

DEVELOPMENT APPLICATION ESTIMATE

JUNE 2021

MOD 7 SEARS WAREHOUSE 4E OAKDALE WEST ESTATE

OAKDALE WEST ESTATE, KEMPS CREEK

Prepared For

Goodman Group
1-11 Hayes Road
ROSEBERY NSW 2018

Prepared By

Rider Levett Bucknall NSW Pty Ltd
Level 19
141 Walker Street
North Sydney NSW 2060
T: +61 2 9922 2277

Our Ref

17271-ES-6.3

Project number

17271

Issued on

22nd June 2021

RLB.com

jf:17271.6.1. DA Estimate Report 4E.r3rs

22nd June 2021Goodman Property Services (Aust.) Pty Ltd
1-11 Hayes Road,
Rosebery NSW 2018Attention: Ms Stephanie Partridge
Email: Stephanie.Partridge@goodman.com

Dear Ms Partridge,

**DA ESTIMATE REPORT – DPIE ESTIMATE – WAREHOUSE 4E
MOD 7 SEARS, OAKDALE WEST ESTATE**

Please find attached our DA Estimate Report for the proposed Warehouse 4E project located at Oakdale West Estate, Kemps Creek, NSW.

Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

Should you have any queries or require any further information or comment, please do not hesitate to contact us.

Yours faithfully,

**Robbie Stewart**
Senior Consultant
Rider Levett BucknallRobbie.stewart@au.rlb.com

REPORTS ISSUED

Report	Date	Title Description	Released By
0	13 May 2021	DA Estimate Report	Robbie Stewart
1	13 May 2021	DA Estimate Report	Robbie Stewart
2	27 May 2021	DA Estimate Report	Robbie Stewart
3	22 June 2012	DA Estimate Report	Robbie Stewart

RIDER LEVETT BUCKNALL QA



	Prepared by:	Reviewed by:	Released by:
Name:	Zachary Rich	Robbie Stewart	Robbie Stewart
Signature:			

TABLE OF CONTENTS

1.0	Executive Summary	1
1.1	Introduction	1
1.2	Cost Summary	1
1.3	Major Assumptions	1
1.4	Statement of Reliance	1
2.0	Project Information	2
2.1	Project Team	2
2.2	Project Description	2
3.0	Basis of Report	2
3.1	Purpose and Status of Cost Report	2
3.2	Basis of Procurement	2
3.3	Programme	2
3.4	Forecast Escalation	2
3.5	Information Used	2
3.6	Key Assumptions	2
3.7	Inclusions	3
3.8	Exclusions	3
4.0	Schedule of Areas	4
4.1	Definition	4
4.2	Schedule	4

APPENDICES

Appendix A: DA Estimate Details

Appendix B: Drawing Register

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides an of the cost for the proposed warehouse 4E works located at Oakdale West Estate, Kemps Creek. The estimate is for the Development Application for the project.

1.2 COST SUMMARY

The costs can be summarised as follows:

Element	Cost
Construction Cost	\$36,512,485
Design Contingency	Excl.
Construction Contingency	\$547,687
Professional Fees	\$2,000,000
Authority Fees & Charges	Excl.
Escalation to Construction	Excl.
Escalation During Construction	Excl.
TOTAL PROJECT COSTS (Excluding GST)	\$39,060,173
Goods & Services Tax (GST)	\$3,906,017
TOTAL PROJECT COSTS (Including GST)	\$42,966,190

1.3 MAJOR ASSUMPTIONS

This estimate report is based on a number of assumptions, as per Section 3.6 further within this report.

The following assumptions are of particular note:

- Estimate based off architectural site plans.
- Tenant specific FF&E is excluded

1.4 STATEMENT OF RELIANCE

This report is prepared for the reliance for the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

2.0 PROJECT INFORMATION

2.1 PROJECT TEAM

Client:	Goodman Limited
Quantity Surveyor:	Rider Levett Bucknall
Architect:	SBA Architects

2.2 PROJECT DESCRIPTION

The project involves the construction of Warehouse 4E located at Oakdale West Estate and comprises the following scope of works:

Warehouse 4E

- Construction of new warehouse and office facilities.
- Construction of external works including new carpark, hardstand areas, fencing and landscaping.

3.0 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF COST REPORT

This report has been prepared to forecast the total cost of the project as currently detailed. It is based on preliminary DA documentation only.

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current stage of the design.

3.2 BASIS OF PROCUREMENT

The estimate is based on the assumption that a competitive tender form of procurement process will be conducted with pre-qualified contractors (no less than 3 no.) with the proven capability and relevant experience to successfully deliver a project of this nature.

3.3 PROGRAMME

RLB has not been advised of a planning or delivery programme for this project.

3.4 FORECAST ESCALATION

Forecast escalation is excluded from this estimate.

3.5 INFORMATION USED

The costs in this report are based upon rates applied to measured elemental quantities and are current as at May 2021.

- Drawings used – refer Appendix B

3.6 KEY ASSUMPTIONS

Due to the stage of the project, some of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

We have employed the following assumptions in preparing this report:

- Elemental cost estimating. The estimate includes, but not limited to, \$/m2 allowance for elements including walls, floors, ceilings, finishes and services, based on assumed specifications and preliminary design information.
- Engineering services allowances are based on \$/m2 allowances, based on assumed design, capacities, etc. and system installations.
- RLB has not allowed for air-conditioning to warehouses, only ventilation.
- Earthwork allowances are based on excavation in material other than rock and have assumed depths for cut/fill based on the MOD 2 DA estimate earthworks.
- No allowance for any works related to hazardous or contaminated material
- Allowance has been made for lifts to the two-storey office.
- Assume external wall for Warehouses comprising a combination of precast concrete, insulated wall panel Colourbond, louvred wall, translucent bands.
- A provisional allowance of \$185,000 is included for a truck weighbridge.
- FF&E, loose fittings and equipment are excluded from the estimate.
- The estimate does not include an allowance for staging and/or to complete the works out of sequence.
- It is assumed that the works will be undertaken during normal working hours.

3.7 INCLUSIONS

The estimate includes the following allowances:

- Design Contingency (10%)
- Professional Fees – Planning Phase (5%)
- Professional Fees – Delivery Phase (5%)
- Goods and Services Tax (10%)

3.8 EXCLUSIONS

In compiling this DA Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- Computer installations including wiring
- Cost increases beyond May 2020
- Construction Contingency
- Escalation to/during construction
- Environmental impact study costs
- Finance costs and interest charges
- Land and legal costs
- Loose furniture, fittings and equipment (other than allowances expressly included in the estimate)
- A lift has not been provided to the two-storey dock office.
- Public utilities' charges, contributions and levies
- All costs associated with hazardous and contaminated materials
- Corporate Signage
- Telephone services
- Works outside site boundaries
- Augmentation and extensions to existing Authority mains

- Out of sequence work / staging & working outside normal working hours
- Any upgrade to existing building to comply with current construction code that may be required, but not documented
- Air-conditioning of warehouse
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Excavation in rock
- Treatment of soft spots
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- Truck queueing digital display board

4.0 SCHEDULE OF AREAS

4.1 DEFINITION

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

4.2 SCHEDULE

Location	GFA
Warehouse 4E	34,000 m ²
Offices & Amenities (2 levels)	1,000 m ²
Dock Offices (x2)	295 m ²
Workshop	200 m ²
Gatehouse (x2)	65m ²
TOTAL	35,560 m²

APPENDIX A: DA ESTIMATE DETAILS

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

GFA: Gross Floor Area
Rates Current At May 2021

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	Warehouse	34,000	498	16,943,991
B	Main Office	1,000	1,959	1,958,877
C	Dock Offices	295	1,774	523,463
D	Workshop	200	1,476	295,288
E	Gatehouses	65	1,453	94,467
F	External Works		856,217	11,797,605
ESTIMATED NET COST		35,560	889	31,613,691

MARGINS & ADJUSTMENTS

Builder's Preliminaries @ 7.0%	7.0%		2,212,958	
Design Fees	2.8%		947,146	
Builder's Margin and Overheads	5.0%		1,738,690	
Total Cost of Construction		35,572	1,026	36,512,485
Design Contingency				Excl.
Construction Contingency	1.5%			547,687
Professional Fees	5.4%			2,000,000
Authority Fees & Charges				Excl.
Estimated Total Cost (Excl. GST)		35,572	1,098	39,060,173
Goods & Services Tax (GST)	10.0%			3,906,017
ESTIMATED TOTAL COST		35,572	1,208	42,966,190

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
A	Warehouse				
SB	SUBSTRUCTURE				
188	Allowance for footings to warehouses	m ²	34,000.0	20	680,000
189	Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to warehouse	m ²	34,000.0	100	3,400,000
	SUBSTRUCTURE			120/m²	4,080,000
CL	COLUMNS				
190	Allowance for columns to warehouse (assume 10 kg/m2)	t	340.000	5,400	1,836,000
	COLUMNS			54/m²	1,836,000
SC	STAIRCASES				
195	Allowance for recessed docks access stairs including steel balustrade	M/R	8.0	1,500	12,000
	STAIRCASES			1/m²	12,000
RF	ROOF				
196	Allowance for roof drainage and gutters to warehouse and awnings	m ²	39,230.0	5	196,150
198	Allowance for roof sheeting to warehouse including	m ²	34,000.0	40	1,360,000
201	Roof sheeting to awnings	m ²	5,230.0	40	209,200
202	Allowance for roof safety system to warehouse	m ²	39,230.0	2	78,460
203	Allowance for purlins to roof	m	29,158.0	22	641,476
204	Allowance for translucent sheets to warehouse 10% of area allowance	m ²	3,400.0	20	68,000
205	Structural steel to awning including support columns (allow 11kg/m2)	t	57.530	5,400	310,662
206	Birdmesh lining to awning soffit	m ²	5,230.0	5	26,150
207	Roof framing and structure to warehouse (assume	t	340.000	5,400	1,836,000
	ROOF			139/m²	4,726,098
EW	EXTERNAL WALLS				
208	External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	1,802.0	185	333,370
210	Allowance for wall sheeting to warehouse	m ²	6,454.0	40	258,160
211	Allowance for girts to warehouse	m	5,254.0	22	115,588
	EXTERNAL WALLS			21/m²	707,118
ED	EXTERNAL DOORS				
213	Allowance for roller shutter doors; assume 2200 x 3100mm roller shutter door including dock sealer	No	33.0	3,500	115,500
214	Allowance for roller shutter doors; assume 6000 x 5500mm roller shutter door to warehouse including dock sealer	No	8.0	15,000	120,000
216	Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	18.0	1,500	27,000
	EXTERNAL DOORS			8/m²	262,500
FT	FITMENTS				
224	Allowance for armco to warehouse	m	77.0	275	21,175
225	Allowance for misc. metalwork to warehouse	Item			15,000
226	Corporate Signage - EXCLUDED	No	1.0		Excl.
	FITMENTS			1/m²	36,175

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SE	SPECIAL EQUIPMENT				
231	Allowance for dock levellers	No	8.0	11,000	88,000
	SPECIAL EQUIPMENT			3/m²	88,000
HS	HYDRAULIC SERVICES				
233	Allowance for general hydraulic services to warehouse and workshop including the provision of hydrants and hose	m ²	34,000.0	12	408,000
	HYDRAULIC SERVICES			12/m²	408,000
SF	SANITARY FIXTURES				
235	Allowance for sanitary fixtures to warehouse and workshop	Item			12,500
	SANITARY FIXTURES			1/m²	12,500
MS	MECHANICAL SERVICES				
237	Allowance for ventilation to Warehouse (roof ventilation)	m ²	34,000.0	2	68,000
	MECHANICAL SERVICES			2/m²	68,000
FP	FIRE PROTECTION				
239	Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	5,230.0	50	261,500
240	Allowance for fire protection to warehouse	m ²	34,000.0	50	1,700,000
	FIRE PROTECTION			58/m²	1,961,500
LP	ELECTRIC LIGHT AND POWER				
243	Allowance for power and lighting to awnings	m ²	5,230.0	70	366,100
244	Allowance for power and lighting to warehouse	m ²	34,000.0	70	2,380,000
	ELECTRIC LIGHT AND POWER			81/m²	2,746,100
	WAREHOUSE			498/m²	16,943,991
B	Main Office				
SB	SUBSTRUCTURE				
186	Allowance for foundations to main office, dock offices, workshop and gatehouse	m ²	999.8	50	49,990
187	Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to main office, dock offices, workshop and gatehouse	m ²	999.8	100	99,980
	SUBSTRUCTURE			150/m²	149,970
CL	COLUMNS				
191	Allowance for columns to main office, workshop and gatehouse (assume 20 kg/m ²)	t	19.997	7,500	149,977
	COLUMNS			150/m²	149,977
UF	UPPER FLOORS				
192	Reinforced bondeck concrete suspended slab to main office and dock office	m ²	500.0	245	122,500
	UPPER FLOORS			122/m²	122,500
SC	STAIRCASES				
194	Allowance for steel galvanised stairs to main office and dock office including steel balustrade	M/R	3.0	7,000	21,000
	STAIRCASES			21/m²	21,000
RF	ROOF				
197	Allowance for roof drainage to main office, dock offices, workshop and gatehouse	m ²	999.8	10	9,998

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
199	Allowance for roof sheeting to main office, dock offices, workshop and gatehouse including insulation and roof safety system	m ²	999.8	50	49,990
200	Roof framing and structure to main office, dock offices, workshop and gatehouse (assume 20kg/m2)	t	19.997	7,500	149,977
ROOF				210/m²	209,965
EW	EXTERNAL WALLS				
209	External wall for main office, dock offices, workshop and gatehouse comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting and cladding	m ²	249.9	350	87,465
EXTERNAL WALLS				87/m²	87,465
WW	WINDOWS				
212	Extra over allowance for windows to main office, dock offices, workshop and gatehouse	m ²	1,000.0	128	128,000
WINDOWS				128/m²	128,000
ED	EXTERNAL DOORS				
215	Allowance for external doors to main office, dock offices, workshop and gatehouse	m ²	1,000.0	30	30,000
EXTERNAL DOORS				30/m²	30,000
NW	INTERNAL WALLS				
217	Allowance for internal walls including plasterboard	m ²	1,000.0	120	120,000
INTERNAL WALLS				120/m²	120,000
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
218	Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	1,000.0	24	24,000
INTERNAL SCREENS AND BORROWED LIGHTS				24/m²	24,000
ND	INTERNAL DOORS				
219	Allowance for internal doors	m ²	1,000.0	12	12,000
INTERNAL DOORS				12/m²	12,000
WF	WALL FINISHES				
220	Allowance for wall finishes to main office, dock offices, workshop and gatehouse	m ²	1,000.0	55	55,000
WALL FINISHES				55/m²	55,000
FF	FLOOR FINISHES				
221	Allowance for floor finishes to main office, dock offices, workshop and gatehouse including waterproofing	m ²	1,000.0	90	90,000
FLOOR FINISHES				90/m²	90,000
CF	CEILING FINISHES				
222	Allowance for ceiling finishes to main office, dock offices, workshop and gatehouse	m ²	1,000.0	80	80,000
CEILING FINISHES				80/m²	80,000
FT	FITMENTS				
223	Allowance for fitments to main office, dock offices, workshop and gatehouse. Loose FF&E excluded	m ²	1,000.0	75	75,000
FITMENTS				75/m²	75,000
SE	SPECIAL EQUIPMENT				

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
230	Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	1,000.0	36	36,000
	SPECIAL EQUIPMENT			36/m²	36,000
HS	HYDRAULIC SERVICES				
232	Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	1,000.0	100	100,000
	HYDRAULIC SERVICES			100/m²	100,000
SF	SANITARY FIXTURES				
234	Allowance for sanitary fixtures to office and amenities	m ²	1,000.0	33	33,000
	SANITARY FIXTURES			33/m²	33,000
MS	MECHANICAL SERVICES				
236	Allowance for mechanical services to main office, dock offices, workshop and gatehouse (HVAC)	m ²	1,000.0	180	180,000
	MECHANICAL SERVICES			180/m²	180,000
FP	FIRE PROTECTION				
238	Allowance for fire protection to main office, dock offices, workshop and gatehouse - allowed for sprinkler installation	m ²	1,000.0	60	60,000
	FIRE PROTECTION			60/m²	60,000
LP	ELECTRIC LIGHT AND POWER				
241	Allowance for lighting and power to main office, dock offices, workshop and gatehouse	m ²	1,000.0	100	100,000
242	Allowance for security / CCTV / access control to office	m ²	1,000.0	25	25,000
	ELECTRIC LIGHT AND POWER			125/m²	125,000
TS	TRANSPORTATION SYSTEMS				
245	Allowance for passenger lift	No	1.0	70,000	70,000
	TRANSPORTATION SYSTEMS			70/m²	70,000
	MAIN OFFICE			1,959/m²	1,958,877
C	Dock Offices				
SB	SUBSTRUCTURE				
186	Allowance for foundations to main office, dock offices, workshop and gatehouse	m ²	294.8	50	14,740
187	Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to main office, dock offices, workshop and gatehouse	m ²	294.8	100	29,480
	SUBSTRUCTURE			150/m²	44,220
CL	COLUMNS				
191	Allowance for columns to main office, workshop and gatehouse (assume 20 kg/m2)	t	5.896	7,500	44,220
	COLUMNS			150/m²	44,220
UF	UPPER FLOORS				
192	Reinforced bondeck concrete suspended slab to main office and dock office	m ²	100.0	245	24,500
	UPPER FLOORS			83/m²	24,500
SC	STAIRCASES				
194	Allowance for steel galvanised stairs to main office and dock office including steel balustrade	M/R	3.0	7,000	21,000
	STAIRCASES			71/m²	21,000

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
RF	ROOF				
197	Allowance for roof drainage to main office, dock offices, workshop and gatehouse	m ²	294.8	10	2,948
199	Allowance for roof sheeting to main office, dock offices, workshop and gatehouse including insulation and roof safety system	m ²	294.8	50	14,740
200	Roof framing and structure to main office, dock offices, workshop and gatehouse (assume 20kg/m2)	t	5.896	7,500	44,220
	ROOF			210/m²	61,908
EW	EXTERNAL WALLS				
209	External wall for main office, dock offices, workshop and gatehouse comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting and cladding	m ²	73.8	350	25,830
	EXTERNAL WALLS			88/m²	25,830
WW	WINDOWS				
212	Extra over allowance for windows to main office, dock offices, workshop and gatehouse	m ²	295.0	128	37,760
	WINDOWS			128/m²	37,760
ED	EXTERNAL DOORS				
215	Allowance for external doors to main office, dock offices, workshop and gatehouse	m ²	295.0	30	8,850
	EXTERNAL DOORS			30/m²	8,850
NW	INTERNAL WALLS				
217	Allowance for internal walls including plasterboard	m ²	295.0	120	35,400
	INTERNAL WALLS			120/m²	35,400
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
218	Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	295.0	24	7,080
	INTERNAL SCREENS AND BORROWED LIGHTS			24/m²	7,080
ND	INTERNAL DOORS				
219	Allowance for internal doors	m ²	295.0	12	3,540
	INTERNAL DOORS			12/m²	3,540
WF	WALL FINISHES				
220	Allowance for wall finishes to main office, dock offices, workshop and gatehouse	m ²	295.0	55	16,225
	WALL FINISHES			55/m²	16,225
FF	FLOOR FINISHES				
221	Allowance for floor finishes to main office, dock offices, workshop and gatehouse including waterproofing	m ²	295.0	90	26,550
	FLOOR FINISHES			90/m²	26,550
CF	CEILING FINISHES				
222	Allowance for ceiling finishes to main office, dock offices, workshop and gatehouse	m ²	295.0	80	23,600
	CEILING FINISHES			80/m²	23,600
FT	FITMENTS				
223	Allowance for fitments to main office, dock offices, workshop and gatehouse. Loose FF&E excluded	m ²	295.0	75	22,125

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
	FITMENTS			75/m²	22,125
SE	SPECIAL EQUIPMENT				
230	Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	295.0	36	10,620
	SPECIAL EQUIPMENT			36/m²	10,620
HS	HYDRAULIC SERVICES				
232	Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	295.0	100	29,500
	HYDRAULIC SERVICES			100/m²	29,500
SF	SANITARY FIXTURES				
234	Allowance for sanitary fixtures to office and amenities	m ²	295.0	33	9,735
	SANITARY FIXTURES			33/m²	9,735
MS	MECHANICAL SERVICES				
236	Allowance for mechanical services to main office, dock offices, workshop and gatehouse (HVAC)	m ²	295.0	180	53,100
	MECHANICAL SERVICES			180/m²	53,100
FP	FIRE PROTECTION				
238	Allowance for fire protection to main office, dock offices, workshop and gatehouse - allowed for sprinkler installation	m ²	295.0	60	17,700
	FIRE PROTECTION			60/m²	17,700
	DOCK OFFICES			1,774/m²	523,463
D	Workshop				
SB	SUBSTRUCTURE				
186	Allowance for foundations to main office, dock offices, workshop and gatehouse	m ²	200.2	50	10,010
187	Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to main office, dock offices, workshop and gatehouse	m ²	200.2	100	20,020
	SUBSTRUCTURE			150/m²	30,030
CL	COLUMNS				
191	Allowance for columns to main office, workshop and gatehouse (assume 20 kg/m2)	t	4.003	7,500	30,023
	COLUMNS			150/m²	30,023
RF	ROOF				
197	Allowance for roof drainage to main office, dock offices, workshop and gatehouse	m ²	200.2	10	2,002
199	Allowance for roof sheeting to main office, dock offices, workshop and gatehouse including insulation and roof safety system	m ²	200.2	50	10,010
200	Roof framing and structure to main office, dock offices, workshop and gatehouse (assume 20kg/m2)	t	4.003	7,500	30,023
	ROOF			210/m²	42,035
EW	EXTERNAL WALLS				
209	External wall for main office, dock offices, workshop and gatehouse comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting and cladding	m ²	50.0	350	17,500
	EXTERNAL WALLS			88/m²	17,500

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
WW	WINDOWS				
212	Extra over allowance for windows to main office, dock offices, workshop and gatehouse	m ²	200.0	128	25,600
	WINDOWS			128/m²	25,600
ED	EXTERNAL DOORS				
215	Allowance for external doors to main office, dock offices, workshop and gatehouse	m ²	200.0	30	6,000
	EXTERNAL DOORS			30/m²	6,000
NW	INTERNAL WALLS				
217	Allowance for internal walls including plasterboard	m ²	200.0	120	24,000
	INTERNAL WALLS			120/m²	24,000
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
218	Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	200.0	24	4,800
	INTERNAL SCREENS AND BORROWED LIGHTS			24/m²	4,800
ND	INTERNAL DOORS				
219	Allowance for internal doors	m ²	200.0	12	2,400
	INTERNAL DOORS			12/m²	2,400
WF	WALL FINISHES				
220	Allowance for wall finishes to main office, dock offices, workshop and gatehouse	m ²	200.0	55	11,000
	WALL FINISHES			55/m²	11,000
FF	FLOOR FINISHES				
221	Allowance for floor finishes to main office, dock offices, workshop and gatehouse including waterproofing	m ²	200.0	90	18,000
	FLOOR FINISHES			90/m²	18,000
CF	CEILING FINISHES				
222	Allowance for ceiling finishes to main office, dock offices, workshop and gatehouse	m ²	200.0	80	16,000
	CEILING FINISHES			80/m²	16,000
FT	FITMENTS				
223	Allowance for fitments to main office, dock offices, workshop and gatehouse. Loose FF&E excluded	m ²	200.0	75	15,000
	FITMENTS			75/m²	15,000
HS	HYDRAULIC SERVICES				
233	Allowance for general hydraulic services to warehouse and workshop including the provision of hydrants and hose	m ²	200.0	12	2,400
	HYDRAULIC SERVICES			12/m²	2,400
SF	SANITARY FIXTURES				
235	Allowance for sanitary fixtures to warehouse and workshop	Item			2,500
	SANITARY FIXTURES			12/m²	2,500
MS	MECHANICAL SERVICES				
236	Allowance for mechanical services to main office, dock offices, workshop and gatehouse (HVAC)	m ²	200.0	180	36,000
	MECHANICAL SERVICES			180/m²	36,000
FP	FIRE PROTECTION				

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
238	Allowance for fire protection to main office, dock offices, workshop and gatehouse - allowed for sprinkler installation	m ²	200.0	60	12,000
	FIRE PROTECTION			60/m²	12,000
	WORKSHOP			1,476/m²	295,288
E	Gatehouses				
SB	SUBSTRUCTURE				
186	Allowance for foundations to main office, dock offices, workshop and gatehouse	m ²	65.2	50	3,260
187	Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to main office, dock offices, workshop and gatehouse	m ²	65.2	100	6,520
	SUBSTRUCTURE			150/m²	9,780
CL	COLUMNS				
191	Allowance for columns to main office, workshop and gatehouse (assume 20 kg/m ²)	t	1.304	7,500	9,780
	COLUMNS			150/m²	9,780
RF	ROOF				
197	Allowance for roof drainage to main office, dock offices, workshop and gatehouse	m ²	65.2	10	652
199	Allowance for roof sheeting to main office, dock offices, workshop and gatehouse including insulation and roof safety system	m ²	65.2	50	3,260
200	Roof framing and structure to main office, dock offices, workshop and gatehouse (assume 20kg/m ²)	t	1.304	7,500	9,780
	ROOF			211/m²	13,692
EW	EXTERNAL WALLS				
209	External wall for main office, dock offices, workshop and gatehouse comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting and cladding	m ²	16.3	350	5,705
	EXTERNAL WALLS			88/m²	5,705
WW	WINDOWS				
212	Extra over allowance for windows to main office, dock offices, workshop and gatehouse	m ²	65.0	128	8,320
	WINDOWS			128/m²	8,320
ED	EXTERNAL DOORS				
215	Allowance for external doors to main office, dock offices, workshop and gatehouse	m ²	65.0	30	1,950
	EXTERNAL DOORS			30/m²	1,950
NW	INTERNAL WALLS				
217	Allowance for internal walls including plasterboard	m ²	65.0	120	7,800
	INTERNAL WALLS			120/m²	7,800
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
218	Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	65.0	24	1,560
	INTERNAL SCREENS AND BORROWED LIGHTS			24/m²	1,560
ND	INTERNAL DOORS				
219	Allowance for internal doors	m ²	65.0	12	780
	INTERNAL DOORS			12/m²	780

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
WF	WALL FINISHES				
220	Allowance for wall finishes to main office, dock offices, workshop and gatehouse	m ²	65.0	55	3,575
	WALL FINISHES			55/m²	3,575
FF	FLOOR FINISHES				
221	Allowance for floor finishes to main office, dock offices, workshop and gatehouse including waterproofing	m ²	65.0	90	5,850
	FLOOR FINISHES			90/m²	5,850
CF	CEILING FINISHES				
222	Allowance for ceiling finishes to main office, dock offices, workshop and gatehouse	m ²	65.0	80	5,200
	CEILING FINISHES			80/m²	5,200
FT	FITMENTS				
223	Allowance for fitments to main office, dock offices, workshop and gatehouse. Loose FF&E excluded	m ²	65.0	75	4,875
	FITMENTS			75/m²	4,875
MS	MECHANICAL SERVICES				
236	Allowance for mechanical services to main office, dock offices, workshop and gatehouse (HVAC)	m ²	65.0	180	11,700
	MECHANICAL SERVICES			180/m²	11,700
FP	FIRE PROTECTION				
238	Allowance for fire protection to main office, dock offices, workshop and gatehouse - allowed for sprinkler installation	m ²	65.0	60	3,900
	FIRE PROTECTION			60/m²	3,900
	GATEHOUSES			1,453/m²	94,467
F	External Works				
FT	FITMENTS				
227	Allowance for misc. metalwork to carpark	m ²	5,876.0	2	11,752
229	Allowance for misc. metalwork to hardstand	m ²	24,175.0	1	24,175
279	Allowance for boom gates	No	2.0	5,000	10,000
	FITMENTS			3,827/m²	45,927
SE	SPECIAL EQUIPMENT				
277	Allowance for weighbridge	No	1.0	185,000	185,000
	SPECIAL EQUIPMENT			15,417/m²	185,000
XP	SITE PREPARATION				
246	Allowance for early works to site	m ²	73,563.0	50	3,678,150
	SITE PREPARATION				3,678,150
XR	ROADS, FOOTPATHS AND PAVED AREAS				
247	Light duty carpark paving	m ²	5,876.0	70	411,320
248	Concrete hardstand to truck parking, driveway and loading areas	m ²	24,169.0	110	2,658,590
249	Allowance for linemarking	m	2,042.0	4	8,168
250	Concrete wheel stop to carpark	No	258.0	120	30,960
251	Concrete kerb to carpark	m	2,066.0	65	134,290
252	Concrete footpath	m ²	199.0	70	13,930
253	Cross hatched line marking	m ²	42.0	75	3,150

DA ESTIMATE

WAREHOUSE 4E (MOD 7)

LOCATION ELEMENT ITEM

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
254	Disabled emblem line marking	No	5.0	700	3,500
255	Crossover to council specification	No	2.0	2,500	5,000
ROADS, FOOTPATHS AND PAVED AREAS					3,268,908
XN	BOUNDARY WALLS, FENCING AND GATES				
256	Palisade fencing to street frontage	m	112.0	140	15,680
257	Chain wire link fence including 3 strands of top mounted barbed wire	m	967.0	65	62,855
260	7m wide automatic double leaf palisade gate to entry	No	3.0	10,000	30,000
275	10m wide automatic double leaf palisade gate to entry	No	1.0	13,000	13,000
274	Allowance for retaining walls to site; including footings and all associated works	m ²	2,893.0	1,000	2,893,000
BOUNDARY WALLS, FENCING AND GATES					3,014,535
XL	LANDSCAPING AND IMPROVEMENTS				
261	Allowance for soft landscaping	m ²	8,507.0	30	255,210
262	Extra over for medium trees and shrubs	m ²	8,507.0	10	85,070
276	Allowance for smokers shelter	Item			25,000
LANDSCAPING AND IMPROVEMENTS					365,280
XK	EXTERNAL STORMWATER DRAINAGE				
263	Allowance for site stormwater drainage and reticulation, and all associated works	m ²	73,563.0	11	809,193
EXTERNAL STORMWATER DRAINAGE					809,193
XG	EXTERNAL GAS				
264	Gas connection works allowance - EXCLUDED	No	1.0		Excl.
EXTERNAL GAS					Excl.
XF	EXTERNAL FIRE PROTECTION				
265	Allowance for external hydrant installation	No	1.0	50,000	50,000
EXTERNAL FIRE PROTECTION					50,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
267	Allowance for external lighting and power to hardstand	m ²	24,175.0	12	290,100
268	Allowance for external lighting to carpark	m ²	5,876.0	12	70,512
266	Allowance for kiosk substations with associated HV cabling - EXCLUDED	No	1.0		Excl.
EXTERNAL ELECTRIC LIGHT AND POWER					360,612
XC	EXTERNAL COMMUNICATIONS				
269	Communication connection works allowance	No	1.0	20,000	20,000
EXTERNAL COMMUNICATIONS					20,000
EXTERNAL WORKS					11,797,605

**APPENDIX B:
DRAWING REGISTER**

DRAWING REGISTER

Architectural documentation provided by SBA:

- OAK-4E-DA-30 (P8) 4E Site & Warehouse Plan

RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA

