappearing, so you can see they were considered.

Passive Fire Summary

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Core holes	Qty	Unit
50Ø x 200mm Deep Core Vertical	7	ea
65Ø x 200mm Deep Core Vertical	8	ea
125Ø x 200mm Deep Core Vertical	12	ea
50Ø x 200mm Deep Core Horizontal	4	ea
125Ø x 200mm Deep Core Horizontal	17	ea
Total core holes	**48**	

Passive fire	Qty	Unit
50Ø Retrofit Fire Collar	8	ea
100Ø Retrofit Fire Collar	6	ea
100Ø Retrofit Floor Waste Fire Collar	6	ea
20Ø Water Pipe Through Slab - Fire Wrap, Mastic & SS Ties	7	ea
Total passive fire items	**27**	

Per-zone, per-level and per-building reports print when a job uses them. The figures here are cost (before escalation and margin).

Scope of Works

Inclusions, exclusions, allowances and qualifications - written to protect the price

Scope of Works

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

BASIS OF ESTIMATE

Hydraulic drawings H001 - H021 Rev B and architectural C202 / C203 Rev 17, as listed on the Drawing Register. Quantities from take-off of those drawings. Prices exclude GST.

SERVICES IN THIS TENDER

Preliminaries, Isolation & Disconnection, Sewer Drainage, Sanitary Plumbing, Stormwater Plumbing, Cold Water Service, Hot Water Service, Installation of Fixtures & Tapware.

INCLUSIONS

- Sanitary drainage (in-ground) in uPVC DWV from the fixtures to the connection points shown, including trench excavation, bedding, overlay, backfill and compaction.
- Sanitary plumbing (above ground) in uPVC DWV, including stacks, vents and roof penetrations as shown.
- Acoustic insulation to suspended drainage over habitable rooms. Downpipes are not lagged.
- Downpipes in uPVC DWV from the roof and awning outlets to the stormwater connection point at ground level.
- Cold water in copper above ground and PE below ground, including the backflow prevention (RPZD) and isolation valves shown.
- Supply and installation of the hot water heater and circulating pumps shown; hot water pipework in copper, lagged 25 mm closed-cell.
- Water rough-ins to fixtures in PE-X; floor wastes and an isolation valve to each fixture.
- Installation of sanitary fixtures, tapware, boiling / chilled water units and in-wall cisterns (supply by others).
- Noggins, clipping, brackets and fixings for the hydraulic services.
- Core holes and passive fire protection to hydraulic penetrations, including retrofit fire collars.
- Investigation, isolation and make safe of existing services; connection to the existing sewer and water.
- Plumbing inspections, testing, commissioning, compliance certificates, CCTV of new sewer and as-built drawings.

EXCLUSIONS

- Slab scanning before core drilling or saw cutting.
- Civil and in-ground stormwater drainage; subsoil drainage.
- Gutters, box gutters, sumps, rainwater heads and other roofing works.
- Supply of sanitary fixtures, tapware, boiling / chilled water units and in-wall cisterns.
- Electrical connection of the hot water heater, pumps and appliances.
- Traffic control; road opening and occupancy permits.
- Water authority and council applications, fees, bonds and charges.
- Arborist works and tree protection interface works.
- Rock excavation (schedule rate available on request).
- Builder's works: concrete reinstatement, making good, access panels, painting, hoisting and scaffold.
- After-hours, out-of-sequence or re-mobilisation work beyond the programme allowed.
- GST (shown separately).

ALLOWANCES IN THIS PRICE

Trench excavation	approx. 75 m³ (bank measure)
Saw cutting	approx. 59 lm, electric ring saw internally
Hand excavation	tree protection zone - approx. 1 week, crew of 3
Penetrations	48 core holes, 27 passive fire items
Inspections and testing	5 inspections, 24 hours

ASSUMPTIONS

- Excavation in dry clay / soil, not rock, with clear machine access; hand excavation where machines can't reach.
- Penetrations through existing suspended slabs by core hole with a retrofit fire collar.
- Continuous work in the programme allowed; clear, safe access to the work areas.

QUALIFICATIONS

- Quantities are measured from the listed drawings; diagrammatic layouts are measured as drawn.
- Fixtures and connections are allowed to the architectural layout (C202 / C203 Rev 17). Where the hydraulic drawings show a superseded layout, redesign to suit is a variation.
- Fire collar products are subject to acceptance by the fire engineer / certifier.
- Hot water plant is priced as electric storage with a circulating pump set as drawn; the heat pump option in the specification is not included.

Plain wording, written for the builder to read. Exclusions are stated plainly; allowances are in numbers so any overrun is a clear variation.

Tender Queries (RFIs)

Raised during the measure - ready for you to send to the builders

Tender Queries 01

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026 | Issued 16/11/2026

Documents reviewed: hydraulic H001 - H021 Rev B, architectural C102 - C504 Rev 16 / 17, hydraulic specification. Each query says what the estimate assumes if there's no answer before close.

#	Reference	Query	Assumption priced if not answered	Impact
1	H010 / H011, arch C202 / C203	**Amenity layout.** The hydraulic drawings show a superseded amenity layout - 4 showers on the ground floor against 2 on the architectural, and 4 urinals on level 1 against 2. Please issue updated hydraulic layouts.	Priced to the architectural layout (C202 / C203 Rev 17). Hydraulic redesign to suit is a variation.	Cost
2	Arch C202	**Unscheduled fixtures.** An accessible basin and three wash-down hose taps are shown but not on the fixture schedule. Confirm type and supply responsibility.	Connections allowed; fixtures supplied by others.	Cost
3	H020, fixture schedule	**Boiling / chilled water unit.** The schedule model and the H020 note differ. Confirm the model and the number of outlets.	One unit, connection as scheduled.	Cost
4	Specification	**Floor waste grates.** Stainless grates are specified. Confirm whether the plumber supplies the grates or the tiler does.	Grates supplied and installed by the plumber; tiling by others.	Cost
5	Arch site plan	**Bin enclosure.** No services are shown to the bin enclosure on the hydraulic drawings. Are sewer and cold water required?	Priced as an option, not in the tender total.	Cost
6	H011 / H021	**Penetrations through the level 1 slab.** Confirm the method and who arranges slab scanning.	Core holes with retrofit fire collars; scanning by others.	Cost + programme
7	H020 / H021	**Drawing numbering.** The title blocks and the drawing list disagree (H020 / H021 vs H021 / H022).	Priced on the title block numbers.	Document control
8	Arch landscape, arborist report	**Tree protection zone.** Confirm the hand-dig extent and whether arborist supervision is required during excavation.	Hand excavation for approx. 1 week, crew of 3. Arborist by others.	Cost + programme
9	H020, specification	**Hot water plant.** The drawings show electric storage with circulating pumps; the specification lists a heat pump and buffer tank. Which governs?	Priced as drawn (electric storage).	Cost

How the queries work

Queries are raised while the take-off is under way, not at the end, so the builders have time to answer before the tender closes. Answers that come back are priced in; anything unanswered stays as the stated assumption and is carried into the Scope of Works as a qualification.

Scope Notes - Main Items

A general note on what the main BOQ items cover

Scope of Works - Scope Notes

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

General notes only, for the items that carry most of a typical job. The BOQ line description, the Scope of Works and the qualifications govern.

Item	Generally covers
Pipe in trench (drainage)	Pipe and jointing, with trench excavation to the average depth, bedding, overlay, backfill and compaction. Bends and junctions are separate lines.
Pipe fixed to wall or soffit	Pipe and jointing with brackets and fixings. Fittings are separate lines.
Drainage assemblies (WC, basin, shower, sink, urinal)	Pipe, bends and junction from the main to the fixture point, including a slab penetration where it applies. Fixture connections are in the fit-out lines.
Risers / stacks	Pipe rising floor to floor, with the fittings, brackets and the floor penetration with its fire rating.
Water rough-in assemblies	Pipe and fittings from high level down to the outlet, with the outlet bracket and noggins. Hot and cold are separate lines.
Tempering valve rough-in	The valve with its isolation and check valves, hot and cold in and tempered water out to high level. Pipework beyond is measured per metre.
Core holes and fire collars	Core drilled to size through the slab. Fire collars are fixed and recorded for the passive fire register.
Backflow (RPZD) - full install & service	The valve set with isolation and strainer, installed and tested.
Hot water plant	The unit and its valve train installed and connected. Electrical connection by others.
Fixtures and tapware	Install only, with the fixture and its tapware as separate lines so each can be supplied separately.
Preliminaries	Management, supervision, establishment, inspections, CCTV and as-builts as their own lines.

Bill of Quantities

Every priced line - by service, drawing and room or zone

Bill of Quantities

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Item	Description	Qty	Unit	Rate $	Amount $
	1 Preliminaries - 3 Sewer Drainage on the previous pages				
4	**Sanitary Plumbing**				
4.1	**H011 - First Floor Drainage Layout**				
	L1 Male Toilet & Change Room				
4.1.1	100Ø Pipe Fixed to Wall or Soffit [PVC DWV]	21.00	m	[illegible]	[illegible]
4.1.2	65Ø Pipe Fixed to Wall or Soffit [PVC DWV]	6.00	m	[illegible]	[illegible]
4.1.3	50Ø Pipe Fixed to Wall or Soffit [PVC DWV]	3.00	m	[illegible]	[illegible]
4.1.4	100Ø Test Gate [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.5	100Ø Drainage Turn-Up Assembly [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.6	100Ø x 65Ø Reducer [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.7	100Ø x 90° Bend [PVC DWV]	3.00	ea	[illegible]	[illegible]
4.1.8	100Ø x 45° Bend [PVC DWV]	4.00	ea	[illegible]	[illegible]
4.1.9	65Ø x 45° Bend [PVC DWV]	4.00	ea	[illegible]	[illegible]
4.1.10	WC Drainage Assembly [PVC DWV]	2.00	ea	[illegible]	[illegible]
4.1.11	Urinal Drainage Assembly [PVC DWV]	2.00	ea	[illegible]	[illegible]
4.1.12	Basin Drainage Connection (via Floor Waste) [PVC DWV]	3.00	ea	[illegible]	[illegible]
4.1.13	Floor Waste Gully (Tiled Floor) Drainage Assembly [PVC DWV]	3.00	ea	[illegible]	[illegible]
4.1.14	Shower Drainage (Tiled Floor) Connection (via Junction) [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.15	100Ø Acoustic Lagging	21.00	m	[illegible]	[illegible]
4.1.16	65Ø Acoustic Lagging	6.00	m	[illegible]	[illegible]
4.1.17	50Ø Acoustic Lagging	3.00	m	[illegible]	[illegible]
	L1 Female Toilet & Change Room				
4.1.18	100Ø Pipe Fixed to Wall or Soffit [PVC DWV]	14.00	m	[illegible]	[illegible]
4.1.19	65Ø Pipe Fixed to Wall or Soffit [PVC DWV]	1.00	m	[illegible]	[illegible]
4.1.20	50Ø Pipe Fixed to Wall or Soffit [PVC DWV]	2.00	m	[illegible]	[illegible]
4.1.21	100Ø Test Gate [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.22	100Ø Drainage Turn-Up Assembly [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.23	100Ø x 45° Bend [PVC DWV]	2.00	ea	[illegible]	[illegible]
4.1.24	100Ø x 90° Bend [PVC DWV]	4.00	ea	[illegible]	[illegible]
4.1.25	WC Drainage Assembly [PVC DWV]	2.00	ea	[illegible]	[illegible]
4.1.26	Basin Drainage Connection (via Floor Waste) [PVC DWV]	2.00	ea	[illegible]	[illegible]
4.1.27	Floor Waste Gully (Tiled Floor) Drainage Assembly [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.28	Shower Drainage (Tiled Floor) Connection (via Junction) [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.29	100Ø Acoustic Lagging	14.00	m	[illegible]	[illegible]
4.1.30	65Ø Acoustic Lagging	1.00	m	[illegible]	[illegible]
4.1.31	50Ø Acoustic Lagging	2.00	m	[illegible]	[illegible]
	L1 Tea Room				
4.1.32	65Ø Pipe Fixed to Wall or Soffit [PVC DWV]	3.00	m	[illegible]	[illegible]
4.1.33	100Ø Test Gate [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.34	100Ø x 90° Bend [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.35	100Ø x 65Ø Reducer [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.36	65Ø x 45° Bend [PVC DWV]	2.00	ea	[illegible]	[illegible]
4.1.37	Kitchen Sink Drainage Assembly [PVC DWV]	1.00	ea	[illegible]	[illegible]
4.1.38	65Ø Acoustic Lagging	3.00	m	[illegible]	[illegible]
4.2	**H012 - Roof Level Drainage Layout**				
4.2.1	100Ø Vent Cowl & Roof Penetration [PVC DWV]	2.00	ea	[illegible]	[illegible]
4.2.2	100Ø Pipe Fixed to Wall or Soffit [PVC DWV]	10.00	m	[illegible]	[illegible]
4.2.3	100Ø x 90° Bend [PVC DWV]	4.00	ea	[illegible]	[illegible]
	Subtotal - Sanitary Plumbing				**$17,800.45**
5	**Stormwater Plumbing**				
5.1	**H011 - First Floor Drainage Layout**				
5.1.1	100Ø Down Pipe - Internal (Through Slab, Cast-In Collar) [PVC DWV]	2.00	ea	[illegible]	[illegible]
5.1.2	150Ø Down Pipe - Internal (Through Slab, Cast-In Collar) [PVC DWV]	4.00	ea	[illegible]	[illegible]
5.2	**H012 - Roof Level Drainage Layout**				
5.2.1	100Ø Down Pipe - Internal (Through Slab, Cast-In Collar) [PVC DWV]	2.00	ea	[illegible]	[illegible]
5.2.2	150Ø Down Pipe - Internal (Through Slab, Cast-In Collar) [PVC DWV]	4.00	ea	[illegible]	[illegible]
	Subtotal - Stormwater Plumbing				**$4,166.96**

Line rates and amounts are blurred in this sample - your BOQ shows every line priced. 6 Cold Water Service onwards continues on the next pages.

Collection Sheet & Cost Breakdown

Every drawing total carried to the summary - and every line split into hours, labour, plant and materials

Bill of Quantities - Collection Sheet

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Item	Service / drawing or section	Amount $ ex GST
Preliminaries		
1.1	Management & Supervision	$14,450.40
1.2	General	$8,757.48
	Carried to summary - Preliminaries	**$23,207.88**
Isolation & Disconnection		
2.1	General	$2,224.71
	Carried to summary - Isolation & Disconnection	**$2,224.71**
Sewer Drainage		
3.1	H010 - Ground Floor Drainage Layout	$66,219.61
	Carried to summary - Sewer Drainage	**$66,219.61**
Sanitary Plumbing		
4.1	H011 - First Floor Drainage Layout	$16,384.11
4.2	H012 - Roof Level Drainage Layout	$1,416.34
	Carried to summary - Sanitary Plumbing	**$17,800.45**
Stormwater Plumbing		
5.1	H011 - First Floor Drainage Layout	$2,083.48
5.2	H012 - Roof Level Drainage Layout	$2,083.48
	Carried to summary - Stormwater Plumbing	**$4,166.96**
Cold Water Service		
6.1	H020 - Ground Floor Water Services Layout	$26,703.54
6.2	H021 - First Floor Water Services Layout	$6,847.77
	Carried to summary - Cold Water Service	**$33,551.31**
Hot Water Service		
7.1	H020 - Ground Floor Water Services Layout	$21,853.30
7.2	H021 - First Floor Water Services Layout	$2,971.06
	Carried to summary - Hot Water Service	**$24,824.36**
Installation of Fixtures & Tapware		
8.1	H010 - Ground Floor Drainage Layout	$167.94
8.2	C202 - Proposed Ground Floor Plan	$5,484.74
8.3	C203 - Proposed First Floor Plan	$3,939.76
8.4	General	$2,939.07
	Carried to summary - Installation of Fixtures & Tapware	**$12,531.51**
	Total before contingency (to Tender Summary)	**$184,526.79**

BOQ - Cost Breakdown

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Item	Description	Qty	Unit	Labour hrs	Labour $	Plant $	Material & other $	Total cost $
8	**Installation of Fixtures & Tapware**							
8.1	**H010 - Ground Floor Drainage Layout**							
	Tea Prep Room							
8.1.1	AAV - Under Sink	1.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
8.2	**C202 - Proposed Ground Floor Plan**							
	Male Toilet & Change Room							
8.2.1	WC - Suite - Standard	2.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
8.2.2	Urinal - Wall Hung - In-Wall Cistern	2.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
8.2.3	Hand Basin - Wall Hung	2.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
8.2.4	Shower Tap - Mixer - Wall Mounted (Handle / Trim)	1.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
8.2.5	Shower Head - Wall / Ceiling Mounted	1.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
8.2.6	Basin Tap - Mixer - Hob Mounted	2.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
	Cleaner Room & Store							
8.2.7	Cleaner's Sink	1.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
8.2.8	Cleaner's Sink Tap - Tap Set - Wall Mounted	1.00	ea	[illegible]	[illegible]	-	[illegible]	[illegible]
	Continues ... service subtotal shown at the end of each service:							
	Subtotal - Installation of Fixtures & Tapware			**98.8**	**$10,309.50**	**-**	**$373.79**	**$10,683.29**

Line hours and amounts are blurred in this sample. In the Excel workbook the BOQ and Cost Breakdown are on their own sheets, values only.

Materials Schedule

Every component in the scope - ready for supplier quotes and ordering

Materials Schedule

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

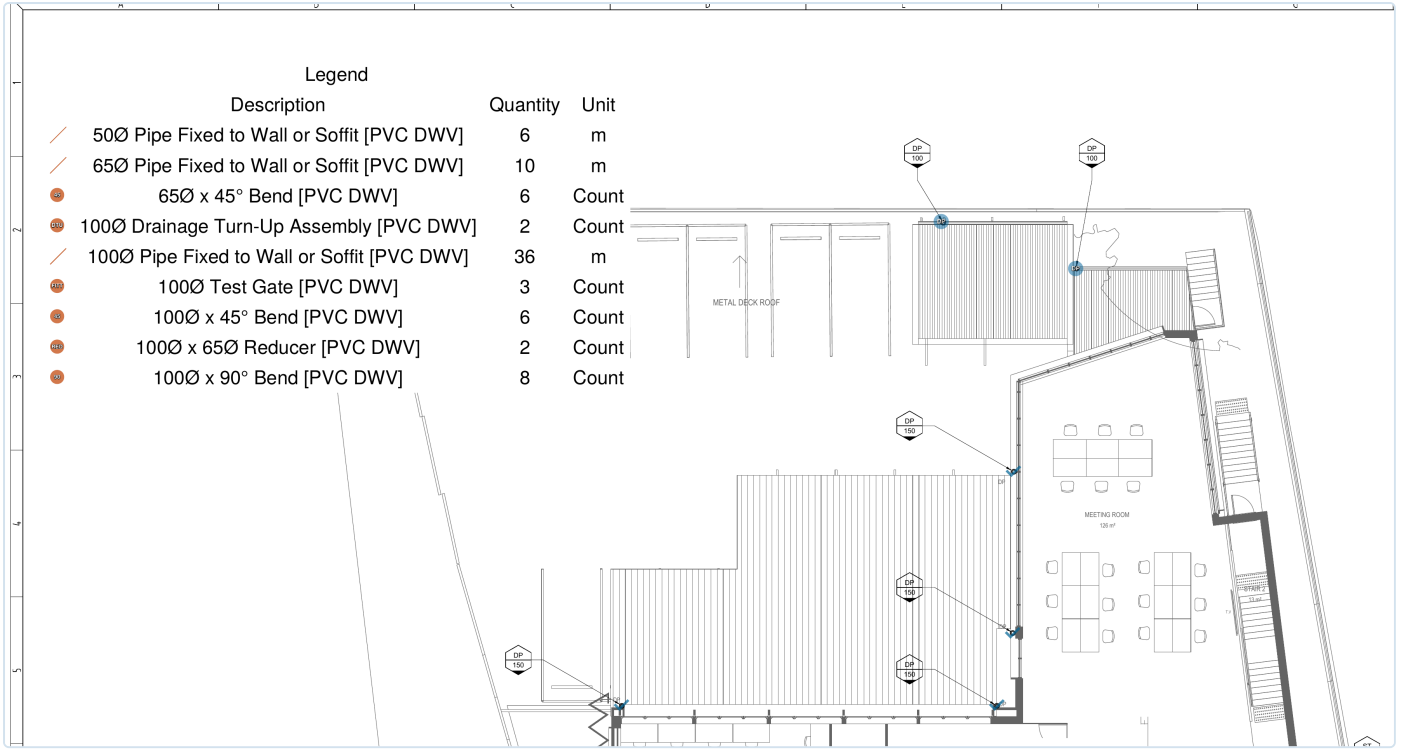
Every component in the tender scope, one row per component - including the fittings, fixings and consumables inside assembly rates.

#	Description	UOM	Qty required	Unit price $	Amount $
1	100Ø x 100Ø x 45° Junction (F&F) [PVC DWV]	ea	43.00	[illegible]	[illegible]
2	100Ø x 45° Bend (F&F) [PVC DWV]	ea	74.00	[illegible]	[illegible]
3	100Ø x 90° Bend (F&F) [PVC DWV]	ea	55.00	[illegible]	[illegible]
4	100Ø Pipe - 6m Length [PVC DWV]	m	267.10	[illegible]	[illegible]
5	100Ø Flexible Coupling [DWV / HDPE / CU / SS / GAL]	ea	8.00	[illegible]	[illegible]
6	100Ø Cap (Access, Threaded) [PVC DWV]	ea	12.00	[illegible]	[illegible]
7	500mL Priming Fluid - Red	ea	18.08	[illegible]	[illegible]
8	500mL Solvent Cement - Type N, Blue	ea	18.29	[illegible]	[illegible]
9	10mm Blue Metal (Bulk, per m³)	ea	26.77	[illegible]	[illegible]
10	100Ø Pan Collar - 20mm Offset (Flexible) [PVC DWV]	ea	9.00	[illegible]	[illegible]
11	Kitchen & Bath Silicone - Acetic Cure, Clear 300g	ea	9.60	[illegible]	[illegible]
12	100Ø Round Clear-Out [Brass]	ea	5.00	[illegible]	[illegible]
13	100Ø x 40Ø Reducer [PVC DWV]	m	5.00	[illegible]	[illegible]
14	40Ø Coupling [PVC DWV]	ea	5.00	[illegible]	[illegible]
15	40Ø x 45° Bend (F&F) [PVC DWV]	ea	5.00	[illegible]	[illegible]
16	40Ø x 90° Bend (F&F) [PVC DWV]	ea	5.00	[illegible]	[illegible]
17	40Ø Flat Cover Plate [PVC DWV] (bag 10)	ea	7.50	[illegible]	[illegible]
18	40Ø S&P Trap [PVC DWV]	ea	10.00	[illegible]	[illegible]
19	40Ø Pipe [PVC DWV]	m	5.40	[illegible]	[illegible]
20	100Ø Disconnector Trap - Adjustable [PVC DWV]	ea	8.00	[illegible]	[illegible]
21	100Ø Floor Waste Grate (Chrome Plated)	m	13.00	[illegible]	[illegible]
22	Sand & Cement 20kg (Bag)	ea	10.75	[illegible]	[illegible]
23	100Ø x 50Ø Reducer [PVC DWV]	m	5.00	[illegible]	[illegible]
24	50Ø Coupling [PVC DWV]	ea	12.00	[illegible]	[illegible]
25	50Ø Round Cover Plate - White [PVC DWV]	ea	18.00	[illegible]	[illegible]
26	50Ø x 300 Double Bowl Connector [PVC DWV]	ea	3.00	[illegible]	[illegible]
27	50Ø S&P Trap [PVC DWV]	ea	4.00	[illegible]	[illegible]
28	50Ø Pipe [PVC DWV]	m	24.28	[illegible]	[illegible]
29	50Ø x 45° Bend (F&F) [PVC DWV]	ea	17.00	[illegible]	[illegible]
30	50Ø x 90° Bend (F&F) [PVC DWV]	ea	15.00	[illegible]	[illegible]
31	100Ø Boundary Trap - Fixed Disconnector [PVC DWV]	ea	1.00	[illegible]	[illegible]
32	100Ø Bolted Trap Screw - PVC Top [PVC DWV]	ea	1.00	[illegible]	[illegible]
33	100Ø Mica Flap Valve with Gauze [Galvanised]	ea	1.00	[illegible]	[illegible]
34	100Ø Inspection Opening (F&F) [PVC DWV]	ea	5.00	[illegible]	[illegible]
35	Roof & Gutter Silicone Sealant - Grey 300g	ea	0.50	[illegible]	[illegible]
36	100Ø x 45° Junction with IO - Right Hand [PVC DWV]	ea	1.00	[illegible]	[illegible]
37	125Ø Pop-Up Overflow Grate - Short [PVC DWV]	ea	1.00	[illegible]	[illegible]
38	Rapid Set Concrete 20kg (Bag)	ea	1.00	[illegible]	[illegible]
39	100Ø x 90° Bend (Access, Rear Entry, F&F) [PVC DWV]	ea	4.00	[illegible]	[illegible]
40	M10 Threaded Rod - Zinc Plated (3 m)	ea	18.76	[illegible]	[illegible]
41	100Ø Welded Nut Clip - Suit PVC [PVC DWV]	ea	59.31	[illegible]	[illegible]
42	M10 Hex Nut - Zinc Plated	ea	212.00	[illegible]	[illegible]
43	M10 Flat Washer - Zinc Plated	ea	212.00	[illegible]	[illegible]
44	M10 Drop-In Anchor	ea	206.39	[illegible]	[illegible]
	... continues - 188 components in this estimate				
	Priced material (188 components)				**$32,928.97**

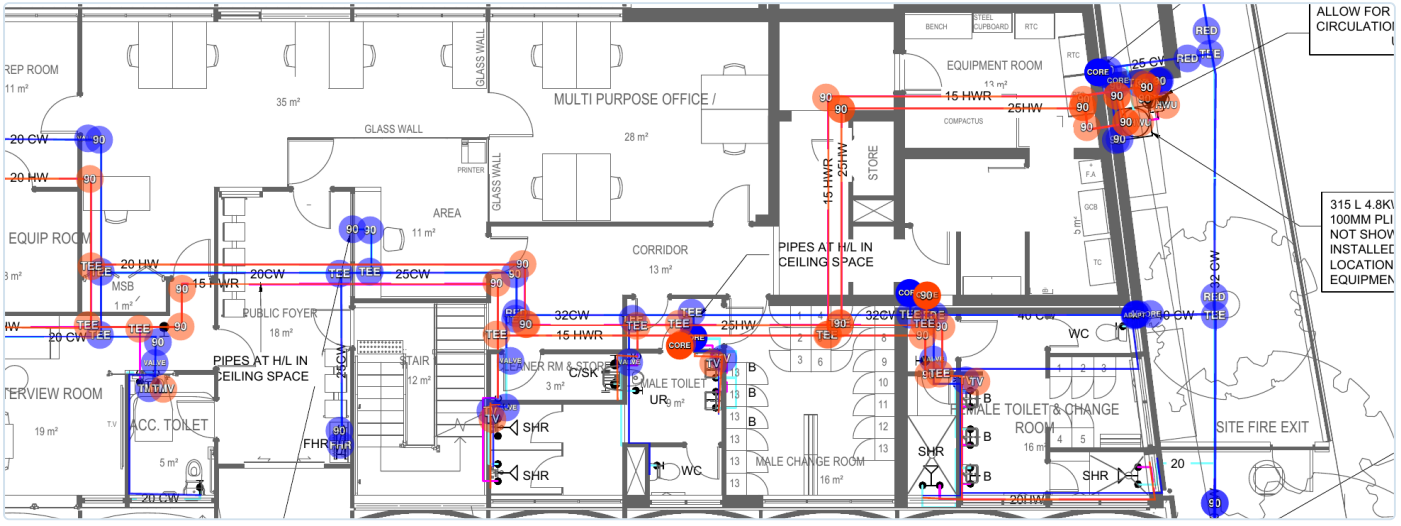
Unit prices are blurred in this sample. In your package they come from your own supplier price files where you supply them. Quantities include the fittings inside assemblies, so the schedule can go straight out for supplier quotes.

Take-off Drawings & Register

The consultant's drawings with the mark-ups - and the set the price is based on



H011 First floor drainage. Every run measured by size and material, every fitting counted, with the legend on the sheet. The legend lists what was marked up on that sheet - the priced quantities for each drawing, including assemblies, collars and excavation, are in the BOQ under that drawing (e.g. section 4.1).



H020 Ground floor water services (detail). Cold, hot and heated water runs by size and material; tees, bends, valves, core holes and rough-ins counted where the services pass.

Drawing Register

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Drawing No.	Title	Rev	Discipline	Use in the estimate
H001	Legend and Drawings List	B	Hydraulic	Reference
H002	Specification Notes & Scope of Works	B	Hydraulic	Reference - scope
H010	Ground Floor Drainage Layout	B	Hydraulic	Taken off - 77 mark-ups
H011	First Floor Drainage Layout	B	Hydraulic	Taken off - 38 mark-ups
H012	Roof Level Drainage Layout	B	Hydraulic	Taken off - 6 mark-ups
H020	Ground Floor Water Services Layout	B	Hydraulic	Taken off - 128 mark-ups
H021	First Floor Water Services Layout	B	Hydraulic	Taken off - 24 mark-ups
C202	Proposed Ground Floor Plan	17	Architectural	Fixture take-off - 35 mark-ups
C203	Proposed First Floor Plan	17	Architectural	Fixture take-off - 27 mark-ups
C501 - C504	Wet area details (4 sheets)	17	Architectural	Reference - fixture / floor waste check

If You Win It

The tender becomes your working budget and claim schedule - from the same quantities you priced on

Project Budget - by Cost Code

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Code	Service - work phase	Labour hrs	Labour $	Plant $	Material & other $	Budget $
01.01	Preliminaries - Preliminaries	113.5	$14,146	$566	$5,073	$19,785
02.01	Isolation & Disconnection - Disconnections	14.0	$1,462	-	$435	$1,897
03.01	Sewer Drainage - In-Ground Drainage	329.2	$34,372	$3,095	$16,819	$54,285
03.02	Sewer Drainage - Penetrations	8.8	$918	-	$1,250	$2,168
04.01	Sanitary Plumbing - In-Ground Drainage	23.4	$2,441	-	$1,928	$4,368
04.02	Sanitary Plumbing - Above-Ground Drainage	66.3	$6,921	-	$3,886	$10,807
05.01	Stormwater Plumbing - Above-Ground Drainage	25.7	$2,681	-	$871	$3,552
06.01	Cold Water Service - In-Ground Pressure	52.6	$5,487	$570	$1,605	$7,663
06.02	Cold Water Service - Above-Ground Pressure	48.7	$5,085	-	$3,784	$8,869
06.03	Cold Water Service - Rough-In	79.2	$8,270	-	$3,133	$11,403
06.04	Cold Water Service - Penetrations	2.7	$278	-	$390	$668
07.01	Hot Water Service - Above-Ground Pressure	54.8	$5,720	-	$2,920	$8,640
07.02	Hot Water Service - Rough-In	40.2	$4,196	-	$1,688	$5,885
07.03	Hot Water Service - Penetrations	1.0	$104	-	$125	$229
07.04	Hot Water Service - Major Plant	5.0	$522	-	$5,887	$6,409
08.01	Installation of Fixtures & Tapware - Fit-Out	74.8	$7,804	-	$374	$8,178
08.02	Installation of Fixtures & Tapware - Commissioning	24.0	$2,506	-	-	$2,506
	Budget total (cost)	**963.7**	**$102,912**	**$4,230**	**$50,169**	**$157,312**

At cost, before escalation and margin. Hours and dollars per code are what you track the job against.

Claim Schedule - by Area and Stage

Sample Project - Commercial Refurbishment

Estimate WH-SAMPLE | Revision A | 16/11/2026

Area	Prelims	In-ground	Above-ground	Rough-in	Plant & fit-out	Commission	Total	% of contract
Site-wide	$25,433	-	-	-	-	$2,939	**$28,372**	15.4%
External works	-	$38,597	$4,545	$328	$7,518	-	**$50,987**	27.6%
Ground floor	-	$34,068	$17,991	$11,729	$5,653	-	**$69,442**	37.6%
First floor	-	$4,962	$15,103	$8,221	$3,940	-	**$32,226**	17.5%
Roof	-	$162	$3,338	-	-	-	**$3,500**	1.9%
Total	**$25,433**	**$77,789**	**$40,977**	**$20,279**	**$17,110**	**$2,939**	**$184,527**	**100.0%**

At contract value (before contingency). Each cell is a claimable item - claim it as the stage is done on that floor or area.

No re-measure, no re-pricing

The BOQ is already split by service, drawing, level and zone, with hours and cost on every line. Turning it into a budget and a claim breakdown is a set-up job, not days of rework - and the claim schedule reconciles to the contract sum from day one. Available as project advisory once the job is won.

WRIGHT HYDRAULICS

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A fee proposal within one business day, with the scope, timing and price agreed before any work starts.

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The complete package priced on your rates, tender queries along the way, and a call to run through it before close.

SERVICES

Hydraulic estimates and check prices · Bluebeam take-offs · Bills of quantities and materials schedules · Scope letters and tender queries · Supplier quote schedules · Variation pricing · Design and constructability review · Project budgets, claims and procurement support

Wesley Wright

Principal · Licensed Plumber | Estimating & Project Advisory

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Sample pages from a past Wright Hydraulics estimate. Project details and figures have been changed for client confidentiality.