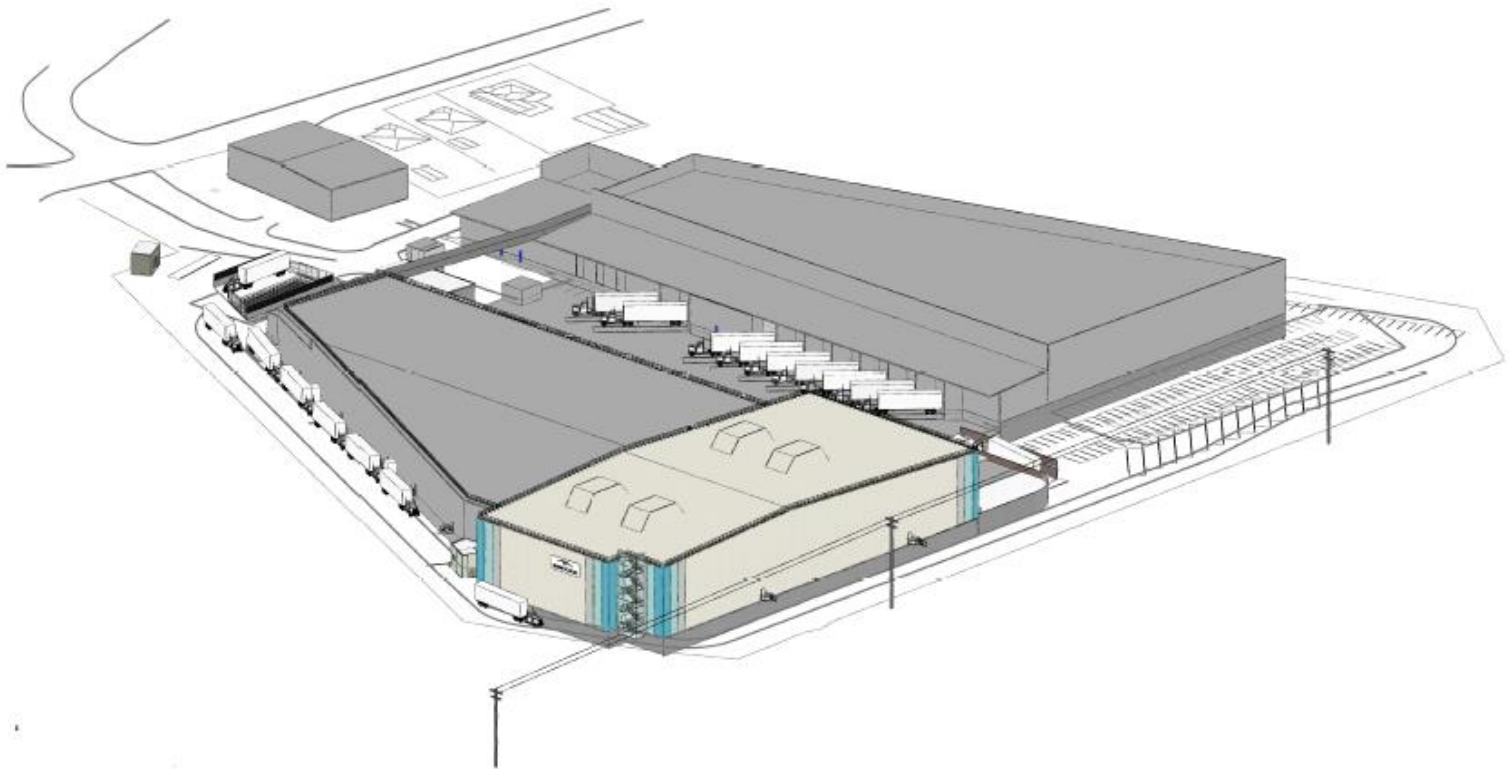


Capital Investment Value (CIV) Report Americold – Prospect South Expansion



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Prepared By: Simon Dwyer

Reviewed By: Barry McBeth

Issue Register

Rev	Date	Details	Authorised	
			Name	Signature
0	17-May-22	Capital Investment Value Report	Barry McBeth (Director)	
1	20-May-22	Capital Investment Value Report Update	Barry McBeth (Director)	
2	29-Jun-22	Capital Investment Value Report Update	Barry McBeth (Director)	
3	17-Oct-22	Capital Investment Value Report Update	Barry McBeth (Director)	

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1. Introduction

Altus Group has been requested by to prepare a Capital Investment Value (CIV) report by Beca Pty Ltd on behalf of Americold Logistics Ltd for the proposed upgrade of Americold's cold storage facility located at 560 Reservoir Road, Prospect NSW 2148.

The project comprises upgrade works to the existing facility to accommodate future growth in particular with the new freezer extension in Stage 2. The project has been broken into three stages and incorporates the following elements:

Stage 1 – Site regrading with new hardscaping works to accommodate freezer expansion, extension of existing battery recharge building and preparation of area for new fire separation wall (built in Stage 2).

Stage 2 – Construction of new freezer extension, new loading docks to existing timber pallet storage area, new outdoor sitting area for employees, new plantroom to facilitate the warehouse, installation of new battery recharge station, modification of existing stairs and new weighbridge.

Stage 3 – Internal fit-out for lunchroom, amenities and dock office to existing buildings.

2. Capital Investment Value

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2021 and Planning Circular – Calculation of Capital Investment Value – 2 December 2021, as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 2021 to be:

“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 7.1 or 7.2 of the 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
- c) land costs (including any costs of marketing and selling land),
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”

2.1. Calculation of CIV

Altus Group has based costs on similar previous projects and forms the basis of the estimated total Capital Investment Value of **\$37,727,781 excl GST**, broken down as follows:

Cost Centre	\$ Cost
Main Building Works	25,483,693
External Works & Services	6,223,991
G.C.C excl Professional Fees (excl. GST)	\$ 31,707,684
Long Service Levy (0.35%)	110,977
Professional Fees	1,909,120
G.C.C incl Professional Fees (excl. GST)	\$33,727,781
Project Contingency	4,000,000
Total Estimated CIV (excl. GST)	\$37,727,781

* Please note that the LSL calculation is exclusive of GST within the above table.

2.2. Information Used

The following information has been used in preparation of this Cost Report Estimate:

- 1) Principal's Project Requirements prepared by Beca Pty Ltd and dated 1 May 2022.
- 2) Architectural drawings (Rev D – 10 October 2022) prepared by Beca Pty Ltd and numbered as follows:
 - a. DA-0101 – Cover Sheet
 - b. DA-0201 – Drawing Standard Conventions & Index
 - c. DA-0501 – Site Plan
 - d. DA-0502 – Staging Plan – Stage 1
 - e. DA-0503 – Staging Plan – Stage 2
 - f. DA-0504 – Staging Plan – Stage 3
 - g. DA-2101 – Existing Site Condition and Demolition Plan
 - h. DA-3101 – South Building Expansion Floor Plan
 - i. DA-3201 – South Building Expansion Roof Plan
 - j. DA-4101 – Elevations (Sheet 1)
 - k. DA-4102 – Elevations (Sheet 2)
 - l. DA-5101 – Sections (Sheet 1)
 - m. DA-5102 – Sections (Sheet 2)
- 3) Environmental Impact Statement prepared by Beca Pty Ltd and dated 19 October 2022 incorporating the follow development items:
 1. A new 5,140m² freezer building extension and annexe to the east of the existing southern warehouse.
 2. A new battery storage room to enable the charging, storage and changeover of batteries used for materials handling equipment.
 3. Alterations to the site access, parking and loading arrangements including:
 4. Construction of a new staff and visitor site access, to eliminate traffic conflicts between heavy and passenger vehicles.
 5. Construction of 93 new staff/visitor vehicle carparks (including three accessible spaces) to the north and east of the existing northern warehouse.
 6. Construction of two new accessible carparks adjacent to the existing office building.
 7. Upgrade of the existing site access road, including:
 8. Sealing of the southern and eastern portions of the site access road with heavy duty pavement.

9. Construction of new Armco barriers protecting the power poles to the east of the site.
10. Repaving of the existing car parking access.
11. Minor corner modifications to enhance truck turning and manoeuvrability.
12. New boom gates.
13. Construction of new loading docks.
14. Construction of a new heavy vehicle turnaround and 12 new trailer parking spots to the east of the existing northern warehouse.
15. A new pump house and two new firewater tanks.
16. A new timber pallet storage area with 3m high masonry walls.
17. A new staff outdoor seating area with awning.
18. A new security office with boom gates.
19. A new weighbridge.
20. A new satellite plant area.
21. Internal refurbishment of the existing staff amenities, lunchroom/outdoor eating area and locker room, located in an existing building
22. Additional site landscaping.
23. Mitigation measures, as summarised in table 7-6 (section 7.15) of the EIS, for example:
 - i. Acoustic louvre system
 - ii. Safety measure implementation (or other activities) as required for the use and storage of ammonia
 - iii. Signposting
 - iv. Professional fees (or others) required for the development and implementation of:
 - v. Construction environmental management plan
 - vi. Construction traffic management plan
 - vii. Construction noise and vibration management plan
 - viii. Emergency management plan – ammonia leakage

3. Development Notes

3.1. Statutory Fees

We note Statutory Fees are excluded from the calculation in accordance with the amended definition.

3.2. Professional Fees

We have allowed \$ 1,909,120 in the Professional Fees or approx. 6% of GCC

3.3. Development Management Fees

All Development Management Fees have been excluded from this calculation.

3.4. Contingencies

We have included a project contingency of \$4,000,000 as advised by Americold. This project contingency has been included to mitigate the risks as identified within the Environmental Impact Statement (EIS) prepared by BECA Pty Ltd in addition to the design contingency as the project matures.

3.5. Escalation

No allowance has been included for escalation beyond the commencement date.

3.6. Finance Costs

Finance costs are excluded from the calculation.

3.7. Exclusions

- Land acquisition and holding cost
- Agent and Legal Fees
- Local Authority Fees and Charges
- Latent site conditions, including in-ground contamination, etc.
- GST
- Works beyond site boundary and public domain works.
- Diversion of existing services.
- Taxes, levies, and other charges unless noted otherwise.
- Out of hours work.

The above exclusions have been omitted as they relate to incomplete design information, development information which we are not privy to or simply additional works which are currently unknown. We have allowed a project contingency within our cost estimate to allow for these unknown items should they be encountered within the development.

3.8. Mitigation Measures

The Environmental Impact Statement as prepared by Beca Pty Ltd has multiple mitigation measures (Section 7.15) as noted within Section 2.2 which have been included in the costs and the preparation of this CIV. These include and are not limited to the following:

1. Professional fees to include for management plans such as construction environmental management plan, traffic management plans, noise and vibration management plans and emergency management plans (ammonia leakage).
2. Signposting throughout the site to facilitate traffic and management of works whilst the facility is active.
3. Concrete plinths to plant and warehouse areas to enable storage of chemicals including ammonia. Plinths will minimize spillage if leakage occurs.
4. Acoustic louvre systems to plant rooms and warehouse areas to maintain proper ventilation especially within chemical storage areas.
5. Project contingency has been included to accommodate further design requirements that may provoke further scrutiny as the project progresses.

Ref.	Description	Quantity	Unit	Rate	Total
1	Stage 1 - Building Works	229	m2	5,490	1,257,261
2	Stage 2 - Building Works	5,458	m2	4,214	23,000,537
3	Stage 2 - Building Works (Plant Room)	80	m2	8,403	672,259
4	Stage 3 - Building Works	295	m2	1,877	553,636
5	Stage 1 - External Works and Services	12,163	m2	448	5,451,086
6	Stage 2 - External Works and Services	1,388	m2	557	772,905
	Project Works Subtotal (excl. GST)	19,532	m2	1,623	31,707,684
7	Long Service Levy (LSL)	0.35	%	31,707,684	110,977
8	Professional Fees	6	%	31,818,661	1,909,120
	Project Works Total (excl. GST)	19,532	m2	1,727	33,727,781
9	Project Contingency	1	item	4,000,000	4,000,000
	Total Estimated CIV (excl. GST)	19,532	m2	1,932	37,727,781

Ref.	Description	Quantity	Unit	Rate	Total
1	STAGE 1 - BUILDING WORKS				
1.1	Demolition	12,391	m2	1.20	14,900
1.2	Site Preparation	12,391	m2	0.29	3,645
1.3	Substructure	12,391	m2	4.43	54,876
1.4	Roof	12,391	m2	6.88	85,300
1.5	External Walls	12,391	m2	7.21	89,400
1.6	External Door	12,391	m2	2.74	34,000
1.7	Floor Finishes	12,391	m2	1.82	22,560
1.8	Ceiling Finishes	12,391	m2	2.58	31,960
1.9	Fitments	12,391	m2	1.41	17,500
1.10	Special Equipment	12,391	m2	48.83	605,000
1.11	Hydraulic Services	12,391	m2	3.34	41,360
1.12	Mechanical Services	12,391	m2	1.21	15,000
1.13	Fire Protection and Fire Stopping	12,391	m2	2.12	26,320
1.14	Electric Light and Power	12,391	m2	4.20	52,000
1.15	BWIC	5	%	134,680.00	6,734
	Stage 1 - Building Works Subtotal excluding Preliminaries and Margin (ex GST)	12,391	m2	88.82	1,100,555
1.16	Preliminaries	9	%	1,100,555	99,050
1.17	Temporary Works (Hoarding)	12,391	m2	0.75	9,300
1.18	Builders Margin	4	%	1,208,905	48,356
	Stage 1 - Building Works Total including Preliminaries and Margin (ex GST)	12,391	m2	101.47	1,257,261
STAGE 1 - BUILDING WORKS TOTAL					1,257,261

Ref.	Description	Quantity	Unit	Rate	Total
1.1	Demolition				
	<u>Demolition</u>				
1.1.1	D21 - Demolish existing truck wash bay shelter and adjacent awning to south building entry	298	m2	50.00	14,900
	Demolition TOTAL				14,900
1.2	Site Preparation				
	<u>Site Preparation</u>				
1.2.1	Allowance to trim and compact existing surface to proposed sub-grade levels	229	m2	5.00	1,145
1.2.2	Allow for disconnecting existing services as required	1	item	2,500.00	2,500
1.2.3	Allow for bulk earthworks	1	item		EXCL
1.2.4	Allow for asbestos / contamination removal	229	m2		EXCL
	Site Preparation TOTAL				3,645
1.3	Substructure				
	<u>Substructure</u>				
	<u>Slab on Ground</u>				
1.3.1	200mm thick 40mpa concrete topping slab reinforced at 80kg/m3 with a steel trowel finish - Battery Recharge Station	188	m2	178.00	33,464
1.3.2	200mm thick 40mpa concrete slab reinforced at 80kg/m3 with a steel trowel finish - Entry Outdoor Sitting Area	39	m2	178.00	6,942
	<u>Joints</u>				
1.3.3	Allow for joints to slab on ground	227	m2	10.00	2,270
	<u>Hobs</u>				
1.3.4	Allow for concrete hobs to external walls	60	m	120.00	7,200
	<u>Connection to existing</u>				
1.3.5	Provisional sum allowance for connection to existing building [Scope TBC]	1	item	5,000.00	5,000
	Substructure TOTAL				54,876
1.4	Roof				
	<u>Roof</u>				
	<u>Roof Covering and Structure</u>				
1.4.1	Steel framed roof with metal sheet covering including sarking, insulation and plumbing - Battery recharge room	188	m2	350.00	65,800
	<u>Canopies</u>				
1.4.2	Canopy to entry outdoor sitting area including structure [Scope TBC]	39	m2	500.00	19,500
	Roof TOTAL				85,300
1.5	External Walls				
	<u>External Walls</u>				
	<u>Masonry Walls</u>				
1.5.1	Reinforced blockwork walls to battery recharge room	298	m2	300.00	89,400
	External Walls TOTAL				89,400

Ref.	Description	Quantity	Unit	Rate	Total
1.6	External Door				
	<u>External Doors</u>				
	<u>Battery Recharge Room</u>				
1.6.1	Motorised steel roller shutter approx size 3,000mm x 4,000mm	2	no	15,000.00	30,000
1.6.2	Solid core single leaf door with a metal frame and metal clad	2	no	2,000.00	4,000
	External Door TOTAL				34,000
1.7	Floor Finishes				
	<u>Floor Finishes</u>				
1.7.1	Acid resistant epoxy floor finish to battery recharge room	188	m2	120.00	22,560
	Floor Finishes TOTAL				22,560
1.8	Ceiling Finishes				
	<u>Ceiling Finishes</u>				
1.8.1	Allow for fire rated ceiling system fixed to structural steel roof framing as required	188	m2	170.00	31,960
	Ceiling Finishes TOTAL				31,960
1.9	Fitments				
	<u>Fitments</u>				
1.9.1	Impact damage kerbs to Battery Recharge Room	1	item	5,000.00	5,000
	<u>Signage</u>				
1.9.2	Allow for statutory signage throughout	1	item	2,500.00	2,500.00
1.9.3	Provisional sum allowance for signage to external areas	1	item	10,000.00	10,000
	Fitments TOTAL				17,500
1.10	Special Equipment				
	<u>Special Equipment</u>				
1.10.1	Supply and install battery room fit-out including charging stations and equipment as required [Costs as advised by BECA]	1	item	605,000	605,000
	Special Equipment TOTAL				605,000
1.11	Hydraulic Services				
	<u>Hydraulic Services</u>				
1.11.1	Allowance for hydraulic services to Battery Recharging Room including grates, drains and connection to trade waste system as required	188	m2	220	41,360
	Hydraulic Services TOTAL				41,360
1.12	Mechanical Services				
	<u>Mechanical Services</u>				
	<u>Battery Recharging Room</u>				
1.12.1	Allow for ventilation system to Battery Recharge Room	1	item	15,000	15,000
	Mechanical Services TOTAL				15,000

Ref.	Description	Quantity	Unit	Rate	Total
1.13	Fire Protection and Fire Stopping				
	<u>Fire Protection and Fire Stopping</u>				
1.13.1	Allow for dry fire services to Battery Recharge Room	188	m2	50.00	9,400
1.13.2	Allow for sprinkler services throughout including connection to fire tanks and pumps as required	188	m2	90.00	16,920
	Fire Protection and Fire Stopping TOTAL				26,320
1.14	Electric Light and Power				
	<u>Electric Light and Power</u>				
1.14.1	Electrical services including lighting / power reticulation and fixtures	188	m2	250.00	47,000
1.14.2	Distribution board to Battery Recharge Room	1	item	5,000.00	5,000
	Electric Light and Power TOTAL				52,000
1.17	Temporary Works (Hoarding)				
	<u>Acoustic Hoarding</u>				
1.17.1	Allow for temporary acoustic hoarding whilst works are undertaken including removal upon completion	62	m	150.00	9,300
	Temporary Works (Hoarding) TOTAL				9,300

Ref.	Description	Quantity	Unit	Rate	Total
2	STAGE 2 - BUILDING WORKS				
2.1	Substructure	5,458	m2	567.47	3,097,255
2.2	Columns	5,458	m2	319.07	1,741,500
2.3	Upper Floors	5,458	m2	0.00	N/A
2.4	Staircase	5,458	m2	24.75	135,100
2.5	Roof	5,458	m2	605.64	3,305,580
2.6	External Walls	5,458	m2	454.38	2,480,000
2.7	Windows	5,458	m2	0.00	N/A
2.8	External Doors	5,458	m2	39.03	213,000
2.9	Internal Walls	5,458	m2	153.79	839,400
2.10	Internal Doors	5,458	m2	47.45	259,000
2.11	Wall Finishes	5,458	m2	3.06	16,715
2.12	Floor Finishes	5,458	m2	1.23	6,690
2.13	Ceiling Finishes	5,458	m2	0.34	1,830
2.14	Fitments	5,458	m2	81.66	445,695
2.15	Special Equipment	5,458	m2	421.40	2,300,000
2.16	Hydraulic Services	5,458	m2	42.42	231,520
2.17	Mechanical Services	5,458	m2	4.03	22,000
2.18	Fire Protection and Fire Stopping	5,458	m2	174.83	954,240
2.19	Electric Light and Power	5,458	m2	157.55	859,935
2.20	Special Services (Refrigeration)	5,458	m2	598.20	3,265,000
2.21	BWIC	5	%	2,067,695.00	103,385
	Stage 2 - Building Works Subtotal excluding Preliminaries and Margin (ex GST)	5,458	m2	3,715.25	20,277,845
2.22	Preliminaries	9	%	20,277,845	1,825,006
2.23	Temporary Works (Hoarding)	5,458	m2	2.39	13,050
2.24	Builders Margin	4	%	22,115,901	884,636
	Stage 2 - Building Works Total including Preliminaries and Margin (ex GST)	5,458	m2	4,214.10	23,000,537
STAGE 2 - BUILDING WORKS TOTAL					23,000,537

Ref.	Description	Quantity	Unit	Rate	Total
2.1	Substructure				
	<u>Substructure</u>				
	<u>Piling</u>				
2.1.1	Establishment of piles	1	item	25,000.00	25,000
2.1.2	600mm dia CFA pile approx 5000mm deep, assume 5000mm centers squared [Assumed Specification]	1,250	m	575.00	718,750
2.1.3	Allow for removal of spoil	353	m3	55.00	19,429
2.1.4	Allow for trimming tops of piles	250	no	150.00	37,500
2.1.5	900mm x 400mm x 1000m deep reinforced concrete pile cap with SL82 top mesh and a reo ratio of 200kg/m3	250	no	530.00	132,500
	<u>Suspended Slab</u>				
2.1.6	200mm thick 32mpa concrete base slab reinforced at 80kg/m3 for South Extension	5,175	m2	149.00	771,075
2.1.7	100mm thick 40mpa concrete wearing slab reinforced at 80kg/m3 with float finish for South Extension	5,175	m2	99.00	512,325
2.1.8	E/O allowance for falls in slab	5,175	m2	10	51,750
2.1.9	E/O for XPS underfloor slab insulation at 175mm thick	5,175	m2	80.00	414,000
2.1.10	E/O for vapour barrier	5,175	m2	25.00	129,375
	<u>Slab on Ground</u>				
2.1.11	200mm thick 40mpa concrete slab reinforced at 80kg/m3 with trowel finish to Pallet Storage Area	417	m2	178.00	74,226
2.1.12	200mm thick 40mpa concrete slab reinforced at 80kg/m3 with trowel finish to Security Office, Satellite and Switch Rooms	51	m2	178.00	9,078
2.1.13	Provisional allowance for Weigh-bridge structure including necessary ramps, footing, etc. [Details TBC]	55	m2	450.00	24,750
2.1.14	200mm thick 40mpa concrete slab reinforced at 80kg/m3 with trowel finish to Sitting Area	56	m2	178.00	9,968
	<u>New Loading Docks to Existing Building</u>				
2.1.15	200mm thick 40mpa concrete slab reinforced at 80kg/m3 with trowel finish to Sitting Area	37	m2	178.00	6,586
2.1.16	100mm thick 40mpa concrete wearing slab reinforced at 80kg/m3 with float finish	37	m2	99.00	3,663
	<u>Joints</u>				
2.1.17	Allow for joints to slab on ground	5,752	m2	10.00	57,520
	<u>Hobs</u>				
2.1.18	Allow for concrete hobs to walls	623	m	120.00	74,760
	<u>Connection to existing</u>				
2.1.19	Provisional sum allowance for connection to existing building [Details TBC]	1	item	25,000.00	25,000
	Substructure TOTAL				3,097,255
2.2	Columns				
	<u>Columns</u>				
2.2.1	Steel columns to Freezer Extension - Assumed 18m high at 125kg/m	193.5	t	9,000.00	1,741,500
	Columns TOTAL				1,741,500

Ref.	Description	Quantity	Unit	Rate	Total
2.4	Staircase				
	<u>Staircase</u>				
	<u>Reinforced Concrete Stairs</u>				
2.4.1	Allow for concrete staircase incl. balustrade, finishes, etc :[1 no]	19	m/rise	3,000.00	57,000
	<u>Steel Stairs</u>				
2.4.2	Allow to repair, repaint and install salvaged external staircase to new warehouse egress	5	no	2,500.00	12,500
2.4.3	Allow for new external egress staircase incl. balustrade :[5 no]	12	m/rise	4,000.00	48,000.00
	<u>Tactile Indicators</u>				
2.4.4	Allowance for tactile indicators to base and end of stairs :[11 no]	22	m2	800.00	17,600
	Staircase TOTAL				135,100
2.5	Roof				
	<u>Roof</u>				
	<u>Roof Covering and Structure</u>				
2.5.1	Prefinished PIR insulated paneled roof to cold store extension fixed to structural steel framing [IP01]	5,235	m2	320.00	1,675,200
2.5.2	Structural steel framing to roof [Allow for 27kg/m2]	5,235	m2	245.00	1,282,575
2.5.3	Prefinished PIR insulated paneled walls and roof to Penthouse areas including sundry framing as required [4 No.]	363	m2	475.00	172,425
2.5.4	Allow for new awning to dock loading area including structural steel framing, columns and metal sheet roof covering as required	142	m2	500.00	71,000
2.5.5	Allow for new canopy to Outdoor Sitting Area including structural steel framing, columns and metal roof sheet covering as required	56	m2	500.00	28,000
	<u>Fall arrest system</u>				
2.5.6	Allow for a fall arrest system	1	item	25,000.00	25,000
	<u>Misc Metalwork</u>				
2.5.7	Allow for miscellaneous metalwork comprising roof walkways, grated stairs and/or ladders as required for access purposes	5,138	m2	10.00	51,380
	Roof TOTAL				3,305,580

Ref.	Description	Quantity	Unit	Rate	Total
2.6	External Walls				
	<u>External Walls</u>				
	<u>Fire Separation Walls</u>				
2.6.1	250mm thick precast concrete panels to eastern facade of existing south building (western facade of new extension)	2,156	m2	300.00	646,800
	<u>Masonry Walls</u>				
2.6.2	Reinforced blockwork walls to security office and switch room	97	m2	250.00	24,250
2.6.3	Ditto to pallet storage area	33	m2	250.00	8,250
	<u>Insulated Panels</u>				
2.6.4	Allow for steel framed external walls with Colorbond cladding externally and pre-finished PIR insulated panels internally as required	4,452	m2	375.00	1,669,500
	<u>Metal Mesh</u>				
2.6.5	Expanded metal panel fixed to steel structure to stair and satellite plant	278	m2	400.00	111,200
	<u>Acoustic Louvres</u>				
2.6.6	Allowance for acoustic louvres [Costs as advised by BECA]	1	item	20,000.00	20,000
	External Walls TOTAL				2,480,000
2.8	External Doors				
	<u>External Doors</u>				
2.8.1	Insulated panel doors with metal frame and hardware as required [IPD]	6	no	4,500.00	27,000
2.8.2	Insulated panel doors with vertical sliding, metal frame and hardware [IPV - Assumed motorised]	9	no	20,000.00	180,000
2.8.3	Solid core single leaf door with a metal frame, metal clad finish and hardware as required	3	no	2,000.00	6,000
	External Doors TOTAL				213,000
2.9	Internal Walls				
	<u>Internal Walls</u>				
	<u>Insulated Panels</u>				
2.9.1	Allow for steel framed external walls with pre-finished PIR insulated panels to both sides as required	2,232	m2	375.00	837,000
	<u>Partitions</u>				
2.9.2	Framed stud partitions wall approx. 3000mm high to amenities and intermediate wall between Security Office and Switch Room	18	m2	120.00	2,160
2.9.3	E/O for fire rated plasterboard to Switch Room	8	m2	30.00	240
	Internal Walls TOTAL				839,400

Ref.	Description	Quantity	Unit	Rate	Total
2.10	Internal Doors				
	<u>Internal Doors</u>				
2.10.1	Insulated panel doors with metal frame and hardware as required [IPD]	2	no	4,500.00	9,000
2.10.2	Insulated panel doors with horizontal sliding track, metal frame and hardware as required [IPH]	3	no	10,000.00	30,000
2.10.3	Insulated panel doors with vertical sliding mechanism, metal frame and hardware as required [IPV - Assumed motorised]	3	no	20,000.00	60,000
2.10.4	Rapid roller door - Freeze grade with metal frame and hardware as required [RRDF]	8	no	15,000.00	120,000
2.10.5	Roller shutter door - fire rated with metal frame and hardware as required [RSFR]	2	no	20,000.00	40,000
	Internal Doors TOTAL				259,000
2.11	Wall Finishes				
	<u>Wall Finishes</u>				
	<u>Painting</u>				
2.11.1	Paint finish to external walls	112	m2	20.00	2,240
2.11.2	Paint finish to internal walls	877	m2	15.00	13,155
	<u>Tiling</u>				
2.11.3	Allow for wall tiling to security office amenities area	11	m2	120.00	1,320
	Wall Finishes TOTAL				16,715
2.12	Floor Finishes				
	<u>Floor Finishes</u>				
	<u>Concrete Finish</u>				
2.12.1	Allow for power steel float finish to concrete slabs	1	item		INCL
	<u>Vinyl</u>				
2.12.2	Heavy duty vinyl flooring to amenities and security office	15	m2	150.00	2,250
	<u>Epoxy</u>				
2.12.3	Epoxy flooring to new switch room and satellite plant area	37	m2	120.00	4,440
	Floor Finishes TOTAL				6,690
2.13	Ceiling Finishes				
	<u>Ceiling Finishes</u>				
2.13.1	Painted plasterboard to amenities and security office	15	m2	120.00	1,800
2.13.2	E/O for moisture resistant plasterboard to amenities	3	m2	10.00	30
	Ceiling Finishes TOTAL				1,830

Ref.	Description	Quantity	Unit	Rate	Total
2.14	Fitments				
	<u>Fitments</u>				
2.14.1	Provisional allowance for fitments and joinery units throughout south extension	1	item		EXCL
2.14.2	Allowance for fitments to amenities for security office toilet	1	no	5,000.00	5,000
	<u>Joinery</u>				
2.14.3	Kitchenette to security office	1	no	5,000.00	5,000
	<u>Metalwork</u>				
2.14.4	Allowance for miscellaneous metalwork to freezer extension	1	item	15,000.00	15,000
	<u>Miscellaneous Items</u>				
2.14.5	Bollards to loading dock and warehouse areas [Assumed Quantity]	100	no	800.00	80,000
2.14.6	Provisional allowance for truck stops / barriers to loading dock	9	no	400.00	3,600
2.14.7	Allow for dock levelers 14 foot long x 2200mm wide to loading docks	9	no	30,000.00	270,000
	<u>Signage</u>				
2.14.8	Allow for statutory signage throughout	5,139	m2	5.00	25,695.00
2.14.9	Allow for building signage	1	item	10,000.00	10,000
2.14.10	Allow for signposting as required	1	item	10,000.00	10,000
	<u>Security Office Furniture</u>				
2.14.11	Work stations	2	no	1,750.00	3,500
2.14.12	Chairs	2	no	450.00	900
	<u>Outdoor Furniture</u>				
2.14.13	Tables	4	no	750.00	3,000
2.14.14	Outdoor chairs	24	no	250.00	6,000
2.14.15	Benches	4	no	1,500.00	6,000
2.14.16	Island bench	2	no	1,000.00	2,000
Fitments TOTAL					445,695
2.15	Special Equipment				
	<u>Special Equipment</u>				
2.15.1	Supply and install warehouse racking system to freezer expansion [Costs as advised by BECA]	1	item	2,300,000	2,300,000
Special Equipment TOTAL					2,300,000
2.16	Hydraulic Services				
	<u>Hydraulic Services</u>				
2.16.1	Allowance for general hydraulic services to South Building extension including reticulation, drains, falls, etc	5,163	m2	40.00	206,520
2.16.2	Allowance for hydraulic services to Security Office Toilet and Satellite Room Plant	5	no	5,000.00	25,000
Hydraulic Services TOTAL					231,520

Ref.	Description	Quantity	Unit	Rate	Total
2.17	Mechanical Services				
	<u>Mechanical Services</u>				
	<u>Air Conditioning</u>				
2.17.1	Allowance for mechanical services to freezer extension [Included in Special Services - Refrigeration]	1	item		INCL
2.17.2	Allowance for mechanical services to Security Office, Satellite Plant and Switch Room [Assumed split unit with outdoor condensor]	3	no	3,500.00	10,500
	<u>Underfloor Heating</u>				
2.17.3	Underfloor heating to satellite plant area [Details TBC]	1	item	10,000.00	10,000
	<u>Ventilation</u>				
2.17.4	Allowance for ventilation to security office amenities	1	no	1,500.00	1,500
	Mechanical Services TOTAL				22,000
2.18	Fire Protection and Fire Stopping				
	<u>Fire Protection and Fire Stopping</u>				
2.18.1	Allowance for dry and wet fire services to South Building extension including connection of sprinkler system to fire tanks as required	5,139	m2	160.00	822,240
2.18.2	Allowance for dry fire services to Security Office, Switch Room and Satellite Room Plant	48	m2	50.00	2,400
	<u>In-Rack Sprinklers</u>				
2.18.3	Allow for in-rack sprinklers including reticulation as required	864	no	150.00	129,600
	Fire Protection and Fire Stopping TOTAL				954,240
2.19	Electric Light and Power				
	<u>Electric Light and Power</u>				
2.19.1	Allowance for electrical services to South Building extension including power, lighting fixtures and reticulation as required	5,139	m2	165.00	847,935
2.19.2	Allowance for electrical services to Security Office, Switch Room and Satellite Room Plant including power, lighting fixtures and reticulation as required	48	m2	250.00	12,000
	Electric Light and Power TOTAL				859,935
2.20	Special Services (Refrigeration)				
	<u>Special Services (Refrigeration)</u>				
2.20.1	Allowance for industrial refrigeration system to freezer extension including compressors, accumulators, condensers, evaporators, pipework and installation [Costs as advised by BECA]	1	item	3,265,000.00	3,265,000
	Special Services (Refrigeration) TOTAL				3,265,000
2.23	Temporary Works (Hoarding)				
	<u>Acoustic Hoarding</u>				
2.23.1	Allow for temporary acoustic hoarding whilst works are undertaken including removal upon completion	87	m	150.00	13,050
	Temporary Works (Hoarding) TOTAL				13,050

Ref.	Description	Quantity	Unit	Rate	Total
3	STAGE 2 - BUILDING WORKS (PLANT ROOM)				
3.1	Substructure	80	m2	288.00	23,040
3.2	Columns	80	m2	320.00	25,600
3.3	Upper Floors	80	m2	0.00	0
3.4	Staircase	80	m2	370.00	29,600
3.5	Roof	80	m2	724.00	57,920
3.6	External Walls	80	m2	1,879.50	150,360
3.7	Windows	80	m2	0.00	0
3.8	External Doors	80	m2	112.50	9,000
3.9	Internal Walls	80	m2	91.13	7,290
3.10	Internal Doors	80	m2	112.50	9,000
3.11	Wall Finishes	80	m2	0.00	0
3.12	Floor Finishes	80	m2	9.00	720
3.13	Ceiling Finishes	80	m2	0.00	0
3.14	Fitments	80	m2	67.50	5,400
3.15	Special Equipment	80	m2	0.00	0
3.16	Hydraulic Services	80	m2	540.00	43,200
3.17	Mechanical Services	80	m2	200.00	16,000
3.18	Fire Protection and Fire Stopping	80	m2	160.00	12,800
3.19	Electric Light and Power	80	m2	2,375.00	190,000
3.20	BWIC	5	%	262,000.00	13,100
	Stage 2 - Building Works (Plant Room) Subtotal excluding Preliminaries and Margin (ex GST)	80	m2	7,412.88	593,030
3.21	Preliminaries	9	%	593,030	53,373
3.22	Builders Margin	4	%	646,403	25,856
	Stage 2 - Building Works (Plant Room) Total including Preliminaries and Margin (ex GST)	80	m2	8,403.24	672,259
	STAGE 2 - BUILDING WORKS (PLANT ROOM) TOTAL				672,259

Ref.	Description	Quantity	Unit	Rate	Total
3.1	Substructure				
	<u>Substructure</u>				
	<u>Slab on Ground</u>				
3.1.1	180mm thick 40mpa concrete topping slab reinforced at 80kg/m3 with a steel trowel finish	80	m2	149.00	11,920
	<u>Joints</u>				
3.1.2	Allow for joints to slab on ground	80	m2	10.00	800
	<u>Hobs</u>				
3.1.3	Allow for concrete hobs to external walls	36	m	120.00	4,320
	<u>Concrete Plinth</u>				
3.1.4	Allow for concrete plinth to support condensers	50	m	120.00	6,000
	Substructure TOTAL				23,040
3.2	Columns				
	<u>Columns</u>				
3.2.1	Allow for structural steel columns to plant room including fittings, bolts and connections as required	80	m2	320.00	25,600
	Columns TOTAL				25,600
3.4	Staircase				
	<u>Staircase</u>				
	<u>Steel Stairs</u>				
3.4.1	Allow for new external egress staircase incl. balustrade :[1 no]	7	m/rise	4,000.00	28,000.00
	<u>Tactile Indicators</u>				
3.4.2	Allowance for tactile indicators to base and end of stairs :[1 no]	2	m2	800.00	1,600
	Staircase TOTAL				29,600
3.5	Roof				
	<u>Roof</u>				
	<u>Concrete Roof Structure</u>				
3.5.1	Allow for 300mm thick [32Mpa] concrete roof structure including reinforcement and formwork as required	80	m2	310.00	24,800
3.5.2	Allow for 1200mm wide x 600mm deep in-situ concrete [32Mpa] concrete beams including reinforcement and formwork as required	24	m	700.00	16,800
	<u>Concrete Plinth</u>				
3.5.3	Allow for concrete plinth to roof around the perimeter to support condensers / aluminium screen	36	m	120.00	4,320
	<u>Stormwater Drainage</u>				
3.5.4	Allow for gutters and downpipes to roof structure for stormwater drainage purposes	80	m2	150.00	12,000
	Roof TOTAL				57,920

Ref.	Description	Quantity	Unit	Rate	Total
3.6	External Walls				
	<u>External Walls</u>				
	<u>Fire Separation Walls</u>				
3.6.1	200mm thick precast concrete panels for all plant room external walls	252	m2	280.00	70,560
	<u>Acoustic Louvres</u>				
3.6.2	Allowance for acoustic louvres [Costs as advised by BECA]	1	item	15,000.00	15,000
	<u>Roof Aluminium Screen</u>				
3.6.3	Allow for aluminium screens to roof plant area [Assumed Height of 3m]	108	m2	600.00	64,800
	External Walls TOTAL				150,360
3.8	External Doors				
	<u>External Doors</u>				
	<u>Hinged Doors</u>				
3.8.1	Solid core single leaf door with a metal frame, metal clad finish and hardware as required	2	no	2,000.00	4,000
	<u>Roller Doors</u>				
3.8.2	Allow for manual roller door including frame as required	1	no	5,000.00	5,000
	External Doors TOTAL				9,000
3.9	Internal Walls				
	<u>Internal Walls</u>				
	<u>Insulated Panels</u>				
3.9.1	Allow for steel framed internal walls with pre-finished PIR insulated panels to both sides as required	18	m2	375.00	6,750
3.9.2	E/O for fire rating as required	18	m2	30.00	540
	Internal Walls TOTAL				7,290
3.10	Internal Doors				
	<u>Internal Doors</u>				
3.10.1	Insulated panel doors with metal frame and hardware as required [IPD]	2	no	4,500.00	9,000
	Internal Doors TOTAL				9,000
3.12	Floor Finishes				
	<u>Floor Finishes</u>				
	<u>Concrete Finish</u>				
3.12.1	Allow for power steel float finish to concrete slabs	1	item		INCL
	<u>Epoxy</u>				
3.12.2	Epoxy flooring to MCC room	6	m2	120.00	720
	Floor Finishes TOTAL				720.00

Ref.	Description	Quantity	Unit	Rate	Total
3.14	Fitments				
	<u>Fitments</u>				
	<u>Signage</u>				
3.14.1	Allow for statutory signage throughout	80	m2	5.00	400.00
3.14.2	Allow for building signage	1	item	5,000.00	5,000
	Fitments TOTAL				5,400
3.16	Hydraulic Services				
	<u>Hydraulic Services</u>				
3.16.1	Allowance for general hydraulic services to plant room including reticulation, drains, falls, etc	80	m2	40.00	3,200
3.16.2	Allow for safety shower including reticulation as required	1	no	5,000.00	5,000
	<u>Trade Waste</u>				
3.16.3	Allow for trade waste tank	1	item	35,000.00	35,000
	Hydraulic Services TOTAL				43,200
3.17	Mechanical Services				
	<u>Mechanical Services</u>				
	<u>Air Conditioning</u>				
3.17.1	Allow for air-conditioning split system to MCC room	2	no	3,000.00	6,000
	<u>Ventilation</u>				
3.17.2	Allow for ventilation to plant room	1	item	10,000.00	10,000
	Mechanical Services TOTAL				16,000
3.18	Fire Protection and Fire Stopping				
	<u>Fire Protection and Fire Stopping</u>				
3.18.1	Allowance for dry and wet fire services to plant room including connection of sprinkler system to fire tanks as required	80	m2	160.00	12,800
	Fire Protection and Fire Stopping TOTAL				12,800
3.19	Electric Light and Power				
	<u>Electric Light and Power</u>				
	<u>Internal Works</u>				
3.19.1	Allowance for electrical services to plant room including power, lighting fixtures and reticulation as required	80	m2	250.00	20,000
	<u>MSB Upgrade</u>				
3.19.2	Allow for new circuit breaker upgrade to existing MSB [Costs as advised by BECA]	1	item	50,000.00	50,000
	<u>Connection Works</u>				
3.19.3	Allow for underground submain including trench excavation, conduits, submains and connections as required	300	m	400.00	120,000
	Electric Light and Power TOTAL				190,000

Ref.	Description	Quantity	Unit	Rate	Total
4	STAGE 3 - BUILDING WORKS				
4.1	Demolition	295	m2	148.49	43,790
4.2	Site Preparation	295	m2		N/A
4.3	Substructure	295	m2		N/A
4.4	Columns	295	m2		N/A
4.5	Upper Floors	295	m2		N/A
4.6	Staircase	295	m2		N/A
4.7	Roof	295	m2		N/A
4.8	External Walls	295	m2		N/A
4.9	External Door	295	m2	2.54	750
4.10	Windows	295	m2		N/A
4.11	Internal Walls	295	m2	76.12	22,450
4.12	Internal Screens and Borrowed Lights	295	m2	35.60	10,500
4.13	Internal Doors	295	m2	24.41	7,200
4.14	Wall Finishes	295	m2	101.12	29,820
4.15	Floor Finishes	295	m2	156.83	46,250
4.16	Ceiling Finishes	295	m2	93.49	27,570
4.17	Fitments	295	m2	416.64	122,870
4.18	Special Equipment	295	m2		N/A
4.19	Hydraulic Services	295	m2	222.10	65,500
4.20	Mechanical Services	295	m2	125.04	36,875
4.21	Fire Protection and Fire Stopping	295	m2	50.02	14,750
4.22	Electric Light and Power	295	m2	175.05	51,625
4.23	Special Services	295	m2		N/A
4.24	Transportation Systems	295	m2		N/A
4.25	BWIC	5	%	168,750.00	8,438
	Stage 3 - Building Works Subtotal excluding Preliminaries and Margin (ex GST)	295	m2	1,656.06	488,388
4.26	Preliminaries	9	%	488,388	43,955
4.27	Builders Margin	4	%	532,342	21,294
	Stage 3 - Building Works Total including Preliminaries and Margin (ex GST)	295	m2	1,877.31	553,636
STAGE 3 - BUILDING WORKS TOTAL					553,636

Ref.	Description	Quantity	Unit	Rate	Total
4.1	Demolition				
	<u>Demolition</u>				
4.1.1	D20 A - Ground floor - demolish internal Fit-out of existing office and amenities.	155	m2	120.00	18,600
4.1.2	D20 A - Ground floor - Remove existing doors and infill redundant wall opening	2	no	1,250.00	2,500
4.1.3	Demolish wall to form wider opening and make good surrounds	1	no	1,250.00	1,250
4.1.4	D20 B - First floor - demolish and remove internal office Fit-out. Make good existing	137	m2	120.00	16,440
4.1.5	Allow for disconnecting existing services	1	item	5,000.00	5,000
	Demolition TOTAL				43,790
4.9	External Door				
	<u>External Doors</u>				
4.9.1	Allowance to make good external doors	1	no	750.00	750
	External Door TOTAL				750.00
4.11	Internal Walls				
	<u>Internal Walls</u>				
	<u>Partitions</u>				
4.11.1	Framed stud partitions wall approx. 3000mm high to new office and amenities	173	m2	120.00	20,760
4.11.2	E/O for moisture resistant plasterboard to wet areas	169	m2	10.00	1,690
	Internal Walls TOTAL				22,450
4.12	Internal Screens and Borrowed Lights				
	<u>Internal Screens and Borrowed Lights</u>				
4.12.1	Allow for toilet cubicles including door	6	no	1,500.00	9,000.00
4.12.2	Allow for urinal privacy screens	2	no	750.00	1,500
	Internal Screens and Borrowed Lights TOTAL				10,500
4.13	Internal Doors				
	<u>Internal Doors</u>				
4.13.1	Solid core single leaf internal door including frame and hardware as required	6	no	1,200.00	7,200
	Internal Doors TOTAL				7,200

Ref.	Description	Quantity	Unit	Rate	Total
4.14	Wall Finishes				
	<u>Wall Finishes</u>				
	<u>Painting</u>				
4.14.1	Paint finish to external walls	1	item		EXCL
4.14.2	Paint finish to internal walls	664	m2	15.00	9,960
	<u>Wall Tiling</u>				
4.14.3	Allow for ceramic wall tile to amenities [Assumed full height]	153	m2	120.00	18,360.00
4.14.4	Allow for wall tiling to kitchenette splashback	5	m2	300.00	1,500.00
	Wall Finishes TOTAL				29,820
4.15	Floor Finishes				
	<u>Floor Finishes</u>				
	<u>Vinyl</u>				
4.15.1	Heavy duty vinyl to Transport Office, Amenities and Lunch Room	295	m2	120.00	35,400
	<u>Skirting</u>				
4.15.2	Brushed aluminium skirting	217	m	50.00	10,850
	Floor Finishes TOTAL				46,250
4.16	Ceiling Finishes				
	<u>Ceiling Finishes</u>				
	<u>Ceiling Tiles</u>				
4.16.1	Suspended metal grid system with acoustic mineral fibre fissured pre-finished tiles to Office, Locker and Lunch Room	249	m2	90.00	22,410
	<u>Plasterboard</u>				
4.16.2	Suspended moisture resistant plasterboard with flush finish to toilets	43	m2	120.00	5,160
	Ceiling Finishes TOTAL				27,570

Ref.	Description	Quantity	Unit	Rate	Total
4.17	Fitments				
	<u>Fitments</u>				
	<u>Joinery</u>				
4.17.1	Allow for kitchenette	1	no	8,000.00	8,000.00
4.17.2	Allow for full-height lockers	70	no	450.00	31,500.00
4.17.3	Allow for storage cupboards to lunch room	2	no	1,500.00	3,000.00
4.17.4	Allow for sanitary fitments including toilet roll holder, grab rail, soap dispenser, paper towel dispenser, door hooks	1	item	2,600.00	2,600.00
4.17.5	Allow for frameless mirror above vanity sink	6	no	750.00	4,500.00
4.17.6	Allow for hand dryers	2	no	2,500.00	5,000.00
	<u>Office furniture</u>				
4.17.7	Allow for lockers to Transport Office	4	no	450.00	1,800.00
4.17.8	Work stations	5	no	1,750.00	8,750.00
4.17.9	Chairs	5	no	450.00	2,250.00
	<u>Lunch Room furniture</u>				
4.17.10	2500mm long island benches	2	no	2,000.00	4,000.00
4.17.11	4 person tables	9	no	750.00	6,750.00
4.17.12	6 person tables	6	no	900.00	5,400.00
4.17.13	Chairs	72	no	200.00	14,400.00
	<u>Kitchen Appliance</u>				
4.17.14	Allow for cooktop, oven, rangehood and dishwasher appliances including installation	1	item	5,000.00	5,000.00
	<u>Signage</u>				
4.17.15	Allow for statutory signage	292	m2	10.00	2,920.00
4.17.16	Allowance for building signage	1	item	5,000.00	5,000.00
4.17.17	Allowance to blackout redundant existing windows	12	no	1,000.00	12,000.00
	Fitments TOTAL				122,870
4.19	Hydraulic Services				
	<u>Hydraulic Services</u>				
4.19.1	Hydraulic services to wet areas and kitchenette including connections as required	17	no	2,500.00	42,500.00
	<u>Fixtures</u>				
4.19.2	Urinals	3	no	1,200.00	3,600.00
4.19.3	Sinks	7	no	450.00	3,150.00
4.19.4	Mixers	7	no	350.00	2,450.00
4.19.5	WCs	6	no	1,800.00	10,800.00
4.19.6	Accessible WC	1	no	3,000.00	3,000.00
	Hydraulic Services TOTAL				65,500

Ref.	Description	Quantity	Unit	Rate	Total
4.20	Mechanical Services				
	<u>Mechanical Services</u>				
4.20.1	Allowance for minor mechanical upgrade to existing system and re-coordination to suit new layout	295	m2	125.00	36,875
	Mechanical Services TOTAL				36,875
4.21	Fire Protection and Fire Stopping				
	<u>Fire Protection and Fire Stopping</u>				
4.21.1	Allowance to upgrade existing dry fire service system to accommodate new layout	295	m2	50.00	14,750
	Fire Protection and Fire Stopping TOTAL				14,750
4.22	Electric Light and Power				
	<u>Electric Light & Power</u>				
4.22.1	Allowance to upgrade existing electrical & security systems to accommodate new layout	295	m2	175.00	51,625
	Electric Light and Power TOTAL				51,625

Ref.	Description	Quantity	Unit	Rate	Total
5	STAGE 1 - EXTERNAL WORKS AND SERVICES				
5.1	Demolition	12,163	m2	19.87	241,720
5.2	Site Preparation	12,163	m2	8.79	106,955
5.3	Fitments	12,163	m2	4.99	60,750
5.4	Roads, Footpaths and Paved Areas	12,163	m2	163.08	1,983,570
5.5	Boundary Walls, Fencing and Gates	12,163	m2	55.40	673,780
5.6	Landscaping	12,163	m2	9.14	111,175
5.7	External Services	12,163	m2	134.07	1,630,700
	Stage 1 External Works & Services Subtotal excluding Preliminaries and Margin (ex GST)	12,163	m2	395.35	4,808,650
5.8	Preliminaries	9	%	4,808,650.00	432,779
5.9	Builders Margin	4	%	5,241,428.50	209,657
	Stage 1 External Works & Services Total including Preliminaries and Margin (ex GST)	12,163	m2	448.17	5,451,086
	STAGE 1 - EXTERNAL WORKS AND SERVICES TOTAL				5,451,086

Ref.	Description	Quantity	Unit	Rate	Total
5.1	Demolition				
	<u>Demolition</u>				
5.1.1	D1 - Existing landscape area to be modified to suit new layout	1,616	m2	15.00	24,240
5.1.2	D2 - Modify existing access roads/hardstand for paving	4,427	m2	20.00	88,540
5.1.3	D4 - Demolish existing outdoor sitting shelter	70	m2	20.00	1,400
5.1.4	D6 - Modify existing driveway and landscape area for new carpark area	1,016	m2	20.00	20,320
5.1.5	D7 - Existing carpark to be removed. Existing pavement to be modified to suit new layout (New pavement taken under Roads & Footpath)	2,352	m2	15.00	35,280
5.1.6	D8 - Carefully remove existing egress doors and stairs. Infill redundant wall opening to suit new layout	3	no	2,500.00	7,500
5.1.7	D9 - Carefully remove existing insulated panel wall for new door opening	3	no	2,500.00	7,500
5.1.8	D11 - Carefully cut back existing concrete hardstand for new truck ramp and make good upon completion	58	m2	95.00	5,510
5.1.9	D15 - Amend road alignment and prepare for a new retaining wall where required	384	m2	20.00	7,680
5.1.10	D16 - Remove existing vegetation to suit new layout	400	m2	15.00	6,000
5.1.11	D19 - Demolish existing retaining wall	19	m	150.00	2,850
5.1.12	D21 - Demolish existing truck wash bay shelter and adjacent awning to south building entry	298	m2	50.00	14,900
5.1.13	D23 - Carefully remove existing HVAC unit affected by vehicle access. Reroute ducts / pipe connections to suit new layout	1	item	20,000.00	20,000
5.1.14	Allow for asbestos / contamination removal	12,391	m2		EXCL
	Demolition TOTAL				241,720
5.2	Site Preparation				
	<u>Site Preparation</u>				
5.2.1	Allowance to trim and compact existing surface to proposed sub-grade levels	12,391	m2	5.00	61,955
5.2.2	Allow for disconnecting existing services as required	1	item	20,000.00	20,000
5.2.3	Allow for sedimentation & erosion control including silt fences, pit traps, etc	1	Item	25,000.00	25,000.00
5.2.4	Allow for bulk earthworks	1	item		EXCL
5.2.5	Allow for asbestos / contamination removal	12,391	m2		EXCL
	Site Preparation TOTAL				106,955
5.3	Fitments				
	<u>Fitments</u>				
5.3.1	Bike racks	5	no	350.00	1,750
5.3.2	Bollards to carpark [Assumed Quantity]	10	no	1,200.00	12,000
5.3.3	Wheel stops to car spaces	188	no	250.00	47,000
	Fitments TOTAL				60,750

Ref.	Description	Quantity	Unit	Rate	Total
5.4	Roads, Footpaths and Paved Areas				
	<u>Roads and Pavement</u>				
	<u>Asphalt Pavement</u>				
5.4.1	40mm thick AC14, prime coat, 150mm DGB20, 170mm DGB40 and compact sub-grade [Carpark Pavement - Assumed Specification]	2,434	m2	115.00	279,910
	<u>Heavy Duty Concrete Pavement</u>				
5.4.2	Allowance for new heavy duty pavement [Assumed Specification]	6,975	m2	160.00	1,116,000
	<u>Concrete Pavers</u>				
5.4.3	Allow for concrete pavers to site including compacted sub-base and base course as required	755	m2	250.00	188,750
	<u>Truck Ramps</u>				
5.4.4	Allowance for concrete truck ramp	237	m2	350.00	82,950
	<u>Pedestrian Ramps</u>				
5.4.5	Allowance to modify ramp to suit new pavement [Demo Item D19]	1	item	5,000.00	5,000
	<u>Linemarking</u>				
5.4.6	Line marking to roads and car parking	13,792	m2	5.00	68,960
	<u>Kerb & Gutter</u>				
5.4.7	Kerb and gutter to roads as required	1,975	m	120.00	237,000
	<u>Concrete Median</u>				
5.4.8	Allow for concrete median to site entry for new boom-gates	1	item	5,000.00	5,000
Roads, Footpaths and Paved Areas TOTAL					1,983,570
5.5	Boundary Walls, Fencing and Gates				
	<u>Fence and Gates</u>				
	<u>Gates</u>				
5.5.1	New boom gates to site entry including electrical connection as required	4	no	8,000.00	32,000
5.5.2	Allow to remove and relocate existing boom gate [Assumed moved to new security office]	1	no	1,500.00	1,500
	<u>Fences & Barriers</u>				
5.5.3	New security fence line - 1.8m high	424	m	200.00	84,780
5.5.4	New Armco barrier to protect existing light pole	38	m	350.00	13,300
5.5.5	Removable barriers including fitments as required	4	no	1,500.00	6,000
	<u>Retaining Walls</u>				
5.5.6	Retaining wall to fire access track - max height 8.0m high	1,360	m2	350.00	476,000
5.5.7	Retaining wall to fire tank pad - max height 3.5m high	144	m2	350.00	50,400
5.5.8	Retaining wall to match existing - assumed 1.5m high [Demo item D19]	28	m2	350.00	9,800
Boundary Walls, Fencing and Gates TOTAL					673,780

Ref.	Description	Quantity	Unit	Rate	Total
5.6	Landscaping				
	<u>Landscaping</u>				
5.6.1	Allow to make good existing landscape areas	18,035	m2	5.00	90,175
5.6.2	Allow for garden beds and planting to new landscape areas	175	m2	120.00	21,000
5.6.3	Allow for irrigation to new landscape areas	1	item		EXCL
	Landscaping TOTAL				111,175
5.7	External Services				
	<u>External Services</u>				
	<u>Sewer and Water</u>				
5.7.1	Provisional allowance to upgrade/divert sewer and water services as required	1	item	100,000.00	100,000
5.7.2	Provisional allowance for water reticulation and services to external areas	1	item	50,000.00	50,000
	<u>Electric Light and Power</u>				
5.7.3	Provisional allowance to upgrade 1000kVa kiosk transformer / main distribution board to accommodate new extension including reticulation as required	1	item	400,000.00	400,000
5.7.4	Provisional allowance for security services	1	item	40,000.00	40,000
5.7.5	Provisional allowance for pole mounted light to new trafficable area	1	item	250,000.00	250,000
	<u>Mechanical</u>				
5.7.6	Provisional allowance to relocate existing condensing units to existing office building	1	item	20,000.00	20,000
5.7.7	Allowance to remove existing compressor	1	item	8,800	8,800
5.7.8	Provisional allowance for new compressor [Details TBC]	1	item	100,000	100,000
5.7.9	Allow for slatted screen enclosure to new compressor area	22	m2	450.00	9,900
5.7.10	Allowance to modify existing plinth to suit new compressor	1	item	2,000	2,000
	<u>Gas</u>				
5.7.11	Provisional allowance for upgrading gas main as required	1	item		EXCL
	<u>Cooling Tanks</u>				
5.7.12	Allowance for cooling tank	1	item		EXCL
	<u>Fire Protection</u>				
5.7.13	External hydrants and bollards [Assumed Quantity]	10	no	2,500.00	50,000
5.7.14	Allow for new fire tanks including ring beam slab and reticulation as required	2	no	75,000.00	150,000
5.7.15	Allow for new fire hydrant booster assembly including pumps as required	1	item	75,000.00	75,000
5.7.16	Allow for pump room enclosure to last	1	item	50,000.00	50,000
	<u>Stormwater</u>				
5.7.17	Provisional allowance for external stormwater	1	item	150,000.00	150,000
5.7.18	Provisional allowance for on-site stormwater detention tank	1	item	100,000.00	100,000
	<u>Trade Waste</u>				
5.7.19	Allowance for trade waste pits for battery recharge room	1	item	25,000.00	25,000
5.7.20	Tradewaste system reticulation	1	item	50,000.00	50,000
	External Services TOTAL				1,630,700

Ref.	Description	Quantity	Unit	Rate	Total
6	STAGE 2 - EXTERNAL WORKS AND SERVICES				
6.1	Demolition	1,388	m2	94.95	131,785
6.2	Site Preparation	1,388	m2	17.61	24,440
6.3	Special Equipment (Weigh Bridge)	1,388	m2	144.09	200,000
6.4	Roads, Footpaths and Paved Areas	1,388	m2	104.05	144,420
6.5	Boundary Walls, Fencing and Gates	1,388	m2	130.53	181,170
	Stage 2 External Works & Services Subtotal excluding Preliminaries and Margin (ex GST)	1,388	m2	491.22	681,815
6.6	Preliminaries	9	%	681,815	61,363
6.7	Builders Margin	4	%	743,178	29,727
	Stage 2 External Works & Services Total including Preliminaries and Margin (ex GST)	1,388	m2	556.85	772,905
	STAGE 2 - EXTERNAL WORKS AND SERVICES TOTAL				772,905

Ref.	Description	Quantity	Unit	Rate	Total
6.1	Demolition				
	<u>Demolition</u>				
6.1.1	D1 - Existing landscape area to be modified to suit new layout	6,133	m2	15.00	91,995
6.1.2	D5 - Existing carpark to be removed and prepared for new timber pallet storage	421	m2	20.00	8,420
6.1.3	D10 - Carefully demolish existing concrete block retaining wall for new building expansion	142	m2	75.00	10,650
6.1.4	D14 - Demolish existing outdoor sitting area. Paved adjacent existing landscape area to for new outdoor sitting area	81	m2	20.00	1,620
6.1.5	D17 - Carefully remove existing egress stairs. Relocate to new position	5	no	1,500.00	7,500
6.1.6	D18 - Carefully demolish existing insulated panel	88	m2	75.00	6,600
6.1.7	D22 - Modify existing wall and carefully remove existing rapid roller and insulated panel doors to accommodate for new door size	1	no	5,000.00	5,000
Demolition TOTAL					131,785
6.2	Site Preparation				
	<u>Site Preparation</u>				
6.2.1	Allowance to trim and compact existing surface to proposed sub-grade levels	1,388	m2	5.00	6,940
6.2.2	Allow for disconnecting existing services	1	item	10,000.00	10,000
6.2.3	Allow for sedimentation & erosion control including silt fences, pit traps, etc	1	Item	7,500.00	7,500.00
6.2.4	Allow for bulk earthworks	1	item		EXCL
6.2.5	Allow for asbestos / contamination removal	1,388	m2		EXCL
Site Preparation TOTAL					24,440
6.3	Special Equipment (Weigh Bridge)				
	<u>Special Equipment</u>				
6.3.1	Provisional allowance for supply and installation of Weigh-bridge - assumed in-ground single axle type	1	no	200,000.00	200,000
Special Equipment (Weigh Bridge) TOTAL					200,000
6.4	Roads, Footpaths and Paved Areas				
	<u>Roads, Footpaths and Paved Areas</u>				
	<u>Heavy Duty Concrete Pavement</u>				
6.4.1	Allowance for new heavy duty pavement	337	m2	160.00	53,920
	<u>Concrete Footpath</u>				
6.4.2	Allow for concrete pavers including compacted sub-base and base course as required	362	m2	250.00	90,500
Roads, Footpaths and Paved Areas TOTAL					144,420

Ref.	Description	Quantity	Unit	Rate	Total
6.5	Boundary Walls, Fencing and Gates				
	<u>Boundary Walls, Fencing and Gates</u>				
	<u>Fencing</u>				
6.5.1	Security fence	64	m	200.00	12,800.00
	<u>Gates</u>				
6.5.2	Allow for sliding gate to security fence	1	no	2,000.00	2,000.00
	<u>Screens</u>				
6.5.3	Allow for feature slatted screen to New Outdoor Sitting Area	10	m2	600.00	6,000.00
	<u>Retaining Walls</u>				
6.5.4	Retaining wall to freezer/existing car park - max height 1.5m high	406	m2	395.00	160,370
Boundary Walls, Fencing and Gates TOTAL					181,170

4. Report Parameters

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Altus Group.

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