

Moorebank Precinct East - Stage 2 Proposal

Quantity Surveyors Report



SIMTA

SYDNEY INTERMODAL TERMINAL ALLIANCE

Part 4, Division 4.1, State Significant
Development

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17 October 2016

Tactical Group
Level 15
124 Walker Street
NORTH SYDNEY NSW 2060**Attention: Mr Steve Ryan and Nathan Cairney****Email:** sryan@tacticalgroup.com.au ; ncairney@tacticalgroup.com.au

Dear Sir

**MOOREBANK INTERMODAL PRECINCT DEVELOPMENT
MPE - Development Works on MIPT Land – Stage 2**

As requested, we provide below our report on the Capital Investment Value (CIV) for the Stage 2 works project.

Definition

The **Capital Investment value** of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment other than the following costs:-

- (a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A, of Part 4 of the *Environmental Planning and Assessment Act* or a planning agreement under that Division.
- (b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval (such as tenant fit-out)
- (c) Land costs (including any costs of marketing and selling land)
- (d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Basis of Valuation

The estimated Capital Investment Value amounts to \$454,020,000 excluding GST, and \$499,422

,000 including GST. The Estimate breakdown is enclosed for your information.

This estimate includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

In compiling this estimate, no allowance has been made for the following cost items based on advice previously provided by the NSW Department of Planning;

- a. Development Application and Construction Certificate fees;
- b. Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- c. Cost increases beyond October 2016;
- d. Finance costs and interest charges.

ISO 9001
FS 548756

Job Creation

We estimate that the number of jobs that would be created by this Stage of the development of the site would be:-

- a) During construction – approximately 630 construction jobs, and
- b) After construction – approximately 1100 operational jobs.

Certification

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of \$454,020,000 excluding GST is fair and reasonable for the scope of work proposed and based on the preliminary design documentation provided.

Should you require any further assistance, please do not hesitate to contact us.

Yours faithfully



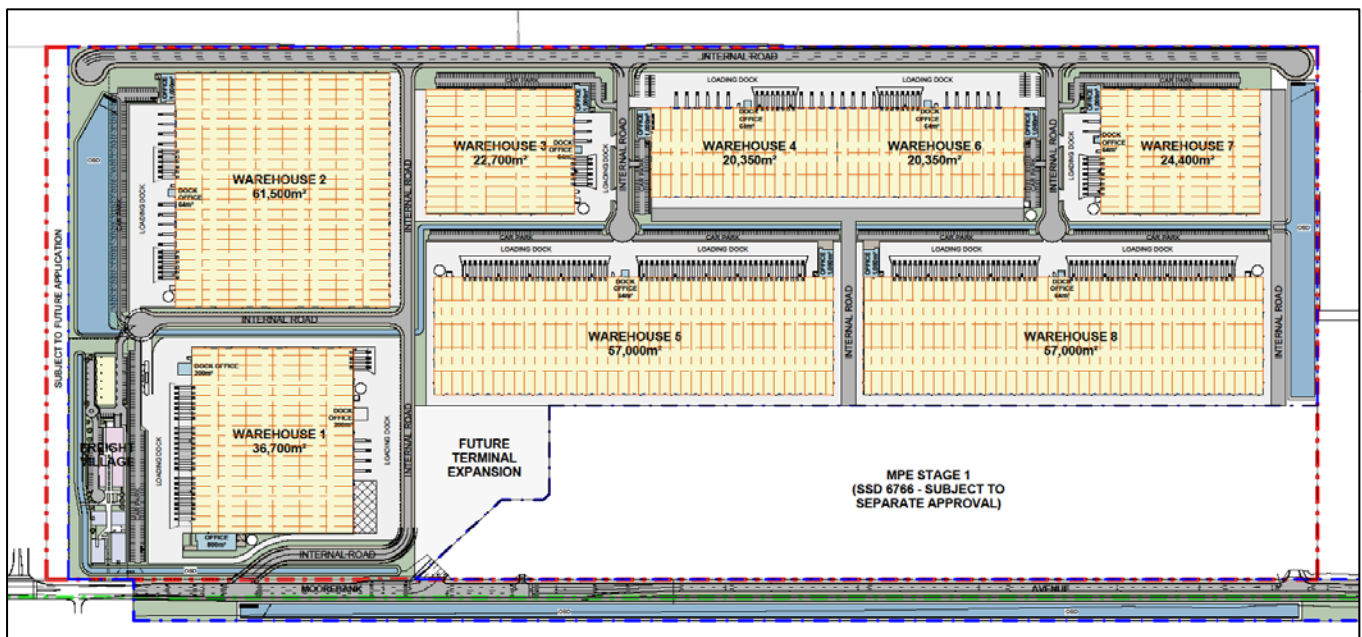
Richard Rigby
Director
Rider Levett Bucknall
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MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

ESTIMATE FOR DEVELOPMENT WORKS ON MIPT LAND - STAGE 2

PROPOSED STAGE 2 SITE PLAN



Rider Levett Bucknall NSW Pty Ltd
Level 19, 141 Walker Street
North Sydney, NSW 2060
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MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016	Total Cost Summary
Level	Total Cost

SUMMARY

A1	MPE Stage 2 Site Preparation	\$34,330,000
B1	Warehouse 1	\$36,875,000
B2	Warehouse 2	\$45,670,000
B3	Warehouse 3	\$19,855,000
B4	Warehouse 4	\$19,155,000
B5	Warehouse 5	\$49,810,000
B6	Warehouse 6	\$19,315,000
B7	Warehouse 7	\$20,755,000
B8	Warehouse 8	\$49,000,000
C	Freight Village	\$35,405,000
D	OSD Basins	\$48,960,000
E	Moorebank Avenue Works	\$19,900,000
F	Internal Roads (Warehousing)	\$24,290,000
Net Estimate for Construction Works		\$423,320,000
Allowance for Design and Project Management Fees		\$30,700,000
Allowance for Authority Fees		Excluded
Total Estimate for Construction Works		\$454,020,000

Note: Estimate values exclude GST

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016					Total Cost Summary	
Zone	Level		Non GFA	GFA m ²	Cost/m ²	Total Cost
A MPE Stage 2 Site Preparation						
A.1	Allow temporary security fencing around site	m	4,271	-	45.0	192,195
A.2	Site preparation comprising demolition of buildings, footings and inground structures	m2	138,929	-	50	6,946,450
A.3	Allow provisional sum for asbestos removal within buildings to be demolished	Item	-	-	-	694,645
A.4	Allow to break up existing footings and disconnect and grub out services	m2	138,929	-	9.0	1,250,361
A.5	Break up existing concrete/ bitumen roadways, carparks, etc	m2	65,000	-	9.0	585,000
A.6	Clear site of akk rubbish, vegetation, etc including trees, shrubs, etc	m2	675,000	-	1.5	1,012,500
A.7	Strip topsoil and stockpile on site	m2	675,000	-	2.0	1,350,000
A.8	Allow provisional sum for site remediation	Item	-	-	-	350,000
A.9	Allow for bulk excavation (cut and fill) as Arcadis drawing SSS2-ARC-CV-DWG-0111-01	m3	306,700	-	12	3,680,400
A.10	Allow for placement and compaction of imported fill as Arcadiser drawing SSS2-ARC-CV-DWG-0111-01	m3	613,300	-	10	6,133,000
A.11	Allow sub-grade compaction, proofing rolling and filling soft spots	m2	675,000	-	3	2,025,000
A.12	Granular imported fill capping layer (assumed not required)	m3	405,000	-	-	Excluded
A.13	Allow rock retaining walls where required to North, East and South boundary	m2	4,661	-	1,250	5,826,250
A.14	Allowance for Preliminaries	Item	-	-	-	2,985,361
A.15	Allowance for Margins	Item	-	-	-	1,294,626
A.16	Allowance for Sundry Works	Item	-	-	-	4,212
A1 - MPE Stage 2 Site Preparation - Total			-	-	-	\$34,330,000
B1 Warehouse 1						
B1.1	Warehouse Building	m2	-	36,700	420	15,414,000
B1.2	Office	m2	-	800	1,800	1,440,000
B1.3	Canvas awning, including support framing to office outdoor area	m2	60	-	800	48,000
B1.4	Hardstand	m2	31,296	-	175	5,476,800
B1.5	Car park pavement including kerbs etc.	m2	3,706	-	125	463,250
B1.6	Awning	m2	3,286	-	225	739,350
B1.7	Extra over for recessed dock	m2	4,433	-	200	886,600
B1.8	Retaining walls to recessed dock including footings	m	280	-	1,500	420,000

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016					Total Cost Summary	
Zone	Level		Non GFA	GFA m ²	Cost/m ²	Total Cost
B1 Warehouse 1 (Cont'd)						
B1.9	Allow dock leveller	No.	29	-	14,000	406,000
B1.10	Dock office	m2	-	400	1,600	640,000
B1.11	Pump room	m2	38	-	1,500	57,000
B1.12	Armco guard rails	m	268	-	425	113,900
B1.13	Security floodlighting (mounted on building)	No.	26	-	2,200	57,200
B1.14	Security cameras	No.	-	-	-	Excluded
B1.15	Allowance for weighbridge & pit	No.	1	-	350,000	Tenant Fitout
B1.16	Services supply and site reticulation	m2	75,897	-	60	4,553,820
B1.17	Landscaping allowance (hydroseed)	m2	3,795	-	25	94,875
B1.18	Internal security fencing and gates	m	1,095	-	225	246,375
B1.19	Allowance for Preliminaries	Item	-	-	-	3,726,861
B1.20	Allowance for Margins	Item	-	-	-	2,087,042
B1.21	Allowance for Sundry Works	Item	-	-	-	3,927
B1 - Warehouse 1 - Total			-	37,900	973	\$36,875,000
B2 Warehouse 2						
B2.1	Warehouse Building	m2	-	61,500	420	25,830,000
B2.2	Office	m2	-	1,000	1,800	1,800,000
B2.3	Canvas awning, including support framing to office outdoor area	m2	36	-	800	28,800
B2.4	Hardstand	m2	16,662	-	175	2,915,850
B2.5	Car park pavement including kerbs etc.	m2	4,980	-	125	622,500
B2.6	Awning	m2	2,351	-	225	528,975
B2.7	Extra over for recessed dock	m2	1,692	-	200	338,400
B2.8	Retaining walls to recessed dock including footings	m	166	-	1,500	249,000
B2.9	Allow dock leveller	No.	12	-	14,000	168,000
B2.10	Dock office	m2	-	64	1,600	102,400
B2.11	Pump room	m2	36	-	1,500	54,000
B2.12	Armco guard rails	m	207	-	425	87,975
B2.13	Security floodlighting (mounted on building)	No.	33	-	2,200	72,600
B2.14	Security cameras	No.	-	-	-	Excluded
B2.15	Services supply and site reticulation	m2	88,045	-	60	5,282,700
B2.16	Landscaping allowance (hydroseed)	m2	4,403	-	25	110,075
B2.17	Internal security fencing and gates	m	1,214	-	225	273,150
B2.18	Allowance for Preliminaries	Item	-	-	-	4,615,731
B2.19	Allowance for Margins	Item	-	-	-	2,584,810
B2.20	Allowance for Sundry Works	Item	-	-	-	5,034
B2 - Warehouse 2 - Total			-	62,564	730	\$45,670,000

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016					Total Cost Summary	
Zone	Level		Non GFA	GFA m ²	Cost/m ²	Total Cost
B3 Warehouse 3						
B3.1	Warehouse Building	m2	-	22,700	420	9,534,000
B3.2	Office	m2	-	1,000	1,800	1,800,000
B3.3	Canvas awning, including support framing to office outdoor area	m2	36	-	800	28,800
B3.4	Hardstand	m2	9,123	-	175	1,596,525
B3.5	Car park pavement including kerbs etc.	m2	3,360	-	125	420,000
B3.6	Awning	m2	947	-	225	213,075
B3.7	Extra over for recessed dock	m2	844	-	200	168,800
B3.8	Retaining walls to recessed dock including footings	m	84	-	1,500	126,000
B3.9	Allow dock leveller	No.	6	-	14,000	84,000
B3.10	Dock office	m2	-	64	1,600	102,400
B3.11	Pump room	m2	36	-	1,500	54,000
B3.12	Armco guard rails	m	154	-	425	65,450
B3.13	Security floodlighting (mounted on building)	No.	20	-	2,200	44,000
B3.14	Security cameras	No.	-	-	-	Excluded
B3.15	Services supply and site reticulation	m2	37,562	-	60	2,253,720
B3.16	Landscaping allowance (hydroseed)	m2	1,879	-	25	46,975
B3.17	Internal security fencing and gates	m	812	-	225	182,700
B3.18	Allowance for Preliminaries	Item	-	-	-	2,006,454
B3.19	Allowance for Margins	Item	-	-	-	1,123,614
B3.20	Allowance for Sundry Works	Item	-	-	-	4,487
B3 - Warehouse 3 - Total			-	23,764	836	\$19,855,000
B4 Warehouse 4						
B4.1	Warehouse Building	m2	-	20,350	420	8,547,000
B4.2	Precast concrete fire rated party wall (50 % - shared with warehousing/transport 6)	m2	687	-	400	Excluded (Single tenacy)
B4.3	Office	m2	-	1,000	1,800	1,800,000
B4.4	Canvas awning, including support framing to office outdoor area	m2	36	-	800	28,800
B4.5	Hardstand	m2	11,614	-	175	2,032,450
B4.6	Car park pavement including kerbs etc.	m2	1,471	-	125	183,875
B4.7	Awning	m2	2,229	-	225	501,525
B4.8	Extra over for recessed dock	m2	1,116	-	200	223,200
B4.9	Retaining walls to recessed dock including footings	m	94	-	1,500	141,000
B4.10	Allow dock leveller	No.	8	-	14,000	112,000
B4.11	Dock office	m2	-	64	1,600	102,400
B4.12	Pump room	m2	-	-	1,500	-

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016					Total Cost Summary	
Zone	Level		Non GFA	GFA m ²	Cost/m ²	Total Cost
B4 Warehouse 4 (Cont'd)						
B4.13	Armco guard rails	m	121	-	425	51,425
B4.14	Security floodlighting (mounted on building)	No.	19	-	2,200	41,800
B4.15	Security cameras	No.	-	-	-	Excluded
B4.16	Services supply and site reticulation	m2	35,722	-	60	2,143,320
B4.17	Landscaping allowance (hydroseed)	m2	1,787	-	25	44,675
B4.18	Internal security fencing and gates	m	791	-	225	177,975
B4.19	Allowance for Preliminaries	Item	-	-	-	1,935,774
B4.20	Allowance for Margins	Item	-	-	-	1,084,034
B4.21	Allowance for Sundry Works	Item	-	-	-	3,747
B4 - Warehouse 4 - Total			-	21,414	895	\$19,155,000
B5 Warehouse 5						
B5.1	Warehouse Building	m2	-	57,000	420	23,940,000
B5.2	Office	m2	-	1,000	1,800	1,800,000
B5.3	Canvas awning, including support framing to office outdoor area	m2	36	-	800	28,800
B5.4	Hardstand	m2	28,086	-	175	4,915,050
B5.5	Car park pavement including kerbs etc.	m2	4,854	-	125	606,750
B5.6	Awning	m2	4,733	-	225	1,064,925
B5.7	Extra over for recessed dock	m2	8,224	-	200	1,644,800
B5.8	Retaining walls to recessed dock including footings	m	437	-	1,500	655,500
B5.9	Allow dock leveller	No.	60	-	14,000	840,000
B5.10	Dock office	m2	-	64	1,600	102,400
B5.11	Pump room	m2	36	-	1,500	54,000
B5.12	Armco guard rails	m	206	-	425	87,550
B5.13	Security floodlighting (mounted on building)	No.	32	-	2,200	70,400
B5.14	Security cameras	No.	-	-	-	Excluded
B5.15	Services supply and site reticulation	m2	95,201	-	60	5,712,060
B5.16	Landscaping allowance (hydroseed)	m2	4,761	-	25	119,025
B5.17	Internal security fencing and gates	m	1,388	-	225	312,300
B5.18	Allowance for Preliminaries	Item	-	-	-	5,034,428
B5.19	Allowance for Margins	Item	-	-	-	2,819,280
B5.20	Allowance for Sundry Works	Item	-	-	-	2,732
B5 - Warehouse 5 - Total			-	58,064	858	\$49,810,000
B6 Warehouse 6						
B6.1	Warehouse Building	m2	-	20,350	420	8,547,000
B6.2	Precast concrete fire rated party wall (50 % - shared with warehousing/transport 4)	m2	687	-	400	Excluded (Single tenacy)

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016				Total Cost Summary		
Zone	Level		Non GFA	GFA m ²	Cost/m ²	Total Cost
B6 Warehouse 6 (Cont'd)						
B6.3	Office	m2	-	1,000	1,800	1,800,000
B6.4	Canvas awning, including support framing to office outdoor area	m2	36	-	800	28,800
B6.5	Hardstand	m2	11,782	-	175	2,061,850
B6.6	Car park pavement including kerbs etc.	m2	1,303	-	125	162,875
B6.7	Awning	m2	2,228	-	225	501,300
B6.8	Extra over for recessed dock	m2	1,116	-	200	223,200
B6.9	Retaining walls to recessed dock including footings	m	95	-	1,500	142,500
B6.10	Allow dock leveller	No.	8	-	14,000	112,000
B6.11	Dock office	m2	-	64	1,600	102,400
B6.12	Pump room	m2	36	-	1,500	54,000
B6.13	Armco guard rails	m	288	-	425	122,400
B6.14	Security floodlighting (mounted on building)	No.	19	-	2,200	41,800
B6.15	Security cameras	No.	-	-	-	Excluded
B6.16	Services supply and site reticulation	m2	35,722	-	60	2,143,320
B6.17	Landscaping allowance (hydroseed)	m2	1,787	-	25	44,675
B6.18	Internal security fencing and gates	m	790	-	225	177,750
B6.19	Allowance for Preliminaries	Item	-	-	-	1,951,905
B6.20	Allowance for Margins	Item	-	-	-	1,093,067
B6.21	Allowance for Sundry Works	Item	-	-	-	4,158
B6 - Warehouse 6 - Total			-	21,414	902	\$19,315,000
B7 Warehouse 7						
B7.1	Warehouse Building	m2	-	24,400	420	10,248,000
B7.2	Office	m2	-	1,000	1,800	1,800,000
B7.3	Canvas awning, including support framing to office outdoor area	m2	36	-	800	28,800
B7.4	Hardstand	m2	8,347	-	175	1,460,725
B7.5	Car park pavement including kerbs etc.	m2	3,360	-	125	420,000
B7.6	Awning	m2	941	-	225	211,725
B7.7	Extra over for recessed dock	m2	1,116	-	200	223,200
B7.8	Retaining walls to recessed dock including footings	m	95	-	1,500	142,500
B7.9	Allow dock leveller	No.	8	-	14,000	112,000
B7.10	Dock office	m2	-	64	1,600	102,400
B7.11	Pump room	m2	36	-	1,500	54,000
B7.12	Armco guard rails	m	184	-	425	78,200
B7.13	Security floodlighting (mounted on building)	No.	21	-	2,200	46,200
B7.14	Security cameras	No.	-	-	-	Excluded

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016				Total Cost Summary		
Zone	Level		Non GFA	GFA m ²	Cost/m ²	Total Cost
B6 Warehouse 6 (Cont'd)						
B7.15	Services supply and site reticulation	m2	38,534	-	60	2,312,040
B7.16	Landscaping allowance (hydroseed)	m2	1,927	-	25	48,175
B7.17	Internal security fencing and gates	m	843	-	225	189,675
B7.18	Allowance for Preliminaries	Item	-	-	-	2,097,317
B7.19	Allowance for Margins	Item	-	-	-	1,174,498
B7.20	Allowance for Sundry Works	Item	-	-	-	5,545
B7 - Warehouse 7 - Total			-	25,464	815	\$20,755,000
B8 Warehouse 8						
B8.1	Warehouse Building	m2	-	57,000	420	23,940,000
B8.2	Office	m2	-	1,000	1,800	1,800,000
B8.3	Canvas awning, including support framing to office outdoor area	m2	36	-	800	28,800
B8.4	Hardstand	m2	25,743	-	175	4,505,025
B8.5	Car park pavement including kerbs etc.	m2	4,836	-	125	604,500
B8.6	Awning	m2	4,753	-	225	1,069,425
B8.7	Extra over for recessed dock	m2	8,215	-	200	1,643,000
B8.8	Retaining walls to recessed dock including footings	m	437	-	1,500	655,500
B8.9	Allow dock leveller	No.	52	-	14,000	728,000
B8.10	Dock office	m2	-	64	1,600	102,400
B8.11	Pump room	m2	36	-	1,500	54,000
B8.12	Armco guard rails	m	194	-	425	82,450
B8.13	Security floodlighting (mounted on building)	No.	32	-	2,200	70,400
B8.14	Security cameras	No.	-	-	-	Excluded
B8.15	Services supply and site reticulation	m2	92,715	-	60	5,562,900
B8.16	Landscaping allowance (hydroseed)	m2	4,636	-	25	115,900
B8.17	Internal security fencing and gates	m	1,365	-	225	307,125
B8.18	Allowance for Preliminaries	Item	-	-	-	4,952,331
B8.19	Allowance for Margins	Item	-	-	-	2,773,306
B8.20	Allowance for Sundry Works	Item	-	-	-	4,938
B8 - Warehouse 8 - Total			-	58,064	844	\$49,000,000
C Freight Village						
C1.1	Basement carparking	m2	-	4,729	1,350	6,384,150.0
C1.2	Commercial building (G,1-3)	m2	-	6,266	2,350	14,725,100.0
C1.3	Concrete flat roof to commercial building	m2	1,743	-	900	1,568,700.0
C1.4	Fritted glass canopy to commercial building	m2	41	-	1,500	61,500.0
C1.5	Retail building	m2	-	1,320	1,650	2,178,000.0
C1.6	Fritted glass canopy to retail building	m2	355	-	1,500	532,500.0

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016					Total Cost Summary	
Zone	Level		Non GFA	GFA m ²	Cost/m ²	Total Cost
C Freight Village (Cont'd)						
C1.7	Light industrial building	m2	-	1,104	950	1,048,800
C1.8	Internal roads and carparks	m2	3,032	-	165	500,280
C1.9	Pedestrian pavement	m2	1,198	-	125	149,750
C1.10	Pedestrian bridge over OSD	m2	28	-	5,000	140,000
C1.11	Security Floodlighting including 15m Poles	No.	6	-	25,000	150,000
C1.12	Security Cameras (On floodlight poles)	No.	-	-	-	-
C1.13	Infrastructure services and site reticulation	m2	17,474	-	75	1,310,550
C1.14	Landscaping allowance (hydroseed)	m2	11,636	-	10	116,360
C1.15	Landscaping allowance for feature trees	No.	30	-	650	19,500
C1.16	Internal Security Fencing and Gates	m2	701	-	225	157,725
C1.17	Allowance for Preliminaries	Item	-	-	-	4,356,438
C1.18	Allowance for Margins	Item	-	-	-	2,003,962
C1.19	Allowance for Sundry Works	Item	-	-	-	1,685
C1 - Freight Village - Total			-	13,419	\$2,638	\$35,405,000
D OSD Basins						
D1	Northern formed concrete basin No. 01	m2	13,050	-	650	8,482,500
D2	North/South formed concrete basin No. 01	m2	5,430	-	1,500	8,145,000
D3	Southern formed concrete basin No. 02	m2	11,520	-	450	5,184,000
D4	North/South formed concrete basin No. 02	m2	2,790	-	1,500	4,185,000
D5	North Western formed concrete basin No. 09	No.	3,440	-	1,500	5,160,000
D6	North Western formed concrete basin No. 10	No.	25,200	-	400	10,080,000
D7	Allowance for Preliminaries	Item	-	-	-	4,948,380
D8	Allowance for Margins	Item	-	-	-	2,771,093
D9	Allowance for Sundry Works	Item	-	-	-	4,027
D - OSD Basins - Total			-	-	-	\$48,960,000
E Moorebank Avenue Works						
E1	Raising of Moorebank Avenue	m2	45,450	-	317	14,407,650
E2	Allow traffic lights Terminal entry	Item	-	-	-	In Prior Approval
E3	Allow traffic lights Terminal carpark entry	Item	-	-	-	In Prior Approval
E4	Slip road for trucks entering the Terminal from the North	Item	-	-	-	In Prior Approval
E5	Protection for buried water main, sewer, telecommunication, gas lines etc.					1,100,000
E6	Extra over cost for new road lights and light poles					1,250,000
E8	Allowance for Preliminaries	Item	-	-	-	2,010,918
E9	Allowance for Margins	Item	-	-	-	1,126,115
E10	Allowance for Sundry Works	Item	-	-	-	5,317
E - Moorebank Avenue Works - Total			-	-	-	\$19,900,000

MOOREBANK PRECINCT EAST STAGE 2

STATE SIGNIFICANT DEVELOPMENT - CIV ESTIMATE

Rates current at October 2016				Total Cost Summary	
Zone	Level	Non GFA	GFA m ²	Cost/m ²	Total Cost

F Internal Roads (Warehousing)

F1	MPE stage 2 internal precinct roads	m2	59,300	-	265	15,714,500
F2	Allow for bridging over 6m wide OSD	No	4		500,000	2,000,000
F3	MPE stage 2 internal transfer roads	m2	15,080	-	150	2,262,000
F4	Allow for bridging over 6m wide OSD	No	2	-	240,000	480,000
F5	Allowance for Preliminaries	Item	-	-	-	2,454,780
F6	Allowance for Margins	Item	-	-	-	1,374,677
F7	Allowance for Sundry Works	Item	-	-	-	4,043
F - Internal Roads (Warehousing) - Total			-	-	-	\$24,290,000

Total for CIV Estimate Works	\$423,320,000
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