



Construction Consultants

CAPITAL INVESTMENT VALUE REPORT
Proposed Manufacturing and Warehouse Facility
Proposed Lot 12, 657-769 Mamre Road, Kemps Creek

Altis Frasers JV Pty Ltd

5th November 2021

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1.0 Introduction

This Capital Investment Value cost assessment has been prepared from a review of costs associated with the proposal for a manufacturing facility and associated warehouse facility at 657-769 Mamre Road, Kemps Creek (proposed Lot 12) which will be occupied and operated by Ardex.

The assessment is based on advice from the project consultant team on concept design, value management, management of construction works and coordination for development of manufacturing facility, warehouse, ancillary office, minor earthworks, civil works and services.

Should any further information regarding this submission be required, please do not hesitate to contact:

David Yong

Director/Senior Quantity Surveyor

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2.0 Capital Investment Value

Proposed Ardex Warehouse and Manufacturing Facility Proposed Lot 12, 657-769 Mamre Road, Kemps Creek

The lump sum amounts shall include all costs in carrying out the Project. All amounts, rates and allowances are inclusive of Builders Preliminaries, Overheads & Margin. The final sum is inclusive of the Goods and Services Tax (GST).

DESCRIPTION OF WORKS	Gross Floor Area	Lump Sum Value
1. Warehouse and Offices <ul style="list-style-type: none"> • Substructure • Structure • Finishes • Services • Awnings 	27,522 m ²	\$21,800,949.00
2. External Works <ul style="list-style-type: none"> • Earthworks • Pavements, Crossovers & Access Roads • Fencing & Gates • Landscaping 		\$ 1,875,926.00
3. Site Services <ul style="list-style-type: none"> • Electrical Services • Water & Sewer Services • Stormwater Drainage • Fire Services 		\$ 1,789,724.00
4. Ardex Fitout Costs <ul style="list-style-type: none"> • Warehouse Fitout • Office Fitout • Powder Manufacturing • Liquids Manufacturing 		\$37,450,000.00
5. Preliminaries <ul style="list-style-type: none"> • Construction 		\$1,358,715.00
6. Consultant Fees <ul style="list-style-type: none"> • Construction • Fitout 		\$1,038,025.00
Capital Investment Value (GST Excl):		\$65,313,339
GST:		\$6,531,334

CAPITAL INVESTMENT VALUE (GST Incl):		\$71,844,673


Employment Generation:

Operational jobs generated only by the works, are expected for the above will be in the order of 140 full time jobs.

Construction jobs generated only by the works, are expected for the above will be in the order of 300 full time jobs.

The information provided in this report is accurate at the date of preparation.

Signature

Date:	05 November 2021
Signed for the Consultant by: (Authorised Officer)	 David Yong
In the Office Bearer capacity of:	Director/Senior Quantity Surveyor B.Build, AIQS (3513)

Appendix A

Proposed Lot 12 – Cost Plan Details

Full Estimate Summary

Project: Manufacturing and Warehouse Facility	Details: S21198_KC_COST PLAN_02
Building: Ardex	Proposed Lot 12 - CIV Cost Estimate

Auto code	Trade Description	Trade Percentage	Cost/m2	SubTotal	Factor	Trade Total
1	SITE PREPARATION	0.28	7	198,721		198,721
2	WAREHOUSE	10.03	262	7,200,577		7,200,577
3	WAREHOUSE AWNINGS	0.51	13	364,132		364,132
4	COMBINED OFFICE AND MANUFACTURING OFFICE	5.85	153	4,197,198		4,197,198
5	EXTERNAL WORKS	2.34	61	1,677,205		1,677,205
6	SITE SERVICES	2.50	65	1,789,724		1,789,724
7	BUILDING UPGRADES	8.03	209	5,763,080		5,763,080
8	GREEN STAR RATING	0.41	11	290,962		290,962
9	PROVISIONAL SUMS	5.55	145	3,985,000		3,985,000
10	ARDEX FITOUT	52.13	1,361	37,450,000		37,450,000
11	PRELIMINARIES	1.90	49	1,358,715		1,358,715
12	CONSULTANT FEES	1.45	38	1,038,025		1,038,025
	ESTIMATED CONSTRUCTION & FITOUT COST (EXCL GST)					65,313,339
13	GST 10%	9.10	237			6,531,334
	ESTIMATED CONSTRUCTION & FITOUT COST (INCL GST)					71,844,673

GFA: 27,522.00 m2

65,313,339

71,844,673

Estimate Details

Project: Manufacturing and Warehouse Facility	Details: S21198_KC_COST PLAN_02
Building: Ardex	Proposed Lot 12 - CIV Cost Estimate

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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SITE PREPARATION

	Site Preparation:					
	Sedimentation control works	43,682	m2	0.36		15,902
	Site preparation	43,682	m2			NIL
	Leveling site from 0.6% grade	43,682	m2	2.51		109,697
	Trime and compact sub grade	43,682	m2	1.67		73,122

SITE PREPARATION

198,721

WAREHOUSE

	Warehouse:					
	Footings	23,765	m2	10.05		238,729
	Subgrade	23,765	m2	11.80		280,433
	Warehouse slab	23,765	m2	78.54		1,866,488
	Structural steel	23,765	m2	79.19		1,881,928
	Roofing and cladding	23,765	m2	45.32		1,076,972
	Roof safety	23,765	m2	1.49		35,493
	Precast panels	1,348	m2	176.99		238,576
	Roller shutters	16	no	5,733.19		91,731
	Egress doors	18	no	1,565.33		28,176
	Metalwork	23,765	m2	3.02		71,776
	Electrical services	23,765	m2	15.26		362,664
	Fire services	23,765	m2	25.20		598,944
	Mechanical services	23,765	m2	8.92		212,027
	BWIC	23,765	m2	1.00		23,765
	Amenities # 1	23,765	m2	4.06		96,437
	Amenities # 2	23,765	m2	4.06		96,437
	R/O					1

WAREHOUSE

7,200,577

WAREHOUSE AWNINGS

	Warehouse Awnings:					
	Awning# 1+ AS2118.1-2017 high hazard sprinklers	1,013	m2	197.51		200,082
	Awning# 2+ AS2118.1-2017 high hazard sprinklers	169	m2	166.37		28,117
	Awning# 3+ AS2118.1-2017 high hazard sprinklers	507	m2	207.85		105,381
	Awning# 4+ AS2118.1-2017 high hazard sprinklers	75	m2	191.63		14,372
	Extra over to portal footing size for large span awnings	1	item	16,180.01		16,180

WAREHOUSE AWNINGS

364,132

COMBINED OFFICE AND MANUFACTURING OFFICE

	Combined Office and Manufacturing Office:					
	Footings	1,993	m2	12.93		25,760
	Subgrade	997	m2	13.19		13,147

Estimate Details

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Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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COMBINED OFFICE AND MANUFACTURING OFFICE

(Continued)

	Ground slab	997	m2	71.37		71,157
	Suspended structure	996	m2	368.34		366,871
	Stairs	1	no	66,725.56		66,726
	Lift	1	no	59,664.00		59,664
	Structural roof framing	1,009	m2	199.88		201,674
	Metal roofing	1,009	m2	74.95		75,629
	Office facade	832	m2	820.49		682,645
	Internal walls and ceilings	1,993	m2	286.46		570,923
	Floor finishes	1,993	m2	53.38		106,380
	Amenities	1,993	m2	108.72		216,670
	Hydraulic services	1,993	m2	4.07		8,102
	Electrical services	1,993	m2	67.08		133,688
	Fire services	1,993	m2	21.44		42,733
	Mechanical services	1,993	m2	206.83		412,220
	Commissioning and tuning	1,993	m2	3.91		7,800
	BWIC	1,993	m2	5.00		9,960
	Office upgrade allowances	1,993	m2			NIL
	Manugacturing component	519	m2	2,168.49		1,125,448
	R/O					1

COMBINED OFFICE AND MANUFACTURING OFFICE

4,197,198

EXTERNAL WORKS

	External Works:					
	Heavy duty pavements, crossings & access roads	9,411	m2	101.63		956,428
	Light duty pavements	4,322	m2	68.18		294,680
	Pedestrian pavements	390	m2	116.16		45,304
	Landscaping	3,129	m2	57.06		178,538
	Fencing & gates	823	m	142.22		117,045
	Armco railing to exposed edges	132	m	379.58		50,104
	Branded corporate signage	5	no	7,021.20		35,106

EXTERNAL WORKS

1,677,205

SITE SERVICES

	Site Services:					
	Electrical services	27,803	m2	8.62		239,601
	HV electrical and communication connections (base demand shown)	978	kVA	137.00		133,987
	Water & sewer services	27,803	m2	8.61		239,268
	Hydrant & hose reel services	27,803	m2	11.11		308,919
	Rainwater storage tanks connected to landscaping irrigation system	27,803	m2	4.69		130,526

Estimate Details

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Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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SITE SERVICES

(Continued)

	Fire sprinkler tankss, pumps & valve room	27,803	m2	7.46		207,401
	Stormwater services	43,682	m2	12.13		530,022
	OSD tank - adjust measure to suit requirement	43,682	m2			NIL

SITE SERVICES

1,789,724

BUILDING UPGRADES

	Building Upgrades:					
	Extra over for colorbond finish to fire sprinkler tank	1	item	8,000.00		8,000
	Warehouse division wall# 1	140	m	1,772.96		248,215
	Warehouse division wall# 2	50	m	2,069.74		103,487
	Warehouse division wall# 3	50	m	854.86		42,743
	Fire spray to steel columns	140	m	140.20		19,628
	Increased floor loading to 10 tonne post load	23,765	m2	41.84		994,439
	Structural steel solar panel upgrade - dedicated portion of roof only	3,000	m2	8.80		26,400
	Extra over ESFR K14 for K22/K25 heads to suit building height	23,765	m2	4.76		113,180
	Additional substations	1	item	358,713.00		358,713
	Additional electrical work	1	item	382,000.00		382,000
	Lightning protection	1	item	12,000.00		12,000
	Share of feeder cost	1	item	700,000.00		700,000
	Extra over for warehouse LED to suit racking	23,766	m2	5.32		126,436
	Solar panel system	200	kw	1,371.24		274,248
	REC's rebate from solar system	200	kw			NIL
	Adjustment to MSB for solar panel system	1	item	2,500.00		2,500
	Battery charge area/room 1	40	m2	1,915.28		76,611
	Battery charge area/room 2	47	m2	931.17		43,765
	Electric car re-charge point - based on 1-phase (240v) 32 amp outlet	2	no	1,500.00		3,000
	Dock levellers	6	no	13,451.83		80,711
	Recessed dock construction	34	m	3,523.18		119,788
	Compressor room & dust collector room	134	m2	1,062.40		142,786
	Warehouse office 1	72	m2	1,500.10		108,007
	Outdoor area 1	125	m2	779.54		97,443
	Outdoor area 2 (smokers area)	52	m2	774.12		40,254
	Conduits to automatic gates	91	m	36.68		3,338
	Boom gates and/or automatic sliding gates	5	no	12,037.60		60,188
	Bike racks including bick rack enclosure (pending DA requirements)	13	no	734.62		9,550
	Waste recycling area (excl awning & pavement)	1	item	9,920.00		9,920
	Undercover parking - shade sail	135	m2	437.80		59,103

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BUILDING UPGRADES

(Continued)

	Rooftop terrace with full fitout to 2 storey office	1,000	m2	597.83		597,833
	Upgrade structural elements to allow for additional 3rd level of office at future date	1,000	m2	194.15		194,154
	Rooftop terrace with full fitout to 2 storey office	500	m2	595.25		297,625
	Upgrade structural elements to allow for additional 3rd level of office at future date	500	m2	194.15		97,075
	Customer design changes	1	item	309,940.68		309,941
	R/O					-1

BUILDING UPGRADES

5,763,080

GREEN STAR RATING

	Green Start Rating:					
	Green start rating insert no (4 to 6)	6	star			
	GBCA fees	1	item	6,000.00		6,000
	Initial scope including review of strategy and documentation requirements and one additional ESD meeting	1	item	5,125.00		5,125
	Civil engineer					
	Green star bending for energy	1	item	2,250.00		2,250
	Green star for thermal comfort	1	item	1,500.00		1,500
	Green star benchmarking for daylight	1	item	1,000.00		1,000
	Green star benchmarking for peak demand	1	item	500.00		500
	Green star benchmarking for LCA	1	item	1,500.00		1,500
	Consulting for design submission	1	item	2,775.00		2,775
	Design review submission	1	item	9,800.00		9,800
	Building users guide update	1	item	500.00		500
	As-built submission	1	item	11,000.00		11,000
	eTool peer review	1	item	1,450.00		1,450
	Architect	1	item	3,000.00		3,000
	Electrical engineer	1	item	2,500.00		2,500
	Hydraulic engineer	1	item	2,500.00		2,500
	Mechanical engineer	1	item	3,000.00		3,000
	Landscape architect	1	item	200.00		200
	Civil engineer	1	item	3,800.00		3,800
	Acoustic consultant	1	item	4,000.00		4,000
	Post occupancy survey		item			
	Waste management consultant	1	item	2,500.00		2,500
	Air tightness consultant	1	item	5,000.00		5,000
	Additional project management costs (CA)	3	weeks	3,653.67		10,961
	Bitpool installation costs	1	item	20,000.00		20,000
	Additional bitpool allowance for 2nd tenancy	1	item	3,000.00		3,000

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GREEN STAR RATING

(Continued)

	Greenhouse gas emissions (low-e glazing)	660	m2	49.97		32,983
	Low emission vehicle infrastructure	1	item	2,000.00		2,000
	Air tightness testing	1	item	10,000.00		10,000
	Acoustic testing	1,992	m2	12.00		23,905
	Provide 100% air change for office - estimate only	2,511	m2	30.00		75,330
	Daylight modelling of office space	2	item	1,200.00		2,400
	Energy efficiency modelling - applies to first building in new estate only		item			
	Fill lift cycle assessment - applies to first building in new estate only		item			
	Adaptation and resilience plan - applies to first building in new estate only		item			
	Independent commissioning agent	1	item	7,500.00		7,500
	Greenhouse gas emissions (extra over for double glazing)	1	item	32,983.00		32,983

GREEN STAR RATING

290,962

PROVISIONAL SUMS

	Provisional Sums:					
	Access control & security system	1	item	100,000.00		100,000
	Main office fitout	1	item	900,000.00		900,000
	Main office features during detailed design	1	item	100,000.00		100,000
	Manufacturing office fitout	1	item	175,000.00		175,000
	Trade waste for cooking/meal prep and dining area	1	item	150,000.00		150,000
	DG store & associated services	1	item	500,000.00		500,000
	Training & test area (base building & fitout)	1	item	1,000,000.00		1,000,000
	Gas supply	1	item	300,000.00		300,000
	Tower supply & installation	1	item	500,000.00		500,000
	Silo compound & enclosure	1	item	260,000.00		260,000

PROVISIONAL SUMS

3,985,000

ARDEX FITOUT

	Building Works:					
	Office area fitout	1	item	4,300,000.00		4,300,000
	Warehouse fitout	1	item	800,000.00		800,000
	Building & structural works	1	item	2,500,000.00		2,500,000
	Powder Manufacturing:					
	Pre-planning including engineering consultancy, legal and administrative costs	1	item	500,000.00		500,000
	Structural works (tower structure and foundations)	1	item	3,000,000.00		3,000,000
	Plant & equipment	1	item	14,300,000.00		14,300,000
	Process controls, electrical and mechanical, including commissioning	1	item	3,500,000.00		3,500,000

Estimate Details

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Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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ARDEX FITOUT

(Continued)

	Engineering/project management, consulting fees, administrative fees	1	item	1,100,000.00		550,000
	Liquids Manufacturing:					
	Structural works (tower structure and foundations)	1	item	700,000.00		700,000
	Plant & equipment	1	item	5,100,000.00		5,100,000
	Process controls, electrical and mechanical, including commissioning	1	item	1,900,000.00		1,900,000
	Engineering/project management	1	item	300,000.00		300,000

ARDEX FITOUT

37,450,000

PRELIMINARIES

	Preliminaries:					
	Site preliminaries	25,758	m2	20.38		525,034
	Laser survey	23,765	m2	0.38		9,000
	Subgrade geotechnical testing	23,765	m2	0.30		7,130
	Project manager	34	weeks	3,292.82		111,956
	Contract administrator	34	weeks	3,068.97		104,345
	Cadet	28	weeks	793.50		22,218
	General foreman (site manager)	31	weeks	3,049.32		94,529
	Leading hand	32	weeks	1,918.13		61,380
	Leading hand - on site 4 weeks post PC	4	weeks	2,192.25		8,769
	Labourer	42	weeks	2,104.50		88,389
	Safety manager	28	weeks	2,279.75		63,833
	Project manager	34	weeks			NIL
	Contact administrator	34	weeks			NIL
	Cadet	28	weeks			NIL
	General foreman (site manager)	31	weeks			NIL
	Leading hand	32	weeks			NIL
	Leading hand - on site 4 weeks post PC	4	weeks			NIL
	Labourer	42	weeks			NIL
	Safety manager	28	weeks			NIL
	Site preliminaries	8	weeks	6,161.00		49,288
	Project manager	8	weeks	5,553.38		44,427
	Contact administrator	8	weeks	3,653.63		29,229
	Cadet	8	weeks	1,322.50		10,580
	General foreman (site manager)	8	weeks	5,115.25		40,922
	Leading hand	8	weeks	3,653.63		29,229
	Labourer	8	weeks	3,507.50		28,060
	Safety manager	8	weeks	3,799.63		30,397

PRELIMINARIES

1,358,715

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CONSULTANT FEES

	Design:					
	Architect	1	item	79,500.00		79,500
	Landscape architect	1	item	7,200.00		7,200
	Structural engineer including pavements, excluding drainage	1	item	98,250.00		98,250
	Structural engineer (fibre slab)	1	item	21,000.00		21,000
	Geotech- allowable bearing pressure testing	1	item	5,000.00		5,000
	Electrical engineer	1	item	39,700.00		39,700
	Mechanical engineer	1	item	29,775.00		29,775
	Hydraulic engineer	1	item	35,500.00		35,500
	SWC	1	item	3,000.00		3,000
	Civil engineer	1	item	41,000.00		41,000
	Fire sprinkler design	1	item	16,400.00		16,400
	Fire safety engineer	1	item	23,300.00		23,300
	Fire safety branch charges	1	item	2,900.00		2,900
	BCA/PCA consultant	1	item	29,500.00		29,500
	Structural steel shop drawings	1	item	35,000.00		35,000
	DG consultant	1	item	21,000.00		21,000
	Fitout consultant fees	1	item	550,000.00		550,000

CONSULTANT FEES

1,038,025