



AECOM Australia Pty Ltd  
 Level 21, 420 George Street  
 Sydney NSW 2000  
 PO Box Q410  
 QVB Post Office NSW 1230  
 Australia  
 www.aecom.com

+61 2 8934 0000 tel  
 +61 2 8934 0001 fax  
 ABN 20 093 846 925

Commercial-in-Confidence

## Opinion of Probable Costs - North Eveleigh West (15% Design)

Attention	Aidan Werry	Ref No.	
Company	Aecom	Date	13-Nov-2015
Address	Level 21 420 George Street Sydney	Total Pages:	6
Project Name	North Eveleigh West	Project No.	60445579
From	Daniel Fettell / Ben Newell		
Fax No./Email	<a href="mailto:daniel.fettell@aecom.com">daniel.fettell@aecom.com</a> <a href="mailto:ben.newell@aecom.com">ben.newell@aecom.com</a>		

Item	Description	Quantity	Unit	Rate	\$
<b>1.00</b>	<b>EARTHWORKS</b>				
1.10	<u>General earthworks</u>				
1.1.1	Removal and Stockpiling of Topsoil	1430	m3	\$19.00	\$ 27,170.00
1.1.2	General Earthworks - Fill	4000	m3	\$60.00	\$ 240,000.00
1.1.3	Engineered Media for Bioretention	80	m3	\$100.00	\$ 8,000.00
	<b>Subtotal</b>				<b>\$ 275,170.00</b>
<b>2.00</b>	<b>ROADWORKS</b>				
2.10	<u>Kerbs and Gutters</u>				
2.1.2	300mm wide Kerb and Standard Gutter	140	m	\$65.00	\$ 9,100.00
2.1.3	Interspersed Kerb for bioretention	50	m	\$98.00	\$ 4,900.00
2.1.4	300mm wide - Handrail Kerb	70	m	\$46.00	\$ 3,220.00
2.20	<u>Road Concrete Pavement</u>				
2.2.1	150mm Select Material Zone	900	m2	\$15.00	\$ 13,500.00
2.2.2	200mm Subbase DGB 20	900	m2	\$25.00	\$ 22,500.00
2.2.3	200mm Concrete (40MPa) reinforced with SL92 Mesh	900	m2	\$105.00	\$ 94,500.00
2.2.4	Tied formed joint to 200mm thick concrete	100	m	\$42.00	\$ 4,200.00
2.2.5	Contraction - dowelled joint to 200mm thick concrete	130	m	\$32.00	\$ 4,160.00
2.2.6	Isolation Joint	30	m	\$100.00	\$ 3,000.00
2.30	<u>Footpath Concrete Pavement</u>				
2.3.1	100mm Subbase DGB 20	1300	m2	\$22.50	\$ 29,250.00
2.3.2	125mm Concrete (25MPa) reinforced with SL72 Mesh	1300	m2	\$81.00	\$ 105,300.00
2.40	<u>Signage and delineation</u>				
2.4.2	150mm wide Thermoplastic Linemarking	100	m	\$15.00	\$ 1,500.00
2.4.5	Sign Posting	10	item	\$195.00	\$ 1,950.00
	<b>Subtotal</b>				<b>\$ 297,080.00</b>

Item	Description	Quantity	Unit	Rate	\$
<b>3.00</b>	<b>UTILITIES</b>				
3.10	<u>Drainage</u>				
3.1.1	Excavation for Drainage pits and pipes	750	m3	\$65.00	\$ 48,750.00
3.1.2	Excavation for Bioretention	15	m3	\$65.00	\$ 975.00
3.1.3	Backfill Material	750	m3	\$130.00	\$ 97,500.00
3.1.4	300 Diameter - RCP Class 4 - Rubber Ring Joint	300	m	\$130.00	\$ 39,000.00
3.1.5	525 Diameter - RCP Class 4 - Rubber Ring Joint	60	m	\$234.00	\$ 14,040.00
3.1.6	Concrete encasement for 525 Diameter Pipe	300	m	\$250.00	\$ 75,000.00
3.1.7	Raised grated pit	5	item	\$3,840.00	\$ 19,200.00
3.1.8	Inlet kerb and grated pit - COS standard	8	item	\$3,060.00	\$ 24,480.00
3.1.9	Junction Pit	5	item	\$2,150.00	\$ 10,750.00
3.1.10	Humeceptor - STC3	2	item	\$17,750.00	\$ 35,500.00
3.1.11	100 Diameter uPVC Subsoil Drainage	300	m	\$36.00	\$ 10,800.00
3.1.12	150 Diameter uPVC - Perforated pipe for Bioretention	50	m	\$76.00	\$ 3,800.00
3.1.13	Grassed Swale	300	m	\$50.00	\$ 15,000.00
3.20	<u>Water</u>				
3.2.1	Excavation for Water line within the site	30	m3	\$65.00	\$ 1,950.00
3.2.2	Backfill Material	30	m3	\$125.00	\$ 3,750.00
3.2.3	Water main 200 dia PVC	110	m	\$130.00	\$ 14,300.00
3.2.4	Tee 200x200mm	2	item	\$715.00	\$ 1,430.00
3.2.5	Valve 200mm	2	item	\$2,646.00	\$ 5,292.00
3.2.6	Reducer 200x100mm	2	item	\$650.00	\$ 1,300.00
3.2.7	Hydrants	2	item	\$1,235.00	\$ 2,470.00
3.30	<u>Sewer</u>				
3.3.1	Excavation for Pits and Pipes	950	m3	\$65.00	\$ 61,750.00
3.3.2	Backfill Material	950	m3	\$130.00	\$ 123,500.00
3.3.3	225mm Diameter uPVC Sewer Pipe	190	m	\$165.00	\$ 31,350.00
3.3.4	Concrete Encasement for 225mm Sewer pipe	50	m	\$115.00	\$ 5,750.00
3.3.5	Standard Manhole (Depth < 5m)	2	item	\$4,230.00	\$ 8,460.00
3.3.6	Structural Manhole (Depth > 5m)	1	item	\$8,450.00	\$ 8,450.00
3.40	<u>Gas</u>				
3.4.1	Excavation for Gas line within the site	110	m3	\$461.00	\$ 50,710.00
3.4.2	Backfill Material	110	m3	\$125.00	\$ 13,750.00
3.50	<u>Electricity and Street lighting</u>				
3.5.1	Excavation trench for new Electrical	20	m3	\$65.00	\$ 1,300.00
3.5.2	Backfill Material for new Electrical Trench	20	m3	\$125.00	\$ 2,500.00
3.5.3	150mm Conduit	650	m	\$20.00	\$ 13,000.00
3.5.4	11kV AL 3 - HV Cable	110	m	\$221.00	\$ 24,310.00
3.5.5	185mm2 Cu1 - LV Cable	110	m	\$72.00	\$ 7,920.00
3.5.6	16mm2 Cu4 Cable	110	m	\$39.00	\$ 4,290.00
3.5.7	Electrical Pits	4	item	\$1,950.00	\$ 7,800.00
3.5.8	Streetlight Columns - 7.5m height x 2m Outreach (including footing)	3	item	\$4,250.00	\$ 12,750.00
3.5.9	100W Sylvania Suburban Luminaire	3	item	\$750.00	\$ 2,250.00
3.5.10	800kVA Substation Kiosk Type L	2	item	\$85,000.00	\$ 170,000.00
3.5.11	Concrete pad 150mm thick for Substation	50	m2	\$145.00	\$ 7,250.00
3.60	<u>Communications</u>				
3.6.1	Excavation for Telstra line	110	m3	\$65.00	\$ 7,150.00
3.6.2	Backfill Material	110	m3	\$125.00	\$ 13,750.00
3.6.3	Telstra installation works and materials	1	item	\$200,000.00	\$ 200,000.00
3.6.4	PipeNetworks installation works and materials	1	item	\$50,000.00	\$ 50,000.00
	<b>Subtotal</b>				<b>\$ 1,253,277.00</b>

Item	Description	Quantity	Unit	Rate	\$
<b>4.00</b>	<b>LANDSCAPING</b>				
<i>4.10</i>	<i>Eastern Pocket Park</i>				
4.1.1	Eastern Pocket Park	360	m2	\$1,100.00	\$ 396,000.00
<i>4.10</i>	<i>Softscape Works</i>				
4.1.1	Turf areas supply and install; comprising Grade 'A' couch turf, 150mm deep imported topsoil, 150mm deep cultivated subgrade	1108	m2	\$20.00	\$ 22,160.00
4.1.2	Planting area supply and install; comprising 8no x 140mm planting containers, 75mm deep organic mulch, 300mm deep imported topsoil, 150mm deep cultivated subgrade	1139	m2	\$115.00	\$ 130,985.00
4.1.3	Ex-ground Tree stock (6.5m H x 3.0m) supply and install; comprising tree stock, sub-surface tree guying system, planting excavation, placement of imported topsoil and drainage layer	6	item	\$5,500.00	\$ 33,000.00
4.1.4	400L Tree stock (3.5m H x 1.8m) supply and install; comprising tree stock, sub-surface tree guying system, planting excavation, placement of imported topsoil and drainage layer	85	item	\$1,350.00	\$ 114,750.00
4.1.5	200L Tree stock (2.8m H x 1.0m) supply and install; comprising tree stock, stakes and ties, planting excavation, placement of imported topsoil and drainage layer	34	item	\$650.00	\$ 22,100.00
4.1.6	Supply and install 900mm deep root barrier; inclusive of rootbarrier, trenching and backfilling. Allowance only (unmeasured item)	250	m	\$45.00	\$ 11,250.00
<i>4.20</i>	<i>Irrigation and Drainage Works</i>				
4.2.1	Contractor designed, supplied and installed sub-surface irrigation system to turf areas (allowance)	1108	m2	\$30.00	\$ 33,240.00
4.2.2	Contractor designed, supplied and installed sub-surface irrigation system to planting areas (allowance)	1139	m2	\$30.00	\$ 34,170.00
4.2.3	Allowance for supply and installed irrigation system inclusive of all associated pumps, controllers, filters as well as water connection fees and charges.	1	PC	\$15,000.00	\$ 15,000.00
4.2.4	Supply and install water tap for community garden / shelter for watering and washdown, inclusive of tap and allowance of water supply connection	3	PC	\$1,500.00	\$ 4,500.00
4.2.5	Supply and install subsurface 100mm dia. slotted drain, including filter sock, gravel backfill and connection into SW system. Allowance only (unmeasured item) ssd to retaining walls excluded and are include within the retaining wall costing	500	m	\$35.00	\$ 17,500.00
<i>4.30</i>	<i>Pavement Works</i>				
4.3.1	100mm Cement stabilised decomposed granite gravel, inclusive of sub-base prep, supply and install.	388	m2	\$75.00	\$ 29,100.00
4.3.2	Coloured, exposed aggregate finish concrete pavement, 125mm thick over subbase; including allowance for structural joints and decorative saw cuts, supply and install.	1216	m2	\$155.00	\$ 188,480.00
4.3.3	Coloured, honed finish concrete pavement, 125mm thick over subbase; including allowance for structural joints and decorative saw cuts, supply and install.	1244	m2	\$190.00	\$ 236,360.00

Item	Description	Quantity	Unit	Rate	\$
4.3.4	Timber decking; 125 x 30mm boards over HDG Steel substructure, inclusive of concrete base slab below deck with falls to drains, supply and install.	489	m2	\$575.00	\$ 281,175.00
4.3.5	Tactile indicator supply and install; stainless steel hazard type	39	m2	\$1,000.00	\$ 39,000.00
4.3.6	Supply and install concrete garden edging (200mm W x 150mm D)	33	m	\$28.00	\$ 924.00
4.3.7	Supply and install HDG metal garden edging	25	m	\$60.00	\$ 1,500.00
4.3.8	Spade cut garden edging to trees in turf	10	m	\$2.50	\$ 25.00
<b>4.40</b>	<b><u>Furniture</u></b>				
4.4.1	Supply and install S/S double plate electric BBQ unit, provision of power supply included within electrical works	3	item	\$10,000.00	\$ 30,000.00
4.4.2	Supply and install Drinking Fountain, inclusive of water supply and drainage works.	2	item	\$6,000.00	\$ 12,000.00
4.4.3	Supply and install S/S Bike Rack Loops (4no loops per location).	4	item	\$1,500.00	\$ 6,000.00
4.4.4	Supply and install rubbish bin	10	item	\$2,000.00	\$ 20,000.00
4.4.5	Supply and install 1800mm long bench seat with back and arm rests, hardwood timber slats.	10	item	\$2,500.00	\$ 25,000.00
4.4.6	Supply and install picnic table with hardwood timber slats to shelter.	6	item	\$3,500.00	\$ 21,000.00
4.4.7	Supply and install 1800mm long bench seat without back and arm rests, hardwood timber slat to picnic tables.	12	item	\$1,750.00	\$ 21,000.00
4.4.8	Supply and install 100mm dia. S/S fixed bollards (base plate mounted)	0	item	\$400.00	\$ -
4.4.9	Supply and install 100mm dia. S/S removable bollards (including below ground sleeve)	0	item	\$1,000.00	\$ -
4.4.10	Supply and install 1200mm dia. powdercoated, custom laser cut tree grates with sub-frame system.	34	item	\$3,000.00	\$ 102,000.00
4.4.11	Custom bench seat, 1800mm long with back and arm rests. Incorporating reused timber and insitu concrete plinth element; allowance for engravings/treatment within art budget	10	PC	\$5,000.00	\$ 50,000.00
4.4.12	Custom seat, 1800mm long without back and arm rests fixed to concrete wall / terrace.	6	PC	\$1,500.00	\$ 9,000.00
<b>4.50</b>	<b><u>Structures and Shelters</u></b>				
4.5.1	Allowance for custom architectural shelter (approx 75m2 roof) incorporating salvaged timber detailing. Allowance including footings and lights. Provision of power supply included within electrical works.	2	PC	\$150,000.00	\$ 300,000.00
4.5.2	Allowance for cantilivered lookout structures inclusive of decking, substructure, supports and stairs (excl. handrails and balustrades). Approx 75m2 inclusive of stairs.	1	PC	\$150,000.00	\$ 150,000.00
4.5.3	1100mm high balustrading and stanchion system, HDG and Micaceous oxide finish to balustrading and stanchions, supply and install. Handrail works separate.	86	m	\$525.00	\$ 45,150.00
<b>4.60</b>	<b><u>Landscape Retaining / Freestanding Wall</u></b>				
4.6.1	Insitu concrete landscape wall (class 2 finish), 300mm wide x 450mm high (900 max) inclusive of mass footing, supply and install.	490	m	\$475.00	\$ 232,750.00
4.6.2	Insitu concrete landscape wall (class 2 finish), 900mm wide x 450mm high (900 max) inclusive of mass footing, recessed edge detail to front edge of seat, supply and install.	106	m	\$875.00	\$ 92,750.00

Item	Description	Quantity	Unit	Rate	\$
4.6.3	Low recycled brick stair hob walls, 300mm wide x 450mm high (max) inclusive of mass footing.	0	m	\$725.00	\$ -
4.70	<u>Playground and Exercise Works</u>				
4.7.1	Supply and install coloured rubber softfall to manufacturers specification, inclusive of subbase works.	288	m	\$275.00	\$ 79,200.00
4.7.2	Supply and install sand softfall to manufacturers specifications, inclusive of subbase works.	25	m	\$60.00	\$ 1,500.00
4.7.3	Supply and install artificial turf to playground area, inclusive of subbase works.	0	m	\$150.00	\$ -
4.7.4	Supply and install playground regulatory safety signage.	2	PC	\$1,000.00	\$ 2,000.00
4.7.5	Supply and install custom playground equipment, inclusive of supplier safety certification and associated works.	1	PC	\$600,000.00	\$ 600,000.00
4.7.6	Supply and install custom wet-play playground, consisting of pop-jets and water rill within softfall area (25m2 approx), inclusive of supplier safety certification, hydraulic equipment and associated works.	1	PC	\$175,000.00	\$ 175,000.00
4.80	<u>Others / Miscellaneous</u>				
4.8.1	Allowance for Public Art	1	PC	\$350,000.00	\$ 350,000.00
4.8.2	Allowance for Park lighting and electrical works - electrical engineer to confirm	1	PC	\$200,000.00	\$ 200,000.00
4.8.3	Allowance for Park water supply connection, metering, RPZ and authority charges - hydraulic engineer to confirm	1	PC	\$10,000.00	\$ 10,000.00
4.8.4	Allowance for directional signage / maps	1	PC	\$25,000.00	\$ 25,000.00
	<b>Subtotal</b>				<b>\$ 4,170,569.00</b>
<b>5.00</b>	<b>STRUCTURAL FEATURES</b>				
5.10	<u>Retaining Walls</u>				\$ -
5.1.1	Insitu reinforced concrete retaining wall, 300mm wide x height range between 1000 to 2000mm high, inclusive of mass footing, drainage, supply and install. Assumed Allowance.	175	m	\$1,750.00	\$ 306,250.00
5.1.2	Insitu reinforced concrete retaining wall, 300mm wide x height range between 2000 to 4000mm high, inclusive of mass footing, drainage, supply and install. Assumed Allowance.	100	m	\$2,750.00	\$ 275,000.00
5.20	<u>Concrete Stairs</u>				
5.2.1	Concrete stairs, coloured, exposed aggregate finish to match concrete pavement works; inclusive of stair nosing; subbase and footing works, supply and install.	90	m2	\$425.00	\$ 38,250.00
5.30	<u>Raised steel grated deck</u>				
	Refer to 4.5.2 item				
5.40	<u>Handrail Works</u>				
5.4.1	42.4x2.6 Stainless steel CHS Handrails mounted on Balustrade, supply and install.	86	m	\$200.00	\$ 17,200.00
5.4.2	42.4x2.6 Stainless steel CHS Handrails mounted on Wall, supply and install.	21	m	\$250.00	\$ 5,125.00
5.4.3	42.4x2.6 Stainless steel CHS handrails, free standing including welded stanchion supports and baseplate, supply and install.	79	m	\$325.00	\$ 25,675.00
	<b>Subtotal</b>				<b>\$ 667,500.00</b>

Item	Description	Quantity	Unit	Rate	\$
<b>6.00</b>	<b>DEMOLITION</b>				
6.10	Demolition and salvage of heritage elements	1500	m2	\$100.00	\$ 150,000.00
6.20	Archaeological excavation area	1500	m2	\$75.00	\$ 112,500.00
6.30	Demolition - Concrete Retaining wall	900	m2	\$125.00	\$ 112,500.00
6.50	Demolition - Concrete Pavements	4300	m2	\$60.00	\$ 258,000.00
6.60	Demolition - Asphalt Pavements	400	m2	\$40.00	\$ 16,000.00
6.70	Disposal of Non-Contaminated Spoil Off Site	750	m3	\$574.00	\$ 430,500.00
	<b>Subtotal</b>				<b>\$ 1,079,500.00</b>
<b>7.00</b>	<b>EROSION AND SEDIMENT CONTROL</b>				
7.10	Silt Fence	600	m	\$16.00	\$ 9,600.00
7.20	Security Fence	600	m	\$51.00	\$ 30,600.00
7.30	Earth bank	400	m	\$20.00	\$ 8,000.00
7.40	Site access and wash down area	1	item	\$2,050.00	\$ 2,050.00
7.50	Temporary sediment basin - Type D	2	item	\$5,430.00	\$ 10,860.00
	<b>Subtotal</b>				<b>\$ 61,110.00</b>
<b>8.00</b>	<b>OTHERS</b>				
8.10	<u>Remediation Management</u>				
8.1.1	Remediation Works (lump sum)	1	item	\$2,500,000.00	\$ 2,500,000.00
	<b>Subtotal</b>				<b>\$ 2,500,000.00</b>
	<b>SUBTOTAL</b>				<b>\$ 10,304,206.00</b>
	Contractors general operating costs, overheads and margins.		15%		\$ 1,545,630.90
	Contingency		20%		\$ 2,060,841.20
	<b>SUBTOTAL</b>				<b>\$ 13,910,678.10</b>
	GST		10%		\$ 1,391,067.81
	<b>TOTAL</b>				<b>\$ 15,301,745.91</b>

Exclusions: Project Associated Fees / All Other Works Not Otherwise Nominated

Disclaimer: This document is an opinion of probable costs for landscape and civil construction works only and this document is NOT to be read in lieu of a Bill of Quantities.