

WT PARTNERSHIP ESTIMATE

NORTHERN GATEWAY - STAGE 1 - CIV

WT PARTNERSHIP ESTIMATE
NORTHERN GATEWAY- STAGE 1
SEPTEMBER 2020
Estimate Summary

Code	Description	Quantity	Unit	Rate	Total
	Northern Gateway – Stage 1 – Capital Investment Value (CIV)				
	September 2020				
	CIVIL AND UTILITIES				45,310,718
	BASE BUILDING				37,075,766
	FITOUT WORKS				6,477,068
1/A	FEES AND CHARGES	10.5	%		9,330,673
	CAPITAL INVESTMENT VALUE (CIV)				98,194,224
	ASSUMPTIONS AND EXCLUSIONS				0
	INFORMATION USED				
	TOTAL COST				98,194,224

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<u>CIVIL AND UTILITIES</u>					
<u>ENABLING WORKS</u>					
<u>Land Preparation</u>					
2/A	Land Clearing – Open Farmland with very minimal trees	17	ha	18,500.00	314,500
2/B	Production and stockpiling of mulch (Assume 125m3 of mulch per ha)	2,125	m3	12.00	25,500
2/C	Demolition of existing road surfaces/hardstand	2,080	m2	16.00	33,280
2/D	Demolition of existing structures and fencing including disposal	1	Item	108,130.00	108,130
2/E	Removal and disposal of silt from existing Dam	3,769	m3	36.00	135,684
2/F	Removal of the existing embankment around the dam	501	m3	36.00	18,036
2/G	Cut to fill within stock pile pad/main earthwork area including Geo technical Supervision, Testing and Reporting	128,144	m3	30.00	3,844,277
2/H	Traffic Management (Allowance)	1	Item	500,000.00	500,000
2/J	Environmental Monitoring	17	ha	40,000.00	680,000
2/K	Erosion & Sedimentary Control	17	ha	25,000.00	425,000
Site Remediation Works					Excluded
<u>CIVIL AND UTILITIES WORKS WITHIN THE WH 3.1</u>					
<u>Civil and Utilities works</u>					
2/L	Utilities works within WH 3.1	50,392	m2	67.50	3,398,743
2/M	Keystone Retaining Wall around the WH 3.1 based on drawing provided on August 2020	2,676	m2	690.00	1,846,440
2/N	Concrete External Hardstand	19,472	m2	88.00	1,713,536
2/P	At Grade Carpark (280 Spaces)	8,328	m2	120.00	999,314
2/Q	Allowance for perimeter fencing, 2.1m high black coated chain wire on painted black posts with 3 rows of barbed wire	1,205	m	140.00	168,700
Civil works associated to Residual land area of 10.51 ha within the Superplot 03 (Other than 8.4 ha of WH 3.1)					Excluded
<u>Landscaping within WH 3.1</u>					
2/R	Topsoil using site material including surface preparation and screening and testing	6,652	m2	15.00	99,780
2/S	Hydro seeding including maintenance cost	6,652	m2	11.00	73,172
2/T	Trees – Individual planting – Proposed Feature Tree as shown on site plan	108	No	1,000.00	108,000
2/U	Shrubs and ground cover – Mass Planting –Assume 40% of the landscape area	2,661	m2	50.00	133,050
<u>CIVIL AND UTILITIES WORKS OUTSIDE THE SUPER PLOT 03</u>					
<u>Roadways</u>					
<i>Bulk Earthworks up to Design Surface Level (Measured Elsewhere)</i>					
Primary Road, including Earthworks, Pavement, Cycleway, Footpath etc.					
2/V	Road type A (29m)	456	m	3,644.50	1,661,309
2/W	Road Type B (24.5m)	1,288	m	3,026.50	3,897,164
2/X	Signage and Line Marking	1,744	m	32.00	55,808
2/Y	Landscape for street verges including Trees	10,917	m2	48.00	524,016
<u>Roundabouts including landscaping</u>					

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Code	Description	Quantity	Unit	Rate	Total
3/A	16m Radius Intersection-3 ways	2	no	739,011	1,478,021
3/B	20m Radius Intersection-4 ways <u>Elizabeth Drive Upgrade</u>	2	no	988,509	1,977,019
3/C	New Signalized junction on Elizabeth Drive	2	Item	731,000.00	1,462,000
3/D	Road widening to suit Ultimate Design of Elizabeth Drive <u>Street Lighting</u>	1,590	m		Excluded
3/E	Street Lighting (Assume every 40m C/C) including MSB, DBs etc <u>Supply and install Kerb and Channel</u>	44	Nr	18,700.00	822,800
3/F	Supply and install SA type Kerb and channel <u>Stormwater under kerbs and pavement Edge</u>	3,488	m	95.00	331,360
3/G	100mm dia Corrugated Perforated Plastic Stormwater Drainage pipe including Geotextile and no fines concrete	1,744	m	106.00	184,864
3/H	Supply and install RCP class pipes, Assume Nominal Bore 450mm dia including Excavation and backfilling	1,744	m	380.00	662,720
3/J	Pits, Type SA1 Bio Retention Basin Excavate lakes/ ponds / basins including GPT, landscaping, headwall outlet	116	Nr	4,500.00	523,200
3/K	Bio Retention Basin A-1 Potable Water	12,783	m2	365.00	4,665,930
3/L	Supply Potable water main, 250mm dia. DICL and connecting to existing line, including valves and associated fittings along east side of the road Sewer Works <u>Sewer Main (Ultimate)</u>	1,357	m	310.00	420,733
3/M	SWC proposed advanced water treatment Centre	1	Item		By SWC
3/N	Sewer Trunk Main pipes, 450mm dia GRP pipes to proposed Main Pumping Station (Pumping station by SWC) <u>Sewer Reticulation along Road</u>	1	Item		By Others
3/P	Sewer Trunk Main pipes, 300mm dia from Trunk Main pipes Electrical Works <u>HV Services</u> <i>Assume new HV supply need to be install along Elizabeth drive</i>	1,741	m	370.00	644,170
3/Q	Excavate, supply, lay, backfill HV underground Electrical service, 2 x 11kV feeders, 9 x DN 125 conduits, draw wire including HV Pits and Manholes and Transformers etc.	2,452	m	585.00	1,434,636
3/R	Under grounding of existing OH Electrical along Elizabeth drive <u>LV Services</u>	1,590	m		Excluded
3/S	LV Underground Electrical Service, 2 x DN50 Conduits, draw wire to a depth between 1m to 1.5m Telecommunications <i>Communication services for Telecoms, Security, Smoke detection and EWIS services</i>	1,590	m	130.00	206,740
3/T	Underground Communication Service, 8 x DN100 Conduits, draw wire to a depth between 1m to 1.5m including Telecoms Pits and Cabinets <u>Fire Sprinkler Services for Smoke detection and Emergency Warning system</u>	1,731	m	445.00	770,197

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4/A	Dedicated Fire Sprinkler service, 2x50 conduits, pipes including valves, fittings, thrust blocks etc <u>Fire Hydrants Services</u>	1,731	m	425.00	735,582
4/B	Fire Hydrants service pipes, 1xDN200 HDPE Pipes, including valves, fittings, thrust blocks and connection to fire network TOTAL TRADE CONSTRUCTION COSTS (excl GST)	1,731	m	210.00	363,464 37,446,874
4/C	Preliminaries and Site overheads	10.00	%		3,744,687
4/D	Contractor's Design Fees	4.00	%		1,497,875
4/E	Principal Contractor's OH & Margin	7.00	%		2,621,281
	Contractors Contingency				Excluded
	Escalation				Excluded
	TOTAL PROJECT COST (excl GST)				45,310,718
	Total - CIVIL AND UTILITIES				45,310,718

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	<u>CIVIL AND UTILITIES</u>				
	<u>Utilities works within WH 3.1</u>				
	<u>Utilities works within WH 3.1</u>				
	Stormwater Reticulation	50,392		10.00	503,920
	HV Power Reticulation including Transformers for Warehouses	50,392		21.00	1,058,232
	Access Road Lighting	50,392		7.00	352,744
	Communication and Security Reticulation	50,392		9.00	453,528
	Potable Water Reticulation	50,392		7.17	361,447
	Sewer Reticulation	50,392		5.89	296,623
	Fire Services Reticulation	50,392		7.39	372,249
	Total - Utilities works within WH 3.1				3,398,743

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Code	Description	Quantity	Unit	Rate	Total
	<u>BASE BUILDING</u>				
	Base Buildings				
	Note: Below measurements are footprints only – GFA areas cannot be determined at this stage				
	<u>Warehouse and Offices for WH 3.1</u>				
6/A	Warehouse and office	50,392	m2	736.00	37,075,766
	TOTAL TRADE CONSTRUCTION COSTS (excl GST)				37,075,766
6/B	Preliminaries and Site overheads		%		Incl above
6/C	Contractor's Design Fees		%		Incl above
6/D	Principal Contractor's OH & Margin		%		Incl above
6/E	Contractors Contingency		%		Excluded
	Escalation				Excluded
	TOTAL PROJECT COST (excl GST)				37,075,766
	Total - BASE BUILDING				37,075,766

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Code	Description	Quantity	Unit	Rate	Total
	<u>BASE BUILDING</u>				
	<u>Warehouse and office</u>				
	<u>Base Building Estimate Breakdown for Warehouse and office for Lot 3.1</u>				
7/A	Site Preparation	50,392	m2	7.43	374,311
7/B	Concrete, Reo & Formwork	50,392	m2	158.87	8,005,752
7/C	Precast Panels	50,392	m2	16.31	821,867
7/D	Structural Steel	50,392	m2	100.76	5,077,411
7/E	Warehouse Roofing and wall cladding	50,392	m2	55.36	2,789,727
7/F	Super awning	11,536	m2	131.49	1,516,827
7/G	Windows wall framing system, Windows and Glazing	50,392	m2	8.04	405,363
7/H	External Finishes and Panelling	50,392	m2	21.43	1,079,668
7/J	Roller Shutters	50,392	m2	5.17	260,438
7/K	Dock Levellers	50,392	m2	23.14	1,166,121
7/L	Metalwork	50,392	m2	15.45	778,640
7/M	Tiling and Paving (incl waterproofing)	50,392	m2	3.64	183,332
7/N	Floor Finishes	50,392	m2	1.31	65,865
7/P	Painting and Applied Finishes	50,392	m2	11.80	594,648
7/Q	Plumbing Incl Fire, Stormwater drainage	50,392	m2	37.70	1,899,745
7/R	Fire Sprinklers	50,392	m2	35.62	1,795,133
7/S	Electrical, Lighting, Communication	50,392	m2	47.90	2,413,769
7/T	Mechanical Services	50,392	m2	45.72	2,304,031
7/U	Solar Works	50,392	m2	110.00	5,543,120
	Total - Warehouse and office				37,075,766

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	<u>FITOUT WORKS</u>				
	<u>FITOUT WORKS</u>				
	<u>FITOUTWORKS FOR WAREHOUSE AND OFFICES</u>				
8/A	Fitout for Warehouse 3.1 and Offices	50,392	m2	129.00	6,477,068
	TOTAL TRADE CONSTRUCTION COSTS (excl GST)				6,477,068
8/B	Preliminaries and Site overheads		%		Incl above
8/C	Contractor's Design Fees		%		Incl above
8/D	Principal Contractor's OH & Margin		%		Incl above
	Contractors Contingency				Excluded
	Escalation				Excluded
	TOTAL PROJECT COST (excl GST)				6,477,068
	Total - FITOUT WORKS				6,477,068

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	<u>FITOUT WORKS</u>				
	<u>Fitout for Warehouse 3.1 and Offices</u>				
	<u>Fitout for Warehouse 3.1 and Offices</u>				
	<u>Warehouse 3.1 – Internal Fitout</u>				
9/A	Partitions, Ceilings & Doors	47,703	m2	11.60	553,365
9/B	Carpentry & Joinery	47,703	m2	4.75	226,532
9/C	Telescopic Boom Conveyor Tracks	47,703	m2	1.53	72,818
9/D	PA system	47,703	m2	3.18	151,695
9/E	Weighbridge	47,703	m2	7.63	364,089
	<u>Office Fitout Works for lot 3.1</u>				
10/A	Office Fitout Works for Warehouse 3.1	2,689	m2	1,900.00	5,108,568
	Total - Fitout for Warehouse 3.1 and Offices				6,477,068

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	<u>FEES AND CHARGES</u>				
	<u>Professional Fees</u>				
10/B	Investigation	1.5	%	88,863,552	1,332,953
10/C	DA	2.5	%	88,863,552	2,221,589
	<u>Legal / Contributions</u>				
10/D	Council Section 7.12 Contributions	2.5	%	88,863,552	2,221,589
10/E	Legal	0.5	%	88,863,552	444,318
10/F	Authorities	1.0	%	88,863,552	888,636
10/G	State Infrastructure Levy (\$220,000 per Ha)	2.5	%	88,863,552	2,221,589
	<u>Contingency</u>				
11/A	Project Deterministic Contingency		%		Excluded
	Total - FEES AND CHARGES				9,330,673

Code	Description	Quantity	Unit	Rate	Total
	<u>ASSUMPTIONS AND EXCLUSIONS</u>				
	<u>Assumptions</u>				
	Assume average depth of the existing Dam as 1m				
	In the absence of information, the cut and fill quantity for stage 1 has been calculated on prorated basis of total cut and fill quantity as mentioned in master plan drawings ref. 19-663-SKC017, P1				
	<u>Following indirect percentage has been assumed to estimate CIV,</u>				
11/B	Preliminaries and Site overheads	10.0	%		
11/C	Contractor's Design Fees	4.0	%		
11/D	Principal Contractor's OH & Margin	7.0	%		
	<u>Following are the percentage breakdown for Fees & Charges,</u>				
	<u>Professional Fees</u>				
11/E	Investigation	1.5	%		
11/F	DA	2.5	%		
	<u>Legal / Contributions</u>				
11/G	Council Section 7.12 Contributions	2.5	%		
11/H	Legal	0.5	%		
11/J	Authorities	1.0	%		
11/K	State Infrastructure Levy (\$220,000 per Ha)	2.5	%		
	<u>Exclusions</u>				
	Staging Allowance				
	Property Acquisition				
	Client Cost				
	Project Contingency				
	Escalation				
	Civil works associated to Residual land area of 10.51 ha within the Superplot 03 has been excluded				
	Construction of Re-aligned Creek Reserve				
	Demolition of existing culverts and associated stormwater structures are excluded				
	SWC proposed advanced water treatment Centre				
	Sewer Main Trunk pipes (outside Plot boundary)				
	Road widening to suit Ultimate Design of Elizabeth Drive				
	SWC proposed advanced water treatment Centre				
	Sewer Trunk Main pipes, 450mm dia GRP pipes to proposed Main Pumping Station (Pumping station by SWC)				
	Undergrounding of existing OH Electrical in Elizabeth Drive				
	Remediation works of Contaminated material				

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	<u>INFORMATION USED</u>				
	<u>List of Drawings</u>				
	11470_SK040 – Stage 1 MasterPlan – Sept 2020				
	11470_SK041 – Stage 1 Site Plan – Sept 2020				
	Mail Ref. FW Send data from MFP13525974				
	WT CIV Package dated May 2020				