FDC Construction & Fitout Pty Ltd
ABN 44 120 295 034

22 - 24 Junction Street
Forest Lodge NSW 2037 Australia
T 61 2 8117 5000 | F 61 2 9566 2900
www.fdcbuilding.com.au

Sydney | Canberra | Melbourne | Adelaide | Brisbane | Perth

03 July 2015

Mr. Thomas Piovesan
Department of Planning and Environment
GPO Box 39
SYDNEY, NSW 2001

Dear Mr. Piovesan

IKEA MULTI-FUNCTION LOGISTICS UNIT – SSD15_6954
REVISED - ASSESSMENT OF CAPITAL INVESTMENT VALUE

FDC Construction and Fitout Pty Ltd has been asked to assess the Capital Investment Value (CIV) of the proposed IKEA Multi-Function Logistics Unit as described in a State Significant Development Application SSD15_6954. This assessment has been prepared on the basis of a detailed review of contractor pricing (based on current architectural plans) and input from IKEA contractors involving the supply of operational equipment. The project also now involves the construction and installation of estate civil and services infrastructure which is to be undertake by the Sydney Business Park. The value of these works is now included below.

The proposed development has a total CIV of $112,494,000.00 which consists of:

▪ Base Building Design and Construction Value:	**$58,310,509.00**
▪ Warehouse Infrastructure including standard racking, automation equipment (high-bay storage), cranes and other fitout:	**$41,439,491.00**
▪ Other Capital Items (Machinery and Equipment)	**$ 244,000.00**
▪ Sydney Business Park Estate Civil and Infrastructure works	**$12,500,000.00**
Total	**$112,494,000.00**

Land costs and GST have been excluded for this evaluation based on the definition of CIV under clause 3 of the *Environmental Planning and Assessment Act 1979.*

We believe that the project will generate in the order of 170 jobs during the construction phase given the scale of the project. IKEA has advised us that they will employ up to 200 staff once the facility is operational.

To the best of my knowledge, this information is accurate based on the plans and documentation submitted with this application. Should you have any queries or require any further detail, please do not hesitate to contact the undersigned on 8117 5034.

Yours Sincerely,
FDC Construction and Fitout Pty Ltd

Owen Friend
Chief Estimator

Enclosed: *Construction Budget Estimate, prepared by FDC Construction and Fitout Pty Ltd dated 16.03.15*
Estate Works Budget Estimate, prepared by Sydney Business Park dated 03.07.15

IKEA MFLU -BUDGET

No.	DESCRIPTION	TRADE %	COST/ m2	Sub Total	TOTALS
1	Site Preparation/Excavation	6.56	$ 54.22	$ 3,823,886.00	$ 3,823,886.00
2	Substructure	13.25	$ 109.56	$ 7,726,200.00	$ 7,726,200.00
3	Structural steel	12.87	$ 106.45	$ 7,506,945.00	$ 7,506,945.00
4	Roofing	7.70	$ 63.68	$ 4,490,670.00	$ 4,490,670.00
5	External walls	3.55	$ 29.38	$ 2,071,690.00	$ 2,071,690.00
6	Internal walls	0.46	$ 3.82	$ 269,250.00	$ 269,250.00
7	Doors	0.16	$ 1.36	$ 95,900.00	$ 95,900.00
8	Metalwork	0.71	$ 5.85	$ 412,700.00	$ 412,700.00
9	Windows/Cladding	0.25	$ 2.07	$ 146,140.00	$ 146,140.00
10	Ceilings	0.14	$ 1.15	$ 80,900.00	$ 80,900.00
11	Roller Shutters	0.47	$ 3.88	$ 273,420.00	$ 273,420.00
12	Floor & wall Finishes	0.76	$ 6.26	$ 441,756.00	$ 441,756.00
13	Fitments	0.47	$ 3.86	$ 272,000.00	$ 272,000.00
14	Dock levellers	3.05	$ 25.20	$ 1,777,265.00	$ 1,777,265.00
15	Siteworks	6.68	$ 55.25	$ 3,895,945.00	$ 3,895,945.00
16	Hydraulics	5.50	$ 45.46	$ 3,206,000.00	$ 3,206,000.00
17	Electrical	8.00	$ 66.16	$ 4,665,385.00	$ 4,665,385.00
18	Mechanical	1.89	$ 15.65	$ 1,103,900.00	$ 1,103,900.00
19	Fire	10.93	$ 90.39	$ 6,374,185.00	$ 6,374,185.00
20	Security	0.81	$ 6.74	$ 475,000.00	$ 475,000.00
21	Voice & Data	0.21	$ 1.70	$ 120,000.00	$ 120,000.00
22	Office fitout	0.54	$ 4.45	$ 313,600.00	$ 313,600.00
23	Corporate signage	0.09	$ 0.71	$ 50,000.00	$ 50,000.00
24	Site cleaning	0.47	$ 3.92	$ 276,200.00	$ 276,200.00
25	Equipment Hire	0.26	$ 2.13	$ 150,000.00	$ 150,000.00
26	Surveying	0.26	$ 2.13	$ 150,000.00	$ 150,000.00
27	Site sheds	0.55	$ 4.53	$ 319,800.00	$ 319,800.00
28	Scaffold	0.15	$ 1.21	$ 85,000.00	$ 85,000.00
29	HV Power	0.43	$ 3.55	$ 250,000.00	$ 250,000.00
	Subtotal				$ 50,823,737.00
30	Design	2.17	$ 17.94	$ 1,265,000.00	$ 1,265,000.00
31	Headworks Fees	0.64	$ 5.32	$ 375,000.00	$ 375,000.00
32	Offsite Costs	2.72	$ 22.48	$ 1,585,000.00	$ 1,585,000.00
33	Contingency	0.60	$ 4.96	$ 350,000.00	$ 350,000.00
34	Preliminaries	6.71	$ 55.47	$ 3,911,772.00	$ 3,911,772.00
GFA	**70520 m2**	100.00	826.86		

Final Total	**$**	**58,310,509.00**
GST 10%	**$**	**5,831,050.90**
Final Total Including GST	**$**	**64,141,559.90**

BUDGET ESTIMATES - 03 July 2015 - SYDNEY BUSINESS PARK

MAJOR WORKS AND LEAD IN SERVICES COSTS	Unit	Rate	Quantity	Sub Total	Total
ROAD UPGRADES					$ 150,000
Temporary South Street Intersection		$ 150,000	1	$ 150,000	
SEWER SERVICES					$ 150,000
Interim IOP		$ 150,000	1	$ 150,000	
STORMWATER BASINS AND CHANNELS					$ 2,090,000
BE Soil and Erosion Control Basin	Item	$ 50,000	1	$ 50,000	
Interim Water Quantity Basin	item	$ 650,000	1	$ 650,000	
Channel TC 4 (Hassell Grove to Rd 5)					
- Channel (35m wide)	m	$ 1,800	50	$ 90,000	
- Culverts (Rd 5 M1.9 3x3600x1200)	m	$ 3,600	150	$ 540,000	
Channel TC 6 (Road 5 to Basin E)					
- Channel (40m wide)	m	$ 2,200	100	$ 220,000	
- Culvert (13) South Street - 1800x900	m	$ 3,600	150	$ 540,000	
LANDSCAPE & PUBLIC DOMAIN					$ 564,750
Landscape & Public Domain	Item	$ 450	1255	$ 564,750	
SUBDIVISION COSTS					
PRELIMINARIES / EARTHWORKS					$ 1,929,000
Set out, establishment, soil & water management etc.	ha	$ 15,000	18.00	$ 270,000	
Clearing, grubbing	ha	$ 5,000	18.00	$ 90,000	
Strip Topsoil (ave 150mm)	sq.m	$ 1	180,000	$ 180,000	
Bulk Earthworks - Cut to fill onsite	cu.m	$ 8	165,000	$ 1,254,000	
Replace Topsoil (Assume 200mm max depth)	sq.m	$ 5	27,000	$ 135,000	
ROAD & ROAD DRAINAGE					$ 5,459,250
Industrial Collector Street (Road 5 - 15.5/24)	ln.m	$ 4,350	1,255	$ 5,459,250	
POTABLE WATER					$ 380,500
Reticulation Regional Road 1 (250mm dia)	ln.m	$ 350	650	$ 227,500	
Reticulation Internal Roads (150mm dia)	ln.m	$ 220	650	$ 143,000	
Connections	item	$ 10,000	1	$ 10,000	
SEWER					$ 255,000
SWC Fees	item	$ 20,000	1	$ 20,000	
Reticulation (225mm dia)	ln.m	$ 250	900	$ 225,000	
Connections	each	$ 10,000	1	$ 10,000	
ELECTRICITY					$ 1,405,000
Endeavour Energy Fees (Design Cert. & Inspection) Subdivision					
NOA Fees	item	$ 15,000	1	$ 15,000	
Substations (Numbers Assumed)	item	$ 110,000	2	$ 220,000	
Regional Road electrical	m	$ 600	650	$ 390,000	
Electrical Reticulation	m	$ 600	1,300	$ 780,000	
TELECOMMUNICATIONS					$ 169,000
NBN Co. Design & Reticulation of Pits and Pipes Only	lm	$ 130	1,300	$ 169,000	
TOTAL					$ 12,552,500