

WT PARTNERSHIP ESTIMATE
DRAFT FOR DISCUSSION

WARHOUSE FACILITY

Estimate Summary

Code	Description	Quantity	Unit	Rate	Total
	NOTES, ASSUMPTIONS & EXCLUSIONS				0
	SITE PREPARATION & DEMOLITION				6,170,000
	CAR PARK AND DELIVERY				17,535,945
	INDUSTRIAL WAREHOUSE				45,053,273
	COMMERCIAL TOWER				24,278,850
	VERTICAL TRANSPORTATION				1,380,200
	SITE INFRASTRUCTURE AND EXTERNAL WORKS				9,179,400
	Sub-Total				103,597,668
	PRELIMINARIES (12%)				12,431,720
	OVERHEADS & MARGIN (5%)				5,801,469
	Sub-Total				121,830,857
	PROFESSIONAL FEES (6%)				7,309,851
	TOTAL (Excl GST)				129,140,709
	DESIGN CONTINGENCY (5%)				6,457,035
	CONSTRUCTION CONTINGENCY (5%)				6,779,887
	TOTAL (Excl GST)				142,377,631
	DEVELOPMENT FEES (Excluded)				Excl
TOTAL COST					142,377,631

Estimate Details

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	<u>NOTES, ASSUMPTIONS & EXCLUSIONS</u>				
	TBA				

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<u>SITE PREPARATION & DEMOLITION</u>					
<u>DEMOLITION</u>					
3/A	Demolition of existing hard stand.	15,195	m2	31.00	471,045
3/B	Demolition of Main Facility Building.	8,360	m2	125.00	1,045,000
3/C	Demolition of Awning/Lower Level Building to Main Facility.	555	m2	85.00	47,175
3/D	Demolition of building adjacent Main Facility.	910	m2	104.00	94,640
3/E	Demolition of Gate House.	60	m2	210.00	12,600
3/F	Demolition of building between Flora & Gate house.	730	m2	150.00	Excl
3/G	Demolition of Flora Building.	2,460	m2	125.00	307,500
3/H	Demolition of Conveyor Building.	60	m2	210.00	12,600
3/J	Demolition of conveyor & associated structure.	1	Item	20,000	20,000
3/K	Extra over for demolition of structures bridging culvert.	1	Item	160,000	160,000
3/L	Provisional allowance for removal of hazardous and contaminated materials.	1	Item	500,000	500,000
<u>SITE PREPARATION</u>					
3/M	Provisional allowance to cut down and dispose of trees.	1	Item	20,000.00	20,000
3/N	Provisional allowance for bulk excavation.	1	Item	350,000	350,000
3/P	Provisional allowance for disposal of GSW / importation of fill.	1	Item	2,650,000	2,650,000
3/Q	Provisional allowance for in ground contamination.	1	Item	250,000	250,000
<u>MISCELLANEOUS</u>					
3/R	Provisional allowance for site boundary retaining wall (height unknown).	200	m	850.00	170,000
3/S	Demolition of existing boundary fence.	199	m	40.00	7,960
3/T	Allow for miscellaneous demolition (i.e.: weigh bridge, retaining walls, decommission of existing substation, utility disconnections, etc.)	1	Item	50,000	50,000
4/A	Rounding	1	Item	1,480.00	1,480
Total - SITE PREPARATION & DEMOLITION					6,170,000

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Code	Description	Quantity	Unit	Rate	Total
	<u>CAR PARK AND DELIVERY</u>				
	<u>CAR PARK - COMMERCIAL</u>				
	<u>Ground Level</u>				
4/B	Car park on grade	5,572	m2	435.00	2,423,820
4/C	Ramp structure to Level 01 (semi-circular)	222	m2	935.00	207,570
	<u>Level 01</u>				
4/D	Level 1 Car Park (standard structural deck car park)	5,256	m2	665.00	3,495,240
	<u>Additional Works</u>				
4/E	Allowance for perimeter external wall to external car park level 01	209	m2	550.00	114,950
	<u>DELIVERY - WAREHOUSE</u>				
	<u>Ground Level</u>				
4/F	Car park and delivery on grade	5,509	m2	435.00	2,396,415
4/G	Ramp structure Ground to Level 2	705	m2	845.00	595,725
	<u>Level 01</u>				
4/H	Ramp to Level 02 included elsewhere		m2		
	<u>Level 02</u>				
4/J	Suspended delivery parking	3,630	m2	865.00	3,139,950
4/K	Ramp structure to Level 03	541	m2	845.00	457,145
	<u>Level 03</u>				
4/L	Suspended delivery parking	3,642	m2	815.00	2,968,230
	<u>Additional Works</u>				
5/A	Allowance for perimeter external wall to external car park (provisional - no information)	3,158	m2	550.00	1,736,900
	Total - CAR PARK AND DELIVERY				17,535,945

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Code	Description	Quantity	Unit	Rate	Total
	<u>INDUSTRIAL WAREHOUSE</u>				
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	<u>Ground Level</u>				
5/B	Elemental rate for Spec Warehouse 1 and 2 (Double Height Space)	8,737	m2	740.00	6,465,408
5/C	Extra over for stairs (Ground to Level 2 – Assume 4 No. x 8m/rise)	32	m/rise	4,500.00	144,000
5/D	Provision for Amenities block to warehouse floor	150	m2	2,650.00	397,500
5/E	Provision for lift shafts to lifts to Spec warehouse (core filled masonry)	400	m2	400.00	Excluded
5/F	Allow for pit bases to lifts	2	no.	15,000.00	Excluded
5/G	Elemental rate for Industrial Offices	448	m2	2,000.00	895,999
5/H	Extra over for stairs (Ground to Level 01 – Assume 2 No. x 4m/rise)	8	m/rise	4,500.00	36,000
5/J	Provision for amenities to offices (allowance 1No. for each office block)	2	no.	15,000.00	30,000
5/K	Provision for lift shafts to lifts for Office 2 (core filled masonry)	200	m2	400.00	80,000
5/L	Allow for pit bases to lifts	1	no.	15,000.00	15,000
5/M	Elemental rate for CFC Hoist Area	518	m2	1,350.00	699,299
5/N	Elemental rate for Return and Barn	32	m2	1,220.00	39,040
5/P	Elemental rate for Pick-up	52	m2	1,400.00	72,800
5/Q	Elemental rate for BOH	135	m2	835.00	112,725
5/R	Extra over provisional allowance for fit-out to BOH area	1	item	25,000.00	25,000
5/S	Allow for Plant room to industrial units on grade	72	m2	1,050.00	75,600
	<u>LOADING DOCK</u>				
5/T	Elemental rate for loading dock	1,259	m2	900.00	1,133,094
5/U	Extra over for dock leveller/hoist (to CFC Hoist Area)	4	nr.	100,000.00	400,000
	<u>Level 1</u>				
5/V	Allow for double height warehouse space (Included in Level 01 Elemental)	8,737	m2		0
5/W	Elemental rate for Industrial Offices	447	m2	2,150.00	961,049
5/X	Provision for amenities to offices (allowance 1No. for each office block)	2	no.	15,000.00	Excluded
	<u>Level 2</u>				
5/Y	Elemental rate for CFC warehouse (including full height external walls)	16,389	m2	1,650.00	27,041,850
5/Z	Provision for Amenities block to warehouse floor	250	m2	2,650.00	662,500
	<u>Level 3</u>				
5/AA	Allowance for Mezzanine level (structure, walls, finishes etc)	4,463	m2	1,300.00	Excluded
5/AB	Allowance for services to Mezzanine Level	4,463	m2	170.00	758,710
5/AC	Extra over for stairs to Mezzanine level (assume 2No. x 4m/rise)	8	m/rise	5,000.00	Excluded
5/AD	Provision for amenities to Mezzanine level	2	no.	15,000.00	Excluded
5/AE	Provision for lift shafts to lifts (core filled masonry)	200	m2	400.00	Excluded
5/AF	Allow for pit bases to lifts	1	no.	15,000.00	Excluded
5/AG	Allow for triple height warehouse space (Included in Level 02 elemental)	44,695	m2		0

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Code	Description	Quantity	Unit	Rate	Total
	<u>Roof</u>				
6/A	Allowance for metal deck roof	16,359	m2	300.00	4,907,700
7/A	Extra over provision for metal works and roof access systems.	1	item	100,000.00	100,000
Total - INDUSTRIAL WAREHOUSE					45,053,273

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Code	Description	Quantity	Unit	Rate	Total
	<u>COMMERCIAL TOWER</u>				
	<u>COMMERCIAL OFFICE</u>				
	<u>Ground Floor</u>				
7/B	Elemental rate for Commercial (including double height lobby space)	359	m2	4,500.00	1,615,500
7/C	Extra over for lobby Finishes	359	m2	500.00	179,500
7/D	Extra over for lobby entrances including doors and entry statements	1	item	50,000.00	50,000
7/E	Extra over for concierge desks	1	no.	25,000.00	25,000
	<u>Level 1</u>				
7/F	Elemental rate for double height lobby (external wall included in Ground Floor Elemental)	359	m2		0
	<u>Levels 2</u>				
7/G	Elemental rate for Commercial	1,649	m2	2,250.00	3,710,250
7/H	Elemental rate for Atrium Space	423	m2	2,250.00	951,750
7/J	Extra over allowance for embellishment to Atrium wall to warehouse elevation	960	m2	250.00	240,000
	<u>Levels 3-6</u>				
7/K	Elemental rate for Commercial	6,593	m2	2,250.00	14,834,250
7/L	Elemental rate for Atrium Space (void space - included in Level 02 elemental)	1,429	m2		0
	<u>Levels 7</u>				
7/M	Elemental rate for plant	1,657	m2	1,000.00	1,657,000
7/N	Extra over for plant enclosure	1	item	250,000.00	250,000
	Allowance for landscaping to roof				Excluded
	<u>MISCELLANEOUS</u>				
	Core walls (included in elemental rate)				Included
7/P	Extra over for glazing to lift shaft enclosure (one side)	320	m2	750.00	240,000
7/Q	Allowance for staircase (Ground to Level 06 - 28.2m rise)	28	m	8,000.00	225,600
8/A	Allowance for EOT facilities	1	item	300,000.00	300,000
	Total - COMMERCIAL TOWER				24,278,850

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Code	Description	Quantity	Unit	Rate	Total
	<u>VERTICAL TRANSPORTATION</u>				
8/B	Provisional allowance Industrial facility lift	2	No	200,000	Excluded
8/C	Provisional allowance for lift to Mezzanine level in CFC facility	1	No	150,000	Excluded
8/D	Provisional allowance for goods lift to in CFC hoist facility	4	No	180,000	720,000
8/E	Provisional allowance Office 1 lift (excluded for office less than 200m2)	1	No	200,000.00	Excluded
8/F	Provisional allowance Office 2 lift (2 stops - 2 floors)	1	No	120,000.00	120,000
8/G	Provisional allowance Commercial lift (7 stops 28.2m rise)	2	No	250,000.00	500,000
8/H	BWIC (3%)	1	Item	40,200.00	40,200
	Total - VERTICAL TRANSPORTATION				1,380,200

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Code	Description	Quantity	Unit	Rate	Total
<u>SITE INFRASTRUCTURE AND EXTERNAL WORKS</u>					
<u>FOOTINGS TO DEVELOPMENT</u>					
9/A	Provisional Allowance for footings pending structural design (pending Geotech investigation).	22,623.00	m2	150.00	3,393,450
<u>EXTERNAL WORKS & LANDSCAPING</u>					
9/B	Hardstand or paving.	3,146	m2	275.00	865,150
9/C	Garden beds including planting (not identified – provisional extra over allowance)	1	item	100,000.00	100,000
9/D	Undefined landscaping areas (assume unplanted or irrigated garden beds with mulch).	873	m2	50.00	43,650
9/E	Driveway cross overs.	55	m	300.00	16,500
9/F	Driveway entries.	1,050	m2	180.00	189,000
9/G	Tree pits to footpaths to council specifications.		Item		Excl
<u>SITE INFRASTRUCTURE</u>					
9/H	Provisional allowance for chamber sub-station	1	Item	1,000,000	1,000,000
9/J	Provisional allowance for incoming HV feeds (assume from St Peter's Zone substation).	1	Item	1,950,000	Excl
9/K	Provisional allowance for chamber substation enclosure.	1	Item	450,000	450,000
9/L	Provisional allowance for onsite GPT (Hume Interceptors).	1	Item	250,000	250,000
9/M	Upgrade to existing intersections.	1	Item		Excl
9/N	Road widening and/or road works.	1	Item		Excl
9/P	Amplification of existing utility lines.	1	Item		Excl
9/Q	Relocation and/or redirection of existing utilities.	1	Item		Excl
9/R	High flow sprinkler tanks (assume site can receive sufficient water supply to site through mains).	1	Item		Excl
<u>Stormwater Holding Tank Solution</u>					
9/S	Extra over for suspended slab to loading dock area.	2,890.00	m2	340.00	982,600
9/T	Column to support suspended loading dock.	2,890.00	m2	40.00	115,600
9/U	Ground slab for base of holding tank including slab thickenings.	2,890.00	m2	180.00	520,200
9/V	Core filled masonry walls to perimeter.	713.00	m2	250.00	178,250
9/W	Allow for grated access points (accessible & lockable – maintenance reasons)	1	Item	70,000	70,000
9/X	Allow for pumpset & connection to existing Sydney water stormwater culvert.	1	Item	125,000	125,000
<u>Sydney Water Sewer Easement / Line</u>					
9/Y	Extra over for suspended structure to bridge existing sewer easement through site.	1	Item	580,000	580,000
9/Z	Provisional allowance to relocate existing sewer traversing through site.	1	Item		Excl
<u>Sydney Water Stormwater Culvert</u>					
9/AA	Provisional allowance to allow for ramp access into Sydney Stormwater culvert (Static Ramp Access with Gates).	1	Item	300,000	300,000
9/AB	Provisional allowance for upgrade of culvert to extend existing design life.	1	Item		Excl
9/AC	Provisional allowance to relocate existing drainage culvert.	1	Item		Excl

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	Total - SITE INFASTRUCTURE AND EXTERNAL WORKS				9,179,400