

SAMPLE ONLY - Subcontractor Quote Support Pack

Prepared for: Bayside Linings QLD Pty Ltd (fictional sample contractor)

Project: Level 4 Office Fitout, 88 Creek Street, Brisbane City (fictional sample project)

Trade package: Wall and ceiling linings

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Date: 9 July 2026

Version: Sample only for prospect review

SAMPLE ONLY: Fictional data for format demonstration. Do not use this for real pricing or a real tender decision.

Rates and margins: You do not need to share rates, margins, markups, labour rates, or supplier pricing for this style of pack.

Use: Contractor review and pricing support only. This is not legal advice, certified quantity surveying advice, engineering advice, design advice, or a certification of quantities or scope.

Quick Read

| Item | Sample finding |
|--------------------------|---|
| Overall confidence | Medium |
| Main pricing risk | Acoustic walls, fire/acoustic notes, access panels, bulkheads |
| Main missing information | Services coordination, fire report, full specification, site access rules |
| Contractor review point | Ask RFIs or include clear qualifications before final price |

Documents Reviewed

| Ref | Document | Rev | Reviewed | Notes |
|---------|---------------------------------------|-------|----------|---|
| A100 | General arrangement plan - Level 4 | P2 | Yes | Main wall setout |
| A210 | Partition types and wall details | P1 | Yes | Fire/acoustic notes need confirmation |
| A310 | Reflected ceiling plan - Level 4 | P1 | Yes | Ceiling and bulkhead boundaries unclear |
| A410 | Door and glazing schedule | P1 | Partial | Interface unclear |
| SPEC-09 | Internal linings and ceilings extract | Draft | Partial | Partial specification only |

Quantity Check

| Item | Location | Unit | Sample takeoff | Contractor allowance | Difference | Confidence |
|--------------------------|----------------------------------|------|----------------|----------------------|------------|------------|
| 92mm stud partition | Open office / meeting rooms | m2 | 410 | 390 | +20 | Medium |
| Acoustic partition | Meeting rooms 1-4 | m2 | 118 | 105 | +13 | Low |
| Fire-rated riser wall | Core / riser zone | m2 | 42 | 42 | 0 | Medium |
| Set plasterboard ceiling | Reception / corridor | m2 | 86 | 80 | +6 | Medium |
| Suspended tile ceiling | Open office | m2 | 355 | 355 | 0 | High |
| Bulkheads | Reception / corridor / tea point | lm | 44 | 35 | +9 | Low |
| Access panels | Ceiling zones | each | 9 | 4 | +5 | Low |

Mark-Up Notes

| Ref | Area | Note | Action |
|-------|---------------|---|--|
| MN-01 | Meeting rooms | Acoustic construction appears in details but not consistently on plan | Confirm extent before final quote |
| MN-02 | Reception | Bulkhead lines are not clear on reflected ceiling plan | Recheck length and include qualification |
| MN-03 | Corridor | Access panels shown in services areas but not all ceiling zones | Ask for final services mark-up |
| MN-04 | Riser zone | Fire-rated wall shown but fire-stopping responsibility unclear | Clarify trade responsibility |

Assumptions Register

| ID | Assumption | Impact | Confirm? |
|-------|--|--------|----------|
| A-001 | Wall heights to underside of slab unless noted otherwise | Medium | Yes |
| A-002 | Standard plasterboard finish unless wet-area or impact board noted | Medium | Yes |
| A-003 | Access panels allowed only where shown or requested | Medium | Yes |
| A-004 | Fire-stopping by others unless specifically included | High | Yes |
| A-005 | Standard working hours and normal access | Medium | Yes |

Scope Traps

| ID | Scope trap | Suggested action |
|--------|---|---------------------------------------|
| ST-001 | Acoustic performance appears in details but not all plans | Ask RFI or qualify acoustic areas |
| ST-002 | Bulkhead length may be understated | Recheck takeoff and qualify |
| ST-003 | Access panel quantity is incomplete | Include allowance or ask for schedule |
| ST-004 | Fire-stopping responsibility unclear | Exclude unless included |
| ST-005 | Door/glazing interfaces unclear | Clarify reveals, trims, and framing |

RFI Questions

1. Confirm which meeting room walls require acoustic construction and the required rating.
2. Confirm final access panel quantity and who supplies panels.
3. Confirm whether fire-stopping to service penetrations is included in this trade scope.
4. Confirm whether works are standard hours with normal lift access.
5. Confirm whether all bulkheads shown on architectural and services drawings are included in this trade package.

Draft Clarification Prompts

These are draft prompts for contractor review only. They are not advice and should be adjusted before use.

- Excludes fire-stopping to service penetrations unless specifically stated.
- Includes access panels only to the quoted count, extras by variation.
- Assumes standard working hours and normal site access.
- Final quantities remain subject to contractor verification.
- No pricing, rates, margins, or tender strategy have been reviewed in this sample.

Confidence Tags

| Area | Confidence | Why |
|------------------------|------------|---|
| Suspended tile ceiling | High | Clear plan extent and matching allowance |
| Standard partitions | Medium | Plan extent mostly clear but wall heights should be confirmed |
| Acoustic partitions | Low | Acoustic notation is inconsistent |
| Bulkheads | Low | Reflected ceiling plan does not clearly close all runs |
| Access panels | Low | Services coordination information is incomplete |

Disclaimer

SAMPLE ONLY. This pack uses fictional data for demonstration. It is for contractor verification and pricing support only. It is not legal advice, quantity surveying advice, engineering advice, design advice, or a certification of quantities, scope, contract entitlement, or compliance. The contractor remains responsible for checking all tender documents, confirming quantities and assumptions, and making the final quote decision.