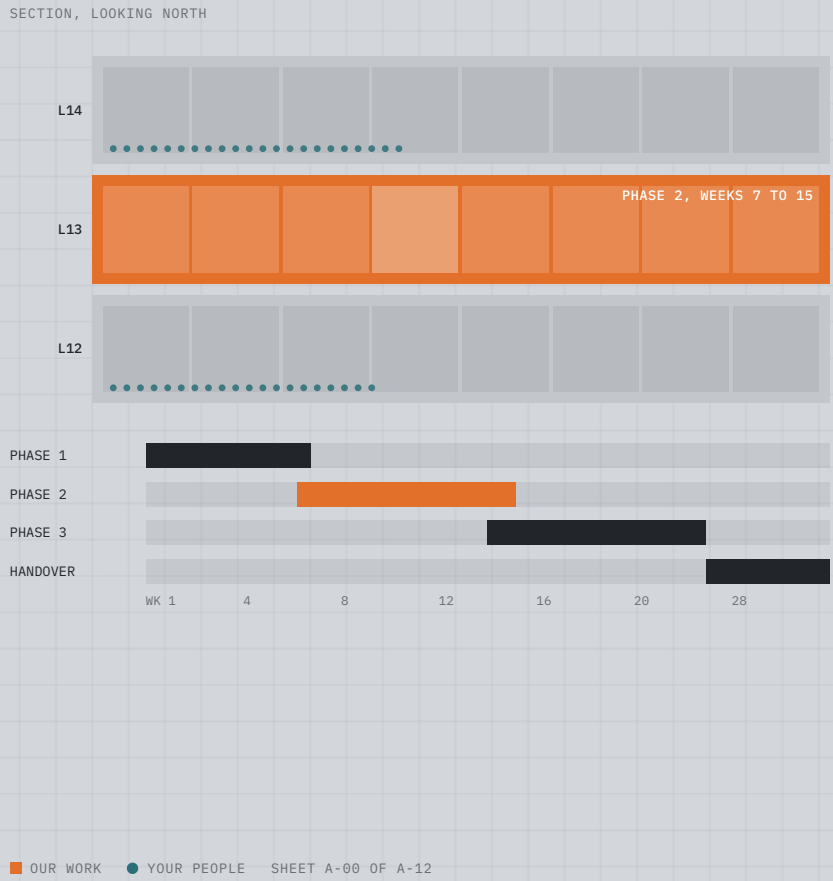
Floors 12 to 14, built in four phases.

A fixed-price fit-out for Selden Biomedical, sequenced so two floors stay open to staff for the whole build.

Selden Biomedical Issued 31 October 2026, valid to 20 November



$3.0M	28 wk	2 of 3
FIXED PRICE	SITE SCHEDULE	FLOORS STAY OPEN

OUR WORK YOUR PEOPLE SHEET A-00 OF A-12

Your brief had three sentences in it that mattered.

From the Selden Biomedical fit-out brief, issued 2 October. Everything after this page is built to answer them.

01

“Nobody loses a day at the bench.”

BRIEF SECTION 2.1, LAB OPERATIONS

Zero bench days lost.

The new labs go in first, on 14. Your scientists leave 13 on a Friday and start on 14 on the Monday.

02

“The freezers and the cold room never go warm.”

BRIEF SECTION 2.4, SAMPLE STORAGE

Samples move once, and never leave the building.

A temporary cold room on 14 takes them for two weeks, logged every fifteen minutes.

03

“Noise before six is a problem. After six we can live with it.”

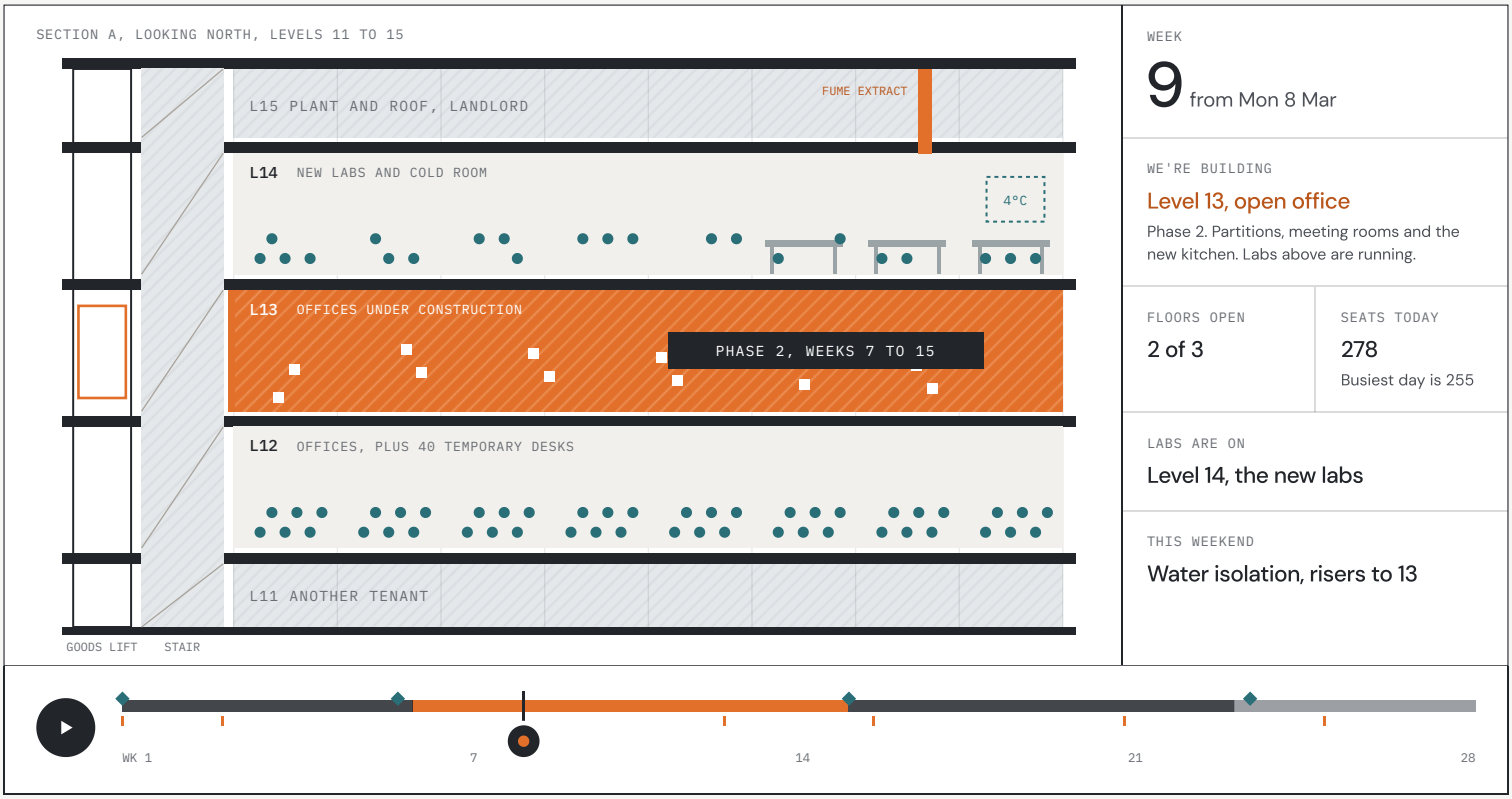
BRIEF SECTION 3.2, WORKING HOURS

Every drill, core and cut is booked after 18:00.

By day we frame walls and pull cable. The loud work waits for the labs to empty.

Drag through all 28 weeks.

Every Monday from 11 January to 19 July. Pick a week and see which floor we're building, where your people sit and what's happening that weekend. Drag the slider or the drawing itself.

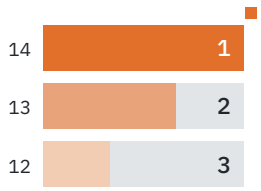


FLOOR CLOSED, WE'RE BUILDING · FOUR OF YOUR PEOPLE · WEEKEND MOVE · PLANNED SHUTDOWN

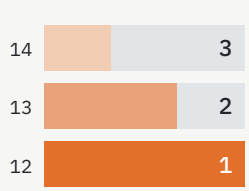
HOLLOWAY BUILD | SELDEN BIOMEDICAL, LEVELS 12 TO 14 | NOT TO SCALE | A-02 THE 28 WEEKS

Why we start at the top.

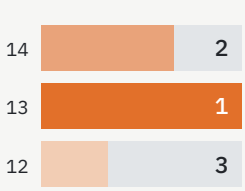
We priced the job three ways. Here are all three, so you can check our working. Tap one to compare.



Top down
14, then 13, then 12



Bottom up
12, then 13, then 14



Labs first
13, then 14, then 12

WEEKS ON SITE	TIMES THE LABS MOVE	BENCH DAYS LOST	EXTRA COST
28	1	0	$0

The new labs go on 14, right under the roof plant, so the fume extract runs straight up through one slab. Build them first and your scientists move once, into finished labs. Debris goes down the goods lift at night past floors that are still working. This is the version we've priced.

24 hours above the labs.

A Tuesday in week 4. We're building on 14 while your scientists work directly below on 13. Scroll to run the clock.





71 dB NOISE AT THE BENCH, LABS EMPTY

THE WHITE LINE IS YOUR DAYTIME LIMIT, 55 DB

06:00 Crew signs in at the loading dock and goes up the goods lift. Nobody uses the passenger lifts.

07:30 Your first scientists badge in on 13. Above them we're framing walls and pulling cable. Quiet work only.

10:00 Particle count logged at the lab door. The reading is in Teo's inbox by 10:15.

14:00 Vibration reading at the bench nearest the work. Today it's under a third of the limit your QA team set.

18:00 Labs clear by 18:00. The night crew starts coring the roof openings for the fume extract.

22:00 Deliveries through the dock. Plasterboard, ductwork and glass go up the goods lift, never past a lab.

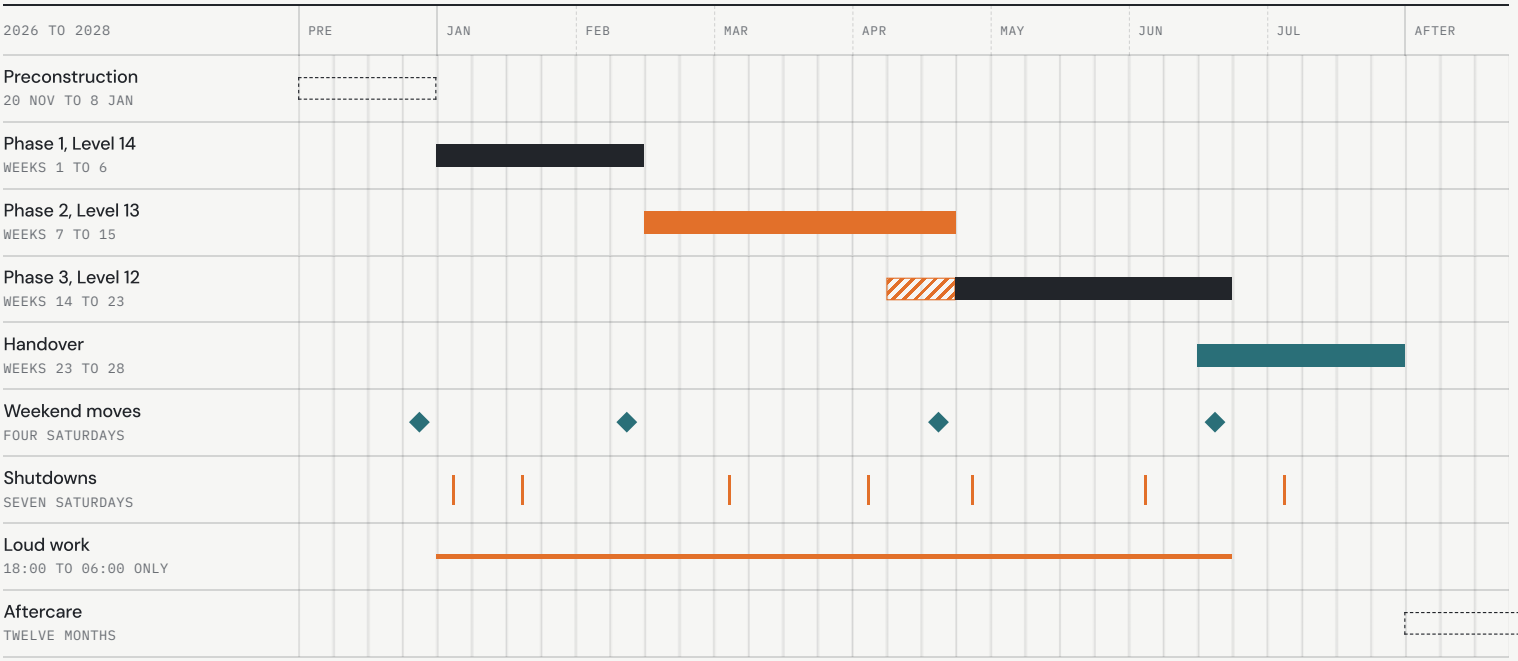
02:00 Crew break. Negative air units keep running on 14 so dust can't drift down the stair.

04:30 Clean down. Vacuum, wipe and re-seal the hoarding. Every offcut leaves the floor.

05:30 Handback walk with your night security. Air reading logged, and the floor is quiet for the day.

The whole job, week by week.

From your signature on 20 November to the last aftercare visit in July 2028. Tap any row for what happens in it.



11 Jan

First day on site. Level 14 closes on Saturday 9 January, after the first move.

4

Weekend moves. Nobody packs on a weekday and nobody moves more than twice.

7

Planned shutdowns, all on Saturdays, every one listed in Teo's chapter.

23 Jul

All three floors handed back. Aftercare runs twelve months from there.

Four of you sign this. Each asked us a different question.

Here's the answer each of you asked for, with a tool to check it yourself.

Priya

Head of Workplace. Where does each team sit, every week?

Daniel

CFO. What could move the $3.0 million?

Teo

Facilities manager. What gets switched off, and when?

Everyone on 12 to 14

All 410 of you. What changes for me?

Where does each team sit, every week?

Priya, Head of Workplace

Pick a team. You'll see its floor in every phase and the exact Saturdays it moves. Seats open never drop below your busiest day, because we sized the temporary desks to your badge data from September.

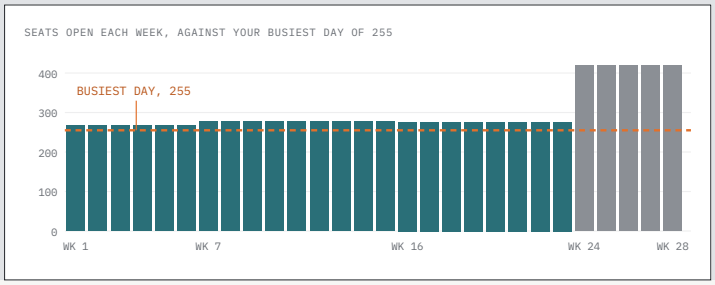
Assay lab | Cell culture lab | Data science | Clinical operations | People and workplace | Finance and legal | Leadership

TODAY	WEEKS 1 TO 6	WEEKS 7 TO 15	WEEKS 16 TO 23	FROM WEEK 24
13	13	14	14	14
Where you sit now	Stays put	Moves Sat 20 Feb	Stays put	Stays put

Assay lab moves once, on Sat 20 Feb. Their benches are working again on the Monday after.

To Level 14 — SAT 20 FEB

NOBODY AT SELDEN MOVES MORE THAN TWICE



What could move the $3.0 million?

Daniel, Chief Financial Officer

Most of it stays with us. Switch on anything you think could happen and see what reaches your budget. We'd suggest holding a $150,000 contingency, five percent of the price.

IF THIS HAPPENS	WHO PAYS	COST TO SELDEN	
Materials cost more after you sign Steel, copper and glass are locked at today's prices.	HOLLOWAY	$0	○
We fall behind and need overtime Our cost to catch up, every time.	HOLLOWAY	$0	○
A shutdown overruns because of our work Including any lab losses we cause.	HOLLOWAY	$0	○
Old services hidden above the ceilings on 13 Covered by provisional sum PS1 until the survey on 2 December.	SELDEN	$60,000	○
You change the lab layout after design freeze Example shown, two more fume cupboards after 15 December.	SELDEN	$28,000	○
The landlord approves the roof openings late $9,500 a week. Example shown, two weeks late.	SELDEN	$19,000	○

ON TOP OF $3,000,000

$0

OF A $150,000 CONTINGENCY

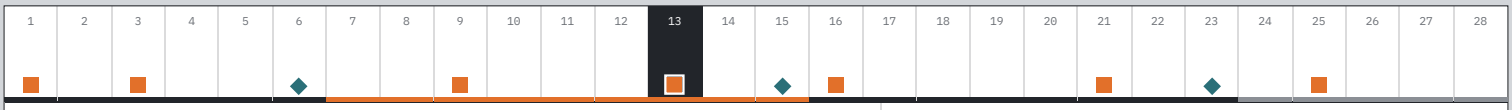
Nothing switched on. Your number is $3,000,000 and the contingency is untouched.

PER NEW SEAT	PER SITE WEEK
$7,177	$107,143

What gets switched off, and when?

T **Teo**, Facilities manager

Seven shutdowns and four moves, every one on a Saturday. Tap a marked week for what goes off, for how long, and what we need from you. Tick them off as you book them.



WEEK 13, SAT 10 APR

Power changeover for the new labs

HOURS	05:00 to 10:00
WHAT GOES OFF	Mains power to the labs on 14. Freezers and the cold room run on our generator.
YOUR PART	Have your lab manager on site for the full window.
OUR PART	Generator tested on the Thursday, temperatures logged every fifteen minutes.

This is the riskiest morning of the job, and the only shutdown that touches a working lab. If any freezer rises two degrees, we stop and restore mains.

YOUR LIST

0 of 7 booked

- [ ] Week 1. Tell the landlord's engineer by Monday 4 January.
- [ ] Week 3. Notify your insurer and the alarm monitoring company by Friday 22 January.
- [ ] Week 9. Let the cleaning contractor know their Saturday crew skips 13.
- [ ] Week 13. Have your lab manager on site for the full window.
- [ ] Week 16. Notify your insurer by Friday 23 April.
- [ ] Week 21. Move any lab deliveries due that Saturday to the Friday.
- [ ] Week 25. Give the labs a week's notice so nothing temperature-sensitive is left on an open bench.

What changes for you.

For all 410 people who work on 12, 13 and 14. Press the floor you sit on today.

YOUR FLOOR TODAY

14

13

12

Your labs move up to new labs on 14 over the weekend of 20 February. You leave on Friday and you're at the bench on Monday.

WEEKS 1 TO 6	You stay on 13. We build above you, quietly by day. Loud work starts after 18:00.
SAT 20 FEBRUARY	Benches, freezers and samples go up the goods lift on a temperature log.
FROM 22 FEBRUARY	New labs on 14, with the fume extract and a new cold room.
MOVES	One. That's it.

WHEN WE MAKE NOISE, EVERY WEEKDAY



- Do I have to pack my own desk?
- Will it be loud while I'm working?
- Which lifts do the builders use?
- What about the kitchen and the toilets?

HOLLOWAY BUILD | SELDEN BIOMEDICAL, LEVELS 12 TO 14 | PLAIN LANGUAGE | A-09 EVERYONE ON 12 TO 14

Every line, and what it buys you.

The three floors and the site team are the same in every version. What you're choosing between is how much protection the labs get. **Our pick is the $3,000,000 version, with all five protections on and the faster programme off.** Four weeks sooner is worth $148,000 only if you need the floors back for a reason we haven't heard yet.

IN EVERY VERSION

Site team, management and site setup Six people on site for the whole job, the goods lift booking, protection, waste and insurance.	$412,000	FIXED
Level 14, new labs, cold room and fume extract Five lab bays, the 4°C cold room, write-up desks and the extract up through the roof.	$914,000	FIXED
Level 13, open office and meeting rooms 188 desks, nine meeting rooms, quiet rooms and a kitchenette.	$598,000	FIXED
Level 12, offices, staff kitchen and reception 142 desks, the main staff kitchen and a new reception for visitors.	$541,000	FIXED

LAB PROTECTION, EACH CAN COME OUT

Loud work moved to nights and weekends Every drill, core and cut happens between 18:00 and 06:00.	$186,000	on
Lab-grade dust control Sealed hoarding, negative air on every closed floor and a particle count at the lab door each day.	$94,000	on
Temporary cold room for the lab move A rented cold room on 14 holds your samples for two weeks while the new one is commissioned.	$68,000	on
Four weekend moves, run by us Crates, movers, IT reconnection and a Sunday walk-round with Priya.	$57,000	on
Meeting room AV, fourteen rooms Screens, cameras and room booking panels, tested before handover.	$130,000	on

EXTRAS WE'D LEAVE OFF

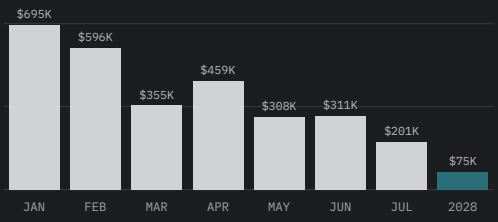
Faster programme, 24 weeks Off. A second weekday shift would hand all three floors back on 25 June.	+$148,000	off
Two years of aftercare Off. Aftercare runs twelve months from handover.	+$36,000	off

FIXED PRICE, AS CONFIGURED

$3,000,000

OUR RECOMMENDED VERSION

PAYMENTS, MONTHLY, LESS FIVE PERCENT RETENTION



FLOORS BACK	RETENTION HELD
Fri 23 Jul 2027	$150,000

All five lab protections on and nothing extra. This is the version we'd sign if we were you.

The terms, and what we don't know yet.

Seven clauses in plain words, with the contract wording a tap away. Then four questions we can't answer today, each with the date it gets settled.

7.01 The price is fixed.

The total you configured covers everything switched on. If we priced it wrong, that's our problem.

+ CONTRACT WORDING

7.02 Changes are priced before they're built.

Ask for a change and you get a written price within five working days. Nothing gets built until you say yes.

+ CONTRACT WORDING

7.03 Loud work happens after hours.

Quiet trades from 07:00 to 18:00. Drilling, coring and cutting from 18:00 to 06:00 and at weekends.

+ CONTRACT WORDING

7.04 If we're late, we pay.

$12,000 for every week past 23 July, up to ten percent of the price.

+ CONTRACT WORDING

7.05 Five percent is held back.

Half comes back at handover, the rest after twelve months of aftercare.

7.06 We come back fast.

Any defect reported in aftercare gets a visit within 48 hours. Anything in the labs, within four.

7.07 We're insured for all of it.

$10 million public liability, and contractor's all-risk cover for the full value of the works.

Q1

We haven't been above the ceilings on 13.

We surveyed 12 and 14. On 13 the labs were running, so we didn't lift tiles. A $60,000 provisional sum covers old services we might find, and it sits outside the fixed price until we look.

SETTLED WEDNESDAY 2 DECEMBER

Q2

The landlord hasn't approved the roof openings.

The fume extract for the new labs runs up through the plant room. The landlord's engineer has the drawings. If approval slips, Phase 1 slips with it, a week for a week.

DUE TUESDAY 15 DECEMBER

Q3

The new cold room takes ten weeks to make.

To have it on site in week 6 we have to order by 30 November, which is why we've asked for your signature by the 20th.

ORDER BY MONDAY 30 NOVEMBER

Q4

Your QA team may want longer to validate the labs.

We've allowed five working days in weeks 5 and 6 before the scientists move. If your QA lead needs more, the move moves, and we'd rather know now.

ASK YOUR QA LEAD BY 4 DECEMBER

Sign by 20 November and we're on site 11 January.

That keeps the cold room order on time and the first move on the second Saturday of the year. Hannah, our project director, runs the job from signature to the last aftercare visit.

PROJECT Selden Biomedical, fit-out of Levels 12 to 14		BID 2026-114 rev C	VALID TO 20 Nov 2026
FIXED PRICE $3,000,000	ON SITE 28 weeks	HANDOVER 23 Jul 2027	CONTRACTOR Holloway Build

Accept the bid → Book a site walk first Download PDF

A Closewell Studio example. We never share client details, so this proposal is a mockup of how we design.

Want one built for your deal? Start a proposal