

Estimate Summary

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
Building: MAINFREIGHT DEVELOPMENT PRESTONS	

Code	Description	Total
	NOTES AND EXCLUSION:	0
	DEMOLITION	47,815
	GROUND WORKS	355,420
	CONCRETE	1,488,141
	PRECAST CONCRETE	482,800
	STRUCTURAL STEEL	1,993,395
	MASONRY	95,570
	ROOF & CLADDING	1,107,993
	DOORS & FRAMES	81,800
	WINDOWS	14,600
	PARTITION WALL	21,095
	CEILINGS	17,030
	RENDER	10,760
	TILING	5,160
	METALWORK	160,600
	JOINERY & FITMENT	14,250
	RESILIENT FLOORING	158,616
	PAINTING	101,540
	SIGNAGE	17,000
	HYDRAULIC SERVICES	51,173
	FIRE PROTECTION	956,176
	ELECTRICAL SERVICES	569,005
	MECHANICAL SERVICES	49,760
	SPECIAL EQUIPMENT	269,000
	EXTERNAL WORKS	2,082,883
	SUBTOTAL	10,151,582
	PRELIMINARIES (4.26%)	432,500
	DESIGN FEES (1.66%)	175,918
	CONTINGENCY	0
	ESTIMATE TOTAL (Excl GST)	10,760,000

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NOTES AND EXCLUSION:

	Documentation <u>Architectural drawings prepared by Nettleton Tribe:</u>				
1	4167-DA01 P3		Note		
2	4167-DA02 P2		Note		
3	4167-DA11 P2		Note		
4	4167-DA12 P2		Note		
5	4167-DA15 P2		Note		
6	4167-DA16 P2		Note		
7	4167-DA17 P2		Note		
8	4167-DA18 P2		Note		
9	4167-DA20 P2		Note		
10	4167-DA21 P2		Note		
11	4167-DA25 P2		Note		
12	4167-DA31 P2		Note		
13	4167-DA41 P2		Note		
14	4167-DA45 P2		Note		
	Scope of Works <u>Warehouse</u>				
15	Existing hardstand remain and make good for new slab for warehouse 1 and breezeway expansion		Note		
16	Concrete pad footing to steel columns		Note		
17	175mm thk concrete slab on ground with 100mm subbase and waterproof		Note		
18	Structural steel column and beam to warehouse and internal mezzanine level		Note		
19	2400mm high precast dado wall to warehouse 1 perimeter external wall with metal cladding above		Note		
20	Full height precast wall to warehouse 2 perimeter external wall		Note		
21	6000mm high masonry wall to perimeter of Dock Office		Note		
22	3000mm high steel stud wall to internal Dock Office		Note		
23	1200mm high metal balustrade to edge of mezzanine level		Note		
24	Floor tile to amenities		Note		
25	Floor vinyl to office area		Note		
26	Wall tile to shower corner and wall behind cleaner basin		Note		
27	Electrical light and power		Note		
28	Hydraulic services		Note		
29	Fire protection		Note		
30	Mechanical services		Note		
31	Signage		Note		

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NOTES AND EXCLUSION:

(Continued)

	<u>External Works</u>				
32	Site clearance		Note		
33	Breezeway extension		Note		
34	Hardstand pavement		Note		
35	Fencing and gates		Note		
36	Soft landscaping to surrounds		Note		
	Methodology				
37	The cost model has been prepared from the drawings listed. No structural engineering drawings; architectural specification and finish schedule are available at this stage		Note		
	<u>The following key assumptions have been made in the preparation of this Cost Model</u>				
38	All external services to the site are adequate		Note		
39	Minimal allowance for making good and reinstatement works		Note		
	<u>The following activities should be carried out in the forthcoming weeks</u>				
40	Surveys		Note		
41	Design development		Note		
42	Value Engineering Workshops		Note		
43	Budget approval		Note		
44	Tenders/contract negotiations		Note		
	Exclusions				
	<u>The following items have been excluded from the presented costs</u>				
45	All remediation and removal of contamination from the site		Note		
46	Cutting and fill site levels		Note		
47	Rock excavation		Note		
48	Piled foundations		Note		
49	Transformer upgrade		Note		
50	Tenant office fit out		Note		
51	Tenant equipment and racking		Note		
52	Abnormal site conditions		Note		
53	Surveys		Note		
54	Legal fees and agent fees		Note		
55	Land cost		Note		
56	Special Acoustic Costs		Note		
57	Environmental impact study costs		Note		
58	Statutory Fees		Note		
59	Goods and Services Tax		Note		
60	Transport Infrastructure Levies		Note		

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NOTES AND EXCLUSION:

(Continued)

61	Long Service Leave Levies		Note		
62	Sub-station Contribution		Note		
63	Public Utilities charges, contributions and levies		Note		
64	Road work and landscaping to road outside the site		Note		
	Risks				
65	Site leveling in hard rock		Note		
66	Flooding		Note		
67	Hidden existing services		Note		

NOTES AND EXCLUSION:

0

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DEMOLITION

	<u>WH1 Expansion</u>				
1	Remove existing precast dado wall - assume 2.4m high	169	m2	20.00	3,380
2	Remove metal cladding above precast wall	533	m2	5.00	2,665
3	Demolish existing forklift ramp in existing WH1 and make good floor	55	m2	40.00	2,200
4	Remove existing awning and make good to building surface	102	m2	50.00	5,100
5	Remove existing roller shutter doors and make good wall and floor	3	No	780.00	2,340
6	Remove existing sliding gate and make good wall and floor	2	No	1,040.00	2,080
7	Remove existing dock levelers and make good	4	No	1,520.00	6,080
8	Remove existing bollards	12	No	80.00	960
9	Allow temporary support to existing warehouse structure for demolition	1	Item	0.00	0
10	Allowance for disposal waste	1	Item	3,000.00	3,000
	<u>Subtotal of WH1 Expansion</u>				<u>27,805</u>
	<u>WH2 Expansion</u>				
11	Remove existing precast dado wall - assume 10m high	136	m2	15.00	2,040
12	Remove existing awning and make good to building surface	419	m2	25.00	10,475
13	Saw cut existing precast concrete wall to form new opening	1	No	600.00	600
14	Allowance for disconnect existing gas bullet and cap off outlet, including make good area	1	No	1,000.00	1,000
15	Allow temporary support to existing warehouse structure for demolition	1	Item	2,000.00	2,000
16	Allowance for disposal waste	1	Item	1,000.00	1,000
	<u>Subtotal of WH2 Expansion</u>				<u>17,115</u>
	<u>External work</u>				
17	Remove existing concrete hardstand to existing entry area	137	m2	5.00	685
18	Remove existing eastern fence	201	m	10.00	2,010
19	Remove existing fence gate	1	Item	200.00	200
	<u>Subtotal of External work</u>				<u>2,895</u>

DEMOLITION

47,815

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GROUND WORKS

	<u>WH1 Expansion</u>				
1	Strip top soil and stockpile	525	m2	4.00	2,100
2	Excavation for slab	52	m3	25.00	1,300
3	Excavation for recessed dock	35	m3	35.00	1,225
4	Excavation for strip footing	34	m3	65.00	2,210
5	Excavation for pad footing	24	m3	65.00	1,560
6	100mm sub-base to lower slab	192	m2	12.00	2,304
7	Crush back fill for raised slab	470	m3	27.00	12,690
8	Crush fill for forklift ramp	14	m3	45.00	630
9	Waterproof membrane	1,366	m2	8.00	10,928
	<u>Subtotal of WH1 Expansion</u>				<u>34,947</u>
	<u>WH2 Expansion including dock office</u>				
10	Strip top soil and stockpile	12,636	m2	4.00	50,544
11	Bulk excavation	44,825	m3	Excl.	excl
12	Excavation for slab	3,416	m3	25.00	85,400
13	Excavation for recessed dock	28	m3	35.00	980
14	Excavation for strip footing	13	m3	65.00	845
15	Excavation for pad footing	86	m3	65.00	5,590
16	100mm sub-base to slab	12,651	m2	10.00	126,510
17	Waterproof membrane	12,651	m2	4.00	50,604
	<u>Subtotal of WH2 Expansion</u>				<u>320,473</u>

GROUND WORKS

355,420

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CONCRETE

	<u>WH1 Expansion</u>				
	<u>Concrete</u>				
1	Strip footing to raised floor retaining wall	16	m3	200.00	3,200
2	Strip footing to recessed dock retaining wall	18	m3	200.00	3,600
3	Pad footing to steel columns	24	m3	200.00	4,800
4	Slab on ground; 175mm thk; including jointless fibre	192	m2	80.00	15,360
5	Slab on filled ground; 250mm thk; including jointless fibre	1,175	m2	100.00	117,500
6	Make good to existing hardstand to match new warehouse slab	333	m2	25.00	8,325
7	Concrete to external stair	3	m2	200.00	600
8	Concrete to ramp	53	m2	60.00	3,180
	<u>Reinforcement</u>				
9	Bar reinforcement for footing - assume 100kg/m3	5.70	t	1,800.00	10,260
10	Mesh to make good slab	333	m2	12.00	3,996
	<u>Formwork</u>				
11	Edge form to raised slab	116	m	20.00	2,320
	<u>Other work</u>				
12	Allow dowel joint to where new slab adjacent to existing	70	m	100.00	7,000
	<u>Subtotal of WH1 Expansion</u>				<u>180,141</u>
	<u>WH2 Expansion</u>				
	<u>Concrete</u>				
13	Strip footing to recessed dock retaining wall	13	m3	200.00	2,600
14	Pad footing to steel columns	86	m3	200.00	17,200
15	Slab on ground; 175mm thk; including jointless fibre	12,456	m2	80.00	996,480
16	Make good to existing hardstand to match new warehouse slab	726	m2	25.00	18,150
	<u>Reinforcement</u>				
17	Bar reinforcement for footing - assume 100kg/m3	9.81	t	1,800.00	17,658
18	Mesh to make good slab	726	m2	12.00	8,712
	<u>Other work</u>				
19	Allow dowel joint to where new slab adjacent to existing	80	m	100.00	8,000
	<u>Subtotal of WH2 Expansion</u>				<u>1,068,800</u>
	<u>WH2 Dock Office</u>				
20	Slab on ground; 175mm thk; including jointless fibre	196	m2	80.00	15,680
	<u>Subtotal of WH2 Dock Office</u>				<u>15,680</u>
	<u>WH2 Mezzanine Storage</u>				
	<u>Concrete</u>				
21	Suspended slab; 200mm thk	1,045	m2	65.00	67,925

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CONCRETE (Continued)

	<u>Reinforcement</u>				
22	Bar reinforcement for footing - assume 100kg/m3	20.90	t	1,800.00	37,620
	<u>Formwork</u>				
23	Permanent form work to slab soffit	1,045	m2	110.00	114,950
24	Edge form to raised slab	121	m	25.00	3,025
	<u>Subtotal of WH2 Storage</u>				<u>223,520</u>

CONCRETE **1,488,141**

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PRECAST CONCRETE					
	<u>WH1 Expansion</u>				
1	Perimeter concrete wall; assume 2.4m high	286	m2	100.00	28,600
2	Allow brackets and dowels to precast wall	1	Item	1,500.00	1,500
	<u>Subtotal of WH1 Expansion</u>				<u>30,100</u>
	<u>WH2 Expansion including dock office</u>				
3	Perimeter concrete wall; assume 10m high	4,438	m2	100.00	443,800
4	Allow brackets and dowels to precast wall	1	Item	8,900.00	8,900
	<u>Subtotal of WH2 Expansion</u>				<u>452,700</u>
PRECAST CONCRETE					482,800

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STRUCTURAL STEEL

	<u>WH1 Expansion</u>				
1	Structural steel to columns	18.70	t	3,000.00	56,100
2	Structural steel to roof	31.08	t	3,000.00	93,240
3	Allow paint to structural steel	49.78	t	500.00	24,890
4	Roof purlin	1,484	m	25.00	37,100
5	Wall girt	1,071	m	25.00	26,775
	<u>Subtotal of WH1 Expansion</u>				<u>238,105</u>
	<u>WH2 Expansion including dock office</u>				
6	Structural steel to columns	74.50	t	3,000.00	223,500
7	Structural steel to roof	243.93	t	3,000.00	731,790
8	Allow paint to structural steel	318.43	t	500.00	159,215
9	Roof purlin	11,625	m	25.00	290,625
	<u>Subtotal of WH2 Expansion</u>				<u>1,405,130</u>
	<u>WH2 Mezzanine Storage</u>				
10	Structural steel to upper floor	10.45	t	3,000.00	31,350
11	Allow paint to structural steel	10.45	t	500.00	5,225
	<u>Subtotal of WH2 Storage</u>				<u>36,575</u>
	<u>External Works</u>				
12	Structural steel to WH1 awning	4.27	t	3,000.00	12,810
13	Structural steel to WH2 awning	29.50	t	3,000.00	88,500
14	Structural steel to Breezeway roof	41.54	t	3,000.00	124,620
15	Allow paint to structural steel	75.31	t	500.00	37,655
16	Roof purlin to Breezeway roof	2,000	m	25.00	50,000
	<u>Subtotal of External Works</u>				<u>313,585</u>

STRUCTURAL STEEL

1,993,395

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MASONRY

	<u>WH1 Expansion</u>				
1	Block retaining wall to raised floor	26	m2	210.00	5,460
2	Block retaining wall to recessed dock	89	m2	210.00	18,690
3	Block wall infill to where existing roller shutter door to be removed	1	Item	8,000.00	8,000
	<u>Subtotal of WH1 Expansion</u>				<u>32,150</u>
	<u>WH2 Expansion</u>				
4	Block retaining wall to recessed dock	65	m2	210.00	13,650
	<u>Subtotal of WH2 Expansion</u>				<u>13,650</u>
	<u>WH2 Dock Office</u>				
5	Block perimeter wall	237	m2	210.00	49,770
	<u>Subtotal of WH2 Dock Office</u>				<u>49,770</u>
MASONRY					95,570

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ROOF & CLADDING

	<u>WH1 Expansion</u>				
	<u>Roof covering</u>				
1	Colorbond metal roof cover	1,727	m2	35.00	60,445
2	Extra over for translucent roof	158	m2	20.00	3,160
3	Roof insulation	1,727	m2	10.00	17,270
4	Roof safety system	1,727	m2	4.00	6,908
5	Ridge capping	25	m	50.00	1,250
6	Barge capping	70	m	40.00	2,800
7	Flashing to connection between existing roof and new roof	70	m	150.00	10,500
8	Allowance for make good existing roof to connect new	1	Item	4,000.00	4,000
	<u>Rainwater Goods</u>				
9	Eave gutter	49	m	80.00	3,920
10	Downpipe	40	m	70.00	2,800
	<u>Wall cladding</u>				
11	Metal wall cladding	981	m2	40.00	39,240
12	Wall insulation	981	m2	10.00	9,810
	<u>Subtotal of WH1 Expansion</u>				<u>162,103</u>
	<u>WH2 Expansion including dock office</u>				
	<u>Roof covering</u>				
13	Colorbond metal roof cover	13,552	m2	35.00	474,320
14	Extra over for translucent roof	951	m2	20.00	19,020
15	Roof insulation	13,552	m2	10.00	135,520
16	Roof safety system	13,552	m2	4.00	54,208
17	Ridge capping	159	m	50.00	7,950
18	Barge capping	102	m	40.00	4,080
19	Flashing to connection between existing roof and new roof	84	m	150.00	12,600
20	Allowance for make good existing roof to connect new	1	Item	3,000.00	3,000
	<u>Rainwater Goods</u>				
21	Eave gutter	316	m	80.00	25,280
22	Downpipe	270	m	70.00	18,900
	<u>Subtotal of WH2 Expansion</u>				<u>754,878</u>
	<u>External Works</u>				
	<u>Roof covering & rainwater good to Breezeway</u>				
23	Colorbond metal roof cover	2,308	m2	35.00	80,780
24	Extra over for translucent roof	153	m2	20.00	3,060
25	Roof safety system	2,308	m2	4.00	9,232

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ROOF & CLADDING

(Continued)

26	Barge capping	109	m	40.00	4,360
27	Flashing to connection between existing roof and new roof	30	m	150.00	4,500
28	Box gutter	80	m	120.00	9,600
29	Allow connect box gutter to warehouse downpipe	1	Item	900.00	900
30	Allowance for make good existing roof to connect new <u>Roof covering & rainwater good to WH1 awning</u>	1	Item	2,000.00	2,000
31	Colorbond metal roof cover	178	m2	35.00	6,230
32	Box gutter	59	m	120.00	7,080
33	Allow connect box gutter to warehouse downpipe <u>Roof covering & rainwater good to WH2 awning</u>	1	Item	900.00	900
34	Colorbond metal roof cover	1,230	m2	35.00	43,050
35	Box gutter	151	m	120.00	18,120
36	Allow connect box gutter to warehouse downpipe	1	Item	1,200.00	1,200
	<u>Subtotal of External Works</u>				<u>191,012</u>

ROOF & CLADDING

1,107,993

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DOORS & FRAMES

	<u>WH1 Expansion</u>				
	<u>Roller shutter door</u>				
1	6m x 6m roller shutter door	2	No	3,000.00	6,000
2	3m x 3.6m roller shutter door	8	No	2,800.00	22,400
	<u>Solid core door including frame and hardware</u>				
3	Solid core external door	1	No	1,200.00	1,200
	<u>Subtotal of WH1 Expansion</u>				<u>29,600</u>
	<u>WH2 Expansion</u>				
	<u>Roller shutter door</u>				
4	6m x 6m roller shutter door	4	No	3,000.00	12,000
5	3m x 3.6m roller shutter door	5	No	2,800.00	14,000
	<u>Solid core door including frame and hardware</u>				
6	Solid core external door	11	No	1,200.00	13,200
7	Solid core internal door	1	No	1,000.00	1,000
	<u>Subtotal of WH2 Expansion</u>				<u>40,200</u>
8	WH2 Dock Office				
	<u>Solid core door including frame and hardware</u>				
9	Solid core internal door	12	No	1,000.00	12,000
	<u>Subtotal of WH2 Dock Office</u>				<u>12,000</u>

DOORS & FRAMES

81,800

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WINDOWS

	<u>WH2 Dock Office</u>				
	<u>Window</u>				
1	Aluminium window with clear glass	24	m2	450.00	10,800
	<u>Glazing door set</u>				
2	Single door with glass panel to one side	1	No	3,800.00	3,800
	<u>Subtotal of WH2 Dock Office</u>				<u>14,600</u>

WINDOWS

14,600

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PARTITION WALL

	<u>WH2 Dock Office</u>				
1	Partition wall comprising steel stud and plasterboard to both side, including insulation	35	m2	105.00	3,675
2	Partition wall comprising steel stud and plasterboard to one side and villaboard to other side facing wet area	57	m2	115.00	6,555
3	Partition wall comprising steel stud and villaboard to both side, including insulation	40	m2	125.00	5,000
4	Plasterboard lining to masonry/precast wall with furring channel	90	m2	45.00	4,050
5	Villaboard lining to masonry wall with furring channel	33	m2	55.00	1,815
	<u>Subtotal of WH2 Dock Office</u>				<u>21,095</u>

PARTITION WALL

21,095

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CEILINGS

	<u>WH2 Dock Office</u>				
1	Suspended ceiling to office including suspended system	155	m2	90.00	13,950
2	Suspended ceiling to amenities including suspended system	28	m2	110.00	3,080
	<u>Subtotal of WH2 Dock Office</u>				<u>17,030</u>

CEILINGS

17,030

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RENDER

	<u>WH1 Expansion</u>				
1	Render to block retaining wall to raised floor	43	m2	40.00	1,720
2	Render to block retaining wall to recessed dock	89	m2	40.00	3,560
3	Render to block wall infill to where existing roller shutter door to be removed	72	m2	40.00	2,880
	<u>Subtotal of WH1 Expansion</u>				<u>8,160</u>
	<u>WH2 Expansion</u>				
4	Render to block retaining wall to recessed dock	65	m2	40.00	2,600
	<u>Subtotal of WH2 Expansion</u>				<u>2,600</u>

RENDER

10,760

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TILING

	<u>WH2 Dock Office</u>				
	<u>Floor tile</u>				
1	Ceramic floor tile to amenities	28	m2	100.00	2,800
2	Waterproof to amenities floor	28	m2	35.00	980
	<u>Wall tile</u>				
3	Ceramic wall tile to shower area and cleaner room	8	m2	100.00	800
4	Splashback to kitchenette	2	m2	115.00	230
5	Waterproof to wall tile	10	m2	35.00	350
	<u>Subtotal of WH2 Dock Office</u>				<u>5,160</u>

TILING

5,160

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
Building: MAINFREIGHT DEVELOPMENT PRESTONS	

Ref	Description	Quantity	Unit	Rate	Total
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METALWORK

	<u>WH1 Expansion</u>				
1	Handrail to external stair and ramp	29	m	300.00	8,700
2	Metal bollard	25	No	350.00	8,750
3	Safety guard to downpipe	4	No	300.00	1,200
	<u>Subtotal of WH1 Expansion</u>				<u>18,650</u>
	<u>WH2 Expansion</u>				
4	Metal chainwire fence and gate to dangerous good area	80	m	100.00	8,000
5	Extra over for sliding door on fence	2	No	800.00	1,600
6	Extra over for single door on fence	2	No	500.00	1,000
7	Handrail to internal stair	27	m	300.00	8,100
8	Steel frame stair to exit door	5	No	4,500.00	22,500
9	Metal bollard	61	No	350.00	21,350
10	Safety guard to downpipe	27	No	300.00	8,100
	<u>Subtotal of WH2 Expansion</u>				<u>70,650</u>
	<u>WH2 Dock Office</u>				
11	Entrance mat	4	No	2,000.00	8,000
	<u>Subtotal of WH2 Dock Office</u>				<u>8,000</u>
	<u>WH2 Mezzanine Storage</u>				
12	Handrail to internal stair	25	m	300.00	7,500
13	Handrail to mezzanine level with removable access gate	99	m	400.00	39,600
14	Steel frame stair to exit door	1	No	16,200.00	16,200
	<u>Subtotal of WH2 Mezzanine Storage</u>				<u>63,300</u>

METALWORK

160,600

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
Building: MAINFREIGHT DEVELOPMENT PRESTONS	

Ref	Description	Quantity	Unit	Rate	Total
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JOINERY & FITMENT

	<u>WH2 Dock Office</u>				
	<u>Joinery</u>				
1	Kitchen joinery	1	No	3,000.00	3,000
2	Vanity	2	No	600.00	1,200
	<u>Fitment</u>				
3	Grab rail to accessible toilet	2	No	500.00	1,000
4	Grab rail to toilet	4	No	500.00	2,000
5	Toilet holder	4	No	100.00	400
6	Soap dispenser	3	No	200.00	600
7	Paper towel dispenser	3	No	500.00	1,500
8	Shower bench	1	No	350.00	350
	<u>Other works</u>				
9	Toilet cubicle	3	No	900.00	2,700
10	Shower screen	1	No	1,500.00	1,500
	<u>Subtotal of WH2 Dock Office</u>				<u>14,250</u>

JOINERY & FITMENT

14,250

Estimate Details

Project: GOODMAN GROUP Building: MAINFREIGHT DEVELOPMENT PRESTONS	Details: DA ESTIMATE - 20 Feb 2013
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Ref	Description	Quantity	Unit	Rate	Total
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RESILIENT FLOORING

	<u>WH1 Expansion</u>				
1	Concrete sealer to warehouse floor	1,712	m2	0.00	0
	<u>Subtotal of WH1 Expansion</u>				<u>0</u>
	<u>WH2 Expansion</u>				
2	Concrete sealer to warehouse floor	13,218	m2	12.00	158,616
	<u>Subtotal of WH2 Expansion</u>				<u>158,616</u>
	<u>WH2 Dock Office</u>				
3	Vinyl floor to office area	155	m2	0.00	0
	<u>Subtotal of WH2 Dock Office</u>				<u>0</u>
	<u>WH2 Mezzanine Storage</u>				
4	Concrete sealer to storage floor	1,045	m2	0.00	0
	<u>Subtotal of WH2 Mezzanien Storage</u>				<u>0</u>

RESILIENT FLOORING

158,616

Estimate Details

Project: GOODMAN GROUP Building: MAINFREIGHT DEVELOPMENT PRESTONS	Details: DA ESTIMATE - 20 Feb 2013
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Ref	Description	Quantity	Unit	Rate	Total
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PAINTING

	<u>WH1 Expansion</u>				
1	Paint to external precast wall	286	m2	20.00	5,720
	<u>Subtotal of WH1 Expansion</u>				<u>5,720</u>
	<u>WH2 Expansion</u>				
2	Paint to external precast wall	4,438	m2	20.00	88,760
	<u>Subtotal of WH2 Expansion</u>				<u>88,760</u>
	<u>WH2 Dock Office</u>				
3	Painting to wall lining	353	m2	20.00	7,060
	<u>Subtotal of WH2 Dock Office</u>				<u>7,060</u>

PAINTING

101,540

Estimate Details

Project: GOODMAN GROUP Building: MAINFREIGHT DEVELOPMENT PRESTONS	Details: DA ESTIMATE - 20 Feb 2013
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Ref	Description	Quantity	Unit	Rate	Total
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SIGNAGE

	<u>WH1 Expansion</u>				
1	Allowance for signage	1	Item	4,000.00	4,000
	<u>Subtotal of WH1 Expansion</u>				<u>4,000</u>
	<u>WH2 Expansion</u>				
2	Allowance for signage	1	Item	9,000.00	9,000
	<u>Subtotal of WH2 Expansion</u>				<u>9,000</u>
	<u>WH2 Dock Office</u>				
3	Allowance for signage	1	Item	3,000.00	3,000
	<u>Subtotal of WH2 Dock Office</u>				<u>3,000</u>
	<u>WH2 Mezzanine Storage</u>				
4	Allowance for signage	1	Item	1,000.00	1,000
	<u>Subtotal of WH2 Dock Office</u>				<u>1,000</u>

SIGNAGE

17,000

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
Building: MAINFREIGHT DEVELOPMENT PRESTONS	

Ref	Description	Quantity	Unit	Rate	Total
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HYDRAULIC SERVICES

	<u>WH1 Expansion</u>				
1	Allow for hydraulic service	1	Item	3,000.00	3,000
2	Builder's work in connection	1	Item	300.00	300
	<u>Subtotal of WH1 Expansion</u>				<u>3,300</u>
	<u>WH2 Expansion</u>				
3	Eye wash	2	No	2,500.00	5,000
4	Allow for hydraulic service	1	Item	8,000.00	8,000
5	Builder's work in connection	1	Item	800.00	800
	<u>Subtotal of WH2 Expansion</u>				<u>13,800</u>
	<u>WH2 Dock Office</u>				
6	Basin	3	No	1,900.00	5,700
7	WC suite	4	No	2,300.00	9,200
8	Urinal	1	No	2,000.00	2,000
9	Shower	1	No	2,000.00	2,000
10	Kitchen sink	1	No	2,000.00	2,000
11	Cleaner sink	1	No	1,800.00	1,800
12	Floor waste	10	No	400.00	4,000
13	Allow for HWU	1	No	2,500.00	2,500
14	Allowance for other hydraulic service	197	m2	9.00	1,773
15	Builder's work in connection	1	Item	3,100.00	3,100
	<u>Subtotal of WH2 Dock Office</u>				<u>34,073</u>

HYDRAULIC SERVICES

51,173

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
Building: MAINFREIGHT DEVELOPMENT PRESTONS	

Ref	Description	Quantity	Unit	Rate	Total
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FIRE PROTECTION

	<u>WH1 Expansion</u>				
1	Smoke detection and occupant warning system with warden intercommunication points	1,712	m2	5.00	8,560
2	Sprinkler system	1,712	m2	45.00	77,040
3	Hydrants and hose reels, hand operated fire fighting appliances	1,712	m2	8.00	13,696
4	Builder's work in connection	1	Item	2,000.00	2,000
	<u>Subtotal of WH1 Expansion</u>				<u>101,296</u>
	<u>WH2 Expansion</u>				
5	Smoke detection and occupant warning system with warden intercommunication points	13,218	m2	5.00	66,090
6	Sprinkler system	13,218	m2	45.00	594,810
7	Hydrants and hose reels, hand operated fire fighting appliances	13,218	m2	8.00	105,744
8	Builder's work in connection	1	Item	15,000.00	15,000
	<u>Subtotal of WH2 Expansion</u>				<u>781,644</u>
	<u>WH2 Dock Office</u>				
9	Smoke detection and occupant warning system with warden intercommunication points	197	m2	5.00	985
10	Sprinkler system	197	m2	45.00	8,865
11	Hydrants and hose reels, hand operated fire fighting appliances	197	m2	8.00	1,576
12	Builder's work in connection	1	Item	200.00	200
	<u>Subtotal of WH2 Dock Office</u>				<u>11,626</u>
	<u>WH2 Mezzanine Storage</u>				
13	Smoke detection and occupant warning system with warden intercommunication points	1,045	m2	5.00	5,225
14	Sprinkler system	1,045	m2	45.00	47,025
15	Hydrants and hose reels, hand operated fire fighting appliances	1,045	m2	8.00	8,360
16	Builder's work in connection	1	Item	1,000.00	1,000
	<u>Subtotal of WH2 Mezzanine Storage</u>				<u>61,610</u>

FIRE PROTECTION

956,176

Estimate Details

Project: GOODMAN GROUP Building: MAINFREIGHT DEVELOPMENT PRESTONS	Details: DA ESTIMATE - 20 Feb 2013
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Ref	Description	Quantity	Unit	Rate	Total
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ELECTRICAL SERVICES

	<u>WH1 Expansion</u>				
1	Light installation to area	1,712	m2	12.00	20,544
2	Power installation to area	1,712	m2	22.00	37,664
3	Builder's work in connection	1	Item	1,200.00	1,200
	<u>Subtotal of WH1 Expansion</u>				<u>59,408</u>
	<u>WH2 Expansion</u>				
4	Light installation to area	13,218	m2	12.00	158,616
5	Power installation to area	13,218	m2	22.00	290,796
6	Builder's work in connection	1	Item	9,000.00	9,000
	<u>Subtotal of WH2 Expansion</u>				<u>458,412</u>
	<u>WH2 Dock Office</u>				
7	Light installation to area	197	m2	50.00	9,850
8	Power installation to area	197	m2	35.00	6,895
9	Builder's work in connection	1	Item	300.00	300
	<u>Subtotal of WH2 Dock Office</u>				<u>17,045</u>
	<u>WH2 Mezzanine Storage</u>				
10	Light installation to area	1,045	m2	12.00	12,540
11	Power installation to area	1,045	m2	20.00	20,900
12	Builder's work in connection	1	Item	700.00	700
	<u>Subtotal of WH2 Mezzanine Storage</u>				<u>34,140</u>

ELECTRICAL SERVICES

569,005

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
Building: MAINFREIGHT DEVELOPMENT PRESTONS	

Ref	Description	Quantity	Unit	Rate	Total
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MECHANICAL SERVICES

	<u>WH2 Expansion</u>				
1	Mechanical exhaust fan installations to warehouse	4	No	2,000.00	8,000
2	Builder's work in connection	1	Item	160.00	160
	<u>Subtotal of WH2 Expansion</u>				<u>8,160</u>
	<u>WH2 Dock Office</u>				
3	Allow air-conditioning to office	197	m2	200.00	39,400
4	Mechanical exhaust fan to amenities	6	No	200.00	1,200
5	Builder's work in connection	1	Item	1,000.00	1,000
	<u>Subtotal of WH2 Expansion</u>				<u>41,600</u>

MECHANICAL SERVICES

49,760

Estimate Details

Project: GOODMAN GROUP Building: MAINFREIGHT DEVELOPMENT PRESTONS	Details: DA ESTIMATE - 20 Feb 2013
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Ref	Description	Quantity	Unit	Rate	Total
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SPECIAL EQUIPMENT

	<u>WH1 Expansion</u>				
1	Dock leveler	7	No	22,000.00	154,000
2	Builder's work in connection	1	Item	3,000.00	3,000
	<u>Subtotal of WH1 Expansion</u>				<u>157,000</u>
	<u>WH2 Expansion</u>				
3	Dock leveler	5	No	22,000.00	110,000
4	Builder's work in connection	1	Item	2,000.00	2,000
	<u>Subtotal of WH1 Expansion</u>				<u>112,000</u>

SPECIAL EQUIPMENT

269,000

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
Building: MAINFREIGHT DEVELOPMENT PRESTONS	

Ref	Description	Quantity	Unit	Rate	Total
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EXTERNAL WORKS

	<u>Breezeway</u>				
1	Bulk excavation - excluded				
2	Strip top soil and stockpile	227	m2	0.00	0
3	Strip top cover of existing hardstand to receive new topping	2,131	m2	0.00	0
4	Excavation for slab	46	m3	0.00	0
5	100mm thk crush rock base	227	m2	0.00	0
6	80mm thk concrete on existing hardstand	2,131	m2	0.00	0
7	200mm thk concrete new breezeway	227	m2	0.00	0
	<u>Subtotal of Breezeway</u>				<u>0</u>
	<u>Hardstand</u>				
8	Bulk excavation - excluded				
9	Strip top soil and stockpile	17,853	m2	8.00	142,824
10	Excavation for slab	3,571	m3	25.00	89,275
11	E.O excavation for WH1 recessed dock	270	m3	25.00	6,750
12	E.O excavation for WH2 recessed docks	433	m3	25.00	10,825
13	100mm thk crush rock base	17,853	m2	12.00	214,236
14	200mm thk concrete hardstand	17,853	m2	70.00	1,249,710
15	Kerb to hardstand	844	m	80.00	67,520
16	Crash barrier to WH1 recessed dock	40	m	200.00	8,000
17	Crash barrier to WH2 recessed dock	64	m	20.00	1,280
18	Allowance for truck wash bay	1	Item	3,000.00	3,000
19	Allowance for footpath crossing	1	Item	600.00	600
20	Allowance for line marking	1	Item	2,000.00	2,000
	<u>Subtotal of Hardstand</u>				<u>1,796,020</u>
	<u>Carpark</u>				
21	Bulk excavation - excluded				
22	Strip top soil and stockpile	1,698	m2	4.00	6,792
23	Excavation for road base	213	m3	25.00	5,325
24	200mm thk crush rock base	1,698	m2	25.00	42,450
25	Bitumen	1,698	m2	20.00	33,960
26	Allowance for line marking	1	Item	2,000.00	2,000
	<u>Subtotal of Carpark</u>				<u>90,527</u>
	<u>Landscaping</u>				
27	Allowance for landscaping	4,076	m2	7.00	28,532
28	Allowance for maintaining plants	1	Item	3,000.00	3,000
	<u>Subtotal of Landscaping</u>				<u>31,532</u>

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
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EXTERNAL WORKS

(Continued)

	<u>Fencing</u>				
29	Boundary fence	568	m	110.00	62,480
30	E.O. for 6m wide gate	1	No	5,000.00	5,000
31	E.O. for 10m wide gate	3	No	8,000.00	24,000
32	E.O. for 12m wide gate	1	No	7,600.00	7,600
	<u>Subtotal of fence</u>				<u>99,080</u>
	<u>Stormwater</u>				
33	Allowance for stormwater pipe and pits	21,908	m2	3.00	65,724
	<u>Subtotal of Stormwater</u>				<u>65,724</u>

EXTERNAL WORKS

2,082,883

Estimate Details

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PRELIMINARIES (4.26%)

1	Allowance for preliminaries	1	Item	432,500.00	432,500
2	Allowance for builder's margin	1	Item	0.00	0

PRELIMINARIES (4.26%)

432,500

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
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DESIGN FEES (6%)

1	Allowance for Design fees	1	Item	175,918.00	175,918
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DESIGN FEES (6%)

175,918

Estimate Details

Project: GOODMAN GROUP	Details: DA ESTIMATE - 20 Feb 2013
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CONTINGENCY

1	Allowance for Contingency	1	Item	0.00	0
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CONTINGENCY

0