



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

**VISY Recycling
112 Euston Road
Alexandria
CIV Cost Estimate**

**112 Euston Road, Alexandria
CIV Cost Estimate**

Prepared for:
Visy Recycling

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Issue:	1.1



1 **SUMMARY**

As requested, we have prepared a Capital Investment Value (CIV) Cost Estimate for the proposed VISY Recycling Facility at 112 Euston Road, Alexandria, based upon the available documentation. The CIV estimate has been calculated in accordance with the clause 245(N) of the Environmental Planning and Assessment Regulation 2000 and NSW Government Planning Circular dated 10 May 2010.

The estimated CIV is \$23,812,000 excluding GST based on current market rates. This estimate CIV includes demolition, Stage 1 and Stage 2 new works. Complying development works have been excluded from the estimate.

The warehouse area is 7,744m². The office is excluded from the estimate as the owner will be carrying out upgrade works at their own expense under a complying development certificate.

The above estimate CIV of the project includes all costs necessary to estimate and operate the project, including the design and construction of infrastructure and fixed or mobile plant equipment (but excludes land cost and GST).

We note that the estimate should be considered as indicative only at this stage for the purposes of preparing the CIV for a submission of a DA to the Department of Planning, Industry and Environment.

2 **MAIN SUMMARY OF CONSTRUCTION COSTS**

<u>Item</u>	<u>Cost (Excl GST)</u>
Demolition	\$171,966
Stage 1 Building Works	\$5,689,530
Stage 2 Building Works	\$16,535,400
Contractors Preliminaries, Overheads and Margin	\$895,503
Professional and Design Fees	\$519,392
Total Construction Cost (Rounded)	\$23,812,000

Refer to Attachment 1 for full details of our detailed cost estimate.

3 **INFORMATION USED**

The following information has been used in the preparation of this concept estimate:-

- DA review issue, revision B drawings prepared by Archi Spectrum, dated 23/10/2019: DA02.01, 02.02, 02.03, 03.01, 03.02, 04.01, 04.02, 04.03, 05.01, 05.02, 05.03, 07.02, 10.01,
- Fire rating of southern boundary wall marked-up drawing, prepared by Henry and Hymas, dated 03/10/19: 19A62-SK2
- Fire water drawings, prepared by Code Fire Safety dated 18/10/19: FH01/C, FH02/C, FS01/C, FS02/B, FS03/B, FS04/A, FA01/A, FA02/A, EL01/A, EL02/A, PFE01/A, PFE02/A



4 SCHEDULE OF EXCLUSIONS

The following exclusions have been made in the preparation of this CIV estimate:

- Works to be undertaken under a complying development certificate;
- Works to the office area to be undertaken by the landlord;
- Pumps for potable water;
- Finance and related fees and charges;
- Professional fees;
- Statutory fees and charges;
- Long service levy;
- Escalation beyond October 2019;
- GST.

5 SCHEDULE OF ASSUMPTIONS

The following assumptions have been made in the preparation of this CIV estimate:

- The estimate is also based on a reasonable construction period and standard working hours, with no allowances made for acceleration costs, overtime and the like;
- No allowance has been included for fixing damaged building components;
- No allowance has been made for fit-out works to tenant requirements;
- The estimate is based on unrestricted access to the site;
- Work will be tendered on a competitive basis;

Demolition Waste Calculation

- Approximately 170m³ of soil for weighbridges, and soil for driveways;
- Approximately 445m³ of concrete and hebel panels will be recycled off-site;
- Approximately 353m³ of ferrous steel (Steel structures, metal roof 328m³ [assumed to be ferrous], roller doors, door frames and the like) will be recycled off-site;
- Approximately 5m³ of miscellaneous debris will be disposed off-site as land fill;

Construction Waste Calculation

- Approximately 260m³ of miscellaneous debris will be disposed off-site as land fill (calculation based on 2 x 5m³ bins removed per week over a 6 month construction duration – 3 months Stage 1 and 3 months Stage 2).

Yours Sincerely

MITCHELL BRANDTMAN

Matthew Kritzler
Director

Attachment 1 – CIV Cost Estimate



Attachment 1

Estimate

VISY RECYCLING - 112 Euston Road, Alexandria
CIV Estimate - October 2019

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
DEMOLITION				
Remove internal walls	2,508	m2	\$ 17.00	\$ 42,636.00
Remove mezzanine support structure and flooring	1	Item	\$ 2,600.00	\$ 2,600.00
Remove stairs to mezzanine	1	Item	\$ 520.00	\$ 520.00
Remove roller doors	3	No	\$ 750.00	\$ 2,250.00
Demolish existing fire doors that are being modified (composite rate for 4 fire rated and 5 non-fire rated doors)	9	No	\$ 250.00	\$ 2,250.00
Tree removal	1	Item	\$ 2,500.00	\$ 2,500.00
Demolish existing wall for new roller door	1	Item	\$ 10,000.00	\$ 10,000.00
Demolish external wall adjacent neighbouring building	100	m	\$ 45.00	\$ 4,500.00
Remove vehicle crossing including kerb, grate and layback to Burrows Road	154	m2	\$ 35.00	\$ 5,390.00
Demolish and excavation for weighbridge	320	m2	\$ 65.00	\$ 20,800.00
Allowance for sawcutting kerb only	14	m	\$ 30.00	\$ 420.00
Remove existing roof to warehouse including smoke vents (Office roof and parapet walls excluded)	7,810	m2	\$ 10.00	\$ 78,100.00
Subtotal Demolition				\$ 171,966.00
STAGE 1 BUILDING WORKS				
Permanent weatherproof louvers	131	m2	\$ 550.00	\$ 72,050.00
200mm Blockwork	16	m	\$ 360.00	\$ 5,760.00
6m high push walls - assume 175mm thick precast wall including allowance for structural supports	570	m2	\$ 425.00	\$ 242,250.00
Push walls to paper cardboard / Loose material	39	m	\$ 1,000.00	\$ 39,000.00
Allowance to fill in existing concrete slab	1	Item	\$ 1,400.00	\$ 1,400.00
Allowance for weighbridge platform	2	No	\$ 165,000.00	\$ 330,000.00

VISY RECYCLING - 112 Euston Road, Alexandria
CIV Estimate - October 2019

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Allowance for fan rooms including raised structure, enclosure and pair solid core door	3	No	\$ 45,000.00	\$ 135,000.00
Allowance for pump room enclosure including roof cover and door	1	No	\$ 27,500.00	\$ 27,500.00
Automatic roller door	1	No	\$ 17,500.00	\$ 17,500.00
Rapid roller doors fitted internally with allowance for support structure	2	No	\$ 50,000.00	\$ 100,000.00
Sill to openings	6	m	\$ 33.00	\$ 198.00
New gates to passage	2	No	\$ 750.00	\$ 1,500.00
Upgrade roof including allowance for capping, ends, sarking, safety mesh, upgrade to gutters and the like	7,810	m2	\$ 80.00	\$ 624,800.00
New ceiling in warehouse including structural supports	1,521	m2	\$ 275.00	\$ 418,275.00
Visy signage	1	Item	\$ 7,500.00	\$ 7,500.00
* Baler and conveyors (specialist Visy plant and equipment)	1	Item	\$ 1,800,000.00	\$ 1,800,000.00
Fire Waste Water Containment Bunding				
175mm high fire water containment bund	25	m	\$ 265.00	\$ 6,625.00
200mm high fire water containment wall	10	m	\$ 340.00	\$ 3,400.00
175mm high wall	23	m	\$ 305.00	\$ 7,015.00
180mm high step platform including ramps,	9	No	\$ 2,750.00	\$ 24,750.00
Balustrade to highstep platform and ramp	41	m	\$ 220.00	\$ 9,020.00
Fire Rating Southern Façade				
200UC46 beam	5.41	t	\$ 7,500.00	\$ 40,575.00
Allowance for 10mm thick brackets, 10mm cleat plates and M20 8.8/S bolts	1	No	\$ 15,000.00	\$ 15,000.00
Allowance for firespray to beams, columns and bolt connections	1	Item	\$ 12,500.00	\$ 12,500.00
Fire and Water Services				
<u>Fire Hydrant and Hose Reel Services</u>				
Backflow prevention device	1	Item	\$ 3,000.00	\$ 3,000.00
Upgrade of pipework	1	Item	\$ 5,000.00	\$ 5,000.00

VISY RECYCLING - 112 Euston Road, Alexandria
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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
11,080mm dia Galvanised steel bolted liner tank	1	Item	\$ 120,000.00	\$ 120,000.00
Allowance for CFA or screw piles to support tank	1	Item	\$ 25,000.00	\$ 25,000.00
Fire hydrant ring main	370	m	\$ 165.00	\$ 61,050.00
Hydrant upstand	7	No	\$ 850.00	\$ 5,950.00
Fire hose reels	8	No	\$ 1,250.00	\$ 10,000.00
Fire sprinkler booster assembly cabinet with large and small bore suction from tank and booster inlet	1	Item	\$ 7,500.00	\$ 7,500.00
Miscellaneous valves and fittings	1	Item	\$ 10,000.00	\$ 10,000.00
Fire Sprinkler Services				
Office sprinklers	310	No	\$ 300.00	\$ 93,000.00
Warehouse sprinklers	1,130	No	\$ 375.00	\$ 423,750.00
Sprinkler control valve and pipework	2	No	\$ 6,000.00	\$ 12,000.00
Booster pumps	1	Item	\$ 40,000.00	\$ 40,000.00
Fire Detection and EWIS				
EWIS speakers to office	50	No	\$ 200.00	\$ 10,000.00
Ceiling mounted horns to warehouse	25	No	\$ 350.00	\$ 8,750.00
Fire panels and electrical controls	1	Item	\$ 75,000.00	\$ 75,000.00
Mechanical Services				
Exhaust fan mounted on platform including 1800x1800mm 25mm insulated duct, attenuation and discharge through roof	3	Item	\$ 150,000.00	\$ 450,000.00
Smoke exhaust fans including discharge through roof	11	No	\$ 5,500.00	\$ 60,500.00
Electrical Services				
Assume lighting by client as part of building upgrade	1	Item		Excluded
Allowance for power to plant and equipment	1	Item	\$ 100,000.00	\$ 100,000.00
Substation, L-type kiosk, including foundations (Stage 2 works)	1	Item	\$ 200,000.00	\$ 200,000.00
External Works				
Protection to existing trees	1	Item	\$ 500.00	\$ 500.00

VISY RECYCLING - 112 Euston Road, Alexandria
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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Reinstate kerb and gutter	44	m	\$ 70.00	\$ 3,080.00
Allowance for vehicular crossing including layback	1	Item	\$ 18,000.00	\$ 18,000.00
Bollard	1	No	\$ 700.00	\$ 700.00
Carpark linemarking	328	m	\$ 6.00	\$ 1,968.00
Disabled parking linemarking	2	No	\$ 350.00	\$ 700.00
Turf including topsoil to demolished section of concrete on Burrows Road	154	m2	\$ 16.00	\$ 2,464.00
STAGE 2 BUILDING WORKS				
MRF Facility Platform	2,670	m2	\$ 550.00	\$ 1,468,500.00
Balustrade	216	m	\$ 275.00	\$ 59,400.00
Infill existing roller door opening	1	Item	\$ 7,500.00	\$ 7,500.00
* New 25t/hr MRF (specialist Visy plant and equipment)	1	Item	\$ 15,000,000.00	\$ 15,000,000.00
Subtotal New Building Works				\$ 22,224,930.00
Contractors preliminaries, overheads and margin (16% excluding \$16.8M plant *)	1	Item	\$ 895,503.00	\$ 895,503.00
TOTAL BUILDING COST (ROUNDED)				\$ 23,293,000.00
Professional and Design Fees (8% excluding \$16.8M plant *)	1	Item	\$ 519,392.00	\$ 519,392.00
TOTAL CONSTRUCTION COST (ROUNDED)				\$ 23,812,000.00