

21 October 2020

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25 Berry Street
NORTH SYDNEY NSW 2060

ATTENTION: JILL LETHLEAN

**RE: RESOURCE RECOVERY FACILITY & TRUCK PARKING DEPOT
21D SCHOOL DRIVE, TOMAGO
CAPITAL INVESTMENT VALUE ESTIMATE REV 2**

As per your request dated 18th September 2020, Muller Partnership has updated the Capital Investment Value (CIV) Estimate as required by the planning authority for the above development totalling \$8,975,468 (excl. GST) and enclose our report.

This estimate has been prepared in accordance with the EPAA 2000 and SEPP (CIV) 2010 with consideration for the Planning Circular PS10-008.

The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

Should you wish to discuss any of the above please do not hesitate to contact the undersigned.

Yours faithfully

MULLER PARTNERSHIP



PETER DALLY- DIRECTOR

PD: NW 20235 Resource Recovery Facility & Truck Parking report - CIV Estimate Rev2

MULLER *partnership*

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RESOURCE RECOVERY FACILITY & TRUCK PARKING DEPOT
21D SCHOOL DRIVE, TOMAGO
CAPITAL INVESTMENT VALUE ESTIMATE
REV 2

21 October 2020

20235



Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Jackson Environment and Planning Pty Ltd.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by the Jackson Environment and Planning Pty Ltd and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for Jackson Environment and Planning Pty Ltd, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should Jackson Environment and Planning Pty Ltd require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
0	01/09/2020	Capital Investment Value Estimate	FW	NW	PD
1	18/09/2020	Capital Investment Value Estimate Rev 1	NW	NW	PD
2	21/10/2020	Capital Investment Value Estimate Rev 2	NW	NW	PD

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Capital Investment Value 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

(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

Construction Contingency The Construction Contingency is a contingency allowance made for unknowns that may occur during construction due to latent conditions or issues with the documentation.

Design Development Allowance The Design Development Allowance is a contingency included within our estimate to allow for unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as the entire project will have been designed and costed accordingly.

Preliminaries & Margin The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, craneage, site cleaning, OH&S management, QA, etc.

1.0 EXECUTIVE SUMMARY

Project Description

The project located at 21D School Drive, Tomago, NSW involves the following scope of works:

- Building 1: Internal alterations to administration building; new perimeter bund to warehouse; internal concrete block walls; power layout modification and installation of new fixed equipment.
- Building 2: Infill of existing inspection pits; new slab over infilled pits; new perimeter bund to warehouse; internal concrete block walls; power layout modification; new sprinkler system; new roller shutter doors and installation of new fixed equipment.
- Building 3: New perimeter bund to warehouse; new roller shutter door, and installation of fixed equipment.
- External works: New 26m single lane weighbridge, perimeter security fencing; overnight lorry parking area; diesel tank; waste oil tank and associated services.

A summary of the CIV is as follows:

Ref	Description	\$/ Excl. GST
1.0	Demolition & Site Preparation	\$70,000
2.0	Building 1	\$3,504,000
3.0	Building 2	\$3,523,000
4.0	Building 3	\$34,000
5.0	External Works & Services	\$1,029,000
6.0	Preliminaries & Margin (10%)	\$816,000
7.0	TOTAL CONSTRUCTION COST [EXCL. GST]	\$8,976,000
8.0	Identified Risk Items	EXCL
9.0	Design Contingency	EXCL
10.0	Construction Contingency	EXCL
11.0	Professional Fees	EXCL
12.0	Authority Fees & Contributions	EXCL
13.0	TOTAL PROJECT COST [EXCL. GST]	\$8,976,000

We note the attached estimate is for construction costs only and does not allow for items such as property acquisition, finance costs, escalation, planning & authority fees & charges. The above costs are rounded to the nearest thousand. Please refer to the Qualification, Assumptions and Exclusions sections of this report for further details.



Key Notes & Actions:

- This estimate has been prepared in accordance with the EPAA 2000 and SEPP (CIV) 2010 with consideration for the Planning Circular PS10-008.
- Please note that the purpose of this CIV estimate is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, or any other purposes.
- Should you require these services Muller Partnership can provide development budgeting, scenario estimating, cost planning, or similar services on request.
- Assumed contractor will have an uninterrupted access and vacant possession of the site.
- Building 2 requires existing inspection pits to be infilled, we have allowed for crushed rock laid in 150mm layers and 120mm reinforced concrete slab with an industrial epoxy finish on top.
- We have allowed a provisional sum for a 26m single lane weighbridge as no specification currently available.
- We have allowed for a 60,000L for both Diesel storage tank and waste oil tank.
- No amplification of existing substations, modifications to existing distribution boards has been allowed.
- We have allowed for sprinkler system to building 2 only. Building 1 has an existing system that is assumed compliant and building 3 is assumed not to require a sprinkler system.
- We have allowed for all new fixed equipment as presented in the FF&E schedule provided. All loose equipment and mobile plant has been excluded.
- Review assumptions and exclusions.



2.0 METHODOLOGY

Muller Partnership has used the following information in compiling our CIV Estimate:

The estimate has been prepared in accordance with the EPAA 2000 and SEPP (CIV) 2010 with consideration for the Planning Circular PS10-008.

All rates used within our CIV have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.

Muller Partnership has used the following plans provided by Jackson Environment and Planning Pty Ltd, dated 05 August 2020, and received on 21st August 2020:

- DA A-001 REV G.
- DA A-020 REV D.
- DA A-100 REV G.
- DA A-102 REV H.
- DA A-103 REV G.

Stormwater Drainage Design Plan by Northrop, dated 1st July 2020, and received on 21st August 2020:

- NIL201175 SW Mark-up.

Other information received between 21st August and 18th September 2020:

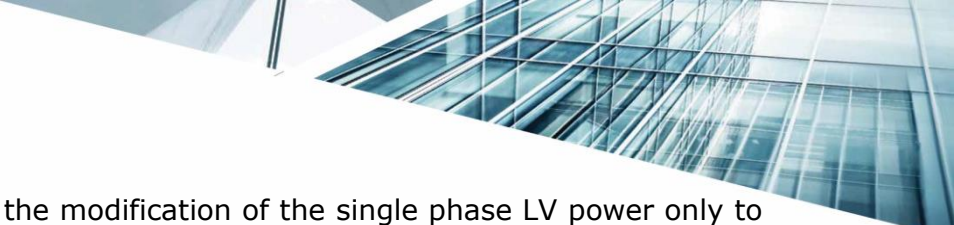
- Remondis Operational Analysis – Tomago Resource RRF and Truck Parking Depot.
- Capital Investment Value RFQ.
- Various emails regarding the Infill of existing pits to Building 2.
- PE200002-01 SSD – Fire Safety Study R-01.



3.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our CIV Estimate:

1. CIV estimate is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, or any other purposes.
2. The works will be competitively tendered to a number of suitable qualified contractors on a lump sum basis.
3. Works will be completed during normal working hours.
4. Assumed contractor will have clear access to the work area.
5. Contractor will have vacant possession to Building 1, 2 & 3.
6. All excavated and demolished materials to be retained on site.
7. We have assumed level access between external finished floor level (FFL) and internal slab FFL.
8. We have adopted the quantity provided for the infill of existing pits to Building 2 in email from the client dated 28th August 2020.
9. We have adopted the quantities provided in the Capital Investment Value RFQ for the bund around internal perimeter of each of the buildings.
10. We have adopted the FF&E schedule provided by the client.
11. We have assumed that all FF&E shown on drawings is included within the FF&E schedule provided.
12. We have assumed the infill of pits in building 2 is with imported crushed rock laid in 150mm layers.
13. We have allowed 120mm thick concrete reinforced slab with epoxy industrial finish to infill pits in building 2 to tie into existing slab.
14. Concrete core filled block walls NE: 4.0m height allowed to separate the different functional areas.
15. We have assumed that existing carpet tile is available for replacement.

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16. We have allowed for the modification of the single phase LV power only to equipment based on revised layout for Buildings 1 & 2. No Distribution board amplification or three phase power allowed.
 17. Roller doors are all electrically operated.
 18. New fire sprinkler system to building 2 only.
 19. Awning over new Diesel tank is assumed lightweight metal roof on steel posts.
 20. We have allowed for 60,000L diesel tank and waste oil tank as per conversations with Jackson Environmental.
 21. No specification has been provided for the new weighbridge we have assumed a 26m single lane weighbridge.
 22. Builder's works in connection with services allowance of 5% has been allowed.
 23. Preliminaries, Overheads and Profit allowance of 10% has been allowed.



4.0 EXCLUSIONS

Within the following CIV the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

1. Removal of existing FF&E, personal effects, equipment and stored materials.
2. Contamination & remediation.
3. Disposal of excavated and demolished material as site at local waste facility.
4. Services diversions.
5. Excavation in rock.
6. Grubbing out footings of removed fence.
7. Piling or piers to concrete slab.
8. Repairs or replacement of roof.
9. Replacement of existing doors.
10. Replacement of windows.
11. Loose equipment and mobile plant (Forklift trucks and loaders etc.)
12. Internal hydraulic services.
13. New distribution boards.
14. New main switchboard.
15. New 3 phase power supply.
16. Modifications or refurbishment of existing lighting in all buildings.
17. Modifications or refurbishment of existing mechanical services.
18. Wet sprinkler system to building 1 and 3.



19. Works to other areas:

- 19.1. Security office.
- 19.2. Cooling towers.
- 19.3. Compressors.
- 19.4. Existing employee parking area.
- 19.5. Level 1 to buildings 1 and 3.

20. Compressed air.

21. New inspection pits.

22. Battery storage.

23. New loading docks.

24. Wheel change facilities.

25. Substation.

26. Upgrade of water tanks.

27. Amplification of existing services.

28. Escalation & changes in market conditions.

29. Client-side project management.

30. Finance costs.

31. Works outside normal hours.

32. Aboriginal and Heritage impacts.

33. Delays resulting from approvals such as Environmental/ Authorities.

34. Construction contingency.

35. Design contingency.

36. Professional Fees.

37. Authority Fees.

38. Covid-19 programme delays, materials and labour impacts.

39. GST.



APPENDIX A – ESTIMATE BREAKDOWN

20235 - Resource Recovery Facility & Truck Parking Depot - CIV

CIV Estimate

	Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION			\$69,578.00
2	BUILDING 1			\$3,504,435.00
3	BUILDING 2			\$3,523,384.00
4	BUILDING 3			\$33,557.00
5	EXTERNAL WORKS AND SERVICES			\$1,028,562.00
6	PRELIMINARIES & MARGIN			\$815,952.00
7	IDENTIFIED RISK ITEMS			
8	CONSTRUCTION CONTINGENCY			
9	PROFESSIONAL FEES			
10	AUTHORITY FEES AND CONTRIBUTIONS			
11	ESCALATION			
12	\$/m2 - GFA - 10,110 m2		\$887.78	
			Subtotal	\$8,975,468.00
			Adjustment	\$0.00
			Total	\$8,975,468.00

20235 - Resource Recovery Facility & Truck Parking Depot - CIV

CIV Estimate

	Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION			\$69,578.00
1.1	DEMOLITION & ALTERATIONS			\$10,599.00
1.2	SITE PREPARATION			\$58,979.00
2	BUILDING 1			\$3,504,435.00
2.1	DEMOLITION & ALTERATIONS			
2.2	SITE PREPARATION			
2.3	SUBSTRUCTURE			\$21,675.00
2.4	STAIRS			
2.5	UPPER FLOORS			
2.6	COLUMNS			
2.7	ROOF			
2.8	EXTERNAL WALLS			\$3,325.00
2.9	WINDOWS & EXTERNAL DOORS			\$1,000.00
2.10	INTERNAL WALLS			\$143,820.00
2.11	INTERNAL SCREENS & BORROWED LIGHTS			
2.12	INTERNAL DOORS			
2.13	WALL FINISHES			\$384.00
2.14	FLOOR FINISHES			\$8,470.00
2.15	CEILING FINISHES			
2.16	JOINERY & METALWORK			
2.17	FITMENTS, FITTINGS & EQUIPMENT			\$2,969,685.00
2.18	HYDRAULIC SERVICES			
2.19	MECHANICAL SERVICES			
2.20	ELECTRICAL SERVICES			\$282,600.00
2.21	FIRE SERVICES			\$56,520.00
2.22	LIFT SERVICES			

CIV Estimate

	Quantity	Unit	Rate	Total
2.23	BUILDERS WORK IN CONNECTION WITH SERVICES			\$16,956.00
2.24	SPECIAL EQUIPMENT			
3	BUILDING 2			\$3,523,384.00
3.1	DEMOLITION & ALTERATIONS			
3.2	SITE PREPARATION			
3.3	SUBSTRUCTURE			\$52,625.00
3.4	STAIRS			
3.5	UPPER FLOORS			
3.6	COLUMNS			
3.7	ROOF			
3.8	EXTERNAL WALLS			\$4,270.00
3.9	WINDOWS & EXTERNAL DOORS			\$34,700.00
3.10	INTERNAL WALLS			\$16,020.00
3.11	INTERNAL SCREENS & BORROWED LIGHTS			
3.12	INTERNAL DOORS			
3.13	WALL FINISHES			
3.14	FLOOR FINISHES			\$22,800.00
3.15	CEILING FINISHES			
3.16	JOINERY & METALWORK			
3.17	FITMENTS, FITTINGS & EQUIPMENT			\$2,807,720.00
3.18	HYDRAULIC SERVICES			
3.19	MECHANICAL SERVICES			
3.20	ELECTRICAL SERVICES			\$192,200.00
3.21	FIRE SERVICES			\$365,180.00
3.22	LIFT SERVICES			
3.23	BUILDERS WORK IN CONNECTION WITH SERVICES			\$27,869.00

CIV Estimate

	Quantity	Unit	Rate	Total
3.24	SPECIAL EQUIPMENT			
4	BUILDING 3			\$33,557.00
4.1	DEMOLITION & ALTERATIONS			
4.2	SITE PREPARATION			
4.3	SUBSTRUCTURE			\$4,250.00
4.4	STAIRS			
4.5	UPPER FLOORS			
4.6	COLUMNS			
4.7	ROOF			
4.8	EXTERNAL WALLS			\$2,940.00
4.9	WINDOWS & EXTERNAL DOORS			\$16,850.00
4.10	INTERNAL WALLS			
4.11	INTERNAL SCREENS & BORROWED LIGHTS			
4.12	INTERNAL DOORS			
4.13	WALL FINISHES			
4.14	FLOOR FINISHES			
4.15	CEILING FINISHES			
4.16	JOINERY & METALWORK			
4.17	FITMENTS, FITTINGS & EQUIPMENT			\$3,070.00
4.18	HYDRAULIC SERVICES			
4.19	MECHANICAL SERVICES			
4.20	ELECTRICAL SERVICES			
4.21	FIRE SERVICES			\$6,140.00
4.22	LIFT SERVICES			
4.23	BUILDERS WORK IN CONNECTION WITH SERVICES			\$307.00
4.24	SPECIAL EQUIPMENT			

CIV Estimate

		Quantity	Unit	Rate	Total
5	EXTERNAL WORKS AND SERVICES				\$1,028,562.00
5.1	EXTERNAL SERVICES				\$344,021.00
5.2	SITE & LANDSCAPING				\$684,541.00
6	PRELIMINARIES & MARGIN				\$815,952.00
6.1	Allowance for Builders preliminaries, overhead & margin (10%)	1	Item	\$815,952.00	\$815,952.00
7	IDENTIFIED RISK ITEMS				
7.1	Identified risk items	1	Item		EXCL
8	CONSTRUCTION CONTINGENCY				
8.1	Allowance for general construction contingency	1	Item		EXCL
8.2	Design Development allowance	1	Item		EXCL
9	PROFESSIONAL FEES				
9.1	Professional Fees	1	Item		EXCL
10	AUTHORITY FEES AND CONTRIBUTIONS				
10.1	Authority Fees	1	Item		EXCL
11	ESCALATION				
11.1	Escalation	1	item		EXCL
12	\$/m2 - GFA - 10,110 m2			\$887.78	
				Subtotal	\$8,975,468.00
				Adjustment	\$0.00
				Total	\$8,975,468.00

20235 - Resource Recovery Facility & Truck Parking Depot - CIV

CIV Estimate

		Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION				\$69,578.00
1.1	DEMOLITION & ALTERATIONS				\$10,599.00
1.1.1	Removal of existing FF&E, personal effects, equipment, stored materials etc. -Assumed vacant possession	1	Item		EXCL
1.1.2	Demolish existing control room	28	m2	\$75.00	\$2,100.00
1.1.3	Tip Fees - Excluded as facility is a waste recovery facility	1	Item		EXCL
1.1.4	Form opening for single leaf door to external wall	1	No	\$1,500.00	\$1,500.00
1.1.5	Form openings for roller doors to all buildings	20	m2	\$95.00	\$1,900.00
1.1.6	Carefully remove existing walls in administration building - Assumed stud partition and plasterboard	33	m2	\$15.00	\$495.00
1.1.7	Remove existing workstations	3	No	\$300.00	\$900.00
1.1.8	Existing single leaf door	1	No	\$40.00	\$40.00
1.1.9	Make good to walls where internal walls removed [Bld 1 -Administration area]	5.4	m	\$35.00	\$189.00
1.1.10	Make good to floor where internal walls removed [Bld 1 -Administration area]	13	m	\$35.00	\$455.00
1.1.11	Make good to ceiling where internal walls removed [Bld 1 -Administration area]	13	m	\$35.00	\$455.00
1.1.12	Remove mesh fence	171	m	\$15.00	\$2,565.00
1.2	SITE PREPARATION				\$58,979.00
1.2.1	Level access between internal building FFL and External areas outside of building				NOTED
1.2.2	Cap and protect existing services - 3 Buildings	1	Item	\$4,000.00	\$4,000.00
1.2.3	Site clearance and levelling - New lorry parking area	3,451	m2	\$3.50	\$12,078.50
1.2.4	Infill existing pits (building 2) - Quantity provided by client	180	m3	\$140.00	\$25,200.00
1.2.5	Temporary hoarding / Fencing for staging	354	m	\$50.00	\$17,700.00
1.2.6	Removal and remediation of hazardous materials	1	Item		EXCL
1.2.7	Service Diversions	1	Item		EXCL
2	BUILDING 1				\$3,504,435.00
2.1	DEMOLITION & ALTERATIONS				
2.1.1	See Demolition & Site Preparation heading	1	Item		INCL
2.2	SITE PREPARATION				
2.2.1	See Demolition & Site Preparation heading	1	Item		INCL
2.3	SUBSTRUCTURE				\$21,675.00

20235 - Resource Recovery Facility & Truck Parking Depot - CIV

CIV Estimate

1		Quantity	Unit	Rate	Total
2.3.1	10mm bund wall around internal perimeter of external wall and exits - Quantity provided CIV RFQ	51	m3	\$425.00	\$21,674.96
2.4 STAIRS					
2.4.1	Existing stairs to remain	1	Item		EXCL
2.5 UPPER FLOORS					
2.5.1	No works required to Level 1	1	Item		EXCL
2.6 COLUMNS					
2.6.1	No repairs or new columns required	1	Item		EXCL
2.7 ROOF					
2.7.1	Existing roof to remain no repairs required	1	Item		EXCL
2.8 EXTERNAL WALLS					\$3,325.00
2.8.1	Make good to external walls where opening have been formed	95	m	\$35.00	\$3,325.00
2.9 WINDOWS & EXTERNAL DOORS					\$1,000.00
2.9.1 Windows					
2.9.1.1	Existing windows to remain	1	Item		EXCL
2.9.2 External Doors					\$1,000.00
2.9.2.1	Single leaf solid core door	1	No	\$1,000.00	\$1,000.00
2.9.2.2	Existing single leaf door	9	No		EXCL
2.9.2.3	Existing double leaf door	1	pr		EXCL
2.9.2.4	Existing roller shutter doors [6.5m wide x 3.0m high]	2	No		EXCL
2.9.2.5	Existing roller shutter doors [8.0m wide x 5.0m high]	3	No		EXCL
2.10 INTERNAL WALLS					\$143,820.00
2.10.1	4m concrete block walls [Corefilled] - No finish	799	m2	\$180.00	\$143,820.00
2.11 INTERNAL SCREENS & BORROWED LIGHTS					
2.11.1	Internal screens & borrowed lights	1	Item		EXCL
2.12 INTERNAL DOORS					
2.12.1	Internal doors to remain no works required	1	Item		EXCL
2.13 WALL FINISHES					\$384.00
2.13.1	Paint walls where workstations and internal walls removed	16	m2	\$24.00	\$384.00
2.14 FLOOR FINISHES					\$8,470.00

20235 - Resource Recovery Facility & Truck Parking Depot - CIV
CIV Estimate

		Quantity	Unit	Rate	Total
2.14.1	Localised repairs to existing floor finishes where walls removed in administration building	8	m2	\$30.00	\$240.00
2.14.2	Localised repairs to existing warehouse slab	1	Item		EXCL
2.14.3	Carpet tile - Assumed 500m wide strip requires replacement, match existing	8	m2	\$160.00	\$1,280.00
2.14.4	New pedestrian path delineate line marking	139	m2	\$50.00	\$6,950.00
2.15	CEILING FINISHES				
2.15.1	No works required	1	Item		EXCL
2.16	JOINERY & METALWORK				
2.16.1	Joinery & Metalwork	1	Item		EXCL
2.17	FITMENTS, FITTINGS & EQUIPMENT				\$2,969,685.00
2.17.1	Items shown on drawings assumed form part of FF&E schedule provided by the client				NOTED
2.17.2	Loader [6.0t]	1	No		EXCL
2.17.3	Loader [7.6t]	1	No		EXCL
2.17.4	Material handler	1	No		EXCL
2.17.5	Excavator [23.0t]	1	Item		EXCL
2.17.6	Forklift [2.5t] -Toyota	1	Item		EXCL
2.17.7	Forklift [2.5t] - Linde	1	Item		EXCL
2.17.8	Forklift [2.5t] - Nissan	1	Item		EXCL
2.17.9	Pre-shredder	1	No	\$615,696.00	\$615,696.00
2.17.10	Screen	1	No	\$154,210.00	\$154,210.00
2.17.11	Windshifter	1	No	\$243,720.00	\$243,720.00
2.17.12	Fine-shredder	1	No	\$471,035.00	\$471,035.00
2.17.13	Magnet	1	No	\$136,050.00	\$136,050.00
2.17.14	conveyors	1	No	\$304,037.00	\$304,037.00
2.17.15	Near-Infrared	1	No	\$421,677.00	\$421,677.00
2.17.16	Baler	1	No	\$595,000.00	\$595,000.00
2.17.17	Statutory Signage	5,652	m2	\$5.00	\$28,260.00
2.18	HYDRAULIC SERVICES				
2.18.1	Hydraulic - No changes to existing warehouse or administration area	1	Item		EXCL
2.19	MECHANICAL SERVICES				
2.19.1	Mechanical services - No changes to existing warehouse or administration area	1	Item		EXCL
2.20	ELECTRICAL SERVICES				\$282,600.00
2.20.1	New Distribution boards	1	Item		EXCL

20235 - Resource Recovery Facility & Truck Parking Depot - CIV

CIV Estimate

		Quantity	Unit	Rate	Total
2.20.2	New Mainboards	1	Item		EXCL
2.20.3	Modification to existing power and comms layout for new equipment	5,652	m2	\$50.00	\$282,600.00
2.20.4	Existing lighting to remain in current locations	1	Item		EXCL
2.21	FIRE SERVICES				\$56,520.00
2.21.1	Wet sprinkler system to building - Existing sprinklers to remain no modification required	5,652	m2		EXCL
2.21.2	Dry fire services	5,652	m2	\$10.00	\$56,520.00
2.21.3	Internal fire hydrant	1	Item		EXCL
2.22	LIFT SERVICES				
2.22.1	Existing lift to remain	1	Item		EXCL
2.23	BUILDERS WORK IN CONNECTION WITH SERVICES				\$16,956.00
2.23.1	Builders work in connection with services 5%	1	Item	\$16,956.00	\$16,956.00
2.24	SPECIAL EQUIPMENT				
2.24.1	Works to existing Inspection Pits or creation of new	1	Item		EXCL
2.24.2	Loading docks	1	Item		EXCL
2.24.3	Battery Storage	1	Item		EXCL
2.24.4	Air compressors	1	Item		EXCL
2.24.5	Wheel change	1	Item		EXCL
3	BUILDING 2				\$3,523,384.00
3.1	DEMOLITION & ALTERATIONS				
3.1.1	See Demolition & Site Preparation heading	1	Item		INCL
3.2	SITE PREPARATION				
3.2.1	See Demolition & Site Preparation heading	1	Item		INCL
3.3	SUBSTRUCTURE				\$52,625.00
3.3.1	Infill Pit				\$30,950.00
3.3.1.1	New concrete slab over infilled pits [assumed concrete slab 120mm thick 40Mpa reinforcement at 80kg/m3] [Assumed pit is 1m deep]	180	m2	\$120.00	\$21,600.00
3.3.1.2	Dowels assumed at NE: 300mm to connect to existing slab	187	No	\$50.00	\$9,350.00
3.3.2	16mm bund wall around internal perimeter of external wall and exits Quantity provided CIV RFQ	51	m3	\$425.00	\$21,674.96
3.4	STAIRS				
3.4.1	Stairs	1	Item		EXCL

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CIV Estimate

		Quantity	Unit	Rate	Total
3.5	UPPER FLOORS				
3.5.1	Upper Floors	1	Item		EXCL
3.6	COLUMNS				
3.6.1	No repairs or new columns required	1	Item		EXCL
3.7	ROOF				
3.7.1	Existing roof to remain no repairs required	1	Item		EXCL
3.8	EXTERNAL WALLS				\$4,270.00
3.8.1	Make good to external walls where opening have been formed	122	m	\$35.00	\$4,270.00
3.9	WINDOWS & EXTERNAL DOORS				\$34,700.00
3.9.1	Windows				
3.9.1.1	Existing windows to remain	1	Item		EXCL
3.9.2	External Doors				\$34,700.00
3.9.2.1	Existing single leaf door	9	No		EXCL
3.9.2.2	Existing double leaf door	1	pr		EXCL
3.9.2.3	Single Leaf solid core door	1	No	\$1,000.00	\$1,000.00
3.9.2.4	Existing roller shutter doors [6.5m wide x 3.0m high]	5	No		EXCL
3.9.2.5	New roller shutter doors [8.0m wide x 5.0m high]	2	No	\$16,850.00	\$33,700.00
3.10	INTERNAL WALLS				\$16,020.00
3.10.1	4m concrete block walls [Corefilled] - No finish	89	m2	\$180.00	\$16,020.00
3.11	INTERNAL SCREENS & BORROWED LIGHTS				
3.11.1	Internal screens & borrowed lights	1	Item		EXCL
3.12	INTERNAL DOORS				
3.12.1	Existing internal doors to remain	1	Item		EXCL
3.13	WALL FINISHES				
3.13.1	No new wall finishes allowed to driver amenities and operations area	1	Item		EXCL
3.14	FLOOR FINISHES				\$22,800.00
3.14.1	Localised repairs to warehouse	1	Item		
3.14.2	Localised repairs to driver amenities and operations	1	Item		EXCL
3.14.3	Epoxy finish - Industrial warehouse standard where new slab installed	180	m2	\$100.00	\$18,000.00
3.14.4	New pedestrian path delineate line marking	96	m2	\$50.00	\$4,800.00

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CIV Estimate

		Quantity	Unit	Rate	Total
3.15	CEILING FINISHES				
3.15.1	No works required	1	Item		EXCL
3.16	JOINERY & METALWORK				
3.16.1	Joinery & Metalwork	1	Item		EXCL
3.17	FITMENTS, FITTINGS & EQUIPMENT				\$2,807,720.00
3.17.1	Items shown on drawings assumed form part of FF&E schedule provided by the client				NOTED
3.17.2	Food Depackaging Plant				\$700,000.00
3.17.2.1	Feed hopper and conveyor into separator	1	Item	\$700,000.00	\$700,000.00
3.17.2.2	Separator unit	1	Item		INCL
3.17.2.3	Conveyor for emptied packaging	1	Item		INCL
3.17.2.4	Conveyor for solid foods	1	Item		INCL
3.17.2.5	Pump for liquids	1	Item		INCL
3.17.3	Drill Mud Recycling Facility				\$2,000,000.00
3.17.3.1	Initial pit	1	Item	\$2,000,000.00	\$2,000,000.00
3.17.3.2	Pump or filter press	1	Item		INCL
3.17.3.3	Bunkers	1	Item		INCL
3.17.3.4	Buffer tanks	1	Item		INCL
3.17.3.5	Centrifuge	1	Item		INCL
3.17.4	Garden Organics Primary Processing				\$25,000.00
3.17.4.1	Bunker storage walls	1	Item	\$25,000.00	\$25,000.00
3.17.4.2	Loader [6.0t] - shared with Building 1	1	Item		EXCL
3.17.4.3	Material handler - shared with Building 1	1	Item		INCL
3.17.4.4	Shredder - shared with Building 1	1	Item		INCL
3.17.5	Hazardous Waste Recycling Facility				\$21,000.00
3.17.5.1	Pallet racking	1	Item	\$5,000.00	\$5,000.00
3.17.5.2	Pallet scales	1	Item	\$4,000.00	\$4,000.00
3.17.5.3	Elephants foot baler	1	Item	\$12,000.00	\$12,000.00
3.17.5.4	Forklift [2.5t] - Toyota	1	Item		EXCL
3.17.6	Copper Processing Area				\$6,500.00
3.17.6.1	Sorting table	1	Item	\$500.00	\$500.00
3.17.6.2	Storage bins	1	Item	\$6,000.00	\$6,000.00
3.17.6.3	Hydraulic cable shear	1	Item		EXCL
3.17.6.4	Electric cable stripper	1	Item		EXCL

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CIV Estimate

		Quantity	Unit	Rate	Total
3.17.6.5	Forklift [2.5t] - Toyota	1	Item		EXCL
3.17.7	Metals Recycling Facility				\$36,000.00
3.17.7.1	Existing overhead crane	1	Item		EXCL
3.17.7.2	Material handler - shared with Building 1	1	Item		INCL
3.17.7.3	Material handler - shared with Building 1	1	Item		INCL
3.17.7.4	Forklift [2.5t] - shared with Building 1	1	Item		EXCL
3.17.7.5	Bale press - shared with Building 1	1	Item		INCL
3.17.7.6	Hook lift bins	1	Item	\$36,000.00	\$36,000.00
3.17.7.7	Front end loader - shared with Building 1	1	Item		EXCL
3.17.8	Statutory signage	3,844	m2	\$5.00	\$19,220.00
3.18	HYDRAULIC SERVICES				
3.18.1	Hydraulic - No changes to existing warehouse or driver amenities & operations area	1	Item		EXCL
3.19	MECHANICAL SERVICES				
3.19.1	Mechanical services - No changes to existing warehouse or driver amenities & operations area	1	Item		EXCL
3.20	ELECTRICAL SERVICES				\$192,200.00
3.20.1	New Distribution boards	1	Item		EXCL
3.20.2	New Mainboards	1	Item		EXCL
3.20.3	Modification to existing power and comms layout for new equipment	3,844	m2	\$50.00	\$192,200.00
3.20.4	Existing lighting to remain in current locations	1	Item		EXCL
3.21	FIRE SERVICES				\$365,180.00
3.21.1	Wet sprinkler system to building	3,844	m2	\$85.00	\$326,740.00
3.21.2	Dry fire services	3,844	m2	\$10.00	\$38,440.00
3.21.3	Internal fire hydrant	1	Item		EXCL
3.22	LIFT SERVICES				
3.22.1	Lift Services	1	Item		EXCL
3.23	BUILDERS WORK IN CONNECTION WITH SERVICES				\$27,869.00
3.23.1	Builders work in connection with services 5%	1	Item	\$27,869.00	\$27,869.00
3.24	SPECIAL EQUIPMENT				
3.24.1	New inspection pits	1	Item		EXCL
3.24.2	Loading docks	1	Item		EXCL
3.24.3	Battery Storage	1	Item		EXCL

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CIV Estimate

		Quantity	Unit	Rate	Total
3.24.4	Air compressors	1	Item		EXCL
3.24.5	Wheel change	1	Item		EXCL
4	BUILDING 3				\$33,557.00
4.1	DEMOLITION & ALTERATIONS				
4.1.1	See Demolition & Site Preparation heading	1	Item		INCL
4.2	SITE PREPARATION				
4.2.1	See Demolition & Site Preparation heading	1	Item		INCL
4.3	SUBSTRUCTURE				\$4,250.00
4.3.1	Bund wall around internal perimeter of external wall and exits - No specification on size of bund assumed 16mm	10	m3	\$425.00	\$4,249.99
4.4	STAIRS				
4.4.1	Stairs	1	Item		EXCL
4.5	UPPER FLOORS				
4.5.1	Upper Floors	1	Item		EXCL
4.6	COLUMNS				
4.6.1	Columns	1	Item		EXCL
4.7	ROOF				
4.7.1	Existing roof to remain no repairs required	1	Item		EXCL
4.8	EXTERNAL WALLS				\$2,940.00
4.8.1	Make good to external walls where opening have been formed	84	m	\$35.00	\$2,940.00
4.9	WINDOWS & EXTERNAL DOORS				\$16,850.00
4.9.1	Windows				
4.9.1.1	Existing windows to remain	1	Item		EXCL
4.9.2	External Doors				\$16,850.00
4.9.2.1	Existing single leaf doors to remain	3	No		EXCL
4.9.2.2	Roller shutter doors [8.0m wide x 5.0m high]	1	No	\$16,850.00	\$16,850.00
4.10	INTERNAL WALLS				
4.10.1	4m concrete block walls [Corefilled] - No finish	1	Item		EXCL
4.11	INTERNAL SCREENS & BORROWED LIGHTS				
4.11.1	Internal screens & borrowed lights	1	Item		EXCL

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CIV Estimate

		Quantity	Unit	Rate	Total
4.12	INTERNAL DOORS				
4.12.1	Existing single leaf doors	2	No		EXCL
4.13	WALL FINISHES				
4.13.1	Wall finishes	1	Item		EXCL
4.14	FLOOR FINISHES				
4.14.1	New pedestrian path delineate line marking	1	Item		EXCL
4.15	CEILING FINISHES				
4.15.1	Ceiling Finishes	1	Item		EXCL
4.16	JOINERY & METALWORK				
4.16.1	Joinery & Metalwork	1	Item		EXCL
4.17	FITMENTS, FITTINGS & EQUIPMENT				\$3,070.00
4.17.1	Items shown on drawings assumed form part of FF&E schedule provided by the client				NOTED
4.17.2	Handwash trough to remain	2	Item		EXCL
4.17.3	Safety shower to remain	1	Item		EXCL
4.17.4	Variety of drills, grinders, welders, hoists, pneumatic tools and hand tools	1	Item		EXCL
4.17.5	Storage or racking for the above equipment - Existing assumed sufficient	1	Item		EXCL
4.17.6	Statutory Signage	614	m2	\$5.00	\$3,070.00
4.18	HYDRAULIC SERVICES				
4.18.1	Hydraulic - No changes to existing warehouse	1	Item		EXCL
4.19	MECHANICAL SERVICES				
4.19.1	Mechanical services - No changes to existing warehouse	1	Item		EXCL
4.20	ELECTRICAL SERVICES				
4.20.1	New Distribution boards	1	Item		EXCL
4.20.2	New Mainboards	1	Item		EXCL
4.20.3	Modification to existing power and comms layout for new equipment	580	m2		EXCL
4.20.4	Existing lighting to remain in current locations	1	Item		EXCL
4.21	FIRE SERVICES				\$6,140.00
4.21.1	Wet sprinkler system to building - Not required	614	m2		EXCL
4.21.2	Dry fire services	614	m2	\$10.00	\$6,140.00
4.21.3	Internal fire hydrant	1	Item		EXCL

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CIV Estimate

		Quantity	Unit	Rate	Total
4.22	LIFT SERVICES				
4.22.1	Lift services	1	Item		EXCL
4.23	BUILDERS WORK IN CONNECTION WITH SERVICES				\$307.00
4.23.1	Builders work in connection with services 5%	1	Item	\$307.00	\$307.00
4.24	SPECIAL EQUIPMENT				
4.24.1	Works to existing Inspection Pits or creation of new	1	Item		EXCL
4.24.2	Loading docks	1	Item		EXCL
4.24.3	Battery Storage	1	Item		EXCL
4.24.4	Air compressors	1	Item		EXCL
4.24.5	Wheel change	1	Item		EXCL
5	EXTERNAL WORKS AND SERVICES				\$1,028,562.00
5.1	EXTERNAL SERVICES				\$344,021.00
5.1.1	External Stormwater Services				\$287,681.00
5.1.1.1	Existing stormwater system to be retained				NOTED
5.1.1.2	Existing Detention tank	2	No		EXCL
5.1.1.3	Existing grated drain	27	m		EXCL
5.1.1.4	Existing water reuse tank	1	Item		EXCL
5.1.1.5	Connection to existing stormwater system	1	Item	\$5,000.00	\$5,000.00
5.1.1.6	New below ground OSD tank [110m3 storage and infiltration system with 120m2 (min) infiltration area -assumed infiltration rate 100mm/hr]	120	m2	\$1,200.00	\$144,000.00
5.1.1.7	Install Ocean Protect Storm Filter Cartridges	11	No	\$7,500.00	\$82,500.00
5.1.1.8	Supply and install 300mm dia RCP - Assumed size	159	m	\$259.00	\$41,181.00
5.1.1.9	Allowance for 900x900 reinforced concrete pits	6	No	\$2,500.00	\$15,000.00
5.1.1.10	Access lid	1	Item		INCL
5.1.2	External Sewer Services				
5.1.2.1	Connection to existing sewer system - No works to sewer system	1	Item		EXCL
5.1.3	External Water Supply				
5.1.3.1	Connection to existing water authority main	1	Item		EXCL
5.1.4	External Gas Supply				
5.1.4.1	Gas supply	1	Item		EXCL
5.1.5	External Fire Protection				

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		Quantity	Unit	Rate	Total
5.1.5.1	Existing hydrants	8	No		EXCL
5.1.5.2	New fire hydrant	1	Item		EXCL
5.1.5.3	Upgrade existing fire hydrant system	1	Item		EXCL
5.1.6	External Electrical				\$56,340.00
5.1.6.1	New Substation	1	Item		EXCL
5.1.6.2	Amplification of existing services	1	Item		EXCL
5.1.6.3	Connection to external electrical supply	1	Item	\$5,000.00	\$5,000.00
5.1.6.4	External lighting	3,634	m2	\$10.00	\$36,340.00
5.1.6.5	Access control & communications system to weigh bridge	1	Item	\$15,000.00	\$15,000.00
5.1.6.6	External security	1	Item		EXCL
5.2	SITE & LANDSCAPING				\$684,541.00
5.2.1	Roads, Footpaths and Paving				\$358,741.00
5.2.1.1	Allowance to strip vegetative material and stockpile the material on site	60,568	m2	\$0.75	\$45,426.00
5.2.1.2	Bulk excavation including road box out to depth n.e 300mm thick	970	m3	\$50.00	\$48,500.00
5.2.1.3	Unbound granular pavement: subgrade, 150mm thick DGS40 or equivalent compacted to 95% MMDD, 150mm thick (RCC) recycled crushed concrete compacted to 98% MMDD [Assumed no details provided]	3,231	m2	\$75.00	\$242,325.00
5.2.1.4	Line marking	467	m	\$5.00	\$2,335.00
5.2.1.5	Wheel stops	10	No	\$120.00	\$1,200.00
5.2.1.6	Kerb	189	m	\$85.00	\$16,065.00
5.2.1.7	Concrete drop edge	34	m	\$85.00	\$2,890.00
5.2.1.8	Re-profile and lay asphalt to existing concrete surface	1	Item		EXCL
5.2.2	Fencing and Gates				\$70,440.00
5.2.2.1	Retain existing mesh fence	658	m		EXCL
5.2.2.2	Ex. double Gate	1	No		EXCL
5.2.2.3	Ex. sliding gate	1	No		EXCL
5.2.2.4	New security fence	371	m	\$140.00	\$51,940.00
5.2.2.5	Boom gate	1	No	\$3,500.00	\$3,500.00
5.2.2.6	Sliding gate	1	No	\$15,000.00	\$15,000.00
5.2.3	External Structures				\$255,360.00
5.2.3.1	AWS 26m weighbridge single lane bridge - Provisional Sum	1	Item	\$80,000.00	\$80,000.00
5.2.3.2	Existing security office	1	Item		EXCL
5.2.3.3	Existing compressors	1	No		EXCL

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CIV Estimate

		Quantity	Unit	Rate	Total
5.2.3.4	Existing cooling towers	1	No		EXCL
5.2.3.5	New lightweight roof assumed with posts over diesel tank	162	m2	\$280.00	\$45,360.00
5.2.3.6	New Diesel tank & bunded refuelling area [60,000L] - Provisional Sum]	1	No	\$65,000.00	\$65,000.00
5.2.3.7	New waste oil tank - No specification provided, assumed same size as New tank above -Provisional Sum	1	No	\$65,000.00	\$65,000.00
5.2.4	Landscaping and Improvements				
5.2.4.1	Soft landscaping	1	Item		EXCL
5.2.5	Retaining Walls				
5.2.5.1	Retaining Wall	1	Item		EXCL
6	PRELIMINARIES & MARGIN				\$815,952.00
6.1	Allowance for Builders preliminaries, overhead & margin (10%)	1	Item	\$815,952.00	\$815,952.00
7	IDENTIFIED RISK ITEMS				
7.1	Identified risk items	1	Item		EXCL
8	CONSTRUCTION CONTINGENCY				
8.1	Allowance for general construction contingency	1	Item		EXCL
8.2	Design Development allowance	1	Item		EXCL
9	PROFESSIONAL FEES				
9.1	Professional Fees	1	Item		EXCL
10	AUTHORITY FEES AND CONTRIBUTIONS				
10.1	Authority Fees	1	Item		EXCL
11	ESCALATION				
11.1	Escalation	1	item		EXCL
12	\$/m2 - GFA - 10,110 m2			\$887.78	
				Subtotal	\$8,975,468.00
				Adjustment	\$0.00
				Total	\$8,975,468.00