

APPENDIX 4

Cost Estimate

Street Smart. World Wise.



2203CMS001/CC/SB
18 August 2010

Barangaro Delivery Authority

Level 3, Foreshore House,
66 Harrington Street,
The Rocks, NSW 2000

Attention: Fleur Mellor

Dear Fleur,

RE: Barangaroo Headland Park - Capital Investment Value for Main Works Package

As per your request, we have prepared an estimate of the Capital Investment Value (CIV) for the Barangaroo Headland Park Main Works Package, based on the proposed design incorporating a C2 Design Car Park & Cultural Void as designed by PWP Landscape Architecture, Johnson Pilton Walker Architect and Warren Smith & Partners, Robert Bird Group, Webb Australia & Hyder Consulting.

The Estimated Capital Investment Value of the project is **\$92,508,280** excluding land costs and GST.

The CIV has been calculated in accordance with the definition provided in the State Environmental Planning Policy (Major Development) amended in 2010. The above estimate includes site preparation costs, design and consultants fees, construction costs, structures and associated infrastructure, .

In compiling this estimate, no allowance has been made for land costs, GST, statutory authority fees, agent's commissions, marketing, conveyancing, escalation, contingency, selling costs, holding costs, finance costs and interest charges.

A more detailed analysis of the costs will be prepared once the current concept design has been further developed.

Should you have any queries or require further information, please do not hesitate to contact us.

Yours sincerely,

Altus Group Cost Management



Christine Chan
Associate Director

BARANGAROO MAIN WORKS CIV

Job Name : MAIN WORKS CIV

Job Description

Client's Name:

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	PACKAGE 1 - EARLY WORKS CIV					
2	ACCESS FOR SYDNEY PORTS CONTROL TOWER	0.67		618,860		618,860
3	DEMOLITION WORKS	0.03		29,000		29,000
4	SANDSTONE EXTRACTION	12.34		11,415,349		11,415,349
5	RETAINING WALLS AND ASSOCIATED WORKS FOR MAINTAINING SPS 0014 DURING DIVERSION WORKS	1.69		1,559,844		1,559,844
6	SEWER DIVERSION ALONG HICKSON ROAD (EXCLUDING TEMPORARY PUMPING STATION)	5.78		5,351,115		5,351,115
7	FILLING OF SANDSTONE PIT	1.11		1,030,150		1,030,150
8	HEADLAND PARK FORMATION [FILL]	11.57		10,707,208		10,707,208
9	CONSTRUCTION MANAGEMENT COST (INCL PRELIMS)	4.98		4,606,729		4,606,729
10	TOTAL FOR EARLY WORKS					<u>35,318,255</u>
11						
12	PACKAGE 1A - PROTOTYPE					
13	PROTOTYPE CONSTRUCTION	1.08		1,000,000		1,000,000
14	CONSTRUCTION MANAGEMENT COST (INCL PRELIMS)	0.16		150,000		150,000
15	TOTAL FOR PROTOTYPE					<u>1,150,000</u>
16						
17	PACKAGE 2 - EARLY PROCUREMENT					
18	SUPPLY OF MATURE TREES	3.80		3,512,250		3,512,250
19	SUPPLY OF PARK FURNITURE	2.28		2,109,450		2,109,450
20	TOTAL FOR EARLY PROCUREMENT					<u>6,771,700</u>
21						
22	PACKAGE 3 - MAIN WORKS PART 1					
23	SITE INFRASTRUCTURE	9.08		8,398,400		8,398,400
24	COVE AND SEAWALL CONSTRUCTION	25.31		23,417,697		23,417,697

BARANGAROO MAIN WORKS CIV

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Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
25	PARK/ LANDSCAPING/ PAVEMENT	21.34		19,737,218		19,737,218
26	SIGNAGE	0.75		690,000		690,000
27	AMENITIES BLOCK	1.01		934,490		934,490
28	STORAGE BUILDING AND STAFF AMENITIES	0.37		345,000		345,000
29	PUBLIC ARTWORK	0.27		250,000		250,000
30	TOTAL FOR MAIN WORKS PART 1					<u>53,772,805</u>
31						
32	PACKAGE 4 - BUILDING WORKS					
33	UNDERGROUND PUBLIC CARPARK [300 carspace]	15.10		13,965,401		13,965,401
34	TUNNEL CONNECT CARPARK TO TOWNS PLACE	1.18		1,092,444		1,092,444
35	TOTAL FOR MAIN WORKS PART 2					<u>15,057,845</u>
36						
37	EXTRA OVER FOR CULTURAL FACILITY & CARPARK - ARCH OPTION C2, STRU OPTION 1 (450 CARSPACE & CULTURAL VOID OF 75,320m3)					
38	450 SPACE CARPARK - ARCH OPTION C2, COL GRID 8.4 X 8.4	10.53		9,744,774		9,744,774
39	CULTURAL FACILITY - ARCH OPTION C2, COL GRID 8.4 X 21.0	7.81		7,223,857		7,223,857
40	TUNNEL CONNECT CARPARK TO TOWNS PLACE	1.81		1,673,004		1,673,004
41	CREDIT FOR BASE OPTION (OPTION C1 CARPARK & TUNNEL)	-16.28		15,057,845	-200.00	-15,057,845
42	ADJUSTMENT FOR INFRASTRUCTURE	0.83		765,000		765,000
43	PROJECT MANAGER & DESIGN CONSULTANTS	0.43		395,740		395,740
44	TOTAL FOR 450 CARSPACE & CULTURAL VOID OF 75,320m3					<u>4,744,530</u>
45						

BARANGAROO MAIN WORKS CIV

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Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
46	DEDUCT EARLY WORKS AS PER CIV SUBMISSION DATED 21 JUNE 2010					
47	EW 1.1.4 - ACCESS FOR SYDNEY PORTS CONTROL TOWER	-0.67		618,860	-200.00	-618,860
48	PACKAGE 3A - DEMOLITION	-0.03		29,000	-200.00	-29,000
49	EW 1.2.1 & 1.2.2 - SANDSTONE EXTRACTION	-12.34		11,415,349	-200.00	-11,415,349
50	EW1.3A - RETAINING WALLS AND ASSOCIATED WORKS FOR MAINTAINING SPS 0014 DURING DIVERSION WORKS	-1.69		1,559,844	-200.00	-1,559,844
51	EW1.3B - SEWER DIVERSION ALONG HICKSON ROAD (EXCLUDING TEMPORARY PUMPING STATION)	-5.78		5,351,115	-200.00	-5,351,115
52	EW1.4A - SANDSTONE PIT	-1.11		1,030,150	-200.00	-1,030,150
53	EW1.4B - HEADLAND PARK FORMATION [FILL]	-11.57		10,707,208	-200.00	-10,707,208
54	HEAD CONTRACTOR COSTS INCLUDING PRELIMINARIES & MARGIN	-4.98		4,606,729	-200.00	-4,606,729
55	TOTAL TO DEDUCT FOR EARLY WORKS AS PER CIV SUBMISSION DATED 21 JUNE 2010					<u>-35,318,255</u>
56						
57	NETT CONSTRUCTION COST					<u>80,346,880</u>
58						
59	CONSULTANTS					
60	PROJECT MANAGER	3.39		3,138,645		3,138,645
61	DESIGN CONSULTANTS	13.57		12,554,580		12,554,580
62	LESS PROJECT MANAGER ALLOWANCE FOR EARLY WORKS AS PER CIV SUBMISSION DATED 21 JUNE 2010	-0.76		706,365	-200.00	-706,365
63	LESS DESIGN CONSULTANTS FOR EARLY WORKS AS PER CIV SUBMISSION DATED 21 JUNE 2010	-3.05		2,825,460	-200.00	-2,825,460

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Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
64						
65	TOTAL DEVELOPMENT COST					<u>92,508,280</u>
		100.00		200,324,130		92,508,280
				Final Total : \$		92,508,280